

# REAL ESTATE BUILDERS' RECORD AND GUIDE

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IT cannot be said that the Comptroller's report upon the financial condition of the city makes altogether pleasant reading. There is nothing new in the announcement that the city has been issuing revenue bonds against uncollectible taxes; but the enormous aggregate involved by this vicious method of financing—amounting as it does to almost \$50,000,000—is enough to disconcert the most loyal believer in the essential security of New York municipal obligations. The only consolation is that the mere exposure of such methods should be sufficient to prevent their repetition. There is every chance that during the next few years the Comptroller and the Board of Estimate will cooperate to place the whole municipal financial system upon a sound basis—one, which will conform to the most approved methods of accounting, and which will in its published form give the taxpayer and the stockholder real and full information as to the actual financial condition of the city. But the bill for past errors still remains to be paid, and it will be a heavy one. The Comptroller proposes to wipe out about \$10,000,000 of this illicit borrowing by means of miscellaneous existing credits on the city's books, and to pay the rest off by the issue of about \$5,000,000 worth of permanent obligations every year. This method of settling the account will doubtless be most acceptable to taxpayers, but it can hardly be considered an example of thoroughly sound financing. The plain fact is that of late years the city has borrowed a great many million dollars to pay running expenses, and that the taxpayers have profited to that extent, because of these vicious methods. It is now proposed to fund four-fifths of this sum and make it a charge upon the future credit of the city. Doubtless it is necessary that the cost should be measurably distributed in this way; but surely it would not be unreasonable to appropriate a couple of million dollars every year out of revenue for the purpose of lessening the ultimate burden. Living taxpayers have profited by this borrowing against uncollectible taxes, and they should be made to pay a larger proportion of the bill. The amount of such an item in each yearly budget would naturally depend upon its effect upon the current tax rate; but if the city has any margin at all, that margin should assuredly be used to pay as much as possible of the costs of the vicious financial methods of the past.

AS AN offset to the enormous liability which the city has incurred in order to pay running expenses, the Comptroller has made one promise of the utmost importance. He anticipates that about \$12,000,000 can be saved out of the budget for the current fiscal year. If this anticipation proves to be true, it should do a great deal to improve the credit of the city and to quiet the apprehensions of the taxpayers. By far the most discouraging aspect of the city's finances has been the steady enormous and apparently irresistible increase in the yearly budget. During a period in which the assessed valuation of real estate has been growing with unprecedented rapidity the city's expenditures have increased still more rapidly, and if this tendency had continued unchecked, a day was fast approaching when the burden in taxation would be equivalent to the confiscation of real estate values. Until recently a taxpayer might well have despaired of the establishment of any effectual check. Honest and well-meaning men had served as Mayor and Comptroller for eight years, but they had done absolutely nothing in the direction of economy. The taxpayer realized

that there was an enormous amount of waste—that the city was paying for a great deal of labor and material which it did not receive. But it seemed impossible to arouse any interest among responsible officials in the elimination of this extravagance. Not until the present administration came into power were any means adopted to cut out the waste; and it is not too much to say that the future financial stability of New York depends in a large measure upon the success of these measures. If they are as successful as the Comptroller anticipates—that is, if \$12,000,000 can be saved out of the current budget—the administration will have rendered to the city the greatest benefit in its power. Whenever the actual expenditures of New York can be economized so that the city will receive somewhere near five dollars' worth for every five dollars it spends, there need be no apprehension about the future financial condition of New York. Real estate can and will bear with ease all the burdens imposed upon it by the most radical and expensive projects of civil and social amelioration, provided only the money is economically spent. The Record and Guide sincerely trusts consequently that the Comptroller has not overestimated the saving which can be made in the current budget, and it believes that if so large a sum can be saved out of existing appropriations, still greater economies may be expected as soon as the city's methods of buying materials and services can be thoroughly reorganized.

THE promise is made that the contract for the Broadway-Lexington avenue subway will be let before June 1, and, doubtless, many hundreds of thousands of New Yorkers will be delighted at the news. The Broadway-Lexington avenue route, whatever its defects, will assuredly meet the most serious existing deficiency in the rapid transit system of Manhattan. But the Public Service Commission should understand that public opinion will not be satisfied with the letting of this contract. It has been apparent for some time that no reason for any further delay existed in respect to this particular transit improvement and at the present time the interest in it of a great many New Yorkers will consist in their desire to get it out of the way, so that the road will be cleared for additional subways. Ever since the Public Service Commission took office the Broadway-Lexington avenue route has blocked the path of far more useful and comprehensive plans of subway extension. No arguments have availed to shake the commission in their allegiance to this subway, and it has long been evident that protests were merely a waste of time. Nothing in the way of well balanced transit development was possible, until after this route had been disposed of. The really interesting question has been of late, will the city officials be able subsequently to reach an agreement with the Interborough Company? Will the letting of the contract for the Broadway-Lexington avenue route be followed by extensions up Madison and down Seventh avenues? Whether that question will be answered in the affirmative still remains wholly doubtful. There are intimations in the newspapers of amicable interviews between the redoubtable Mr. Shonts and his equally belligerent adversary, the head of the Public Service Commission. There are even rumors that the representatives of a large banking house, interested in subway construction, has had an encouraging interview with the Mayor. But these reports must not be taken too seriously. Many times have we heard their like before and yet they proved in the end to signify nothing. Until proved to the contrary, it must be considered as axiomatic that President Shonts and Chairman Willcox are hostile in temperament, and will disagree with each other until the crack o' doom. We expect nothing from them. Our hopes are concentrated in Mayor Gaynor. Perhaps he can find a way to permit the extension of the existing subway on terms fair both to the city and the Interborough Company.

THE final stage in the reconstruction of the Grand Central Station is approaching. During the current year the existing waiting-room will be demolished and the improvements in Forty-second street and Depew place actually begun. These improvements will not only give the New York Central a terminal of wholly unrivaled area and capacity, but they will be of considerable general benefit to the city of New York. The greatest single benefit will result from the opening up of a new thoroughfare. Under the plan of the company roadways connecting lower and upper Park avenue will swing around both sides of the station and traffic will be able to move freely along the whole length

of the avenue. The arrangements which have been made by the Central's engineers for the handling of traffic in, about and along the new station are admirable and are superior to those proposed by the engineers and architects of the new Pennsylvania terminal. As a result of this plan, Fourth and Park avenues are bound to become of far greater importance in the business economy of New York. The erection of huge loft buildings, which is now transforming Fourth avenue, will be continued along Park avenue almost to the station. The blocks to the north of the station would, as has been suggested, constitute an admirable site for the Metropolitan Opera House; and it is very much to be hoped that some such arrangement can eventually be made. The location in question might be a little inconvenient at present; but eventually it would become one of the most accessible in the city. It will be reached by subways running on both Madison and Lexington avenues, it will be only a few blocks from the west side subway and from the future terminus of the McAdoo tunnel system; and of course, the Belmont tunnel to Long Island also terminates near Forty-second street. Finally, it would also be very accessible for the large number of people who go to the opera in private conveyances. A possibility of this kind opens up prospects of a very different future for that part of Park avenue, between the new station and Fifty-ninth street. Here, too, business of one kind or another will be sure to take possession, and this particular neighborhood may well become one of the most active and interesting in Manhattan.

TRAFFIC RIGHTS.—Who has primal rights to roadways and crosswalks, is a question so unsettled in this city as to be a matter of constant irritation and dispute. Unless the police are present to defend individual rights, pedestrians are compelled to give way always, and very often to run for their lives. People from elsewhere, accustomed to mutual courtesy and forbearance between driver and footman, particularly resent the general policy of city drivers. Since the appearance of the swift automobile, with the conscious and concerted attempt of chauffeurs to impose upon the walking public, street dangers have been multiplied. A person, arriving at a corner, alighting from a surface car or leaving a subway station, starts to cross the street with no vehicle near. Suddenly, from around the corner, or like a bolt out of the distance, a "street locomotive" shoots down upon him. Of course he has the right of way, but nevertheless he must run. If individual fair play is at an end on the crosswalks of New York, is it not in order for the Legislature to distinctly define what the pedestrian may or may not do in going about his daily business? Once made generally known, we are inclined to think that there is enough of the old American spirit left in this metropolis to enforce personal rights, both officially and individually. Instances of the manner in which primal owners are being forced off roadways are furnished by the smashing of vehicles by trolley cars, when they attempt to use a certain transverse street through Central Park. As there is not room on either side of the tracks for vehicles to pass, it is clear that somebody's rights were invaded when the trolley cars were let in. The Park Department has at last determined to widen this street.

### TIME FOR RESULTS TO APPEAR.

To the Editor of the Record and Guide:

You have my congratulations and sympathy on the subject of our Public Service Commissioners. The service they have neglected is far greater than the service they have rendered, as any taxpayer knows; and the benefit they have rendered the public on the Subway is simply disgraceful. May you keep the good work up with courage, is the wish of H. S. TYLER.

### CAUTION.

To the Editor of the Record and Guide:

If the readers of the Record and Guide will refer to the files of any of the daily papers of this city, particularly of the Morning Sun of October 3, 1907, they can refresh their recollections in regard to certain interesting revelations that transpired during the investigation, at that time, into the affairs of the Metropolitan street railway by the Public Service Commission, relative to the employment of the Hon. Lemuel Eli Quigg by the said company, for the purpose of organizing and promoting various real estate owners' associations, the object being to bring the people to thinking in a way that was favorable to the best interests of the corporation: "accelerating public opinion," it was christened.

Attention is called to these activities on the part of the Hon. Lemuel Eli with the idea in mind that possibly some of the organizations that he set in motion might even now be still gaining headway and engaged in the very useful occupation of "accelerating" thought. Nearly every mail brings to the citizen

who chances to be selected by the information ferrets for their list of desirable citizens, communications setting forth the worthy purposes and urgent needs of some organization or association, and inviting him to give up his mite—whether it be ill-gotten or otherwise does not matter. Much the larger number of these organizations, no doubt, are designed with all the worthy intentions in the world; much good for the people is the outcome of most all of them; some accomplish more or less good because they must of necessity have a reason for being; but there are sins of omission on the part of some of these that create the unpleasant suspicion that possibly there may be a Judas who has insinuated himself into their councils and is directing their activities. It is always well to make allowances on account of the subserviency of the daily press to the system. The suppression of reports may account for the seeming lack of interest that is shown by every organization with which one is acquainted, as far as it concerns certain particular necessities of the public; necessities that are decidedly at variance with the designs and purposes of some of the large corporations of the city. Have many of the property owners' organizations ever ventured any criticism of the abortive labors of the Public Service Commission in the matter of rapid transit development? Have any of them ever made any comments in regard to the apparent putting to sleep of the Torrens law? If this has been the case, it is thought the Record and Guide would be glad to have them send in all the copy on the subject they can turn out for publication in its pages.

In view of all these facts, it would seem timely for the Record and Guide to sound a note of warning; the public should be cautioned in regard to supporting these organizations without making a careful examination into the work they have done. Certainly it would be the part of wisdom for property owners to scrutinize carefully their lists of trustees and see if they find the names of any individuals, in particular any lawyers, who might have any affiliations that are not for the best interests of those who bear the heaviest burdens of real estate. It would be well to follow the activities of the leading spirits of these organizations and learn how much time, if any, they spend in council with the System Managers.

Eternal vigilance is the price of safety in this world, and a little caution, a little forethought in matters such as these, would work wonders for one's own welfare as well as for the common weal.

### THE SUBWAY SILENCE.

A subway car compressed, double distilled, concentrated, and throttled down silence pervaded the atmosphere of the Public Service Commissioners' quarters all last week. For the past few days more interviews have been handed out to the reporters, but not a sound like an explanation has rent the historic walls of the old Tribune tower. Have the Commissioners been taking a vacation after their three years of arduous work copying the plans and specifications for the Broadway-Lexington av route that were originally prepared by their predecessors, the old board of Rapid Transit Commissioners? Or have they been too deeply engrossed making a final examination of the new plans to see that no loop-hole is left open for the tiresome accelerators of public trouble to bring taxpayers' suits or injunctions to add to the delay of starting construction work?

Perhaps the genial Mr. Eustis has temporarily given up the study of signal speed control, and side entrance trains, and has gone forth into the highways and byways to beat the brush in the hope of flushing some good Samaritan who might be willing to do the construction work of the proposed subway without the expectation of profit. Possibly the scene of his activities has been changed to wicked old Wall st and he is having frenzied interviews with bankers to ascertain the reason for the depression in value of City bonds—a Wall st trick so well timed as to cause the Commissioners some little worry no doubt.

But there have been no "explanations;" that is what the subway traveler does not understand. Maybe the silent Mr. Maltbie, the Sphinx-like Mr. Carroll or the Mr. Bassett, who never talks to reporters, might enlighten the readers of the Record and Guide as to the truth of the report that the Steinway tunnel from Forty-second st under the East river is being used as a dump for the City's ashes. The taxpayers of Long Island city whose assessments were raised on the possibility of this tunnel being operated would like to hear the views of these gentlemen on the subject. And then that Broadway-Lexington Avenue subway, is it really going to be built? or will the contractors all go on a vacation as soon as they learn definitely when bids are to be asked for, just as they did on the last occasion?

But will those explanations be forthcoming? Why do not the Commissioners appoint a day when they can give the people some heart to heart talks on real rapid transit. The City Hall steps would make an excellent forum for such a purpose; any pleasant morning would answer. Mr. Willcox might lead his retinue down from their aerie in the Tribune tower, and by nine o'clock they could count on having an audience when the subway traveler is emerging from the hole in the ground after taking his morning gruelling on the rapid transit cars.

REAL ESTATE.

# A HOT FIGHT OVER THE DANA AMENDMENTS.

Subcontractors' Associations Coming to Their Support—A Statement from Vault Light Manufacturers—Views of a Building Trades Counselor on the Other Side.

THE Vault Light Manufacturers' Protective Association of New York City came out this week in support of the Dana amendments to the Mechanics' Lien Law, taking its stand with the Credit Men's Association of the Building Trades and the Master Plumbers' Association of New York State. The president of the vault light manufacturers is Mr. Davis Carpenter, of Tucker & Vinton, 103 Park av, who informed the Record and Guide of the attitude of the association on this question, and at the same time endorsed a request for the publication of the following letter from Frederick J. Geiger, of the law firm of Geiger & Brooks, Land Title Building, Philadelphia, representing a firm of manufacturers in the vault light line. Mr. Geiger says:

## AN ARGUMENT FOR THE AMENDMENTS.

"My attention has been called to the several articles in the recent issues of your publication, relating to the proposed changes in the Mechanics' Lien Law of the State of New York, and particularly to the amendment known as the 'Dana Bill,' which amends Section 22, Ch. 38, Act 1909, by adding a new sub-division, designated Sub-division No. 2, the purpose of which is to restrict the priority of building loans or mortgages for advances for the improvement to real property, upon any funds derived from a judicial or other sale, to the value of the real property at the time of the commencement of the improvements thereon, and to protect mechanics' liens for labor and material furnished, by giving them a priority upon such funds, to the extent of the value of the said improvements.

"Some of our clients in Pennsylvania, who have in the past had numerous contracts for the supplying of labor and material in the erection of buildings in New York, are deeply interested in the proposed legislation, and some of the criticisms which have been made in your journal are not justified by experience in the State of Pennsylvania, and other States with similar legislation. It is a matter of some surprise to us, that the representatives of some of the title companies and mortgage companies in New York City are opposed to this legislation, as the experience in the City of Philadelphia for more than thirty years has shown that not only has the mechanic and material man benefited by this legislation, but it has resulted in direct benefit to title and mortgage companies in increasing their revenue, and preventing failure of building operations and enterprises, through the supervision which they have exercised over the same.

"Any argument against the passage of the proposed amendment based upon the proposition that persons supplying labor and material for the erection of buildings, should deal upon the faith and credit of the owner or contractor, is repugnant to the well-known policy of the law in granting them a lien, and wherever the law grants a right of lien, it should be made effective, so that such right cannot, by any contrivance, be destroyed. With similar statutes in force in the State of Pennsylvania, there has been no end of building operations, nor has there been any difficulty encountered in procuring capital for the purpose of financing the same. On the contrary, such operations have grown commensurately with the city and state.

## AS IT IS IN PENNSYLVANIA.

"The history of this legislation in Pennsylvania dates from the panic of '73 to '76, at which time the law in Pennsylvania was similar to the present law in New York. An enormous number of operative builders during that panic failed, and the material men and mechanics lost large sums of money through the priority given to the holders of advance money mortgages, which took effect as against them, as of the date of the recording of their mortgages. This led to the passage, on the 21st day of May, 1878, of an Act of Assembly, which gave to mechanics and material men a priority of lien, out of funds realized from judicial sales, over advance money mortgages, except as to the assessed value of the lot of ground prior to the commencement of the building. This, however, was a local statute, and applied only to the City of Philadelphia, and for that reason its constitutionality was in doubt. This was followed by the Act of June 8, 1881, which extended the statute, with some slight modifications, throughout the State. The Mechanics' Lien Law in Pennsylvania, prior to 1901, was embodied in various enactments which had been passed by the Legislature beginning April 1, 1803, and in order to avoid the confusion which was arising by reason of the numerous acts and amendments which were then in existence, a uniform Mechanics Lien Law was passed by the Legislature of Pennsylvania, which is now known as the Mechanics' Lien Act of 1901. The subject matter of this legislation was taken up by the Pennsylvania Bar Association under instructions to its Committee on Law Reform in the year 1898. The committee reported the original draft of the Act in the following year, and the same was passed

by the Legislature as above stated in 1901. This law was carefully considered by the Bar Association, after a thorough examination of all the lien laws of the State of Pennsylvania, as well as other States, and it has embodied in it the provisions of the Act of 1881, relating to advance money mortgages, by which a preference is given to them upon the funds raised by a judicial sale of the property, to the extent only of the actual value of the property immediately prior to such visible commencement of the work.

"It will thus be seen that in the State of Pennsylvania, since 1881, and in the City of Philadelphia since 1878, mechanics' liens have been protected in the manner as is now proposed by the Dana amendment to the Mechanics Lien Law of the State of New York, and there has been no falling off of the building operations, nor has this system in any way injured mortgage securities. Two propositions are involved where money is advanced upon mortgage for the improvement of real property: First, that the building should be completed, and second, that it should be free, when completed, of mechanics' liens. The mortgagee making advances, has a right to be assured of a satisfactory answer to these two propositions. The persons furnishing labor and material have a right, so long as the principle of mechanics' liens constitutes a part of our legal system, to be assured that they will be paid for the labor and material, which they have furnished in the improvement of the property. Any system of law which fails to accomplish this result, either directly or indirectly, is vicious, inviting speculative building, whereby the burden of loss falls upon those least able to bear it, and who contribute most toward the development of productive real property. The above result can, however, be effectually accomplished under the proposed legislation. The modern system for carrying this into effect has been largely through the avenue of the title insurance companies. These companies insure the title to the mortgage, insure the completion of the building, and insure against any loss by reason of mechanics' liens. Thus the mortgagees are fully protected in their advances. The advances are made through the title companies, by depositing the mortgage money. If the mortgage money, in the opinion of the title company, is not adequate for completion, the operator must deposit additional money or collateral. In most instances the mechanics are asked to waive their right of lien. This they have no hesitation in doing, inasmuch as the advances are set apart for the purpose of meeting their claims, in so far as the funds are adequate, and where the funds are not adequate to cover their claims, they may accept in deferred payments the securities of second mortgages or equity in the real estate, over and above the mortgage. This method has fostered speculative building and insures to the operator the lowest cost for material and labor. The mortgagee is fully protected, the title company handling the funds is fully protected, and the mechanic and material men in those cases wherein the right of lien is waived, knows exactly in advance, from what source his payments will be made. This, of course, is only one method, and it is not essential that the mechanic should be called upon to waive his right of lien, but the fact that the money and equity is ready to meet his demands, makes the filing of a lien unnecessary. This system prevents altogether the creation of mortgages for advances or otherwise, without any protection to those whose labor and material enters into the construction of the property, and is a benefit to all parties concerned, namely, the owner, the mortgagee, and the mechanic.

"Where the operation is not purely speculative, the mortgagee and owner may not find it necessary to pay the premiums to title and mortgage companies. By proper agreement they can themselves protect the mechanics, by seeing that the moneys advanced are employed in the payment of mechanics and material men for which purpose the moneys are raised, and therefore should be so employed.

"The worthless speculator, building without means, must pay for his ground and building out of the mortgage moneys, and his equity in the completed property must also yield to those who put into the enterprise labor and material, if such mortgage moneys are inadequate, and in no case is it possible to divert the mortgage money to improper sources, thereby fostering enterprises which are bound to fail. The writer has had a large experience in building operations and litigation arising therefrom, and feels confident that the officers of title insurance companies in New York, upon careful investigation of the subject, will ascertain that the proposed change in the law will be beneficial alike to them, the laborer and mechanic."

## "THE LAW COULD BE EASILY EVADED."

Mr. Frank M. Avery, of Phillips & Avery, long identified as counselors with building interests, in an interview with a representative of the Record and Guide, had this to say:

"In my opinion, the amendments to the Mechanics' Lien Law, proposed by the Dana bill are opposed to the best interests of

the public and also of the special class—subcontractors—which they are particularly designed to benefit.

"Broadly speaking, any special legislation for the benefit of one particular class of contractors on a building would seem undesirable and any law which tends to hamper and obstruct building improvements in general would be objectionable. To speak more specifically, however, the proposed amendments, even were the object wholly commendable, do not appear to me to be well considered.

"For example, by the proposed Section Eight, Subdivision 1, it is provided that a general contractor shall be obliged, under a very considerable penalty, to furnish the owner with a sworn list of his subcontractors, which he doubtless would be able to do, and also the name of every material man who has furnished materials for the improvement of the real property, which in all probability he WOULD NOT BE ABLE TO DO, since the proposed list is not limited to the names of those who have contracted directly with the general contractor. A general contractor does not know the names of all the material men who, contracting with his subcontractors, have furnished materials for the improvement of real property. A general contractor subletting, for example, the plumbing, elevators, electric lighting, heating and ventilating, etc., would be able to state the names of his subcontractors for such equipment, but he would not be able to swear to the names of all those furnishing such contractors with the many classes of materials going into such work. It is provided that the owner, upon receiving such list, may retain out of any money then due or to become due to the contractor an amount sufficient to pay all demands that are earned (sic) by such subcontractors and material men, as shown by the sworn statement so served by the contractor, and may pay said amounts to the parties entitled thereto, etc., but how about those contracting with such subcontractor, i. e., sub-subcontractor and so on down the line. THERE IS NO PROVISION FOR RETAINING ANY MONEY TO PAY THEM.

"Suppose a general contractor should sub-contract the entire building to three subcontractors, one for the foundation and general mason work, another for the iron work, and the balance to one other contractor. The law would be complied with if the general contractor should furnish to the owner the names of these three subcontractors, but the plumber, the roofer, the painter, the plasterer, the steam fitter and all the many trades and business houses would be left even worse off than they are at present. Not only this, but the statement of such an example shows HOW EASILY THE LAW COULD BE EVADED. While it is true that there is a provision that each contractor and subcontractor may demand in writing of his immediate subcontractor or subcontractors such statement in writing and under oath, and provides that failure to make such statement in eight days subjects every subcontractor of the general contractor to a penalty of \$50, for each refusal to furnish such statement, together with damages, there is no provision that the owner or the general contractor or any subcontractor is to retain any moneys for the payment of the claims of such subcontractors. The owner is to retain moneys sufficient to pay the subcontractors of the general contractor the amounts of their demands as shown by the sworn statement of the general contractor, but that is as far as the provision goes. The general contractor is made the arbiter of whether a payment has been earned by his subcontractor or not, and as to the amount which the owner is to pay them. Surely this would be hardly satisfactory to the subcontractor. Suppose the views of the general contractor as to how much he owes a subcontractor, under a percentage contract for example, differ from the views of the subcontractor on the subject, the owner would not pay more than the contractor had fixed, the owner could not make a payment on account only, even if the subcontractor would accept it, and the supposed benefit of the amendment would be lost in such a case.

"If the provision of the act that the owner 'may' retain sufficient money to pay the demands of the subcontractor be construed to be permissive only, it fails of effective purpose; if it is mandatory it puts a great burden upon an owner.

"These are some of the objections which occur to me in respect of the proposed amendment. If enacted, it seems certain that it will lead to confusion. Compliance with its provisions will be difficult and onerous."

### WHEN A BUILDING BECOMES VALUELESS.

IT is becoming interesting to take note of the demolition of old buildings and of the length of time they served their purpose. One of the important conclusions to be derived from the study is the average percentage for depreciation to be charged off annually irrespective of any change in the value of the land. There is an instance at the northeast corner of 5th av and 37th st, across the lateral street from Tiffany's. Here stood two houses which were formerly owned by Governor E. D. Morgan, and in the corner one he lived. He was Governor of New York State in the years 1859 to '62, a very trying period. The houses occupied land which has become too valuable for residential purposes. At least this is the opinion which the owner of the premises had. For a quarter of a century owners of residences on this fashionable avenue have been gradually

coming to this opinion, and consequently there are at this date few private houses left on the avenue below where the Morgan house stands.

The corner lot (49.5x125 ft.) with the house, was valued last year by the Tax Department for assessment purposes at \$785,000, and the inside house and lot at \$298,000, as the frontage is only 24.8. Forty-five thousand dollars was estimated to be the value of the corner house alone, and \$23,000 as the value of the inside house alone, although each contains only three stories and basement. They are not elaborately constructed, judged by present-day standards, but they have that indefinable appearance of quality which the old master builders could give to a dwelling when they had a free hand.

The unusual thing about the operation as a whole is that it is not the present intention to improve the site, for the houses are being cleared simply to save the taxes on the building, which are no longer needed for residential purposes. The property is in the market, but the present owners may themselves conclude to improve it with a building. The interesting fact is that the houses have been able to hold on against the stream of commercial business for so many years and that the annual economical depreciation of the buildings has been only 1½ per cent. annually.

Meanwhile the value of the land has increased so rapidly as to make the economical depreciation of the buildings a matter of no importance. In 1885 the value of the corner house and lot, with an adjacent stable and lot included, was only \$385,000. This was the price which Mrs. George Lewis paid the Morgans. The adjoining house and lot, 24.8x125, were bought in the year 1889 for \$122,500. While carefully refraining from making an estimate of the present value of the combined plot, it is apparent from the figures given that the natural increment in less than one generation has been a total so large that the loss of the buildings is a matter of no consideration whatever; but by their removal a tax on an assessed valuation of \$68,000 is saved.

Twenty-five years represent very closely the period of the transformation of middle 5th av. It was only twenty years ago, in 1900, when the Paran Stevens plot lying across the street from the Gov. Morgan house was "kicking around the market," and then George C. Boldt bought it for \$900,000, and sold it some years later to Tiffany & Co. for nearly \$2,000,000. Less than three years ago, in June, 1907, Mr. Bryan L. Kennedy, as broker, effected the sale to Felix Isman of the Andrews house, at the southeast corner of 5th av and 38th st, these being the premises at the opposite end of the block from the Morgan house (a 4-sty and basement house on a lot measuring 25.3x100), at a price close to \$700,000, or more than \$260 a square foot. This same lot sold for \$12,000 in 1860. Contrast recent values also with the price obtained for a similar piece in the year 1845, when John Hunt was able to buy a single lot at the corner of 36th st, only one block south of the Morgan house, for \$2,400.

THE IMPORTANCE OF HAVING A SUITABLE approach to the Grand Boulevard and Concourse was recognized this week in a resolution passed by the Real Estate Board of Brokers of the City of New York. Here is one of the grandest parkways that the mind can conceive of for a great metropolis, which was intended for one section in a chain of parks, and parkways, extending from Central Park, along Riverside Drive, across Central Bridge, and then by this Grand Boulevard to Mosholu Parkway, which connects Van Cortlandt Park and Bronx Park. From Bronx Park and the Zoological Gardens one can drive via the Bronx and Pelham Parkway to Pelham Bay Park. But there is a BREAK IN THE CHAIN at Central Bridge, because there is no direct approach from there to the Concourse on the distant hilltop, though such a connection was provided for in the original plans. It is not merely in order that this pleasure-drive should be unbroken that the Record and Guide urges the continuation of the viaduct from Central Bridge toward the Concourse, but also for the reason of sound financial policy, having in view the increased value of property in the middle Bronx, to follow from the development of the region, and the consequently quicker return to the city, in taxes, and quicker recompense to the property owners of the region for the burdens imposed upon them by the costs of the improvement and for the local inconveniences endured while the parkway was under construction. The resolution of the Real Estate Board follows:

"Resolved, That the entrance to the Grand Concourse and Boulevard from the Central Bridge to the Heine Monument on 161st st is one of the very necessary Bronx improvements requiring prompt action by the Bronx Borough authorities, and this Board favors the original entrance plan of Louis Risse, former Chief Topographical Engineer of the Bronx, as published in the RECORD AND GUIDE of Sept. 11, 1909, page 473; and we ask for immediate action on this matter to make the Grand Boulevard and the tri-park system of Bronx, Van Cortlandt and Pelham Bay Parks accessible to the citizens of all the Boroughs of the City of New York."

—The old brownstone edifice of the Fourth Avenue Presbyterian Church, at the northwest corner of 22d st, was numbered among the things of the past this week. The George A. Fuller Company is clearing the site for the Mills & Gibbs building, and the congregation is temporarily worshipping across the way in the building of the Charity Organization, while a new site is being sought.

# CONSTRUCTION.

## THE UNCERTAINTIES OF FIREPROOFING.

No Definite Conclusion Upon the Proper Amount of Material Required to Safely Protect Supt. Miller at the Head of a Committee Collecting Data.

THE proper amount of fireproofing material to be applied to the structural members of buildings in order to protect them against the destructive effects of fire is a question on which opinions (for it is yet only a matter of opinion) vary according to the viewpoint. For example, some building ordinances and some architects' specifications call for two full inches of protection for the lower flanges of steel beams, while on the other hand it has been seriously argued by some master builders of good repute that no protection at all is required for the soffits of beams when the sides of the beams are thoroughly encased with fireproof materials. Between these extremes there are as many opinions as there are advocates for different materials and systems of construction.

Rudolph P. Miller, C. E., the Superintendent of Buildings for the Borough of Manhattan, as chairman of the Committee on Specifications for Fireproofing of the National Association of Cement Users, was called upon to make a report at the late convention in Chicago. He was obliged to report that the committee was unable to submit any definite conclusions. The committee, however, was studying the question, but, in order to be impartial, was NOT LIMITING IT TO CEMENT PRODUCTS. As the committee will investigate all kinds of materials used for fireproofing, its work will become of general importance. It was Mayor McClellan's desire that an impartial investigation of that nature should be made, and for that purpose he constituted a commission, headed by Chief Engineer Nelson P. Lewis, but the Board of Aldermen failed to make an appropriation to defray the expenses that would be incurred. A report from Supt. Miller's committee would be a very good substitute for one from Chief Engineer Lewis, were it to be soon available instead of a year hence. Supt. Miller in the report which his committee has just made to the President of the National Association of Cement Users, Prof. Richard L. Humphrey, of Washington and Philadelphia, says:

The construction of fireproof floors has received considerable attention from investigators. The Bureau of Buildings of New York City has conducted more than fifty-five tests on full-sized floor constructions, the British Fire Prevention Committee has made fully twenty such tests, the Underwriters' Laboratories in Chicago have also done work along this line, and here and there isolated tests have been made by individuals and corporations. And yet with all these results at hand, NO DEFINITE CONCLUSIONS have been drawn or standard specifications formulated which can be said to have received general acceptance.

Curiously enough, the protection of the most important element in the superstructure of a building, the column, has had least attention paid to it. Practically no tests have been made on the fireproofing of columns, and the requirements for the form of protection are almost entirely a matter of opinion.

In view of these conditions, it was felt by your Committee on Specifications for Fireproofing that its first step toward definite conclusions and satisfactory and acceptable standards would be to gather full and reliable information about the materials used for fireproofing and their effectiveness as shown by prearranged tests or by actual fires. It can be readily seen that this plan involves much labor and will require time, and it is for this reason that your committee, composed of men whose occupations keep them employed, is not able to submit to you at this time any definite conclusions. The collection of data has been well under way, but is by no means sufficient along any one line to yield results.

The main purpose of the committee, for the present at least, will be to study the question of proper protection for the structural members of buildings, such as beams, girders, columns, lintels, etc., whether the same are of steel, concrete or any other material. The committee will also gather all information it can bearing on the proper materials and construction of floor arches, partitions, walls, etc., for future study. The committee also feels that its work would not be complete, and not even impartial, if it limited its investigations to cement products, and for that reason it is desirous of obtaining data on OTHER MATERIALS used for protective purposes.

It can be readily seen that acceptable conclusions must of necessity be based on many considerations, among which the following may be mentioned: Should the proper protection be capable of safely resisting only the ordinary conditions of a fire, or should it provide for the extraordinary conditions as well? What may be accepted as the ordinary conditions of a

fire, what temperatures and for what length of time? CAN FIREPROOFING BE PROPERLY GRADED TO SUIT VARYING DEGREES OF HAZARD? What effect, if any, does the composition of the materials have on the efficiency of the protection; is, for instance, any one mixture or proportion of concrete superior to another, or is one kind of clay for terra cotta better suited than another? The thickness and method of application of the protective material must, of course, play very important parts in this investigation.

For the purpose of securing all possible information that can throw any light on the behavior of different materials subjected to fire, a schedule of questions has been prepared and is given at the end of this report. This schedule will indicate along what lines the committee intends to work, and will serve as a guide to all who can and will assist the committee. Any information, even if only partially answering the questions, will be appreciated. The results of fire tests, as well as the effects of actual fires, are desired. In all cases the trustworthiness of the information should be shown. No fear need be felt of the possibility of duplicating information, as the committee would rather submit to the trouble of eliminating than risk the loss of valuable facts. Besides, the same phenomena often impress different observers in different ways, and any subject is best considered when all sides have been impartially heard.

It is fully realized that the complete information as outlined in the schedule can probably not be furnished in many cases, but this should not deter anyone from giving so much of the information as can be obtained.

### SCHEDULE OF INFORMATION DESIRED OF EFFICIENCY OF FIREPROOFING MATERIALS.

1. Date of occurrence.
2. Place of occurrence.
3. Was it a prepared fire test, or an actual fire. If a fire test: (a) Under whose auspices was test made. (b) Who was in immediate charge of test. (c) Was a report made and to whom. (d) If so, how can copy be obtained.—If an actual fire: (a) What was the general character of the construction of the building. (b) Who was the owner and architect of the building. (c) What particular fireproofing material was subjected to the fire. (d) How was the building occupied. (e) If fire was confined to local areas, how was story or room occupied where fire occurred. (f) Give all other information that may have any bearing on the topic.
4. What was the material of the construction to be protected, whether steel, cast iron, concrete, masonry, etc.? Note: The information intended to be covered by the schedule is to apply to any type or material of building construction, floor beams or girders, columns, lintels, trusses, mullions, walls, partitions, ceilings, etc.
5. What material constituted the protective covering? (a) If terra cotta, give detailed information of nature of protection; of dimensions, including thickness of shells and webs; of minimum thickness of covering at points of attack by fire; of method of holding in position; of character of material, whether porous, semi-porous or dense terra cotta; of source of material and place of manufacture. (b) If concrete, forming a protection to some other material, give full details; of thickness of concrete at point of attack by fire; of materials constituting concrete mixture, of proportion of mixture; of age of concrete; of source of materials used. (c) If reinforced concrete, give detailed information; of construction subjected to test, including all outside dimensions of parts subjected to fires; of exact position of reinforcement, with reference to outside surfaces; of size and dimension of reinforcement; of character of reinforcement, whether medium or high carbon steel, plain, deformed or twisted bars; of materials constituting concrete mixture; of proportion of mixture; of age of concrete; of method of mixing; of sources of materials used in mixture.
6. What constituted the fuel and how close was it to the construction under observation? State also amount of fuel and what proportion remained after quenching, and its condition.
7. Was fire in confined place or vented to outside or other areas?
8. What was the temperature to which the fireproofing material was subjected, and how was it determined or estimated?
9. Was water applied at any time during the fire? If so, state as fully as possible the duration of application, size of

nozzle, water pressure, number of streams, whether applied by employees or by public department, and whether water was also applied from other sources, such as sprinklers.

10. Was construction under observation subjected to any load during fire? If so, what constituted load and what was weight of same.

11. Describe in detail, and as fully as possible, the effects of the fire and water on the construction under consideration, including to what extent material disintegrated, deflected, etc.

12. Was construction repaired after fire, or possible of repair? If repaired, what constituted the repairs, and what was cost of repairs.

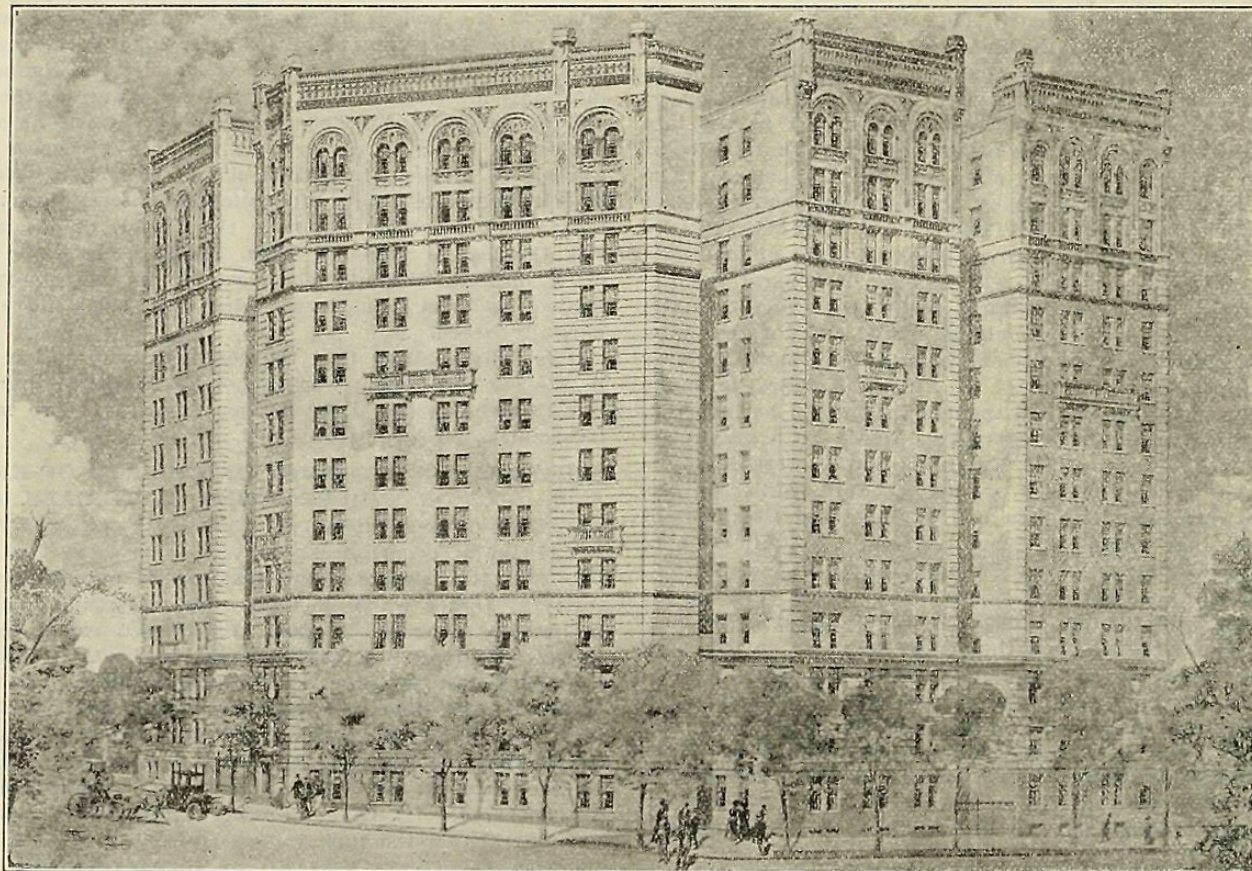
13. State where corroborative evidence may be found for information given. What, if any, competent witnesses were there, or where can authentic accounts be found.

R. P. MILLER,

Chairman, Committee on Specifications for Fireproofing.

## A RIVERSIDE DRIVE APARTMENT HOUSE.

The Riviera Apartment now in course of construction on Riverside Drive, occupying the entire plot from 156th to 157th st, covers approximately thirteen city lots or an area of about 200x185 ft., when completed will be one of the largest and most magnificently constructed and equipped apartment houses in the city, equal in every respect, as we are assured, to the



"THE RIVIERA."

Riverside Drive, from 156th to 157th Sts.

Rouse & Goldstone, Architects.

magnificent apartment houses along Riverside Drive and West End av north of 72d st. Owing to the grades the building has practically 13 stories and contains 150 apartments with a total of about 1,150 rooms. It is to be equipped with four high-speed electric elevators, having separate elevators for the house service, in addition to most modern electric dumbwaiters whereby each apartment can be served without using the halls.

The location of the building is considered an ideal one, being on the turn of the new Riverside Drive extension, where there is an unsurpassed view of the Hudson and magnificent scenery to the west and northward.

Particular attention has been given to the steam-heating installation, whereby double the required radiating surface has been provided for every room. The entrances and public halls entering for both street and drive are exceedingly spacious and are being finished in Botticino marble and Caen stone, with ornamental plaster coffered ceiling.

The floors are laid out in twelve apartments, each varying from four to ten rooms, with two and three baths to each apartment. The rooms are particularly large, square and well lighted. Building is being constructed by the Riviera Realty Co. at an estimated cost of \$1,700,000, from plans prepared by W. L. Rouse and L. A. Goldstone, 12 West 32d st.

—Concrete bridges are readily replacing the old style wooden and steel bridges, which formerly were a conspicuous but not altogether an attractive part of our county roads. The wooden bridge is no longer seriously considered by a wide-awake board of supervisors which realizes the many advantages of a reinforced concrete or cement structure.

## ARCHITECTS FOR PUBLIC BUILDINGS.

An amendment to the Public Buildings Law, introduced in the State Senate by Mr. Wainwright, provides for the selection and appointment of architects for public buildings, owned by the State, in the following manner: Whenever a building or group of buildings, the proposed cost of which shall not exceed \$200,000, is to be erected, the Governor is authorized at his discretion, and when requested by the State Architect, to appoint an architect or firm of architects to prepare the drawings and supervise the erection. His compensation will be determined by the schedule of charges of the American Institute of Architects.

The Governor is also authorized to direct the State Architect to obtain drawings and specifications for the erection of any public building by competition among architects. The competitors in each case shall not be less than five and shall be invited by the Governor. The bill also provides for remuneration to the competitors, as well as certain fees and prizes. The bill is similar to one which failed to get through last year.

THE ALWYN COURT fire was not considered a reproach to the nature of the construction of the grand apartment houses of the time. No one pretends that decorations, furnishings and hardwood doors, wainscoting and trim will not burn. The fire was burning, it was estimated, fully fifty minutes before

it was discovered. From the ninth and tenth floors the flames spread to the eleventh, apparently entering through the windows. There only one room was damaged. The apartment, however, on the floor above, occupied by Mrs. Braker, was badly burned. The window of this apartment was open, and the fire caught the draperies at the windows and spread rapidly through the room. The apartments on the eastern side of the Alwyn Court were uninjured. Had the house been full of people, the flames would have been instantly discovered and sooner extinguished. The great point is that, except in duplex apartments, flames cannot creep from floor to floor, and are confined to the apartment where they started, unless exceptionally favored through the window-route.

—Bills have been introduced in the Legislature by Senator Bayne, of Staten Island to bring about the abandonment of the Bear Mountain prison reservation and place the territory under the jurisdiction of the Interstate Park Commission, as well as to accept the lands offered by Mrs. Harriman and Messrs. Morgan, Rockefeller, Perkins and others under a deed of gift.

—Announcement is made that the electric service on the Harlem Division of the New York Central will, on March 15th, be extended to North White Plains, the northerly terminus on that division of the Electric Zone. For about two years the change from electric to steam power has been made at Wakefield, but recently the necessary preliminary work having been completed, the electric service will be extended as stated above. This will afford improved transit facilities for the important suburban district between Mount Vernon and White Plains, and will tend to still further popularize that delightful section. New stations will be built at Mount Vernon, Hartsdale and White Plains, and due attention will be given to beautifying the station surroundings so as to make the entrances to their towns in every way attractive.

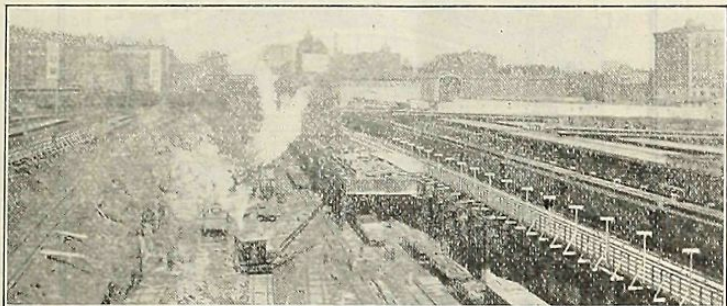
# “LAST BITE” FOR NEW GRAND CENTRAL.

Half the Work is Done, and the Second Half Will  
Take Less Time—Building Sites to be Utilized.

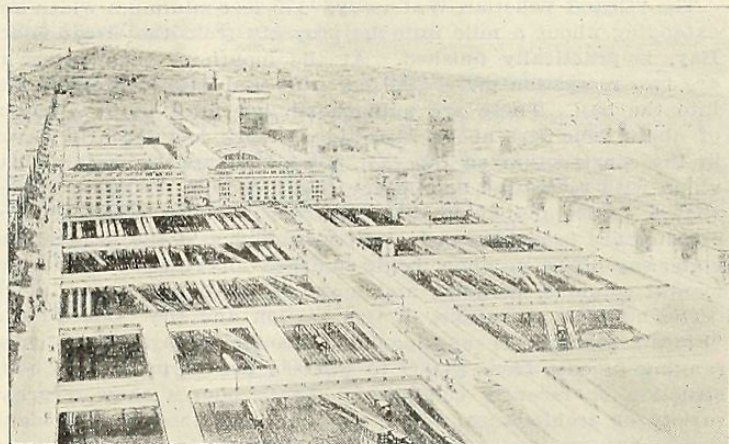
THE work of rebuilding the Grand Central Terminal has been going on nearly six years. The demolition of the present main station building will begin May 1, and the general offices are now being removed to the northeast corner of the new station, which has been completed. Regarding the excavation, it is pertinent to say that owing to changes in the plans, it having been determined to do the work on a much larger scale than was at first proposed, there have been excavated many thousands more yards of material than was originally contemplated. There have been removed 1,467,400 yards of material, or 55 per cent. of the total excavation. The installation of tracks at the new grades and the building of the street viaducts from 45th to 49th streets, inclusive, follow the excavation

its use by the public. The depression also admits of the extension of Park av for its full width south of 50th st to 45th st over the tracks of the yard, and the connection by east and west viaducts of the ends of streets from 45th to 56th sts, inclusive, now separated by the terminal.

In other words, the Central will have a surface corresponding to the street level of a dozen city squares to dispose of to the best advantage, and intimations have come to the Record and



VIEW OF EXCAVATION, LOOKING NORTH FROM 45TH ST.



NEW GRAND CENTRAL DEPOT FROM THE NORTH SIDE.

closely, and it may be roughly stated that the yard is 50 per cent. completed. There are 1,000 men in the construction force now at work in the terminal.

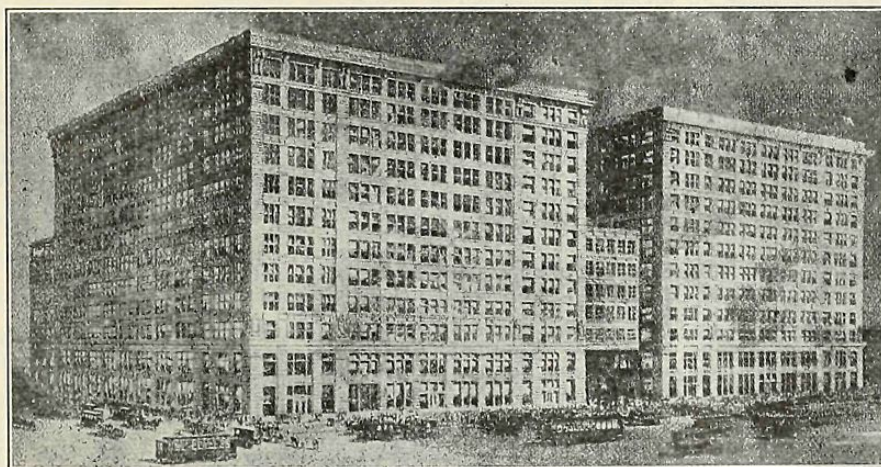
There are now twenty-three upper level and nine lower level tracks in the Lexington Avenue Temporary Terminal, and this has given room in the old yard for the erection of the northeast corner of the new station building, and it is well along to completion. The easterly side of the permanent suburban station is now in use. Eight tracks on the suburban, or lower level, are being used by the local trains of the New York, New Haven & Hartford R. R. This will facilitate the work of depressing the tracks in that part of the yard now remaining at the original grade.

New main tracks are now under construction within the suburban zone, in conjunction with the elevation of grade crossings and improvements of local facilities. The four tracks on the Harlem Division are being extended from Wakefield to North White Plains with long middle sidings at frequent intervals for the passage of passenger trains around freights. The double and triple main tracks on the Hudson Division as far out as

Guide, that the company, while it has no matured plans, has the idea that the spaces can be covered with buildings, the income from which will help defray the expense of the yard improvements.

Presumably the spaces will be LEASED, for very long terms, subject to certain RESTRICTIONS; as for instance, restrictions on the height of building on account of the substructure; but no one in authority was prepared this week to speak definitely regarding these matters. It was said that some of the buildings could not have more than six stories, and the maximum would be twelve. It is settled that two of the city squares will be occupied, as heretofore announced in this paper (see Record and Guide, December 10) by two 12-sty buildings for the Merchants and Manufacturers' Exchange, which will be erected from plans by Reed & Stem, architects, by the New York Central, as part of the terminal improvements, each 200x275, between Lexington av and Depew pl, from Forty-sixth to Forty-eighth sts, at an estimated cost of \$2,000,000 each.

The completed buildings, for which James Stewart & Co. have the general contract, will be turned over to the Merchants and



BUILDINGS TO BE ERECTED AT GRAND CENTRAL DEPOT FOR THE MERCHANTS AND MANUFACTURERS' EXCHANGE.

Harmon are being increased to four and in some places, for instance, between Spuyten Duyvil and Yonkers, two additional tracks, making six in all, have been provided for the exclusive use of freight trains. As on the Harlem Division, middle tracks are being built where needed for keeping freight trains out of the way of the passenger service.

At Harmon and North White Plains loops are to be built for the turning of suburban trains without crossing express traffic at grade. It will be noted that, with loops at all three terminals and the freedom from grade crossings at Mott Haven Junction, opportunity will be given for the constant flow of traffic with an absence of the usual obstructions that cause congestion.

By the use of electricity it becomes possible to depress the roadbed at Grand Central Station south of the low points at 56th st on either side of the railroad and thus permit the utilization of the full width of the avenue, 140 feet, without affecting

Manufacturers' Exchange, under a long-term lease, at an aggregate rental of approximately \$6,000,000, in about one year from April. Tenants of the south building will include the New York Furniture Exchange, conducted for the last eighteen years in the Grand Central Palace by 300 manufacturers throughout the country. A coliseum occupying three lower floors will be designed for trade conventions and display of merchandise and machinery.

The principles underlying the Merchants and Manufacturers' Buildings can of course be applied to many other constructions. The number of merchants' exchanges, convention and exhibition halls can be multiplied if opportunities are presented. In fact, WHAT IS TO PREVENT the New York Central doing a lot of magnificent stunts for its own and the City's benefit, as for example, a new building for the METROPOLITAN OPERA, and also a building to take the place of the Madison Square

Garden—great public stadium and exhibition hall? The idea of developing this property has taken firm hold of the minds of the railroad directors, but it is understood that they prefer not to formulate final plans at this time, in order to be at liberty to cooperate with any semi-public movement that may be proposed from good quarters.

## SPECTACULAR ARCHITECTURE AT "BRIGHTWATERS."

THE new adjunct to the town of Bay Shore, L. I., known as "Brightwaters," the "Thousand Acre City by the Sea," and said to constitute the most ambitious effort of T. B. Ackerson Co., who built up Fiske Terrace, Brooklyn, and Roosevelt Park, Maplewood, N. J., is developing rapidly according to the permanent plans of the company.

The "Grand Venetian Waterway," 175 feet minimum width and extending about a mile into the property from the Great South Bay, is practically finished. At the mouth of this waterway are two recreation piers, 200 feet wide and extending 1,000 feet into the bay. These are bulkheaded and filled in to a height of about four feet above high tide. Work has recently begun in the construction on the east pier of an artistic bathing pavilion with recreation and observation balconies, lounging rooms, shower baths and about 100 private bathrooms. The type of architecture is in harmony with the pagodas at the head of the waterway. The pavilion being finished in stucco with ornamental columns, pergolas and moss green roofs.

The building operations in this section and the "Lakes" and "Pines" sections is spectacular. Scores of artistic houses, ranging in cost from \$3,000 to \$15,000, are in process of construction or recently completed. These houses show a great variety of architectural types, ranging from the Colonial mansion and Queen Ann cottage to the California and Dutch bungalow. The "Brightwaters Inn" is being converted into a Casino and will include hostelry and club features.

The work of development is showing at present greater results in "The Pines" section, which includes 500 acres area recently acquired from the Lawrence estate. Miles of streets and sidewalks are being built and water and gas pipes laid. This operation is followed by the landscape gardner who ornaments the streets with new trees and shrubs and small parks and rustic nookeries. Ten picturesque bungalows, the nucleus of a "Bungalow City in the Pines," are being constructed. Plans, also, have just been approved for a 65-foot "Observation Tower" on Howell's road, within the newly acquired property, and the work of construction will begin at once. In the base of this tower will be the inland office of the company and on the floors above, a room and sun parlor with observation rooms and lookout at the top. The view from the tower will sweep a radius of twenty miles on the great South Bay, ocean front and surrounding country.

## NOVELTIES.

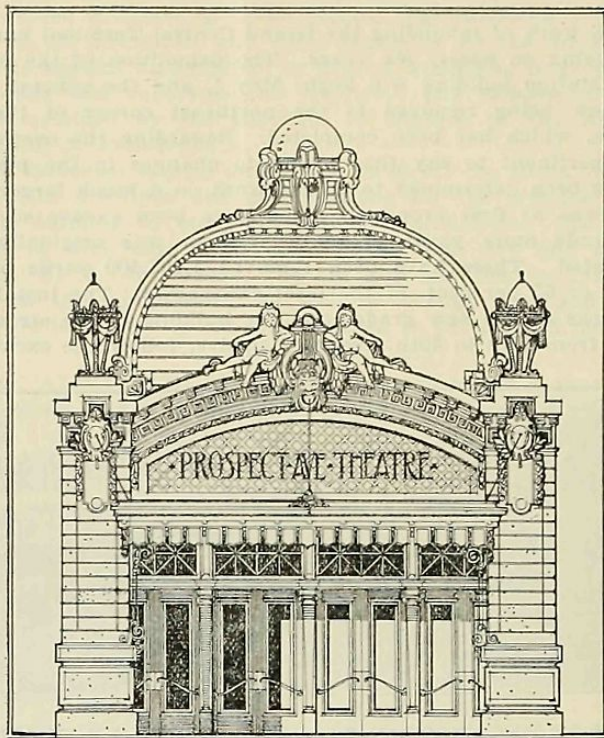
**BATH AND WASHTUBS, SINK AND DRAINBOARD MAKE BATH-ROOMS.**—Space saving is the great problem of the tenement house owner and tenant. The house hunter looks for all the room he can get. The owner is quick to see a way to get quick rentals and at the same time save money. Here is an arrangement that combines the bath and washtubs, sink and drainboard into a bath tub and gives a clean, private and attractive bathroom. It also has a shower attachment that won't wet women's hair. The select duck curtains are easily attached or detached. The curtain rod may be raised to the ceiling if desired, although it is not in the way when the "bathroom" is being used for culinary purposes. They can be used in apartments renting from \$100 to \$200 per month where an extra bath for servants is not provided. The Buyers' Bureau, upon receipt of a two-cent stamp, will give further particulars.

**QUICK REPAIRS FOR DAMAGED APARTMENTS.**—Sometimes it is hard to get plasterers and decorators, especially in the Spring and Fall. Suppose a vacant apartment is to be occupied in a week and the bath tub upstairs overflows and ruins the ceiling below. The situation is a bad one, isn't it? But if the owner, superintendent or agent knows about a certain material that is on the market now he needn't worry. His salvation comes in the shape of long strips of material four feet wide by twelve feet long that is nailed onto furring strips attached over the old plaster. It resembles wood, plaster, laminated boards or sheet metal, or embossed; it is suitable for panel, frieze and wainscoting. Ordinary walls can be made to look rich and luxurious by a good janitor with a hammer, without dirt or dust and no dampness can get in. It takes paint, varnish stain or graining, and will even stand polishing. The Buyers' Bureau will give further data upon receipt of a two-cent stamp with inquiry.

**BURNING THE WASTE GAS THAT NOW GOES UP THE CHIMNEY.**—Winter is over, the heating plant will soon be closed down, but the power plant goes on forever. One of the greatest, yet cheapest, devices on the market for cutting down coal bills is one that will pay for itself in one week in a building requiring considerable power or extensive heat, and then year by year it will go on putting money in the building owner's pocket. It is not new, but recent improvements making its efficiency about 80 per cent. greater, entitles it to a place among the novelties of the day. It, in short, burns the 40 per cent. waste gas that rushes up the chimney. It can be applied to the smoke collar of any furnace, steam boiler or hot water heater. It is durable, simple in construction and easily operated. The company that makes this device guarantees a saving of from 15 per cent. to 25 per cent. in coal bills. Besides, it provides even distribution of heat day and night. The Buyers' Bureau will give fuller details if a two-cent stamp is sent with inquiry to the Record and Guide.

## THE NEWEST BRONX THEATRE.

Operations are soon to be started on the structural work for the new three-story brick and stucco theatre to be situated on Prospect av, between 160th and 161st sts, Borough of the Bronx. Bids on all contracts and materials have been received by the



PROSPECT AVENUE THEATRE.

E. C. Horn Sons, Architects.

owners, Messrs. James F. Meehan, Mrs. M. J. Ehrich and Robert E. Simson, of 165 Broadway.

The structure will measure 106x118 ft. and contain a parquetry and two balconies with a seating capacity of 1,500. The cost is estimated at about \$200,000. E. C. Horn Sons, of 1440 Broadway, are the architects. The lessees are Friedenrich, Gersten & Baer, of Wheeling, W. Va.

## FEBRUARY'S DECREASE IN BUILDING.

Later returns to Bradstreet's do not materially change the percentages of decrease from the same month a year ago, shown in last week's issue of this journal. Reports have been received from ninety-two cities of the United States, which report an aggregate value of building permitted for of \$44,641,346, as against \$43,653,781 at the same cities in January, and \$55,481,993 in February a year ago. There is here shown a gain over January this year of 2.2 per cent., but a decrease of 19.5 per cent. from February last year. As regards the individual returns, gains and losses as compared with a year ago balance evenly. Thus, forty-six cities show a larger expenditure, while forty-six report decreases from a year ago.

The totals in representative cities for February compare with those for January and with February last year as follows:

Cities.	Feb., 1910.	Inc. From Feb., 1909.	Dec. 21.3	Jan., 1910.
Atlanta, Ga.....	\$398,069	....	21.3	\$406,227
Baltimore, Md.....	251,200	11.2	....	527,700
Binghamton, N. Y.....	12,390	....	65.5	50,325
Birmingham, Ala.....	274,867	50.3	....	169,848
Bridgeport, Conn.....	158,395	....	32.4	87,385
Buffalo, N. Y.....	536,000	37.7	....	418,000
Chicago, Ill.....	5,678,600	10.0	....	6,054,000
Cincinnati, Ohio.....	460,325	15.7	....	217,325
Cleveland, Ohio.....	590,020	8.3	....	281,659
Denver, Colo.....	592,590	....	27.7	449,300
Detroit, Mich.....	808,410	4.6	....	720,050
Elizabeth, N. J.....	144,528	133.4	....	55,800
Hartford, Conn.....	277,110	112.5	....	93,925
Newark, N. J.....	635,890	28.2	....	482,877
New Haven, Conn.....	169,047	52.2	....	104,015
New Orleans, La.....	239,563	42.2	....	317,508
New York.....	13,368,458	....	43.8	12,651,161
Philadelphia, Pa.....	2,095,075	....	2.1	2,131,775
Pittsburgh, Pa.....	481,644	....	38.1	684,614
Rochester, N. Y.....	255,697	....	50.8	290,646
Salt Lake City, Utah...	334,100	66.2	....	897,400
San Francisco, Cal.....	1,676,240	....	24.0	1,708,380
Seattle, Wash.....	1,535,415	17.4	....	1,274,975
Spokane, Wash.....	466,565	....	9.8	298,195
St. Louis, Mo.....	1,227,923	....	45.3	1,461,000
St. Paul, Minn.....	354,592	....	5.4	354,592
Syracuse, N. Y.....	162,850	....	7.0	161,933
Worcester, Mass.....	196,423	....	64.1	82,190

**A POSITIVELY ODORLESS GARBAGE RECEPTACLE.**—This is something that will interest apartment house builders as well as householders. It is a positively odorless garbage can. Its chief novelty lies in the fact that a place is provided in the cover for disinfectants, so that poisonous gases are arrested before they leave the can. They are made strong and are not expensive. The Buyers' Bureau, upon receipt of a two-cent stamp, will give further particulars.



# 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 under "Projected Buildings" and "Advanced Reports."

#### BRICK.

Realty Holding Co., 907 Broadway, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 Broadway, owner.  
Libman Contracting Co., 1968 B'way, builder.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq North, architects.  
Joseph King Const. Co., 56 E 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### STONE.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner; polished granite, limestone.  
Flemish Realty Co., 128 B'way, owner.  
Libman Contracting Co., 1968 B'way, builder.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### TERRA COTTA.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner; terra cotta coping.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
Libman Contracting Co., 1968 B'way, builder.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner; vitrified tile coping.  
Iona Const. Co., 110 E 23d st, owner; vitrified tile coping.  
Greenwich Investing Co., 69 W. 138th st, owner; bluestone coping.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.

J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects; bluestone coping.  
Joseph King Const. Co., 56 E. 87th st, owner; bluestone coping.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner; terra cotta coping.  
Cliff Const. Co., 605 W. 177th st, owner; bluestone coping.  
Schwarzschild & Sulzberger, 1st av and 46th st owners; bluestone coping.

#### ROOFING.

Realty Holding Co., 907 B'way, owner; tar and gravel roof.  
John Hauser, 360 W. 125th st, architect; slate roof.  
L. Brand, 28 W. 120th st, owner; tin roof.  
Irving Fischel Const. Co., 61 Park Row, owner; plastic slate roof.  
Flemish Realty Co., 128 B'way, owner; slag roof.  
Libman Contracting Co., 1968 B'way, builder.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner; plastic slate roof.  
Iona Const. Co., 110 E. 23d st, owner; tar and slag roof.  
Greenwich Investing Co., 69 W. 138th st, owner; slag roof.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects; slag roof.  
Joseph King Const. Co., 56 E. 87th st, owner; plastic slate roof.  
Corrigan Const. Co., 140 W. 42d st, builder; tar and gravel roof.  
John M. Linch Const. Co., 1047 Trinity av, owner, plastic slate roof.  
Cliff Const. Co., 605 W. 177th st, owner; slag roof.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners; tar and gravel roof.

#### IRON AND STEEL WORK.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
Libman Contracting Co., 1968 B'way, builder.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, north, architects.  
Jos. King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### FIREPROOFING.

Realty Holding Co., 907 Broadway, owner; terra cotta blocks.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner; terra cotta blocks.  
Flemish Realty Co., 128 B'way, owner.  
Libman Contracting Co., 1968 B'way, builder.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E 23d st, owner.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects; terra cotta blocks.  
Jos. King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### PLUMBING.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner; glass skylights.  
Flemish Realty Co., 128 B'way, owner; glass skylights.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner; wire glass skylights.  
Iona Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.

Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### HEATING APPARATUS & SUPPLIES.

Realty Holding Co., 907 B'way, owner; steam heat.  
John Hauser, 360 W. 125th st, architect; steam heat.  
L. Brand, 28 W. 120th st, owner; steam heat.  
Irving Fischel Const. Co., 61 Park Row, owner; steam heat.  
Flemish Realty Co., 128 B'way, owner; steam heat.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner; steam heat.  
Iona Const. Co., 110 E. 23d st, owner; steam heat.  
Greenwich Investing Co., 69 W. 138th st, owner; steam heat.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects; steam heat.  
Joseph King Const. Co., 56 E. 87th st, owner; steam heat.  
Corrigan Const. Co., 140 W. 42d st, builder; steam heat.  
John M. Linch Const. Co., 1047 Trinity av, owner; steam heat.  
Cliff Const. Co., 605 W. 177th st, owner; steam heat.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

Realty Holding Co., 907 Broadway, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.

#### PROJECTED BUILDINGS.

##### Manhattan.

##### Apartments, Flats and Tenements.

149TH ST, s s, 100 w Convent av, 6-sty brick and stone tenement, 75x86.11, slate roof, steam heat, wire glass; cost, \$100,000; owner, Adolph Doctor and Albert Kraus, 153 W 142d st; architect, John Hauser, 360 W 125th st. Plan No. 118.  
82D ST, Nos. 217-219 E, 6-sty brick and stone tenement, 43.7x89.2, tin roof, terra cotta coping, steam heat; cost, \$40,000; owner, L. Brand, 28 W 120th st; architects Bernstein & Bernstein, 24 East 23d st. Plan No. 120.  
CONVENT AV, No. 400, 6-sty brick and stone flat, 89.10x99.10, tar and slag roof, galvanized iron and wire glass skylights, vitrified tile coping, steam heat; cost, \$150,000; owner, Iona Construction Co, 110 E 23d st; architect, F. A. Wright, 110 E 23d st. Plan No. 124.  
H. P. Wright, 1123 Broadway has mason and carpenter work.  
187TH ST, n s, 100 w Amsterdam av, two 5-sty brick and stone tenements, 87.6x 81.10, plastic slate roof, steam heat, blue-

Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### ELEVATORS.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect; dumbwaiters.  
L. Brand, 28 W. 120th st, owner; dumbwaiters.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
Libman Contracting Co., 1968 Broadway, builder.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner; dumbwaiters.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner; dumbwaiters.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
Cerebone Const. Co., Riverside Drive and 113th st, owner; dumbwaiters.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner; dumbwaiters.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner; dumbwaiters.  
Cliff Const. Co., 605 W. 177th st, owner; dumbwaiters.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### PAINTS.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.

#### HARDWARE.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.

stone coping; cost, \$200,000; owner, Joseph King Const. Co., 56 East 87th st; architect, John Hauser, 360 West 125th st. Plan No. 129.  
181ST ST, s s, 240.49 e Ft. Washington av, two 6-sty brick and stone tenements, plastic slate roof, galvanized iron skylights, steam heat, terra cotta coping, wire glass; cost, \$200,000; owner, John M. Linch Const. Co., 1047 Trinity av; architect, Chas. Kreyenborg, 908 Jennings st. Plan No. 131.

170TH ST, n s, 95 w Fort Washington av, two 5-sty brick and stone tenements, 50x83, slag roof, steam heat, bluestone coping; cost, \$90,000; owner, Cliff Const. Co., 605 West 177th st; architects, Euell & Euell, 1 Madison av. Plan No. 134.

#### Factories and Warehouses.

1ST AV, n e cor 124th st, 5-sty brick and concrete factory, 101x97.3, tar and gravel roof, steam heat, galvanized iron skylights; cost, \$40,000; owners, Wm. Maas, 32 West 85th st, and Edward & Isaac Blum, 38 East 81st st; architects, Kafka & Lindenmeyr, 37 East 28th st. Plan No. 130.

John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.

#### PLATE GLASS.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect; wire glass.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
Greenwich Investing Co., 69 W. 138th st, owner.  
Sonn Bros., 149 Church st, owners.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner; wire glass.  
Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

#### INTERIOR WOODWORK AND TRIM.

Realty Holding Co., 907 B'way, owner.  
John Hauser, 360 W. 125th st, architect.  
L. Brand, 28 W. 120th st, owner.  
Irving Fischel Const. Co., 61 Park Row, owner.  
Flemish Realty Co., 128 B'way, owner.  
John T. Brook Const. Co., 116 W. 43d st, owner.  
Regan & Collender Co., 115 B'way, owner.  
Iona Const. Co., 110 E. 23d st, owner.  
John Lola, 317 Fulton st, W. Hoboken, N. J., owner.  
Criterion Const. Co., 222 Riverside Drive, owner.  
John U. Brookman, 88 Wall st, owner.  
J. F. McGuire, 39 E. 42d st, architect; March 22.\*  
Cerebone Const. Co., Riverside Drive and 113th st, owner.  
Maynicke & Franke, 25 Madison sq, North, architects.  
Joseph King Const. Co., 56 E. 87th st, owner.  
Corrigan Const. Co., 140 W. 42d st, builder.  
John M. Linch Const. Co., 1047 Trinity av, owner.  
Cliff Const. Co., 605 W. 177th st, owner.  
Schwarzschild & Sulzberger, 1st av and 46th st, owners.

Corrigan Const. Co., 140 West 42d st, has contract.

4TH AV, n w cor 22d st, 14-sty brick and stone warehouse, 99.8x114.3, composition roof, copper and wire glass skylights, terra cotta and copper cornices, low pressure steam; cost, \$575,000; owners, Mills & Gibbs, 462 Broadway; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 136.

The Geo. A. Fuller Co. has general contract.

CANAL ST, n e cor Washington st, 8-sty, brick and stone warehouse, 101x41, slag roof, galvanized iron skylights, steam heat, bluestone coping; cost, \$135,000; owner, Greenwich Investing Co, 69 West 138th st; architect, Wm. Henry Dewan, Jr, Belleville, N. J. Plan No. 125.

R. E. Moss, 126 Liberty st, associate architect.

1ST AV, s e cor 46th st, 7-sty brick and stone cold storage warehouse, 100.7x162.1, tar and gravel roof, bluestone coping; cost, \$250,000; owners, Schwarzschild & Sulzberger, 1st av and 46th st; architect, L. Levy, 1st av and 46th st. Plan No. 135.

### Miscellaneous.

10TH AV, n e cor 207th st, 2-sty brick and stone hotel, apartment and store, 50x94, plastic slate roof, galvanized iron skylight, vitrified tile coping, steam heat; cost, \$25,000; owners, Regan & Collender Co, 115 Broadway; architect, J. C. Cocker, 2017 5th av. Plan No. 123.

54TH ST, No. 126 E, 1-sty frame shed, 24x19.6; cost, \$250; owner, Wm. H. Starbrick, 61 Pirrepoint st, B'klyn; architect, A. G. Rechlin, 233 5th av. Plan No. 126.  
J. W. McGinness, 51 E 63d st, has contract.

LENOX AV, s e cor 143d st, 1-sty brick and stone moving picture show, 24.11x85; cost, \$15,000; owner, Spencer Blake Realty Co., 39 East 42d st; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 132.

48TH ST, Nos. 314-316 West, 1-sty shed, 25x91; cost, \$450; owner, Louis Cohen, 781 8th av; architect, Louis A. Steinart, 194 Bowery. Plan No. 127.

### Stores, Offices and Lofts.

BLEECKER ST, No. 118, 1-sty concrete and frame store and office, 15x15; cost, \$1,000; owner, Sarah Lauterstein, 224 Wooster st; architect, Chas. M. Straub, 147 4th av. Plan No. 117.

26TH ST, Nos. 15-17 W, 12-sty brick and stone store, office and loft, 43.10x98.9, tar and gravel roof, galvanized iron skylights, steam heat, terra cotta blocks; cost, \$250,000; owner, Realty Holding Co., 907 Broadway; architects, Buchman & Fox, 11 E 59th st. Plan No. 116.

55TH ST, No. 409 West, 2-sty brick office and studio, 30x37, tar and gravel roof; cost, \$1,500; owner, Clarence S. Nickune, Scarsdale, N. Y.; architects, Browne & Almirot, 3 West 29th st. Plan No. 133.

Geo. Sinclair, 503 5th av, has mason work.

11TH AV, s e cor 35th st, 4-sty brick and stone store and loft, 24.9x100, galvanized iron skylights, iron balconies, terra cotta copings; cost, \$18,000; owner, John Luhrman, 410 11th av; architect, John H. Knubel, 318 W 42d st. Plan No. 119.

23D ST, Nos. 153-157 W, 12-sty brick and stone store and loft, 60x88.9, plastic slate roof, galvanized iron and glass skylights, steam heat, terra cotta blocks, polished granite, limestone; cost, \$215,000; owner, Irving Fischel Const Co, 61 Park Row; architects, Schwartz & Gross, 347 5th av. Plan No. 121.

No contract let.

22D ST, Nos. 17-21 E, 12-sty brick and stone store and loft, 91.8x84.3, slag roof, galvanized iron and glass skylights, steam heat; cost, \$400,000; owner, Flemish Realty Co, 128 Broadway; architects, Rouse & Goldstone, 12 W 32d st. Plan No. 122.

Joseph E. Goldberg, 128 Broadway, president, Louis Kramer, secretary and treasurer.

19TH ST, Nos. 39-47 West, 12-sty brick loft, 105.8x92, slag roof, galvanized iron skylights, terra cotta blocks, steam heat, bluestone coping; cost, \$40,000; owner, Henry Corn, 341 5th av; architects, Maynicke & Franke, 25 Madison Sq. North. Plan No. 128.

### MANHATTAN ALTERATIONS.

GREENWICH ST, No. 642, partitions to 3-sty brick tenement; cost, \$400; owner, Corporation of Trinity Church, 187 Fulton st; architect, James E. Connelly, 45 East 128th st. Plan No. 416.

HOUSTON ST, Nos. 267-269 West, partitions, toilets to 3-sty brick tenement; cost, \$500; owner, Corporation of Trinity Church, 187 Fulton st; architect, James E. Connelly, 45 East 128th st. Plan No. 415.

HOUSTON ST, No. 225 East, beams, partitions to 3-sty brick store and hotel; cost, \$1,500; owner, Henry F. Schilling,

Fort Lee, N. J.; architect, Chas. M. Straub, 147 4th av. Plan No. 425.

HUDSON ST, No. 74, partitions, stairs to 3-sty brick store and office; cost, \$1,000; owner, Jennie Z. Leggat, 13½ St. Felix st, Brooklyn; architect, P. F. Brogan, 119 East 23d st. Plan No. 453.

HUDSON ST, No. 135, elevator shaft platform, stairs, to 6-sty brick and stone storage and office; cost, \$10,000; owner, Augustus C. Bechstein, 50 Water st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 450.

LEONARD ST, No. 166½, fireproof ceiling, girders to 5-sty brick tenement and bakery; cost, \$200; owner, Irving Baum, 41 Maiden lane; architects, Gross & Kleinberger, Bible House. Plan No. 428.

SOUTH ST, No. 385, erect horse run, beams to 3-sty brick stable; cost, \$4,000; owner, Thomas J. Smith, Church and Chambers sts; architect, Frederick W. Fischer, 20 West 31st st. Plan No. 458.

7TH ST, No. 207 E, 2-sty brick rear extension, 20x47.2, partitions, to 4-sty brick dwelling; cost, \$15,000; owner, Cong Buai Rappeport, premises; architects, Bernstein & Bernstein, 24 E 23d st. Plan No. 446.

12TH ST, No. 11 East, partitions, windows, stairways to 3-sty brick dwelling; cost, \$1,000; owner, Morris Scherzer, 144 East 4th st; architect, H. Horenburger, 122 Bowery. Plan No. 471.

16TH ST, No. 313 West, windows, partitions, cut doors to 5-sty brick tenement; cost, \$475; owner, David Schinkowsky, 313 West 16th st; architect, J. H. MacDonald, 357 West 16th st. Plan No. 464.

18TH ST, Nos. 131-143 W, cut walls, install stalls, to two 5-sty brick and stone stables and warehouses; cost, \$10,000; owner, Greenhut & Co, 18th st and 6th av; architect, G. W. Springsted, Jr, c/o Siegel-Cooper Co, 18th st and 6th av. Plan No. 442.

21ST ST, Nos. 30-32 E, alter tank to 8-sty brick store and loft; cost, \$160; owner, B. Fischer Estate, Franklin & Greenwich sts; architect, The Rusling Co, 39 Cortlandt st. Plan No. 440.

21ST ST, No. 339 West, cut openings to 2-sty brick stable; cost, \$150; owner and architect, Chas. E. Abbott, 236 8th av. Plan No. 419.

24TH ST, No. 25 W, alter partitions to 5-sty brick hotel and restaurant; cost, \$50; owner, Rudolph Cincenso, premises; architect and builder, Adolph Giobbe, 144 W 39th st. Plan No. 443.

26TH ST, No. 429 West, 1-sty brick rear extension, 27x38, partitions, show windows to 5-sty brick tenement; cost, \$5,000; owner, Bruno Steinel, 142 West 24th st; architect, John H. Knubel, 318 West 42d st. Plan No. 463.

26TH ST, n s, between 1st av and East River, 2-sty brick side extension, 55x83, iron stairs, alter partitions to 2½-sty pavilion; cost, \$16,000; owner, Bellevue Hospital, City of New York, on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 476.

27TH ST, No. 232 W, 3-sty brick center court extension, 24.10x20.6, fire-escapes, to 4-sty brick and stone manufacturing building; cost, \$3,000; owner Edward A. Kohn, 244 W 27th st; architect, E. H. Simonsen, 315 5th av. Plan No. 452.

30TH ST, Nos. 114-120 W, alter freight elevator, machinery, walls to 6-sty brick manufacturing building; cost, \$500; owner, J. B. McCoy & Son, 114 W 30th st; architects, Horgan & Slattery, 41 W 33d st. Plan No. 438.

30TH ST, No. 2 East, partitions to 5-sty brick store; cost, \$50; owner, Paul Shotland, 275 5th av; architect, Leonard Schultzer, 314 Madison av. Plan No. 429.

34TH ST, No. 314 W, stairs, show windows, to 6-sty brick and stone store and

loft; cost, \$1,000; owner, Marcus Rosenthal, 35 Nassau st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 448.

35TH ST, No. 7 East, show windows to —sty brick and stone salesroom; cost, \$200; owner, Wm. Waldorf Astor, 21 West 26th st; architect, Carl F. Biele, 381 West 12th st. Plan No. 465.

41ST ST, n s, 166 e 1st av, 1-sty brick rear extension, 62x19, cut doors to 1-sty brick garage; cost, \$2,000; owner, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, 55 Duane st. Plan No. 477.

44TH ST, No. 3 West, extend walls to 1-sty brick automobile salesroom; cost, \$25,000; owner, Fifth Avenue Bank, 530 5th av; architect, Henry Rutgers Marshall, 3 West 29th st. Plan No. 469.

44TH ST, No. 527 West, toilets, windows, fire-escapes to 4-sty brick tenement; cost, \$2,000; owner, H. Sandrock, 527 West 44th st; architect, Adolph E. Nast, 21 West 45th st. Plan No. 414.

45TH ST, No. 154 W, 2-sty brick rear extension, 24x21, columns, toilets to 5-sty brick dwelling; cost, \$15,000; owners Wolff & Carron, 156 W 45th st; architect, Harry Allan Jacobs, 320 5th av. Plan No. 436.

John T. Brady & Co, has contract.

48TH ST, No. 254 East, show windows to 4-sty brick store and tenement; cost, \$150; owner, I. Tobin, 254 East 48th st; architect, A. Steinart, 194 Bowery. Plan No. 417.

48TH ST, No. 340 West, toilets, partitions to —sty front and rear tenements; cost, \$500; owner, John H. H. Ahrens, 164 West 90th st; architect, John H. Knubel, 318 West 42d st. Plan No. 459.

50TH ST, No. 158 West, 2-sty brick front extension, 20x4, partitions, walls, piers to 4-sty brick and stone dwelling; cost, \$2,000; owner, Samuel F. Mead, 753 7th av; architect, George Malcolm, 362 West 53d st. Plan No. 457.

52D ST, No. 314 East, partitions, windows, baths to 6-sty brick tenement; cost, \$500; owner, Henry S. Burger, 235 West 110th st; architects, Gronenberg & Leuchtig, 7 West 22d st. Plan No. 418.

59TH ST, Nos. 47-51 East, beams, walls, piers to 4-sty brick loft; cost, \$250; owner, D. A. Pearsall, 62 Riverside Drive; architect, John Apelgren, 234 East 35th st. Plan No. 467.

61ST ST, No. 235 West, alter skylights, stairs to 5-sty brick tenement; cost, \$1,000; owner, Dean Holding Co., 309 Broadway; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 473.

69TH ST, No. 302 West, partitions, windows to 5-sty brick tenement; cost, \$1,575; owner, Wm. H. Hall, 66 West 89th st; architect, Thomas M. Fanning, 3427 Broadway. Plan No. 413.

74TH ST, No. 161 E, windows, drain, to 4-sty brick tenement; cost, \$75; owner, A. W. Post, 16 E 60th st; architect, A. E. Nast, 21 W 45th st. Plan No. 435.

78TH ST, No. 258 East, partitions, windows, alter shaft to 4-sty brick tenement; cost, \$500; owner, Jennie Groeschel, 213 Alexander av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 461.

82D ST, No. 15 West, partitions, windows, to 4-sty brick and stone dwelling; cost, \$2,500; owner, Mrs. Violet S. Basch, 15 West 82d st; architects, Taylor & Levi, 24 East 23d st. Plan No. 454.

116TH ST, Nos. 2-4 W, partitions, toilets, windows, show fronts to 5-sty brick store and tenement; cost, \$7,000; owner, Joseph F. Goldsoll, Europe, architect, Frank Hausle, 81 E 125th st. Plan No. 441.

119TH ST, No. 506 East, partitions, plumbing to 4-sty brick tenement; cost, \$500; owner, S. J. Sonderling, 118 West

118th st; architect, S. L. Snyder, 271 West 40th st. Plan No. 430.

121ST ST, No. 309 East, toilets, partitions, windows, girders to 4-sty brick tenement; cost, \$5,000; owner, H. Lehrner, 309 East 121st st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 431.

124TH ST, No. 129 East, partitions, windows, iron columns to 3-sty brick warehouse; cost, \$2,500; owner, Gas Bill Reducing Co., 103 Park av; architect, Oscar P. Cadmus, 103 Park av. Plan No. 423.

Houghton Const. Co., 314 Madison av, has contract.

125TH ST, Nos. 103-105 East, erect sign to —sty warehouse; cost, \$800; owner, not given; architect, Wineburgh Adv. Co., 576 5th av. Plan No. 421.

136TH ST, Nos. 271-273 West, stairs, partitions, baths to 5-sty brick store and tenement; cost, \$1,000; owner, John H. Kerkman, 2552 8th av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 409.

175TH ST, s s, 125 w Fort Washington av, 2-sty brick rear extension, 38.3x28, partitions, alter walls to 2-sty brick stable; cost, \$5,000; owner, Mrs. J. Hood Wright, 175th st and Fort Washington av; architect, P. B. Ruggles, 611 W 180th st. Plan No. 433.

Lanning & Southerland, Broadway and 176th st have the contract.

AMSTERDAM AV, Nos. 1907-1911, stairs to 2-sty brick office; cost, \$200; owner, John Whalen, 206 Broadway; architect, W. C. Morris, 4 Irving pl. Plan No. 432.

AMSTERDAM AV, No. 86, store fronts, stairs, steel girders to 5-sty brick stores and tenement; cost, \$2,000; owner, Emil Silverman, 170 Amsterdam av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 424.

BROADWAY, No. 2555, erect sign to —brick store and loft; cost, \$426; owner, Jessie Ehrich, 393 West End av. Plan No. 422.

BROADWAY, No. 1531, erect sign to 5-sty brick office and theatre; cost, \$100; owner, B. K. Bernburg, 1531 Broadway; architect, Walter A. Faxon, 2376 3d av. Plan No. 412.

BROADWAY, No. 1435, beams, store front, to 4-sty brick store; cost, \$5,000; owner, Dean Estate, 129 W 118th st, architect, S. S. Sugar, 104 W 42d st. Plan No. 449.

BROADWAY, n w cor 97th st, 1-sty brick rear extension, 16x74.6, walls to 2-sty brick restaurant; cost, \$3,000; owner, Alfred Nickel, on premises; architect, Geo. Keister, 12 West 31st st. Plan No. 456.

BROADWAY, s e cor 62d st, erect sign to 4-sty brick automobile rooms; cost, \$375; owner, The Motor Mart of New York, 1876 Broadway; architect, Wm. C. Cartwright, 1933 Broadway. Plan No. 472.

COLUMBUS AV, No. 691, 1-sty brick rear extension, 12x14, to 4-sty brick and stone hotel; cost, \$500; owner and architect, August Meyers, 691 Columbus av. Plan No. 455.

J. H. MacDonald, 357 West 16th st, has contract.

EAST BROADWAY, No. 20, 5-sty brick rear extension, 25x17.6, add 1-sty, partitions, beams, to 4-sty brick store and tenement; cost, \$400; owner, S. J. Silberman, 83 Canal st; architect, Barney Parker, 1499 Madison av. Plan No. 451.

EDGEcombe AV, Nos. 363-369, partitions to four 5-sty brick tenements; cost, \$75; owners, Murray & Hill, Southern Boulevard and 143d st; architect, J. C. Cocker, 2017 5th av. Plan No. 466.

LEXINGTON AV, No. 332, 1-sty brick rear extension, 6.6x7, stairs, beams to 4-sty brick dwelling; cost, \$350; owner, Estate Jane Daly, 110 4th av; architects, J.

B. Snooks Sons, 73 Nassau st. Plan No. 427.

PARK AV, s w cor 102d st, partitions, store fronts to 5-sty brick and stone store and tenement; cost, \$350; owner, Adolph Schlesinger, 7 Stanton st; architects, Gross & Kleinberger, Bible House. Plan No. 420.

PLEASANT AV, No. 291, cut windows to 5-sty brick tenement; cost, \$1,000; Henry Elias Brewing Co., 403 East 54th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 474.

1ST AV, Nos. 135-138 partitions, store fronts, windows to 5-sty brick tenement and store; cost, \$3,000; owner, Sigmond Katz, 30 E 119th st; architect, Henry Klein, 505 E 15th st. Plan No. 444.

1ST AV, s e cor 111th st, new roof to 1-sty brick storage; cost, \$1,200; owner and architect, Consolidated Gas Co., 4 Irving pl. Plan No. 462.

1ST AV, Nos. 1723-1727, alter shafts, partitions to three 5-sty brick tenements; cost, \$350; owner, J. J. Smith, 154 Greenwich st; architect, J. J. O'Keeffe, 220 Broadway. Plan No. 468.

2D AV, No. 931, alter smoke flues to 3-sty brick store and tenement; cost, \$125; owner, Rebecca Topper, 138 East 96th st; architect, H. Horenburger, 422 East 159th st. Plan No. 475.

2D AV, No. 933, alter smoke flues, to 3-sty brick store and dwelling; cost, \$125; owner, Bruno Schwentner, 3594 3d av; architect, H. Horenberger, 422 E 159th st. Plan No. 447.

3D AV, n e cor 16th st, install gas kiln, to 6-sty brick loft; cost, \$75; owner, The Clarke Estate, 149 Broadway; architect, Louis J. Lederle, 201 E 16th st. Plan No. 437.

4TH AV, No. 377, partitions, floors, metal ceilings to 5-sty brick restaurant and apartment; cost, \$500; owners, Marion S. Byrne, Bay Shore, L. I. and Thos. J. Byrne, 306 W 38th st; architect, W. W. Livermore, 55 W 33d st. Plan No. 445.

5TH AV, No. 1324, partitions, plumbing fixtures, toilets to 5-sty brick store and tenement; cost, \$250; owner, Henry Weiss, Winfield, L. I.; architect, Samuel Sass, 23 Park Row. Plan No. 439.

5TH AV, Nos. 475-477, partitions, stairs, alter doors to two 5-sty brick office; cost, \$2,500; owner, Delafield Estate, 475 5th av; architects, Clinton & Russell, 32 Nassau st. Plan No. 470.

6TH AV, n w cor 42d st, erect sign to 5-sty brick and stone store and office; cost, \$275; owner, Walter Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 410.

7TH AV, Nos. 701-709, erect sign to —sty theatre and office; cost, \$450; owner, not given; lessee, O. J. Gude Co., Broadway and 22d st. Plan No. 426.

7TH AV, s w cor 34th st, erect roof signs to 3-sty brick and stone store, office and loft; cost, \$500; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 411.

8TH AV, s w cor 135th st, toilets, partitions to 5-sty brick store and tenement; cost, \$250; owner, E. Gapo, premises; architect, L. Kern, 424 E 92d st. Plan No. 434.

9TH AV, n e cor 49th st, toilets to 4-sty brick tenements; cost, \$500; owner, Estate Geo. Mundorf, 11 Franklin st, Englewood, N. J.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 460.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

180TH ST, n s, 70.1½ e Mohegan av, two 5-sty brick tenements, tin roof, 37.6x90; total cost, \$80,000; owners, The Hoffman Deyerberg Con. Co., 493 East 162d st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 184.

LONGFELLOW AV, w s, 100 s Jennings st, two 3-sty brick tenements, tin roof, 20x55; total cost, \$22,000; owners, Haggerty & Schneider, 1290 So. Boulevard; architect, Robt. E. Lerville, 1284 So. Boulevard. Plan No. 185.

FULTON AV, s e cor 169th st, 5-sty brick tenement, slag roof, 65x79; cost, \$75,000; owners, Fulton Wendover Const Co, Louis Klebau, 1130 Union av, president; architect, Maximilian Zipkes, 103 Park av. Plan No. 197.

WASHINGTON AV, e s, 125.4 n 166th st, 5-sty brick tenement, slag roof, 65.7x102; cost, \$45,000; owner, Morris Os-mansky, 112 W 113th st; architect, Chas. A. Holmes, 25 W 42d st. Plan No. 200.

WALES AV, e s, 225 s 149th st, 4-sty brick tenement, slag roof, 25x65; cost, \$10,000; owner, Mrs. E. Ackermann, 515 Timpson pl; architect, Adam Gebhardt, Jr, 552 Fox st. Plan No. 201.

HUGHES AV, n w cor 178th st, 5-sty brick tenement, slag roof, 28x91.3; cost, \$35,000; owners, Cambridge Realty Co, M. Frankel, 302 Broadway, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 189.

BASSFORD AV, e s, 194 n 182d st, two 4-sty brick tenements, tin roof, 35.0¼x63.0 59/64; total cost, \$45,000; owner, Phelan Bros. Const Co., Frank S. Phelan, 1910 Webster av, president; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 203.

SIMPSON ST, e s, 290 n 167th st, 5-sty brick tenement, tin roof, 50x88; cost, \$50,000; owners, Wahlig Sousin Co., 1322 So. Boulevard; architect, Harry T. Howell, 3d av and 149th st. Plan No. 204.

DECATUR AV, s e cor 199th st, 6-sty brick tenement, 49.6x89.11; cost, \$50,000; owners, Pirk Realty Co, Fred Pirk, 114 East 198th st, president; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 205.

BATHGATE AV, e s, 289.6 n 181st st, 5-sty brick tenement, plastic slate roof, 50x94.8; cost, \$40,000; owner, Stephen McBride, 2904 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 206.

DECATUR AV, w s, 92 n Kingsbridge rd, 5-sty brick tenement, plastic slate roof, 50x63.3¾; cost, \$35,000; owner, Julius Grossman, St. Laurence st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 207.

SIMPSON ST, w s, 360 n Westchester av, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, \$70,000; owners, Graham Adams Co, 391 E 149th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 208.

194TH ST, n e cor Briggs av, 4-sty brick tenement, plastic slate roof, 25x89.11; cost, \$30,000; owner, Nicholas Hodes, 243 E 200th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 210.

### Dwellings.

MATTHEWS AV, w s, 250 s Rhineland av, 2-sty brick dwelling, 20x52; cost, \$6,000; owner, Jos. Delarda, 309 East 106th st; architect, Timothy J. Kelly, 782 Morris Park av. Plan No. 186.

MIANNA ST, n s, 116 w Brown av, three 2-sty frame dwellings, tin roof, 16.8x54; total cost, \$12,000; owner, Jas. A. Garvey, 1911 White Plains av; architect, Wm. F. Garvey, 1911 White Plains av. Plan No. 180.

TURNBULL AV, s s, 273 n Zerega av, 2-sty frame dwelling, tin roof, 21x45; cost, \$3,800; owner, Bernhard Boosmann, Turnbull and Havemeyer av; architect, Henry Conrad, 840 Olmstead av. Plan No. 182.

217TH ST, n e cor Paulding av, two 2-sty brk dwellings, tin roof, 20x60x55; total cost, \$13,500; owners, Savoy Improvement Co, Anthony Sutero, 586 Morris av, president; architect, M. W. DeGaudio, Tremont and Webster avs. Plan No. 190.

STARLING AV, s s, 271 w Glebe av, two 2-sty brick dwellings, tin roof, 20x54; total cost, \$13,000; owner, Wm. Ruhl Starling & Glebe avs; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 187.

217TH ST, n s, 40 e Paulding av, three 2-sty brick dwellings, tin roof, 20x55; total cost, \$18,000; owners Savoy Improvement Co, Anthony Suter, 586 Morris av, president; architect, M. W. DeGaudio, Tremont and Webster avs. Plan No. 192.

GLEASON AV, s s, 105 e Pugsley av, four 2-sty brick dwellings, tin roof, 18.9x63; total cost, \$24,000; owner, Martin Pletcher, 908 Bryant av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 195.

BAISLEY AV, e s, 75 s Fairfax av, 2-sty frame dwelling paroid paper roof, 20x33.6; cost, \$2,000; owner, Geo. Murray, 1517 Charlotte st; architects Dennis & Bailey, 154 Nassau st. Plan No. 199.

SEDDEN ST, s w cor Fuller st, 2-sty frame dwelling, tin roof, 22x45; cost, \$2,500; owner, Jesse R. Morrison, 2461 Walker av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 188.

PAULDING AV, e s, 95 n 217th st, 2-sty brick dwelling, tin roof, 19.4x55; cost, \$6,000; owners Savoy Improvement Co, Anthony Suter, 586 Morris av, president; architect, M. W. DeGaudio, Tremont and Webster avs. Plan No. 193.

CONCOURSE, w s, 250 n 191st st, 2½-sty frame dwelling, tile roof, 42.4x34.10; cost, \$8,000; owner, Francis Keil, 401 East 163d st; architect, Chas. A. Luprian, New Rochelle. Plan No. 212.

RANDALL AV, s s, 50 w Wilder av, 2½-sty frame dwelling, slag roof, 20x32; cost, \$3,000; owner, Anton Larsen, 3008 Perry av; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 211.

BARCLAY AV, s w cor Edgewater Terrace, 1-sty and attic frame bungalow, 20x24; cost, \$500; owner, Julius Figliola, 719 Union av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 209.

EDGEHILL AV, w s, 450 s 230th st, 2½-sty brick dwelling, slate roof, 27.10x45.10; cost, \$8,000; owners, Edgehill Realty Co, 84 William st; architect, Robt. W. Gardner, 122 W 29th st. Plan No. 202.

**Miscellaneous.**

STEPHENS AV, w s, 250 s Cornell av, 1-sty frame shooting gallery, 17x35; cost, \$500; owner, Clinton Stephens, on premises; lessee and architect, M. E. Kingwell, 634 East 138th st. Plan No. 214.

3D AV, e s, 175 s 171st st, 2-sty brick amusement place, 45x95, slag roof; cost, \$8,000; owners, Horowitz & Marks, 944 Union av; architect, Herman Horenburger, 122 Bowery. Plan No. 215.

**Stores and Tenements.**

WALKER AV, s w cor Commonwealth av, 4-sty brick store and tenement, plastic slate roof, 59.72x85.6; cost, \$45,000; owner, Theo. H. Friend, 1807 Monroe av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 183.

OGDEN AV, s w cor 162d st, 5-sty brick stores and tenement, tar and gravel roof, 50x85.5½; cost, \$32,000; owners, Highbridge Bldg. Co., 116 West 164th st; architect, Lloyd J. Phyfe, 116 West 164th st. Plan No. 191.

MARION AV, s w cor Kingsbridge road, 5-sty brick stores and tenement, plastic slate roof, 26.4x107.7; cost, \$40,000; owner, Jas. H. Jones, 2591 Bainbridge av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 196.

**Stores and Dwellings.**

WHITE PLAINS AV, e s, 30 n 219th st, 1-sty frame store and dwelling, tin roof, 50x76; cost, \$8,000; owners, Chas. Harry and Ethel Gordon, 670 E 225th st;

architect, Geo. P Crosier, 223d st and White Plains av. Plan No. 198.

WHITE PLAINS ROAD, w s, 190 s Mianna st, 2-sty frame store and dwelling, tin roof, 25x52; cost, \$4,500; owner, Louis Burger, 1926 Unionport rd; architect, B. Ebeling, 1136 Walker av. Plan No. 194.

CASTLE HILL AV, e s, 163.9 s Park av, 3-sty brick store and dwelling, tin roof, 24.6x45; cost, \$8,000; owner, Frank Pistorino, 75 Baxter st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 213.

**Stables and Garages.**

WALES AV, w s, 100 n 142d st, 2-sty brick stable and dwelling, tin roof, 20x32; cost, \$3,000; owner, Vincent Valentine Co., Vincent Valentine, 2168 Crotona av, president; architect, Walter Mallon, 2168 Crotona av. Plan No. 181.

**BRONX ALTERATIONS.**

150TH ST, s s, 275 w Courtlandt av, new vault to 2-sty frame dwelling; cost, \$300; owner, Michael A. Cerussi, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 110.

ALEXANDER AV, n w cor 139th st, 2-sty brick extension, 17x15, to 3-sty brick dwelling; cost, \$1,250; owner, Jas. L. Wells, 306 East Tremont av; architect, Albert E. Davis, 258 East 138th st. Plan No. 105.

BROOK AV, s w cor 148th st, new tank to 4-sty brick factory; cost, \$200; owner, C. E. Hertlein, on premises; architect, S. B. Ogden, 21 Park Row. Plan No. 104.

COLLEGE AV, n e cor 145th st, new window openings to 3-sty brick school; cost, \$180; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 109.

MELROSE R. R. YARD, 500 n 162d st, 100 e Park av, 1-sty brick extension, 7.9x7.9, to 1sty brick signal storehouse; cost, \$675; owners and architects, N. Y. C. & H. R. R. R. Co., Grand Central Station. Plan No. 107.

PARK AV, No. 4463, new partitions to 2-sty frame dwelling; cost, \$200; owner, Catherine McArdle, on premises; architect, Arthur Boehmer, 407 Tremont av. Plan No. 106.

3D AV, No. 2717, 1-sty frame extension, 13.10x15, new partitions to 3-sty frame store and dwelling; cost, \$1,500; owner, Edw. O. Binzen, 943 Brook av; architect, Fred Hammond, 149th st and 3d av. Plan No. 108.

**ADVANCE REPORTS.**

**Building for Putnam Site to Go Ahead.**

4TH AV.—Building operations are to be begun immediately for the 12-sty loft and office building which Mrs. Phebe S. Sinclair, owner, is to erect on the old Putnam House property Nos. 371 to 373 4th av and 103 to 105 East 26th st, which forms an "L" around the northeast corner of 4th av and 26th st. The plot measures 49x120x98 ft. Architects Carrere & Hastings, 225 5th av, have prepared the plans, and the Andrew J. Robinson Co., 123 East 23d st, has the building contract. The old buildings have been demolished. The materials for the facade will consist of granite, light faced brick and terra cotta trimmings. The Record and Guide first announced the improvement of this site in issue of Dec. 2, 1905, but the matter was indefinitely postponed. (See issue Oct. 31, 1908.)

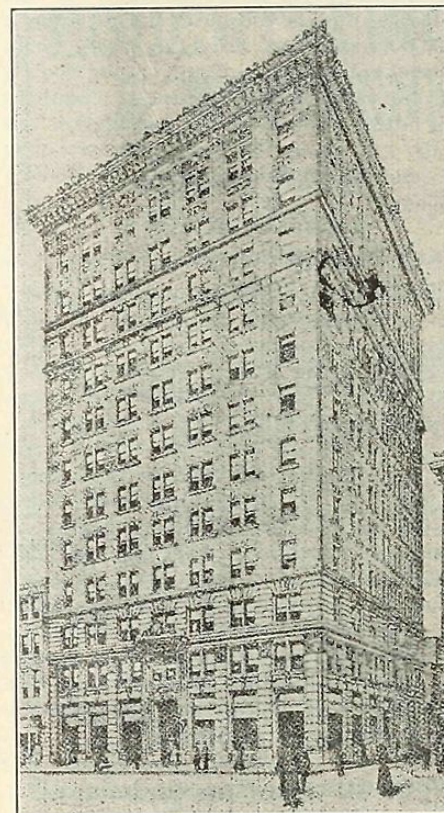
**Building for 5th av and 37th st Contemplated.**

5TH AV.—House wreckers are tearing down the old private houses at the northeast corner of 5th av, and 37th st, opposite Tiffany's. The property is owned by the Lewis Estate, and has a frontage of 74.1 ft on the av, with a depth of 125

ft. It is contemplated that an office building will be erected, but not immediately. The property in question has been unoccupied for several years, and newspaper report says that recently a syndicate made an offer of \$1,600,000, which the heirs refused. Architects Renwick, Aspinwall & Tucker, of 320 5th av, will prepare plans if the building is erected. The project however, is still indefinite. Henry N. Tift, 11 William st, is attorney for the Lewis estate.

**\$300,000 Office Building for Newark.**

NEWARK, N. J.—Wreckers are rapidly demolishing the old Essex Lyceum, at the northeast corner of Clinton and Beaver sts, incidental to the erection of the new 12-sty Essex building. The new structure will be of skyscraper construction, containing law and business offices, with full modern equipment. Replies to inquiries among those who have charge of rentals in office buildings, now occupied and under course of completion, has indicated that



in spite of the prospective increase of offices the demand keeps up for centrally located quarters. The advent of the Essex building will emphasize the change in the city's skyline. The cost of construction, it is said, will be between \$250,000 and \$300,000. Peter Charles, 612 Union Bldg, Clinton st, Newark, is the architect. The general contract has not yet been awarded.

**McKim, Mead & White to Plan New Columbia Building.**

AMSTERDAM AV.—Messrs. McKim, Mead & White, 160 5th av, official architects for Columbia University, have been instructed to design plans for the new building to provide graduate and research work in the departments included in the faculty of philosophy, the cost to be covered by a gift of \$350,000 just received from an anonymous donor. The structure is to stand on Amsterdam av between Kent Hall and St. Paul's Chapel. Building operations are to be begun without delay in order that the building may be ready for occupancy if possible by January 1, 1911. Nicholas Murray Butler, of Columbia University is president. The building contract has not yet been issued.

**Twelve Million for Public Buildings at Washington.**

WASHINGTON, D. C.—On Wednesday of this week the Senate passed a bill appropriating \$12,000,000 for the construction of buildings to house the State De-

partment, the Department of Justice, and the Department of Commerce and Labor. It is expected that a separate building will be constructed for each department, but plans have not yet been prepared. The buildings will stand on a strip of land at the rear of the White House opposite the buildings occupied by the Corcoran Art Gallery, the Bureau of American Republics, and the Daughters of the American Revolution. The final plans must first be approved by Congress, before actual operations can proceed.

#### Architects Taking Bids for Morgan House.

MATTINNECOCK POINT, L. I.—Architects Heins & La Farge, 30 East 21st st, N. Y. C., state that they are now receiving figures on the general contract for the erection of J. Pierpont Morgan, Jr.'s, new country home on the north shore of Long Island, near Mattinneck Point. The house will be 65x175 ft., of brick and terra cotta, trimmed with limestone, in the Colonial style of architecture. It will be 4-stys, and is estimated to cost about \$250,000. It will have a large porte cochere, reception, dining, smoking rooms, and library, twelve master's chambers with baths. The servants' quarters of ten rooms will be in the rear. The grounds surrounding the house will be attractively laid out.

#### New Buildings for Yale & Towne.

STAMFORD, CONN.—Charles T. Main, mill engineer and architect, Boston, Mass., has completed plans for three new buildings for the Yale & Towne Mfg. Co., at Stamford, Conn. Bids asked for. Plans cover building No. 6, 57x57 ft, six floors—3 floors reinforced concrete, 3 floors slow burning mill construction—saw tooth roof; building No. 12, 153x50—six floors—slow burning mill construction, all beams of wood, saw tooth roof; building No. 12½, 60x50, six floors, reinforced concrete throughout, except roof of slow-burning mill construction. All these buildings have walls of brick, 1st floor on ground level and every floor waterproofed, tar and gravel roofs. Yale & Towne have a New York office at 9 Murray st.

#### F. W. Woolworth to Build.

BROADWAY.—F. W. Woolworth, of Woolworth & Co., 280 Broadway, has purchased the southwest corner of Broadway and Park pl, a plot fronting 80 ft. on Broadway and 172.9 ft. on Park pl, now covered with three 5-sty and two 7-sty office buildings. These buildings will be demolished this summer and a new office building will be erected. It is said that the Irving National Bank will occupy the ground floor. So far as could be learned, no plans have yet been prepared or architect selected. The plans for Mr. Woolworth's house at No. 990 5th av, erected in 1899, were by C. P. H. Gilbert, of 1123 Broadway. The cost of the projected building is placed at about \$1,000,000.

#### Competitive Plans for Montefiore Home.

GUN HILL ROAD.—Competitive plans will shortly be submitted by twelve invited architects for the new invalids' home to be erected by "The Montefiore Home for Chronic Invalids," on the southside of Gun Hill rd from Woodlawn rd to Rochambeau av, and south to 210th st, West Bronx. The structure is to be erected on a plot of about fourteen acres, will probably be 4-stys in height and accommodate about six hundred inmates. J. A. Schiff, 965 5th av, is president, Henry Solomon, 58 East 65th st, vice-president, B. J. Greenhut, 36 West 72d st, treasurer, Fred M. Stein, 42 West 74th st, secretary.

#### Plans for Robert Gair's Factory.

BROOKLYN.—Robt. Gair, the paper-box manufacturer, has purchased a site having a frontage of 112 ft in Front st and 200 ft in Washington, diagonally opposite the 8-sty reinforced concrete building recently built by Mr. Gair, as an addition to his factory. A similar 8-sty concrete building will be erected. The present building was erected by The Turner Construction Co, 11 Broadway, N. Y. C., from plans by William Higginson, 21 Park Row. Mr. Higginson, is also architect for the new building, and it is probable that the Turner Company will get the general contract.

#### Steel Contract for 39th st Building.

39TH ST.—The Levering & Garrigues Co., 552 West 23d st, has just obtained the structural steel work for the 12-sty loft and office building, 75x89 ft, about to be constructed by the L. & R. Realty Company, of 165 Broadway, H. B. Leahy, 304 West 82d st, secretary, at Nos. 225-229 West 39th st, to cost in the neighborhood of \$300,000. The American Press Association, 45 Park pl, J. Holden, president, and M. F. Gormond, secretary, is the lessee. Mulliken & Moeller, 103 Park av, prepared these plans.

#### Erie Canal Contract Awarded.

NEW YORK STATE.—The New York State Superintendent of Public Works, F. C. Stevens, Capitol Building, Albany, N. Y., has awarded to the Bellew-Merritt Co., of Tuckahoe, N. Y., the general contract for constructing the Erie Canal (contract No. 49) from a point about 500 feet east of Yellow Mill Bridge to Wayne-Monroe County line. The cost is approximately \$765,000. Frank H. Williams, Capitol Building, is State engineer. F. W. McElroy, State Road, Lockport, N. Y., will be in charge for the general contractor.

#### No Architect Yet for Knoedler Building.

5TH AV.—M. Knoedler & Co., 355 5th av, have purchased the Lotos Club property at Nos. 556-558 5th av, for improvement with a business building for their own occupancy. Two architects for the building are under consideration, but the actual selection has not yet been made, and no plans have been prepared. The Record and Guide was informed on Friday that the structure will be 4-stys in height, and that operations will be undertaken as soon as possible.

#### W. R. H. Martin to Build at Belle Haven.

BELLE HAVEN, CONN.—Architect G. H. Chamberlain, 1st National Bank Building, Yonkers, has completed plans and is taking estimates from Westchester contractors for the erection of a country residence frame and stucco, 2-stys, 65x38 ft, for W. R. H. Martin, of Rogers Peet & Co., 258 Broadway, N. Y. C., at Belle Haven. The work is to be done by general contract, and is estimated to cost about \$18,000.

#### Another Loft Building for Midtown.

27TH ST.—Maximilian Zipkes, architect, 103 Park av, has been commissioned to prepare plans for a 12-sty loft building, to be erected on the plot recently sold to A. & S. Gordon, at Nos. 118-120 West 27th st. Plans will be arranged consistent with the surrounding conditions, and will be up-to-date in every respect. The amount involved in the operation will be about \$225,000. Plans will be ready about April 15.

#### Eleven-Story Apartment for Claremont Avenue.

CLAREMONT AV.—The plot of four lots, measuring 100x100 ft., has just been purchased by the Cerebone Construction

Co., of Riverside Drive and 113th st, for improvement within thirty days with an 11-sty high-class elevator apartment house of the latest type. The plans will be prepared by Messrs. Schwartz & Gross, 347 5th av. The owner will take all figures.

#### Apartments, Flats and Tenements.

HENRY ST, N. Y. C.—Moses Baumgarten, 188 Monroe st, will erect a 6-sty tenement 25.6x87 ft, at No. 119 Henry st, to cost \$27,000. H. J. Feiser, 150 Nassau st, has prepared plans.

57TH ST, N. Y. C.—C. W. Logeling, 1328 Broadway, will erect a 6-sty flat building, 73.4x87.5 ft, in the northside of 57th st, 126.8 ft west of 2d av, from plans by H. L. Young, 1328 Broadway to cost, \$100,000.

184TH ST, N. Y. C.—Neville & Bagge, 217 West 125th st, have completed plans for a 5-sty flat, 50x87.9 ft, for the Van Orden Const Co, 561 W 181st st, to be erected in the northside of 184th st, 200 ft west of Amsterdam av, to cost \$50,000.

79TH ST, N. Y. C.—Footings have been put down for the 12-sty apartment house, 63x102 ft, which Weschler & Noel, 299 Broadway, are to erect at Nos. 147-153 West 79th st, to cost \$225,000. Schwartz & Gross, 347 5th av, are the architects.

184TH ST, N. Y. C.—Two 5-sty flats, 80x87.3, will be erected in the southside of 184th st, 100 ft west of Amsterdam av, to cost \$160,000. The West 184th St Const Co, 35 Nassau st, is the owner, and Neville & Bagge, 217 West 125th st, the architects.

WEST NEW YORK, N. J.—Excavating is underway for the two 3-sty double flats, brick, 50x60 ft, to be erected in 13th st, 29 ft east of Palisade av, by John Lola, 317 Fulton st, West Hoboken. John G. Helmers, 129 Clinton st, West Hoboken, is the architect. The owner builds.

RIVERSIDE DRIVE, N. Y. C.—Excavating is in progress for the 12-sty apartment house, 100x150 ft, to be erected by Jacob Axelrod, 321 West 92d st, at the southwest corner of Riverside Drive and 100th st, to cost \$650,000. Rouse & Goldstone, 12 West 32d st, are the architects. (See issue March 5, 1910.)

55TH ST, N. Y. C.—Operation will soon be started for the 12-sty apartment house, 100x100 ft., in the north side of 55th st, 200 ft. east of 9th av, for Bing & Bing, 198 Broadway. Schwartz & Gross, 347 5th av, have prepared plans. Gunvald Aus, 11 East 24th st, will be steel engineer. The cost is placed at \$800,000. (See issue Feb. 12, 1910.)

BROADWAY.—Plans will be ready for bids about march 22, for the 12-sty fireproof apartment house, 100x151 ft, to be erected by T. J. McLoughlin Sons, builders, of 39 East 42d st, at the northeast corner of Broadway and 98th st, from plans by Geo. and Edward Blum. P. R. Moses, 45 West 34th st, is steam and electrical engineer. Estimated cost is \$350,000.

NEWARK, N. J.—Cohen & Bessman are preparing plans for a 3-sty brick apartment building which Morris Nimaroff contemplates erecting this spring on Springfield av near 13th st. Plans have been completed by the same architects for a row of three detached 3-sty frame flats with accommodations for three families which Morris Miller will build at 305 to 309 Peshine av.

#### Contracts Awarded.

24TH ST, N. Y. C.—Leonard Schaller, builder, 1265 Broadway, has received the contract to erect a 2-sty office, stable and lumber sheds for A. B. Rodger, in 24th st, 11th and 13th avs, from plans by Paul C. Hunter, 11 Broadway.

AMSTERDAM AV, N. Y. C.—John F. Cockerill, Inc., masons and builders, 147

Columbus av. has obtained the general contract to erect the new addition to the ice plant of Bernheimer & Schwartz, at 129th st and Amsterdam av. The building will be 3-stys in height, 50x50 ft.

45TH ST, N. Y. C.—John T. Brady & Co., 103 Park av, has received the general contract for extensive interior changes to the 5-sty brick dwelling No. 154 West 45th st, for Messrs. Wolf & Carron, of 156 W. 45th st. Harry Allen Jacobs, 320 5th av prepared these plans. Estimated cost is \$15,000.

KINGS PARK, N. Y.—The State Lunacy Commission recently awarded to Bliss & Griffiths, 225 Fifth av, N. Y. C., the contract for constructing four cottages for chronic insane patients at the Kings Park State Hospital, Kings Park, N. Y. The contract price is \$282,000. T. E. McGarr is Secy, of the Comm., Albany.

CENTER ST, N. Y. C.—The W. G. Cornell Co., 4th av and 17th st, has received the plumbing contract for the new Municipal Building to be erected at Center st, Park Row and Duane st, for the city. The Thompson-Starrett Co., is general contractor. Estimated cost of building is about \$8,000,000.

1ST AV, N. Y. C.—The Corrigan Construction Co, 140 West 42d st, has received the general contract to erect the 5-sty factory, 101x97.3 ft, for Wm. Maas and Edward Blum, 38 East 81st st, at the northeast corner of 1st av and 124th st, to cost about \$40,000, Kafka & Lindenmeyer, 37 East 28th st, are the architects.

175TH ST, N. Y. C.—Lanning & Southland, Broadway and 176th st, have obtained the general contract for alterations to the 2-sty brick stable in the southside of 175th st, 125 ft west of Fort Washington av, for Mrs. J. Hood Wright, 175th st and Fort Washington av. Plans are by P. B. Ruggles, 611 West 180th st.

#### Churches.

NORWICH, CONN.—The First Universalist Society has purchased property on Broadway as a site for a new church. Plans will be drawn at once and it is hoped to have work well under way by summer.

PHILADELPHIA, PA.—Heins & La Farge, 30 East 21st st, N. Y. C., architects, have been commissioned to prepare plans for a church to replace St. Patrick's Roman Catholic Church, at the southwest corner of 20th and Locust sts. The new structure, which will be of highly ornamental design, will occupy an area of 80x180 ft., and will cost about \$250,000.

WALLINGFORD, CONN.—Architects Foote & Townsend have been commissioned to prepare plans for the proposed group of buildings to be erected in Wallingford by Holy Trinity R. C. Parish, of that place. The plans provide for the erection of a convent and assembly hall, a 16-room school and a chapel. All will be of brick, provided with steam heat. Rev. John Carroll, is pastor in charge.

#### Dwellings.

YONKERS, N. Y.—Ross & McNeil, architects, 39 East 42d st, N. Y. C., have plans for extensive alterations to a residence on Palisade av, Yonkers, to cost \$10,000.

ST. JAMES, L. I.—H. Horenberger, 422 East 159th st, N. Y. C., has prepared plans for a 1-sty bungalow, 50x60 ft, to be erected at St. James, for Mrs. Otto Sonnenberg.

69TH ST, N. Y. C.—Plans for extensive alterations, have been prepared by D'Oench & Yost, 289 4th av, to the 4-sty residence, 16 West 69th st, owned by John Achelis on premises.

RIVERDALE, N. Y.—Eugene S. Delafield, of Riverdale, will erect a new dwelling, 2½-stys, 50x30 ft, from plans by Robert W. Gardner, 122 West 29th st, N. Y. C., to cost \$12,000.

WOODCLIFFE, N. J.—Carl P. Johnson, 8 East 42d st, N. Y. C., has prepared plans for a two family 2½-sty frame dwelling for J. F. Myers, 64 Fulton st, Weehawken, to be erected at Woodcliffe.

PELHAM HEIGHTS, N. Y.—Architect Robert W. Gardner, 122 West 29th st, N. Y. C., is taking bids for a 2½-sty hollow-tile residence, 27x77 ft, for Chas. S. White, of Pelham Heights to cost about \$15,000.

ROCHESTER, N. Y.—Butler & Rodman, architects, 16 East 23d st, N. Y. C., have prepared plans for a 3½-sty residence, 65x40 ft, for Edgar L. Marston, 24 Broad st, to be erected at Rochester. The Andrew J. Robinson Co., 123 East 23d st, N. Y. C., has the general contract.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for ten 3-sty limestone stores and dwellings to be erected on the block front of DeKaib av, including the corners of Franklin av, Skillman st, Brooklyn, for the Abels Gold Realty Co., owners.

#### Factories and Warehouses.

MALDEN, MASS.—The Converse Independent Rubber Co., of Malden, has decided to issue 1,500 shares additional of preferred stock at \$100 each, the proceeds to be used to enlarge the present plant in Pearl st, Malden.

BRIDGEPORT, CONN.—Work will soon be started on a large addition to the plant of the Bryant Electric Co. on Hancock av. It will be a brick structure, 60x147 ft, 3-stys, with a gravel roof. William McLennan is superintendent of construction. The structure will cost about \$35,000.

NEW HAVEN, CONN.—Architects Brown & Von Beren have completed plans for another industrial building to be erected in Brewery st, for the Smedley Bros. Co. It will be 75x80 ft, 6-stys of brick, heavy mill construction and gravel roof. The structure will be fitted up for manufacturing purposes, and will be equipped with freight and passenger elevators and heated by steam.

DUANE ST, N. Y. C.—Sonn Bros., owners, 149 Church st, are taking figures on structural steel, for the 12-sty fireproof warehouse, 90x100 ft, to be erected at the southwest corner of Duane and Hudson sts, to cost approximately \$450,000. Rouse & Goldstone, 12 West 32d st, are the architects, M. S. Falk, 30 Church st, steel engineer, and Morse & Rogers (shoes), 135 Duane st, the lessees.

NEWARK, N. J.—Work is soon to be started on improvements to the plant of Schloss, Held & Schloss, wholesale butchers, at Av D and Astor st. The work, will involve an expenditure of about \$35,000, will consist of the erection of a 4-sty fertilizer building 20x36 ft, 1-sty engine-room, 36x36 ft, 1-sty boiler-room, 29x36 ft, 1-sty storage shed, 20x29 and a 2-sty addition 64x70 ft, to the main building, which will contain offices, abattoir, chill-room, delivery-room and beef and small stock coolers. The buildings, will be fireproof construction, with reinforced concrete flooring. J. G. Glover, of Brooklyn, is the architect. Electric

power, elevator and ice machines of seventy-ton capacity per day. Contracts will be awarded at once.

#### Miscellaneous.

NEW HAVEN, CONN.—Local architects have been invited to submit sketches for the proposed engine house to be erected on Highland av, near Prospect st. All



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sketches must be in the hands of the committee by March 14.

STAMFORD, CONN.—A committee consisting of Schuyler Merritt, Judge Taylor and O. G. Fessenden has been appointed to consider plans for the new library building to be erected on the Gothic Hall site which was recently purchased by the city.

WHITE PLAINS, N. Y.—The White Plains Hardware Company of Spring st, has plans out for a reinforced concrete building, 40x100, two stories and basement, to be erected in Bank st, near Westmoreland av. No contract has been let at last report.

Buffalo, N. Y.—Esenwein & Johnson, architects, 777 Ellicott Sq. Bldg., of Buffalo, are preparing plans for alterations to the Iroquois Hotel to cost \$150,000, including the installation of 100 additional bathrooms and equipment. John F. McDonald, is owner, 6 Jewett Block, Niagara Falls, N. Y.

CLINTON ST, N. Y. C.—Bids are all in for the 3-sty brick and limestone theatre, 55x89 ft, which the Clinton Amusement Co, D. J. Griffen, treasurer, C. R. Johnson, secretary, is to erect at Nos. 58-62 Clinton st, to cost, \$60,000. Thomas W. Lamb, 224 5th av, is architect. The award will be made at once.

DOWNING ST, N. Y. C.—The first tier of beams are in place for the 2-sty garage, 29x100 ft., which Edwin H. Sayre, of R. C. Williams & Co., 56 Hudson st, in erecting at No. 42 Downing st, to cost between \$8,000 and \$10,000. W. Leeming, 20 Broad st, architect; McDermott & Hanigan, 404 West 17th st, general contractors; Ellison Const. Co., 1499 Broadway, carpentry.

#### Office and Loft Buildings.

38TH ST, N. Y. C.—Work will be started immediately on the 12-sty office and loft building which the John T. Brook Construction Co., 116 West 43d st, is to erect at Nos 223-225 West 38th st.

31ST ST, N. Y. C.—Schwartz & Gross, 347 5th av, have plans underway for the 12-sty store and loft building, 50x200x42 ft, to be erected at Nos. 39-41 West 31st st and 38-40 West 32d st, for Brody, Adler & Koch, 132 Nassau st.

AV B, N. Y. C.—Figures are still being received by John U. Brookman, 88 Wall st, for the 4-sty loft building, 92x107 ft, to be erected at Nos. 328-334 Av B and 19th st, to cost about \$30,000. G. H. Chamberlain, 10 South Broadway, Yonkers, has prepared the plans.

HOBOKEN, N. J.—Builders are still figuring plans for enlarging and improving the office and express building at the Hoboken yards for the Delaware, Lackawanna & Western Railroad Co. These plans were prepared by F. J. Nies, in care of the company. The cost is placed at about \$25,000.

26TH ST, N. Y. C.—Geo. Fred. Pelham, 507 5th av, has completed plans for the 12-sty loft building, 42x98 ft, to be erected by the Criterion Construction Co., 222 Riverside Drive, L. Matz, president, Harry Matz, secretary and treasurer, at Nos. 114-116 West 26th st, to cost \$200,000. The owner handles the general contract.

4TH AV, N. Y. C.—Excavating is still going on for the 20-sty loft and office building, 98x150 ft, to be erected by Philip Braender, of 143 West 125th st, at the southeast corner of 4th av and 24th st, to cost about \$1,000,000. Wm. C. Frohne, 38 East 21st st, prepared these plans. Paul J. Piatti, 47 West 34th st, is steam engineer. The owner builds and awards all sub-contracts.

22D ST, N. Y. C.—Myron S. Falk, 30 Church, is steel engineer for the 12-sty store and loft building, 91x87 ft, to be erected at Nos. 13 to 21 East 22d st, from plans by Rouse & Goldstone, 12 West 32d st. Engineers for the heating, plumbing and electric work have not been selected.

The owner is the Flemish Realty Co., 128 Broadway. Louis Kramer is secretary, and Joseph E. Goldberg, president. Estimated cost is \$350,000. (See issue March 5, 1910.)

#### Power Houses.

ALBANY, N. Y.—The Legislature recently passed the bill appropriating \$500,000 for a site and construction of a power house for the Capitol and Education Building in Albany.

BOSTON, MASS.—The Boston & Northern Street Ry., Boston, Mass., will reconstruct its power plant in Merrimack st. Improvements to be made include the installation of two high-pressure boilers and a 150-ft. chimney with a 19-ft. base. G. W. Palmer, Jr, is Electrical Engr.

41ST ST, N. Y. C.—The Libman Contracting Co., 1968 Broadway, is figuring plans for the transformer station to be erected in West 41st st, for the New York Edison Company. The building is to be 5-stys, on a plot 50x105 ft, from plans by Wm. Weissenberger, 55 Duane st. The Libman Co, is desirous of bids from sub-contractors.

#### Schools and Colleges.

GLEN ROCK, N J—J O Bunce, 1 West 34th st, N. Y. C., will soon take bids for enlarging the public school at Glen Rock for the board of education.

MT. VERNON, N. Y.—Werner & Windolph, 27 West 34th st, N. Y. C, have plans in progress for a trade school to be erected at Mt Vernon to cost about \$80,000

SHEFFIELD, PA.—J. Sarsfield Kennedy, architect, 44 Court st, Brooklyn, is preparing plans for a 2-sty and basement fireproof brick and limestone high school 200x100 to be built at Sheffield, Pa.

NEW ROCHELLE, N. Y.—A school building, to cost \$80,000, is to be erected at the corner of Mayflower and Summit avs, and White Oak st, by the Common Council. The building will be of brick and will contain 16 rooms.

NEW BRITAIN, CONN.—Architect W. P. Crabtree, has been commissioned to prepare plans for an addition to the Smalley school. Sketches and preliminary estimates are to be prepared and presented at a meeting of the school board.

BROOKLYN.—Excavating has started at Tompkins and Dekalb aves, for the 5-sty fireproof school and convent, 60x150 ft, to be erected by St. Ambrose Roman Catholic Church, Rev. Thomas McGronen, pastor. George H. Streeton, 103 Park av, N. Y. C., is the architect. The general contract has been let to Peter Cleary, 115 Marion st, Brooklyn. Estimated cost, \$100,000.

JACKSON ST.—Architect J. F. McGuire 39 East 42d st, has plans in progress for a 5-sty brick school to measure 36x62 ft, for the Church of St. Mary's to be erected at the southeast corner of Jackson and Front sts. The school will include boy's club rooms. The architect will be ready to receive figures about March 22. The Rev. James H. Byrnes, 79 Jackson st, is rector.

#### Brief and Personal.

Thomas W. Lamb, architect, has removed his offices from 224 5th av, to 489 5th av.

Harold D. Hall, architect, has removed his office from 24 East 23d st to Nos. 56 and 60 Madison av.

Architect Donn Barber, formerly of 24 East 23d st, has taken larger quarters at Nos. 56 and 60 Madison av.

Howard M. Peck, architect, formerly of 24 East 23d st, has established new offices at Nos. 56 and 60 Madison av.

Brick cannot be said to be cheap here, but in Philadelphia the papers say they are 'handing them' to the transportation company, gratuitously.

The C. H. Southard Company's house wreckers are taking down the old Governor Morgan houses at the northeast corner of Fifth av and 34th st.

The Power Engineering and Contracting Co., formerly of 1123 Broadway, has removed to the Centurian Building, 1182 Broadway. This change was made necessary by increases in business which necessitated larger quarters.

A Wilfred Tuthill, manager of the common brick department of the Sayre & Fisher Company, 261 Broadway, is expected back from Cuba within a week. Mr. Tuthill took a little run down the coast a week or two ago as a sort of vacation.

The business of the late firm of T. Cockerill & Son, masons, builders and general contractors, of 147 Columbus av, has been incorporated into the John F. Cockerill Co. with offices at the address already noted. Mr. Cockerill is one of the oldest and best mason builders in the city and the erection of many of its notable buildings, both public and private, can be placed to his credit. The firm for years made a specialty of high-grade mason work.

#### Master Plumbers Favor Dana Amendments.

The Dana bill, proposing to amend the Mechanics' Lien law, received full endorsement of the New York State Master Plumbers' Association at its annual convention in session on Monday, Tuesday, Wednesday and Thursday at the Hotel Astor. The delegates disapproved of the Employers Liability Bill now in legislative committee on the ground that it had not been draughted in such a manner as to make it equitable. The principle that the bill sought to provide was approved, however, but it was thought that it could be revised and redrawn to advantage. These officers were elected:

President, F. E. Fladd, of Rochester; succeeding Isaac J. Brown, of New York, who declined a renomination; vice-president, John Monroe, Albany; secretary, Louis Yauchzi, Rochester and treasurer Charles Campbell, Watertown. The 1911 convention will be held next March in Rochester.

Discussing the action of the delegates regarding the Dana bill President Fladd said that the plumbers of New York State believe that if those amendments pass it will redound to the benefit of the lending companies. They will have no added difficulty in foreclosure proceedings, he argued. "It is a bill that no honest man need fear" added, Mr. Fladd, "It will do more, if passed, to restore conditions as they were thirty years ago, when it was a rare thing for a man to lose money as a result of the machinations of speculators. We need protection and this bill certainly covers all that could be desired looking toward that end."

On Thursday several conferences regarding the business outlook for the year, pending legislation and other details were held, and in the afternoon the delegates were taken in hand by their hosts, the New York Master Builders' Association, and were taken to places of interest in automobiles. The committee of arrangement and entertainment consisted of T. A. Hill, chairman; F. J. Lee, treasurer; George H. Creasy, secretary; W. G. Cornell, F. B. Lasette, T. J. Cummins, B. A. Buge, Edward MacDonald, S. H. Welch, J. F. Rogers, R. F. Donohoe, I. J. Brown, J. J. Dixon, J. W. Sands, W. J. Flynn, J. P. Knight, William Thompson, Thomas E. O'Brien, T. S. Cochrane, Jr.; E. D. Clark, F. B. Robertson, James McCullagh, James Jarcho, John A. Long, M. F. Gleason and M. Jarcho.

An event of special interest to the delegates was an address made on Tuesday by Mayor Gaynor, who spoke upon general topics and had a good word for the master plumbers of New York.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Slight Lull in Demand for Material.

While the week opened strong in the demand for building material, it closed with a decided bearish tendency, according to wholesalers in many lines. This had not developed sufficiently to affect prices, with the single exception of Hudson River common brick. The most noteworthy incident was the closing of the contract for granite for the new Municipal Building by the John Peirce Company, and several big hardwood contracts by the Strasburg Manufacturing Company for hardwood flooring. This line is the strongest in the building material market at present, with an aggressive bullish tendency in prices. Steel was active up to Wednesday, but fell off later, while pig iron held an even pace throughout the week. Portland cement continued to maintain the improving tone noted in the last issue of the Record and Guide. A summary follows:

**BRICK**—Receding demand; prices lower.  
**CEMENT**—Unchanged.  
**PIG IRON**—Firm.  
**STEEL**—Opened strong, but closed weaker.  
**LUMBER (Hardwood)**—Prices firming for advance.  
**STONE**—Improving tendency as demand increases.

### Brick.

Hudson River brick prices dropped back two shillings this week. This was partly due to greater supply and partly to a falling off in demand. The fact that the Hudson River was opened to navigation as far as Newburgh contributed to the slump, more or less, the buyers figuring that now that there was no danger of the supply running short they could bear the market a little, and in consequence the demand fell off perceptibly on Wednesday, although the first of the week opened strong at fair, though constantly weakening, prices.

Nothing phenomenal is looked for in brick prices for the immediate future, according to certain manufacturers and some dealers. The talk of the enactment of the Dana amendments to the Mechanics Lien Laws has upset a certain class of builders, and they are hesitating about going ahead with plans. If the act passes, and the big lending companies find that they will not be able to lend money so freely in the future, the brick interests, it was said, would be the first to be affected. For the next thirty days brick probably will not rise above \$7 unless another cold spell sets in.

Raritan River brick are going out at \$6.25 to \$6.75 and in good quantity, the Sayre & Fisher Co. being able to make shipments from yards by water.

### BRICK.—(Cargo Quotations at the wharf.)\*

	Per M.	\$6.50@	\$7.00
Hudson River, Common.....			
Hudson River, Light Hard.....			
Raritan River.....	6.25		6.75
Croton Point—Brown, f. o. b.....	12.50		
Croton Point—Dark and red.....	12.50		
Hollow brick, Haverstraw size.....	8.00		9.00
*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

### LIME AND PLASTER.

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 ..... 1.30  
 New Milford (small barrel) ..... 1.00  
 Hydrated, per ton ..... \$8.00 9.00

### PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs ..... 1.45  
 In barrels, 320 lbs. .... 1.65  
 In bags, per ton ..... \$8.50 10.00  
 Calcined, 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  
 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.

### Cement.

The cement situation was reported as fair this week, with good inquiry and moderate booking of orders among the large companies.

Mr. J. P. Beck, general manager of the Cement Products Exhibition Company 115 Adams st, Chicago, Ill., wrote this week to the Record and Guide, giving the first official announcement so far made that a cement show will be held in Madison Square Garden, under the auspices of the Cement Products Exhibition Company from December 11 to 20, 1910. Arrangements have been made with Mr. Beck, by The Record and Guide for announcing further details of this exhibition as soon as the preliminary arrangements, now under way, are completed. We announced in these market reports last week the rumor that such an exhibition would be held. Prices current follow:

### 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 cts 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	
Edison Portland.....	1.43	
Dragon Portland.....	1.43	1.58
Lehigh Portland.....	1.43	1.58
Trowel Portland.....	1.43	1.58
Vulcanite Portland.....	1.43	1.58
Alsen's (German) Portland.....		2.40
Dyckerhoff (German) Portland.....		2.43

### RECEIVER FOR SEABOARD COMPANY.

William F. Allen has been appointed receiver for the Seaboard Portland Cement Company, of 225 Fifth avenue on application of Robert C. Morris, of Morris & Plante, attorneys in equity in a suite brought by George A. Beaton, on behalf of bondholders. The proceedings are said to be preliminary to reorganization and are taken to protect the assets, which are estimated at more than \$1,000,000. The company was incorporated in July, 1907, capitalized at \$5,000,000. It controlled 700 acres at Alsen-on-Hudson near Catskill and was building a large cement plant. The liabilities outside of the bonds are said to be not large.

In December last it was said that it would require about \$300,000 more money to finish the plant. It is said that all the \$2,000,000 bonds have been sold, and with every bond sold a share of stock was given. A large amount of bonds were placed on Long Island, and it is said that \$120,000 were sold in Riverhead and neighboring towns.

The list of the officers of the concern in 1901 was: Geo. A. Beaton, president; Joseph M. Shellabarger, secretary; directors, George W. Roydhouse, Isaac F. Woodbury, Edwin Thomas, Alexander I. McLeod, Francis V. Greene, Chas. P.

Collins, Daniel E. Jones, M. V. Brewington, Joseph T. Fanning, P. T. Watt, Edwin C. Willets, Dwight C. Rexford and the president and secretary.

### Iron and Steel.

The pig iron market developed more strength this week, especially in foundry grades. Prices were a little stiffer in view of better inquiries, both as to number of orders and individual tonnage, covering shipments into the last part of the first half of this year, for the Eastern territory. The improvement was particularly noticeable in view of the contraction of the market by about 40,000 tons during the preceding week. The prospective orders held in abeyance have been estimated at about 50,000 tons and a large part of that went since Monday. Many consumers have informed the furnaces that while they have inquiries in the market at this time, they are not ready yet to make contracts.

### STEEL.

Inquiry among structural steel interests this week brought the information that the most encouraging feature in the steel industry is the continued large number of small orders for extensions to manufacturing plants. This has been especially noticeable in the Metropolitan District, as noted in previous issues of the Record and Guide. The activity in this regard was first noticed in the lumber markets when exceptionally bulky specifications for factory material were received by wholesalers early in January. At that time it was stated that it would not be more than ninety days before the steel interests would feel this movement.

Architects bear out this report, stating that the erection of industrial and mercantile buildings and apartment houses would be the rule this year instead of office building construction, which has predominated for the last two or more years.

Exclude the railroad construction business and the investigator will discover that the fabricators and structural mills are doing very satisfying business, and since the recent crisis in the labor market this business has been coming in much faster. The rate that orders have been received by the American Bridge Co. and other fabricators so far this month would indicate that the total for March will greatly overshadow that of any other month so far this year and will far eclipse that of March last year.

The lower prices prevailing in plain structural material is responsible for this to some extent. The principal local business announced this week aggregated about 12,000 tons of beams, channels and angles for the Municipal Building, which went to the Eastern Steel Company on sub-contract. Other March business will be 2,000 tons for the Mills & Gibbs building at 4th av and 22d st and 2,000 tons for the Rector Hotel. The largest business in sight at present is for the new subways, which will require about 100,000 tons of iron and steel castings and rolled steel products. It is thought that bids will be called for within six weeks, but contracts will wait, of course, upon the placing of the general contract in April.

### HARDWARE.

The hardware and building equipment interests report constantly improving business. The fact that there are plans filed aggregating investments ranging to about \$100,000,000 for buildings that have not yet gone ahead, but probably will be started this year, indicate that the year will be a good one for the hardware in-

terests. Prices in nearly all supplies under this head are steady, but have not yet shown any signs of stiffening. The plumbing supply interests heard this week that the plumbing contract for the new Municipal Building went to the W. G. Cornell Company, Everett Building, Union square. This is a prize that almost every sanitary engineer in the city and many throughout the country had hungry eyes upon.

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

Table of Pig Iron prices. Columns: Northern (No. 1 x Jersey City, No. 2 x Foundry, No. 2 Plain), Southern (No. 1 Foundry, No. 2 Foundry Spot, No. 3 Foundry), Basic (Eastern Pennsylvania, Alabama, Valley). Prices listed in dollars and cents.

STRUCTURAL STEEL. Nominal prices f. o. b. dock N. Y. Beams and Channels, 15-in. and under. Angles, Tees, Zees.

BAR IRON FROM STORE (National Classification.)

Table of Round and Square Iron prices. Columns: 1 to 1 1/2, base price; 1/4 and 3/8-in.; PLAT IRON (1 1/2 to 4 in. x 1/4 to 1 in., base price); Norway Bars, Norway Shapes, Burden Best Iron, Burden H. B. & S., Machinery Steel, Soft Steel Bars, Tool Steel.

Table of Soft Steel Sheets prices. Columns: 1/4 and heavier, 3-16, No. 8, Blue Annealed (Nos. 8, 10, 12, 14, 16), Mill Store, One Pass, Cold Rolled, Cleaned American.

GENUINE IRON SHEETS.—Galvanized. Nos. 22 and 24, 26, 28.

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.

RUSSIA, PLANISHED, ETC. Genuine Russia, according to assortment, per lb., Patent planished per lb. A., 10c.; B., 9c., net, Metal laths, per sq. yd.

Table of Galvanized Steel prices. Columns: Nos. 14 and 16, 18 and 20, 22 and 24, 26, 27, 28, 30. Per 100 lbs.

FABRICATED SLAB REINFORCEMENT. "Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft. "Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

Lumber.

A continued demand for factory grades of pine featured the week while spruce stiffened considerably. Long leaf yellow pine timber fell off somewhat, according to reports of wholesalers, but the week-end brought an improved movement. Hardwoods lead the lumber situation at

present. Prices are advancing and are stiff at the new figures, which are given below. Some retailers are going to find themselves unable to get supplies early this Summer, owing to the fact that the biggest mills, those that are best equipped for making any kind of deliveries at all, are simply swamped.

One wholesaler inquired of the country's six largest mills only a week ago for 400,-000 feet of parquet flooring and several carloads of quarter-sawn oak strips, and only two of them were able to make shipments at all within the next ninety days. This wholesaler made these inquiries so as to cover himself against emergency business a month hence, when the market will be choked with orders and might be held up on deliveries of anything but business booked early this quarter.

"The contractors themselves are to blame for this condition," said Mr. Eberhard, of the Strasburg Manufacturing Co., 12 West 31st st. "They will not place their orders ahead, thinking that they can get material at any time and in any quantity. This may be true of pine, because there are a thousand mills for turning out pine to only one turning out hardwood products, but it is all wrong as regards hardwoods."

Contractors would do well to anticipate their wants for summer and fall and place their orders now for the third and fourth quarter deliveries.

The Strasburg Manufacturing Co. has signed a contract for 350,000 ft. of quarter-sawn oak parquet flooring for the Riviera Realty Company's \$2,200,000 apartment house now going up in Riverside drive between 156th and 157th sts. This is the operation that Sonn Bros. are interested in, and for which the Metropolitan Life Insurance Company gave a ten year loan of \$1,200,000 last week. The Strasburg company is also supplying a similar quantity of quarter-sawn oak parqueting for the Paterno jobs in 116th st.

Maple prices have gone up almost twelve per cent. since November and the end is not yet, as the demand for this wood is increasing daily. Current quotations are subject to a discount of \$1.50, but it may go off at any time and so it is not quoted in the following figures:

Table of Hardwood Flooring prices. Columns: Standard clear grade, quarter sawn, white oak flooring, 13/16-in. thick, car lots, f. o. b. New York; Clear Michigan hard maple flooring, 13/16-in. thick, standard grades; Clear, No. 1, Factory. Other hardwood prices follow.

Table of Ash—White prices. Columns: 1st & 2d, 6 in.&up., No. 1 Com., No. 2 Com., Log Run, M.G.O.

Table of Ash—Brown prices. Columns: 1st & 2d, 6 in.&up., No. 1 Com., No. 2 Com., Log Run, M.G.O.

Table of Basswood prices. Columns: 1st & 2d, 6 in.&up., No. 1 Com., No. 2 Com., Log Run, M.G.O.

Table of Beech prices. Columns: 1st & 2d, 6 in.&up., No. 1 Com., No. 2 Com., Log Run, M.G.O.

Table of Birch prices. Columns: 1st & 2d, Red—6 in. & up—Sap, No. 1 Com., No. 2 Com., Log Run, M.G.O.

Table of Cherry prices. Columns: 1st & 2d, 6 in.&up., No. 1 Com., No. 2 Com., Log Run, M.G.O.

Table of Chestnut prices. Columns: 1st & 2d, 6 in.&up., No. 1 Com., No. 2 Com., Log Run, M.G.O.

Table of Hickory prices. Columns: 1st & 2d, 4 in. & up., No. 1 Com, No. 2 Com, Log Run, M.G.O.

Stone. Granite and marble show wonderful improvement over conditions prevailing for the last month. Prices are actually stiffening in these products, following the lead taken by limestone early in December. Marble is improving in demand for outside use, according to various authorities.

The John Peirce Company, 90 West st, signed contracts a few days ago for the delivery of 700,000 cu. ft., of Mt. Waldo gray granite for the superstructure of the new Municipal building. The price involved is said to be just under \$2,000,000. It was said at the offices of the company that deliveries would extend over two years and that they would begin as soon as the Pennsylvania Steel Company began to erect. The date when this work will begin depends upon the speed with which the foundations are completed by the Foundation Company, 115 Broadway. At the offices of the latter company it was said that, barring delays the job would be ready for steel on or about September 1.

Stone is already being cut at the quarry for this operation, said a representative of the successful bidder and shipments will be made almost entirely by schooner. One of the terms of the contract, it is said is that a sufficient amount of stone must be on hand when wanted and provision is made by the Thompson-Starrett Co., the general contractors, against delays in delivery.

The Dover White Marble Co., 500 Fifth av, has been enlarging its quarters at the above address owing, it is said, to the greatly increased volume of business it is handling at present. This company reports great activity in Jersey City and Newark, N. J., where a great amount of new construction work is in progress.

Some of the big granite contracts that are expected to be signed up soon, are the Bankers Trust Company building, Trowbridge and Livingston, architects and Marc Eidlitz, builders and also the new Post Office, of which McKim, Mead & White are architects. Current prices follow:

Table of Stone—Wholesale rates, delivered at New York. Lists prices for Bennington building marble, Brownstone, Portland, Caen, Georgia building marble, Granite, black, grey, Milford, pink, Picton Island, red, Westerly, blue, red, Hudson River bluestone, Kentucky limestone, Lake Superior redstone, Limestone, buff and blue, Longmeadow freestone, Ohio freestone, Portage or Warsaw stone, Scotch redstone, South Dover building marble, Tennessee marble, Vermont white building marble, Wyoming bluestone.

Table of Slate—Prices are per square, delivered in New York in car lots. Lists prices for Bangor, Genuine, No. 1, Brownville & Monson Mine, Chapman, No. 1, Peach Bottom, Red, No. 1, Unfading Green.



rence of importance, like the beginning of operations of a new surface or subway line, as was the situation created at the time of the building of the Bronx Subway. It has been developed naturally, slowly—but safely. Like a rising tide, the market has gradually grown stronger and in its present state it shows a healthy contrast to the halting and uncertain movements displayed in Wall Street.

The lion's share of the week's transactions went to the downtown district. A three-million-dollar deal engineered by John N. Golding and his business associate, Edward J. Hogan, included the sale of five old-fashioned buildings at the southwest corner of Broadway and Park pl, and the erection of a twenty-story structure in their stead. The site is one of the most desirable, since the destruction of the old Staats-Zeitung building, having a view of City Hall Park. During the last few years the corner building, which has a frontage of eighty feet on Broadway, has been coveted by two publishers of dailies, but they considered the price asked for by the Mercantile National Bank for its holdings excessive.

A second deal in downtown property worthy of mention, as showing the trend of the market, was the sale of the southerly half of the Edison building at No. 44 Broad st, running through to No. 40 New st, to the owners of the Wall Street Journal (Dow, Jones & Co.) The northerly half of the property was bought by the new owners at auction last month for \$394,000. The price paid for this week's acquisition is about half a million dollars.

The Fifth av district is also well represented in the week's doings. It is not necessary to point again to the rapidly increasing values of real estate in this section. Every deal emphasizes the wisdom of the far-sighted speculators who bought a few years ago and are now profit-taking. The latest transaction concerns the old Lotos Club building which Jacob Neadle contracted to buy in 1906 for \$750,000. The transaction, however, was never completed. The present sellers bought the property a few months ago for close to \$850,000, the price in the present sale is stated to be \$900,000; it was assessed by the city last year at \$610,000.

The only house erected in the old Lenox Library block by a speculative builder, 7 East 70th st, was held at \$275,000, and sold close to that figure. The demand for high-class dwellings was further shown by the sale of 19 West 52d st, which undoubtedly yielded a good round figure, being near one of the Vanderbilts' houses. A Park av site, at the southeast corner of 60th st, yielded its owner a profit of 200 per cent. Mr. Bryan L. Kennelly sold this piece for Miss Esther McMurray, who had acquired it in 1892, to Clifford G. Marshall. The buyer owns the adjoining lots and a 14-sty cooperative apartment house will replace the old buildings.

A noteworthy deal is also the sale of a plot at the southwest corner of 7th av and 54th st, being the first transaction in this section for many weeks.

## THE AUCTION MARKET

The week's offerings at the auction market were devoid of any special features and although the attendance was large, buyers were few and far between. Some of the regular habitués of the room, taking advantage of the absence of bidders, picked up good bargains in low-priced dwellings. Lowenfeld & Prager bought 303 West 4th st for a song, Bryan L. Kennelly being the auctioneer. Most of the advertised sales were either adjourned or the offerings withdrawn. The dwelling 122 East 58th st, was knocked down by Joseph P. Day to Alexander Lambert for \$29,000. Henry Flugelman paid \$19,815 for 49 Broome st, Samuel Marx being the auctioneer.

The holdings of the Henry E. Davis estate will very soon be offered at public auction. The properties include a 5-sty building at the southwest corner of Broadway and 47th st, and the entire block front on the west side of 8th av, between 50th and 51st sts, nine 4-sty tenements, 200.10x80. The Broadway property adjoins on two sides the old Brewster carriage factory, which was recently leased to a syndicate headed by Henry M. Eskins.

One of the largest sales of its kind is announced by Joseph P. Day, who will offer on the 31st of this month twenty-eight parcels belonging to the estate of Chas. H. Appley. The holdings consist of old buildings located on the east side, south of 1st st.

### There Are More Things in Real Estate Records, Horatio, Than Are Dreamt of in Your Philosophy.

For instance, twelve ways of getting in property for sale.  
 Three ways of getting in property for rent.  
 Ten ways of finding purchasers.  
 Three ways of working up trade.  
 Three ways of getting up mortgage applications.  
 Three ways to find money to lend on bond and mortgage, and all the machinery necessary for appraisals are to be found in a very simple set of records. We will mail you a small descriptive pamphlet on request entitled "Methods of Making Money on Manhattan Real Estate."

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

#### Dow, Jones & Co. Add to Their Holdings.

**BROAD ST.**—The De Rham estate sold to the Wall Street Journal Building Co. (Dow, Jones & Co.) the southerly half of the Edison Building at 42 and 44 Broad st, extending through the block to New st. The purchasers recently acquired the northerly half of the building at auction for \$394,300. They now control a plot fronting 41.3 on Broad st and 64.4 on New st. The portion disposed of this week was sold by Lewis B. Preston. It has been in the possession of the De Rhams since 1825, and was held by them at \$550,000. On the site was the first banking office established in this country by H. Casimir De Rham. The building was so constructed under an agreement between former owners that all that was necessary to make separate houses of it would be to build a separating wall. About 4 years ago the northerly half of the Edison Building and a lease of the south half were purchased by the City Investing Co. from the General Electric Co. The plans of the purchasers are to make extensive alterations.

**FLETCHER ST.**—Horace S. Ely & Co. sold for Brown Bros., bankers, to the Waterman Fountain Pen Co. 34 to 40 Fletcher st, a 10-sty fireproof building, on plot 69.1x61.5x irregular, adjoining the northwest corner of South st.

**GREENWICH ST.**—The St. John's Park Realty Co. (W. D. Kilpatrick and Jas. H. Cruikshank) has sold 487 and 489 Greenwich st, a new 6-sty loft building, on plot 44x90, 86 ft. north of Canal st. The company recently sold the adjoining and similar structure at 483-485 to Simons & Bleeker.

**GREENWICH ST.**—Warren & Skillin sold for Leffert Strebeigh, as contractor, to Henry Leerburger 403 Greenwich, a 4-sty and basement building, on lot 25x100, 50 ft. north of Beach st.

**MERCER ST.**—The Chas. F. Noyes Co. sold for H. C. Landers 237 Mercer st, a substantial 6-sty building covering lot 25x100. The building rents for \$6,000 per annum, and was held at \$50,000. An interesting feature of this sale is the fact that the property was sold to Joseph Solomon, who built the building about 15 years ago. After passing through several hands in the meantime, Mr. Solomon has again purchased, thus showing his confidence in this particular district, in which several large operations are in contemplation, including the probable reimprovement of the Raleigh Hotel plot at 663-5 Broadway, through to 230-2 Mercer st.

**WASHINGTON ST.**—The Fleischmann Co., manufacturers of compressed yeast, bought 695 and 697 Washington st from Mrs. Sarah McGovern and Geo. M. Newschafer through Robt. R. Rainey. These old structures, with stables in the rear, are on a plot having access to Perry st by an alley which separates the southeast corner of Washington and Perry sts, owned by the Fleischmann Co., from their stables at 140 to 144 Perry st. The Fleischmann stables are new, and it is not unlikely that the company will enlarge or rebuild its corner structure.

**9TH ST.**—Wm. M. Benjamin sold for Chas. Lanier, executor, 15 West 9th st, to a client, who will alter the house for occupancy.

**14TH ST.**—Herman Wronkow has sold to the Schuyler Land Co., 5 West 14th st, a 5-sty loft building, on lot 25x103.3, leasehold. The property was given in part payment for the Schuyler apartment house at 59 West 45th st.

**18TH ST.**—Huberth & Gabel sold for Mary Renfer, of Hamburg, Germany, the 4-sty tenement at 153 West 18th st, and for the Seaman Estate the adjoining building, 155 West 18th st, comprising a plot 39x90.9, to Alfred M. Rau.

**31ST ST.**—Edward Baer bought from the estate of Alfred Gilchrist 252 West 31st st, a 3-sty frame building on a lot 25x100.

**37TH ST.**—Francis Gepson sold the 4-sty dwelling 144 East 37th st, on lot 14x98.9.

**38TH ST.**—S. Osgood Pell & Co. sold for the Bacon estate 25 West 38th st, and for Dr. Parker and Dr. Kimball No. 27, adjoining. The purchasers will erect a 12-sty mercantile building on the combined plot, which is 43x98.9 in size.

**38TH ST.**—Arnold, Byrne & Baumann sold for Reckling & Valender to the John T. Brook Construction Co. 223 and 225 West 38th st, old buildings, on plot 41.2x98.9. The purchaser intends to raze the present houses and erect a 12-sty building suitable for publishers.

**38TH ST.**—Contracts have been signed by a syndicate for the purchase from clients of J. Arthur Fischer & Co. of several lots on the north side of 38th st, a little to the west of 7th av, as a site for a 15-sty fireproof structure, containing a garage, salesrooms and an exchange for automobiles. The building will cover a plot fronting 140 ft. on 38th st.

**40TH ST.**—J. Arthur Fischer sold for Eugene Flood the 5-sty dwelling 216 West 40th st, on lot 14.3x98.9.

**48TH ST.**—Parish, Fisher & Co. sold for Johanna C. M. Gibelhouse 219 West 48th st, a 3-sty and basement dwelling, on lot 20x98.9, to a client for occupancy.

**50TH ST.**—Mrs. Marion Herrick Havens sold through Wm. Say Morris to Joseph Lawrence, represented by Taylor Bros., 24 West 50th st, a Columbia College leasehold, 4-sty dwelling, on a lot 16x100.5.

**52D ST.**—The estate of Sarah E. Squire sold 19 West 52d st, a 4-sty brownstone front dwelling, on lot 25x100.5, on the block with the Vanderbilt houses.

#### Office Buildings on Broadway and Park Place Sold.

**BROADWAY.**—An important real estate transaction has been concluded for several owners by Edward J. Hogan, of the firm of John N. Golding, to F. W. Woolworth & Co., of this city and Liverpool. The property involved in the sale comprises three 5-sty and two 7-sty old-fashioned office buildings, covering a plot fronting 80 feet on Broadway and 172.9 feet on Park pl. The corner property was sold by the Mercantile National Bank, which held the parcel at \$750,000. The price paid for the corner was \$650,000. This was acquired by the present seller, at the time it absorbed the Broadway National Bank, which formerly occupied the quarters now used by the private banking house of Bischoff & Co. The adjoining 7-sty building on the Broadway side, was sold by the Trenor L. Park estate, represented by F. B. Jennings, of Stetson, Jennings & Russell, and the next building to the south was purchased from George Noakes, who in order to be in a position to deliver that parcel paid one of his tenants \$8,000 for the unexpired term of his lease. Park Place buildings, 6 and 8, were acquired from John J. McCullough.

In the proposed 20-story building which will be erected in the near future, will be located the executive offices of the purchasing company, now in the Stewart building, and the Irving National Bank, now at West Broadway and Chambers st, has arranged to rent large quarters, probably taking up the larger part of the street floor. Directly opposite the proposed improvement is the general post-office building and City Hall Park. Including the cost of the new building the transaction will involve nearly \$3,000,000.

2D AV.—John Peters sold for Solomon Plaut and M. Goldsmith to Louis Minsky the southeast cor of 14th st and 2d av, a 4-story and basement building on plot 33x51.6. Mr. Minsky will tear down the present building and will erect an 8-story store and office building. This property has been held by the present owners for over 23 years. Pierre M. Clear was associated as broker.

#### Lotus Club's Old Home Sold.

5TH AV.—M. Knoedler & Co., art dealers, now at the northeast corner of 5th av and 34th st, bought from a syndicate composed of the Alliance Realty Co., Heilner & Wolf, and Daniel B. Freedman, the old Lotus Club property at 556 and 558 5th av, adjoining the southwest corner of 47th st. The broker was Newbold T. Lawrence. The property was held at about \$900,000. At the last sale, in November of last year, by the Lotus Club to the syndicate, the price was reported as \$750,000. It was sold in 1906 for the latter figure, but the transaction was never completed. Knoedler & Co. will either alter the property for their own use or erect a new building. Their lease on the Altman block expires soon. The Windsor Arcade, on the block north of the Knoedler purchase, is soon to be demolished to make way for two modern structures, the northerly one of which is to be leased by the Gerry estate to W. & J. Sloane. The 34th st corner, now occupied by Knoedler, is leased for a long term to B. Altman & Co., and will probably be improved as soon as they obtain possession.

6TH AV.—W. Clarence Martin sold, through William J. Roome & Co., 642 6th av, a 5-story tenement with stores, on a lot 20.6x72. The seller bought the property last month from Herbert Fitz R. Aymar.

#### NORTH OF 59TH STREET.

66TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Miss Helen Lauterbach to Sumner Gerard 69 East 66th st, a 4-story dwelling, on lot 18x80.

#### Sale of a New Dwelling on Lenox Hill.

70TH ST.—Pease & Elliman sold for Cornelius W. Luyster, Jr., 7 East 70th st, a new 6-story fireproof English basement house of the most expensive and modern construction. It is on one of the lots recently sold by the Trustees of the Lenox Library and is the only one erected for the purpose of sale. When completed it will be occupied by the purchaser. The property has been held by Mr. Luyster at \$275,000, size 25x80x100.5. The rears throughout this block for ten feet are restricted against any building, assuring fine rears to all.

77TH ST.—Froman & Taubert in conjunction with Albert Stern sold for Bernard & Sack 404 East 77th st, a 4-story and basement loft building, on lot 19.4x102, and also the adjoining building 406 East 77th st, a 2-story and basement stable, on lot 19.4x102, to the same client for investment.

89TH ST.—Slawson & Hobbs sold for Paula Wolfsohn to Dr. Julius Wolff for occupancy the 4-story brownstone and brick high-stoop dwelling, 29 West 89th st, on lot 19x100.8½.

90TH ST.—The Jennie Clarkson Home for Children has resold 302 West 90th st, a 4-story and basement dwelling, on lot 20x100.8, adjoining the southwest corner of West End av. The sellers recently acquired the property at foreclosure sale.

93D ST.—The Douglas Robinson, Charles S. Brown Co. sold for Henry E. Coe 161 to 165 West 93d st, three 3-story dwellings, on plot 51x106.8x irregular.

93D ST.—Clarence V. Kip sold 266 West 93d st, a 5-story American basement dwelling, on lot 16x84.4, to A. C. Postley.

107TH ST.—The Hennessey Realty Co. (Joseph Polstein, president) bought from the Mount estate and Miss Susan Mount 6 lots on 107th and 108th sts, 100 ft. west of Amsterdam av. On 107th st the plot has a frontage of 50 ft. and on 108th st 100 ft. The Hennessey Realty Co. has recently finished an apartment house on 112th st, near Broadway, and will improve the Mount property in a similar manner. The Mount estate acquired the lots in 1868.

107TH ST.—Isidore Isaac sold 310 West 107th st, a 5-story American basement dwelling, on lot 20x100.11.

112TH ST.—Geo. F. Picken sold 11 East 112th st, a 5-story double flat, for the Hermalgus Realty Co.

119TH ST.—Geo. F. Picken sold for Mr. Smith 28 West 119th st, 3-story and basement private dwelling, to a client for occupancy.

120TH ST.—The Manley estate sold to a Mr. Wallenstein the plot, 50x100, on the north side of 120th st, adjoining Temple Israel, at the northwest corner of Lenox av.

121ST ST.—George Schweger sold for M. G. Keleher the 6-story flat, 421 West 121st st, on lot 25x100.11.

122D ST.—K. R. Finestone & Co. sold for the Brookside Realty Co. 269, 271 and 273 West 122d st, three 5-story single flats, with stores, on a plot 60x111.

137TH ST.—Butler & Herman Co. sold for Frederick F. Whitehead to the Gay Construction Co. 11 West 137th st, a 6-story new-law apartment with stores, on lot 37.6x100.

160TH ST.—Bernard Smyth & Sons sold to I. M. Berinstein, for a client of Gilsey & Jenney, a plot 50x125, in the south side of 160th st, 128.4 ft. west of Fort Washington av. It adjoins the property sold recently by the same brokers for Arnold H. E. Schramm to the same purchaser, and he now controls a plot 100x125.

183D ST.—Alexander Duff sold 565 West 183d st, a 3-story dwelling, on lot 20x99.11.

BROADWAY.—John H. Berry sold the Continental, a 6-story elevator apartment house, on a plot 92x115, at the northeast corner of Broadway and 177th st, for the E. M. K. Realty Co., Emanuel Krulewitch, president, to an investor for cash. The property has been held at \$300,000. The seller is also the builder and owner of a house of similar character at the northwest corner of St. Nicholas av and 180th st.

BROADWAY.—Calder & Nassoit in conjunction with Robt. F. McCoy sold to Peter J. McCoy for Edgar B. and Mary D. Van Winkle the property 2148-2150 Broadway, between 75th and 76th sts, a 7-story brick building, on plot 52x120x50x100, now occupied as an automobile garage under a lease. This location is accessible to 72d st subway station and its future development with high class improvement is assured. The sellers were represented by Wetmore & Van Winkle.

BROADWAY.—Douglas Robinson, Charles S. Brown & Co. sold for Gustavus L. Lawrence to a client the southeast corner of 80th st and Broadway, 102.2x100 feet. A modern 2-story and basement taxpayer is on the plot.

#### Site for a Ten-Story Apartment at Claremont.

CLAREMONT AV.—Fred'k Zittel & Sons sold to the Victor Cerebone Construction Co. a plot of four lots on west side Claremont av, opposite the Barnard College Campus, 125 ft. south 119th st. The Victor Cerebone Construction Co. will erect a 10-story fireproof building of the latest type similar to those being erected on Riverside Drive.

LENOX AV.—The Douglas Robinson, Chas. S. Brown Co. and Parish, Fisher & Co. sold for Mrs. Harriet B. Newberry to Oscar R. Meyer 804 6th av, between 45th and 46th sts, a 4-story building, on lot 18.9x75. The same brokers also sold to Mayer L. Half the Chester court apartment house at the southeast corner of Lenox av and 119th st, an 8-story structure, on plot 100.11x85. Both of these transactions were part of a trade, the other end of which consisted of the purchase of the block front on the east side of Broadway, between 78th and 79th sts, by Mrs. Newberry from Messrs. Meyer and Half.

PARK AV.—Bryan L. Kennelly sold for Miss Esther McMurray to Clifton G. Marshall the southeast corner of Park av and 60th st, a plot 20x100.5, on which there is a 4-story dwelling and 1-story brick store in the rear. As an evidence of the increase in values in Park av, this property, purchased by Miss McMurray in 1892, is now resold at an advance of almost exactly 200 per cent. It is also reported that the same buyer has bought the two adjoining houses, 102 and 104 East 60th st, each 20x100.5, and on the plot, 60x100.5, the new owner will erect a 14-story co-operative apartment house.

RIVERSIDE DRIVE.—Daniel H. Renton & Son sold for Matilda Edelman the plot 125x108.10¼ at Riverside Drive and 169th st, known as block 2140, lot 158. These lots were purchased by the seller in 1899.

ST. NICHOLAS AV.—Andrew Schaefer sold for Loton H. Slawson, president of the Tilden Investing Co., the plot 50x100, on the east side of St. Nicholas av, 75 ft. north of 187th st. The purchaser is Louis Haberstroh, whose residence at the southeast corner of 188th st adjoins the property.

ST. NICHOLAS AV.—Julia Wray sold 204 St. Nicholas av, a 5-story flat on lot 29.4x102.7x irregular, between 120th and 121st sts, to Ennis & Sinnott.

WADSWORTH AV.—Collins & Barry sold for James J. Martin to an investor 90 Wadsworth av, a 5-story new-law apartment house, on the westerly side of the av, 65 ft. south of 178th st, on plot 40x100.

3D AV.—George Brettell & Sons sold to John H. Degelman the old Arion Hotel, 2231 to 2237 3d av. It is a 5-story structure on a plot 75x100.5 ft., with a 5-ft. alley extending to 122d st. The building was altered some years ago for business use.

5TH AV.—The estate of Catharine Mesigh has sold 1339 5th av, a 5-story flat, on lot 25.3x96, adjoining the northeast corner of 112th st.

7TH AV.—Parish, Fisher & Co. sold to L. & A. Pincus and Joseph L. Graf for the Kips Bay Realty Co. the southwest corner of 7th av and 54th st, comprising a plot 100.5 feet on 7th av by 100 feet in 54th st, covered by 6-story apartment houses and stores.

#### BRONX.

ALDUS ST.—The Gaines-Roberts Co. sold to a Mr. Schutz 979 Aldus st, a 5-story double flat in course of construction, on plot 40x100.

FREEMAN ST.—Walker & Berger sold the block front on the north side of Freeman st, bet West Farms road and Longfellow av, to George Ringallin.

KELLY ST.—The Longfellow Realty Co. bought from Solomon Cohen a plot 100x116, on the east side of Kelly st, 200 ft. north of 167th st; also the southeast corner of Tinton av and 150th st, a plot 75x120. Both plots will be improved. The buyers give 90 lots in New Jersey in part payment.

WILKINS PL.—C. F. Heitmann sold for Mrs. Carrie Pries to the Jacob Streifler Co. a vacant lot on the east side of Wilkins pl, north of Freeman st, 25x133x122.

135TH ST.—John Boehling sold to an investor 463 and 465 East 135th st, two 5-story flats, on plot 50x100.

135TH ST.—Frederick Lange sold to George Busch 409 East 135th st, a 5-story flat on plot 32x100.

140TH ST.—The Gaines-Roberts Co. sold 451 East 140th st, a 5-story new-law house, on plot 38x100, to a Mr. Freipag.

153D ST.—Walker & Berger sold a plot, 50x100, on the south side of 153d st, between Melrose and 3d avs, for the Nichols estate to a builder for improvement. This property has not changed hands for over 50 years.

229TH ST.—Barney Estate Co. purchased through Lewis B. Preston from the Northern Union Gas Co. the entire block bounded on the north by 229th st, on the east by Heath av, on the south by Kingsbridge road and on the west by Bailey av. This property has been held at \$175,000.

ADRIAN AV.—A. N. Gitterman sold for William A. Schutz six and one-half lots on Adrian av, running through to Terrace View av, 106 ft. north of 225th st, known as lot 230, block 3402, at Marble Hill, to Margaret V. O'Neill.

BATHGATE AV.—R. I. Brown's Sons sold for Ravitch Bros. the plot, 75x94, with a 2-story frame house, on the west side of Bathgate av, 216 ft. south of Tremont av. It is the intention of the purchaser to immediately improve this plot with apartments and stores.

BELMONT AV.—Scott & Trotta sold for Leonard Weill the northeast corner of Belmont av and 188th st, a plot 50x95 ft.

BROOK AV.—Walker & Berger sold for Geo. M. Solinger 990 Brook av, a 4-story flat.

INTERVALE AV.—J. Clarence Davies sold for Edward W. Harris the plot 75x88 on the west side of Intervale av, 266 feet south of 167th st.

INTERVALE AV.—Eugene J. Busher sold for Charlotte Blumthal two lots on the west side of Intervale av, about 300 ft. north of East 165th st, size 50x100, to a builder, who will improve the premises at once.

#### Acreage Sale in The Bronx.

FORDHAM RD.—Lewis B. Preston sold for the estate of S. L. M. Barlow the tract of 10 acres at the corner of Fordham rd and Harlem River terrace. The property has been held at \$300,000, and was purchased for all cash at a figure very close to the asking

price. The property has been in the Barlow family for nearly half a century.

**KINGSBRIDGE ROAD.**—The Fleischmann Realty & Construction Co. sold the 3-sty brick dwelling 20 Kingsbridge road, on lot 16x 80, to John H. Kierns, for occupancy.

**LIND AV.**—Walker & Berger sold for Benjamin Benenson the plot, 50x100, on the west side of Lind av, 75 feet south of Washington Bridge.

**ROCHAMBEAU AV.**—Walker & Burger have sold for Edward A. Seill a plot 50x103 on the east side of Rochambeau av, 200 ft. north of Gun Hill road; also sold 4 lots on the north side of 4th st, Unionport, 250 ft. west of Av C, for John Fisher; also for G. M. Sallinger the 2-family house 25x100 at 1513 Lyon av.

**TELLER AV.**—Walker & Berger sold for the Columbia Construction Co. a plot of 4 lots at the northwest corner of Teller av and 163d st to William Simpson, who will erect 5-sty flats.

**TREMONT AV.**—William Stonebridge and Agnes K. Mulligan sold for John Wenninger part of the plot at the northwest corner of Tremont av and Arthur av, facing Crotona Park. William S. Mann and Jefferson M. Levy now control practically the entire block front on Tremont av, between Arthur av and Lafontaine av, just east of the 3d av L station. A tentative proposition has been made for the erection of a theater, stores and offices, to be known as the Crotona Theater Building.

**VAN NEST.**—Moran, Hahn & Moran sold for Bernard Malone one of a row of 2-family houses on Van Nest av.

**WALTON AV.**—Walker & Berger sold for Ernst Keller the 3-sty dwelling at the southeast corner of Walton av and 176th st.

**WILKINS AV.**—Kahn & Opp sold four lots on the west side of Wilkins av, 182 feet south of Boston road, for F. Hecht.

**WESTCHESTER AV.**—Ferdinand Kramer sold for the J. Wolf Co. 1111 to 1115 Westchester av, two 5-sty apartment houses, on plot 100x76x irregular, to an investor, for \$78,000.

**WOODYCREST AV.**—Louis Meeks sold for Jane C. Spearing to C. W. Diehl the 3-family brick apartment house, 1246 Woodycrest av, running through to Shakespeare av.

**WILLIS AV.**—Paul Bultmann sold for Henry Hart 150 Willis av, a 5-sty double flat, with store, on a lot 25x100.

### LEASES.

Ernestus Gulick Co. have rented the store in the Cambridge Building on 33d st, just west of 5th av, to the Fidelity Bond & Mortgage Co. for a long term of years.

The Henry M. Weill Co. leased for Jane L. O. Douglas et al to Philip Levey the 4-sty dwelling, built on lot 20x100, for a term of 99 years, straight lease. Alterations are contemplated at the expiration of the present lease.

M. V. Lenane has leased for James H. Cruikshank to the Porto Rican American Tobacco Co., the fourth left in 487 to 489 Greenwich st, for three years. Mr. Cruikshank has also leased the fifth left in this building to the Wright Piano Co. for three years.

Duross Co. have leased for the estate of George Wolf the store and basement of 110 West 16th st to the Globe Trimming, Ruching & Binding Co., Inc., for a term of years. Also to August Bliquez a loft in the John J. Bradley Building, at the junction of Bleecker and Hudson sts.

Frederick Fox & Co. have leased for L. Tanenbaum, Strauss & Co. the store and basement 713 Broadway, corner of Washington pl, for a long term of years to Pinto Bros., gents furnishers; for Samuel Medlin the store and basement at 31 West 26th st, for a long term of years to Joseph Mandl; and for Ogden & Clarkson the store and basement 56 East 11th st, to I. Pike.

William E. Corey, of the United States Steel Corporation, has leased a fine mansion on "Millionaire's" row. The house is 855 5th av, owned by Simon Borg, of Simon Borg & Co., bankers. It is a 4-sty dwelling adjoining the south corner of 67th st. It fronts 40 ft. on the av, the depth of the lot being 120 ft. Elbert H. Gary, chairman of the Board of Directors of the Steel Corporation, a week ago bought the Armour house on the adjoining 67th st corner.

A million-dollar lease has just been closed involving a new structure in the midtown section. The Brody, Adler & Koch Co. has leased to S. Steinfeld & Co., one of the largest dry goods concerns in the country, the 12-sty loft building with stores recently erected at 37-45 West 20th st, for a term of years at an aggregate net rental of about \$1,000,000. Steinfeld & Co. are at present located at 600 Broadway. The lessors were represented by Leon B. Ginsburg and Moses J. Harris, whom Mayor Gaynor recently appointed to succeed Magistrate Furlong, acted for the lessees.

The Chas. F. Noyes Co. has leased for the Lawyers' Title Ins. & Trust Co. a portion of the 5th floor of 37-39 Liberty st, through to 44½-46 Maiden lane, to the Dermatype Co.; a large suite of offices on the 3d floor of the same building to Wuerthner & Fuerther; offices on the 9th floor to Wm. A. McCrea, and another suite of offices on the same floor to Lawrence E. Brown; in the Frankel Building at John and Dutch sts, the same brokers have leased offices to Solovitch & Solovitch and to Irving Washburne; for the 102 and 104 Fulton St. Co. offices in the Fulton-Chambers Building to C. Cornelsen, and in building 54-56 Fulton st, corner of Cliff, 4,000 sq. ft. to Polack & Co. for William Oscanyan.

Sheppard Knapp & Co., one of the oldest retail rug and carpet concerns in the country, will shortly move to West 23d st. The firm has secured, through Alexander J. Roux, a lease of the 6-sty building 35 to 41 West 23d st and 20 West 24th st, which have been occupied by F. A. O. Schwartz, the toy dealer, who is shortly to move to 5th av. The lease also includes the upper portion of the building 35-37 West 23d st. Sheppard Knapp & Co., besides acquiring the unexpired Schwarz lease, have also secured a renewal of the lease from the Hilton and Belden estates, owners of the property, for a term of years. Sheppard Knapp & Co. will give up their quarters at 6th av and 13th st, where they have been for nearly forty years. They will move into the new quarters this summer.

Charles H. Bayer concluded negotiations for the leasing of the entire building recently erected by W. R. H. Martin at the northwest corner of Broadway and 31st st and extending through to 6th av. The lessee will also obtain possession of the plot, 20x60, at the northeast corner of 6th av and 31st st in about four years, at which time the new 11-sty building will be extended over this important plot. Oscar Stiner, formerly vice-president of Hackett, Carhart & Co., is the lessee. He has taken the property as an investment, and will pay an aggregate rental of \$3,000,000 during the term of the lease, which has been made without privileges of renewals. The building was started about one year ago and was planned by Townsend, Steiner & Haskel, architects. Its estimated cost was \$350,000. Each floor contains approximately 11,000 sq. ft. of floor area.

H. C. Senior & Co. report the following leases: For Thomas Devine the 2-sty stable 441 West 45th st, to Frederick Ginnett; for Clifford B. Shurman the 4-sty dwelling 133 West 63d st, to Rose Gonzalez;

for Crane & De Brigard the entire upper portion of the building 1912 Broadway, to F. Muehlheisen; for Loretta Harlin the 4-sty dwelling 119 West 61st st, to Mavina Du Pouy; for Frank H. Van Nest the 3-sty dwelling 124 West 65th st, to Patrick Haverly; for Susie Scott Hall the 3-sty dwelling 128 West 65th st, to Clara McCleod; for Caroline Williams the 3-sty building 208 Amsterdam av, to Stefanos Limperopolis; for Walter Dickinson the 3-sty stable 412 West 48th st, to the F. W. Roberts Co.; for Eliza Ardenburgh the 4-sty dwelling 123 West 67th st, to August Ruger, and for Robert Mendelson the 4-sty dwelling 153 West 64th st, to C. Franklin.

Oliver Livingston Jones has leased for a term of 21 years 113 to 123 West 43d st, six 3 and 4-sty dwellings, on plot 125x100.5, to a syndicate. The lease also carries an option to purchase the property. It is said that the syndicate has negotiations well advanced for a sale of the lease to Shubert Bros., who are contemplating erecting a theatre on the site. The property is between Broadway and 6th av, in a block that has furnished several big transactions recently. At the southerly Broadway corner a 12-sty office building is to be built, with Geo. M. Cohan's theatre at the rear. The new home of the Elks is now nearing completion on the south side of the st, and a short while ago the Alonzo Hornby plot at 147 to 151 West 43d st, adjoining the Cadillac Hotel at the corner of Broadway, was leased for a long term of years for a hotel enterprise.

## ASSIGNMENT OF MORTGAGES SHOULD BE COMPULSORY.

To the Associated Real Estate Property Owners of N. Y. City:

Your attention is called to the following conditions which the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY should take speedy measure to correct, and which are very important:

A hardship is constantly imposed on property owners by the refusal of the holder of a past due tax paid mortgage to assign the same, when the owner of the property (for the purpose of preventing increased interest and of saving expense) requests the holder so to do. The holder of a mortgage who refuses to assign the same, does so knowing that it will cause additional expense in procuring a new mortgage, thereby preventing the loss of the mortgage to the then holder, who beforehand raises the rate of interest, using the "club" of refusal to assign, so as to receive a larger rate of interest.

Several institutions are particularly guilty of this practice; a bill should be put through the Legislature for the purpose of compelling an assignment of a mortgage (containing privilege of prepayment or which is past due) on the part of the holder thereof (without recourse), if the owner of the property so requests. This will prevent the lenders from taking advantage of a tight money situation to demand a higher rate of interest on a past due mortgage, or those containing prepayment privileges which they do not want paid off, but upon which they purposely raise the rate of interest. Take a lender who holds a past due mortgage, say at four or four and one-half per cent.; he will demand a half per cent. more or else payment. The owner would rather pay say, one per cent., to a new lender to extend at a lower rate and requests an assignment. On the lender's refusal to assign, the borrower is put to the additional search of title costs and recording tax expense of one-half of one per cent., which is sufficient additional cost to compel the mortgagor to leave the mortgage where it is and forces payment of a high rate of interest.

This is a "strike" and a hardship on property owners and should not be permitted. The bill should be so drawn as to compel the mortgagee to assign, without liability (the excuse given for unwillingness to assign being that the holder "desires to escape any possible liability"). The bill should also be drawn so that no mortgage shall contain a clause which would prevent the assignment of the same under proper conditions, and also WHEN A MORTGAGOR HAS PAID FOR A POLICY OF TITLE INSURANCE, IT SHALL ALSO BE ASSIGNED.

This is a very important matter which affects real estate materially, and should be taken up by your association for quick action during the present Legislative session.

The ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY should also endeavor to pass a law making it illegal, with HEAVY PENALTY, for "a person connected in any way, holding any office or employed by any lender on real estate security, to accept a gratuity from any mortgagor or proposed mortgagor." This would prevent the practice, which I am sorry to say exists, on the part of some officers and employees amongst lenders, from being paid for the use of their "influence" to put through a mortgage.

While there may be a general law, similar in nature, one should be passed ESPECIALLY RELATIVE TO REAL ESTATE MORTGAGES. The purpose being to exempt real estate from the burdens constantly being placed on owners of real estate, and which are a menace to its ownership.

S. H. STONE.

## CHESTER STREET AND PARK IMPROVEMENTS.

The Local Board of Chester (Bronx) will review at next week's meeting (Tuesday, at 8.30 P. M.) a proposal for laying out on the maps of the city a change of grade of the streets bounded by Bronx River road, Westchester av, Morrison av and the Astor property. Also for the laying out of a public park bounded by Van Nest av, Unionport road and White Plains av.



# WANTS AND OFFERS



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For Reports on Building Operations, send to F. W. Dodge, Co., New York,

NEW JERSEY REAL ESTATE AGENT located near Twenty-third street, would lease to reliable agents in Long Island, Westchester and Sullivan Counties, part of office or desk room. Address "MUTUAL ADVANTAGES," Box 60, c/o Record and Guide.

CONCRETE SILL PLANT, centrally located, in running order; bargain for some one. Have two lines, must dispose of one; \$1,500; enough sills on hand to cover what I ask for whole plant; rent very low; no experience necessary. "F. A. S.," 80 Pine St.

## REAL ESTATE NOTES

Young lady is seeking position as secretary and stenographer; seven years' experience with real estate firms. See Wants and Offers column.

Lowenfeld & Prager have ready a booklet containing a revised list of all their properties for sale, and would be pleased to send same to any broker in Manhattan or Bronx, who will write or apply.

At the regular monthly meeting of the Board of Governors, held Tuesday, March 8th, the following were unanimously elected members of the Real Estate Board of Brokers: Sigfrid Cederstrom, 189 Montague st; Remsen Darling, 90 Nassau st, and Irving S. Whiting, 41 Park Row.

Felix Isman will within a few days take title to the properties of the Columbia Bank and the American Safe Deposit Company at the southeast cor of 5th av and 42d st, comprising a ground area of 73x100. Mr. Isman contracted to buy these parcels three years ago for the record price of \$1,550,000, and possession was to have been given him on January 1, 1908, but subsequent examination of the title revealed an alleged encroachment over the building line, and a lis pendens was filed to impress the vendee's claim, a difficulty which has been finally settled. Upon the passing of title it is intended to begin the remodeling of the present structures, no new building being contemplated for the present.

## UNCLASSIFIED SALES

The total number of sales reported this week is 81, of which 25 were below 59th st, 31 above, and 25 in the Bronx. The sales reported for the corresponding week last year were 96, of which 24 were below 59th st, 50 above and 22 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 163 as against 247 last week, and in the Bronx 128 as against 131 last week. The total amount was \$5,163,338 as against \$12,694,617 last week.

The amount involved in the auction sales this week was \$683,131 and since January 1, \$13,101,384. Last year the total for the week was \$2,009,049 and from January 1, \$10,947,087.

5TH AV.—The old-fashioned residence 102 5th av, adjoining the northwest corner of 15th st, sold at private sale last week by Miss Elizabeth Aymar, has been acquired by Jacob Rothschild, who also bought through an auction sale the adjoining dwelling 104 for \$131,000. While these properties were acquired primarily by Mr. Rothschild to protect the 16-sty Stuyvesant Building which he owns, it is likely that some form of re-improvement will be made in the near future. The Aymar piece was resold by the Westleigh Realty Co.

112TH ST.—The Kaw Realty Co. has bought a plot, 150x100.3, on the north side of 112th st, 300 ft. west of Amsterdam av, which

is to be improved by the purchasers with two 8-sty fireproof elevator apartment houses. The Kaw Realty Co., which gets its name from the Kaw River in Kansas, was recently organized and is headed by Theodore Starrett. The ground was purchased from Edward J. Moloughney, he having inherited it from his father, who acquired it in 1841.

52D ST.—Henry D. Winans & May sold 9 West 52d st, a 4-sty brownstone residence, 25x100.5, for Miss Sarah E. Squires to a speculator.

ST. NICHOLAS AV.—E. H. Ludlow & Co. sold for Daniel B. Freedman to the Crotona Construction Co. the southeast cor of St. Nicholas av and 174th st, a plot 100x100. The purchaser will improve the property with a 6-sty elevator apartment house with stores and 44 apartments.

4TH ST.—Walker & Burger resold for George Sallinger 4 lots on the north side of 4th st, 250 ft. from Av C, Unionport, to Edward McCarthy, who will improve the same.

163D ST.—Kurz & Uren sold for Frederick Hager to a client 626 East 163d st, a 3-sty frame dwelling, on lot 18.9x100, near Eagle av.

13TH ST.—The N. Y. Operating Co. sold 34 East 13th st, a 2-sty frame building, 34x98.9. The purchaser is a builder, who will erect a business structure on the site. The parcel is separated from the Martha Washington Hotel by a 21-ft. house.

85T HST.—Arthur W. Corse sold for Emma Hillier the three frame dwellings 150, 152 and 154 West 85th st, on a plot 55x about 59, and for Geo. S. Lynde a gore in the rear of the plot, 25x43. The Hillier property has not changed hands in over 50 years, and is the last unimproved plot in this block.

WHITE PLAINS, N. Y.—Wilson Brown, Jr., sold 120 Railroad av, White Plains, N. Y., to the Lawyers' Westchester Mortgage & Title Co. for about \$1,100 a front foot. This is said to be a record price for property in this av.

## BROOKLYN FAVORED BY ESTIMATE BOARD.

Nearly the entire morning was taken up at Friday's session of the Board of Estimate and Apportionment by hearings and discussions over matters relating to public improvements. These chiefly concerned the Boroughs of Brooklyn and Queens; and not only had to do with propositions to acquire title to a large number of streets in those parts but referred to many requests for the establishment of grades and the acquisition of title to parks as well. Strictly speaking, it was again Brooklyn day at the Board.

Among the interesting matters on the calendar, was the reappearance of a petition for the proposed extension of 6th and 7th avs, Manhattan. It will be recalled that at the close of a public hearing on this project during November, 1907, the proposition was referred to a committee consisting of the President of the Board of Aldermen, the Comptroller and the President of the Borough of Manhattan. This body later presented their report in relation thereto, but it was laid over. Arrangements were made on Friday whereby a sub-committee will consider the question and a date will shortly be announced for a public hearing. No action was taken on the Court-House site, owing to the opposition against the measure. The subject will be discussed at the next meeting of the Board.

# OWNER OR TENANT -- Which Should Pay?

## ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

### The Commissioner of Labor Making Ventilating Tests; Factory Inspection Law To Be Amended.

#### FINAL NOTICE BY COMMISSIONER MURPHY.

To the Associated Real Estate Property Owners of  
New York City:

Dear Sirs:—In order to promote a better enforcement of the Tenement House Law, the Tenement House Commissioner announces that he will hold a hearing at the Council Chamber, City Hall, on Monday, March 14th, at 4 P. M., for the purpose of giving an opportunity to societies and individuals interested in the work of the Department, to give expression to their ideas as to the improvement of the service.

In order to facilitate matters, societies intending to be represented are requested to notify the Department of the names of their spokesmen, so that the time of the meeting may be saved by making preliminary arrangements.

Yours very truly,

JOHN J. MURPHY,

Commissioner.

March 5, 1910.

In some of the interviews that follow, the question is tentatively debated as to whether, in the case of violation of the regulations of the Department of Labor, the onus should fall upon the real estate owner or upon the tenant. This is a good example of the old adage that "there is much to be said on both sides." But before discussion can be of any value, the point discussed must be clearly defined.

There is, of course, first of all, the element of responsibility. Then there is the question of the expense entailed. There is also the question of maintenance and operation of the apparatus installed. For clear thinking, these elements of the problem must be kept sharply separated.

As we view the matter, very little serious objection has been made as to the matter of COST or as to the matter of MAINTENANCE and OPERATION. The public annoyance that exists is fundamentally confined to the question of RESPONSIBILITY. Here lies the main difficulty. Upon whose shoulders should the law place RESPONSIBILITY for proper ventilation and the rest?

The target of the Department at the present moment is the owner. Owners, as a class, object. They resent the honor thrust upon them of being the guardians of the health of their tenants and of all the employees of such. The owner apparently recognizes, clearly enough, that supply and demand will have a good deal to say in determining who finally PAYS the bill for apparatus demanded by the Department. They have probably learned that wherever there is a surplus of rentable space the tenant will be in a position to more or less dictate terms. The ventilating apparatus required will be regarded by the tenant as a part of the service he may demand of his landlord, exactly as is in the case of light, elevator service, etc. On the other hand,

where rental conditions favor the landlord he will naturally be prone to diminish free services of every kind. It is useless to involve this question in any discussion. A law governs that is practically superior to all others.

But the matter of direct RESPONSIBILITY is another subject. A great many owners undoubtedly are of the opinion that responsibility should be placed against the tenant. It is he who should feel the first brunt of "violations." He is in direct command of the space he occupies. It is he that determines the number of employees occupying the premises he rents. He augments, diminishes and conditions the use of his own floor space. These conditions are always a variable quantity. The real estate owner has no jurisdiction here. The ventilating apparatus that is sufficient for to-day may be insufficient or more than sufficient to-morrow. Ventilation, in a certain sense, is not a fixed quantity. Sufficient ventilation, like sufficient heat, depends upon conditions and those conditions vary infinitely.

Furthermore, we must clearly recognize, in a discussion of this kind, the varying interests of the different parties to the controversy. Many real estate brokers are interested in maintaining tenants in AS MOBILE A CONDITION AS POSSIBLE, because, in their judgment, commissions are, from a certain point of view, dependent upon "removals." The more easily they can be made, the more chance there is to shift population from one building to another.

This may be the opinion, too, of many owners, but, after all, there must be some determining principle and, in the case of departmental action, that principle must be the principle of justice. From this point of view a good deal of unbiased public judgment favors placing responsibility upon the tenant not the owner, for the reasons suggested above, partly because the ventilating problem is an eternally shifting problem, and the man who controls the altering conditions of tenancy is the tenant, hence, if these facts are right, logic points to the tenant as the individual who should, in justice, be called upon to satisfy the demands of the Department of Labor. A large real estate owner put the case in this way:—Suppose the Police Department were to adopt the principle that governs in the case of Violations. An employee of a corporation commits an offense, not a felony. The police would then free themselves from all trouble by coming down upon the officers and directors of the corporation, demanding redress of them and leaving them, subsequently, to deal with the defendant, forcing him to pay whatever damages have been incurred. Would the public stand for anything of this sort? Our owner's contention, of course, does not "walk on all fours," but it roughly illustrates the idea which he had in mind and is, in a degree, applicable to some of the actions of some of our city departments. We can well understand that the average departmental official will have no sympathy with, or even understanding of, this view. It is much easier, of course, for him to deal with a fixed point—the owner. If left to him, he will argue strenuously to "make the punishment fit the crime,"—and the real crime may be the official's own love for an easy and obvious pathway.



## INTERVIEWS.

### "THE PEOPLE WILL ALWAYS FIND A REMEDY."

"I have been following with considerable interest the various views and opinions expressed regarding the Department of Labor, and especially in regard to ventilation," said Mr. William Sittenham, of 53-61 West 37th st. "I have some views on the subject, having had a large experience in the matters in question. I have at various times been served with orders from the Department concerning ventilation, etc. I must confess that the requirements were just and fair, and hence willingly complied with such orders. I had the ventilators required to be furnished made by my skylight-maker, and upon reinspection, the same were approved by the Factory Inspector without any reference to the maker, and no suggestion was ever made or implied that I must have any special make of ventilator.

"On one occasion an exhaust pipe or blower was demanded by the Department. Upon calling upon Mr. W. W. Walling, head of the Factory Inspection Bureau, and pointing out to him the futility of a blower, or motor, explaining that the placing of such motor would be useless and unnecessary, and a hardship to the tenant, he at once ordered a reinspection, with the result that a window-ventilation was found to be sufficient. Positively, no reference or suggestion was ever made as to WHAT SPECIAL KIND OF VENTILATOR should be provided, and the one finally ordered by me was made by my tinsmith, who has been doing my work for years, although I might have procured a standard ventilator just as cheaply. The inspector, on examining the work, found it to be satisfactory in every way. A woman inspector, calling upon one of my tenants, remarked that everything was highly satisfactory, and her only criticism was that the printed official form affixed to the wall, issued by the Factory Inspection, was soiled. When inspectors, whether male or female, and their chief, Mr. Wm. W. Walling, are just and fair to this extent, I think no owner or tenant should complain.

"A clean ventilated factory is a good investment for any landlord. When you consider the multitude of manufactured articles that find their way into the homes of the people throughout the land, particularly articles of wearing apparel, I think it is but just that the health and morals of the community should be amply protected and that the law which guarantees this result is a good one. If tyrannically, unjustly and unreasonably carried out, THE PEOPLE WILL ALWAYS FIND A REMEDY. All this refers to the smaller factories. Where larger lofts or factories are in question, I should certainly look to the architect to see that the plans, as far as it concerns ventilation, were so considered or provided for in advance, as to secure proper ventilation without the necessity of any interference on the part of the factory inspector."

"I am trying to find out what the Department wants me to do," said Mr. ——. "The burden to install ventilators should be carried by the tenant. I believe all needed ventilation could be had by opening windows." (No. 84.)

"The Record and Guide is doing good work by taking this matter up," said a broker at Broadway and 33d st. "I hope you will get this matter of violations on some sensible basis. You are handling the factory inspectors with gloves. They should receive different treatment." (No. 85.)

### FACTORY INSPECTORS TO SEE THAT TENANTS OBEY THE LAW.

A representative of the ASSOCIATED REAL ESTATE OWNERS OF NEW YORK CITY called upon Mr. Ira J. Ettinger, counsel of the United Real Estate Owners' Association, and of kindred other organizations, in reference to the numerous ventilation orders now being filed against factory buildings by the Labor Department, and Mr. Ettinger informed him that a committee of the United Real Estate Owners' Association, of which he was chairman, recently had a conference with Factory Inspector Walling in reference to a possible amendment of Section 86 of the Labor Law, and for the purpose of discussing its administrative features; that Mr. Walling informed the committee that TESTS ARE NOW BEING MADE to determine what constitutes sufficient and proper ventilation in factory buildings, and that it was intended to prepare a bill for introduction at the present session of the Legislature fixing certain standards, and that the Department of Labor was very anxious to confer with property owners and others, who are interested in the subject, so as to have the proposed legislation satisfactory to all.

"Mr. Walling was informed that owners of factory buildings object to the great activity of the Labor Department in issuing ventilation orders, because it is found that after ventilators are installed by the owners that the tenants and employees in the factory buildings fail to use said ventilators, a number of inspections having shown that the windows are kept closed top and bottom even after ventilators have been supplied by the owner of the building at a large expense. It certainly

serves no useful purpose whatsoever to put a property owner to the expense of installing window ventilators, only to find that absolutely no use is made of them. The suggestion was made to the Factory Inspector that instead of issuing more orders against other factory buildings, a part of the inspection force be employed to compel proper and sufficient ventilation to be maintained by the occupants of factory buildings after the owners have provided the means therefor, the law now providing that proper ventilation shall be maintained.

"In this way certainly some good would be accomplished, and the activity of the Department would result in the enforcement of the spirit of the law. Mr. Walling agreed to again meet the committee after the proposed bill is ready for presentation to the Legislature."

### A BROKER'S GRIEVANCE.

A broker who has for more than a generation handled business property in the wholesale dry goods district is of the opinion that the Factory Inspectors themselves do not know how to interpret the law.

"Aside from commenting on the fairness of the violation notices sent out by Mr. Walling, I wish to point out a remarkable coincidence," he said. "This morning I received a violation notice. Yesterday's mail contained a circular advertising a ventilator concern, and informing me their goods will receive the approval of the authorities. I have preserved the envelopes showing the date of the post office delivery of both letters. I have repeatedly called at Mr. Walling's office, but he does not seem to be willing to modify his orders. About a year ago I received a violation notice, and with the owners of the building I called at the Department's office and ASKED FOR A SPECIFICATION of the things, Mr. Walling wanted us to do. But we are still waiting for his specified order." The gentleman quoted does not believe that the law should be amended to make the tenant responsible for proper ventilation. (No. 82.)

### TOO MUCH BENEVOLENT SUPERVISION—IN SPOTS.

That some of the inspectors are overlooking flagrant evasions of the laws and are seeking for harmless violations, is the charge made by a broker who handles old buildings in downtown districts.

"The officials seem to get a run on certain localities where people have been unusually healthy," he said. "A few years ago I took charge of some houses which I had altered to comply with the law. The tenants in these buildings have not suffered from disease or discomfort. Recently I was asked to have the houses overhauled, although no complaint had been made by tenants, and everything to put the buildings in a sanitary condition had been done. I find the order of the Department unusually severe. On the contrary, the authorities have failed to act in a case where there was a necessity for exerting their power. An old building, which I had leased for one of my clients, was in danger of tumbling down and I notified the proper officials.

"It seems that on account of the nearby subway construction the water had been drained and the piles, on which the foundation of the building is resting, have been rotting. The walls showed large cracks and bulged, and although I asked the Department to condemn the building nothing has been done. To illustrate the zeal of officials in minor matters, I wish to mention a notice placed in a loft building by factory inspectors forbidding the use of Croton water for drinking purposes. There is a hardware store on the ground floor and the upper stories are used for light manufacturing purposes. The water is used for drinking purposes by the people in the store, the factory inspectors not having any authority to interfere with them. But in the upper floors the tenants are expected to refrain from drinking the city water, no reason being given for this ukase. Now, don't you think we are getting a little too much benevolent supervision in some places and too little exertion in other directions where such is needed?" (No. 85.)

### INDEFINITE INSTRUCTIONS.

An owner of high-class loft buildings, who has had considerable dealings with the Department of Labor, is of the belief that the law is at fault. "I have never been able to find out what to do," he said. "Just go ahead and ventilate," I am told by the officials, whenever I inquire about specific rules for installing ventilators before erecting a new building. It is more costly to provide ventilators AFTER THE BUILDING IS FINISHED. New buildings seem to attract the inspectors more than the old structures, and windows, light and air don't seem to count for anything. The law is absolutely indefinite. No one putting up a building can tell who his tenants are going to be and how many people will work on each floor. After the building is completed you discover that ventilators in some floors are unnecessary and in other floors that the ventilation is insufficient. The instructions given by the officials are

so indefinite that it is impossible to follow them. It is like buying a pig in a poke. YOU ARE TOLD TO INSTALL VENTILATORS, AND NOT UNTIL AFTER THE WORK IS DONE DO YOU RECEIVE THE APPROVAL OR DISAPPROVAL OF THE DEPARTMENT." (No. 83).

#### TWO INSPECTORS—A CHARACTER STUDY.

No. — street is a factory building, but, with the exception of two floors, the help employed therein are stenographers, copyists and other office help. One day an Inspector, who said he was from the Department of Labor, got off the elevator and proceeded at once, without asking permission from anyone to go from department to department to make an inspection. The manager was out to luncheon. When he returned he saw some office and errand boys scampering about behind filing cabinets and desks like rats. The manager caught one by the collar as he darted past him and said:

"What does this mean? What are you doing?"

"Nothing, boss, only the Inspector's upstairs," said the shaking lad.

"What inspector," asked the manager, who has recently come here from the West and knew nothing about the Inspection or Violation system in New York.

"Oh, de guy dat gets us fired," the boy replied.

Upstairs the manager found a pugnacious individual who said to the manager.

"En who are youse?"

"I'm the manager."

"Well, trot out your papers. I'm de Labor Department Inspector."

"What papers?" asked the manager.

"De certificates of dese kids. Youse got no business havin' dese kiddies woikin' here. Ders a lot er dem under age."

The manager in recounting this experience to the A. R. E. P. O. said he became angrier every minute, but he held his temper. He had some boys there under 14 years of age.

"Youse git yur hat en git," shouted the Inspector to four boys.

"I made a few casual inquiries about the law and found that boys under that age could not work in factories.

"But this is not a factory," I said. 'You can see that no manufacturing of any kind goes on here. They are merely office boys working in an office that is light and airy, dustless and perfectly sanitary.'

"You're listed as a factory building, an' dat ends it."

The boys were discharged. I could do nothing but submit to the man clothed in a uniform that gave him Czar-like power. I'm a law-abiding man. I believe in the law and I believe that the law that gave that individual such power is right, but some of the uniformed inspectors, puffed up with their own importance, carry the law to a point far beyond reason. That is what I object to.

"All inspectors are not of the type above mentioned," the manager continued.

"The Health Department sent a man up here one day and he was about the most gentlemanly officer I ever met. He did not overstep his authority, and his recommendations were made as suggestions and not as orders. (No. 82.)

#### ONE EFFECT OF TRYING TO OBEY THE LAW.

A certain manager who employs a large number of young women in a factory building discovered that the fire-escape was rusty and, in his opinion, in need of repair, the expense of which his company would have to bear. He sent word to the Building Department to have an inspector stop in and look it over.

"What's the matter with that fire-escape?" asked the inspector.

"It needs painting and fixing, doesn't it?" asked the manager.

"No; that fire-escape is good for twenty years as it stands. Don't need fixin'—"

"Will you put that in writing?" asked the manager.

"No, I won't put that in writing, but I'll put something else in writing for buttin' in and gettin' me in trouble. I passed this building and I got — when the Chief reported your letter to me."

"In a little while I received several violations for most trivial matters, which we complied with, with the result that it has cost me about \$170 for fool repairs, but THE RUSTY OLD FIRE-ESCAPE REMAINS UNPAINTED AND, I BELIEVE, UNSAFE.

"At the time I received the visit from this man he said that he would go through my plant with a fine tooth comb so as to see if we were living up to the law. He said something to this effect:

"You printing fellows publish a whole lot about proper ventilation, so I just thought that I would come down and see how you were ventilated."

"But we don't. Its entirely out of our line," I urged.

"Well, you're all in the brotherhood," he replied, adding that I would 'git mine.'" (No. 82.)

#### A VENTILATING EXPERT'S SUGGESTION.

The firm of A. R. Wolff & Co., 130 Fulton st was, for thirty years one of the greatest authorities in the city and country on ventilation. Its successors, Nygren, Tenney & Ohmes, same

address, occupies a similar position today. Mr. Werner Nygren suggested these changes:

"Ventilation is the biggest common sense proposition in the world. Therefore the broadest and most sensible interpretation of the ventilation law is imperative if the commendable objects of this act are to be attained. The law should be creative rather than corrective in its principal purpose. It should govern the construction of factory and loft buildings, not the reconstruction of them. That works a hardship on the property owners. The keynote of the administration should be prevention prior to cure. The problem of ventilation is ideally handled in the public schools. It could be equally well handled in factories if the law were right. An expert ventilation engineer should make inspections. Then the chief of the Department would have a clear idea of what the peculiar problem in that loft is. It would then be safe to permit the exercise of more discretion. Today the letter of the law is not violated, but the spirit of it is, in consequence the property owner is hounded and persecuted. The only way to ventilate, to get results, is to ventilate by power. If the factory owner will not operate the power plant after it is in because of the cost, put a penalty clause on it. Enact a law making the subject of ventilation as vital a matter in new building construction as plumbing is."

#### VENTILATING ENGINEER SHOULD BE INSPECTOR.

"The ventilation law is too vague," said a representative of a number of property owners. "The demand to sufficiently and properly ventilate is like telling a man to be good. No two persons have a fully defined idea as to what being good means. No two lofts when occupied and used for manufacturing purposes are exactly alike, therefore different ventilating problems present themselves. It is essential that a registered Ventilating Engineer be the Inspector who most certainly should be a man who has had an exhaustive technical training.

"I have heard John S. Billings say, that you cannot have heat, ventilation and cheapness at the same time. You may have heat and ventilation, but you must employ power, which eliminates cheapness.

"Another suggestion is that the Factory Inspection department conform to the spirit of its circulars in practice. Let it be plainly stated in a circular or letter if the proper person to go to is a ventilating engineer and not compel people whose time is valuable to lose three or four hours waiting for such detail. Also let it be stated what size drawings should be. There is great room for improvement and it should come to pass quickly." (No. 86.)

#### THE ACTIVITY OF THE VENTILATOR MAN.

"I believe that the Factory Inspectors are more reasonable than the ventilator manufacturer," said Mr. M. E. Sterne. "My experience has been that the manufacturers try to unload as many of their ventilators as the owner or tenant will stand for. The law should be changed in such a way as to make the tenants solely responsible for proper ventilation. Last year I was compelled to spend \$400 for ventilators in one loft. The former tenant has moved to some other quarters and the present lessee does not need ventilators for his business. The result is that the ventilators are lying in some corner. The owner of a building does not control the tenant's business. No one would think of holding the landlord responsible for the morals of the people employed by tenants; why should the landlord be responsible for their physical comfort?"

#### TENANTS SHOULD BE MADE RESPONSIBLE.

"I believe that a law compelling the proper ventilating of workshops is absolutely necessary," said Mr. E., "but I object to being told the make of the ventilator my money is to buy. Furthermore, I would like to see the law, or other rulings of the department, changed in such manner as to make the tenant, and not the owner of the building, responsible for proper ventilation of workshops." (No. 87.)

"I believe the Record and Guide is working along the right lines," said Mr. Stephen H. Tyng, Jr., when asked to submit suggestions for the solution of the violation issue. "THE LAW SHOULD BE EXPLICIT, and it should state exactly what it is intended for. Some standard should be established so that owners and architects would know what is wanted. The tenant practically has to pay the expense of installing ventilators at the present time, although the law does not hold him responsible. But as the real object of the law seems to be to benefit the employees, and as the tenant controls the employees, it is obvious that the responsibility for proper ventilation should rest with the tenant. The Department of Labor possesses a great weapon and can force the employer to comply with the laws. It is the label which the Factory Inspectors can affix to the manufactured goods and which will stamp them as having been produced under sweat shop conditions. An owner is perfectly at sea regarding the ventilators. At the office of the Department of Labor he is told to go ahead and install ventilators. BUT HOW DOES HE KNOW that the ventilators, after being installed, will receive the approval of the authorities? I believe that the officials are trying their best to carry out the spirit of the law in a fair and just manner. The law should be amended to avoid misunderstandings and annoyance to owners, tenants and officials."

## TENEMENT HOUSE VIOLATIONS.

## AN ARCHITECT ADVISES MORE DISCRETIONARY POWER FOR INSPECTORS.

An architect with a large experience on the lower East Side suggested that the Tenement House Commissioner take away from the inspectors some of their authority and clothe the heads of the different bureaus with more discretionary powers. "The law is fair and just and if the inspectors would carry out the spirit of the law we would be satisfied," he said. "People not having had experience with inspectors don't know what we have to contend with. They make suggestions to owners and give foolish advice, with the result of creating EXPENSE AND WORRY to landlord and builder. The Commissioner should order the inspectors to REFRAIN FROM COMMENTING on the requirements of buildings. Let them submit their reports to the heads of the Department, and if alterations are necessary experienced officials should order the changes. At present it seems as if ignorant employees would have the run of things in the Department. Some time ago violations were filed against a three-family house. I did not wish to go to the expense of making the alterations, and concluded to take it out of the tenement-house class by making it a two-family house. People will hardly believe it, but just think of it, the Tenement House Department would not consent to it. They wanted me to make the alterations before removing the violations. I fought them for months, and after a lot of red tape I won my case." (No. 10.)

## TANGLES IN THE RED TAPE.

"We don't find fault with the laws," said a member of a broker's firm whose specialty is the handling of houses in the Mulberry st section, "but we don't like the methods of the officials. We blunder and make mistakes as do the authorities, but while we are always ready to correct our errors and make amends, the OFFICIALS REFUSE TO DO SO. They will not budge from any stand they have once taken, no matter how mistaken they may be. This means unnecessary expense, worry and trouble for owners, tenants and agents.

"I recall a case where a contractor had filed plans to alter a tenement house according to a violation order by building a vestibule. He made a mistake in drawing the plans by showing a door four feet wide. The requirements called for a door three feet wide. The plans were approved as submitted, but the contractor built the door of smaller dimension. Although the law did not require the larger door, the Tenement House Department insisted that the door should be built as shown on the plans. We appealed from this decision and our case went to the head of the Department, but we did not succeed in convincing any one of the officials of our rights. Finally we had to tear down walls and change stores to enlarge the door. The alteration spoiled the house entirely. We had an adjoining house similar to this. When we were called upon to build a vestibule we were very careful to show in the plans a three-foot door. The plans were approved and the result is that we have two houses with different sized vestibules. I think it is about time that the authorities use a little common sense, otherwise people will learn not to respect the laws." (No. 83.)

Mr. Samuel Sass, of 23 Park Row, has been conferring with Commissioner Murphy, in regard to the administration of the Tenement House laws. He is vice-president of the New York Society of Architects, whose law committee has been considering the merits of the violations for some time.

"The law is very vague and broad," he said, "and some officials as well as owners might be able to take advantage where others would not. The present Commissioner seems to be willing to do what is right. The Law Committee of the Society of Architects has submitted some suggestions which Commissioner Murphy has received favorably. We will have some more conferences with him and believe that we can reach an understanding acceptable to the owners and to the officials. It is the small things that chafe, annoy and harass the owners. Mr. Murphy has announced that he is ready to take the bull by the horns and eliminate red tape."

## BUYERS DRIVEN AWAY.

"Buyers of tenement houses have been driven out of the market," asserted Mr. —, a member of a real estate firm near Madison square. "The attitude of the Tenement House Department has driven them away. The way these officials act would make any man believe that it is a crime to own a tenement house. We cannot move a sink or change a partition in a house without going to the expense of employing an architect to draw plans and file these with the Department for approval. No discretion is being used by the officials. It seems to me to get relief we shall have to see to it that a number of employees are dismissed. The force of the Department is TOO LARGE, and if the appropriation would be cut down to twenty-five per cent. of its present number the landlord would have a chance to call his soul his own. Instead of giving the owners a chance to make the changes demanded by the laws gradually, the inspectors insist upon immediate alterations. There are a lot of poor tenement-house owners in this city to whom the enforcement of the law practically means confiscation of their property. The officials have taken the heart out of the ownership of tenement houses; now they are after the loft buildings." (No. 84.)

## FACTORY VENTILATION REQUIREMENTS MODIFIED.

AS DESCRIBED BY CLARENCE T. COLEY, M. E., SUPERVISING ENGINEER FOR DOUGLAS ROBINSON, CHAS. S. BROWN CO.

The Allied Real Estate Interests, of 165 Broadway, through their president and Law Committee, together with the engineers and representatives of some large real estate companies and property owners, have been cooperating with Mr. John Williams, Commissioner of Labor, with the idea of determining what faults exist in the present labor laws pertaining to factory ventilation.

Clarence T. Coley, M. E., the supervising engineer for Douglas Robinson, Charles S. Brown Co., in that corporation's experiments, conducted in cooperation with Mr. John Williams, Commissioner of Labor, relative to factory ventilation requirements, kindly furnished the Record and Guide with the following brief interview of what has been accomplished by owners and tenants, with some plans which Mr. Coley suggests for future procedure:

"A little over a year ago the Department of Labor of this State, began a vigorous endeavor to enforce the requirement of the law as found in Sections 86 and 94, Chapter 36, Laws of 1909. Their factory inspector, Mr. William Walling, at that time interpreted the clause 'proper and sufficient ventilation' to mean that fresh air as taken from the outside of the building must be introduced into the workroom in such quantities by artificial means, when the windows were closed, that each occupant would be supplied with 2,000 cubic feet per hour, and 2,000 cubic feet additional air be supplied for each cubic foot of gas burned in the workroom.

## EXCESSIVE REQUIREMENTS.

"Many conscientious owners and agents put in ventilating equipment to meet the requirements of the Department, feeling that the spirit of the law was a good one, and realizing the great necessity of additional ventilation in many congested workrooms. THE ORIGINAL COST WAS VERY HIGH, because the system of lighting had to be changed from gas to electricity so as to reduce the enormous quantity of air required to compensate for the gas burned, which, if introduced into the workroom of moderate and lawful density of population, together with the air required per occupant, would be in such large quantities as to produce unbearable draughts, besides requiring such an additional amount of heat to temper the incoming air from average outside winter temperatures to the proper temperature of a workroom as to increase the cost of heating the factory (depending upon the number of people employed) from two to three times its average cost per heating season. The heating boiler, steam risers and radiator capacity would needs be doubled to do the work properly under the above conditions. It is, therefore, obvious why the installations which were installed and approved under the original requirements ARE NOT and cannot be OPERATED under the above conditions, and still permit the factory employes to work, and the owner to show a reasonable net return upon his investment. The object of the entire proposition was therefore, defeated by excessive requirements.

## DISCOURAGING FEATURES.

"The Department also required that sheet iron air ducts be carried from the air inlet, along the ceiling to several widely separated points in the workroom to positions over or near groups of workmen. Where these ducts were carried from floor to floor, the fire insurance was affected. The air from the outlets blew down upon the heads of employes, and the ducts themselves materially reduced the head room or available height of ceiling. The most discouraging feature of the above elaborate and expensive equipment was that it would suit only one condition of factory population. If the number of employes decreased, due to slack season or hard times, the equipment was too large; if the number of workmen increased, the equipment was inadequate and could be condemned as insufficient; if the workroom was vacated, or reoccupied as a store or show room, the entire device was useless and in the way. The above system is known as artificial ventilation by dilution or mixing good air with bad air, thereby improving the resultant product.

"About September, 1909, Mr. Walling continuing to dictate the requirements for factory ventilation, and pass upon the ventilating engineering features of the problem, recognized that probably the majority of the workrooms could be properly ventilated by windows or natural ventilators.

"There have been several companies in business for a number of years manufacturing various styles of window ventilators, and thousands of their devices are to be found in the windows of business offices, clubs, homes, etc., working satisfactorily to the occupants. Some of these devices have an opening in both the top and bottom of the window, others in the bottom only. Most all of them can be automatically or hand adjusted to suit wind velocities and temperature conditions. None of these window ventilators can beat the plain open window for quantity of fresh air admitted, but what some of them can do is to admit fresh air in such a manner as not to produce unpleasant draughts upon a person working near the window, hence the prevention of objectionable draughts makes their existence a possibility; and therefore, a device costing money to install and maintain,

and still allows draughts to be produced, is worse than no device at all, except probably its presence in the window may suggest pre-ventilation to the occupant and he proceeds to secure it by opening windows on the lee side of the building.

"Several so-called window ventilators have sprung into existence within the past few months; some admitting large quantities of unheated air at high velocity, others admitting the air more slowly and others admitting the air through a large number of small openings.

"Mr. Walling has put his approval or O. K. on four of these devices, but has refused to recognize the majority of the devices as adequate for his requirements and the purposes intended. By this action he has brought upon himself the bitter animosity of the manufacturers of these rejected devices. To fairly determine the merits of several of the oldest and newest approved and rejected devices, I have been conducting for Douglas Robinson, Charles S. Brown Company a comparative test to determine their relative efficiency, quality of mechanical workmanship, cost per window, ability to properly ventilate without producing objectionable draughts; the results of which tests will be fully published in a future issue of this paper.

"Commissioner Williams is now personally giving the subject much consideration, and is acting upon such intelligent suggestions as may be offered to him by the real estate interests as appear to him reasonable, in a free spirited and fair minded manner. The results are already very gratifying and a long step in the right direction has been taken; and are approximately as follows:

#### STANDARDS TO BE FIXED.

"The Department will undoubtedly set a standard of air purity for factories and workrooms, for air that does not contain on the average during the working hours when the outside temperature conditions require the windows to be closed, more than 12 parts of carbon-dioxide (C.O.<sub>2</sub>) in 10,000 parts of air as found in the workroom, and should a reading no higher than 15 parts of C.O.<sub>2</sub> be obtained late in the day, the purity of the air will be considered satisfactory. The Department will determine the purity of the air by an analytical chemical analysis, and does not propose to make such tests when the windows are open in moderate weather or when the weather is extremely cold, necessitating the closing of the ventilators. The exact minimum temperature affecting the latter will be determined later.

"Mr. Williams proposes to expel from and keep the Department free from all commercialism; not to approve or disapprove of any system or ventilating device. The determining factor is to be pure air consistent with minimum workroom temperatures as described above and found by actual test, the factory occupant to make such installations as his engineer or expert advises, and no orders are to be issued to furnish proper ventilation for a workroom until an actual preliminary chemical test of the air has been made by the factory inspector and the air is found to contain more than 12 parts of carbon-dioxide in 10,000 parts of air."

Mr. Coley will describe the process of testing the air for C.O.<sub>2</sub>, together with other interesting features of the problem, when the results of his present experiments are published in the near future in the Record and Guide.

#### STREET IMPROVEMENT FUNDS TO BE MORE QUICKLY COLLECTED.

The new Board of Assessors, of which Joseph P. Hennessy is Chairman, is rapidly getting hold of the work of apportioning and advertising the accumulation of assessment lists that it found in the office when it took charge. It is important that this work be kept up as closely as possible, for the reason that, with a large uncollected balance outstanding in the Street Improvement Fund, money is not available for the prosecution of public improvements, the cost of which is to be returned to the city through assessments for benefit. Some time ago the Board of Estimate and Apportionment adopted a rule to the effect that no money would be allowed to the Borough Presidents for these improvements, except upon reports showing that an amount at least equivalent to that asked for had been certified to by the Board of Assessors. This has had the effect of throwing a large number of assessments into the office of the Board of Assessors, some of them for very large contracts. The Board expects, however, not only to clean up what has been hanging back, but to keep abreast of current certifications. This Board handles assessments for all local improvements, other than street openings, from all five boroughs of the city, including the regulating and grading of streets, paving, and the construction of sewers. The total amount of these improvements, for which assessments are laid by the Board, runs from \$6,000,000 to \$10,000,000 or \$12,000,000 a year.

An outline of the procedure relating to these assessments should be interesting to property owners, as every piece of property within the city limits will, sooner or later, be subjected to one or more of these assessments. In brief, the system is as follows: Practically all local improvements for which an assessment is to be subsequently laid ORIGINATE BY PETITION, presented to a Local Board. The resolution of the Local Board, favoring the proposed improvement, is forwarded to the BOARD OF ESTIMATE AND APPORTION-

# OWNERS!

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MENT, where it is either approved or rejected. If approved, the Borough President within whose jurisdiction the matter comes is authorized to ADVERTISE FOR BIDS, and to let a contract to the lowest bidder.

As the work progresses payments are made from time to time to the contractor, and, after it is completed the Borough President CERTIFIES to the Board of Assessors the total cost, with maps showing the property benefited. The Board of Assessors THEN TRANSMITS THE LIST TO THE COMPTROLLER, who adds his certificate that a certain amount of interest has accrued on the payments made to the contractor. That interest is calculated from the date of the several advances to a day sixty days after the date of the Comptroller's interest certificate, and the amount of it is added to the amount certified by the Borough President as the cost of the work, to make up the total assessment. This amount the Board of Assessors apportions upon the property benefited.

An advertisement is then inserted in the City Record and in different local papers, NAMING A DATE, not less than thirty days distant, within which objections to the proposed assessment may be filed. If no objections are received the list is forthwith confirmed and transmitted to the Comptroller for entry and collection. If objections are filed hearings are had, first before the Board of Assessors and then before the Board of Revision of Assessments, and the assessment is either confirmed or modified or reduced to what is considered to be a fair cost. It is then confirmed, and becomes a lien against the property assessed. The amounts collected are returned to the Street Improvement Fund, from which the expenditures were made.

#### WHAT PROPERTY OWNERS THINK OF PERSONAL TAXATION.

The replies from owners of real estate to the questions propounded by the New York Tax Reform Association indicate that they are in substantial agreement with the statement in the letter that "the taxation of personal property is a constant menace to business and a burden on production and trade. Lax enforcement leads to gross inequalities and strict enforcement would handicap enterprise and result in evasion. The collections from the tax in this city have decreased constantly for a number of years, while real estate values have increased rapidly. Security from arbitrary and burdensome taxes on personal property would retain and attract business enterprises and population."

The following extracts are from letters and remarks by real estate owners paying no personal taxes, but favoring the abolition of the personal tax:

"All Federal and State taxes are personal taxes. Let cities raise their revenue from real estate." (Real estate tax paid, \$3,000.)

"Personal tax drives people out of the city and also from the State." (Real estate tax, \$3,000.)

"If one city were to abolish this tax on personal property the example would soon be followed elsewhere, and much would be done to relieve business throughout the country of an expensive hindrance." (Real estate tax, \$1,536.)

"The result would make a slight increase in tax at first, but a decrease afterward." (Real estate tax paid, \$2,200.)

"I believe that the abolition of personal taxes will contribute to commercial integrity." (Real estate tax paid, \$1,500.)

"We are clever enough to select tax-exempt investments and have offsets." (Real estate tax, \$1,460.)

"Tax real estate alone, because it is fair and the tax is ultimately paid by the entire community in rent, board, etc., and not by the owner alone." (Real estate tax, \$1,170.)

"I used to pay \$250 personal assessment and when my tax was raised to \$1,250 I swore it all off." (Real estate tax, \$1,162.)

"The taxation of personal property will never be equitable. In the very nature of things it will continue to be unjust. I judge from long experience as an assessor many years ago." (Real estate tax, \$400.)

"Personal tax drives business and wealth away." (Real estate tax, \$2,349.)

"The present system is worse than a farce. It is an abomination." (Real estate tax, \$1,050.)

## LAW DEPARTMENT

### AGREEMENTS NOT TO BID AT FORECLOSURE SALES.

These agreements which in interstate commerce would savor strongly of restraints against trade and competition are of quite frequent occurrence among individuals in the exigencies which arise as to property rights threatened with extinction under foreclosure.

In the case of individuals, however, and sometimes of corporations between themselves, the Courts seek as earnestly to legalize them when a pound of flesh is threatened, as do the United States Courts to set them aside in the case of corporations and trusts threatening thereby to raise prices of commodities or costs of transportation to the public.

This proves the generally unrecognized truth that Courts are but human after all, and are swayed (as in the application of the strict rules of law) very much by the circumstances of the case, and by the fact of the decision working definite injustice or sentimental hardship. With juries there is never any doubt of this being the rule, and it is one of the reasons we all love the jury system secretly while condemning it openly.

In a recent case, which gives the subject for the present remarks, a number of men were identical in two corporations, the one of which owned a pound of—we should say piece of—land, and the other held a mortgage on it. For some reason not appearing in detail the corporation holding the mortgage had received from the one owning the land certain moneys, which in case of failure to effect their intended object, were due to be repaid to the land-owning corporation. This was, however, modified into an agreement, not in writing, that the foreclosure should go on, and the mortgage-holding corporation to bid in for the benefit of the defendant corporation, and retransfer the property thereafter to it on its executing a purchase money mortgage for the amount of plaintiff's claim less the sum it already had in hand belonging to the defendant.

The sale and bid-in was made as planned, but at this point Satan entered the Garden as tempter, and for reasons not brought forward in justification the members of the mortgage-holding corporation refused to carry out their agreement with themselves as members of the land-owning corporation, or restore the money in hand, pleading, as usually is the case, that very statute passed against frauds (and somewhat ironically termed "Statute of Frauds)," requiring agreements of the kind in question to be in writing, if expected to be legally enforceable.

Some minority members of the defendant corporation, presumably about to suffer loss by the act of their brother stockholders, who controlled both corporations involved, besought the Court's protection, and a rising above the technical rule of the law for their protection. This the Court of first instance refused to do, but on appeal had, the Appellate Division reversed the lower court's decision, stating that it understood the rule to be "that where the owner of property about to be sold at judicial sale, enters into an agreement with his mortgagee for a valuable consideration, and a promise not to bid or procure bidders, that the mortgagee shall bid off the property, and hold it for him; that this mortgagee in an action in equity to compel performance cannot take advantage of the Statute of Frauds, and escape, because his contract was not in writing. \* \* \* It is based upon the proposition that the party obtaining title, obtained it through fraud, and that equity will not permit the Statute of Frauds to be made a shield for fraudulent acts." (Congregation Kehai Adath, etc., vs. Universal Building, etc., Co.)

#### MORTGAGE QUESTIONS.

To the Editor of the Record and Guide:

(1) If a mortgagee agrees to extend the term of a mortgage, and a party other than the mortgagor is on the bond, is the mortgagee's security affected thereby, in case of a deficiency after foreclosure?

(2) What does "all liens" mean in a deed?

(3) What is the cause of a foreclosure suit being stretched out for five years, and then not being finished, even supposing there are infant interests?

(4) A party has a number of pieces of real estate in the county, and a mortgage is foreclosed, leaving a deficiency on one of them. What is to hinder him from transferring the rest of his property so he will not be responsible therefore, and can he be prevented from making the transfer, or can he be obliged to have them reconveyed, either on the ground of fraud or insufficient consideration?

Answer.—(1) The extension of a bond without the consent of the bondsman relieves him from obligation. (2) Liens of record. (3) We can give no surmise that would be of value. (4) The Bankruptcy Law avoids all transfers within a given period which would constitute the grantor insolvent.

#### NO RESTRICTIONS AGAINST A CHURCH.

To the Editor of the Record and Guide:

We are talking of buying lots on Forest Park East to build a church on. Some claim that it is restricted, so that we have no right to build a church there. (I am sending you the restrictions.) Please tell me whether we have or not.

"And the said party of the second part for his heirs and assigns, doth hereby covenant to and with the parties of the first part and each of them, as well for their own use as for the use of each and all the persons who may purchase or derive title through or from them, to any part of the tract of land laid down on the aforesaid map, that neither the party of the second part, or his heirs or assigns, shall or will at any time hereafter erect or permit upon any part of the land conveyed by the present indenture any slaughter-house, smith-shop, forge, furnace, steam engine, brass foundry, nail or other foundry, or any manufactory of gunpowder, glue, varnish, vitriol or turpentine, or for the tanning, dressing or preparing of hides, skins or leather, or stores for the vending or dispensing of merchandise of any nature whatever, or of any ale-house, brewery, distillery or other place for the manufactory or sale of intoxicating liquors, or for the carrying on of any other noxious, dangerous or offensive trade or business; and the said party of the second part or his heirs or assigns will not erect on said premises, or permit to be erected thereon, any building except outbuilding with a flat roof, or less than two stories in height, or erect on said premises, or permit to be erected thereon, any dwelling on a plot having a frontage of less than forty feet; or erect any dwelling less than ten feet from the building line; or any dwelling without a cellar, or costing less than three thousand dollars; or erect any barn, stable or outhouse less than sixty feet from the line of any street upon which said lot herein conveyed fronts, or nearer than ten feet to any adjoining property, without the written consent of the parties of the first part herein. This covenant to run with the land until July, 1916, when it shall cease and terminate.

"And the said parties of the first part do covenant with the said party of the second part as follows:" (Then follow the five covenants of a full warrantee deed.)

Answer.—There seems to be no restriction in the wording of this covenant against the erection of a church building as such. The restriction to building at all (except outhouses with flat roofs) by strict construction of the wording is immediately negated by the provisions as to allowing dwellings of a certain cost, size and location.

#### RIGHTS OF OWNERS.

To the Editor of the Record and Guide:

Has the Tenement House Department the right to go to the tenants in a house rented in furnished rooms and tell each one not to pay any more rent, and that they must move out, and thereby prevent you from making any collections from the tenant you lease the entire house to, where they have never served any notices on the owner or the agent of the building (although I think they tacked some notice on the inside of the house), when they know where to find the agent of the premises?

I have a house I rent to one tenant, for renting "furnished rooms," and I am unable to collect my rent from this party because the Tenement House Department has notified the people in the rooms to pay no more rent.

Can I sue the city for damages, if my house becomes vacant and otherwise damaged on account of the vacation under these circumstances? Then again, where a house is rented in "furnished rooms," can it be considered a tenement house because the people have cook stoves to heat themselves with? At that rate, isn't every middle class hotel in the city a tenement house, as the occupants of the rooms must heat themselves with stoves or freezers?

Let me know how I stand in this matter, and what I can do to take the matter out of the hands of the "Tenement House Department."

THEOPHILUS.

Answer.—The question is too "numerous" for any useful answer, but shows not only the difficulties that the owner is meeting with but also the problems in interpreting the Tenement House Law, with which the Department is struggling. The owner renting to a single tenant has nothing to do with tenement house violations in the collection of his rent, unless he has made special covenant in his lease. The furnished rooms, the number of tenants, and the cook stoves used to heat them with, we fear, bring the house within the definition of a "tenement" in the law. But as for any right to excuse the tenant from paying rent while continuing to occupy the house, the Department has none.

The property can be withdrawn from the jurisdiction of the Tenement House Department, by filing the proper application with that department and complying with the requirements of the Board of Health; it cannot again be used as a tenement house unless you comply in every particular with the present law.

#### CONTRACTOR CANNOT PREVENT OCCUPANCY.

To the Editor of the Record and Guide:

Can a contractor who is building a house for me, on my ground, prevent me from occupying the house or renting it to somebody else, if I fail to give him his last payment according to our written agreement?

G. C. W.

Answer.—No man can hinder you in occupying or renting your own property. The contractor's remedy is a mechanic's lien, or action on contract, unless you have specially agreed to let him hold the building until fully compensated, which is hardly to be considered even as a possibility in the case.









# 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

March 4, 5, 7, 8, 9 and 10. (No. 115.)  
BOROUGH OF MANHATTAN.

Bank st, Nos 1 to 5 | n w cor Greenwich av, runs n 156.7  
Greenwich av, Nos 87 to 101 | to s s West 12th st x w 96.10 x s  
191 to n s Bank st x e 119.6 to beginning, four 3-sty and two  
5-sty brk buildings and 3-sty frame building and part 3-sty brk  
building.

12th st, No 238, s s, 96 w Greenwich av, 21.6x77.6x21.6x74.6, part  
3-sty brk building.

Bedford st, Nos 73 to 77 | s w cor Commerce st, 75.4x196.3x78.2  
Commerce st, Nos 32 to 44 | x175, four 2-sty, two 3-sty and one  
4-sty brk buildings and 2-sty frame brk front building.

Mott st, No 139, w s, 250 n Hester st, 25x100x25.3x100, 3-sty brk  
building.

Edwin Gomez et al to Harriet Gomez, Alma E and Albert B  
Dreyfous an interest in above. Confirmatory deed. Jan 3, 1910.  
Mar 4, 1910. 2:615—28 to 37. A \$130,500—\$173,500. 2:584—  
25 to 32. A \$65,500—\$74,000. 1:237—21. A \$17,500—\$18,000.  
other consid and 1,000

Bank st, Nos 1 to 5 | n w cor Greenwich av, 119.6x191 to  
Greenwich av, Nos 87 to 101 | s s 12th st x96.10x156.7, two 5-sty  
12th st | brk tenements, 2-sty brk stable, 3-  
sty frame tenement and store and three 3-sty brk tenements  
and stores.

12th st W, No 238, s s, 96 w Greenwich av, 21.6x77.6x21.6x74.6,  
part 2 and 3-sty brk and frame stable. 2:615—28 to 37. A  
\$130,500—\$173,500.

Mott st, No 139, w s, 250 n Hester st, 25x100x25.3x100, 3-sty brk  
stable. 1:237—21. A \$17,500—\$18,000.

Commerce st, Nos 32 to 44 | s w cor Bedford st, 175x78.2x196.3x  
Bedford st, Nos 73 to 77 | 75.4, two 2, three 3-sty brk dwell-  
ings, 2-sty frame brk front dwelling, 4-sty brk stable and 3-sty  
brk storage building. 2:584—25 to 32. A \$65,500—\$74,000.

Nathan Hart, Jr, to Louis G Hart. All title. B & S. All liens.  
Mar 1, Mar 7, 1910. 175

Broome st, No 329, s s, 75 w Chrystie st, runs s 75 x w — x n 100  
to st x e 25 to beginning, 5-sty stone front tenement and store.

Matilda H Lowenhaupt, EXR, &c, Henry Johnson to James B  
Simpson, of Bolton, N Y. Mar 7. Mar 10, 1910. 2:423—16. A  
\$23,000—\$33,000. 30,000

Same property. Walter J Lowenhaupt, HEIR, &c, Henry John-  
son to same. Q C and ratification deed. Jan 28. Mar 10, 1910.  
2:423. nom

Same property. Henry Lowenhaupt et al, HEIRS, &c, Henry John-  
son to same. Q C. Mar 7. Mar 10, 1910. 2:423. nom

Broad st, No 42 | w s, about 130 s Exchange pl, runs s 21 x w 153.9  
New st, No 38 | to e s New st x n 32 x e 73.7 and 76.6 to begin-  
ning, part 8-sty brk and stone office and store bldg. FORECLOS.  
(Feb 9, 1910.) Joseph A Warren. (Ref) to the Wall Street  
Journal Bldg Co. Mar 9, 1910. 1:24—34. A \$—\$.  
\$90,550 over and above mort for 300,000

Cherry st, No 136, n s, 239.3 e Catharine st, 25.8x104.2, 5-sty brk  
tenement and store. Martin Garone to Mary Lorenzo. Morts  
\$28,000. Mar 8. Mar 9, 1910. 1:253—11. A \$12,000—\$28,000.  
nom

Cherry st, No 218, n s, 84.7 e Pike st, runs n 117.7 x e 19.7 x n  
48.4 x e 17.10 x s 163.11 to st x w 37.7 to beginning, 6-sty brk  
tenement and stores. Wm R McGuire to John J Donlan, of  
Brooklyn. Morts \$63,000. Mar 4. Mar 10, 1910. 1:255—6. A  
\$30,000—\$65,000. nom

Centre Market pl, No 7, e s, abt 160 s Broome st, 24.8x42.2x25  
x46.1, s s, 4-sty brk stable. Assign Sheriff's certificate of sale.  
John Caggiano to Nunziante Forlenza. All title. Mar 3. Mar 7,  
1910. 2:471—7. A \$6,000—\$9,500. nom

Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7,  
6-sty brk loft and store building. Lewis S Sanborn to Fredk C  
Callen, of Brooklyn. B & S. Feb 28. Mar 8, 1910. 1:286  
—63. A \$11,000—\$21,000. nom

Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7,  
6-sty brk loft and store bldg. Fredk C Callen to Lewis W San-  
born of Danvers, Mass. B & S. Mort \$13,500. Mar 9, 1910. 1:286—  
63. A \$11,000—\$21,000. nom

East Broadway, No 46, n s, 379.6 e Catherine st, 24.11x69.2x24.11  
x69.4, 4-sty brk tenement and stores. PARTITION, Feb 2,  
1910. Maurice Goodman referee to Wolf Bomzon and Morris  
Williamson. Mar 8, 1910. 1:281—21. A \$19,000—\$24,000.  
35,200

Same property. Release dower. Lillie Rothstein to same. Feb  
11. Mar 8, 1910. 1:281. nom

Fort Charles pl E, n s, abt 200 w Marble Hill av and being lots  
103 and 104 map 738a of North Marble Hills, runs n 101.10 x  
w 25 x n 5.8 x w 25 x s 81.5 to pl x e 56.4 to beginning. Sumner  
Deane to Wm A Mark, of Brooklyn, N Y. Mort \$5,500. Mar 9,  
Mar 10, 1910. 13:3402. 100

Fort Charles pl E, n s, abt 200 w Marble Hill av and 202.1 e line  
bet lands Dyckman and Camp being lots 103 and 104 map (No

738a) of North Marble Hill, runs n 101.10 x w 25 x n 5.8 x w 25  
x s 81.5 to pl x e 56.4 to beginning. Wm A Mark to Sumner  
Deane. Morts \$7,000. Mar 10, 1910. 13:3402.

other consid and 100

Forsyth st, No 213 and 215, w s, 102.2 s Houston st, 27.2x125.4,  
6-sty brk tenement and stores. Rachel Kaplan to Max Fine.  
Mort \$44,125. Mar 7. Mar 9, 1910. 2:422—20. A \$25,000—  
\$55,000. nom

Forsyth st, No 82, e s, 125.7 s Grand st, 24.11x100x25.2x100, 3-  
sty brk tenement and store and 4-sty brk loft building in rear.  
Ernstine Mathis widow and DEVISEE William Mathis, decd, to  
William and Arthur Mathis, all of Brooklyn. Mort \$18,000. Mar  
1. Mar 7, 1910. 1:306—11. A \$20,000—\$27,000. nom

Greenwich st, No 302, w s, 43.1 s Reade st, 22.1x74.9x21.7x74.9,  
5-sty brk building. N Y Life Ins & Trust Co and ano, exrs, &c,  
Mary R King to Rhinelander Real Estate Co. Mar 3. Mar 4,  
1910. 1:139—14. A \$14,000—\$21,000. 30,000

Hester st, No 46, s s, 62.6 e Ludlow st, 25x50, 3-sty frame (brk  
front) tenement and stores. Allen Broomhall to Adelaide Read-  
ing of Kingston, N Y. All title in 35-64 parts. Morts \$16,-  
400. Mar 7. Mar 8, 1910. 1:297—15. A \$16,000—\$19,000. nom

Jane st, No 4, s s, 63.3 n w Greenwich av or lane, 20x60.1x19.8x  
58.2, 3-sty brk dwelling. John F Coot to Mary S Murray. 1/2  
part. Mar 7. Mar 8, 1910. 2:615—75. A \$6,000—\$6,500. nom

Jackson st, No 37, w s, 89.6 s Monroe st, runs w 50.3 x n 10.6 x  
w 23.9 x s 10.5 x w 25 x s 30.9 x e 100 to st x n 31.4 to begin-  
ning, 5-sty brk tenement and stores and 4-sty brk tenement in  
rear. Ida Stark to Abraham Leipzig. Morts \$39,000 and all  
liens. Mar 5. Mar 7, 1910. 1:261—34. A \$18,000—\$30,000.  
nom

Lafayette st, No 212, w s, abt 225 n Broome st, 25x100, 5-sty brk  
building with store. Marcella D Jarvis to Dominick Abbate.  
Mar 4. Mar 5, 1910. 2:482—31. A \$23,000—\$30,000.  
other consid and 100

Leonard st, Nos 156 to 160, s s, 137.1 e Centre st, runs s w 78.2  
x s e 42.11 x n e 1.2 x s 0.10 x s e 17.6 x e 8.8 x n 17.5 x n e  
57 to st x w 60.10 to beginning, 4-sty brk school, except

Leonard st, s s, 197.4 e Centre st, runs s 59.4 x e 2.10 x n w 19.5  
x n 40.1 x w 0.7 to beginning.

The Children's Aid Society to James H Cruikshank of Freeport,  
L I. Feb 19. Mar 7, 1910. 1:166—38. A Exempt—Exempt.

other consid and 100

Mercer st, No 237, w s, abt 100 s 3d st, 25x100, 6-sty brk loft  
and store building. FORECLOS, Feb 10, 1910. Martin S Cohen,  
ref, to Clayton G Landis, of Goshen, Ind. Mar 10, 1910. 2:533  
—20. A \$29,000—\$48,500. 42,200

Monroe st, No 187, n s, 22.1 e Montgomery st, 20x67.4x20x68.4,  
3-sty brk dwelling. Bridget Foley to Cath A Foley. Mar 8.  
Mar 9, 1910. 1:268—2. A \$7,000—\$9,000. other consid and 100

Monroe st, No 18, s s, abt 255 e Catharine st, 25x50.10x25x47,  
e s, 5-sty brk tenement and stores.

Hamilton st, No 21, n s, 244.2 e Catherine st, runs e 19.9 x n  
62.10 x w 12.2 x n 4 x w 6.9 x s 66 to beginning, 2-sty brk  
tenement.

Louisa H Vosbrinck to Joseph A Finch, of Brooklyn. B & S.  
Morts \$25,180. Feb 23. Mar 7, 1910. 1:253—74 and 99. A  
\$15,000—\$26,000. nom

Park Terrace West, n w s, 241.5 s w 218th st and being lot 151,  
amended map (1099), 12th Ward, 25x100, vacant. John S Routh  
to Patrick Corcoran. Mar 1. Mar 7, 1910. 8:2243—part lot  
391. A \$—\$. nom

Riverside terrace or e s, abt 116.5 n 177th st, 100x156.3 to Buena  
Riverside Drive | Vista av x103.4x177.10, and being lots 52  
Buena Vista av | and 53 map (No 1338) of 55 plots of Fort  
Washington & Buena Vista Syndicates, vacant. Leo I Mein-  
hard to Cath E Baker of Montclair, N J. Mort \$16,000. Mar  
2. Mar 8, 1910. 8:2177—part lot 340. A \$—\$.  
other consid and 100

Riverside terrace or e s, abt 116.5 n 177th st and being lots 52  
Riverside Drive | and 53 map of Fort Washington & Buena  
Buena Vista av | Vista Syndicates, 100x156.3 to Buena Vista  
av x103.4x177.10, vacant. Assign contract recorded Dec 6, 1909.  
Geo A Adams to Leo I Meinhard. All title. Dec 6, 1909. Mar  
9, 1910. 8:2177—part lot 340. A \$—\$. nom

Riverside terrace or n e cor 177th st, 66.6x34.6x81.7x30.9.  
Riverside Drive  
Buena Vista av  
Riverside terrace or e s, 66.6 n 177th st, 50x177.10 to Buena  
Riverside Drive | Vista av x9.6 and 66 x172.9 to beginning,  
Buena Vista av | vacant.

Central Building, Impt & Investment Co to Cath E Baker, of  
Montclair, N J. Mort \$12,000. Mar 2. Mar 8, 1910. 8:2177  
part lot 336. A \$—\$.  
other consid and 100

South st, No 75 | n w s, at s w s Maiden lane, runs w 35.4 x  
Maiden lane, No 168 | n w 27 x n e 10 x s e 6.6 x n e 26 to Maiden  
lane x e 22 to beginning, 4-sty brk loft and store bldg. FORE-  
CLOS, Feb 7, 1910. Wm A McQuaid referee to Geo P Wet-  
more of Newport, R I. Mar 8. Mar 9, 1910. 1:37—41. A \$26,-  
000—\$30,000. 38,000

St Nicholas pl, Nos 34 and 36, e s, 249.1 s c l 153d st, 75x100, two  
5-sty brk tenements. David Lichtenstein to Gussie Lichtenstein.  
Mort \$70,000. Oct 25, 1909. Mar 9, 1910. 7:2054—25 and 27.  
A \$30,000—\$72,000. nom

# MILLER, McMANN & DONLEY

## INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER  
H. W. McMANN  
J. E. DONLEY  
Tel., 2780 & 2781 Murray Hill  
605 FIFTH AVENUE

- Worth st, Nos 20 and 22, s s, 50 w West Broadway, 50x80, two 5-sty brk loft and store buildings. Charles R Youngs to D Arthur Youngs, of Summit, N J. 1-5 part. All liens. Mar 5. Mar 7, 1910. 1:144-50 and 51. A \$38,000-\$54,000. nom
- Whitehall st, No 43. Declaration and receipt by Mina Wilkening as extrx and Henry F Lippold as extr of Wm Wilkening of \$25,000 from Mina Wilkening as DEVISEE under said will. Mar 4. Mar 5, 1910. 1:8.
- 3d st E, No 312, s s, abt 183.4 w Av D, 22.7x106, 3-sty brk tenement with store and 6-sty brk building in rear. FORECLOS. Feb 25, 1910. Wm A Sweetser referee to Fannie Fried. Mort \$17,000 and all liens. Mar 3. Mar 4, 1910. 2:372-29. A \$13,000-\$24,000. 6,500
- 3d st E, No 231, n s, 327 e Av B, 20.3x96, 5-sty brk tenement. Joseph Rothman to East Third Street Realty Co. Mort \$17,000. Mar 4, 1910. 2:386-55. A \$14,000-\$21,000. 27,000
- 7th st E, Nos 213 and 213½. Decree and order of court discharging CONTRACT recorded Sept 3, 1908, and cancelling of surety bonds on mechanics liens, &c. Sadie Pickett plaintiff agt Moritz Leibovitz and National Surety Co et al. Feb 23. Mar 8, 1910. Miscel. order of court
- 8th st E, or n s, 250 e 2d av, a strip, 25x8. Union Trust Co of St Marks pl N Y as trustee Walton H Peckham and ano to Tena wife Bernard Penner and Sadie wife Adolph Friedberg. All title and release. Jan 22. Mar 4, 1910. 2:450. 50
- 12th st E, Nos 126 and 128, s s, 145 w 3d av, 45x106.6, 6-sty brk tenement. John P Schuchman to George Schuchman. Mort \$50,000 and all liens. Mar 3. Mar 7, 1910. 2:556-52. A \$32,000-\$65,000. other consid and 100
- 12th st W, s s, 423.6 e 6th av, strip 0.1x45. Interior strip, 450 w 5th av and 52.9 n 12th st, runs w 32.4 x s 6.9 x n e — to beginning.
- 12th st, s s, 454.7 w 5th av, strip, 1.11x103.3. Fredk J Middlebrook to U S Realty & Impt Co. Mar 2. Mar 4, 1910. 2:575, 576. nom
- 13th st E, No 640, s s, 158 w Av C, 25x103.3, 5-sty brk tenement with store. Samuel Ladner to Aaron Wolf. ¼ part. Mort \$17,731.50. Mar 3. Mar 4, 1910. 2:395-26. A \$13,000-\$20,000. other consid and 100
- 13th st E, No 405, n s, 66 e 1st av, 28x26, 4-sty brk tenement. Release mort. Mary A Hagerly to Henry Fuldner. Mar 10, 1910. 2:441-part lot 1. A \$—\$. 10,000
- 13th st E, No 538, s s, 170 w Av B, 25x103, 3-sty brk tenement and store and 2-sty brk stable in rear. Daniel H Kane to Julia P McSwegan. B & S. All title. All liens. Mar 3. Mar 10, 1910. 2:406-24. A \$16,000-\$18,000. nom
- 14th st E, No 212, s s, 452 w 2d av, 24x103.3, 4-sty brk tenement with store. Olga Martin et al HEIRS, &c, Carl Schmeising to Christian G Froelich. Mort \$20,000. Mar 1. Mar 4, 1910. 2:469-14. A \$18,000-\$28,000. other consid and 100
- 17th st E, No 532, s s, 403.11 e Av A, 24.1x92, 4-sty and basement brk dwelling. Release judgment. Max Perlman to Patk J McArdle. Mar 5, 1910. 3:974-43. A \$7,000-\$12,500. nom
- 17th st E, Nos 112 and 114, s s, 250 e 4th av, 50x92, 6-sty brk tenement with store. Herman Wronkow to Geo H Pigueron. Mort \$95,000. Mar 1. Mar 4, 1910. 3:872-69. A \$52,000-\$120,000. other consid and 100
- 17th st E, Nos 112 and 114, s s, 250 e 4th av, 50x92, 6-sty brk tenement with store. Geo H Pigueron to Acme Building Co. Morts \$115,000. Mar 4, 1910. 3:872-69. A \$52,000-\$120,000. other consid and 100
- 18th st E, No 323, n s, 360 w 1st av, 20x92, 3-sty and basement brk dwelling. Julia L Hayes and ano to Fredk R and Guido F Kaldenberg. Feb 24. Mar 10, 1910. 3:924-16. A \$9,500-\$13,000. other consid and 100
- 19th st E, No 234, s w s, 200.10 n w 2d av, 20.10x84, 3-sty brk tenement with store. CONTRACT. Essie I Gaffney with Mary J Lyons. Mort \$14,000. Dec 16, 1909. Mar 4, 1910. 3:899-39. A \$11,000-\$16,000. 25,000
- 19th st E, No 234, s w s, 200.10 n w 2d av, 20.10x84, 3-sty brk tenement with store. Essie I Gaffney to Mary J Lyons. Mar 3. Mar 4, 1910. 3:899-39. A \$11,000-\$16,000. other consid and 100
- 20th st W, Nos 18 to 22, s s, 345 w 5th av, runs s 92 x w 25 x s 19th st W, No 23 | 92 to n s 19th st x w 25 x n 92 x w 25 x n 92 to 20th st x e 75 to beginning, 11-sty brk and stone loft and store building. John Davis to Amelia Davis his wife. 12-20 of 3-5 parts. All liens. June 12, 1909. Mar 8, 1910. 3:821-55. A \$230,000-\$515,000. nom
- Same property. John Davis and Amelia his wife to Ralph W Davis. 3-20 of 3-5 parts. All liens. Apr 20, 1906. Mar 8, 1910. 3:821. other consid and 100
- Same property. Same to Edgar M Davis. 2-20 of 3-5 parts. All liens. Apr 20, 1906. Mar 8, 1910. 3:821. other consid and 100
- 20th st W, Nos 18 to 22, s s, 345 w 5th av, runs s 92 x w 25 x s 19th st W, No 23 | 92 to n s 19th st x w 25 x n 92 x w 25 x n 92 to 20th st x e 75 to beginning, 11-sty brk and stone loft and store building. John Davis to John L Davis. 3-20 of 3-5 parts. All liens. Apr 20, 1906. Mar 8, 1910. 3:821-55. A \$230,000-\$515,000. other consid and 100
- 24th st W, No 144, s s, 243.9 e 7th av, 18.9x98.9, 3-sty brk tenement. Wm N Heard to District Realty Co. Mort \$22,000. Mar 10, 1910. 3:799-65. A \$14,500-\$16,500. other consid and 100
- Same property. Jacob Spielberg to Wm N Heard, of Brooklyn, N Y. Mort \$15,000. Mar 10, 1910. 3:799. other consid and 100
- 25th st E, No 142, s s, 260 w 3d av, 22x98.9, 3-sty brk tenement. Gideon E Fountain, extr, &c, Gideon Fountain to The Esseff Realty Co. Mar 1. Mar 4, 1910. 3:880-60. A \$17,500-\$20,000. 28,000
- 26th st W, No 52, s s, 111.6 e 6th av, 15.9x98.9, 5-sty brk dwelling. 26th st W, No 54, s s, 92.6 e 6th av, 19x98.9, 4-sty brk dwelling. 26th st W, No 56, s s, 75 e 6th av, 17.6x98.9, 4-sty brk building and store. 6th av, No 428 | s e cor 26th st, 26.7x75, 3-sty brk tenement and stores. 26th st, Nos 58 to 64 | on map Nos 58 to 66 | 6th av, No 414 | n e cor 25th st, 26.7x75, 4-sty brk building and 25th st, No 57 | store. 6th av, Nos 416 to 426, e s, 26.7 s 26th st, 144.3x75, five 3-sty brk tenements and stores. 25th st W, No 55, n s, 75 e 6th av, 25x98.9, 4-sty stone front dwelling.
- 33d st W, Nos 10 to 26, s s, 200 w 5th av, 225x98.9, nine 5-sty brk and stone office and store buildings. John J Astor and Ava W his wife to James R Roosevelt, Douglas Robinson and Robt H M Ferguson as trustees will William Astor, decd, for benefit John J Astor and remaindermen. June 26, 1905. Mar 7, 1910. 3:827-1 to 6 and 75 to 81. A \$738,500-\$798,500. 3:834-53 to 61. A \$825,000-\$952,500. other consid and 100
- 27th st W, Nos 121 to 127, n s, 250 w 6th av, 100x98.9, 12-sty brk and stone loft and store building. Realty Holding Co to Israel Unterberg. Mort \$400,000 and all liens. Mar 1. Mar 7, 1910. 3:803-part lot 18. A \$—\$. other consid and 100
- 27th st W, No 454, s s, 100 e 10th av, 25x98.9, 5-sty brk tenement with store. Josephine A Hubener and ano to Wm J Haley. B & S. All liens. Dec 9, 1909. Mar 5, 1910. 3:724-64. A \$10,000-\$19,000. nom
- Same property. Wm J Haley to Josephine A and Mary L Hubener as joint tenants, of Hastings-on-Hudson, N Y. B & S. All liens. Dec 9, 1909. Mar 5, 1910. 3:724. nom
- 27th st W, Nos 144 to 150, s s, 500 w 6th av, 45.6x98.9, four 4-sty brk tenements and stores. Moses Misch to Peoples Co-operative Property Co. B & S. All liens. Mar 8. Mar 10, 1910. 3:802-67 and 68. A \$43,000-\$46,000. other consid and 100
- 28th st W, No 141, n s, 247.2 e 7th av, 23.3x98.9x23.4x98.9, 4-sty brk tenement and 4-sty brk building in rear. Mary E Taylor et al to Gustav Zimmermann. Feb 23. Mar 5, 1910. 3:804-14. A \$18,500-\$21,500. nom
- 28th st W, No 143, n s, 223.10 e 7th av, 23.3x98.9x23.4x98.9, 4-sty brk tenement and 4-sty brk building in rear. Joseph Castoras et al to Gustav Zimmermann. Mort \$9,000. Jan 20. Mar 5, 1910. 3:804-13. A \$18,500-\$20,500. other consid and 100
- 28th st W, n s, 247.2 e 7th av, 23.3x98.9x23.4x98.9. Power of attorney. John McC Steele to Mary E Taylor et al. Jan 23. Mar 5, 1910.
- 28th st W, Nos 141 and 143, n s, 223.10 e 7th av, 46.7x98.9, two 4-sty brk tenements and two 4-sty brk tenements in rear. Gustav Zimmermann to Lawyers Realty Co. Mort \$75,000. Mar 4. Mar 7, 1910. 3:804-13 and 14. A \$37,000-\$42,000. other consid and 100
- 29th st W, No 218, s s, 250.9 w 7th av, 24.10x98.9, 3-sty brk tenement and 4-sty brk tenement in rear. Mary J Lynn to Philip Richards. Mort \$12,500. Feb 21. Mar 8, 1910. 3:778-50. A \$16,000-\$21,500. other consid and 100
- 30th st W, Nos 7 and 9, n s, 175 w 5th av, 50x98.9, two 5-sty stone front bldgs and stores. Edward S Atwater to William Lesser. Morts \$90,000. Jan 22. Mar 9, 1910. 3:832-34 and 35. A \$150,000-\$184,000. other consid and 100
- Same property. Wm Lesser to Alfred Weil. Morts \$200,000. Mar 8. Mar 9, 1910. 3:832. 100
- 32d st W, No 132, s s, 346 w 6th av, 21x98.9, 3-sty brk tenement. Bernard Seymann to Henry Harburger. Mort \$80,000. Mar 7, Mar 9, 1910. 3:807-59. A \$59,000-\$61,000. other consid and 100
- 32d st W, No 132, s s, 346 w 6th av, 21x98.9, 3-sty brk tenement. Richard Cooper to Bernard Seymann. Mar 5. Mar 8, 1910. 3:807-59. A \$59,000-\$61,000. other consid and 100
- 34th st W, Nos 13 and 15, n s, 325 w 5th av, 50x126.6, with easement or right of way 12 ft wide from rear No 15 W 34th st 71 ft to s s 35th st at point 363 w 5th av; also an easement and right of way 12 ft wide across rear of Nos 13 and 15 W 34th st, 8-sty stone front office and store building. Bonwit Realty Co to The Frank A Seitz Realty & Construction Co. Mort \$700,000. Feb 10. Re-recorded from Feb 10, 1910. Mar 5, 1910. 3:836-23. A \$460,000-\$—. other consid and 100
- 35th st W, No 255, n s, 216 e 8th av, 23x98.9, 3-sty frame tenement with store and 3-sty brk building in rear. Peter Schwagerl to Alfred C Bachman. Mar 4. Mar 5, 1910. 3:785-13. A \$17,500-\$18,000. nom
- Same property. Alfred C Bachman to Adolph M Bendheim. Mort \$21,000. Mar 4. Mar 5, 1910. 3:785. other consid and 100
- 37th st W, No 4, s s, 141.6 w 5th av, 21.6x98.9, 6-sty brk office and store bldg. Release mort. Marwood Realty Co to Albert F Jammes. Mar 7. Mar 9, 1910. 3:838-54. A \$68,500-\$107,000. 50,000
- Same property. Release mort. Warren McConihe to same. Mar 5. Mar 9, 1910. 3:838. nom
- Same property. Albert F Jammes to John J Sammon. All liens. Mar 2. Mar 9, 1910. 3:838. other consid and 100
- 45th st W, Nos 32 to 36, s s, 460 e 6th av, 60x100.5, two 3-sty brk dwellings and 5-sty brk building and store. Philip Krauss to Emanuel Arnstein, Samuel Levy and George Backer. Mort \$165,500. Mar 7. Mar 8, 1910. 5:1260-54 to 55½. A \$144,000-\$169,000. other consid and 100
- 45th st W, No 34, s s, 480 e 6th av, 20x100.5, 3-sty brk dwelling. 45th st W, No 32, s s, 500 e 6th av, 20x100.5, 5-sty brk building and store. The Farmers Loan & Trust Co TRUSTEE Wm G Park to Philip Krauss. Feb 7. Mar 8, 1910. 5:1260-54 and 55. A \$96,000-\$116,000. other consid and 100
- 45th st W, No 34, s s, 480 e 6th av, 20x100.5, 3-sty brk dwelling. 45th st W, No 32, s s, 500 e 6th av, 20x100.5, 5-sty brk building and store. Release dower. Eliz S Park widow to Philip Krauss. Jan 8. Mar 8, 1910. 5:1260-54 and 55. A \$96,000-\$116,000. nom
- 49th st E, Nos 320 to 324, s s, 263.4 e 2d av, 56.7x100.5, 6-sty brk tenement and stores. Saul Eder et al to Henry P Adams. Mort \$75,000. Mar 7. Mar 8, 1910. 5:1341-38. A \$22,000-\$68,000. nom
- 49th st E, No 308, s s, 125 e 2d av, 25x100.5, 4-sty brk tenement and stores. Av C, No 127 | n w cor 8th st, 20x70, 5-sty brk tenement and 8th st, No 343 | store. 34th st E, 310 and 312, s s, 165 e 2d av, 42.5x98.9, 6-sty brk tenement and stores. Charlotta Bloch to Paulina Ehrlich, 1-3 part; all liens. Mar 8. Mar 9, 1910. 2:391-38. A \$18,000-\$27,000. 5:1341-47. A \$9,000-\$16,000. 3:939-54. A \$23,500-\$60,000. other consid and 100
- 50th st E, No 233, n s, 245 w 2d av, 20x100.5, 4-sty brk dwelling. John W Brauneck to Chas F and Fredk G Brauneck. 1-3 part. All title. Mort \$10,000. Mar 3. Mar 7, 1910. 5:1324-15. A \$8,000-\$10,500. 2,500
- 50th st W, No 365, n s, 100 e 9th av, 25x100.5, 5-sty brk tenement and store. Mort \$29,000.



# WATER-FRONT PROPERTIES

Tel., 1094 Rector

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

- 43d st W, No 356, s s, 125 e 9th av, 25x100.4, 5-sty brk tenement. |  
Mort \$33,000.
- Abe Bruder to Paul Kaskel, N Y, and Henry Hahn, of Brooklyn. |  
1-3 part. All title. Mar 1. Mar 10, 1910. 4:1041-5. A  
\$14,000-\$28,000. 4:1033-59. A. \$14,000-\$27,000.
- 52d st W, No 50. Certified copy of last will and testament of |  
Saml S Sanford, of Bridgeport, Conn. June 13, 1904. Mar 4,  
1910.
- 54th st E, No 10, s s, 181 e 5th av, 19x100.5, 4-sty brk dwelling. |  
Lizzie W Haggin to Arnold Knapp. B & S and C a G. Feb 25.  
Mar 4, 1910. 5:1289-65. A \$64,000-\$75,000. nom
- 54th st W, No 158, s s, 119 e 7th av, 18.6x100.5, 4-sty brk dwell- |  
ing. Howard H Logue and Janet his wife to Anna Logue. Mort  
\$12,000. Sept 2, 1909. Mar 4, 1910. 4:1006-59½. A \$21,000  
-\$22,000. 100
- 54th st E|s s, 469 e 1st av, runs s w 200.10 to n s 53d st x s e |  
53d st E| — to bulkhead and pier line x n e — to 54th st x  
n w — to beginning, several 1 and 2-sty brk and frame build-  
ings and vacant. W Irving Clark EXR Richard S Clark to Ward  
Bread Co, a N J corpn. All liens. Feb 28. Mar 8, 1910.  
5:1365-20 to 31. A \$93,000-\$93,000. 122,500
- 55th st W, No 347, n s, 280 e 9th av, 20x100.5, 3-sty and base- |  
ment stone front dwelling. John T Wall to Sutherland Realty  
Co. Mort \$12,000. Mar 1. Mar 8, 1910. 4:1046-12. A \$12,-  
000-\$15,000. 100
- 55th st W, No 349, n s, 260 e 9th av, 20x100.5, 3-sty and base- |  
ment stone front dwelling. Conrad Muller to Sutherland Realty  
Co. Mort \$12,000. Mar 1. Mar 8, 1910. 4:1046-11. A \$12,-  
000-\$15,000. 100
- 55th st W, Nos 351 and 353, n s, 220 e 9th av, 40x100.5, two 3- |  
sty and basement stone front dwellings. John T Wall to Suth-  
erland Realty Co. Mort \$24,000. Mar 1. Mar 8, 1910. 4:1046  
-10 and 10½. A \$24,000-\$30,000. 100
- 55th st W, No 355, n s, 200 e 9th av, 20x100.5, 3-sty and base- |  
ment stone front dwelling. Solomon Sprung to Sutherland  
Realty Co. Mort \$12,000. Mar 4. Mar 8, 1910. 4:1046-9.  
A \$12,000-\$15,000. 100
- 56th st E, No 18, s s, 285 e 5th av, 20x100.5, 4-sty and basement |  
stone frone dwelling. Mary H Dos Passos to John R Dos Passos.  
Mort \$30,000. Feb 19, 1908. Mar 9, 1910. 5:1291-61. A  
\$55,000-\$65,000. 100
- 56th st E, Nos 233 to 237, n s, 200 w 2d av, 75x100.5, three 5- |  
sty brk tenements and stores. Louis Sroka to Beckie Schlaff.  
B & S. All liens. Nov 17, 1909. Re-recorded from Nov 17,  
1909. Mar 8, 1910. 5:1330-14 to 16. A \$33,000-\$75,000.  
other consid and 100
- 57th st E, No 346, s s, 192 w 1st av, 16.4x71.1x16.4x72.3, 3-sty |  
and basement stone front dwelling. Minnie Frackman to Celia  
Siegel. All liens. July 28, 1909. Mar 5, 1910. 5:1349-34½.  
A \$6,000-\$8,500. nom
- Same property. Celia Siegel to Rose Hulnick. 2-3 parts all liens. |  
July 28, 1909. Mar 5, 1910. 5:1349.
- Same property. Rose Hulnick to Celia Siegel. All liens. July |  
28, 1909. Mar 5, 1910. 5:1349. nom
- 58th st E, No 122, s s, 182 w Lexington av, 19x100.5, 3-sty and |  
basement stone front dwelling. Albert Kohn to Alexander  
Lambert. Mar 8, 1910. 5:1312-64½. A \$15,000-\$20,000.  
29,000
- 60th st E, No 315, n s, 225 e 2d av, 25x98, 5-sty brk tenement. |  
Moris Steronberg to Charles Lewin. Mort \$21,500. Mar 2.  
Mar 4, 1910. 5:1435-10. A \$9,000-\$21,000. nom
- 61st st W, No 232, s s, 325 e West End av, 25x100.5, 5-sty brk |  
tenement. Minnie Frackman to Celia Siegel. All liens. July 28,  
1909. Mar 5, 1910. 4:1152-51. A \$6,000-\$15,500. nom
- Same property. Celia Siegel to Rachel Cohn. All liens. July 28, |  
1909. Mar 5, 1910. 4:1152.
- Same property. Rachel Cohn to Celia Siegel. All liens. July 28, |  
1909. Mar 5, 1910. 4:1152. nom
- 62d st W, Nos 228 and 230, s s, 350 e West End av, 50x100.5, two |  
5-sty brk tenements. Minnie Frackman to Celia Siegel. All  
liens. July 28, 1900(?), or 1909. Mar 5, 1910. 4:1153-49  
and 50. A \$12,000-\$32,000. nom
- Same property. Celia Siegel to Rachel Cohn. All liens. July 28, |  
1909. Mar 5, 1910. 4:1153.
- Same property. Rachel Cohn to Celia Siegel. All liens. July 28, |  
1909. Mar 5, 1910. 4:1153. nom
- 63d st W, Nos 18 and 20 | s s, 200 w Central Park West, runs s |  
62d st W, Nos 19 and 21 | 100.4 x w 25 x s 100.5 to n s 62d st x  
w 50 x n 100.5 x e 25 x n 100.4 x e 50 to beginning, 3 and 6-sty  
brk factory. "R M Stivers," a corpn, to C & D Co. Mort \$245,-  
000. Mar 10, 1910. 4:1115-22. A \$135,000-\$200,000.  
other consid and 100
- 64th st W, No 141, n s, 375 w Columbus av, 17.6x100.5, 4-sty |  
and basement stone front dwelling. Ella A Gray to Eli M Cohen.  
Mar 8. Mar 10, 1910. 4:1136-17. A \$8,500-\$16,000.  
other consid and 100
- 65th st W, Nos 120 and 122, s s, 588.3 e Amsterdam av, 37.2x |  
100.5, two 3-sty brk dwellings. Waldron P Brown et al to Em-  
pire Square Realty Co. Q C. Feb 14. Mar 4, 1910. 4:1136-40  
and 41. A \$24,000-\$36,000. nom
- 67th st W, No 305, n s, 80 w West End av, 20x100.5, 5-sty brk |  
tenement. FORECLOS, Feb 3, 1910. Leighton Lobdell, ref. to  
Rosina Vollhart. Mar 7. Mar 8, 1910. 4:1179-28½. A \$5,000  
-\$15,000. 14,500
- 71st st E, No 414, s s, 213 e 1st av, 25x100.4, 5-sty brk tenement |  
and stores. Anna S Miller to Annie Fried. ½ part. Mort \$17,-  
500. Jan 31. Mar 10, 1910. 5:1465-40. A \$7,000-\$19,000.  
other consid and 100
- 72d st E, No 128, s s, 120 w Lexington av, 20x122.2, 4-sty and |  
basement store front dwelling. Ernest J Thal to Minnie Golden-  
berg. Q C. Jan 5. Mar 5, 1910. 5:1406-63. A \$36,000-  
\$45,000. nom
- 72d st W, No 164, s s, 159 e Amsterdam av, owned by party first |  
part.
- 72d st W, No 162, owned by party second part. |  
Party wall agreement. Atlantic Realty Co with Geo L Slawson  
and Fredk G Hobbs. Mar 7, 1910. 4:1143. nom
- 73d st W, No 166, s s, 137.9 e Amsterdam av, 18.8x102.2, 4-sty |  
and basement stone front dwelling. Mary Ryan widow to Rich-  
ard Stockton, of Newark, N.J. Mar 10, 1910. 4:1144-59. A  
\$12,500-\$21,000. 28,500
- Same property. Richard Stockton to Mildred P wife Ransom S |  
Hooker. B & S. Mort \$18,000. Mar 10, 1910. 4:1144.  
other consid and 100
- 78th st E, Nos 318 and 326, s s, 212.6 e 2d av, 87.6x102.2, two |  
6-sty brk tenements and stores. Mary Ehrmann to Ida Sinde-  
band. All liens. Mar 8. Mar 9, 1910. 5:1452-41 and 43. A  
\$35,000-\$108,000. other consid and 100
- 78th st E, Nos 248 and 250, s s, 180 w 2d av, 37.6x102.2, two |  
3-sty brk dwellings. Harry Shwitzer to Meyer Goldberg and  
Abraham Greenberg. Mort \$20,000. Mar 1. Mar 4, 1910. 5:-  
1432-32 and 33. A \$16,000-\$21,000. 100
- 78th st, No 118 West.
- 79th st, No 150 West.
- Order of court cancelling mortgages. John A Parker and J A |  
Parker & Co, defendants to Annie L Fitz-Gibbon, plaintiff. Jan  
18, 1910. Mar 4, 1910.
- 79th st E, No 54, s s, 275 w Park av, 25x102.2, 5-sty brk tenement. |  
Donald G Geddes to Grace M wife Harold G Geddes.  
Mort \$100,000. Feb 28. Mar 4, 1910. 5:1393-48. A \$53,000  
-\$100,000. other consid and 100
- 80th st E, No 213, n s, 175 e 3d av, 25x102.2.
- 80th st E, No 215, n s, 200 e 3d av, 25x102.2.
- Two 5-sty stone front tenements.
- Rexton Realty Co to Irving I Kempner. Mort \$34,000. Jan 18, |  
1909. Mar 7, 1910. 5:1526-8 and 9. A \$22,000-\$47,000. nom
- 87th st E, No 530, s s, 348 e Av A, 18.3x62.5x18.3x62.6, 3-sty |  
stone front dwelling. Morris Levy et al to Anna Bruch. Mort  
\$7,000. Mar 1. Mar 7, 1910. 5:1583-39. A \$4,500-\$8,000.  
other consid and 100
- 92d st W, No 306, s s, 175 w West End av, 20x113.4x20x114.5, 5- |  
sty brk tenement. Lizzie S Hannah to Arthur V Lyall, of Bed-  
ford, Westchester Co, N Y. Mort \$25,000. Mar 2. Mar 4, 1910.  
4:1251-66. A \$12,000-\$44,000. other consid and 100
- 96th st E, No 210 and 212, on map No 210, s s, 208.6 e 3d av, |  
48.3x100.8, 6-sty brk tenement and stores. Nathan Glassheim  
to Beke Schneider. Mort \$62,000. Mar 8. Mar 9, 1910. 5:  
1541-39. A \$19,000-\$58,000. other consid and 100
- 96th st E, Nos 214 and 216, on map No 212, s s, 256.9 e 3d av, |  
48.3x100.8, 6-sty brk tenement and stores. Beke Schneider to  
Natha or Nathan Glassheim, ½ right, title and interest. Mort  
\$27,250 and all liens. Mar 8. Mar 9, 1910. 5:1541-37. A  
\$19,000-\$58,000. other consid and 100
- 96th st E, Nos 119 and 121, on map No 117, n s, 180 w Lexington |  
av, 37.6x100.11, 6-sty brk tenement. FORECLOS, Jan 27, 1910.  
Paul L Kiernan, ref to Shames Realty Co. Mar 3. Mar 4, 1910.  
6:1624-9. A \$22,500-\$52,500. 53,500
- 96th st E, Nos 119 and 121, on map No 117, n s, 180 w Lexington |  
av, 37.6x100.11, 6-sty brk tenement. Shames Realty Co to Jacob  
Goodman and Charles Rubin. Mort \$46,500. Mar 3. Mar 4,  
1910. 6:1624-9. A \$22,500-\$52,500. nom
- 98th st W, No 141, n s, 397.6 e Amsterdam av, runs e 27.6 x n |  
113.6 x n w 38 x s 65.4 x s e 22.6 x s 30.6 to beginning, 5-sty  
brk tenement. The Royal Bank of N Y to Gertrude H Hyman.  
½ part. Mort \$39,000 and all liens. Mar 8, 1910. 7:1853-17.  
A \$15,000-\$34,000. nom
- Same property. Assign rents to secure \$3,000. Gertrude H Hy- |  
man to The Royal Bank. Mar 8, 1910. 7:1853.  
in consideration of ½ interest in deed
- 99th st E, No 67, n s, 75 w Park av, 25x100.11, 5-sty brk tenement. |  
Katie wife Joseph Shyev et al to Joseph Shyev. Mort  
\$23,000. Feb 19. Mar 4, 1910. 6:1605-33. A \$9,000-\$24,000.  
nom
- 99th st W, n s, 400 w Columbus av, 64.10x-x58x100.11, 3-sty brk |  
building. Riverside Stable Co to Wm E Walters. Mort \$-  
Mar 3. Mar 4, 1910. 7:1854-14. A \$28,500-\$37,000. nom
- 99th st W, Nos 118 and 120, s s, 249 w Columbus av, 42x100.11, |  
5-sty brk tenement. Margaretha Frey to J Frederick Scheffer.  
Mort \$53,000. Mar 8. Mar 9, 1910. 7:1853-43. A \$18,400-  
\$50,000. nom
- 99th st W, Nos 118 and 120, s s, 249 w Columbus av, 42x100.11, |  
5-sty brk tenement. J Frederick Scheffer to James B Kilshaim-  
er Jr. Mort \$56,000. Mar 8. Mar 9, 1910. 7:1853-43. A  
\$18,400-\$50,000. 100
- 100th st E, No 227, n s, 400 e 3d av, 25x100.8, 5-sty brk tenement. |  
Anna wife Charles Spangenberg to Selma Alexander. Q C and  
correction deed. All liens. Mar 8. Mar 9, 1910. 6:1650-17.  
A \$9,000-\$15,000. nom
- 101st st E, No 105, n s, 32 e Park av, 15.6x75, 3-sty brk dwelling. |  
FORECLOS, Feb 28, 1910. Benno Lewinson referee to Lionello  
Perera. Mar 1. Mar 5, 1910. 6:1629-2. A \$5,500-\$7,000.  
500
- 101st st E, No 103, n s, 16.6 e Park av, 15.6x75, 3-sty brk dwell- |  
ing. FORECLOS, Feb 28, 1910. Benno Lewinson referee to  
Lionello Perera. Mar 1. Mar 5, 1910. 6:1629-1½. A \$5,500  
-\$7,000. 500
- 101st st W, Nos 137 and 139, n s, 350 w Columbus av, 50x100.11, |  
two 5-sty brk tenements. Minnie Cohen to Wm J Rodenbach  
and Catherine Wigand. Mort \$46,000. Mar 3. Mar 4, 1910.  
7:1856-17 and 18. A \$22,000-\$50,000. nom
- 101st st W, No 205, n s, 154.9 e Broadway, 75 to former c l |  
Bloomingdale road, closed, x 100.11, 6-sty brk tenement. John  
Schoeninger to Wm H Bennett. Mort \$- Mar 8. Mar 9,  
1910. 7:1873-27. A \$39,000-\$130,000. other consid and 100
- 101st st E, No 326 and 328, s s, 200 w 1st av, 39.1x100.11, 6-sty |  
brk tenement and stores. FORECLOS (Feb 24, 1910) Robert J  
Culhane (Ref) to Belwood Realty Co. Mort \$38,500 and all  
liens. Mar 1. Mar 9, 1910. 6:1672-35. A \$12,000-\$43,000. 100
- 102d st E, No 206, s s, 135 e 3d av, 25x100.11, 4-sty brk tenement |  
and stores. Sam Pilchik to Jacob Gordon. Mort \$16,250. Mar  
10, 1910. 6:1651-43. A \$9,000-\$15,000. other consid and 100
- Same property. Jacob Gordon to Solomon Jacobs. Mort \$16,250. |  
Mar 10, 1910. 6:1651. other consid and 100
- 102d st W, No 308, s s, 150 w West End av, 19x100.11, 3-sty brk |  
dwelling. Frank H Ainsworth to John R Blair. Mort \$23,000.  
Dec 30, 1909. Mar 4, 1910. 7:1889-65. A \$12,900-\$24,000.  
nom
- 104th st E, No 339, n s, 200 w 1st av, 25x100.11, 4-sty brk tenement |  
with store. Carolina Frauenthal and ano to Minnie Cangro.  
Mort \$2,000. Mar 3. Mar 4, 1910. 6:1676-18. A \$7,000-  
\$13,000. other consid and 100
- 105th st E, No 331, n s, 350 e 2d av, 30x100.11, 6-sty brk tenement |  
with store. Rachel Goldman to Max F Lookstein. ½ part.  
All liens. Oct 10, 1909. Mar 4, 1910. 6:1677-15. A \$8,500-  
\$34,000. other consid and 100
- 105th st E, No 17, n s, 200 e 5th av, 25x100.11, 5-sty brk tenement |  
with store. Sam Backer to Max F Lookstein. Mort \$24,-  
750. Feb 28. Mar 4, 1910. 6:1611-9. A \$13,000-\$25,000.  
nom

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105th st E, Nos 121 and 123, n s, 200 e Park av, 33.4x100.11, two 3-sty stone front dwellings. John A Walker to Emmor K Adams EXR and TRUSTEE Emmor K Adams decd of Cranford, N. J. All title. B & S. Feb 23. Mar 9, 1910. 6:1633-9 and 9½. A \$13,000-\$15,000. nom

107th st E, Nos 214 and 216, s s, 200.8 e 3d av, 43.8x100.11. 107th st E, Nos 218 and 220, s s, 244.4 e 3d av, 43.8x100.11. two 6-sty brk tenements and stores. Annie Strauss to Clara Ruderman. Mort \$95,500. Mar 7. Mar 8, 1910. 6:1656-38 and 39. A \$39,000-\$100,000. nom

109th st E, No 232, s s, 360 e 3d av, 25x100.11, 5-sty brk tenement with store. Josephine White to Lena Drnek. All liens. Mar 3. Mar 4, 1910. 6:1658-34. A \$8,000-\$23,000. nom

112th st E, No 9, n s, 175 e 5th av, 25x100.11, 5-sty brk tenement. Berthold Meyer to Leo E Ostro, of Mt Vernon, N. Y. Mar 30, 1909. Mar 10, 1910. 6:1618-8. A \$12,000-\$25,000. nom

Same property. Leo E Ostro to Aldebaran Company, a corpn. All liens. Mar 9. Mar 10, 1910. 6:1618. nom

113th st E, No 347, n s, 150 w 1st av, 16.8x100.11, 4-sty brk tenement with store. Gennaro Russo to Congetta Russo. All liens. Jan 7. Mar 4, 1910. 6:1685-22. A \$4,500-\$10,000. other consid and 100

113th st E, No 172, s s, 100 w 3d av, 20x100.11, 3-sty brk building and store with 1-sty brk extension. Christian F Schaeue to C F Schaeue Co. Mort \$12,000. Feb 21. Mar 7, 1910. 6:1640-40½. A \$8,000-\$12,000. other consid and 100

114th st E, No 18, s s, 200 e 5th av, 25x100.11, 5-sty brk tenement and store. Louis Geffen to Morris and Herman Goodfriend. Morts \$26,925 and all liens. Mar 1. Mar 8, 1910. 6:1619-64. A \$12,000-\$25,000. nom

116th st W, No 135, n s, 317.9 e 7th av, 28.6x100.11, 5-sty brk tenement. Rose wife Maurice Goldberg to Goldmount Realty Co. ½ part. All title. All liens. Mar 7, 1910. 7:1901-15. A \$20,500-\$36,000. other consid and 100

116th st E, No 414, s s, 150.10 e 1st av, 18.7x100.10, 3-sty stone front dwelling. Michael Marrone to Giulia wife Arthur Pirro. Mort \$11,000. July 1, 1909. Mar 9, 1910. 6:1709-42. A \$6,000-\$9,500. other consid and 100

116th st E, No 218, s s, 225 e 3d av, runs w 17 x s 48 x e 0.4 x s 16.2 x e 1.10 x s e 9.6 x s 30.2 x e 8 x n 100.10 to beginning, 3-sty stone front dwelling. Josephine Clauter to Frank G Samarelli. B & S. All liens. Mar 1. Mar 9, 1910. 6:1665-43. A \$7,500-\$12,000. other consid and 100

117th st E, Nos 446 and 448, s s, 122.11 w Pleasant av, 41.11x 100.11, 6-sty brk tenement and stores. Alema Realty Exchange Co to Charles B Ammerman, of Philadelphia, Pa. Morts \$40,000 and all liens. Feb 11. Mar 10, 1910. 6:1710-31. A \$10,500-\$46,000. nom

Same property. Chas B Ammerman to Matilde Pescia, of Brooklyn. All liens. Mar 10, 1910. 6:1710. 100

117th st W, No 121, n s, 250 w Lenox av, 18x100.11, 5-sty brk dwelling. Arthur Chester to Alfred B Warwick. Mort \$18,750 and all liens. Feb 17. Mar 8, 1910. 7:1902-21. A \$9,300-\$19,000. nom

118th st E, Nos 339 and 341, n s, 175 w 1st av, 37.6x100.10, 6-sty brk tenement and stores. FORECLOS. (Mar 4, 1910) John A McEveety (Ref) to Mary A Racey. Mort \$30,000. Mar 9, 1910. 6:1795-20. A \$12,500-\$44,000. 3,000

120th st E, No 521, n s, 226.5 e Pleasant av late Av A, 65.3x 100.11x65x100.11, 3-sty frame dwelling and vacant. Rose wife Maurice Goldberg to Goldmount Realty Co. All liens. Mar 7, 1910. 6:1817-10. A \$16,000-\$17,500. other consid and 100

121st st E, No 436, s s, 200 w Pleasant av, 24.4x100.11, 5-sty brk tenement. Louis Rubin et al to Daniel Biersack. Mort \$25,350 and all liens. Mar 9. Mar 10, 1910. 6:1808-35. A \$6,000-\$22,000. other consid and 100

121st st E, No 404, s s, 100 e 1st av, 25x100.11, 5-sty brk tenement with store. Release judgment. New York Telephone Co to Moses Rosenthal. Mar 3. Mar 4, 1910. 6:1808-46. A \$6,000-\$16,000. nom

121st st E, No 404, s s, 100 e 1st av, 25x100.11, 5-sty brk tenement with store. Max Cohen to Moses Rosenthal. All liens. Jan 6. Mar 4, 1910. 6:1808-46. A \$6,000-\$16,000. nom

121st st W, No 421, n s, 100 e Amsterdam av, 25x100.10, 6-sty brk tenement. Nellie C E Keleher to Horace C Foote. Morts \$36,000. Mar 4, 1910. 7:1963-38. A \$13,000-\$34,000. other consid and 100

124th st E, No 129, n s, 340 e Park av, 25x100.11, 3-sty brk building. Astoria Metal Working Co to The Gas Bill Reducing Co of N. Y. Mort \$20,000. Mar 4, 1910. 6:1773-15. A \$11,000-\$21,000. other consid and 100

125th st W, No 29, n s, 350 w 5th av, 20x99.11, 4-sty brk tenement. Walter R Martin to Arthur Pulas. B & S. Mort \$27,000. Mar 1. Mar 4, 1910. 6:1723-22½. A \$36,000-\$43,000. nom

127th st W, No 118, s s, 191.8 w Lenox av, 16.8x99.11, 3-sty and basement stone front dwelling. Herman Scheideberg to Joseph Bierhoff. Mort \$8,000. Mar 7, 1910. 7:1911-41½. A \$8,000-\$10,000. other consid and 100

133d st W, No 16, s s, 235 w 5th av, 25x99.11, 5-sty brk tenement. Anna Bruch to Morris Levy and Minnie Frey. Mar 1. Mar 7, 1910. 6:1730-46. A \$10,000-\$18,000. other consid and 100

133d st E | n s, 10 w Madison av, 10x199.10 to 134th st, vacant. 134th st E | 134th st E | n s, 10 w Madison av, 10x199.10 to 135th st, part 1sty 135th st E | brk building and vacant. Ida M Hahn (now Naughton) to Jos Naughton, Jr. Q C. Feb 11. Mar 10, 1910. 6:1758-16. A \$4,000-\$4,000. 6:1759-part lots 15 and 56. A \$-\$. nom

136th st W, No 313, n s, abt 170 w 8th av, -x-, 3-sty brk dwelling. Washington av, No 1667, s w cor 173d st, -x-, 2-sty frame dwelling. Washington av, No 1377, w s, abt 192 s 170th st, -x-, 2-sty frame dwelling. Washington av, No 1306, e s, abt 95 n 169th st, -x-, 1sty frame factory. Washington av, No 1333, w s, abt 315 n 169th st, -x-, 2-sty frame dwelling. 170th st, No 850 East. Brook av, No 414, e s, abt 25 n 144th st, -x-, 4-sty brk tenement and stores.

7th av, No 410, Brooklyn. Union st, s s, 183.4 e Franklin av, 91.8x131, Brooklyn, An all real estate (except No 1397 Franklin av, Bronx) of which Mary E Forrest died seized. Wm B Wood et al to Marion A Wood, of Portchester, N. Y., and Geo W Wood, of Springdale, Conn. ¼ part of all title of Augusta C Hoyt. B & S. All liens. Mar 4. Mar 10, 1910. 7:-1960-38. A \$6,600-\$11,000. 11:2905, 2901, 2910, 2931. 9:-2271. nom

Same property. Augusta C Hoyt to Benj F Wood, Cos Cob, Conn; Betsy M Ferris, Stamford, Conn; Wm B Wood and Sarah E Whaley, of Sound Beach, Conn; Emma Birdsall, Portchester, N. Y., and Henry L Wood, Providence, R. I. All title. B & S. All liens. Mar 3. Mar 10, 1910. 11:2908, 2901, 2910, 2931. 9:-2271. 7:1960. nom

137th st W, No 232, s s, 361 w 7th av, 19x99.11, 3-sty and basement stone front dwelling. Wm J Becker to Annie wife Wm J Becker. All liens. Mar 9, 1910. 7:1942-48. A \$7,600-\$17,000. nom

138th st W, No 634, s s, 360 w Broadway, 15x99.11, 3-sty brk dwelling. Knickerbocker Mortgage & Realty Co to Philip Levey. Mort \$7,000. Mar 1. Mar 8, 1910. 7:2086-48. A \$4,800-\$10,500. other consid and 100

140th st W, No 55, n s, 241.8 e Lenox av, 41.8x99.11, 6-sty brk tenement. Jennie Rosenberg to Moses D Frank. B & S. Mort \$40,000. Mar 4. Mar 5, 1910. 6:1738-12. A \$13,500-\$48,000. other consid and 100

142d st W, No 315, n s, 225 w 8th av, 25x½ blk, 1-sty frame dwelling and 1-sty frame building in rear. Louis Kempner et al to Roberta F Frank. Mort \$7,000. Mar 10, 1910. 7:2043-32. A \$5,500-\$6,000. 100

152d st W, No 610, s s, 150 w Broadway, 75x99.11, 6-sty brk tenement. Karnack Realty Co to Henry O'Neill. Mort \$107,000. Feb 28. Mar 4, 1910. 7:2098-40. A \$18,000-\$-. other consid and 100

152d st W, Nos 611 to 617, n s, 150 w Broadway, 100x99.11, two 5-sty brk tenements. Emma Weinberg and ano to Louvre Realty Co. All liens. Feb 23. Mar 4, 1910. 7:2099-22 and 25. A \$28,000-\$96,000. other consid and 100

155th st W | n s, 425 w Broadway, 100x199.10 to s s 156th st, 156th st W | vacant. Coronado Land Co to Archer M Huntington. Morts \$72,000. Feb 5. Mar 7, 1910. 8:2134-19. A \$-\$. other consid and 100

157th st W, n s, 125 e Broadway, 75x99.11, vacant. Release mort. Mutual Life Insurance Co of N. Y. to 157th Street Realty Co. Dec 28, 1909. Mar 4, 1910. 8:2116-part lot 11. A \$-\$. 15,000

168th st W, Nos 514 and 516, s s, 120 e Audubon av, 50x95, two 5-sty brk tenements. Susie Goldstein to The Wallach Company. All liens. Mar 4. Mar 7, 1910. 8:2123-\$6 and 87. A \$14,000-\$38,000. other consid and 100

168th st W, Nos 514 and 516, s s, 120 e Audubon av, 50x95, two 5-sty brk tenements. Wallach Co to Susie Goldstein. Mort \$-. Mar 10, 1910. 8:2123-\$6 and 87. A \$14,000-\$38,000. other consid and 100

211th st W, e l, 300 e 9th av, runs s 118.2 x e 25 x n 120 x w 25 to beginning, except part for st, vacant. Albert Anderson to John E and Lewis A Henry. All liens. Feb 16. Mar 5, 1910. 8:2191-part lot 18. A \$-\$. other consid and 100

225th st W, n e s, 102 n w Jacobus pl, runs n w 74.10 x s e 65.1 x s w 61.3 to beginning, vacant. Henrietta L Brown to American Real Estate Co. Mar 9. Mar 10, 1910. 13:3402-343. A \$2,500-\$2,500. other consid and 100

Av A, No 1680, e s, 61.5 n 88th st, 20x75, 4-sty stone front tenement and store. Roza Schwartz to Fannie Barshell. Morts \$12,000. Feb 21. Mar 7, 1910. 5:1585-3. A \$7,000-\$11,000. 1,000

Adrian av | n w s, 106.11 n e Terrace View av, runs n w 126 Terrace View av | to s e s Terrace View av x n e on curve 114.2 x s e 179.11 to Adrian av x s w 100 to beginning, vacant. Henrietta L Brown to Margt V O'Neill of Brooklyn. Mar 9. Mar 10, 1910. 13:3402-230. A \$14,000-\$14,000. other consid and 100

Same property. Margt V O'Neill to Albert Lilienthal. Mort \$15,000. Mar 10, 1910. 13:3402. other consid and 100

Adrian (Jansen) av | s, 325 w 227th st, 50x100 to n s Ft Charles Ft Charles pl W | pl W, late Van Corlear pl, 2 and 3-sty frame dwelling. Seymour E Heymann et al to Ernestine Nathanson. 1-3 part. Mort, 1-3 of \$5,500. Mar 8. Mar 9, 1910. 13:3402-365. A \$6,000-\$9,500. nom

Same property. Everett B Heymann to same. 2-3 parts. Mort, 2-3 of \$5,500. Mar 8. Mar 9, 1910. 13:3402. nom

Same property. Ernestine wife Leon Nathanson to Seymour E and Benjamin Heymann firm S E Heymann & Co. 1-3 part. Mort 1-3 of \$8,000. Mar 8. Mar 9, 1910. 13:3402. nom

Same property. Same to Everett B Heymann, 2-3 parts. Mort 2-3 of \$8,000. Mar 8. Mar 9, 1910. 13:3402. nom

Broadway, Nos 1462 to 1470 | s e cor 42d st, runs e 185.6 x s 98.9 41st st, No 143 | x w - x s 98.9 to n s 41st st x w 42d st, Nos 140 and 142 | 16.8 x n 63.3 x w 33.4 x n 35.6 x w 107.6 to e s Broadway x n 102.6 to beginning, 7 and 15-sty brk and stone Hotel Knickerbocker. James R Roosevelt et al, TRUSTEES Wm Astor for benefit John J Astor to John J Astor. June 12, 1905. Mar 7, 1910. 4:994-54. A \$1,975,000-\$3,150,000. other consid and 100

Broadway, No 3681 | n w cor 152d st, 99.11x125, with all title to 152d st, No 601 | strip 8 inches wide adj on west, 6-sty brk tenement and stores. Release mort. Mutual Life Ins Co of N. Y. to The Sun Construction Co. Mar 7, 1910. 7:2099-part lot 29. A \$-\$. 35,000

Colonial Parkway, late Edgecombe av | s w cor 150th st, 99.11x100, 150th st, No 350 W | 6-sty brk tenement. Codae Realty Co to Trebla Realty Co. Morts \$190,000. Mar 1. Mar 4, 1910. 7:2053-101 to 104. A \$27,000-\$-. other consid and 100

East End av, No 172, w s, 25.8 s 88th st, 25x96, 5-sty stone front tenement. Otto H Schlobohm to Harry M Sturtz. Mort \$10,000. Mar 10, 1910. 5:1584-29. A \$10,000-\$22,000. nom

Edgecombe av, No 129 | begins 141st st, s w cor Edgecombe av, 141st st, No 330 | 90x24.11, 5-sty brk tenement and stores. Magdalena O Heckmann, INDIVID and as TRUSTEE Wm and Henry M Oeters, all HEIRS John H Oeters, to Wm F Knickmann. Morts \$31,000. Nov 1, 1909. Re-recorded from Nov 12, 1909. Mar 7, 1910. 7:2048-part lot 37. A \$-\$. nom

**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

Edgecombe av, No 42, e s, 37.4 s 137th st, 17.6x90, 3-sty brk dwelling. Augusta Morris de Peyster et al to Alma H J Hubbell. Nov 10, 1909. Mar 8, 1910. 7:1960-65. A \$9,000-\$15,000. nom

Fort Washington Ridge road or av, w s, lot J on map No 387 Estate Lucius Chittenden on Washington Heights, runs w 248.10 and 71.1 x s 103.9 x e 270.3 to road x n e 102 to beginning, with all title to old lane in rear. Adele Vismara to Tersilla Valisneri, Clotilde Lombardi and Erminia di Giovanni as joint tenants. All title. Q C. Mort \$30,000. Aug 29, 1906. Mar 4, 1910. 8:2179. nom

Greenwich av, No 94, n e s, 296.11 s e 13th st, runs n e 55 x n w 37.6 x s w 84 to av x s e 20.10 to beginning, 3-sty brk tenement and store. Mary S Murray to John F Coot. 1/2 part. Mort \$3,000 and all liens. Mar 7. Mar 8, 1910. 2:617-28. A \$8,500-\$10,500. nom

Lexington av, No 1612 | s w cor 102d st, 18x75, 3-sty brk dwell-102d st | ing. FORECLOS, Jan 28, 1910. Robt A Maddock, ref, to Julius Goldberg. Feb 28. Mar 4, 1910. 6:1629-59. A \$9,500-\$11,500. 12,000

Lexington av, No 1072, w s, 51.2 s 76th st, 17x80, 3-sty stone front dwelling. Margt B Brinkman to Eliza S Lyle, of Philadelphia. B & S. Mort \$12,000. Dec 29, 1900. Mar 10, 1910. 5:1410-57. A \$12,000-\$16,000. nom

Madison av, Nos 1931 and 1933 | n e cor 124th st, 44x85, 7-sty brk 124th st, No 51 | tenement. FORECLOS, Jan 25, 1910. Morris Hillquit, ref, to William Carr. Mar 7. Mar 8, 1910. 6:1749-21. A \$45,000-\$88,000. 67,000

Northern av | n w cor 181st st, 78x134x110.1x133.11, vacant. 181st st | Trebla Realty Co to Codae Realty Co. Mort \$30,000. Mar 1. Mar 4, 1910. 8:2179-70. A \$-\$. other consid and 100

Park av, No 1683, e s, 25.5 n 118th st, 25.5x90, 5-sty stone front tenement and stores. Release of claims for viaduct, etc. Anna C Larny to N Y & Harlem R R Co and the N Y C & H R R R Co. July 12, 1907. Mar 9, 1910. 6:1767-2. A \$7,500-\$18,000. other consid and 100

Same property. Release mort as to viaduct, easement, etc. Lawyers Title Ins & Trust Co to same. July 2, 1907. Mar 9, 1910. 6:1767. nom

Park av, No 1065, e s, 50.8 n 87th st, 25x80, 5-sty brk tenement and stores. Also property at Allenhurst, N J, and Brooklyn. Trust deed. Cath A F wife of and Henry L Ughetta, of Brooklyn, to Henry L, Cath A F, John G and Jerome H L Ughetta as TRUSTEES. Nov 21, 1908. Re-recorded in Kings Co May 25, 1909. Mar 8, 1910. 5:1516-3. A \$18,000-\$25,000. nom

St Nicholas av | w s, 86.3 s 165th st, 133.5 to 164th st x171.5x125 164th st | x124.10, vacant. Isabelle McCormack to De Forest Est Corp. Mort \$60,000. Mar 7. Mar 9, 1910. 8:2122-88. A \$55,000-\$55,000. other consid and 100

St Nicholas av | Public park bounded said streets. John Healy retains Louis H Moos as atty for awards in above matter. May 6, 1908. Mar 9, 1910. 8:2123. 10% of award

St Nicholas av, w s, 50 s 179th st, 25x100, vacant. Gustavus L Lawrence to Borough Estates. Mort \$10,000. Mar 7. Mar 8, 1910. 8:2162-15. A \$11,000-\$11,000. 100

1st av, No 1265 | n w cor 68th st, 24.11x75, 5-sty brk tenement and 68th st, No 359 | stores. Minnie Koecher to Antonie Koecher. Mort \$35,000. Jan 3. Mar 9, 1910. 5:1443-23. A \$15,000-\$30,000. nom

1st av, Nos 1718 and 1720 | n e cor 89th st, 50.8x94, two 2-sty on map Nos 1720 and 1722 | brk tenements and stores. Serena 89th st, Nos 401 to 405 | Rhineland to Henry Heins. Mar 1. Mar 8, 1910. 5:1569-1. A \$27,000-\$35,000. 27,000

Same property. Certificate and declaration by Henry Heins as to merger of lease in fee. Mar 8, 1910. 5:1569. ---

1st av, No 1714, e s, 25.6 s 89th st, 25.1x81, 5-sty brk tenement and store. Thos G Patten et al to Clara Thorman. Mort \$12,000. Feb 28. Mar 8, 1910. 5:1568-47 1/2. A \$11,000-\$20,000. 100

1st av, No 154, e s, 69.2 n e 9th st, 23.1x100, 5-sty brk tenement and store. Mendel Friedman to Clara Borak. 1-3 part. Mort \$33,000. Dec -, 1907. Mar 7, 1910. 2:437-4. A \$18,000-\$27,000. other consid and 100

1st av, No 854, e s, 50.4 s 48th st, 25x75, 5-sty brk tenement and store. Henry Worms to Susan Delancy. Mort \$20,000 and all liens. Mar 4. Mar 7, 1910. 5:1359-49. A \$10,000-\$20,000. other consid and 100

1st av, No 1712, e s, 50.7 s 89th st, 24.11x81, 5-sty brk tenement and store. John H Bodine to Pincus Lowenfeld and William Prager. Mar 3. Mar 7, 1910. 5:1568-47. A \$11,000-\$20,000. other consid and 100

1st av, No 1714, e s, 25.6 s 89th st, 25.1x81, 5-sty brk tenement and store. Clara Thorman to Sigmund Orbach and Charles Hammel. Mort \$14,800 and all liens. Mar 7, 1910. 5:1568-47 1/2. A \$11,000-\$20,000. other consid and 100

2d av, No 2485 | n w cor 127th st, 25.8x100, 5-sty brk tenement 127th st, No 251 | and stores. FORECLOS, Mar 9, 1910. Chas Brandt, Jr, ref, to Louise M Lee, of Hartford, Conn. Mar 10, 1910. 6:1792-21. A \$14,000-\$35,000. 31,000

3d av, No 1459, e s, 102.2 n 82d st, runs e 103.9 x s 20 x w 103.9 to av x s (?) 20 to beginning (error, north course omitted), 5-sty brk loft and store building. Rose wife Maurice Goldberg to Goldmount Realty Co. All liens. Mar 7, 1910. 5:1528-4. A \$17,000-\$28,000. other consid and 100

3d av, No 1587, e s, 25.8 n 89th st, 25x110, vacant. Gertrude R Waldo to Berent C Gerken. Feb 11. Mar 4, 1910. 5:1535-2. A \$21,000-\$21,000. other consid and 100

4th av, No 353, e s, 79.2 s 26th st, 19.7x80, 4-sty brk tenement and store. Bessie D Dearborn to Christian P Schmid. Mort \$13,000. Mar 4. Mar 5, 1910. 3:881-88. A \$31,500-\$36,000. other consid and 100

4th av, Nos 442 to 448 | n w cor 30th st, 74x86.8, except strip lying 30th st, Nos 49 to 53 | n of point 73.8 n 30th st and to point 80 w 8th av and 73.11 n 30th st to which all title is conveyed, two 4-sty brk dwellings, two 5 and one 4-sty brk tenements and stores. Kate B Danforth to Mary McGee, of Brooklyn. All liens. Mar 7, 1910. 3:860-35 to 39. A \$180,500-\$214,000. nom

Same property. Mary McGee to Federation Realty Co. Mort \$270,000. Mar 7, 1910. 3:860. other consid and 100

5th av, No 102, w s, 61 n 15th st, 36.2x80. Alley (10 ft wide), e s, 61 n 15th st, 19x60, 3-sty and basement stone front buildings.

Chester T Krouse to Westleigh Realty Co. Mort \$125,000. Mar 4. Mar 5, 1910. 3:817-47. A \$145,000-\$150,000. other consid and 100

6th av, n e cor 8th st, 24.3x77.7. Assignment of interest to extent of \$70 monthly in rents, etc., until sale of property. Annie Moore, widow and legatee and Chas R Snyder, EXR and LEGATEE, &c, Wm B Moore, decd, both of Atlantic Highlands, N J, to Josephine G Yergin, ADMTRX Joseph S Grannis, of Orange Mills, Fla. June 30, 1909. Mar 10, 1910. nom

7th av, Nos 106 to 110 | w s, 52.11 s 17th st, runs w 79 x n 52.11 17th st, No 206 | to s s 17th st x w 20 x s 104.11 x e 20 x n 0 3/4 x e 79 to av x n 51.11 to beginning, 4-sty brk tenement and store, 4-sty brk laundry and 3-sty brk tenement in st. Siegfried W Mayer to Oscar J Mayer. All liens. Mar 1. Mar 8, 1910. 3:766-42 to 44 and 49. A \$40,000-\$48,500. other consid and 100

11th av, Nos 854 to 858 | n e cor 58th st, 100.4x100, 2-sty brk loft 58th st | building. Aline D Elliott et al to Louis C Jandorf. Mort \$30,000. Mar 4. Mar 8, 1910. 4:1087-1. A \$47,000-\$50,000. other consid and 100

Interior strip, begins 450 w 5th av and 52.9 n 12th st, runs w 32.4 x s 6.9 x n e - to beginning. Island Realty Co to U S Realty & Impt Co. Q C. Feb 28. Mar 4, 1910. 2:576-part lot 63. A \$-\$. other consid and 100

Plot begins at e 1 blk bet 91st and 92d sts, distant 150 w Amsterdam av, runs s 5.8 x w 2.10 x n e 5.8 x e 2.3 to beginning. Release mort. Bowery Savings Bank to Chelsea Realty Co. Mar 4. Mar 8, 1910. 4:1239. nom

**MISCELLANEOUS.**

Certified copy last will of Anthony S Burniston, of Hudson Co, N J. Jan 21, 1873. Mar 8, 1910. ---

Cancellation of power of attorney. Adolph Gescheidt to Julius Lichtenstein. Feb 24. Mar 4, 1910. ---

Exemplified copy last will and testament of James J Gibson, Jr, of New Rochelle, N Y. Nov 30, 1894. Mar 4, 1910. ---

General release. Elizabeth Hitchman legatee Cath C Twomey to John S Falvey, EXR Cath C Twomey. Mar 8. Mar 9, 1910. 8,748.04

General release. Clarence E Dow to Sarah L Spengel. Mar 2. Mar 5, 1910. 100

Order of court cancelling conveyance dated May 15, 1908. Marie W Brandes, plaintiff against Peter Wilkens as trustee under deed of trust May 15, 1908, Wm P Brandes and Edw W Brandes, defendants. Mar 2. Mar 4, 1910. ---

Power of attorney. Geo H W Alden to Theo C Camp. Sept 28, 1904. Mar 4, 1910. ---

Power of attorney. Arthur C F Perry to Francis T Perry. Aug 13, 1909. Mar 4, 1910. ---

Power of attorney. Essie I Gaffney to Fredk R Killeen. Feb 5. Mar 4, 1910. ---

Power of attorney. Mary G Rubinsky to Marx Rubinsky. Feb 25. Mar 4, 1910. ---

Power of attorney. Phebe Powelson to Wm H W Youngs. Nov 26, 1909. Mar 5, 1910. ---

Power of attorney. Gustav H Schwab to Gustav Schwab, Jr. Mar 4. Mar 7, 1910. ---

Power of attorney. John D Crimmins to Cyril Crimmins. Jan 13. Mar 7, 1910. ---

Power of attorney. Henry M Sands, TRUSTEE Abraham B Sands to Frederic de P Foster, as CO-TRUSTEE under will of Abraham B Sands. July 1, 1907. Mar 10, 1910. ---

Power of attorney. Edward W C Arnold to Harris D Colt. July 6, 1908. Mar 9, 1910. ---

Revocation of power of attorney. Isabella J Brock to Archibald E Stevenson. Mar 3. Mar 4, 1910. ---

Revocation of power of attorney. Henry S Wynkoop to Fredk A Booth. Mar 2. Mar 9, 1910. ---

**BOROUGH OF THE BRONX.**

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

Bush st, s s, 116 w Grand Boulevard and Concourse, 23.6x75, 2-sty frame dwelling. Geo E Buckbee to Laura E Thorpe. Mort \$6,000 and all liens. Mar 7, 1910. 11:2808. other consid and 100

Dawson st, No 783, n w s, 150 s w Longwood av, 25x100, 2-sty brk dwelling. Christian B Hollander to Simon Silverman. Mort \$7,500. Mar 9. Mar 10, 1910. 10:2695. other consid and 100

Fox st, No 1042, e s, 323.2 n 165th st, 25x100, 3-sty brk dwelling. Arthur Kreusser to Julius A C Kreusser and Amelia Knobloch both of Brooklyn, and John Kreusser, Mt Vernon, N Y, and Otto Kreusser of N Y. All title. B & S and C a G. All liens. Mar 8. Mar 9, 1910. 10:2726. 1,000

\*Graham st, e s, 81 n Morris Park av and being lot 191 map (No 1076) of 211 lots part Downing Estate, Van Nest, 25x95. James B Morris to Anna Soell. Mort \$3,250 and all liens. Jan 25. Mar 7, 1910. other consid and 100

Harlem River terrace, e s, 477.11 s 190th st and being lot 9a map (No 1187) of 272 lots Bailey Estate at Kingsbridge, 25x58.7x26.6 x49.7, vacant. Merwin Realty Co to Hugh McGuinniss. All liens. Jan 15, 1909. Mar 8, 1910. 11:3236. 700

Harlem River terrace | n e cor Fordham road, runs n 1316.4 x e Fordham road | 251.8 to w s Sedgwick av x s 1,296.8 to n Sedgwick av | s Fordham road x s w 578.9 to beginning, except

Harlem River Terrace, n e cor Fordham road, runs e 50 to e s Heath av x n 76.5 and n e still along e s Heath av 97.9 to e s Harlem River terrace and s - to beginning, to which all title is conveyed; also except

Fordham road late Fordham Landing road, n s, 144.1 s w from an iron bolt in a rock at point 170 w Sedgwick av 130 n said road, runs s w along said road 208.11 x n w still along said road 181.11 x n e 327.3 x s e 350 x s w 254.4 to beginning, vacant. Peter T Barlow and Stephen H Olin, exrs Samuel L M Barlow to Caroline Rullman, of Brooklyn. Mar 8. Mar 10, 1910. 11:3236. other consid and 100,000

\*Herschel st, e s, 125 s Westchester av, and being lots 6 and 7 map Cebric Park, 50x-x-v101.3. Bernard Gaffney to Edward Gaffney. Mort \$3,500. Mar 5. Mar 7, 1910. nom

\*Same property. Edward Gaffney to Bernard Gaffney and Catharine his wife tenants by entirety. Mort \$3,500. Mar 5. Mar 7, 1910. nom

# LONG BEACH

24 MILES 35 MINUTES FROM MANHATTAN  
100 ARE BEING COMPLETED, NOT FOR SPECULATION, BUT TO ESTABLISH  
THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.

If you want to offer your clients a list for purchase of the most complete  
modern and attractive ocean villas, at terms which will appeal, apply to

**ESTATES OF LONG BEACH**  
225 FIFTH AVENUE, N. Y. CITY PHONE: MADISON, 3600  
WILLIAM H. REYNOLDS, President

\*Johnson st, e s, 619 s Kingsbridge road, and being lot 33 map property J E Bullard & Co, adj South Mt Vernon, 25x100. Jacob Trott to Edw Trott. Nov 24, 1909. Mar 7, 1910. nom  
Kelly st, w s, 186.11 n Westchester av, 50x100, vacant. Timothy F Sullivan to John J Tully. Mort \$6,000. Mar 8, 1910. 10:2704. other consid and 100  
Kelly st, w s, 211.11 n Westchester av, 25x100, vacant. James C Meyers to Timothy F Sullivan. Mar 8, 1910. 10:2704. other consid and 100  
Oak terrace | s e cor Crimmins av, 36x100, vacant. Wm H McCrimmins av | Cord et al to Francis B Chedsey, of Yorktown, N Y. Mar 1, 1910. 10:2555. other consid and 100  
Oliver pl | s s, 114.6 w Webster av, runs w 106.8 to e s Decatur Decatur av | av x s 115.9 x e 102.7 x n 117.11 to beginning, vacant. Release mort. Title Guarantee & Trust Co to The Webster Avenue Improvement Co. Mar 3, 1910. 12:3279. nom  
Ritter pl, No 813, n s, 96.4 e Union av, 50x102, 5-sty brk tenement. Crownhill Construction Co to Jacob Kronenberger. Mar 8, 1910. 11:2969. other consid and 100  
Ritter pl, No 810, s s, 96.10 e Union av, 40x—x40x85.4, 2-sty frame dwelling. Jacob Kronenberger to Crownhill Construction Co. Mort \$5,000. Mar 8, 1910. 11:2968. other consid and 100  
\*St Owens pl, s s, lots 35 to 39 map (No 1063) sec A South Vernon Park, 125x100. Chas A Mullen to Regina R D wife Chas A Mullen. Mort \$5,000. Mar 8, 1910. other consid and 200  
Simpson st, w s, 234.10 s 167th st, 125x100, vacant. James C Gaffney to J C Gaffney Construction Co. All liens. July 27, 1909. Mar 8, 1910. 10:2726. other consid and 100  
Simpson st w s, 284.10 s 167th st, 75x100, vacant. Release mort. Arthur Knox to J C Gaffney Construction Co. Mar 5, 1910. 10:2726. nom  
Same property. Release mort. Margaret Knox to same. Mar 5, 1910. 10:2726. nom  
Seabury pl, No 1460, e s, 275 s 172d st, 37.6x100, 4-sty brk dwelling. Lawrence Kronenberger Construction Co to Christina Kronenberger. Mort \$28,000. Mar 8, 1910. 11:2977. nom  
Wilkins pl or av, w s, 244 n 170th st and being lots 23, 24, 25 and 26 map No 1100 of 300 lots controlled by Henry Morgenstau, 100x76.9x100.4x85.9, vacant. Ferdinand Hecht to John Woell. Feb 25, Mar 5, 1910. 11:2965. other consid and 100  
\*1st st, n s, 105 w Av A, 100x108, Unionport. Susan Doty to Mary F Walsh. Jan 10, 1906. Mar 8, 1910. nom  
132d st, n s.  
133d st, n s and s s.  
134th st, n s and s s.  
135th st, n s and s s.  
136th st, n s and s s.  
137th st, n s, and s s.  
139th st, n s and s s.  
140th st, n s and s s.  
141st st, s s.  
138th st, n s and s s.  
Consent to construction of railroad. Stuyvesant Real Estate Co to whom it may concern. Dec 2, 1909. Mar 8, 1910. 10:2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591 and 2592.  
133d st, n s.  
134th st, s s.  
134th st, n s.  
135th st, s s.  
137th st, n s.  
138th st, s s.  
being lots 24 of 24 blk 2585.  
being lots 24 of 24 blk 2586.  
and interest in lot 29 blk 2589 on tax map.  
The New York Connecting R R Co, owners of above. Consent to the construction and operation by said R R Co. Nov 30, 1909. Mar 8, 1910. 10:2585, 2586 and 2589.  
138th st, Nos 427 and 429, old No 683, n s, 250 e Willis av, 40x100, 6-sty brk tenement. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort \$40,000. Mar 3, 1910. 9:2283. other consid and 100  
149th st, late Westchester Railroad st, n e s, 105 s e Robbins av, 50x125, except part for 149th st, vacant. Nicholas Pecora to New Arcadia Real Estate Co. Mort \$8,000. Mar 1, 1910. 10:2641. nom  
149th st, No 734, s w s, 125 s e Robbins av, 30x80, 2-sty frame store and 1-sty frame stable in rear. Nicholas Pecora to New Arcadia Real Estate Co. All liens. Mar 1, 1910. 10:2579. nom  
150th st, No 322, s s, 275 w Courtlandt av, 25x100, 2-sty frame dwelling. Michael A Cerussi to Carosena wife Michael A Cerussi. Mort \$3,000. Mar 5, 1910. 9:2331. other consid and 100  
151st st, No 286, s s, 220.3 e Morris av, 24.6x118.5, 3-sty brk tenement. Alfred J Schmitt to Henrietta Kraemer and Louise Schnitt. 1-3 part. B & S. Mar 4, 1910. 9:2410. 100  
160th st, No 460, s s, 100 e Elton av, 50x99, vacant. Aloysius Cunningham et al by Cath T Cunningham to Louis Hubener. All title. Mar 4, 1910. 9:2381. 9,400  
Same property. Cath T Cunningham widow to same. Q C. Mar 4, 1910. 9:2381. nom  
Same property. Louis Hubener to Hubener-Escher Co, a corp. Mort \$6,000. Mar 4, 1910. 9:2381. nom  
176th st late Prospect av | n w cor Elizabeth now Longfellow av, Longfellow av | 100x88x100x89, except part for sts, two 2-sty frame dwellings and vacant. Bertha J Steinmetz to Morton M Green. Mort \$6,500. Mar 3, 1910. 11:3004. other consid and 100  
181st st | s s, 100 e Jerome av, 100 to Walton av x150, vacant. Walton av | Fredk G Balschun to Anna Nunnenkamp. Dec 8, 1908. Mar 9, 1910. 11:3185. other consid and 100  
182d st late Elm av | s w cor Clinton av and being lots 24 and 25 Clinton av | map South Belmont, 100x100, except parts for Clinton av and 182d st, 2-sty frame dwelling and vacant. Wilhelmina wife Henry Schiemer to Joseph Vergara. Mar 4, 1910. 11:3099. other consid and 100  
188th st, No 510, s s, 92 w Bathgate av, runs w 20 x s 95 x e 12 x n 5.6 x e 8 x n 89.5 to beginning, 3-sty brk dwelling. Dimock & Fink Co to The Mountain Construction Co. Q C and release. Mar 3, 1910. 11:3057. nom

188th st, No 510, s s, 92 w Bathgate av, runs w 20 x s 95 x e 12 x n 5.6 x e 8 x n 90 to beginning, 3-sty brk dwelling. Release mort. Fredk N Du Bois to The Mountain Construction Co. Jan 22, Mar 4, 1910. 11:3057. 2,600  
197th st, n s, — e Concourse, being lots 97 and 98 map No 902 property Metropolitan Real Estate Assn, 50x90, vacant. John S Matthews to Rock-to-Bottle Spring Water Co. Mort \$1,400. Feb 23, Mar 8, 1910. 12:3304. other consid and 100  
\*231st st, n s, 180 w White Plains road, 100x114 and being lot 853 map of Wakefield. Arthur H Wadick to Arthur Smith. Q C. Mar 7, 1910. nom  
\*231st st, n s, 180 w White Plains road, 100x114. White Plains road, w s, 432 n 226th st, 92x100, and being lots 853 and 765. Also lot 255 map Washingtonville. Geo C Molloy to Arthur H Wadick. Q C. Mar 5, 1910. nom  
236th st (Opdyke av) | n e cor Verio av, 194.7x100x148.5x110. Mil-Verio av | ton Realty Co to Thos H Roff. Mort \$5,000 and all liens. Jan 27, Mar 4, 1910. 12:3398. 100  
237th st, No 211, n s, 100 e Kepler av, 40x100, 2-sty frame dwelling. Jennie Hughes to Caroline Wellner. Mort \$2,000. Mar 3, 1910. 12:3378. other consid and 100  
259th st late Rock st, n s, 125 e Fieldston road late Cornell pl, 50x78.10x63.4x117.10, except part for 259th st, vacant. Catharina Garthaffner widow to Fredk J Jaekel and Thos J Totten. Mort \$680 and all liens. Feb 28, Mar 4, 1910. 13:3423. other consid and 100  
Bailey av, No 2894, e s, 25 s 230th st, 25x100.7, 3-sty brk dwelling.  
Bailey av, No 2890, e s, 75 s 230th st, 25x100.7, 3-sty brk dwelling.  
Bailey av, No 2886, e s, 125 s 230th st, 25x100.7, 3-sty brk dwelling.  
Bailey av, No 2878, e s, 200 s 230th st, 25x100.7, 3-sty brk dwelling.  
Bailey av, No 2872, e s, 250 s 230th st, 25x100.7, 3-sty brk dwelling.  
Julia Oppenheimer to Lazarus Fried. All liens. Mar 19, 1909. Mar 9, 1910. 12:3260. other consid and 100  
Broadway, e s, 124.7 n 231st st, 24.10x60x24.4x59.6, vacant. Bettie Wise et al EXRS, &c, Nathan Wise to Fredk W Fieder, Jr. All liens. Mar 3, 1910. 12:3267. 6,500  
Same property. Release dower. Bettie Wise widow to same. Mar 3, 1910. 12:3267. nom  
Same property. Fredk W Fieder, Jr, to Adolph M Bendheim. Mort \$5,000. Mar 8, 1910. 12:3267. other consid and 100  
Brook av, Nos 1257 and 1259, n w s, 324.11 n e 168th st, 45x90, vacant. John H Buscall to the John H Buscall Co, a corp. Mort \$5,750. Mar 9, 1910. 9:2396. other consid and 100  
Bathgate av, Nos 1964 to 1968, e s, 55.6 n 178th st, 53.5x80, three 3-sty frame tenements. Harry W Davis to Mary E Shea. Mort \$19,500. Feb 15, Mar 8, 1910. 11:3044. 100  
Bathgate av, e s, 107.5 n 178th st, — to south wall of house adj on north x80, 2-sty brk dwelling. Rowland W Thomas to Mary E Shea. Q C. Mar 3, 1910. 11:3044. nom  
Same property. Thomas Connor to same. Q C. Mar 5, 1910. 11:3044. nom  
Same property. Ellen Connor widow to same. Q C. Mar 2, 1910. 11:3044. nom  
Bryant av, No 1511 | s w cor 172d st, 20x100, 3-sty brk tenement. 172d st | Jacob A Stern to Jessie B wife Jacob A Stern. All liens. Mar 4, 1910. 11:2995. nom  
Bedford Park Boulevard, 200th st, No 225, n w cor Valentine av, 25x92.6, 2-sty frame dwelling. Ralph V Wechsler to Sigmund Wechsler, of White Plains, N Y. Mort \$7,500. Mar 2, 1910. 12:3306. nom  
College av, Nos 1042 to 1052, e s, 92.6 s 166th st, 120x98.5x120.1 x99.1, six 3-sty brk dwellings. FORECLOS, Feb 7, 1910. John E Connelly, ref, to Wm T and Thos I Raymond, of South Norwalk, Conn. Mar 7, 1910. 9:2433 and 2437. 36,500  
College av, No 1035, w s, 150 n 165th st, 22x92.5, 3-sty brk dwelling. Maurice Sachs to Clara Zauderer. Mort \$10,200 and all liens. Oct 14, 1909. Mar 10, 1910. 9:2437. other consid and 100  
\*Chanute av, w s, 150 s Story av and being lot 428 map (No 1274) of 567 lots Trask Estate, 25x100. Fred C Stein to Amelia Brewster. Mar 3, 1910. other consid and 100  
Cauldwell av, w s, 248 n 158th st, 50.3x130x50.2x130, vacant. Edward and Henry W Bahrenburg EXRS &c Chas A Jewett to Albert G Jewett, Mary E Sloyan, Helen F Cooley (Walsh) and Harriett H Thomsen, HEIRS, &c, Chas A Jewett. Confirmation deed. Mar 4, 1910. 10:2626. nom  
Same property. Release dower. Maria A Jewett widow to same as HEIRS and Edward and Henry W Bahrenburg EXRS and TRUSTEES of Chas A Jewett, decd. Mar 4, 1910. 10:2626. 5,000  
\*Cruger av (Elm st), w s, 150 n Locust av, 25x100, Bronxwood Park. Joseph A Mascia to Elizabeth Koerner, of Mt Vernon, N Y. Mort \$5,575. Feb 28, Mar 4, 1910. nom  
Concord av, Nos 469 to 473, w s, 150 s 147th st, and being lot 142 map East Morrisania, 50x100, 1-sty brk stable. FORECLOS, Feb 17, 1910. J Sidney Bernstein referee to Joseph Gallick. Mar 8, 1910. 10:2578. 9,500  
Creston av, No 2264, e s, 159.8 s 183d st, 16.8x89.6, 2-sty brk dwelling. FORECLOS, Feb 21, 1910. Crowley Wentworth referee to Wm A Daly. Mar 8, 1910. 11:3163. 5,500  
Fulton av, Nos 1531-1533, on map Nos 1527 and 1529, w s, 132.8 s Wendover av, 50x173x50.4x166.10, 5-sty brk tenement. Fulton-Wendover Construction Co to Solomon Goldsmith. Mort \$40,000. Mar 1, 1910. 11:2928. other consid and 100  
Fordham road late Fordham Landing road, n s, at point 144.1 s w from an iron bolt in a rock at a point 170 w Sedgwick av 130 n from said road, runs along road s w 208.11 and still along road n w 181.11 x n e 327.3 x s e 350 x s w 244.4 to beginning, vacant. Geo B Heath to Caroline Rullman, of Brooklyn. C A G. Mar 8, 1910. 11:3236. nom  
Franklin av, No 1397 | s w cor 170th st, 33x94x26x95, 3-sty brk 170th st | tenement and stores. Wm B Wood et al to Augusta C Hoyt. B & S and confirmation deed. Mar 3, 1910. 11:2931. nom

**HAND POWER ELEVATORS**  
suitable for  
**STORES, WAREHOUSES**  
**STABLES AND SMALL**  
**FACTORIES, INSTALLED**  
**AT SMALL COST**

# OTIS ELEVATOR COMPANY

**17 BATTERY PLACE, NEW YORK**

Grant av, No 1050, e s, 107.8 n 165th st, 25x102, 3-sty brk dwelling. Joseph Halberstadt to Florence D Goldstein. Mort \$7,500. Mar 9. Mar 10, 1910. 9:2448. other consid and 100

Hughes av n e cor 179th st, 66.5x95x80x96. 179th st

Belmont av n w cor 179th st, 81.7x11.9x80.9x1.8, vacant. 179th st

Agreement to pay and cancel taxes, assessments, interest on mortgs for \$15,000, and liens (except mortgs and water for building purposes), this agreement to form part of warranty deed executed Mar 1, 1910. Belmont Bond & Mortgage Co with Garfield Construction Co. Mar 1. Mar 5, 1910. 11:3080.

Hughes av, e s, 412.3 n 181st st, 13.2x95, vacant. Release mort. American Mortgage Co to John O'Leary and Patrick E Clancey. Feb 19. Mar 7, 1910. 11:3082. nom

Hughes av, e s, 412.3 n 181st st, 13.2x95, vacant. John O'Leary et al to Louis Eickwort. C a G. Feb 19. Mar 7, 1910. 11:3082. omitted

Johnson av, old n w s, adj land of — Caddick at Spuyten Duyvil, runs n w 100 x s w 37.6 x s e 100 to av x n e 37.6 to beginning, except part for Kappock st. Elizabeth Woods to William Woods. Mort \$1,500. Feb 24. Mar 4, 1910. 13:3407. nom

Kingsbridge road n w cor Heath av, runs n — to land now or Heath av formerly Nathaniel P Bailey x n w 225 to e s Bailey av Bailey av x s — to road x e — to beginning, except strip at n e cor Kingsbridge road and Bailey av and strip on e s Bailey av, 2 and 3-sty frame dwelling and vacant. North-ern Union Gas Co to Barney Estate Co. B & S. Mar 10, 1910. 12:3259. other consid and 1,000

\*Livingston av, e s, 420.3 s Kingsbridge road and being lots 79 and 80 map (No 1098) of 125 lots Ruser Estate, 50x100. FORECLOS, Feb 11, 1910. Alfred B Jaworower, ref, to Hudson P Rose Co. Mar 4, 1910. 1,100

Lind av, w s, 373.2 n 169th st and being lots 22 and 23 parcel 9 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, 50x96.3x50x92.3, vacant. Benjamin Benenson to Ernst Keller. Mar 2. Mar 7, 1910. 9:2533. other consid and 100

Lafontaine avs e cor Oak Tree pl, and being lot 28 map 65 lots Oak Tree pl of Oak Tree plot, Tremont, 25x95, vacant. Mary E Shea to Lucy Edwards of Mt Vernon, N Y. Feb 15. Mar 8, 1910. 11:3063. nom

\*Lawrence av, w s, 50 s Central av, 225x100.

Westchester av n w cor Western av, runs n 225 x w 273 x s, s e Western av and s w 355 x e 300 to beginning.

Westchester av s w cor, runs s 525 to Central av, x w 108 n w, Western av n and n w 451 x e 292 to beginning.

Central av

Ferris av s w cor Lawrence av, runs s 275 x w 100 x s 50 x Lawrence av w 100 to Western av x n 275 x e 100 x n 50 x e Western av 100 to beginning.

Central av n e cor Western av, runs n 400 x e 200 to Lawrence av x s 300 x w 100 x s 100 x w 100 to beginning.

Lawrence av

Central av s w cor Western av, runs s 205 x n w 210.2 x e 84 to Western av beginning.

Railroad av 140x—x100x100.

Lawrence av

Ferris av s e cor St Agnes av, runs s 425 x e 323 x n w, n e St Agnes av and n 472 x w 250 to beginning.

St Agnes av s e cor Westchester av, runs s 475 x e 100 x n Westchester av 25 x e 100 x n 450 x w 200 to beginning.

Seaview av

Westchester av s e cor Seaview av, runs s 475 x e 100 x s 50 to Seaview av e 100 to Lorillard av x n 525 x w 200 to beginning.

Lorillard av

Central av s w cor Lorillard av, runs s 375 to Railroad av x w Lorillard av 125 x n 100 x w 75 to Seaview av x n 225 x e 100 Railroad av x n 50 x e 100 to beginning.

Seaview av

Central av s e cor Lorillard av, runs s 375 to Railroad av, x e Lorillard av 200 to Bridge av x n 300 x n w — x w — to beginning.

Railroad av

Bridge av

Main av s e cor Central av, runs s 25 x e 200 to St Mary's Central av av x n 25 x w 200 to beginning.

St Mary's av

St Mary's av, w s, 100 n Railroad av, 100x100.

Central av s w cor St Agnes av, 100x25.

St Agnes av

Railroad av n e cor St Mary's av, 25x100.

St Mary's av

Railroad av s e cor St Agnes av, 125x108.

St Agnes av

Railroad av n e cor Bridge av, runs n 250 x s e — x s 100 x w Bridge av 200 to beginning.

Main av n w cor Ferris av, runs n 180 x s w — x e 300 to beginning.

Ferris av

Ferris av n w cor St Mary's av, 150x285, Baychester, and be-St Mary's av ing

Lots 1 to 6 blk 6 map Pelham Park, except front 15 ft of lots 2 to 6, inclusive.

Lots 20 to 24 blk 10, except part in Pelham Bay Park.

Lots 1 to 3 blk 14.

Lots 9 to 17 blk 15.

Lots 19 and 20 blk 17.

Lot 19 blk 18.

Lots 9 to 19 and 22 to 30 blk 20.

Lots 1 to 15, 17 to 28 and 2 unnumbered lots blk 21.

Lots 1 to 8 and 10 to 13 blk 22.

Lots 1 to 28 blk 23.

Lots 9 to 20 and 31 to 42 blk 24.

Lots 3, 4, 8 to 28 and 30 to 42 blk 28.

Lots 3 to 42 blk 29.

Lots 1 to 21 blk 31.

Lots 15 to 25 and 27 to 34 blk 32.

Lots 13 to 29 blk 36.

Lot 1 blk 37.

Lots 3 to 8 blk 38.

FORECLOS, Feb 10, 1910. Louis B Hasbrouck, ref, to Martha M Rodgers. All liens. Mar 7. Mar 8, 1910. 46,075

Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty brk dwelling. FORECLOS, Nov 16, 1909. Adam Wiener, ref, to Marion G Hoey. Mort \$7,500. Feb 28. Mar 10, 1910. 9:2437. 1,500

Morris av, Nos 673 and 675 n w cor 153d st, 50x100, 6-sty brk tenement and stores. Mort \$82,000. 153d st, No 265

Tinton av, w s, 125 n 145th st, 50x100, vacant. Mort \$7,750. Michael Marrone to Nicholas Silvestro. Mar 1. Mar 9, 1910. 9:2442, 10:2577. other consid and 100

Morris av, e s, 267 n Kingsbridge road, 50x115.1x50x116.8, 2-sty frame stable and vacant. Francis L McGuinness to Ferdinand Kurzman. Mort \$6,000. Mar 4. Mar 7, 1910. 12:3316. other consid and 100

Morris av, No 2640, e s, 161.11 s Kingsbridge road, 16.8x105, 3-sty brk dwelling. H U Singhi Realty Co to Geo R Spinning. Mort \$7,750. Mar 7. Mar 8, 1910. 11:3177. other consid and 100

\*Murdock av, e s, 350 n Randall av, 25x100. Land Co "C" of Edenwald to Eliz M Schmidt. Jan 7. Mar 8, 1910. nom

\*Neried av s w cor Wickham av, 48.10x100. Jerome Hirshkind Wickham av to Harriet Wildman. Mort \$400. Feb 14. Mar 9, 1910. other consid and 100

\*Old road, e s, 125.6 s Maitland av, 50.3x126x50x132, Westchester. Bernhard Baruch, EXR Nathan Hart to Mary Thorpay. Correction deed. Feb 24. Mar 4, 1910. nom

\*Same property. Same to same. Feb 28, 1887. Mar 4, 1910. 300

Prospect av, No 647, w s, 57.3 s 152d st, 18.6x100, 2-sty and basement brk dwelling. Morris Lazar to Saml Cowen. Mort \$— Mar 8. Mar 10, 1910. 10:2674. other consid and 100

Popham av, w s, abt 225 n 176th st, and being lots 198 and 199 map (No 1069) of Undercliff terrace, 50x100, vacant. John Massimino Co to Emil Johnson. Mort \$2,500. Mar 8, 1910. 11:2877. other consid and 100

Popham av, No 1738, e s, 387 s Popham av, 25x100, and being lot 224 map of Undercliff terrace, Morris Heights, 2-sty frame dwelling. Elizabeth Fitzpatrick to Mary A Fitzpatrick. Mort \$6,000. Mar 8. Mar 9, 1910. 11:2877. other consid and 100

Robbins av, No 464, late Concord av, e s, 150 n 145th st late Elm st, 25x100, 1-sty frame store and 2-sty frame dwelling in rear. Joseph Gallick to Filomena Lizzo. Q C. Mort \$1,800. Mar 8. Mar 10, 1910. 10:2578. nom

\*Stillwell av, w s, 59 s McDonald st and being lot 175 map (No 1130) of 327 lots Hunter Estate, 29x98.6x28.3x98.6. Hudson P Rose Co to Frank Petersen. All liens. Jan 20. Mar 8, 1910. nom

\*Stillwell av, e s, abt 228.2 s McDonald st and being lots 83 and 84 map (No 1130) Hunter Estate, 50x100. Hudson P Rose Co to Carl Brenner. Mar 7. Mar 8, 1910. other consid and 100

\*Starling av, s s, 196 w Glebe av, 25x111.5x25x111.7. Wm Buhl to Matthew T Halpin. ½ part. Mort \$4,000. Mar 1. Mar 4, 1910. other consid and 100

Sedgwick av, No 1793 at junction of Cedar av, begins at s w Cedar av, Nos 1800 to 1808 cor of land hereby described 11.7 e from monument No XX.106 on e s Cedar av, runs s e 15 to w s Sedgwick av x n e 123.9 x n w 74.3 to e s Cedar av x s w 100 to beginning, 6-sty brk tenement and stores. Bernhard A Buge to Morris Heights Realty Co. Q C. Mar 8. Mar 9, 1910. 11:2881. nom

\*Starling av, s s, 96 w Glebe av, 25x111.9x25x111.10. Starling av, s s, 171 w Glebe av, 25x111.6x25x111.7. Starling av, s s, 957 e Castle Hill av, 50x111.5x50x111.2, and being

\*Lots 5, 8, 10 and 11 map (No 1288) belonging to Colorado Realty Co, being a subdivision of lot 40 map St Peters Church. Matthew T Halpin to William Buhl. ½ part. Mort \$10,864 on this and other property. Mar 1. Mar 4, 1910. other consid and 100

Topping av, No 1757, late Lafayette av, w s, 280 n 174th st, and being lots 13 and 14 map No 1 land of Julia Hard at Mt Hope, 50x95, 2-sty frame dwelling. Carrie wife of and David Sommers to Caryl A Montgomery. Mort \$6,000. Feb 23. Mar 4, 1910. 11:2799. 100

Southern Boulevard, w s, 193.4 s 182d st, 139.11x135.10x132.2x 90.2, vacant. Thomas F Keenan to Katonah Construction Co. Mort \$12,000. Mar 3. Mar 5, 1910. 11:3111. other consid and 100

Southern Boulevard, n s, 625 w Av St John, 69.7x—x—x105 (owned by party first part).

Southern Boulevard, n s, 587.6 w Av St John, 37.6x105 (owned by party second part).

Agreement as to wall. Ebling Co with Jos Picone and Vincenzo Oliva. Feb 23. Mar 7, 1910. 10:2683. nom

Southern Boulevard, e s, 75 s Jennings st, 50x100, vacant. Geo R Spinning to H U Singhi Realty Co. Mort \$8,500 and all liens. Mar 7. Mar 8, 1910. 11:2980. other consid and 100

Southern Boulevard, w s, 193.4 s 182d st, 139.11x135.10x132.2x 90.2, vacant. Superior Corporation to Thomas F Keenan. Mort \$12,000. Jan 10. Mar 4, 1910. 11:3111. other consid and 100

Tinton av, No 1224, e s, 243.7 n 168th st, 22x132, 2-sty and basement frame dwelling. Theresa Schmidt to Leslie F Randall. Mort \$5,500. Feb 18. Mar 5, 1910. 10:2673. 100

Verio av n w cor 235th st, 110.2x131.1x100x84.11, vacant. Walker 235th st L Otis to Hermann Scharsmith. Mar 1. Mar 9, 1910. 12:3384. nom

Webster av, Nos 3538 to 3552, e s, 495.4 n Gun Hill road, 144x 74.3, eight 2-sty brk dwellings. Release mort. Manhattan Mortgage Co to Irving Construction Co. Mar 4. Mar 7, 1910. 12:3360. 34,000

Woodlawn road n w cor 212th st, 265.6x292 to c 1 Dekalb av x DeKalb av 190 to n s 212th st x 377.4 to beginning, except part for road and st, 1-sty frame building and vacant. Henry O'Neill to Karnack Realty Co. Feb 28. Mar 4, 1910. 12:3329. other consid and 100

Walton av s e cor 176th st, 102.11x51.5x100x26.10, 3-sty 176th st, No 100 frame tenement. Ernst Keller to Benj Benenson. Mort \$16,000. Mar 2. Mar 7, 1910. 11:2836. other consid and 100

Woodycrest av, No 1246 e s, 93.9 s 168th st, 21x138.5 to w s Shakespeare av Shakespeare av x25.11x126.10, 3-sty brk dwelling. Jane C Spearing to Chas W Diehl. Mort \$10,000. Mar 7. Mar 8, 1910. 9:2510. other consid and 100

**BUILDERS AND CONTRACTORS**

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT  
**BAYSIDE, FLUSHING, WHITESTONE  
GREAT NECK ESTATES**

*McKnight Realty Co.*  
347-5th Ave. 4-3

Weeks av, No 1652, old No 1656, e s, 115 s 173d st, 20x95.  
 Weeks av, No 1650, old No 1654, e s, 135 s 173d st, 20x95.  
 Weeks av, No 1648, old No 1652, e s, 155 s 173d st, 20x95.  
 three 2-sty brk dwellings.  
 James J Broderick to Elizabeth Steinberg. Morts \$8,500 and all liens. Mar 8, 1910. 11:2792. other consid and 100  
 Walton av, No 334 n e cor Cheever pl, 83x119x83x120.5, 2 and 4-Cheever pl, No 141 sty frame studio. James R Steers to Harry P Knight and Clara C Kurtz. All liens. Feb 28. Mar 8, 1910. 9:2345. nom  
 Westchester av, s s, 72.3 w Brook av, 24.6x54.2x29.4x38. Agreement as to construction of easement clause for Elevated R R in said av. Frederick Schmitt with Isidor Teitelbaum. Mar 5. Mar 8, 1910. 9:2294. nom  
 Wendover av, Nos 459 and 461, n s, 45 w Washington av, 40.3x99.2x40.3x99.6, 6-sty brk tenement and stores. Jennie Tannebaum to Alois L Ernst. Mort \$45,000. Mar 1. Mar 9, 1910. 11:2904. other consid and 100  
 Webster av, e s, 148 s 176th st, 40x143.6, vacant. Koster & Rueppel, a corpn, to Thos F Devine. Mort \$6,000 and all liens. Mar 8. Mar 9, 1910. 11:2900. nom  
 \*White Plains road, w s, 116.4 s Becker av, 80.5x121.3x80.5x124.1, Washingtonville. Wm W Penfield to Moses Watzky. Mort \$21,000. Mar 5. Mar 10, 1910. other consid and 100  
 Whitlock av, s e s, 842.9 s w Leggett av, 25x110 and being lot 107 map No 352 attached to report of action de Villarde et al agst Casanova et al, except part for Whitlock av; also except part conveyed to N Y, N H & H R R Co, vacant. Nicholas Pecora to New Arcadia Real Estate Co. All liens. Mar 1. Mar 9, 1910. 10:2604. nom  
 Webster av, s s, 1050 n e Woodlawn road, 25x81.2x25x81.11, vacant. Margt A C St Cyr to Mary F Berrian. Mort \$1,500. Mar 10, 1910. 12:3357. nom  
 \*Zerega av, No 1663, being lot 26 map (No 957) of 120 lots Daily Estate. Allemanno Tozzini et al to Lionello Perera. Mar 5. Mar 7, 1910. other consid and 100  
 \*3d av, w s, 366.8 s 2d st, 33.4x100, Olinville. Richardson & Boynton Co to Adelaide Burlando. C a G. All liens. Feb 28. Mar 8, 1910. nom  
 3d av, Nos 4005 to 4019, w s, 100 s 174th st, 100x128.8x100x125.2, with strip in from bet old w line Fordham av and new line 3d av, several 1-sty frame buildings and vacant. Jacob C Simon Third Avenue Construction Co. Morts \$24,000. Mar 3. Mar 7, 1910. 11:2921. other consid and 100  
 3d av, w s, 154.9 n 175th st, 50x101.4x50x100.7, vacant. Geo H Purser to Edith R Valentine. 1-7 part. B & S. Mar 18, 1909. Mar 7, 1910. 11:2923. nom  
 \*Lots 80 and 81 amended map (No 1131) of Adeo Park. Release mort. Herman F Epple to Frank Ceva. Nov 18, 1909. Mar 10, 1910. 484.50  
 \*Lots 16 to 26 and 83 to 85 map of 143 lots Paul Estate, Westchester. Release contract dated May 20, 1907 and all claims, &c. Bertha Kaufmann to Theodore Prince. May 20, 1907. Mar 9, 1910.  
 \*Lot 18 map (No 1131) of Adeo Park, all of  
 Lots 16 and 17 same map.  
 1/2 part. John J O'Hara to David G O'Hara. All liens. Feb 16. Mar 5, 1910. nom  
 Plot in front of and adj to lots 4, 5 and part of 6 map (No 326) of M E Putnam at Spuyten Duyvil, begins at line parallel with n line lot 6 and 50 s therefrom with e s land N Y C & H R R Co, runs n w along lands under water of Hudson River 707.5 x n e 185.1 x s e 707.5 to R R lane x s 187.2 to beginning, except lands of said R R. Robt S Hudspeth, TRUSTEE to Theresa A S Sheridan, of Jersey City, N J. All liens. July 29, 1907. Mar 5, 1910. 13:3410. nom  
 Plot begins at n w exterior line of party second part in line bet lands of party first part and heirs of Peter O Strang and 35 at r a from original c l of party second part, runs s w 198 x n w 29 x n e 198 x s e 29 to beginning, contains 5,743 sq ft. Theresa A S Sheridan to N Y C & Hudson River R R Co. Mar 4. Mar 5, 1910. 13:3410. other consid and 100  
 \*Salt meadow and woodland at Eastchester adj lands of Oakley, Odell & Shearwood, contains 6 acres.  
 Salt meadow bounded on s by Griffins Creek and adj lands of Lawrence and Odell, -x-, same as in L \$19 page 309, cons in Westchester Co.  
 Salt meadow adj lands of Lawrence and Odell, -x-, same in L \$19 page 326 of cons Westchester Co.  
 Edward J Coffin to Marietta Mills. 1-5 part. Feb 23. Mar 4, 1910. nom

Grand st, No 227, upper part. Mary J Smith to Mary Timpone; 5 years from May 1, 1910. Mar 7, 1910. 1:239.....564  
 Greenwich st, No 364, s w cor Franklin st, store and part basement. Mary Carey and John J Duff EXRS, &c, Michael Duff to Henry Otten; 5 years, from May 1, 1910. Mar 4, 1910. 1:183.  
 Gouverneur st, No 58, front and rear buildings. Mary G Rubinsky to Mollie and Abraham Zablinsky; 2 years, from Mar 1, 1910. Mar 4, 1910. 1:261.....2,500 and 2,700  
 Grand st, No 198, all. Edmund L Baylies et al TRUSTEES Alexander Van Rensselaar to Generose Ristaino; 5 years, from May 1, 1910. Mar 4, 1910. 2:471.....2,200  
 Houston st, No 121 West, basement. Joseph Tassi to Rosa Carlucci and Vincenza De Carlo; 3 years, from Dec 1, 1909. Mar 9, 1910. 2:517.....1,884  
 Harrison st, s w cor Hudson st, 50x19.8. Subordination of lease and two morts to mort. Diedrich Muller et al with Bowery Savings Bank. Feb 26. Mar 8, 1910. 1:180.....nom  
 Hester st, No 80, all. Harris Silberman to Isaac Fox; from May 1, 1910, to May 1, 1915. Mar 7, 1910. 1:299.....2,400  
 Houston st, Nos 288 and 290 East, east store, &c. Saml Bonis to Abraham B Newman; 5 years from May 1, 1910. Mar 7, 1910. 2:397.....1,920  
 Jefferson st, No 31, parlor floor and 1st floor. Samuel Kosven to Nathan Schechter; 3 years from May 1, 1910. Mar 8, 1910. 1:270.....720  
 Lafayette st, n e cor Canal st, store and basement. Alfred Seton and Henry G Barbey to John P Suerken; 10 years, from May 1, 1910. Mar 10, 1910. 1:208. ....3,333.34 and 4,000  
 Monroe st, No 18.....  
 Hamilton st, No 21.....  
 Subordination of lease to mort. Joseph A Finch and ano with Lawyers Title Ins & Trust Co. Mar 1. Mar 7, 1910. 1:253. nom  
 Madison st, Nos 231 and 233, all. Marie Harris to Jacob Peshkin; 3 years, from May 1, 1910. Mar 5, 1910. 1:270.....6,815  
 Mulberry st, No 166, north store and basement. Caterina Cimino to Nunzia Galvanese; 5 1/2 years, from Oct 1, 1909. Mar 4, 1910. 2:471.....480  
 North Moore st, No 42, all. Lillian S Gillespie to Gabriel Nachman; 5 years, from May 1, 1910. Mar 4, 1910. 1:189.....3,500  
 South st, Nos 228 and 229, n s, all.....  
 Water st, Nos 449 and 451, s s, all.....  
 John Trageser Steam Copper Works to M Berman & Co; 5 yrs, from May 1, 1910. Mar 4, 1910. 1:249.....4,100  
 Sullivan st, No 226, all. Louis Gordon et al to Michele Saviano; 5 years from Mar 1, 1910. Mar 8, 1910. 2:540.....2,900  
 Sullivan st, No 224, all. Louis Gordon et al to Michele Saviano; 5 years from Mar 1, 1910. Mar 8, 1910. 2:540.....2,900  
 Sullivan st, No 228, all. Louis Gordon et al to Michele Saviano; 5 years from Mar 1, 1910. Mar 8, 1910. 2:540.....2,900  
 St Marks pl, No 6, all. Carroll Bryce to Alexander Printing Co; 5 years, from May 1, 1910. Mar 9, 1910. 2:463.....2,200  
 Thompson st, No 60, all. Nicoll Deoptatis and ano to Michele Saviano; from Apr 1, 1910, to Nov 30, 1911. Mar 8, 1910. 2:488.....2,832 and 2,880  
 Thompson st, No 139. Assign lease. Chas B Warner to New York & Brooklyn Brewing Co. Mar 4. Mar 7, 1910. 2:517. nom  
 Whitehall st, No 43. Assign lease. George Flathmann of Brooklyn to Julius F Delventhal. Aug 5, 1902. Mar 5, 1910. 1:8. nom  
 Wooster st, Nos 164 and 166, s e cor Houston st, store next to corner. Samuel N Berlin and ano to Moriz Fogelhut; 5 years, from Apr 1, 1910, and agreement to rent corner store when vacant for \$1,140. Mar 9, 1910. 2:514.....600  
 3d st, Nos 54 and 56 West, store and 2d floor. Sarah B McAdam to Wm A Paulus and Agnes O Howell; 5 years, from Feb 1, 1910. Mar 4, 1910. 2:536.....3,300  
 11th st, Nos 41 and 43 East, n e cor University pl, store and basement. Empire Realty Corpn to I Salaman & Co; 4 3-4 years, from May 1, 1910. Mar 10, 1910. 2:563. ....5,000 and 6,000  
 11th st, No 327 East, Subordination of lease to mort. Pancrazio Galgano et al with Hortense R Pitman GUARDIAN Olive B Pitman and ano. Mar 1. Mar 5, 1910. 2:453.....nom  
 14th st, No 233 East, parlor floor, &c. Samuel Schmukler to Double X Coterie, a club; 2 years, from May 1, 1910. Mar 5, 1910. 3:896.....1,400  
 18th st, No 212 East, all. Otto Maier to Henry Kreykenbohm; 3 2-12 years, from Mar 1, 1910. Mar 9, 1910. 3:898.....1,800  
 20th st, No 306 West. Consent to assign lease. Casimir de R Moore to Wm H Silk of N Y, and Mary E Hutchinson of London, Eng. Feb 18. Mar 5, 1910. 3:743.....  
 Same property. Assign lease. Mary E Hutchinson to Wm H Silk. All title. Feb 18. Mar 5, 1910. 3:743.....nom  
 23d st, No 125 East. Subordination of lease to mort for \$65,000. Charles Cluthe et al with U S Trust Co. Feb 28. Mar 4, 1910. 3:879.....nom  
 23d st, No 561, n e s, 75 s e 11th av, 25x98.9.....  
 11th av, Nos 184 to 188, s e s, 24.8 n e 23d st, 74x75, the land...  
 Casimir de R Moore to John Hollings; 21 years, from Mar 1, 1910, with option to renew. Mar 7, 1910. 3:695.....  
 taxes, &c, and 5,000  
 25th st, No 413 West, all. John Reynolds to Edward Haughey; 5 years from Mar 1, 1910. Mar 8, 1910. 3:723.....900  
 40th st, Nos 608 to 636 s s, 125 w 11th av, runs s 98.9 x w 39th st, Nos 613 to 639 124.11 x s 98.9 to n s 39th st, x w 300.1 x n 197.6 to 40th st, x e 425 to beginning. Extension of lease for 10 years, from May 1, 1925. Chas E Appleby to Joseph and Moses Stern, firm Joseph Stern & Sons. Jan 31. Mar 10, 1910. 3:685.....nom  
 Same property. Consent to assign lease. Same to same. Feb 23. Mar 10, 1910.....  
 42d st, No 23, n s, 333.4 w 5th av, 20.10x100.5, all. Herbert O Hall and ano EXRS Kath L Hall to Hans R Hansen and Wm A Shackleton; 16 11-12 years, from May 1, 1909. Mar 9, 1910. 5:1258.....taxes, &c, and 8,000  
 45th st, No 19 East, parlor floor. Louis B Caney to Pasquale M Marafioti; 4 3-12 years from Nov 1, 1909. Mar 7, 1910. 5:1281.....1,400  
 45th st, No 10 East, s s, 25x100, all. Morris Rossin et al EXRS, &c, Jacob Silberman to Christian H Lang; 4 10-12 yrs, from Sept 1, 1909. Mar 5, 1910. 5:1279.....4,000  
 47th st, Nos 315 and 317/begins 47th st, n s, 200 w 8th av, 50x48th st, Nos 318 and 320 200.10 to s s 48th st, all. Chas J Richter to Wendell L Nichols of Boston, Mass; from May 1, 1911, to Apr 30, 1932. Mar 5, 1910. 4:1038.....14,000  
 taxes, &c, and 10,000 to 14,000

**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.

March 4, 5, 7, 8, 9 and 10.

**BOROUGH OF MANHATTAN.**

Bleecker st, No 171. Assign lease. Pietro Massari to August P Mezzanotte. Mar 5. Mar 7, 1910. 2:540.....nom  
 Bleecker st, Nos 323 and 325. Assign lease. Bertha Scheib to Julius Doerfler and ano. Mort \$2,540. Mar 9, 1910. 2:591. nom  
 Chrystie st, No 213. Surrender lease. Mariano Capuano to Louis Briefner. Mar 1. Mar 5, 1910. 2:427.....450  
 Essex st, Nos 80 and 82, 5 upper stories. Louis Wiltchik to Annie Kirchenbaum; 2 years, from Mar 1, 1910. Mar 9, 1910. 2:352.....6,074  
 Essex st, No 9 1/2, store, &c. Rachel Rosenberg to Joseph Marcus; 3 2-12 years from Mar 1, 1910. Mar 8, 1910. 1:297.....960  
 Essex st, No 135, store, &c. Henry Steiner and ano to Louis Seiler; 5 years from May 1, 1910. Mar 8, 1910. 2:411.....2,280  
 Fulton st, No 144. Assign rents under lease. Anna S De Selding to Lucretia C Tallmadge, of Brooklyn, N Y. Feb 26. Mar 5, 1910. 1:79.....nom  
 Grand st, No 389, store and basement. Anna E Anger to Henry Henig; 5 years from May 1, 1910. Mar 8, 1910. 1:312.....3,300



JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

48th st, No 145 West, all. Albert W Kissam and ano EXRS Benj A Kissam to Ella L Marsh; 4 years, from May 1, 1909. Mar 9, 1910. 4:1001..... 2,225
56th st, No 314 West, all. Jennie E Mattison to Guerin Blanc; 5 years from Mar 1, 1910. Mar 7, 1910. 4:1046..... 1,700
56th st, No 367 West, all. Edward H Maguire to William Horwood of Hoboken, N J; 2 7-12 years, from Mar 1, 1910. Feb 11, 1910. 4:1047. Reprinted from issue of Feb 19, when this lease should not have appeared, as it is a duplicate of 56th st, No 367 W, in the same issue; also the lessee is William Horwood..... 1,500
85th st, No 534 East, east store and part basement. Jakob Schmitt to Wm Knoerzer; 5 years from May 1, 1910. Mar 7, 1910. 5:1581..... 420
92d st, Nos 338 and 340, s s, 200 w 1st av, 50x100.8. Assign lease. Nettie Coufal to Rachel Bower. Dec 31, 1909. Mar 7, 1910. 5:1554..... nom
Same property. Assign lease. Rachel Bower to Ida Weinstein. Jan 12, 1910. Mar 7, 1910. 5:1554..... nom
92d st, Nos 338 and 340 East. Assign lease. Ida Weinstein to Alex Spiro. Feb 28. Mar 7, 1910. 5:1554..... nom
106th st, Nos 161 and 163 East, all. Moses H Harris and ano to Meyer Gitlin; 5 years, from Mar 1, 1910. Mar 9, 1910. 6:1634..... 3,688
109th st, No 417 East, all. Benjamin Markowitz to Aaron Neumark and ano; 4 1/2 years, from Feb 1, 1910. Mar 10, 1910. 6:1703..... 1,200
111th st, No 235 East. Assign lease. Ernesto Grillo to John D Haase. Mar 5. Mar 7, 1910. 6:1661..... nom
111th st, No 235 East. Assign lease. John D Haase to Ernesto Grillo. Mar 8, 1910. 6:1661..... nom
111th st, No 235 East, store, back rooms, part of yard and part of basement. Luigi Natale to Ernesto Grillo; 5 years from Mar 3, 1910. Mar 7, 1910. 6:1661..... 420
114th st, No 351 East, double store and basement. Luigi Fumo to Carmine Capoldo; 3 1/2 years, from Mar 1, 1910. Mar 9, 1910. 6:1686..... 732 to 852
114th st, No 18 West, all. Kate G Kraner to Congregation Adas Yankoff Anshe Slabodke of Harlem; 6 years from May 1, 1910. Mar 7, 1910. 6:1597..... 1,000
117th st, Nos 446 and 448 East. Surrender lease. Concetta De Franco to Chas B Ammerman, of Philadelphia, Pa. Mar 10, 1910. 6:1710..... nom
144th st, Nos 203 and 205 West..... 27,750 and 28,500
146th st, Nos 202 and 204 West.....
146th st, Nos 206 and 208 West.....
146th st, Nos 210 and 212 West.....
146th st, Nos 250 and 252 West.....
146th st, Nos 254 and 256 West.....
146th st, Nos 214 and 216 West.....
seven buildings.....
Cooper Realty Co to Leo and Herman Stark and Ignatz Spitzer; 3 years from Mar 1, 1910. Mar 7, 1910. 7:2030, 2031.....
Av B, Nos 78 and 80, 3d store n of 5th st, and apartment of 4 rooms adj store. David Greenberg to Joseph Josephson; 2 10-12 years, from July 1, 1908. Mar 5, 1910. 2:401..... 1,080
Av D, Nos 36 and 38, store next to south corner store and basement. Julius Miller to Sebastiano Gottilby; 5 2-12 years, from Mar 1, 1910. Mar 10, 1910. 2:357..... 456 and 480
Amsterdam av, No 46, south store, 6 rooms above store and part cellar. Hannah Abraham to Guseppe Citarella; 5 years from May 1, 1910. Mar 7, 1910. 4:1153..... 1,140
Amsterdam av, No 62, north store. Walter Dickinson to Max Granitz; 4 11-12 years, from Nov 1, 1909. Mar 4, 1910. 4:1154..... 960
Same property. Assign lease. Max Granitz to Samuel Neuman. Feb 1. Mar 4, 1910. 4:1154..... nom
Amsterdam av, No 592, store, &c. Theobald J Dengler to Fred Dreier; 3 years, from May 1, 1910. Mar 9, 1910. 4:1236.. 2,040
Broadway, Nos 1557 to 1563, w s, 71.7 n 46th st. Assign lease. Henry Erkins to Alfred C Michaud. 1/2 part. Jan 26. Mar 5, 1910. 4:1018..... other consid and 100
Same property. Assign lease. Henry Erkins and Alfred C Michaud to Cafe Elite Co. Jan 26, 1910. Mar 5, 1910. 4:1018..... other consid and 100
Broadway, s e cor 38th st, store. Assign lease. John A Morgan to Berthold Frank. Mar 9. Mar 10, 1910. 3:813..... 210
Broadway, s e cor 38th st, small store on 38th st, adj corner store. H Wronkow to John A Morgan; 5 years, from April 1, 1910. Mar 10, 1910. 3:813..... 1,500 and 2,000
Columbus av, No 991, Assign lease. Liberty Brewing Co to Wm A Sheridan. Feb 23. Mar 4, 1910. 7:1844..... 500
Madison av, No 1695, n e cor 112th st. Assign lease. Louis Baron to Julius W Schotoff. Mar 4. Mar 7, 1910. 6:1618..... nom
1st av, No 2035, store, &c. Antonio Raisulo to Agostino Vitale; 5 years from Mar 1, 1910. Mar 7, 1910. 6:1677..... 720
1st av, No 857, store and part basement. Louis Horowitz to David Levinsohn; 5 years from May 1, 1910. Mar 7, 1910. 5:1340..... 1,000
1st av, No 181, front part basement. Italian Union Realty & Security Co to Biagio Passaro; 5 years from Oct 1, 1909. Mar 8, 1910. 2:453..... 540
2d av, No 1708, store and front cellar. John Bach to Adam J Stehle; 5 years, from May 1, 1911. Mar 4, 1910. 5:1551..... 1,500
2d av, No 2039, corner store and front basement. Jeremiah H Moore to Giuseppe Repetti; 5 years, from Mar 1, 1910. Mar 10, 1910. 6:1654..... 900 and 960
3d av, No 742, w s, 25.5 n 46th st, 25x100. Assign lease. Peter Otten and ano EXRS Sigmund Cohn to Adolph Kuhn et al. Mar 1. Mar 4, 1910. 5:1301..... nom
3d av, No 951, s e cor 57th st, store. Maria M Macsloy to Wm F Goodman; 8 4-12 years from Jan 1, 1910. Mar 7, 1910. 5:1330..... 2,700 and 3,000
5th av, No 2178, n w cor 133d st, store and cellar. Henry Wineburg to M Canter; 5 years, from May 1, 1910. Mar 10, 1910. 6:1731..... 1,320 to 1,440
6th av, s e cor 36th st, 24.7x62.6. Assign lease. Joseph F Flannery to James and John O'Hara. Mar 9. Mar 10, 1910. 3:837..... nom
7th av, No 2018, store and basement. Gustave A Jenny to Modern Millinery Stores; 3 years from Mar 1, 1910. Mar 7, 1910. 7:1926..... 1,200

8th av, No 2525, all. Eduardo H Gato to Edward Beagan; from Jan 1, 1910, to Sept 30, 1919. Mar 7, 1910. 7:1959..... 4,500 and 5,000
8th av, No 162, n e cor 18th st, all. Frederick Van Axte to Bernard and Jas J Feeney; 10 years, from May 1, 1910. Mar 9, 1910. 3:768..... 3,000
8th av, Nos 629 and 631. Assign lease. Jas E Tibbey et al to Libson Amusement Co. Feb 28. Mar 7, 1910. 4:1031..... other consid and 100
9th av, No 447 | Assign lease. Patrick J Shannon to Samuel
35th st, No 404 West | Mayers. Mar 3. Mar 9, 1910. 3:732..... nom

BOROUGH OF THE BRONX.

154th st, No 401, n e cor Melrose av, all. John Schnakenberg to Albin Hofmann; 3 years from May 1, 1910. Mar 8, 1910. 9:2376..... 780 to 900
\*Morris Park av, No 642, s s, 61 w Unionport road, 3d floor. Anton Ruzicka to Peter Calviello; 5 years, from Mar 15, 1910. Mar 4, 1910. .... 180
Prospect av, No 885, store, &c. Henry Acker to L Ditomo; 5 years, from Oct 1, 1909. Mar 4, 1910. 10:2677..... 816
Prospect av, No 1919, all. George Barthold to William Nissen; 3 years from Dec 1, 1909. Mar 7, 1910. 11:2951..... 540
Tremont av, No 490 East, s w cor Bathgate av, store and cellar. Louisa Schultz to William Isemann; 5 years from May 1, 1910. Mar 9, 1910. 11:2918..... 2,300 and 2,400
\*Van Nest av, No 629, all. Frank Hein to Albert M Ritzmann; 5 years from Jan 1, 1910. Mar 9, 1910..... 720 to 900
Westchester av, No 454. Cancellation of lease. Samuel Zimmerman with Fredk Schmitt. Mar 1. Mar 4, 1910. 9:2294..... other consid and 200
Westchester av, No 947. Assign lease. Abram W Herbst to Ida S Rosenheim. 1/2 part. Mar 9. Mar 10, 1910. 10:2704..... 500
Same property. Agreement as to payment of rent under lease, etc. Same with same. Mar 9. Mar 10, 1910. 10:2704.. . . . nom
Willis av, No 236, first floor. Sidney J Goldwater to Geo W Siemes and ano; 4 2-12 years from Mar 1, 1910. Mar 7, 1910. 9:2282..... 720 and 780
3d av, No 3729, store and basement and 5 rooms on 2d floor. Sophia Hagemann to Abraham J Rothstein; 3 years, from April 1, 1910. Mar 10, 1910. 11:2911..... 480

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.

March 4, 5, 7, 8, 9 and 10.

BOROUGH OF MANHATTAN.

Alden, Geo H W with Rosie Beller. Cannon st, Nos 94 and 96. Extension of mort for \$37,000 to Dec 27, 1914, at 5%. Feb 15. Mar 5, 1910. 2:329. nom
Abbate, Dominik to Fannie F Einstein et al, exrs Emanuel Einstein. Lafayette st, No 212, w s, abt 225 n Broome st, 25x100. P M. Mar 4, 3 years, 5%. Mar 5, 1910. 2:482. 25,000
Anspacher, Nathania S to Wm Jay trustee Mary E B Field. 11th st, No 630, s s, 283 w Av C, 25x94.9. Mar 7, 1910, 5 years, 4 1/2%. 2:393. 23,000
Apfelbaum, Lena wife of and Morris to Emma T and Linda P Springer. Gouverneur st, No 28, e s, 74 n Madison st, 23.11x S3.6. Mar 8, 1910, due Apr 1, 1915, 5%. 1:267. 26,500
Anderson, Henry B to FARMERS LOAN & TRUST CO. 58th st, Nos 124 and 126, s s, 144 w Lexington av, 38x100.5. Mar 8, 1910, due Apr 5, 1913, % as per bond. 5:1312. 2,000
Adams, Walter C and Anna R his wife to Isidor J Pocher. Amsterdam av, No 454, s w cor 82d st, No 200, 27.2x87x27.2x86.11; Lexington av, No 1621, n e cor 102d st, 55x47.6; 2d av, No 877, s w cor 47th st, 25x73; 2d av, No 2499, s w cor 128th st, 25x 75; 3d av, Nos 539 and 541, s e cor 36th st, No 202, 49.5x100; 3d av, No 719, e s, 25.1 s 45th st, 25.1x80; 7th av, No 342, n w cor 29th st, Nos 201 and 203, 20.9x64; 8th av, Nos 870 and 872, n e cor 52d st, No 271, runs n 40.5 x e 70 x n 60 x e 15 x s 100.5 to n s 52d st x w 85 to beginning; 52d st, No 269, n s, S5 e 8th av, 15x100.5; 8th av, No 640, n e cor 41st st, Nos 261 and 263, 24.8x100; 8th av, No 830, n e cor 50th st, Nos 253 and 255, 25.6x70; 9th av, Nos 618 and 620, s e cor 44th st, Nos 358 and 360, 40.2x100; 34th st, Nos 413 and 415, n s, 100 e 1st av, 49.6x98.9; 34th st, No 417, n s, 149.6 e 1st av, 25.6x98.9. All title. Feb 28, due Sept 1, 1910, 6%. Mar 7, 1910. 3:779, 916, 966; 4:1013, 1022, 1024, 1034, 1229; 5:1318 and 1320; 6:1630 and 1792. 2,000
Anderson, A Lillian to Chas Steckler. 120th st, No 243, n s, 110 w 2d av, 25x100.11. Mar 7, 1910, 5 years, 5%. 6:1785. 16,000
Alexander, Selma to American Mortgage Co. 100th st, No 227, n s, 400 e 3d av, 25x100.8. Mar 8, 5 years, 5%. Mar 9, 1910. 6:1650. 11,000
Abington Van & Trucking Co to Richard Murphy. Certificate as to mort dated Mar 4, 1910. Mar 4. Mar 9, 1910.
Aschenbroedel Verein with Sarah C Miller. 87th st, Nos 154 and 156, s s, 62.2 e Lexington av, 51x—. Extension of \$40,000 mort until July 1, 1915, % as per bond. Mar 9, 1910. 5:1514. nom
Astor Mortgage Co with Margt P Dyett. 17th st, No 39 West. Extension of mort for \$70,000 to Mar 1, 1911, at 4 1/2%. Mar 2. Mar 10, 1910. 3:819. nom

# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY

# IRON WORK FOR BUILDINGS

- Bailey, Chas C to Emma L Reaney. 14th st, No 243, n s, abt 260 e 8th av, 25x103. Mar 9, 3 years, 5%. Mar 10, 1910. 3:864. 21,000
- Basch, Emil with Isadore M Levy. Broome st, No 204, n s, 75 e Norfolk st, 25x100. Extension of \$2,500 mort until Mar 1, 1915, at 6%. Mar 4. Mar 7, 1910. 2:352. nom
- Brosang, Louisa with Arnold Preim. 2d av, No 204, e s, 86.1 s 13th st, 17.2x108. Extension of mort for \$13,500 to Apr 3, 1915, at 5%. Mar 2. Mar 9, 1910. 2:454. nom
- Bayles, Martha N, of Montclair, N J, to MUTUAL LIFE INSURANCE CO OF N Y. 78th st, No 206, s s, 108.9 w Amsterdam av, 18.9x102.2. Mar 7, due, &c, as per bond. Mar 9, 1910. 4:1169. 14,000
- Blossom, Angelina to John Callan. 44th st, No 535, n s, abt 320 e 11th av, 25x100.5. Jan 14, 1910, secures agreement as to alterations of building. Mar 9, 1910. 4:1073. 1,850
- Birnbaum, Saml to Joseph Rabinowitz. Madison st, No 328, s w cor Scammell st, Nos 25 and 27, 25x89x24.1x90.5. Prior mort \$—. Mar 8, installs, due Nov 8, 1911, 6%. Mar 9, 1910. 1:266. notes, 2,000
- Besunder, Max, of Brooklyn, N Y, and Louis Sager, of N Y, to U S Title Guaranty & Indemnity Co. 13th st, Nos 520 and 522, s s, 271 e Av A, two lots, each 25x103.3. Two mort, each \$26,000. Mar 4, 5 years, 5%. Mar 7, 1910. 2:406. gold, 52,000
- Beagan, Edward to Geo Ehret. 8th av, No 2535, s w cor 135th st. Saloon lease. Mar 5, demand, 6%. Mar 7, 1910. 7:1959. 9,000
- Benvenga, Felix C with Julia A Moore. 118th st, No 419 E. Extension of \$5,000 mort until Mar 1, 1913, at 5%. Mar 1. Mar 4, 1910. 6:1806. nom
- Bianco, Angelo and Rosana Albano to ROYAL BANK. 63d st, Nos 326 and 328, s s, 325 e 2d av, 50x100.5. Assign rents to extent of \$900. Mar 2. Mar 4, 1910. 5:1437. 900
- Beach, Fredk of Stratford, Conn, to U S TRUST CO of N Y. 23d st, No 125, n s, 100 w Lexington av, 28.6x98.9. Mar 2, 5 yrs, 4 1/2%. Mar 4, 1910. 3:879. 65,000
- Baolto, Vito with Caterina Ferreri. King st, No 26. Extension of \$8,250 mort until Mar 1, 1915 at 6%. Mar 4, 1910. 2:519. nom
- Bachman, Alfred C to Peter Schwagerl. 35th st, No 255, n s, 216 e 8th av, 23x98.9. P M. Mar 4, 3 years, 5%. Mar 5, 1910. 3:785. 21,000
- Banks, Clara, Ella V, Eadie and Sarah L Banks, all of Borough of Richmond, N Y, and Adelaide Reading, of Kingston, N Y, to Sol Sulzberger. Hester st, No 46, s s, 62.6 e Ludlow st, 25x50. Prior mort \$—. Mar 8, 1910, 2 years, 6%. 1:297. 2,000
- Bernheimer, Rosie et al, exrs, &c, Adolph Bernheimer with Henry M and Louis Bloch. 110th st, No 27 East. Extension of \$50,000 mort until Mar 1, 1915, at 5%. Feb 7. Mar 8, 1910. 6:1616. nom
- Borough Estates, a corpn, to Gustavus L Lawrence. St Nicholas av, w s, 50 s 179th st, 25x100. P M. Prior mort \$10,000. Mar 7, 1 year, 6%. Mar 8, 1910. 8:2162. 4,500
- Backer (George) Construction Co to Sender Jarmulowsky. Madison av, Nos 76 and 78, s w cor 28th st, 49.7x95. Building loan. Prior mort \$192,500. Mar 8, 1910, 1 year, 6%. 3:857. 125,000
- Same to same. Same property. Certificate as to above mort. Mar 8, 1910. 3:857. —
- Baker, Cath E of Montclair, N J, to Central Building Impt & Investment Co. Riverside terrace, or Drive, n e cor 177th st, 216.6x156.3 to Buena Vista av, and being lots 52 to 55 map No 1338 of 55 plots property Fort Washington and Buena Vista Syndicates. P M. Prior mort \$28,000. Mar 4, due Sept 4, 1911, 5%. Mar 8, 1910. 8:2177. 27,000
- Callen, Fredk C to Esperanto Mortgage Co. Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7. Equal lien with mort for \$3,500. Mar 7, 5 years, 5%. Mar 8, 1910. 1:286. 10,000
- Same to same. Same property. Equal lien with mort for \$10,000. Mar 7, 5 years, 5%. Mar 8, 1910. 1:286. 3,500
- Carr, Wm to Laura F Hearn. Madison av, Nos 1931 and 1933, n e cor 124th st, No 51, 44x85. P M. Mar 7, 3 years, 5%. Mar 8, 1910. 6:1749. 60,000
- City of New York to Maurice Cooper of 32 Nassau st. Transfer of tax lien for year 1866 assessed to J W Dimock, Jr. Lot 17 on 13th st, s s, bet 3d and 4th avs. June 17, 3 years, 4%. Mar 8, 1910. 2:558. 36.56
- City of New York to Maurice Cooper of 32 Nassau st. Transfer of tax lien for year 1905 assessed to W Swain. Lot 42 on St Marks pl, n s, bet 1st and 2d avs. June 10, 3 years, 4%. Mar 8, 1910. 2:450. 14.39
- City of New York to Maurice Cooper of 32 Nassau st. Transfer of tax lien for years 1900, 1905 and 1906 assessed to Estate of Sanford. Lot 26 on Morton st, n s, bet West and Washington sts. June 17, 3 years, 6 7-8%. Mar 8, 1910. 2:603. 40.40
- City of New York to Maurice Cooper of 32 Nassau st. Transfer of tax lien for year 1902 assessed to J F Fink. Lot 12 on 13th st, s s, bet 6th and 7th avs. June 17, 3 years, 6 7-8%. Mar 8, 1910. 2:608. 38.87
- CITIZENS SAVINGS BANK with Pine Moon Realty Co. 109th st, No 70 West. Extension of \$40,000 mort until May 15, 1915, at 4 1/2%. Mar 5. Mar 7, 1910. 7:1844. nom
- CITIZENS SAVINGS BANK with Pine Moon Realty Co. 109th st, No 66 West. Extension of \$40,000 mort until May 15, 1915, at 4 1/2%. Mar 5. Mar 7, 1910. 7:1844. nom
- Cruikshank, James H, of Freeport, L I, to Children's Aid Society. Leonard st, Nos 156 to 160, s s, 137.1 e Centre st, runs s w 78.2 x s e 42.11 x n e 1.2 x s 0.10 x s e 17.6 x e 8.8 x n 17.5 x n e 57 to Leonard st x w 60.10 to beginning; except Leonard st, s s, 197.4 e Centre st, runs s 59.4 x e 2.10 x n w 19.5 x n 40.1 x w 0.7 to beginning. P M. Feb 19, 2 years, 5%. Mar 7, 1910. 1:166. 45,000
- Same to Alice Bullowa. Same property. Prior mort \$45,000. Mar 7, 1910, due Oct 1, 1910, 6%. 1:166. 2,000
- Card, Helen to TITLE GUARANTEE & TRUST CO. 70th st, No 333, n s, 340 w West End av, 15x100.5. Mar 7, 1910, due, &c, as per bond. 4:1182. 11,000
- Cobe, Andrew J to John L Hobson. 136th st, Nos 520 to 526, s s, 400 w Amsterdam av, two lots, each 100x99.11. Two mort, each \$29,000. Two prior mort \$150,000 each. Feb 15, 3 years, 5%. Mar 5, 1910. 7:1988. 58,000
- Cangro, Minnie to Carolina Frauenthal and ano. 104th st, No 339, n s, 200 w 1st av, 25x100.11. P M. Prior mort \$—. Mar 3, 2 years, 5%. Mar 4, 1910. 6:1676. 5,000
- Capaldo, Carmine to Lion Brewery. 114th st, No 351 East. Saloon lease. Mar 7, demand, 6%. Mar 9, 1910. 6:1686. 600
- Cohen Realty Co to NEW YORK LIFE INS & TRUST CO. 161st st, Nos 518 to 528, s s, 275 w Amsterdam av, three lots, each 45x99.11. Three mort, each \$46,000. Mar 9, 1910, 5 years, 4 1/2%. 8:2119. 138,000
- Same to same. Same property. Three certificates as to above mort. Feb 10, Mar 9, 1910. 8:2119. —
- Carlucci or Bohecchio, Rosa and Vincenza De Carlo or Vincenza Paterno to Lion Brewery. Houston st, No 121 West. Saloon lease. Feb 25, demand, 6%. Mar 9, 1910. 2:517. 2,789.36
- Codae Realty Co to Trebla Realty Co. Northern av, n w cor 181st st, 78x134x110.1x138.11. P M. Prior mort \$30,000. Mar 1, 1 year, 6%. Mar 4, 1910. 8:2179. 20,000
- Cincinnati, Hamilton & Dayton Railway Co with BANKERS TRUST CO trustee car and locomotive equipment agreement and general mort. Feb 1, due June 1, 1920, 5%. Mar 10, 1910. gold bonds, 2,897,005
- Cohen, Eli M to Ella A Gray. 64th st, No 141, n s, 375 w Columbus av, 17.6x100. P M. Mar 8, 3 years, 5%. Mar 10, 1910. 4:1136. 15,000
- Cohen, Geo to American Mortgage Co. Lenox av, No 490, e s, 49.11 s 135th st, 25x85. Mar 1, 5 years, 5%. Mar 8, 1910. 6:1732. 23,000
- Dam, Andrew J heir Andrew J Dam to U S TRUST CO of N Y. 15th st, No 102 East, s s, 25x69.6x28.4x56.1; 15th st, No 104, s s, 148 e 4th av, runs e 25 x s 82.8 x s w 13.3 x n w 25 x n 69.6 to beginning; 15th st, No 106, s s, 173 s e 4th av, 25x75.7x25.7 x82.5. Mar 4, 1910, 3 years, 5%. 3:870. 30,000
- Dugliss, Emma M to Andrew J Larkin. Hamilton pl, No 54, n w s, 37.7 s w 140th st, 17.8x61.8x16.4x68.7. Feb 15, 1 year, 6%. Mar 4, 1910. 7:2071. 500
- Davis, Annie to Harry H Kutner. Spring st, No 11, n e cor Elizabeth st, Nos 184 to 188, 25.3x95x25.3x89. Feb 28, due Mar 1, 1911, 6%. Mar 5, 1910. 2:492. 2,000
- D'Alesandro, Michele and Natale Repetti to TITLE GUARANTEE & TRUST CO. Downing st, No 40, s s, abt 100 w Bedford st, 25 x105x25.1x111.5. Mar 4, due, &c, as per bond. Mar 5, 1910. 2:528. 15,000
- De Caro, Frank to Adolph B Ansbacher. 114th st, No 17, n s, 270 w 5th av, 25x100.11. Mar 2, 5 years, 4 1/2%. Mar 7, 1910. 6:1598. 24,000
- Dessecker, Elizabeth to GERMAN SAVINGS BANK. 7th av, No 1831, w s, 82 s 112th st, 18.11x100. Mar 7, 1910, 3 years, 4 1/2%. 7:1821. 17,000
- Dacorn Realty Co to State Realty & Mortgage Co. Fort Washington av, n e cor 180th st, runs e 144.5 x n 110 x w 40 x s 10 x w 100 to av x s 100.10 to beginning. Prior mort \$202,500. Mar 4, 1910, due, &c, as per bond. 8:2176. 20,000
- Same to same. Same property. Certificate as to above mort. Mar 4, 1910. 8:2176. —
- Driggs, Eva B to Geo B Bernheim. 102d st, No 243, n s, 182 e West End av, 18x100.11. Prior mort \$21,500. Mar 8, 1910, 3 years, 6%. 7:1874. 2,500
- Ewald, John to FRANKLIN SAVINGS BANK. 9th av, No 745, w s, 50.5 n 50th st, 25x100. Mar 7, 1910, 5 years, 4 1/2%. 4:1060. 20,000
- Ess Eff Realty Co to Gideon E Fountain exr, &c, Gideon Fountain. 25th st, No 142, s s, 260 w 3d av, 22x98.9. P M. Mar 1, 2 years, 5%. Mar 4, 1910. 3:880. 20,000
- EQUITABLE LIFE ASSUR SOC of the U S with John N Golding. 70th st, No 251 West. Extension of mort for \$15,000 to Jan 1, 1913, at 4 1/2%. Mar 9. Mar 10, 1910. 4:1162. nom
- EAST RIVER SAVINGS INSTITUTION with Emilie Armbruster. Av A, No 216, e s, 73.9 n 13th st, 29.6x96. Extension of mort for \$15,000 to May 1, 1913, at 5%. Mar 4. Mar 5, 1910. 2:407. nom
- Ferro, Teresa with Solomon Plaut. 104th st, No 346 East. Extension of \$18,000 mort until May 10, 1915, at 4 1/2%. Mar 7. Mar 9, 1910. 6:1675. nom
- Fuchs, John with BOWERY SAVINGS BANK. 85th st, No 416 East. Extension of \$11,000 mort until Mar 1, 1915, at 4 1/2%. Mar 1. Mar 10, 1910. 5:1564. nom
- Fields, Wm J, Mary J Heisser and Harry A Fields with Geo Schoencker. 48th st, No 450, s s, 125 e 10th av, 25x100. Extension of \$10,000 mort until June 1, 1915, at 4 1/2%. Mar 2. Mar 4, 1910. 4:1057. nom
- Ferris, Martin V B and Samuel Rosborough to WEST SIDE SAVINGS BANK. 19th st, No 411, n s, 146.5 w 9th av, 21.5x80. Mar 3, due as per bond. Mar 4, 1910. 3:717. 5,000
- Finch, Joseph A to LAWYERS TITLE INS & TRUST CO. Hamilton st, No 21, n s, 264.2 e Catharine st, runs n 62.6 x w 12.7 x n 3.10 x w 7.1 x s — x — 66 to st x e 19.9 to beginning; Monroe st, No 18, s s, abt 255 e Catharine st, 24.11x50.2x24.10x47. Feb 28, 5 years, 5%. Mar 7, 1910. 1:233. 21,000
- Forlenna, Nunzianto to American Mortgage Co. Centre Market pl, No 7, e s, 198.11 n Grand st, runs e 46.6 x n 25 x w 42.7 x s 24.10 to beginning. Mar 7, 1910, 5 years, 5%. 2:471. 14,000
- Feuchsel, Edw A to TITLE GUARANTEE & TRUST CO. 152d st, No 545, n s, 575 w Amsterdam av, 15.6x99.11. Mar 7, 1910, due, &c, as per bond. 7:2084. 8,000
- Fried, Fannie to Morris Weiss. 3d st, No 312, s s, abt 183.4 w Av D, 22.7x106. Prior mort \$17,000. Mar 3, due May 15, 1911, 6%. Mar 4, 1910. 2:372. 4,925
- Froelich, Christian G to Olga Martin widow et al. 14th st, No 212, s s, 452 w 2d av, 24x103.3. P M. Prior mort \$20,000. Mar 1, 5 years, 5 1/2%. Mar 4, 1910. 2:469. 15,000
- Forty-Fifth Street Co to Eliz J Webb. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Mar 5, demand, 6%. Mar 8, 1910. 4:998. 6,400
- Same to same. Same property. Consent to above mort. Mar 7. Mar 8, 1910. 4:998. —
- Goldberg, Julius to Chas A Flammer and ano exrs, &c, Andrew Blum. Lexington av, No 1612, s w cor 102d st, 18x75. P M. Feb 28, due, &c, as per bond. Mar 4, 1910. 6:1629. 10,000
- Goodman, Jacob and Charles Rubin to Jonas Weil and ano. 96th st, Nos 119 and 121, n s, 180 w Lexington av, 37.6x100.11. Prior mort \$46,500. Mar 1, installs, 6%. Mar 4, 1910. 6:1624. 1,400

**HECLA IRON WORKS**

North 10th, 11th and 12th Streets

BROOKLYN,

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- Guarini, Raymond and Antonio Candela with Harry Mack. 13th st, No 509, n s, 121 e Av A, 37.6x103.3. Subordination agreement. Feb 24, 1910. 2:407. nom
- Galgano, Pancrazio G and Filippo Cassola to Hortense R Pitman guardian Olive B Pitman and ano. 11th st, No 327, n s, 275.5 w 1st av, runs n 107.4 x w 7.5 x w 7.6 x s 6.1 x w 19.3 x s w 53.1 x s 34.3 to st x e 21.3 to beginning. Mar 1, 5 years, 5%. Mar 5, 1910. 2:453. 26,000
- Same and Saml Weil with same. Same property. Subordination agreement. Mar 1, Mar 5, 1910. 2:453. nom
- Goodman, Wm F to Geo Ehret. 3d av, No 951. Saloon lease. Feb 18, demand, 6%. Mar 7, 1910. 5:1330. 2,500
- GREENWICH SAVINGS BANK with Caroline Bookman, Jos E Hoffman and Saml Bookman as exrs, &c, Jacob Bookman. Broadway, n w cor 102d st, —x—. Extension of \$150,000 mort until Feb 6, 1913, at 4½%. Feb 14, Mar 10, 1910. 7:1874. nom
- GREENWICH SAVINGS BANK with Wm A Keys. 77th st, No 156, s s, 239 e Amsterdam av, —x—. Extension of \$20,000 mort until Mar 30, 1915, at 4½%. Mar 3, Mar 10, 1910. 4:1148. nom
- Graybill, James E trustee Wm M Weil with Jacob Herb and Florence R Docter. 2d av, No 534. Extension of \$8,500 mort until May 1, 1915, at 5%. Mar 9, 1910. 3:935. nom
- Goodstein, Isaac with Frank De Caro. 114th st, No 17, n s, 270 w 5th av, 25x100.11. Subordination agreement. Mar 2, Mar 7, 1910. 6:1598. nom
- Hart, Saml I to UNION TRUST CO OF N Y. 125th st, No 531, n s, 325 e Broadway, 25x99.11. Mar 9, 1910, 5 years, 4½%. 7:1980. 16,000
- Same and Milton I Hart with same. Same property. Subordination agreement. Mar 8, Mar 9, 1910. 7:1980. nom
- Haskell & Barker Car Co, of Michigan City, Ind, with N Y, Chicago & St Louis R R Co and owning and operating the Chicago & State Line R R in State of Illinois. 800 box cars and 200 automobile box cars. General mortgage and car agreement, etc. Feb 8, Mar 9, 1910, 5 years, 4%. 673,268
- Hofer, Bertha wife of and Herman, of Stamford, Conn, to FRANKLIN SAVINGS BANK. 8th av, Nos 896 and 898, e s, 50.5 n 53d st, runs e 80 x s 50.5 to n s 53d st, Nos 239 to 243, x e 57.6 x n 100.5 x w 137.6 to av x s 50 to beginning. Mar 10, 1910, 5 years, 4½%. 4:1025. 10,000
- Heard, Wm N to Jacob Spielberg. 24th st, No 144, s s, 243.9 e 7th av, 18.9x98.9. P M. Prior mort \$15,000. Mar 10, 1910, 1 year, 6%. 3:799. 7,000
- Hoffman, Mary G with Wm Maas and Edward Blum. 109th st, Nos 55 and 57 West. Extension of \$35,000 mort until Apr 15, 1913, at 5%. Mar 5, Mar 8, 1910. 7:1845. nom
- Hubbell, Alma H J to Augusta M de Peyster. Edgecomb av, No 42, e s, 37.4 s 137th st, 17.6x90. P M. Mar 7, 5 years, 5%. Mar 8, 1910. 7:1960. 11,000
- Same to same. Same property. P M. Prior mort \$11,000. Mar 2, 2 years, 6%. Mar 8, 1910. 7:1960. 2,000
- Henshaw, John H with American Mortgage Co. Lenox av, No 490. Subordination agreement. Mar 8, 1910. 6:1732. nom
- Heins, Henry, of Hollis, L I, to METROPOLITAN SAVINGS BANK. 1st av, Nos 1718 and 1720, on map Nos 1720 and 1722, n e cor 89th st, Nos 401 to 405, 50.8x94. P M. Mar 8, 1910, 5 years, 4½%. 5:1569. 20,000
- Hart, Saml I to Milton Hart. 125th st, No 531, n s, 325 e Broadway, 25x99.11. Prior mort \$16,000. Mar 1, 2 years, 6%. Mar 7, 1910. 7:1980. 4,000
- Heller, Isaac S and Nathania S Anspacher with Wm Jay, trustee Mary E B Field. 11th st, No 630 East. Two subordination agreements. Mar 7, 1910. 2:393. nom
- Hebrew Tabernacle Assn, a corpn to FRANKLIN SAVINGS BANK. 130th st, Nos 218 and 220, s s, 225 w 7th av, 40x99.11. Mar 4, 5 years, 5%. Mar 5, 1910. 7:1935. 30,000
- Herzog, Regina wife of and Abraham S Herzog with BANK FOR SAVINGS IN CITY N Y. 93d st, No 54 East. Extension of \$20,000 mort until Mar 1, 1915, at 4½%. Feb 25, Mar 5, 1910. 5:1504. nom
- Same with same. Same property. Extension of \$3,000 mort until Mar 1, 1915, at 4½%. Mar 5, 1910. 5:1504. nom
- Hinrichs (Geo F) & Co Inc to HARLEM SAVINGS BANK. 131st st, No 646, s e cor 12th av, runs e 125 x s 99.11 x w 25 x n 25.1 x w 100 to av x n 74.10 to beginning. Mar 5, 1910, 5 years, 5%. 7:1997. 80,000
- Same to same. Same property. Certificate as to above mort. Mar 4, Mar 5, 1910. 7:1997. —
- Hensle Construction Co to HARLEM SAVINGS BANK. Riverside Drive, s e cor 135th st, runs e 24.5 x s 149.11 x w 44.4 x n 27 x w 59.7 x n 18 to Drive x n e 132.3 to beginning; also all title to Riverside Drive, e s, 132.3 s w 135th st, runs s 18 x e 59.7 x s 18 x w — to Drive x n — to beginning. Mar 4, 3 years, % as per bond. Mar 5, 1910. 7:2001. 210,000
- Same to same. Same property. Consent to above mort. Mar 4, Mar 5, 1910. 7:2001. —
- Same to same. Same property. Certificate as to above mort. Mar 4, Mar 5, 1910. 7:2001. —
- Herb, Jacob with Sarah C Goodhue. Amsterdam av, No 2089. Extension of \$42,000 mort until Apr 3, 1913, at 4½%. Mar 1, Mar 4, 1910. 8:2110. nom
- Hennessy Realty Corpn to Matthew M Edelman. 112th st, Nos 531 and 533 West. Certificate as to mort for \$30,000. Mar 1, Mar 4, 1910. 7:1884. —
- Isenberg, Esther and Jonas Weil and Bernhard Mayer with Real Estate Mortgage Co of N J. 60th st, No 411 East. Subordination agreement. Mar 7, Mar 8, 1910. 5:1455. nom
- Isenberg, Esther to Real Estate Mortgage Co of N Y. 60th st, No 411, n s, 200 e 1st av, 25x100. Mar 7, 1910, 5 years, 4½%. 5:1455. 20,000
- Ireland, James D and Washington Sq Realty Co to THE ROYAL BANK. 3d st, No 57, n e cor West Broadway, 50.1x90; West Broadway, Nos 570 to 576, on map Nos 566 to 576, n w cor 3d st, No 65, runs n 209 to s s Washington sq S, No 72, or 4th st, No 64, x w 24.5 x s 209 to n s 3d st x e 25 to beginning. Assignment of rents to secure \$12,000. Mar 3, Mar 4, 1910. 2:538. 12,000
- Isenberg, Esther and Jonas Weil and Bernhard Mayer with Real Estate Mortgage Co of N Y. 60th st, No 411 East. Subordination agreement. Mar 7, Mar 10, 1910. 5:1455. nom
- Jefferson National Realty Co of N Y City to Chas H Doscher. 3d av, No 1765, s e cor 98th st, No 200, 25.9x83.9. Prior mort \$35,250. Mar 7, 1 year, 6%. Mar 10, 1910. 6:1647. 2,500
- Jaggat, Thomas, Jr, of Chestnut, Mass, to Thos A Jaggat and ano. Beekman st, No 31, s w s, abt 75 w William st, 22.6x100x23.2x100. All title. Prior mort \$20,000. Mar 2, due May 1, 1912, 4½%. Mar 10, 1910. 1:92. 15,000
- Jackson, Anna to Julius Rosansky. 17th st, No 228, s s, 337 w 7th av, 25x84. Prior mort \$—. Mar 9, 1910, 3 years, 6%. 3:766. 6,000
- Jaggat, Thomas A, Thomas A, Jr, and Anna L, heirs Anna L Jaggat to BANK FOR SAVINGS IN CITY N Y. Beekman st, No 31, s w s, abt 75 w William st, 22.6x100x23.2x100. Feb 24, due May 1, 1912, 4½%. Mar 9, 1910. 1:92. 20,000
- Jacobus, Martin R of Ridgewood, N J, to TITLE GUARANTEE & TRUST CO. 62d st, No 123, n s, 287.6 w Columbus av, 20.10x100.5. Mar 3, due, &c, as per bond. Mar 4, 1910. 4:1134. 8,000
- Krauss, Philip to FARMERS LOAN & TRUST CO, trustee Wm G Park. 45th st, No 31, s s, 480 e 6th av, 20x100.5; 45th st, No 32, s s, 500 e 6th av, 20x100.5. P M. Feb 7, 3 years, % as per bond. Mar 8, 1910. 5:1260. 105,000
- Krauss, Philip to Henrietta Kahn. 45th st, Nos 32 to 36, s s, 460 e 6th av, 60x100.5. Prior mort \$150,500. Mar 7, 1 year, 6%. Mar 8, 1910. 5:1260. 15,000
- Kurzrok, Max, of Brooklyn, N Y, to Isidore Jackson and ano. 120th st, Nos 235 and 237, n s, 185 w 2d av, 37.6x100.11. Prior mort \$48,516.68. Mar 5, due Dec 13, 1912, 6%. Mar 8, 1910. 6:1785. 3,000
- Knoerzer, Wm to Beadleston & Woerz. 85th st, No 534 East. Saloon lease. Mar 1, demand, 6%. Mar 7, 1910. 5:1581. 1,000
- Katz, Elizabeth wife of and Sigmund to Joseph A Cohn. 1st av, No 1356, e s, 25.7 s 73d st, 25.7x88. Prior mort \$22,000. Mar 7, 1910, due, &c, as per bond. 5:1467. 4,000
- Kenny (Wm F) Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$22,500 covering land in Kings Co, N Y. Mar 4, Mar 5, 1910. —
- King, Abel with LAWYERS TITLE INS & TRUST CO. Bleeker st, n e cor Barrow st, runs n 39 x e 25 x n 26 x e 50 x s 65 x w 75 to beginning. Agreement as to share ownership in mort. Feb 28, Mar 4, 1910. 2:591. nom
- Louvre Realty Co to Peter Donald. 152d st, No 611, n s, 150 w Broadway, 50x99.11. Mar 1, 5 years, 5%. Mar 4, 1910. 7:2099. 50,000
- Same to same. Same property. Certificate as to above mort. Mar 1, Mar 4, 1910. 7:2099. —
- Same and Samuel Gotthelf with same. Same property. Subordination agreement. Mar 1, Mar 4, 1910. 7:2099. nom
- Lyall, Arthur V to Lizzie S Hannah. 92d st, No 306, s s, 175 w West End av, 20x113 to n s old road or lane x20x114.5, all title to said road or lane. P M. Prior mort \$25,000. Mar 4, 3 years, 5%. Mar 4, 1910. 4:1251. 13,000
- Lookstein, Max F and Sophie to Stephen H Jackson. 105th st, No 331, n s, 350 e 2d av, 30x100.11; 105th st, n s, 200 e 5th av, 25x100.11. Prior mort \$4,750. Feb 28, 3 years, 6%. Mar 5, 1910. 6:1611 and 1677. 1,750
- Levy, Morris and Minnie Frey to Anna Bruch. 133d st, No 16, s s, 235 w 5th av, 25x99.11. P M. Mar 1, 5 years, 5%. Mar 7, 1910. 6:1730. 14,000
- Lawyers Mortgage Co with Morris Benjamin. 5th st, No 320 East. Extension of \$35,000 mort until Mar 27, 1915, at 5%. Feb 10, Mar 8, 1910. 2:446. nom
- LAWYERS TITLE INS & TRUST CO with Hattie Taub, extr Leon Taub. 8th st, No 334 East. Extension of \$35,000 mort until Mar 5, 1913, at 5%. Mar 1, Mar 8, 1910. 2:390. nom
- Lapetina, Guiseppi, Gabriela, Nicola and Maria L with an Assn for the Relief of Respectable Aged Indigent Females in City N Y. 119th st, No 347 East. Extension of \$10,000 mort until Feb 25, 1915, at 5%. Mar 4, Mar 8, 1910. 6:1796. nom
- Lawyers Mortgage Co with Jacob Moersfelder. St Nicholas av, s w cor 112th st, —x—. Extension of \$145,000 mort until Mar 2, 1915, at 5%. Jan 20, Mar 8, 1910. 7:1821. nom
- Levy, Emanuel to Wm Hupp, extr, &c, Eliz Keck. St Nicholas av, w s, 29.10 n 119th st, 29.4x80.5x25x95.9. Mar 8, 1910, 5 years, 5%. 7:1925. 20,000
- Leiman, Herman to Ernest Tribelhorn. Madison st, No 214, s s, abt 130 w Jefferson st, 26.1x100. Given to secure lease covering No 35 W 21st st. Prior mort \$32,000. Dec 7, demand, without interest. Mar 8, 1910. 3:823. 600
- Landis, Clayton G, of Goshen, Ind, to David J King et al exrs, &c, Edward J King. Mercer st, No 237 (211), w s, abt 100 s 3d st, 25x100. P M. Mar 10, 1910, 3 years, 5%. 2:533. 30,000
- Lawyers Mortgage Co with Nathan Schanupp. 98th st, No 228 East. Extension of \$30,000 mort until Feb 15, 1913, at 5%. Mar 1, Mar 9, 1910. 6:1647. nom
- Lawyers Mortgage Co with Adolph A Himowich. Madison av, No 1913. Extension of \$13,000 mort until Feb 17, 1915, at 5%. Mar 1, Mar 9, 1910. 6:1748. nom
- Lesser, Wm to Edw S Atwater. 30th st, Nos 7 and 9, n s, 175 w 5th av, 50x98.9. P M. Prior mort \$90,000. Mar 8, due, &c, as per bond. Mar 9, 1910. 3:832. 95,000
- Same to Isidor H Kempner. Same property. P M. Prior mort \$185,000. Mar 8, 1 year, 6%. Mar 9, 1910. 3:832. 15,000
- Leshar, Johannah, of Borough of Queens, N Y, to Henry Miese. 17th st, No 405, n s, 94 e 1st av, 25x92. Prior mort \$9,000. Feb 8, 5 years, 6%. Mar 9, 1910. 3:949. 4,000
- Lawyers Mortgage Co with Andros Realty Co. 7th av, Nos 1867 and 1869. Extension of \$80,000 mort until Mar 1, 1915, at 5%. Mar 2, Mar 9, 1910. 7:1823. nom
- Mayer, Oscar J to Siegfried W Mayer. 7th av, Nos 106 to 110, w s, 52.11 s 17th st, runs w 79 x n 52.11 to s s 17th st. No 206 x w 20 x s 104.11 x e 20 x n 0.¾ x e 79 to av x n 51.11 to beginning. P M. Mar 1, due, &c, as per bond. Mar 8, 1910. 3:766. 50,000
- Muller, Diedrich to BOWERY SAVINGS BANK. Hudson st, No 81, s w cor Harrison st, No 1, 19.8x50. Mar 8, 1910, 5 years, 4½%. 1:180. 22,000
- Mathis, William and Arthur, of Brooklyn, N Y, to Ernestine Mathis. Forsyth st, No 82, e s, 125.7 s Grand st, 24.11x100x25.2x100. P M. Prior mort \$—. Mar 1, 5 years, % as per bond. Mar 7, 1910. 1:306. 6,000

**OTTO G. LINDBERG,**  
Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK**ENGINEERING AND GENERAL DRAUGHTING**

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

- Mabbett, Marietta to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, Nos 670 and 672, w s, 18.5 s 56th st, 37x90.6. Mar 7, 1910, 5 years, 4½%. 5:1310. 12,000
- McCoy, Daniel J to Thos F Devine. 65th st, Nos 214 and 216, s s, 200 w Amsterdam av, 50x100.5. Mar 4, 1 year, 6%. Mar 7, 1910. 4:1156. 6,000
- Miller, Harris and Meyer Cohen to NEW YORK SAVINGS BANK. 103d st, No 59, n s, 145 e Madison av, 25x100.11. Mar 7, 1910, due, &c, as per bond. 6:1609. 16,000
- Muller, Fredericka to Silas B Brownell. Av C, No 285, w s, 69 s 17th st, 23x88; Av C, No 289, w s, 23 s 17th st, 23x88; Pleasant av, No 345, w s, 40.11 n 118th st, 20x88. Mar 5, due Nov 9, 1910, 6%. Mar 7, 1910. 3:984 and 6:1806. 1,000
- McGee, Mary to Kate B Danforth. 4th av, Nos 442 to 448, n w cor 30th st, Nos 49 to 53, 74x86.8, except strip on north, —x—. P M. Mar 7, 1910, 5 years, 5%. 3:860. 270,000
- Mittell, Anna S with Louis Ramus and Maria Silverberg exrs, &c, Esther Ramus. 135th st, No 120, s s, 299.11 w Lenox av, 25x99.11. Extension of \$24,000 mort until June 16, 1915, at 5%. Mar 4, 1910. 7:1919. nom
- Mayers, Samuel to Lion Brewery. 35th st, No 404 West. Saloon lease. Mar 7, demand, 6%. Mar 9, 1910. 3:732. 3,000
- Marder, Annie to Albert Weiss and ano. 113th st, No 269, n s, 154 e 8th av, 35x100.11; also ½ part all title of 8th av, Nos 2730 and 2732, n e cor 145th st, No 275, 40x100; also ½ part all title of 8th av, Nos 2734 and 2736, e s, 40 n 145th st, 40x100. Prior mort \$184,000. Mar 9, 1910, 1 year, 6%. 7:1829 and 2031. 15,000
- Mittelman, Gertrude R to MAIDEN LANE SAVINGS BANK. 109th st, No 211, n s, 168.5 e 3d av, 19.4x100.11. Mar 9, 1910, due, &c, as per bond. 6:1659. 11,000
- Mark, Wm A to Peter J Shields. Fort Charles pl, n s, lots 103 and 104 map No 738a, of property North Marble Hill, runs n 101.10 x w 25 x n 5.8 x w 25 x s 81.5 to pl, x e 56.4 to beginning. Prior mort \$5,500. Mar 10, 1910, due, &c, as per bond. 13:3402. 1,500
- Moore, John A to Wm B Hunt. Amsterdam av, Nos 129 and 131, e s, 60.5 s 66th st, 40x80. Prior mort \$20,000. Mar 9, due Oct 15, 1911, 6%. Mar 10, 1910. 4:1137. 5,000
- Miller, Gertrude B, of Poughkeepsie, N Y, to James H Aldrich. 72d st, No 330, s s, 319 w West End av, 24x102.2. Feb 23, 3 years, % as per bond. Mar 10, 1910. 4:1183. gold, 75,000
- Nathanson, Ernestine wife Leon Nathanson to Park Mortgage Co. Adrian av late Jansen av, s s, 325 w 227th st late Wicker pl, 50x100 to Ft Charles pl W. Mar 8, 3 years, 5%. Mar 9, 1910. 13:3402. 8,000
- Nally, Christopher to Henry C Steinhoff. 138th st, Nos 624 and 626, s s, 304 w Broadway, 14x99.11. Mar 9, 1910, due Jan 1, 1913, 6%. 7:2086. 2,250
- Newman, Ray to Julia R Ballerstein. 104th st, No 145, n s, 225 e Amsterdam av, 25x100.11. Mar 4, 1910, 5 yrs, 4½%. 7:1859. 21,500
- Nameoki Club to American Mortgage Co. 100th st, No 233, n s, 200 e West End av, 25x101.10. Mar 3, 3 years, 5%. Mar 4, 1910. 7:1872. 20,000
- Nathan, Pincus with Hugh R Hill as trustee. Madison st, No 330-336, s e cor Scammel st, —x—. 2 subordination agreements. Mar 3. Mar 4, 1910. 1:266. nom
- New York Instn for the Instruction of the Deaf & Dumb with Louis Finkelstein. Madison av, No 1861. Extension of \$15,000 mort until Jan 21, 1915, at 5%. Mar 5, 1910. 6:1747. nom
- Nibur, Yetta to Anderson Price. 164th st, No 505, n s, 100 w Amsterdam av, 50x99.11. P M. Prior mort \$55,000. Mar 2, due Sept 1, 1913, 6%. Mar 5, 1910. 8:2121. 11,000
- Nardi, Mae to LAWYERS TITLE INS & TRUST CO. 47th st, No 73, n s, 58 e 6th av, 20x75.4x20.2x75.4. Mar 7, 1910, 5 years, 4½%. 5:1263. 35,000
- Noonan, Catherine to Beadleston & Woerz. Columbus av, No 835. Saloon lease. Mar 4, demand, 6%. Mar 7, 1910. 7:1836. 8,000
- Nathan, Pinkus with Real Estate Mortgage Co of N J. 60th st, No 411, n s, 200 e 1st av, 25x100.5. Subordination agreement. Mar 8, 1910. 5:1455. nom
- Olson (John E) Realty Co to Eliz J Webb, of Washington, D C. Wooster st, Nos 116 and 118, e s, abt 130 s Prince st, 50x100. Mar 5, demand, 6%. Mar 8, 1910. 2:500. 7,000
- Same to same. Same property. Certificate as to above mort. Mar 5. Mar 8, 1910. 2:500. —
- One Hundred & Seventy-First St Realty Co to Abraham Kornbluth. 172d st, No 506, s s, 125 w Amsterdam av, 48.4x95. Given as collateral security for payment of \$24,000 mort. Prior mort \$—-. Mar 2, due, &c, as per bond. Mar 4, 1910. 8:2128. 2,000
- Same to same. Same property. Certificate as to above mort. Mar 2. Mar 4, 1910. —
- One Hundred & Seventy-First St Realty Co to Abraham Kornbluth. 84th st, No 206, s s, 150 w Amsterdam av, 20x102.2. Given as collateral security for payment of mort for \$24,000. Prior mort \$—-. Mar 2, due, &c, as per bond. Mar 4, 1910. 4:1231. 2,000
- Same to same. Same property. Certificate as to above mort. Mar 2. Mar 4, 1910. 4:1231. —
- Otten, Henry to Beadleston & Woerz. Greenwich st, No 364. Saloon lease. Feb 28, demand, 6%. Mar 4, 1910. 1:185. 6,500
- Olendorf, Chas D with Francesca Scaramuzzo. 2d av, No 2134. Extension of \$11,000 mort until Apr 22, 1913, at 5%. Mar 8, 1910. 6:1681. nom
- O'Hara, James and John, of Philadelphia, Pa, to Beadleston & Woerz. 6th av, No 612. Saloon lease. Mar 9, demand, 6%. Mar 10, 1910. 3:837. 16,835.21
- O'Neill, Margt V of Brooklyn, N Y, to Park Mortgage Co. Adrian av, n w s, 106.11 n e Terrace View av, 100x179.11x114.2x126. Mar 10, 1910, 3 years, 5½%. 13:3402. 15,000
- Protective Realty Co to Wm T Emmet. 4th av, Nos 423 and 425, n e cor 29th st, No 101, 45.8x80. Prior mort \$165,000. Mar 10, 1910, due Feb 5, 1913, 6%. 3:885. 23,000
- Same to same. Same property. Certificate as to above mort. Mar 9. Mar 10, 1910. 3:885. —
- Potter, James B and Clarence Cary, exrs, &c, Mary L Potter with Pauline S Rapp et al, exrs, &c, Maurice Rapp, decd, et al. 101st st, Nos 310 and 312 East. Extension mort for \$30,000 to Feb 9, 1915, at 5%. Jan 24. Mar 9, 1910. 6:1672. nom
- PUBLIC BANK with Jacob Kahn. Allen st, No 118, n e cor Delancey st, Nos 74 and 76, runs e 73.6 x n 25 x e 14.2 x n 25 x w 87.8 to e s Allen st x s 50 to beginning. Extension of \$10,000 mort until Mar 1, 1911, at % as per bond. Mar 4. Mar 7, 1910. 2:415. nom
- Pulas, Arthur to Walter R Martin. 125th st, No 29, n s, 350 w 5th av, 20x99.11. Prior mort \$27,000. Mar 1, 2 years, 6%. Mar 4, 1910. 6:1723. 10,000
- Polstein, Joseph with Matthew M Edelman. 112th st, Nos 531 and 533, n s, 225 e Broadway, 100x100.11. Subordination agreement. Feb 10. Mar 4, 1910. 7:1884. nom
- Price, Alfred B with Minnie Cohen. 101st st, No 137 West. Extension of \$16,500 mort until May 1, 1912, at 5%. April 15. Mar 4, 1910. 7:1856. nom
- Same with same. Same property. Extension of \$6,500 mort until May 1, 1912, at 6%. Mar 4, 1910. 7:1856. nom
- Price, Alfred B with Minnie Cohen. 101st st, No 139 West. Extension of \$20,000 mort until May 1, 1912, at 5%. Apr 15. Mar 4, 1910. 7:1856. nom
- Same with same. Same property. Extension of \$3,000 mort until May 1, 1912, at 6%. Mar 4, 1910. 7:1856. nom
- Pigueron, Geo H to Herman Wronkow. 17th st, Nos 112 and 114, s s, 250 e 4th av, 50x92. P M. Prior mort \$95,000. Mar 1, due, &c, as per bond. Mar 4, 1910. 3:872. 20,000
- Parisi, Giovanni to Harry Mack. 13th st, Nos 509 and 511, n s, 121 e Av A, 37.6x103.3. Feb 28, 5 years, 5%. Mar 4, 1910. 2:407. 40,000
- Pigueron, Geo H to Atlantic Dock Co. 16th st, Nos 104 and 106, s s, 125 e Union sq, runs e 46 x s 103.3 x w 46 x n — x w 125 to e s Union sq, No 32, x n 26 x e 125 x n 26 to beginning. Mar 3, due June 1, 1910, 6%. Mar 4, 1910. 3:871. 14,000
- Penner, Tena wife of Bernard, and Sadie wife Adolph Friedberg to U S TRUST CO of N Y. 8th st or St Marks pl, No 53, n s, 250 e 2d av, 25x93.11. Mar 4, 1910, 5 years, 4½%. 2:450. 19,000
- Quittner, Edwd to N Y LIFE INS & TRUST CO. 51st st, Nos 404 and 406, s s, 37 e 1st av, 36x100.5. Mar 4, 1910, 5 years, 4½%. 5:1362. 36,000
- Reynolds, Florence R D and Alice M Dike exrs, &c, Lizzie M Dike to TITLE GUARANTEE & TRUST CO. 8th av, No 2122, e s, 60.11 s 115th st, 20x80. Mar 4, 1910, due, &c, as per bond. 7:1830. 17,000
- Raynor, Ida C to Francis M Marks. 136th st, No 227, n s, 302 w 7th av, 17x99.11. Mar 3, 3 years, 4½%. Mar 4, 1910. 7:1942. 6,000
- Russo, Congetta wife Gennaro to LAWYERS TITLE INS & TRUST CO. 113th st, No 347, n s, 150 w 1st av, 16.8x100.11. Mar 4, 1910, 5 years, 5%. 6:1685. 7,500
- Same to Esperanto Mortgage Co. Same property. Prior mort \$75,000. Mar 4, 1910, 1 year, 6%. 6:1684. 500
- Roop, Eliz J (Jacobs) to TITLE GUARANTEE & TRUST CO. 62d st, No 125, n s, 308.4 w Columbus av, 20.10x100.5. Mar 3, due, &c, as per bond. Mar 4, 1910. 4:1134. 13,500
- Richard, Alice with Harry Mack. 13th st, No 509 East, n s, 121 e Av A, 37.6x103.3. Subordination agreement. Feb 25. Mar 4, 1910. 2:407. nom
- Richmond Hill Realty Co to Julia A Loew and ano, exrs Fredk W Loew. Certificate as to mort for \$30,000 covering land in Queens Co, N Y. Mar 4. Mar 7, 1910. —
- Richards, Philip to Mary J Lynn. 29th st, No 218, s s, 250.9 w 7th av, 24.10x98.9. P M. Prior mort \$12,500. Feb 21, 1 year, 6%. Mar 8, 1910. 3:778. 8,500
- Rose, Louis, Abraham and Saml doing business as Rose Bros to Nathan Mogelof. 58th st, No 353 and 355 East. Leasehold. Mar 3, due Sept 1, 1910, —%. Mar 10, 1910. 5:1351. 500
- Reed, Mary L with Robt Kunitzer. 121st st, No 7 West, 21x100. Extension of two mort aggregating \$19,000 until Mar 7, 1915, at 5%. Mar 7. Mar 8, 1910. 6:1720. nom
- Rothschild, Matilda, Rosetta Rosenbaum, Sarah Cohn, Jennie Rosenberg and Nellie Castleberg with Moses D Frank. 140th st, No 55, n s, 241.8 e Lenox av, 41.8x99.11. Extension of mort for \$40,000 to Dec 27, 1913, at 5%. Feb 23. Mar 5, 1910. 6:1738. nom
- Rose, Gesina F and Henrietta C E Westfall, of Brooklyn, N Y, to Rebecca Stemmermann, extrx Claus Stemmermann. Water st, No 360, n w cor James st or slip, Nos 5 to 9, 36.2x64.4. Prior mort \$—-. Mar 8, 1 year, 6%. Mar 9, 1910. 1:110. 3,500
- Shurman (C N) Investing Co to METROPOLITAN SAVINGS BANK. 10th av, s e cor 54th st, No 432, 52.2x16.8x53.6x16.8. Mar 9, 1910, 5 years, 5½%. 4:1063. 4,000
- Same to same. Same property. Certificate as to above mort. Mar 8. Mar 9, 1910. 4:1063. —
- Same and Carl Ernst with same. Same property. Subordination agreement. Mar 9, 1910. 4:1063. nom
- Schwarz, Julia with Chas Lewin. 60th st, No 315, n s, 225 e 2d av, 25x98. Extension of \$16,500 mort until Mar 5, 1913, at 5%. Mar 5. Mar 7, 1910. 5:1435. nom
- Sammon, John J to Albert F Jammes. 37th st, No 4, s s, 141.6 w 5th av, 21.6x98.9. P M. Prior mort \$105,000. Mar 7, due Dec 7, 1911, 6%. Mar 9, 1910. 3:838. 15,000
- Schelitzer or Schellitzer, Frieda with Sebastiano Veneroso. Oliver St, No 79. Agreement changing due date to June 1, 1914. Mar 9, 1910. 1:252. nom
- Scheffer, J Fredk, of Brooklyn, N Y, to Ebenezer Draper. 99th st, Nos 118 and 120, s s, 249 w Columbus av, 42x100.11. P M. Prior mort \$—-. Mar 1, demand, 6%. Mar 9, 1910. 7:1853. 3,500
- Samarelli, Frank G to Ester Annigoni. 116th st, No 218, s s, 225 e 3d av, runs w 17 x s 48 x e 0.4 x s 16.2 x e 1.10 x s e 9.6 x s 30.2 x e 8 x n 100.10 to beginning. Prior mort \$—-. Mar 7, due Jan 2, 1913, 6%. Mar 9, 1910. 6:1665. 3,000
- Schrumpf, Gottfried with David Mandel and Frederick Lovinger. 53d st, No 446, s s, 150 e 10th av, 20x100.5. Extension of mort for \$11,000 to Apr 20, 1915, at 4½%. Nov 20, 1909. Mar 9, 1910. 4:1062. nom
- Sindeband, Ida to Ray Weill. 78th st, No 318, s s, 212.6 e 2d av, 43.9x102.2. Prior mort \$—-. Mar 10, 1910, 3 years, 6%. 5:1452. 2,500
- Schrems, Joseph to GERMAN SAVINGS BANK in City N Y. 40th st, No 445, n s, 275 e 10th av, 25x98.9. Mar 10, 1910, 5 years, 4½%. 4:1050. 10,000
- 17th St Realty Co to TITLE INS CO of N Y. 17th st, Nos 243 and 245, n s, 425 w 7th av, 50x184 to 18th st, Nos 232 and 234. Mar 9, 5 years, 4½%. Mar 10, 1910. 3:767. 240,000
- Same to same. Same property. Certificate as to above mort. Mar 9. Mar 10, 1910. 3:767. —
- Seymann, Bernard to Richard Cooper. 32d st, No 132, s s, 346 w 6th av, 21x98.9. P M. Mar 5, 5 years, 4½%. Mar 8, 1910. 3:807. 80,000
- Stuart, Charles, of Brooklyn, N Y to FRANKLIN SAVINGS BANK. 97th st, Nos 256 to 258, s s, 100 e West End av, 50x100.11. Mar 8, 1910, 5 years, 5%. 7:1868. 90,000

# INTERIOR MARBLE AND ONYX

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BANK WORK A SPECIALTY

### BOROUGH OF THE BRONX.

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

Simpson, John B. of Bolton, N Y, to Sarah M Mygatt trustee Jacob A Robertson. Broome st, No 329, s s, 75 w Chrystie st, runs s 75 x w — x n 100 to st. x e 25 to beginning. P M. Mar 7, 5 years, 5%. Mar 10, 1910. 2:423. 20,000

Scheinberg, Lina with an Assn for the Relief of Respectable Aged Indigent Females in City N Y. 120th st, No 346 East. Extension of \$15,000 mort until Feb 26, 1915, at 5%. Mar 3, Mar 8, 1910. 6:1796. nom

Silverman (C M) & Son Inc to BROOKLYN SAVINGS BANK. Broadway, s e cor 140th st, 99.11x150. Certificate as to mort for \$255,000. Feb 23. Mar 7, 1910. 7:2071. —

Schuchman, Geo to John Schuchman. 41st st, Nos 130 to 134, s s, 91.8 e Lexington av, runs s 80 x w 16.8 x s 18.9 x e 50 x s 23.9 x e 44.3 x n 47.6 x w 21 x n 75 to st x w 56.7 to beginning. Mar 1, 1 year, 5%. Mar 7, 1910. 5:1295. 15,000

Stander, Louis E to Adolph Garmise. Delancey st, Nos 242 and 244, n s, 25 w Sheriff st, 50x75. Prior mort \$—. Feb 3, 1 year, 6%. Mar 7, 1910. 2:338. 6,000

Schuchman, Geo to John P Schuchman. 12th st, Nos 126 and 128, s s, 145 w 3d av, 45x106.6. P M. Mar 3, 2 years, 5%. Mar 7, 1910. 2:556. 15,000

Slaven, Nan E to TITLE GUARANTEE & TRUST CO. 78th st, No 160, s s, 180 e Amsterdam av, 20x102.2. Feb 15, due, &c, as per bond. Mar 7, 1910. 4:1149. 14,500

Sun Construction Co to TITLE INSURANCE CO. Broadway, No 3681, n w cor 152d st, No 601, 99.11x150. Mar 7, 1910, 5 years, 5%. 7:2099. 250,000

Same to same. Same property. Certificate as to above mort. Mar 7, 1910. 7:2099. —

Same to Jacob Hirsh. Same property. Prior mort \$250,000. Mar 7, 1910, demand, 6%. 7:2099. 25,000

Same to same. Same property. Certificate as to above mort. Mar 7, 1910. 7:2099. —

Scheideberg, Herman, of Summit, N J, to Joseph Bierhoff. Lenox av, No 151, w s, 81.3 s 118th st, runs s 20.1 x w 57.10 x n 0.6 x w 17.1 x n 19.7 x e 75 to beginning. P M. Prior mort \$20,000. Mar 1, 2 years, 6%. Mar 7, 1910. 7:1902. 4,000

Schmid, Christian P to Hugh S Robertson. 4th av, No 353, e s, 79.2 s 26th st, 19.7x80. P M. Prior mort \$43,000. Mar 4, due, &c, as per bond. Mar 5, 1910. 3:881. 13,000

Schmid, Christian P to Bessie D Dearborn. 4th av, No 353, e s, 79.2 s 26th st, 19.7x80. P M. Mar 4, due, &c, as per bond. Mar 5, 1910. 3:881. 30,000

Solomon, Flora E with Peter Donald. 152d st, Nos 611 and 613, n s, 150 w Broadway, 50x99.11. Subordination agreement. Mar 3, Mar 4, 1910. 7:2099. nom

Siegel, Jacob and Rubin and Joseph Rosenberg with Isaac Marx. 108th st, Nos 2 and 4 East. Extension of \$6,500 mort until Apr 1, 1911, at 6%. Feb 23. Mar 4, 1910. 6:1613. nom

Shames Realty Co to Henry Jones and ano. 96th st, Nos 119 and 121, n s, 180 w Lexington av, 37.6x100.11. P M. Prior mort \$—. Mar 3, 3 years, 6%. Mar 4, 1910. 6:1624. 6,500

Schultz, Simon R and NASSAU TRUST CO with CENTRAL TRUST CO. 64th st, No 230, s s, 425 w Columbus av, 25x100.5. Subordination agreement. Mar 1. Mar 4, 1910. 4:1155. nom

Tocci, Felice with American Mortgage Co. Centre Market pl, No 7, e s, abt 160 s Broome st, 24.8x42.2x25x46.1. Subordination agreement. Mar 4. Mar 7, 1910. 2:471. nom

Travers, Louis and John G Brophy to V Loewers Gambrinus Brewery Co. 33d st, No 137 West. Saloon lease. Mar 3, demand, 6%. Mar 7, 1910. 3:809. 1,910

Thorman, Clara to Thomas G Patten and ano. 1st av, No 1714, e s, 25.6 s 89th st, 25.1x81. P M. Feb 28, 3 years, 5%. Mar 7, 1910. 5:1568. 2,800

Tomahawk Realty Co to Caroline O'Neill and ano. Convent av, No 388, s w cor 149th st, No 450, 99.11x100. Mar 10, 1910, due, &c, as per bond. 7:2063. 150,000

Same to same. Same property. Certificate as to above mort. Mar 10, 1910. 7:2063. —

Trowbridge, James A with Ann Lindon. 44th st, No 405, n s, 100 w 9th av, 25x100.4. Extension of \$5,000 mort until Mar 1, 1915, at 4 1/2%. Mar 3. Mar 8, 1910. 4:1054. nom

Unterberg, Israel to Realty Holding Co. 27th st, Nos 121 to 127, n s, 250 w 6th av, 100x98.9. P M. Prior mort \$40,000. Mar 1, 3 years, 5%, until Mar 1, 1912, and 6% thereafter. Mar 8, 1910. 3:803. 85,000

Van Brunt, Arthur H with Louis Rubenstein. East Broadway, No 48, n s, 25x 1/2 blk. Extension of mort for \$21,000 to Mar 8, 1915, to 4 1/2%. Mar 8. Mar 10, 1910. 1:281. nom

Wyckhoff Park Realty Co to Lawrence M Gans. Declaration as to mort for \$4,000 covering land in Queens Co, N Y. Feb 9. Mar 7, 1910. —

Weil, Markus to Leopold Hellinger. 46th st, No 236, s s, 200 w 2d av, 25x100.5. Prior mort \$17,000. Mar 4, 1910, 2 yrs, 6%. 5:1319. 4,000

Watson, Helen and Archibald M Maclay exrs, &c, Geo W Watson, and said Archibald M Maclay as exr Margt K Watson to Carrie Rossman. 42d st, No 26 1/2, s e cor Madison av, No 315, runs e 118.6 x s 74 x w 18.6 x s 4.2 x w 5 x n 52.6 x w 95 to av x n 25.9 to beginning. Prior mort \$160,000. Mar 3, 2 years, 6%. Mar 4, 1910. 5:1276. 6,666.66

Wilkening, Mina of Brooklyn, N Y, to TITLE GUARANTEE & TRUST CO. Whitehall st, No 43, s e cor Water st, 37.5x26.9x 37.5x25. Mar 4, 1910, due, &c, as per bond. 1:8. 25,000

Weiss, Walter R wife of and Oscar R to GERMAN SAVINGS BANK IN CITY N Y. 84th st, No 321, n s, 250 e 2d av, 20.6x 102.2. Mar 7, 3 years, 5%. Mar 9, 1910. 5:1547. 4,000

Washington Square Realty Co to Simon H Cohen. 3d st, Nos 65 and 67, n w cor West Broadway, Nos 566 to 576, runs n 209 to s s West Washington sq, No 72, or 4th st, No 64, x w 20.5 x s 119 x w 25 x s 90 to st, x e 50 to beginning. Prior mort \$176,000. Mar 3, due, &c, as per bond. Mar 4, 1910, 2:538. 9,300

Same to same. Same property. Certificate as to above mort. Mar 3. Mar 4, 1910. 2:538. —

Young, Willard B to Margaretha Frey. 98th st, Nos 118 and 120 West. Certificate as to amount due on mort. Mar 8. Mar 9, 1910. 7:1853. —

Zimmermann, Gustav to County Holding Co. 28th st, Nos 141 to 143, n s, 223.10 e 7th av, 46.7x98.9x46.9x98.9. P M. Mar 4, 3 years, 5 1/2%. Mar 5, 1910. 3:804. 75,000

Adler, Cora to HARLEM SAVINGS BANK. Tremont av, n s, 91 e Harrison av and being lot 50 map 71 lots Kingsland Estate, 25x80x26.11x66.3, w s. Mar 7, 1910, 5 years, 5%. 11:2869. 5,500

American Geographical Society of N Y with Saml Watstein. Dawson st, No 683. Extension of \$2,500 mort until Feb 17, 1913, at 5%. Jan 24. Mar 9, 1910. 10:2687. nom

Bull, Chas H to Wm C Bergen. Mt Hope pl, s s, 75.6 e Mt Hope av late Monroe av, 18.6x75. Dec 21, 1909, due, &c, as per bond. Mar 9, 1910. 11:2802. 5,500

Brandt & Gartelman to John C Gartelman. Townsend av, w s, 130 n 175th st, two lots, each 30x100. Two certificates as to two mortg dated Mar 3, 1910. Mar 3. Mar 10, 1910. 11:2850. —

\*Ballweg, Eugene to August Bay. Kossuth av, n w cor Byron st and being lots 66 to 69 map No 980 Westchester Co of 93 lots at South Mt Vernon, 100x100. Mar 7, due, &c, as per bond. Mar 8, 1910. 2,000

Buckbee, Geo E to Camilla Williams. Townsend av, s w cor Clifford pl, 40x100. Mar 10, 1910, 3 years, 6%. 11:2848. 2,700

Same to same. Clifford pl, s s, 100 w Townsend av, 43.7x40.1x40 x40. Mar 10, 1910, 3 years, 6%. 11:2848. 800

Barney Estate Co to TITLE INSURANCE CO OF N Y. Sedgwick av, w s, at s e cor land herein described and adj land now or formerly of Estate Chas L Anthony, runs n w 410.2 x n w 227.4 to e s Natalie av x s 505.9 x n e 233.8 to beginning; Heath av, n e cor Kingsbridge road, runs s e 47.8 x n e 295.9 x n 531.3 x n w 257.9 to av x s 624 to beginning; Kingsbridge road, n w cor Heath av, runs n — to 229th st x n w 226.7 to e s old public road to Williamsbridge and Yonkers x s — to e s Bailey x s — to e s said road x s and s e to Kingsbridge road x e — to beginning; all title to strip at n e cor Kingsbridge road and Bailey av, and also a strip on e s Bailey av; Bailey av, w s, at n e cor premises hereby described and adj land now or formerly of Josiah Valentine et al, runs n w 240.2 x s 493.10 to Kingsbridge road x e — to Bailey x n — to beginning. Mar 10, 1910, 3 years 5 1/2%. 12:3253, 3256, 3259 and 3264. 175,000

Same to same. Same property. Certificate as to above mort. Mar 10, 1910. 12:3253, 3256, 3259 and 3264. —

Brandt & Gartelman, a corpn to John C Gartelman. Townsend av, w s, 130 n 175th st, two lots, each 30x100. Two mortg, each \$5,000. Two prior mortg \$18,200 each. Mar 3, 1 year, 6%. Mar 10, 1910. 11:2850. 10,000

Bull, Chas H to Wm C Bergen. Mt Hope pl, s s, 57 e Mt Hope av late Monroe av, 18.6x75. Dec 21, due, &c, as per bond. Mar 8, 1910. 11:2802. 5,500

Brugman, Geo A with Lizzie Brugman. Concord av, n e cor St Mary st, 100x100. Extension of \$1,500 mort until Mar 8, 1912, % as per bond. Mar 8, 1910. 10:2574. nom

Brandt & Gartelman, a corpn to TITLE INSURANCE CO OF N Y. Townsend av, w s, 130 n 175th st, two lots, each 30x100. Two building loan mortg, each \$14,000. Mar 3, 1 year, 6%. Mar 8, 1910. 11:2850. 28,000

Same to same. Same property. Certificate as to above mortg. Mar 3. Mar 8, 1910. 11:2850. —

\*Burlando, Adelaide to Geo Hauser. 3d av, w s, 366.8 s 2d st, 33.4x100, Olinville. Mar 7, 1 year, 6%. Mar 8, 1910. 1,000

Bianchetti Construction Co to Peter Bissetti. Hoffman st, w s, 200 n 187th st, two lots, each 25x97. Two mortg, each \$2,500. Feb 25, due, &c, as per bond. Mar 4, 1910. 11:3056. 5,000

Borck, Max with August Albert. 135th st, No 508 East. Subordination agreement. Feb 28. Mar 5, 1910. 9:2310. nom

Bezold, John F to Eliz Koerner. Brook av, e s, 73.4 s 170th st, 24.4x100. P M. Feb 28, due, &c, as per bond. Mar 4, 1910. 11:2894. 3,500

Becker, Frank A and Ernst A W Wilkens to DOLLAR SAVINGS BANK OF CITY N Y. Boston road, No 2017, w s, 126 s 178th st, 22.5x100.3x22x100.9. Mar 4, 1910, due Dec 1, 1912, 5%. 11:3135. 13,000

Same and Louis A Peyrot with same. Same property. Subordination agreement. Mar 4, 1910. 11:3135. nom

Bortlik, Frank to Zilpha Berrian. Corlear av, e s, 86.6 s 232d st, 25x127. Mar 1, 3 years, 5%. Mar 4, 1910. 13:3403. 1,500

Bull, Chas H to Wm C Bergen. Mt Hope av late Monroe av, s e cor Mt Hope pl, 75x20. Dec 21, 1909, due, &c, as per bond. Mar 7, 1910. 11:2802. 7,000

\*Berg, Chas W to Hannah McGrath. Jones av, w s, 100 n Randall av, 25x100, Edenwald. Mar 3, due, &c, as per bond. Mar 4, 1910. 1,500

Cummings, Wm to Annie Halligan. Clinton pl, s s, 100 w Grand av, 25x100. Mar 2, due, &c, as per bond. Mar 4, 1910. 11:3207. 4,000

\*Connolly, Mary J to HARLEM SAVINGS BANK. Westchester av, n w cor Washington st, runs n 100 x w 216 to Jackson st x s 13 to Unionport road x s e 108 to av x e 147 to beginning, except part for av. Mar 8, 1910, 3 years, 5%. 10,000

Cowen, Saml to Martin Friedlander. Prospect av, No 647, w s, 57.3 s 152d st, 18.6x100. P M. Mar 8, 5 years, 5%. Mar 10, 1910. 10:2674. 7,250

Columbia Construction Co to Herman Menaker. Southern Boulevard, e s, 325 n Barretto st, 75x100; Southern Boulevard, e s, 400 n Barretto st, 76.11x100. Mar 8, due Sept 8, 1911, % as per bond. Mar 10, 1910. 10:2735. 5,000

Same to same. Same property. Certificate as to above mort. Mar 8. Mar 10, 1910. 10:2735. —

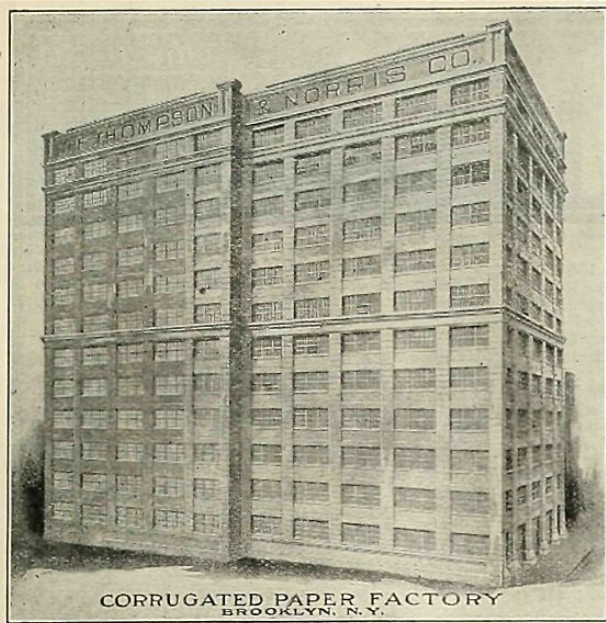
Crownhill Construction Co to City Mortgage Co. Ritter pl, No 810, s s, 96.10 e Union av, 40x—x40x85.4. Building loan. Mar 8, demand, 6%. Mar 9, 1910. 11:2968. 24,000

Same to same. Same property. Certificate as to above mort. Mar 8. Mar 9, 1910. 11:2968. —

\*Capotorto, Michelangelo to Dennis W Moran. 225th st, s s, 125 e Bronxwood av, 32.4x67.9x34.7x55.3, and being lot 227 map (No 1114A) 329 lots part Schieffelin estate. Mar 2, 3 years, 6%. Mar 9, 1910. 800

Dewey, Hannah S with METROPOLITAN LIFE INS CO. Belmont st, n w cor Mt Hope av late Monroe av, 45x100. Extension of \$40,000 mort until May 1, 1913, at 5%. Mar 2. Mar 8, 1910. 11:2792. nom

- Di Menna, Lucia to Warren B Sammis, of Huntington, L. I. 187th st, n e s, 50 s e Hughes av, 25x100, except part for st. Mar 8, 1910, 3 years, 6%. 11:3076. 2,200
- \*Duffy, Alice to Harry F Pearsall. Plot begins 250 n Morris Park av measured along same at point 1259.6 e Unionport road, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Mar 9, due Sept 9, 1910, 6%. Mar 10, 1910. 200
- \*Daily, Emma C to Fred Oman. Edwards av, e s, 325 s e Latting st, runs n e 100 x s e 34.3 x s e 17.6 x s w 100 to av x n w 16.3 x n w 34.3 to beginning, Westchester. P. M. Feb 29, 1908, 3 years, 6%. Mar 10, 1910. 500
- Dallas, Joseph T to Harriet Cochrane. Nelson av, w s, abt 99.3 s 172d st, and being lots 23 to 25 parcel 18 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 75x96.6. Mar 8, due, &c, as per bond. Mar 9, 1910. 11:2873 and 2874. 2,000
- Evelyn Building Co to Elbridge G Duvall. Honeywell av, n e cor 177th st or Tremont av, 100x60. Mar 8, 1910, due, &c, as per bond. 11:3121. 3,000
- Same to same. Same property. Certificate as to above mort. Mar 8, 1910. 11:3121.
- Ellner, Saul to August Albert. 135th st, s s, 125 w Alexander av, 25x100. Mar 4, 5 years, 5%. Mar 5, 1910. 9:2310. 13,500
- EAST RIVER SAVINGS INSTN with Jos Friedman. Morris av, No 984. Extension of \$25,000 mort until May 1, 1915, at 5%. Mar 4, 1910. 9:2432. nom
- EAST RIVER SAVINGS INSTITUTION with Louis Wiebke. 155th st, No 439 East. Extension of \$21,000 mort until May 1, 1913, at 5%. Mar 9, 1910. 9:2377. nom
- Edwards, Lucy to Marion V Wilson. Lafontaine av, s e cor Oak Tree pl, 25x95. Mar 7, due, &c, as per bond. Mar 9, 1910. 11:3063. 2,250
- EAST RIVER SAVINGS INSTN with Anna C Meisel. 171st st, n s, 100.5 e Park av, 50x100. Extension of mort for \$30,000 to May 1, 1915, at 5%. Mar 9, 1910. 11:2903. nom
- Fieder, Fredk W, Jr. to Bettie Wise. Broadway, e s, 124.7 n 231st st, runs e 59.6 x n e 24.4 x n w 60 to Broadway x s 24.10 to beginning. P. M. Mar 8, 3 years, 5%. Mar 9, 1910. 12:3267. 5,000
- \*Gundersen, Bendikte S to Patrick J Twomey. Lot 114 map No 1130 of 327 lots Hunter Estate. Prior mort \$4,500. Mar 10, 1910, due Nov 1, 1910, 6%. 290
- \*Gundersen, Bendikte S to Sadie B Clocke. Lot 114 and 253 map (No 1130) of Hunter Estate. Prior mort \$3,250. Mar 7, due Apr 1, 1911, 6%. Mar 8, 1910. 750
- Gallick, Joseph to Filoemen Lizzo. Concord av, w s, 150 n 145th st and being lot 142 map East Morrisania, 50x100. P. M. Prior mort \$7,000. Mar 8, 5 years, 6%. Mar 10, 1910. 10:2578. 1,000
- Gallick, Joseph to Isaac J Brown. Concord av, Nos 469 to 473, w s, 150 s 147th st, and being lot 142 map East Morrisania, 50x100. P. M. Mar 8, 5 years, 6%. Mar 9, 1910. 10:2578. 7,000
- Gaffney (J C) Construction Co to LAWYERS TITLE INS & TRUST CO. Simpson st, w s, 284.10 s 167th st, 75x100. Certificate as to two mort aggregating \$60,000. Mar 7. Mar 8, 1910. 10:2726.
- Gaffney (J C) Construction Co to LAWYERS TITLE INS & TRUST CO. Simpson st, w s, 284.10 s 167th st, two lots, each 37.6x100. Two building loans, each \$30,000. Mar 7, due Jan 7, 1911, 6%, with privilege 5 years extension from completion of buildings at 5%. Mar 8, 1910. 10:2726. 60,000
- Cartelman, John C with TITLE INSURANCE CO OF N Y. Townsend av, w s, 130 n 175th st, two lots, each 30x100. Subordination agreement. Mar 3. Mar 8, 1910. 11:2850. nom
- Green, Morton M to Henry Fuellert. 176th st late Prospect av, n w cor Longfellow av (Elizabeth st), 100x88x100x89, except part for st and av. P. M. Mar 3, 3 years, 6%. Mar 4, 1910. 11:3004. 2,000
- \*Germansky Construction Co to Central Mortgage Co. 235th st, n s, 455 w White Plains road, 24.9x114.6; 235th st, n s, 430 w White Plains road, 25x114.6; 235th st, n s, 405 w White Plains road, 25.3x114.6. Agreement amending descriptions in three mort so as to read as above. Apr 28. Mar 7, 1910. nom
- Goldsmith, Solomon to Fulton-Wendover Construction Co. Fulton av, Nos 1531 and 1533, on map Nos 1527 and 1529, w s, 132.8 s Wendover av, 50x173x50.4x166.10. P. M. Prior mort \$40,000. Mar 1, 3 years, 6%. Mar 7, 1910. 11:2928. 8,000
- Hubener, Louis to Cath T Cunningham guardian for Aloysius Cunningham et al. 160th st, No 460, s s, 100 e Elton av, 50x99. P. M. Mar 4, 1 year, 5%. Mar 7, 1910. 9:2381. 6,000
- Hubener-Escher Co to Greenwich Mortgage Co. 160th st, No 460, s s, 100 e Elton av, 50x99. Building loan. Mar 4, 1 year, 6%. Mar 7, 1910. 9:2381. 30,000
- Same to same. Same property. Certificate as to above mort. Mar 4. Mar 7, 1910. 9:2381.
- Heymann, Josephine to Chas J Schmitt. Union av, w s, 50.6 s 161st st, 25.6x100, except part for av. Prior mort \$—. Mar 5, due, &c, as per bond. Mar 7, 1910. 10:2667. 1,400
- \*Heaney, Ida J to Kate M Lare. White Plains road, w s, 100 s Columbus av, 25x85x31x103.6. Mar 7, due, &c, as per bond. Mar 8, 1910. 1,500
- \*Hoek, Katharine and Albert Ritzmann to Central Brewing Co. Van Nest av, No 629. Saloon lease. Mar 7, demand, 6%. Mar 9, 1910. 1,500
- Hard, Julia E to DOLLAR SAVINGS BANK. Topping av, n e cor 174th st, 75x95. Mar 9, 1910, due June 1, 1911, 5%. 11:2799. 5,000
- Same to same. Clay av, n w cor 174th st, 50x95. Mar 9, 1910, due June 1, 1911, 5%. 11:2799. 3,000
- Hoey, Marion G to Frieda Thorn. Morris av, No 1064, e s, 310 n 165th st, 20x95. Prior mort \$7,500. Mar 9, 2 years, 6%. Mar 10, 1910. 9:2437. 2,000
- Ittner Realty Co to LAWYERS TITLE INS & TRUST CO. Home st, n s, 160.10 w Prospect av, runs n 171.10 x w 11.1 x s 36.3 x w 28.11 x s 154.10 to st x e 44.5 to beginning. Mar 4, 5 years, 5%. Mar 5, 1910. 10:2681. 30,000
- Same to same. Home st, n s, 116.6 w Prospect av, runs w 44.6 x n 171.10 x e 39.8 x s 152.7 to beginning. Mar 4, 5 years, 5%. Mar 5, 1910. 10:2681. 31,000
- Same to same. Home st, n s, 205.2 w Prospect av, runs w 44.3 x n 95.3 x e 4.10 x n 78.11 x e 35.1 x s 154.10 to beginning. Mar 4, 5 years, 5%. Mar 5, 1910. 10:2681. 29,000
- Same to same. Home st, n s, 116.6 w Prospect av, runs w 113.2 x n 4.9 x n 78.11 x e 64 x n 36.3 x e 51 x e 152.6 to beginning. Certificate as to three mort aggregating \$90,000. Mar 4. Mar 5, 1910. 10:2681.
- Irving Construction Co to Mary Gabryel. Webster av, e s, 513.4 n Gun Hill road, 18x74.3. Prior mort \$4,700. Mar 4, 2 years, 6%. Mar 7, 1910. 12:3360. 1,000
- Same to same. Same property. Certificate as to above mort. Mar 4. Mar 7, 1910. 12:3360.
- Irving Construction Co to Mary Gabryel. Webster av, No 3538, e s, 495.4 n Gun Hill road, 18x74.3. Prior mort \$4,700. Mar 4. Mar 5, 1910, 2 years, 6%. 12:3360. 1,000
- Same to same. Same property. Certificate as to above mort. Mar 4. Mar 5, 1910. 12:3360.
- Irving Construction Co to Bronx Investment Co. Webster av, Nos 3542 to 3546, e s, 531.4 n Gun Hill road, three lots, each 18x74.3. Three mort, each \$4,700. Mar 4, 1910, 3 years, 5%. 12:3360. 14,100
- Same to same. Same property. Three certificates as to above Mort. Mar 4, 1910. 12:3360.
- Same to same. Webster av, No 3548, e s, 585.4 n Gun Hill road, 18x74.3. Mar 4, 1910, 3 years, 5%. 12:3360. 4,700
- Same to John Hyslop. Webster av, Nos 3538 and 3540, e s, 495.4 n Gun Hill road, two lots, each 18x74.3. Two mort, each \$4,700. Mar 4, 1910, 3 years, 5%. 12:3360. 9,400
- Irving Construction Co to John Hyslop. Webster av, Nos 3538 and 3540, e s, 495.4 n Gun Hill road, two lots, 18x94.3. Two certificates as to two mort for \$4,700 each. Mar 4, 1910. 12:3360.
- Same to Bronx Investment Co. Webster av, No 3546, e s, 567.4 n Gun Hill road, 18x74.3. Certificate as to mort for \$4,700. Mar 4, 1910. 12:3360.
- Same to same. Webster av, e s, 621.4 n Gun Hill road, 18x74.3. Certificate as to mort for \$4,700. Mar 4, 1910. 12:3360.
- Same to same. Webster av, No 3550, e s, 603.4 n Gun Hill road, 18x74.3. Mar 4, 1910, 3 years, 5%. 4,700
- Same to same. Same property. Certificate as to above mort. Mar 4, 1910. 12:3360.
- Same to same. Webster av, No 3552, e s, 621.4 n Gun Hill road, 18x74.3. Mar 4, 1910, 3 years, 5%. 12:3360. 4,700
- Irving Construction Co to Mary Gabryel. Webster av, Nos 3542 to 3552, e s, 531.4 n Gun Hill road, six lots, each 18x74.3. Six mort, each \$1,000. Six prior mort, \$4,700 each. Mar 4, 2 years, 6%. Mar 7, 1910. 12:3360. 6,000
- Same to same. Same property. Six certificates as to above mort. Mar 4. Mar 7, 1910. 12:3360.
- Jaeckel, Fredk J and Thos J Totten to Park Mortgage Co. 259th st late Rock st, n s, 125 e Fieldston road late Cornell pl, 50x 78.10x63.4x117.10, except part for 259th st. P. M. Feb 28, 3 years, 6%. Mar 4, 1910. 13:3423. 1,000
- \*Jacobsen, Berent and Oscar Pedersen to Eliz K Dooling. Gifford av, s s, 453.10 e Balcom av, 25x100, Westchester. Jan 29, 2 years, 5½%. Mar 7, 1910. 4,000
- Katonah Construction Co to Thomas F Keenan. Southern Boulevard, w s, 193.4 s 182d st, 139.11x135.10x132.2x90.2. P. M. Prior mort \$120,000. Mar 3, due Sept 3, 1911, 6%. Mar 5, 1910. 11:3111. 8,000
- KNICKERBOCKER TRUST CO as trustee Chas W Swift with Minnie P Mandel. Washington av, No 1204. Extension of \$7,000 mort until Jan 4, 1915, at 5%. Jan 19. Mar 4, 1910. 9:2372. nom
- Karnack Realty Co to Henry O'Neill. Woodlawn road, n w cor 212th st, 265.6x292 to c l Dekalb av x 190 to st x 377.4. Feb 28, due, &c, as per bond. Mar 4, 1910. 12:3329. 15,000
- Same to same. Same property. Certificate as to above mort. Feb 28. Mar 4, 1910. 12:3329.
- Katonah Construction Co to Wm Schweizer. Marmion av, e s, 33.2 s 178th st, two lots, each 33x85.7. Two mort, each \$3,000. Two prior mort \$17,500 each. Mar 3, due, &c, as per bond. Mar 8, 1910. 11:3117. 6,000
- Same to same. Same property. Two certificates as to above mort. Mar 3. Mar 8, 1910. 11:3117.
- Knight, Harry P and Clara C Kurtz to Karolina K Steers. Walton av, No 334, n e cor Cheever pl, No 141, and being — s lot 357 map Mott Haven, 83x119x83x120.5. P. M. Feb 28, due, &c, as per bond. Mar 8, 1910. 9:2345. 13,000
- Kronenberger (Lawrence) Construction Co to Joseph Trotter. Seabury pl, Nos 1458 and 1460, on map No 1460, e s, 275 s 172d st, 37.6x100. Prior mort \$22,000. Mar 7, due, &c, as per bond. Mar 8, 1910. 11:2977. 6,000
- Same to same. Same property. Certificate as to above mort. Mar 2. Mar 8, 1910. 11:2977.
- Keller, Ernst to Mary L Whiting. Lind av, w s, abt 398.2 n 169th st and being lot 22 parcel 9 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907, 25x96.3x25x94.3. P. M. Mar 2, 3 years, 6%. Mar 7, 1910. 9:2533. 1,500
- Same to same. Lind av, w s, abt 373.2 n 169th st and being lot 23 parcel 9 same map, 25x94.3x25x92.3. P. M. Mar 2, 3 years, 6%. Mar 7, 1910. 9:2533. 1,500
- Louis Realty Co to Trustees of Columbia College. 153d st, n s, 195 w Elton av, 37.6x100. Certificate as to mort. Feb 21. Mar 10, 1910. 9:2375.
- LAWYERS TITLE INS & TRUST CO with Rosa Weisman. Jennings st, s s, 100 e Wilkins pl, 78x129.10x60x126. Extension of \$3,500 mort until Mar 28, 1912, at 5½%. Mar 9. Mar 10, 1910. 11:2976, 2977. nom
- \*Lamothe, Wilfred to Hippolyte Lamothe. Lots 59 to 61 map (No 277) of St Raymond Park. Feb 2, 2 years, 5%. Mar 7, 1910. 550
- \*Lysland, John to Eliz K Dooling. Gifford av, s s, 108.2 w Swinton st, 25x88x26.11x72.8. Jan 29, 3 years, 5½%. Mar 4, 1910. 4,000
- Mountain Construction Co to Hannah W Cromwell, extrx John Cromwell. 165th st, s s, 27 e College av, runs s 28.1 x w 0.7 x s 50.11 x e 20 x n 80.5 to st x w 19.5 to beginning. Mar 3, 3 years, 5%. Mar 4, 1910. 9:2432. 9,000
- Same to same. 165th st, s s, 46.5 e College av, 20x81.10x20x80.5. Mar 3, 3 years, 5%. 9:2432. 9,000
- Same to same. 165th st, s s, 66.5 e College av, 20x83.2x20x81.10. Mar 3, 3 years, 5%. Mar 4, 1910. 9:2432. 9,000
- Same to same. 165th st, s s, 146.5 e College av, 19.6x88.9x19x 87.4. Mar 3, 3 years, 5%. Mar 4, 1910. 9:2432. 9,000
- Same to same. 165th st, Nos 302 to 306, s s, 27 e College av, 59.5x—; 165th st, No 314, s s, 146.5 e College av, 19.6x—. Certificate as to four mort for \$9,000 each. Mar 3. Mar 4, 1910. 9:2432.
- Mountain Construction Co to Ella H Holgate. 188th st, No 510, s s, 92 w Bathgate av, runs w 20 x s 95 x e 12 x n 5.6 x e 8 x n 89.5 to beginning. P. M. Mar 3, 5 years, 5%. Mar 4, 1910. 11:3057. 7,500
- Same to same. Same property. Consent to above mort. Mar 3. Mar 4, 1910. 11:3057.
- Same to same. Same property. Certificate as to above mort. Mar 3. Mar 4, 1910. 11:3057.
- Metzler Building & Construction Co to Joseph B Schwab. Heath av, w s, 25 s 230th st, 125x90. Prior mort \$28,000. Dec 22, 1909, demand, without interest. Mar 5, 1910. 12:3260. 1,500
- Montgomery, Caryl A to Carrie Sommers. Topping av, No 1759, late Lafayette av, w s, 280 n 174th st and being lots 12 and 14 map No 1 of lands Julia Hard at Mt Hope, 50x95. P. M. Feb 24, 3 years, 5%. Mar 4, 1910. 11:2798. 6,000



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Morris Heights Realty Co to AMERICAN SAVINGS BANK. Cedar av, Nos 1800 to 1808, e s, at junction of Sedgwick av, runs s e 15 to w s Sedgwick av, No 1793, x n e 123.9 x n w 74.3 to Cedar av x s w 100 to beginning. Mar 8, 5 years, 5%. Mar 9, 1910. 11:2881. 46,000

Same to same. Same property. Certificate as to above mort. Mar 8. Mar 9, 1910. 11:2881.

Meisel, Anna C wife of and Chas to Henry Frohwitter. 171st st, n s, 100.5 e Park av, 50x100. Prior mort \$30,000. Mar 9, due Jan 1, 1913, 6%. Mar 10, 1910. 11:2903. 2,000

\*Mockbridge, Grace A wife Frank N to Herman F Epple. Bronx Park av, n s, 25 w Lebanon st, 25x100 and being lot 174 map Neill Estate. Mar 7, 3 years, 5%. Mar 10, 1910. 3,700

\*Mascolo, Domenico and Vincenzo Ungaro to August C Seebeck. 227th st late 13th st, s w cor Prospect terrace, 120x25. Mar 1, due, &c, as per bond. Mar 8, 1910. 1,000

One Hundred and First Street Co to DOLLAR SAVINGS BANK OF CITY N Y. McClellan st, s w cor Grant av, 200 to e s Sherman av x 413 to 166th st x 200 to Grant av x 413; McClellan st, n w cor Grant av, 200 to Sherman av x 139x200 to Grant av x 139; McClellan st, n w cor Sherman av, runs w 200 to e s Sheridan av x n 538.2 to Transverse road at 167th st x e 97.1 to st x e 94.9 to Sheridan av x s 554 to beginning; Sherman av, n w cor 167th st, runs w 94.8 to Transverse road at 167th x w 72.7 to e s Sheridan av x n 484.10 to st x e 60.7 to av x s 489.7 to beginning. Mar 7, 1910, due June 1, 1911, 6%. 9:2452, 2453, 2456, 2457 and 2449. 65,000

Same to same. Same property. Certificate as to above mort. Mar 7, 1910. 9:2449, 2452, 2453, 2456 and 2457.

Our Realty Co to TITLE GUARANTEE & TRUST CO. St Anns av, s e cor 159th st, 50.1x122. Mar 3, due, &c, as per bond. Mar 4, 1910. 10:2618. 17,000

Same to same. Same property. Certificate as to above mort. Mar 3. Mar 4, 1910. 10:2618.

174th Street Construction Co to Abraham N Leventhal. Tinton av, w s, 272 n 165th st, two lots, each 37.6x133.9. Two mortg, each \$7,500. Two prior mortg \$30,000 each. Mar 3, 3 years, 6%. Mar 5, 1910. 10:2660. 15,000

Same to same. Same property. Two certificates as to above mort. Mar 3. Mar 5, 1910. 10:2660.

Plough & Fox Co to LAWYERS TITLE INS & TRUST CO. Prospect av, e s, 100.11 n Fairmount pl, 50x142.3x50.9x150.11. Building loan. Mar 3, 1 year, 6%. Mar 4, 1910. 11:2955. 36,000

Same to same. Prospect av, e s, 50.11 n Fairmount pl, runs n 50 x e 150.11 x s 1.2 x s w 48.10 x w 150 to beginning. Building loan. Mar 3, 1 year, 6%. Mar 4, 1910. 11:2955. 36,000

Same to same. Prospect av, e s, 50.11 n Fairmount pl, 100x 142.3x100.9x150, s s. Certificate as to two mortg for \$36,000 each. Mar 3. Mar 4, 1910. 11:2955.

Piser, Susie E, individ and extrx Abraham Piser to Ferdinand Hecht. 3d av, No 3373, n w s, 41.6 s w 166th st, runs n w 83 x s w 27 x s e 65 and 18 to av x n e 25.7 to beginning. Feb 26, secures performance of lease dated Dec 14, 1908. Mar 7, 1910. 9:2374. 10,000

\*Petersen, Frank to Hudson P Rose Co. Stillwell av, w s, 59 s McDonald st, 29x98.6x28.4x98.6 and being lot 175 map 327 lots Hunter Estate. P. M. Jan 20, 3 years, 5½%. Mar 8, 1910. 323

\*Petring, Herman F to Jacob Cooper and ano, trustees Marum Cooper. St Lawrence av, w s, 400 n Classon av, 25x100. Mar 7, 5 years, 5%. Mar 8, 1910. 4,000

\*Pletscher, Martin to Lena Faith. Glebe av, s e cor Grace av, 107.1x26x106.9x26. Mar 1, 3 years, 5½%. Mar 8, 1910. 4,000

\*Soukup, Wincencie to Vaclav DeKanovsky. Byron st, e s, 185.9 n Kossuth av, 39.3x101.2x39.3x104.2. Mar 3, due July 1, 1913, 5%. Mar 5, 1910. 1,200

Schmitt, Louise and Henrietta Krauner to Mary I McNulty. 151st st, No 286, s s, 220.3 e Morris av, 24.6x118.5. Mar 4, 5 years, 5%. Mar 7, 1910. 9:2410. 5,000

Simpson, Wm V with Ella H Holgate. 188th st, s s, 92 w Bathgate av, 40x95. Subordination agreement. Nov 23. Mar 4, 1910. 11:3057. nom

Sweet, Lewis M to Thomas Kenneally. Creston av, e s, 40.2 s 189th st, 25x95. Mar 5, 3 years, 6%. Mar 7, 1910. 11:3165. 1,000

Scerbo, Maria to Wright Gillies. Morris av, e s, 100 s 183d st, old line, 100x115. Prior mort \$12,000. Mar 4, 3 years, 5%. Mar 5, 1910. 11:3171. 10,750

Shalita, Morris and Pincus to TRUST CO OF AMERICA. Wendover av, s s, 99.4 w Fulton av, 50x104.10x50.4x97.4. Mar 3, 5 years, 5%. Mar 4, 1910. 11:2928. 43,000

Spinning, Geo R to Henry U Singhi. Morris av, No 2640, e s, 161.11 s Kingsbridge road, 16.8x105. P. M. Prior mort \$7,000. Mar 7, 1 year, 6%. Mar 8, 1910. 11:3177. 750

Scheibler, Minnie with Josefine Heymann. Union av, w s, 50.6 s 161st st, 25.6x100, except part for av. Extension of \$1,437.50 mort until Oct 1, 1910, at 6%. Oct 9. Mar 7, 1910. 10:2667. nom

Sullivan, Timothy F to James C Meyers. Kelly st, w s, 211.11 n Westchester av, 25x100. P. M. Mar 8, 3 years, 5%. Mar 9, 1910. 10:2704. 3,500

Silleck, Henry G, Jr, with Hamilton Securities Co. Walton av, w s, 468.9 s Fordham road, 318.9x101.5x317.11x101.6, except part for av. Subordination agreement. Mar 2. Mar 5, 1910. 11:3188. nom

Schumacher, Eveline or Evelina to Mary Cloughen. Walton av late Berrian st, e s, 250 n Cameron pl and being lots 198, 221 and 222 map (No 8 in Westchester Co) farm of Chas Berrian at Fordham, begins at n line lot 199, runs e 100 x s 25 x e 134.4 to w s Morris av late Av A x n 51.4 x w 222.10 to Walton av late Berrian st x s 25 to beginning. Mar 3, due, &c, as per bond. Mar 5, 1910. 11:3181. 500

Scharsmith, Hermann to Central Mortgage Co. Verio av, w s, 66.1 n 235th st, 22x121.10x20x112.8. Jan 1, 3 years, 5½%. Mar 9, 1910. 12:3384. 4,500

Same to Walker L Otis. Same property. Prior mort \$4,500. Jan 1, 2 years, 6%. Mar 9, 1910. 12:3384. 1,150

Same to Central Mortgage Co. Verio av, w s, 44 n 235th st, 22x112.8x20x103.5. Jan 1, 3 years, 5½%. Mar 9, 1910. 12:3384. 4,500

Same to Walker L Otis. Same property. Prior mort \$4,500. Jan 1, 2 years, 6%. Mar 9, 1910. 12:3384. 1,150

Same to Central Mortgage Co. Verio av, w s, 22 n 235th st, 22x 103.5x20x94.2. Jan 1, 3 years, 5½%. Mar 9, 1910. 12:3384. 4,500

Same to Walker L Otis. Same property. Prior mort \$4,500. Jan 1, 2 years, 6%. Mar 9, 1910. 12:3384. 1,150

Same to Central Mortgage Co. Verio av, w s, 88.1 n 235th st, 22x131.1x20x121.10. Jan 1, 3 years, 5½%. Mar 9, 1910. 12:3384. 4,500

Same to Walker L Otis. Same property. Prior mort \$4,500. Jan 1, 2 years, 6%. Mar 9, 1910. 12:3384. 1,150

Same to Central Mortgage Co. Verio av, n w cor 235th st, 22x 94.2x20x84.11. Jan 1, 3 years, 5½%. Mar 9, 1910. 12:3384. 6,000

Same to Walker L Otis. Same property. Prior mort \$4,500. Jan 1, 2 years, 6%. Mar 9, 1910. 12:3384. 1,150

Silverman, Simon to Christian B Hollander. Dawson st, No 783, n w s, 150 s w Longwood av, 25x100. P. M. Prior mort \$7,500. Mar 9, 4 years, 6%. Mar 10, 1910. 10:2695. 2,500

Sullivan, Patrick J to New York & Suburban Co-Operative Building & Loan Assn. Decatur av, e s, 135.4 n 207th st and being lots 87, 88, 97 and 98 map No 1021 Norwood, 50x190 to Parkside pl. Mar 5, 1 year, 6%. Mar 8, 1910. 12:3355. 800

Schuessler, Mary A to August Brinckmann. German pl, s e cor Rae st, 50x92.3. Mar 9, 1 year, 6%. Mar 10, 1910. 9:2358. 800

\*Soell, Anna to James B Morris. Graham st, e s, 81 n Morris Park av and being lot 191 map No 1076 211 lots part Downing Estate, 25x95. P. M. Prior mort \$3,250. Jan 25, due, &c, as per bond. Mar 7, 1910. 300

Tessier Building Co to Edna A Patton. Bailey av, e s, 75.4 s 238th st and being lots 37 and 38 map (No 964) of Wm O Giles at Kingsbridge, 100x139x90.2x149. Prior mort \$18,000. Mar 7, due Apr 15, 1910, 6%. Mar 8, 1910. 12:3258. 1,000

\*Twigg, Helen J, of Brooklyn, N Y, to Anne E Shaw. Poplar st, n s, and being lot 28 map No 286 in partition action Wells vs Storer et al, 25x100. Mar 4, 1910, due, &c, as per bond. 800

Tully, John J to Timothy F Sullivan. Kelly st, w s, 186.11 n Westchester av, 50x100. P. M. Prior mort \$—. Mar 8, due Sept 8, 1910, 6%. Mar 9, 1910. 10:2704. 2,000

\*Tuchman, Herman to Mary Herbst. 231st st, s s, 80.6 w White Plains road, 25x114. Prior mort \$5,500. Mar 7, 1 year, 6%. Mar 8, 1910. 1,500

\*Thorpay, Mary to Walter B Hellen. Old road, e s, 125.6 s Maitland av, 50.2x126x50x132, Westchester. Mar 4, 1909 (?), acknowledged Mar 4, 1910, due, &c, as per bond. Mar 4, 1910. 2,000

Vergara, Joseph to Wilhelmina Schiemer et al. 182d st late Elm av, s w cor Clinton av and being lots 24 and 25 map South Belmont, 100x100, except part for Clinton av and 182d st. P. M. Mar 4, 5 years, 5%. Mar 7, 1910. 11:3099. 7,000

\*Wildman, Harriet to Jerome Hirshkind. Nereid av, s w cor Wickham av, 48.10x100. P. M. Mar 8. Mar 9, 1910, 3 years, 6%. 400

Woell, John to Bernhard Frank. Wilkins pl or av, w s, 244 n 170th st and being lots 23 to 26 map 300 lots controlled by Henry Morgenthau, 100x76.9x100.4x85.9. P. M. Feb 25, 2 years, 6%. Mar 5, 1910. 11:2965. 7,000

Welsh, Adolphine C with Elisa Koops. Bathgate av, No 2198, e s, 20 s 182d st, 20x85. Extension of \$4,000 mort until Mar 1, 1913, at 6%. Mar 2. Mar 4, 1910. 11:3048. 4,000

Weller, Hattie or Hattie F wife of and Fredk Weller, Jr to Richard H Adams. Crotona av, No 2163, w s, 129.6 s 182d st, 25.1x 100. Feb 28, 5 years, 5½%. Mar 7, 1910. 11:3083. 6,000

Wirth Realty Co to Wm Buchmiller. Prospect av, e s, 32.8 s 182d st, 37.8x86.2x37.6x90.1. Prior mort \$26,000. Mar 4, 1910, 2 years, 6%. 11:3110. 5,000

Same to same. Same property. Certificate as to above mort. Mar 4, 1910. 11:3110.

Zeman, Victor to TRUST CO OF AMERICA. 138th st, No 628, s s, 214.5 w Cypress av, 37.6x100. Mar 10, 1910, 5 years, 5%. 10:2550. 30,000

<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City</p> <p>WORKS GERMANY ALBANY ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs <b>"THE ABSOLUTELY SAFE CEMENT"</b></p> <h1>ALSEN</h1>	<p>SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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JUDGMENTS IN FORECLOSURE SUITS.

March 3.  
116th st, No 322 East. Jacob Wertheim agt Herman L Reis; Bandler & Haas, att'ys; Wm A McQuaid, ref. (Amt due, \$8,091.10.)  
March 4.  
Cannon st, e s, 75 s Stanton st, 34.4x100. Gustav Lange agt Phillip Sollow et al; Gustav Lange, Jr, att'y; Lewis J Conlan, ref. (Amt due, \$10,157.36.)  
Clinton av, e s, 264 n 181st st, 66x145. Max Hirsch agt Samuel Giller; Arthur Knox, att'y; Samuel Hoffman, ref. (Amt due, \$7,000.50.)  
141st st, No 551 West. New York Savings Bank agt John Gillies; Webber & Webber, att'ys; Moses R Ryttenberg, ref. (Amt due, \$9,517.50.)  
Lexington av, w s, 49.5 s 37th st, 24.6x84. Geo F Martens agt Mary A Doris et al; Thomas J Farrell, att'y; Warren Leslie, ref. (Amt due, \$11,123.24.)

March 5.

Monroe st, Nos 212 & 214. Julius Rosenstein agt Gouverneur st, No 56. Myron Rittel et al; David Galewski, att'y; Maurice J McCarthy, ref. (Amt due, \$14,503.48.)  
Lewis st, No 111. State Bank agt Sam Schulman et al; Jerome A Kohn, att'y; Joseph P Morrissey, ref. (Amt due, \$5,237.13.)  
137th st, No 11 West. Gustavus Sidenberg agt Frank F Whitehead et al; Lachman & Goldsmith, att'ys; John E Duffy, ref. (Amt due, \$28,454.86.)  
Forest av, w s, 54.3 s 160th st, 63x87.6. Arthan Realty Co agt Beth Hamedrash Hagodol; Philip Goldfarb, att'y; Frank A Spencer, Jr, ref. (Amt due, \$7,353.24.)  
163d st, No 463 West. Samuel J Luckings agt Lucas Toch; Eugene Congelton, att'y; Lewis J Conlan, ref. (Amt due, \$20,891.63.)

March 7.

Ludlow st, No 182. Ella M Goebel agt Harry Neustadt et al; Geo C Goebel, att'y; Abraham Stern, ref. (Amt due, \$8,779.20.)  
165th st, n s, lot 24, map of Village of Morrisania, 26.2x192. Northern Bank of N Y agt Edgar W Roylance et al; Gifford, Hobbs & Beard, att'ys; Chas L Hoffman, ref. (Amt due, \$5,052.64.)

March 8.

8th st, No 315 East. Metropolitan Savings Bank agt Charles Schimmer; A S & W Hutchins, att'ys; Wm H Black, ref. (Amt due, \$11,345.13.)  
58th st, n s, 311 e 6th av, 22x100.5. Sydney Bernheim agt Geo W Falk et al; Rose & Putzel, att'ys; Emanuel Blumensteel, ref. (Amt due, \$5,244.33.)

March 9.

132d st, n s, 135 w 5th av, 25x99.11. Reinhold Kuehn agt Joseph Schweitzer et al; H H Glass, att'y; Elek J Ludvig, ref. (Amt due, \$7,024.95.)  
Lenox av, e s, 33.11 n 111th st, 33.6x100. Henry H Jackson agt Caroline Uhlig et al; Stephen H Jackson, att'y; Herman Joseph, ref. (Amt due, \$7,427.09.)  
94th st, n s, 50 w 1st av, 50x63.2. Sigmund Ashner agt Ray Shapiro et al; I W Jacobson, att'y; Joseph D Edelson, ref. (Amt due, \$10,182.33.)

LIS PENDENS.

March 5.

Park av, w s, 57 n 174th st, 17.4x100.4. Varick st, e s, adj land of Robert Centre and Cornelius Oakley.  
Jerome av, e s, 111.7 s Van Cortlandt av, 25x100. Wm F Lennon agt Alfred Hutter et al; three actions to foreclose mechanics lien; att'y, G Roberts.  
Lot 31 1/2 in Block 1711, Sec 6, land map of the City of N Y. Louis Stockman agt Isaac Sandler et al; foreclosure of transfer of tax lien; att'y, L A Malkiel.

March 7.

156th st, Nos 417 & 419 East. Julius H Haas agt Fannie M Haas; action to declare deed void, &c; att'y, J Eisner.  
23d st, n e s, 305 n w c l bet 8th and 9th avs, 22x117.6. Eliphalet L Davis agt Katharine E Moore; action to obtain lease, &c; att'ys, Peacock & Steves.

March 8.

Morton st, n s, 175 w Washington st, 25x25. Maurice Cooper agt Peter Gansevoort et al; foreclosure of transfer of tax lien; att'y, H Bergman.  
13th st, s s, 142.2 e 4th av, 44x103.3. Same agt American Felt Co et al; foreclosure of transfer of tax lien; att'y, H Bergman.  
13th st, s s, 140.6 e 7th av, 20x103.3. Same agt Henry C Roth; foreclosure of transfer of tax lien; att'y, H Bergman.  
178th st, s s, 195 w Anthony av, 100x200 to Echo pl.  
177th st, n s, 101 e Park av, 25x103.4. Grace De Lacey agt Henry B Heylman; partition; att'y, G Frey.  
St Marks pl, n s, 225 w 1st av, 25x102.10. Maurice Cooper agt Peter Lyding et al; transfer of tax lien; att'y, H Bergman.  
39th st, No 208 East. John J Egan agt Wm A Edwards; notice of attachment; att'y, W J Coen.

March 9.

106th st, s s, 225 w Amsterdam av, 150x100. Pfothenhauer Nesbit Co agt Raymore Realty Co; action to foreclose mechanics lien; att'ys, Allen & Dean.  
2d av, n w s, 62 n e 20th st, 20x79. Geo P Sharkey agt Margaret Nixon et al; action to vacate deed, &c; att'y, J P Joyce.  
Bathgate av, w s, 310 s 172d st, 25x114.5. Wm H Hand et al agt Thomas Hand et al; partition; att'ys, Wesselman & Kraus.

March 10.

Road leading through West Farms to Hunts Point, e s, adj land of Geo H Perego, 23.6x50. Main st or West Farms rd, e s, adj land of Abraham Miller, 23x52.  
Henry Bergman agt Joanna Schwartz; specific performance; att'y, M Cooper.  
120th st, s s, 210 w 1st av, 20x100.11. Sarah E Loder agt Sarah Oliver et al; partition; att'y, Epstein Bros.  
65th st, Nos 120 & 122 West. Empire Square Realty Co agt Anson W Hard et al; action to declare trust, &c; att'y, H Swain.

March 11.

34th st, s s, 420 e 10th av, 3 inches x 100. Rudolph Wallach agt Nicholas G Kortright et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

FORECLOSURE SUITS.

March 5.

Bowery, e s, 74.9 n Rivington st, 22x99.8. Dry Dock Savings Institution agt Michael F Lyons et al; att'y, F M Tichenor.  
Mercer st, w s, 306 s 3d st, 56x52x41.9x50.  
Mercer st, w s, — s 3d st, .10x50.  
Frederick Sellar agt Stanley Crawford et al; att'ys, Phillips & Avery.  
2d av, e s, 60 s 30th st, 20x75.9. James E Graybill agt Jacob Herb et al; att'y, S D Switzer.

Goerck st, No 125. Max Fine agt Isaac Latin et al; att'ys, Morrison & Schiff.  
Lot 5, map of Van Nest Park, Bronx. Dollar Savings Bank of the City of N Y agt German Real Estate Co et al; att'ys, Lexow, Mackellar & Wells.  
116th st, Nos 234 & 236 East. Carrie M Morrison et al agt Frank Hillman et al; att'ys, Wesselman & Kraus.

March 7.

12th st, Nos 361 to 369 West. Emigrant Industrial Savings Bank agt Duval Co; att'ys, R & E J O'Gorman.  
Riverdale Lane, s s, adj land of John Erskine, 105.7x156.9x irreg.  
Parcel of land beg at a pt in division line of land of John Erskine & Joseph J Bicknell, 136.2 s Riverdale Lane, runs s 25 x e 100 x n 17 x w 100.4 to beg.  
Alick H Man, trustee, agt Eugene Christian et al; att'y, I S Carmer.  
Broadway, Nos 3136 to 3142. Liquidation & Realization Corporation agt Caroline Uhlig et al; att'ys, Floyd & Leary.  
Chrystie st, No 165. Walter Reed agt Julius Alexander et al; att'ys, Wilson, Barker & Wager.  
Madison av, w s, 50.11 n 114th st, 25x100. Max Vogel agt Fannie Gottlieb et al; att'y, M A Vogel.

West End av, s w cor 89th st, 23x80. Wm R Rose et al, exrs, &c, agt Lucy S Wicker et al; att'y, B S Paskus.  
Delancey st, n w cor Willett st, 88x44.8. Herman Fichter agt Benjamin Grossman et al; att'ys, Freyer, Hyman & Jarmulowsky.  
31st st, s s, 245 w 1st av, 20x98.9. Emigrant Industrial Savings Bank agt Anton Fresher et al; att'y, R & E J O'Gorman.  
Manhattan av, s e cor 119th st, 34.3x95. David E Oppenheimer agt James H McHefey et al; att'y, A L & S F Jacobs.

March 8.

116th st, No 156 East. Maud A Schmid, gdn agt Lizzie N Hunt et al; att'y, S H Benton.  
Town Dock rd, s e cor Dean st, 100x100, Bronx. Alexander V Fraser et al exrs agt Joseph Forest et al; att'y, W A Evans.  
Av A, No 214. Morris Rubin et al agt Ciro Greco et al; att'y, L Duhner.  
Jefferson av, n s, 50 e Fox av, 75x100. Joseph May agt Edw J May et al; att'y, H E Mooney.  
78th st, s s, 198.4 e 3d av, 40x102.2. Henry Kern agt Hyman Adelstein; att'y, A Stern.  
78th st, s s, 198.9 w 2d av, 37.6x102.2; two actions. Thomas F McCoy et al agt Harry Switzel et al; att'y, P J O'Beirne.  
107th st, Nos 214 & 216 East. Henry H Jackson agt Annie Strauss et al; att'y, S H Jackson.  
Hester st, n s, 63.6 e Ludlow st, 24x75. Pennington Whitehead, trustee, agt Celia Siegel et al; att'y, Duer, Strong & Whitehead.  
107th st, Nos 218 & 220 East. Adrian H Jackson agt Annie Strauss et al; att'y, S H Jackson.

March 9.

Cannon st, w s, 75 s Rivington st, 35.6x100. Joseph L Buttenwieser agt Abraham Fine et al; att'ys, M S & I S Isaacs.  
Madison st, No 360. John T Willets et al agt Louis Safir et al; att'y, W M Powell.  
Mohegan av, e s, Lot 237, map of Village of East Tremont, 41x145.3, Bronx. Elise Stahl agt Louis Noschese et al; att'y, G A Moses.  
Prospect av, e s, 244.10 n Beck st, 37.6x100. Agnes Carpenter agt Prospect Avenue Realty Co et al; att'ys, W B & G F Chamberlin.

115th st, No 77 East. Vito A Pittaro agt Nevelson Goldberg Realty Co et al; att'y, C Eno.  
Monroe av, n e cor 173d st, 95x95. Francis B Sanford agt Marcus Rosenthal et al; att'y, D E Latham.

March 10.

10th av, s e cor 27th st, 24.8x75. Peter Dohm agt Bertha Becker et al; att'ys, A & H Bloch.  
2d av, s e cor 96th st, 25.8x100. Caroline L Harned agt Mamie Kenny et al; att'y, T D Day, Jr.  
138th st, n s, 269.2 e So Boulevard, 75x100. Edw J Moloughney agt Max Walther et al; att'y, A M Clute.  
113th st, n s, 332 e 3d av, 27.6x31.1x irreg. Henry Neeb agt Lizzie Littman et al; att'y, S J Stillwell.  
Crotona Park North, No 1009. Gottfried Oethinger agt Rosa Brown; att'y, G C Basch.

March 11.

5th av, s e cor 111th st, 100x50. State Bank agt Edward Frank et al; att'y, J A Kohn.  
Robbin st, s e s, 50 s w 152d st, 50x105. George Kaplan agt Ignatz Rosenzweig et al; att'ys, Fischer & Levy.  
146th st, s s, 162.6 e Broadway, 37.6x99.11. City Real Estate Co agt Rae Ginsberg et al; att'y, H Swain.  
Thompson st, No 58. Angelo Legniti et al agt Nicola Calgano et al; att'y, A C Astarita.  
108th st, Nos 219 & 221 East. John Mulligan et al agt Oscar Oestreicher et al; att'ys, Wetherhorn & Link.

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.

March.

- 5 Alexander, Henri P—H Schickler et al.50.01
- 7 Abberley, Lester S—M Mosson .....70.70
- 8 Anderson, James O—E F Pumph & Sons. ....149.99
- 8 Anthony, Clarence W—Mercantile Finance Co. ....74.31
- 8 the same—t—he same .....68.00
- 8 Albrecht, Schia—S Durst .....62.85
- 8 Albrecht, Schia et al—S Durst...costs, 25.00
- 8 Anish, Harry et al—R Gewirtz .....100.71
- 8 Arnold, Joel—N Abrams .....94.29
- 8 Anderson, Isaac E—I Henderson....249.96
- 9 Aranello, Nicola—Tenement House Dept. ....59.72
- 9 Abrams, Isaac—Jefferson Bank .....884.78
- 9 Asch, Joseph J et al—F M Sciolaro.....costs, 110.22
- 10 Aibinder, Morris et al—P Passon et al.87.90
- 11 Abbott, Chas F—W C Demorest .....258.83
- 11 Anderson, Bengt—A C & H M Hall Realty Co. ....305.88
- 11 Allen, Joseph—B H Fooks .....84.02
- 5 Brahm, Joseph C—American Fruit Product Co. ....65.90
- 5 Brill, Bernard—F F Fritts Co. ....27.72
- 5 Burns, Wm A—Curtis Blaisdell Co. ....442.11
- 7 Braydon, John D—Goulds Mfg Co. ....24.25
- 7 Booth, Frederick Jr—N Y Telephone Co. ....20.28
- 7 Blando, Peter—G Saglambene.....120.81
- 7 Bogart, Nellie B—J A Clarke et al. ....331.11
- 7 Betjemann, John C—W A Wiley.....46.27
- 7 Biviano, Joseph—Francis H Leggett & Co. ....17.41
- 8 Banks, Julius & Jacob—B Belson....69.16
- 8 Bertsch, Frederick—Robert Griffin Co.75.41
- 8 Brun, Louis et al—C T Weeks.....100.00
- 8 Block, Isidore I—J H Bailey et al. ....44.40
- 8 Blair, Edith—T D Herklotz .....29.06
- 8 Burlando, Robert C—Title Guarantee & Trust Co. ....74.47
- 8 Burlando, Emanuel—t—the same .....74.41
- 8 Basch, Benjamin A & Sadie R—C W Gaylor.....472.37
- 8 Brin, Chas L or Charles Delmores—Conried Metropolitan Opera Co. ....22,499.13
- 8 Bodin, Francis R—J Roddy .....24.41
- 8 Bancroft, Robert—R—C C Ellis.....176.41
- 9 Boehm, Geo H—L Strauss et al. ....41.36
- 9 Borenstein, Newman H\* Theodore\* & Henry\* et al—B Hyman & Shevell Co. ....419.32
- 9 Bleidner, William—H Semken et al. ....27.66
- 9 the same—S Crooks et al. ....16.97
- 9 Bischoff, Henry et al—E Gericke .....1,004.25
- 9 Becker, Wm J—the same.....1,004.25
- 9 Benedict, Bernard—St Dunstan Society.47.87
- 9 Ball, Geo H—L Orchard .....142.36
- 9 Benesther, Max—Kusy Importing Co.81.91
- 9 Barbati, Luigi et al—Macon Construction Co. ....167.41
- 9 Bernachio, Vincenzo et al—the same.167.41
- 9 Butler, Samuel M—Acker, Merrill & Condit Co. ....122.15
- 10 Berning, Henry—H Cordts, Jr, et al.604.78
- 10 Blackburn, William admr—Lewis F Shoemaker & Co. ....costs, 67.95
- 10 Bruggner, Andrew & Humgunder et al—City of N Y .....38.41
- 10 Baldanza, Giovanni et al—People, &c.500.00
- 10 Bjurstrom, Hilde—M Cohen .....41.40
- 10 Barnum, Frederick L—Aeolian Co. ....80.57



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

10 Buehler, Leon M et al—A R Haenser.....	1,886.21	9 the same—A Fine .....	45.00	5 Hunter, Wm T et al—Keystone National Bank of Pittsburgh .....	10,531.24
10 Black, David—F K Fairchild et al.....	201.51	9 Epps, Lizzie—E E Bindler .....	212.94	5 Hertz, Matthew E—L B Hasbrouck et al.....	399.00
11 Brown, Felix—M P Crowley .....	39.41	9 Elbertson, Edwin & Joseph W—Bank of Port Jefferson .....	211.72	5 Houlehan, Joseph—W Benigsohn et al.....	32.41
11 Byers, Raymond H—American Radiator Co.....	437.15	10 Ehrmann, Geo M & Paul—N Heins.....	460.43	5 Hornstein, Abraham et al—I Greenbaum.....	99.65
11 Berardini, Michael—Tenement House Dept.....	264.67	10 Egers, Fanny—J Freier .....	97.24	7 Hammond, Margaret S—Woodward & Lothrop, Inc.....	154.92
11 Berghorn, William—M Stern .....	130.28	11 Engel, Martin—Tenement House Dept.....	59.67	7 Herman, Eugene—E C McKibbin.....	42.47
11 the same—A Stern .....	519.41	11 Engles, Jacob—Swift & Co.....	41.31	7 Herzog, Benjamin—S Blick & Co.....	53.51
11 the same—J Stern et al.....	519.41	11 Ernst, Chas J—F J Lawson Co.....	310.12	7 Henning, James W—W & J Sloane.....	708.52
11 Beekman, Benjamin et al—A Bernhard et al.....	1,049.70	11 Epstein, Jacob—E Kahan .....	141.60	7 Hellertz, Chas E—M T O'Reilly.....	104.31
11 Bischoff, Ernest W et al—Church E Gates & Co.....	752.81	5 Fannan, Thomas F—Bernheim Distilling Co.....	84.91	8 Harriton, Israel—R Judenfreund.....	350.65
11 Bliss, Ernest et al—M N Clement.....	1,000.00	5 Fischbach, Louis—Knickerbocker Leather & Novelty Co.....	216.41	8 Horowitz, Abraham—S Strulovitz et al.....	39.21
11 Bekeffy, Arnim et al—M N Clement.....	1,000.00	5 Feigenbaum, Nathan—H Bloch et al.....	398.43	8 Hughes, James E—E T Burrowes Co.....	49.86
11 Bond, Ida M—R M Kalloch.....	101.96	5 Ferguson, Robert W—C Minners et al.....	130.06	8 Hirschberg, Isadore—G W Loblein et al.....	71.16
11 Berliner, Julius et al—C Lawler.....	527.14	7 Feinstein, Benjamin—N Y Telephone Co.....	36.47	8*Hailey, Walter O et al—Duryea Mfg Co.....	69.00
11 Burger, Louis—Cramer-Meyer Co.....	36.38	7 Friedman, Clara—the same .....	21.00	8 Haas, Simon & Elie W Jr—Camille, Descas & Fernand Descas.....	931.31
11 Baker, Charles—N Y Telephone Co.....	34.46	7 Freedman, Dora—the same .....	35.63	8 Herz, Ignatz & Erna—G W Simers Jr.....	177.08
11 Bacon, Wm H—the same.....	26.50	7 Fraenkel, Gussie—J H Kliegl.....	119.76	8 Henderson, Henry C et al—J Zanft.....	1,622.90
11 Bruning, Henry—the same.....	59.75	7 Fischel, Harry—Southern Ins Co of New Orleans, La.....	90.60	9 Herman, John et al—B Cherkass.....	99.00
11 Brennan, James H—H Connors.....	80.81	7 Friedheim, Leopold—A de Lomas.....	521.77	9 Holl, John—National Surety Bank.....	3,118.90
11 Barbate, Luigi et al—Senator Construction Co et al.....	142.41	7 the same—H Bass .....	520.46	9 Harrison, Agnes—Tenement House Dept.....	260.00
11 Bernachio, Vincenzo et al—the same.....	142.41	7 the same—the same .....	2,024.46	9 Harris, Jacob—the same .....	59.72
5 Clement, Maynard N, Comr—T F Seward et al.....	144.50	7 the same—the same .....	2,024.46	9 Hoffman, George—H C Street.....	104.97
5 the same—United Surety Co.....	135.00	7 the same—the same .....	520.46	9 Hall, Frank—C H Schildwacher.....	130.81
5 Caminez, Jacob—Gray & Co, Inc.....	107.70	7 Friedheim, Leopold—H Bass .....	2,024.46	9 Herman, David et al—R Knaster .....	278.14
7 Crowell, John F—N Y Telephone Co.....	28.61	7 Field, Cyrus J—H H Franklin et al.....	68.10	9 Herzberg, Joseph—Sheppard Knapp Co.....	49.35
7 Cohen, Sadie—J Goldstein .....	792.92	7 Ford, Erle L—Audubon Riding School.....	29.31	9 Herfurth, Rudolph W—John A Roeblings Sons Co of N Y.....	64.19
7 Corey, Margarette I—L Dutka .....	39.15	7 Foy, Chas E—H Sessler .....	74.40	9 the same—Harvard Law School Attorneys List Co.....	66.80
7 Cohen, Jacob B—M Nadler .....	63.65	7 Fivey, Johanna—American Sight Seeing Car & Coach Co.....	109.18	10 Heilbut, William—E J S Van Houten.....	50.09
7 Coon, Abraham L—A M Birkhahn.....	127.25	7 Fivey, Johanna gdn—the same.....	109.18	10 Herrmann, Pauline—A H Joline et al.....	124.28
7 Cransman, Shaie or Sam—M Rosett.....	112.90	8 Falvalla, Frank—B Murray .....	458.26	10 Heidelberger, Herman—F E Crosby.....	383.92
7*Campbell, James A et al—N Y House Wrecking Co.....	95.22	8 Farrell, Michael S—P Hetterich .....	164.72	10 Herschowitz, Solomon—Adams Mfg Co.....	78.11
7 Carter, James—V Loewers Gambrinus Brewery Co.....	337.79	8 Forhalen, Anna—P P Happ.....	12.22	10 Hyde, Wm C—Park & Tilford.....	216.75
8 Cohen, Adolph et al—A Cohen.....	197.98	8 Friedman, Mano—A Bloebien Co.....	367.98	10 Handman, Harris* & Samuel A—R Nathan .....	200.69
8 Consorti, Vittorio—E Mascetti.....	150.15	8 Freeman, Moses et al—S Littman .....	75.01	11 Haaren, John W—the same.....	59.67
8 Comisky, Edward—H Dreyer .....	44.72	9 Florin, Richard et al—B Cherkass.....	99.00	11 Houck, Leland W—S E Dittman.....	208.67
8 Cary, Arthur L—E S Griffing.....	121.12	9 Feder, Morris et al—Tenement House Dept.....	59.72	11 Hull, Amanda M—J W Parker Jr.....	268.54
8 Casey, Joseph P—D S Dougherty.....	150.56	9 Furth, Carrie—the same .....	59.72	11 Hoffman, Carl E—J H Kerkmann et al.....	25.48
8 Costas, John B—J N Poulides et al.....	78.10	9 Finkelstein, Louis—M Rothschild.....	27.33	11 Hershkovitz, Aaron—M Davidson.....	47.47
8 Chipman, Ralph N—A C Buzby .....	142.65	9 Friedlander, Eugene—H Hausman .....	34.21	11 Hoefler, Hugo F et al—Church E Gates & Co.....	752.81
8 Clark, Benjamin H—H Busener.....	574.86	9 Fischer, Morris—C A Corbin et al.....	51.72	11 Haas, Fred C et al—J Pohlen.....	500.00
8 Conway, Wm E—E L Wood .....	21.50	10 Frankenhush, Fred—C Mayer .....	74.41	11 Hess, Charles et al—People, &c.....	100.00
8 Castaldi, Dominic et al—R Meyer.....	200.50	10 Freed, Morris et al—Northern Bank of N Y.....	142.42	11 Hatfield, Joshua—M Sorace .....	4,058.30
8 Chichester, Daniel R—Bruns Automobile Co.....	389.53	10 Flucker, Antoinette D S—C Crone.....	673.04	8 Isaacs, Jacob,* Max & William* et al—C C Kuhlmann .....	62.80
9 Clarke, Walter C et al—J T Smith.....	35.29	10 Fliashnick, Meyer et al—L Micheletti et al.....	74.19	7 Jamascia, Guisepe—A P Snader & Co.....	28.65
9 Cusolito, Anthony—M N Clement.....	1,820.97	10 Ferraro, Raffaele admr—Hudson Navigation Co.....	409.50	8 Jaretski, or Jaret, Phillip—I A Cantor.....	115.91
9 Cardie, Pasquale et al—Murtha & Schmolz Co.....	98.28	11 Farrell, Thomas—Tenement House Dept.....	59.67	8 Jonest, Victor et al—A Marshall et al.....	461.24
9 Cameron, Dun—Surgery Pub Co.....	53.13	11 Fischer, Alexander L—A Bagarozv.....	154.66	8 Joline, Adrian H et al recvrs—L Budner.....	610.91
9 Clarke, Walter et al—Acker, Merrill & Condit Co.....	132.82	11 Farrelly, James—N Y Telephone Co.....	28.62	9 Janowitz, Ignatz—J Stern et al.....	235.40
10 Cleary, William—M E Weill.....	162.17	11 Friedman, Max et al—M Davidson.....	35.65	9 Johansmeyer, John H C—A Thomson.....	421.75
10 Carney, Thomas—W J Yennie.....	29.41	11 Friscia, Alfonso et al—A Blum Jr Sons.....	153.16	9 Joline, Adrian H et al, recvrs—C Noble.....	2,802.13
11 Carlyle, Alice—Z P Cohen.....	58.64	11 Fisher, Camille L et al—People, &c.....	100.00	10 Jacobs, Israel—M Dinofsky .....	543.12
11 Costello, Mary or Margaret—L Pachner et al.....	60.31	5 Gillis, Thomas—B Murray .....	627.44	10 Juliano, Bernardo—M Kohner & Bro.....	179.32
11* Cohen, Samuel et al—M Zimmerman Co.....	420.96	5 Gow, William—First National Bank of the City of N Y.....	114,659.66	10 Jacobovits, Morris & Kalman—J H Wastheimer .....	5,154.13
11 Carnegie, Hattie—Stewart-Hees Co.....	53.67	5 Gasparrini, Frank—I Cavallizzo .....	85.17	10 Jordan, Peter J—J Frank .....	145.50
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9*de Cristoforo, Gaetano et al—J T Smith.....	35.29	8 Gundlach, Frank A—H D Potter.....	53.50	7 Kuhn, Samuel N—J S Sampson et al.....	60.61
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8 Tepper, Moses et al—S Durst .....	60.00	7 W G Dean & Son, Inc—the same .....	101.25	9 Meridional Cheese & Oil Co—City of N. Y.	
8 Tepper, Moses et al—S Durst.....	costs, 25.00	7 Levinson Kaiser Realty Co—the same.....	84.55	9 George L Mason Co—the same.....	454.69
8 Thornton, Agnes—E Fischer-Hansen.....	112.29	7 Builders Trucking Material Co—the same .....		9 Knickerbocker Law Pub Co—the same.....	54.97
9 Tichenberg, Moses—A Levy et al.....	81.91	7 H M Weill Co—R Kine .....	costs, 16.17	9 James A McClurg & Sons, Inc—the same .....	334.65
9 Taylor, John—J Kraus .....	39.41	7 New Era Construction Co—W Van Fleet.....		9 Metropolitan General Agency Co—the same .....	24.05
9 Texido, Frank—F Berger .....	692.31	7 Courtney Rubber Co—Vacuum Cleaner Co.....	1,228.30	9 Maresca Walsh Tile & Marble Works—the same .....	27.69
10 Turek, Anna L & Louis W—C Cordy et al.....	30.76	7 New York Taxicab Co—M Longyear.....	4,096.66	9 Metropolitan Contracting & Trucking Co—the same .....	72.72
10 Thornton, Thomas—Ocean Steamship Co of Savannah .....	costs, 108.18	7 Nepera Realty Co—City of N. Y.....	54.97	9 New York & Washington Realty Co—the same .....	280.28
10 Thompson, Albert W—Western Electric Co.....	59.44	7 Jucaro & Moron Sugar & Land Co—Empire Steel Equipment Co.....	912.15	9 National Home Mutual Co—the same.....	21.30
11 Texler, Abraham et al—People, &c.....	500.00	7 Fourteenth Street Store—P H Gaspard et al.....	1,287.02	9 Maxwell, William Music Co—the same.....	109.55
11 Tumminelli, Paolo et al—A Franzone.....	259.41	7 Gordon & Stein Contracting Co—H Rokofsky .....	175.14	9 New York Fruit Laboratories—the same .....	54.97
11 Taylor, John W—Consolidated Telegraph & Electric Subway Co.....	27.65	7 Kuester Concrete Direction—J W Abrahams .....	163.15	9 Motherlode Copper Mining Co—the same .....	64.07
11 Thoma, Marie—Wetherspoon Plaster Mills.....	82.99	7 National Stock Certificate Co—City of N. Y.....	54.97	9 Thornton N Motley & Co, Inc—the same .....	45.45
8 Unger, Victorie—Innis Spieden & Co.....	151.70	7 Medico Optical Co—the same .....	36.63	9 N. Y. Theatrical Stock Exchange—the same .....	28.14
5 Von Bremen, Johanna T—L Thiessen.....	200.00	7 Hawkins Iron Contracting Co—the same .....	32.47	9 N. Y. & Inland Commercial Guaranty Co, Ltd—the same .....	21.30
5 Velardi, Giovanni—I N Vaughan et al.....	619.80	7 Hilhelmi Hall & Co—the same .....	124.55	9 Stephen Mearns Co—the same.....	21.74
7 Voorhies, Abraham A—E D Ellison.....	53.69	7 A H Hillman Co—the same .....	108.85	9 McCabe Holland Co—the same.....	82.26
7 Van Buskirk, Rolland N—R C Von Bayer.....	389.52	7 Hart Ayres Plumbing Co—the same.....	204.61	9 National Newspaper Ass'n—the same.....	23.56
8 Von Glahn, John & Annie—J H Ferdinand.....	286.42	7 Hearn & Hyman—the same .....	62.82	9 National Mutual Legal Aid Corp—the same .....	24.02
9 Vonder, Linden, Edward H—Carpenter & Corcoran .....	282.72	7 Hepe Piano Co—the same .....	145.93	9 National Belt Co—the same.....	25.87
10 Valente, Frank ex—E Rossotti.....	983.00	7 Inwood Realty & Dock Co—the same.....	357.92	9 Occidental Securities Co—the same.....	127.73
10 Van Cleaf, Theresa—J A McCarthy.....	83.50	7 International Milling Co—the same.....	155.44	9 Newman & Bocker—the same.....	20.14
11* Vitale, Paolo et al—A Franzone.....	259.41	7 Kalvid Co—the same .....	54.94	9 New Automatic Coal Delivery Co—the same .....	36.78
11 Vidal, Joseph E Jr—N Y Telephone Co.....	79.99	7 Manhattan Sidewalk Co—the same.....	36.67	9 New Prospect Realty Co—the same.....	54.97
7 Wainwright, William—E Fletcher .....	40.89	7 Metropolitan Waist Co—City of N. Y.....	36.63	9 New Automatic Washing Machine Co—the same .....	27.63
7 Weinburg, Max—People, &c.....	69.65	7 Kavanagh Contr Co—the same.....	51.34	9 Orvis Press—the same .....	36.78
7 Weinberg, Max—People, &c.....	1,121.15	7 Mitchell Mecham & Co—the same.....	54.97	9 Oliver Concrete Fire Proofing Co—the same .....	22.21
7 the same—the same .....	costs, 36.68	7 Sidney Lyman Co—the same.....	121.48	9 Old Trail Oil Co—the same.....	133.29
7 Weinberg, Max & Fanny—D Golub.....	841.53	7 Mutual Cleaning, Dyeing & Laundry Co—the same .....	24.01	9 O'Brien, Thomas Granite & Bluestone Co—the same .....	36.78
7 Winner, John J—M Cowan .....	74.66	7 Manhattan & Queens Realty Co—the same .....	54.97	9 Merrick Land Improvement Co—City of N. Y.....	113.16
7 Weitzner, Adolph—H Davidson .....	97.41	7 New York Weather Strip Co—the same .....	33.50	9 Hamilton Trunk Mfg Co—the same.....	74.97
8 Williams, Ernest et al—J & M Haffen Brewing Co.....	333.72	7 No Ton So Chemical Co—the same.....	54.97	9 J J Hedden & Sons Co—Herbert L Brown Co.....	10,362.12
8 Wolfe, Nathan et al—R Isaacs et al.....	69.25	7 Napp Referphone Co—the same.....	109.55	9 Gaiety Theatre Co—A H Hamilton et al.....	514.88
8 Wharnciffe, Henry—M S White.....	54.47	7 Long Island Acreage Co—the same.....	77.89	9 the same—the same .....	625.96
8 the same—M S White .....	59.83	7 Metropolitan Distributing & Circulating Co—the same .....	36.63	9 Inter-City Contracting Co—United Cornice & Skylight Works .....	213.00
8 Wahl, Emanuel M—M Bahr .....	1,154.14	8 Coleman Stable Co—C F Ditmars.....	244.15	9 United Engineering & Contracting Co—P Bertolami .....	274.78
8 Weiner, Max—M Cohen .....	87.47	8 United Tea Stores Co—J Palme.....	39.90	9 Kadel-Miller Co, Inc—G Keller.....	75.02
9 Weiss, Henry et al—B Cherkass .....	99.00	8 Builders & Craftsman Co—Kelsey Heating Co.....	312.15	9 National Steam & Operating Co et al—T M Sciolaro .....	costs, 110.22
9 Weil, Sigmund—Boston Insurance Co.....	346.91	8 Degnon Contracting Co—C Lawlor et al.....	1,371.00	9 New York City Ry Co—S Friedman.....	1,000.00
9 White, Philip T—A R Allan.....	406.03	8 Cranford & McNamee—J J Finnegan.....	17,664.28	10 City of N. Y.—M McDermott.....	3,000.00
9 Weisman, Asher et al—B Hyman & Shevall Co.....	419.32	8 J D Fowler Co—W Gibson.....	277.41	10 Osterweis Bros, Inc, et al—F Leu.....	478.41
9 Wilson, Philip—Packard Car Livery Co.....	51.56	8 Empire State Garage—M Fuchs.....	93.01	10 Osterweis Bros Inc—the same.....	68.80
9 Ward, Chas M—E Grobert.....	29.69	8 Inter-City Contracting Co et al—Nassau Bank .....	497.51	10 Cadillac Hotel Co et al—E H Fitzgerald.....	20,229.34
9 Weil, Adolph—A Manheim .....	36.91	8 Young Men's Democratic Club of Harlem—Federal Printing Co.....	303.69	10 Non Explosive Safety Naphtha Container Co—J A Janney Jr.....	174.97
9 Wigdorowitz, Isaac—Moneyweight Scale Co.....	127.91	8 John J Moran, Inc—City of N. Y.....	92.72	10 Interborough Rapid Transit Co—I Feldman .....	costs, 67.88
9 Weinstein, Isaac—Interborough Cigar Co.....	98.73	8 Mile Colour Photograph Co—the same.....	23.98	10 Beryl Land & Building Co—V F Pelletreau .....	609.00
9 Woldstadter, Samuel et al—W J Amend.....	11,673.14	8 Mining Chemical Metallurgical Co of America—the same .....	73.16	10 New York Taxicab Co—F Degenhardt.....	1,349.53
9 Walker, Geo E—B Perlmutter.....	118.99	8 Monarch Fire Appliance Co of N. Y—the same .....	21.30	10 Review & Record Co—F B Gilbert.....	costs, 51.60
10 Weiss, Jacob et al—E Shanker.....	215.16	8 Marlice Soapstone Co—the same.....	109.55	10 J D Fowler Co—J Goldberg et al.....	29.67
10 Wallick, Louis & London et al—E H Fitzgerald .....	20,229.34	8 Montgomery Pick & Tool Co—the same.....	36.47	10 Union Ry Co of N. Y. City—M A Quinn.....	1,250.00
10 Weisel, Samuel—F Figge .....	costs, 109.09	8 Monroe Mfg Co—the same .....	40.24	10 Edison Electric Illuminating Co of Brooklyn—Shawmut Construction Co.....	1,918.28
10 Weller, Charles et al—J M Kohlmeier.....	156.52	8 Midway Construction Co—the same.....	36.78	10 John C Orr Co—S Grossman.....	costs, 140.67
10 Ward, Henry M—Howell Demarest Co.....	62.26	8 Windsor Realty Co—the same.....	54.97	11 Terks Pharmacy—J L Woldenberg.....	199.08
10 Wendeken, George—J Sinnott .....	201.19	8 New York Beer Pump & Faucet Co—the same .....	73.91	11 New York City R R Co—I Fliegelman.....	337.50
11 Woodbury, Cora et al—C P Foutain.....	184.40	8 N. Y. Iron & Metal Co—the same.....	63.63	11 Robert Fried Construction Co—American Forge & Iron Co.....	310.35
11 Wasser, Herman et al—People, &c.....	500.00	8 Naneoke Land Co—the same.....	209.94	11 Harstin & Co—M Wittman .....	169.36
11 Wright, Henry S B—N Y Telephone Co.....	32.70	8 Ninth St Laundry Works—the same.....	36.78	11 United States Legal Corporation—Metropolitan Hotel Supply Co.....	341.01
11 Wagner, Frida—the same .....	32.70	8 Metropole Cigar Co—the same.....	36.47	11 Tidewater Fire Ins Co of Cambridge, Md—L H Holton .....	3,162.12
11 Walters, Wm B—the same .....	48.50	8 New York Box Board & Paper Co—the same .....	44.40	11 New York Last Co—E Newhall .....	440.57
11 Walker, James W—the same.....	41.56	8 Nibiros Astro Medical Cure Co—the same .....	36.78	11 Pearson Advertising Co—City of N. Y.....	54.97
11 Whiting, Fred L—Bowker Fertilizer Co.....	378.93	8 New York Dash & Axle Mfg Co—the same .....	23.48	11 Louis L Perlmutter Realty Society—the same .....	35.86
11* Waxman, Max et al—M Davidson.....	35.65	8 Marine Magnetic Control Co—the same.....	109.55	11 Pierce Drug Co—the same.....	28.05
11 Wollman, Barnet et al—the same.....	98.43	8 Manhattan Detective Agency—the same.....	54.69	11 Plunkett Plumbing & Heating Co—the same .....	54.97
11 Witherbee, Thomas—Franklin Allen Window Cleaning Co.....	25.66	8 Mansion Co—the same .....	75.54	11 Prudential Finance Co—the same.....	473.36
11 Weisser, Clara M—A Eiser.....	459.82	8 New York Family Supply Co—the same.....	36.78	11 Pottsville Development Co—the same.....	165.94
7 Zatulove, Martin—M N Leo et al.....	182.91	8 N. Y. & Brooklyn Paper Co—the same.....	54.97	11 Polly Pry Pub Co—the same.....	20.41
8 Zelenko, Harry et al—S Littman.....	75.01	8 Morley & Wassor Co—the same.....	24.02	11 Pownal Granite Co—the same.....	59.25
10 Zelt, Abraham—S Schneider et al.....	124.90	8 N. Y. School of Accounts—the same.....	36.78	11 Portland Realty Co—the same.....	36.78
10 Zuern, Charles & Emma—D Zuern .....	510.72	8 National Damp Roofing Co—the same.....	92.47	11 Joseph A Physioc Scenic Studios—the same .....	54.97
		8 New England Pie Baking Co—the same.....	200.51	11 Paris Fine Art Pub Co—the same.....	379.85
		8 N. Y. Mosaic & Marble Co—City of N. Y.....	244.41		
		8 Ormston Scenic Construction Co—the same .....	36.78		
		8 Therese Hynds Corsetiere Co—T M Donnelly .....	40.55		
		8 Fox-Muller Realty & Construction Co—J Weiniger .....	127.04		
		8 Milton Construction Co—H Kopilowitz.....	164.51		
		8 University Construction Co—G Colon.....	1,147.20		
		8 Timendorfer & Friedman Construction Co—Robert Griffin Co.....	233.57		

**CORPORATIONS.**

5 E Levinson Co—C Cohen & Co.....	25.41
5 Ferro Concrete Contracting Co et al—Corrugated Bar Co.....	1,676.11
5 Bettman Johnson Co—R Lehmaier et al.....	424.19
5 New York City R R Co—I Tucker et al.....	1,250.00
5 Hudson Automobile Co—Morgan & Wright .....	90.60
7 Auto Printing Co—N. Y. Coach & Auto Lamp Co.....	33.85
7 Simon Levy Co—Lange Bros.....	costs, 12.41
7 Roman Baths Co—C H Bayer .....	438.94
7 Hudson & Kane Co—Staples & Hanford Co.....	89.92
7 Mintz Realty Co—N. Y. Telephone Co.....	52.46
7 Irving Halpern Realty Co—the same.....	38.55

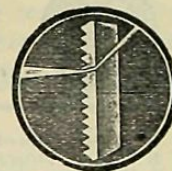
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11 Pedro Madrone Co—the same	109.55
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11 Pelton Realty Ass'n—the same	82.26
11 Philadelphia Pitt Balance Dorr Co—the same	149.12
11 Powell & Martin Co—the same	127.73
11 Prince Realty Co—the same	54.97
11 Louis J Parr Co—the same	135.92
11 Peerless Tube Co—the same	120.57
11 Prospect Av Realty Co—the same	73.16
11 F A Crapo Co—C Spielmann et al.	348.90
11 Independent Engineering Co—J M Lindsley	150.50
11 Gotham Contracting Co—M W Alley et al.	358.77
11 Lavechia Construction Co et al—H Wabst.	164.82
11 Senator Construction Co—Harbison Walker Refractories Co	113.81
11 South American Gold Co—L Vinton	264.41
11 Calumet Construction Co—Wm P Collins Co.	531.53
11 Polstein Realty & Construction Co et al—J Schenkin	502.81
11 Alexander Co—H T Cronk	1,187.28
11 Schenck Piano Co—C M Bernadac	9,641.65
11 Comstick Hoff Mfg Co—H L Flam	costs, 27.41

### SATISFIED JUDGMENTS.

March 5, 7, 8, 9, 10 and 11.

Aronson, Barnett et al—Drum Elevator Co. 1910	148.50
Averill, Cornelia K & Morton K—Nevelson-Goldberg Realty Co. 1910	7,225.70
Auerbach, David, Herman, A Leopold & Joseph S—R Balestiero. 1910	2,923.53
Aronson, Barnett et al—Drum Elevator Co. 1910	148.50
Altersohn, Abraham—Warner Sugar Refining Co. 1910	17.41
Auerbach, Robert—C Curie. 1910	115.73
Same—same. 1909	73.68
Same—same. 1909	557.97
Ader, William et al—A Lowenthal. 1910	59.12
Burn, William et al—A Lowenthal. 1910	59.12
Boese, Quincy W—B F Griffiths et al. 1909	21,638.45
Brown, Joseph M—Encyclopaedia Britannica Co. 1909	34.91
Brookfield, John H—F B Van Doorn. 1910	694.07
Brand, Jacob & Bela et al—L Hubener et al. 1910	86.98
Barth, Max et al—A Katz. 1910	113.50
Bulla, Jacob—V B Baggott et al. 1910	189.41
Blome, Minnie—M N Clement. 1910	78.47
Borgenicht, Louis et al—M Karpf. 1910	106.30
Same—same. 1909	1,354.30
Corbin, Herbert M—C Brunner. 1910	194.81
Clason, Leda P—B Schulick. 1901	216.30
Cytron, Louis—C L Cohn. 1909	495.31
Coppola, Angelo & John B—Peoples Surety Co of N Y. 1910	169.41
Cytron, Louis—C L Cohn. 1909	495.31
Chibouk, Kieikor—J N Vanderwall. 1905	308.12
Cohen, Jacob et al—Y Kerber. 1906	123.65
Dutcher, Horatio E—L Lane. 1909	131.95
Dunn, Walter E—A Scharendorf. 1906	170.49
Davidson, Adela—M Woolf. 1909	59.82
Dworkowutz, Sam & Sarah et al—I Greenstein. 1909	519.65
Ehrich, Jules S—Press Pub Co. 1909	1,383.53
Emmerman, Benjamin et al—South Amboy Terra Cotta Co. 1908	550.00
Eagan, John J—S J Bloomingdale et al. 1909	79.31
Esler, Rebecca L—C J Baker. 1910	73.90
Freund, Alfred—J Beck et al. 1909	650.41
Fargo, James C—S Yarmy. 1910	2,127.43
Finger, Joseph et al—A Katz. 1910	113.50
Fox, Edward—F Higgins. 1907	233.45
Fisher, Louis M—Twelfth Ward Bank. 1909	925.72
Graewsky, Lasar—I Eisenstein et al. 1908	204.80
Greenleaf, Nathan & Morris—A Berman. 1910	100.00
Garfunkel, Morris et al—A Lowenthal. 1910	59.12
Goldsmith, Bennett et al—L C Cohen. 1910	254.91
Gibson, Louis H—H Sussman. 1910	70.93
Goldenblum, Abraham—I Pickus. 1909	224.65
Greacen, Thomas E—S L Palsas. 1910	259.25
Same—Southern Match Co. 1910	58.75
Greacen, Thomas E—S L Palsas. 1910	259.25
Same—Southern Match Co. 1910	58.75
Harris, Michael S—S Brim et al. 1910	198.40
Harris, Michael S—S Brinn et al. 1910	198.40
Immerman, Benjamin & Isaac et al—I Albert et al. 1909	65.90
Jacobson, Irma—N Gordon et al. 1910	70.93
Joline, Adrian H & Douglas Robinson—E Frankel. 1909	5,161.32
Same—R Krombach. 1910	88.80
Same—M Rubinsky. 1910	104.45
Same—I Goldberg. 1909	40.15
Same—M Rubinsky. 1909	1,890.53
Same—B Fagelman. 1909	224.65
Same—K Berenson. 1909	235.40
Same—R Krombach. 1909	632.97
Same—L Sommer. 1909	329.31
Same—H J Linkoff. 1909	93.91
Kahn, Maximilian et al—L Bossert et al. 1909	192.89
Kelpin, Tillie et al—A Lowenthal. 1910	59.12
La Gallienne, Richard—K V Oehler. 1909	29.51
Landau, Abraham et al—A Lowenthal. 1910	59.12
Levy, Benjamin A—C Weide. 1902	110.00
Levy, Israel et al—A Lowenthal. 1910	59.12
Lynch, Mary V—L Diepenbrock. 1910	1,224.20
Landsman, Jacob—A Fakis et al. 1910	27.65

Levy, Benjamin—S McC Baylor. 1908	988.47
Levison, Leo F—R C Heather. 1909	78.46
Leiner, Nathan et al—L C Cohen. 1910	254.91
Lehman, Meyer et al—L C Cohen. 1910	254.91
Lippman, Mollie T et al—M N Clement. 1910	2,007.17
Lookstein, Max F—M A Kreielsheimer. 1909	31.66
Lookstein, Max F—M A Kreielsheimer. 1909	31.66
Lawson, Jacob—City of N Y. 1909	218.35
Lawson, Jacob—City of N Y. 1909	218.35
Malone, Frank C—B Lavendale. 1909	756.70
Meyer, Louis et al—L Bossert et al. 1909	192.89
Mulligan, Agnes K & Wm G—C H Barson et al. 1909	4,008.69
Muller, Adolph S et al—F Herrmann. 1909	101.33
Meller, Abraham et al—L Widerker et al. 1908	594.83
Same—same. 1908	1,504.07
Natelson, Samuel M et al—A Lowenthal. 1910	59.12
Neville, Michael K—H Meehan. 1910	221.16
O'Reilly, George J—J C Harris. 1906	73.31
Oppenheim, Albert & Benjamin—S Ferber. 1909	226.41
Podolsky, David et al—L Widerker et al. 1908	594.83
Same—M Schwartz. 1908	1,054.07
Pruno, Benjamin—A J Bates & Co. 1910	243.99
Price, Thomas, Theodore & Arthur—J C Hansen. 1908	126.43
Penfield, Wm W—G Squires. 1909	562.30
Quinn, Joseph F—Bernheim Distilling Co. 1910	48.51
Quimby, Frederick J—P Shortland. 1907	517.83
Rosenberg, Morris et al—Drum Elevator Co. 1910	148.50
Ralansky, Isaac et al—I Albert et al. 1909	65.90
Rohkohl, Frederick—J Schmidt. 1909	819.03
Russ, Herman—W Simon. 1909	437.26
Rosenthal, Abraham et al—F Herrmann. 1909	101.33
Rosener, Charles—W L Stout. 1902	185.57
Rodman, Mary A—R H Kittle. 1910	106.24
Rosenberg, Morris et al—Drum Elevator Co. 1910	148.50
Reinhardt, Louis—I Michel. 1910	121.82
Same—same. 1909	806.47
Reinhardt, Louis—I Michel. 1910	121.82
Same—same. 1909	806.47
Solomon, Joseph—I Pollon. 1908	44.65
Sorensen, M Christian & Henry H—Oliver Typewriter Co. 1908	104.75
Springer, John H—E H Boehm. 1905	78.20
Spiegel, Edward et al—L Hubener et al. 1910	86.98
Solomon, Joseph—I Pollon. 1908	44.65
Sorensen, M Christian & Henry H—Oliver Typewriter Co. 1908	104.75
Springer, John H—E H Boehm. 1905	78.20
Scharff, Hyman et al—M Karpf. 1910	106.30
Same—same. 1909	1,354.30
Springer, John H—Metropolitan Printing Co. 1904	169.72
Same—N Y Telephone Co. 1907	37.62
Schwartz, Jacob—M Markiewicz. 1910	143.71
Stivers, R M—C R Partridge. 1910	298.50
Seidenberg, Gustavus—F E Barnes. 1909	4,627.35
Smith, Harry et al—L M Fivey. 1909	230.10
Strauss, Sam et al—Y Kerber. 1906	123.65
Simpson, Robert H—N Y City Ry Co. 1908	108.83
Stephens, Benjamin F—Rutherford Rubber Co. 1909	115.73
Salter, John W—B J Isecke. 1909	289.47
Sutcliff, Wm R—C Sutcliff. 1908	169.35
Salzman, Harris & Kalman—H Schlesinger. 1908	394.27
Stocker, Albert J—J Hartridge. 1908	85.31
Shapiro, Hyman et al—I Greenstein. 1909	519.65
Silberman, Samuel J et al—C M Child et al. 1910	7,148.35
Silberman, Samuel J et al—C M Child et al. 1910	7,148.35
Tepper, Moses—S Durst. 1910	90.25
Thomas, Julian—Union Ry Co. 1909	117.20
Terrace, Simon et al—Y Kerber. 1906	123.65
Tuotti, Giuseppi—M Norman. 1910	39.65
Valentine, Albert A et al—L M Fivey. 1909	230.10
Von Deesten, Fred or Frederick—J Moje. 1910	750.53
Williams, John T—J C Fisk. 1904	14,334.99
Welsh, Luke—City of N Y. 1907	59.91
Wyckoff, Church & Partridge—M E Hugins. 1909	1,437.41
Wyckoff, Church & Partridge—M E Hugins. 1909	1,437.41
Wempe, Frederick H—G Robitzek & Bro, Inc. 1910	76.02
Wallace, Fannie M—L Cione. 1910	250.00

### CORPORATIONS.

American Ink Co—Stephens & Conrow Co. 1907	129.48
Same—same. 1906	3,855.64
American Book Co—N Y University. 1910	118.17
Same—same. 1910	12,886.16
American Book Co—N Y University. 1910	118.17
Same—same. 1910	12,886.16
Brown Realty Co—E Senft. 1910	160.41
Rudd & Co—C Thurmauer et al. 1910	108.35
Bankers Surety Co—M N Clement. 1910	1,832.50
Borden's Condensed Milk Co—M Brachfeld. 1909	918.78
Belmont Realty & Construction Co—City of N Y. 1909	90.54
Consolidated Gas Co—F V Smith Contracting Co. 1910	5,252.15
Clarkson Co—S Meyer et al. 1909	5,170.08
City of N Y—M V C MacNutt. 1910	20,185.52
Dry Dock East Broadway & Battery Co—S Broner. 1908	229.15

Fidelity & Deposit Co of Maryland et al—M N Clement. 1910	2,007.17
Fleischmann Realty & Construction Co et al—C W Child et al. 1910	7,148.35
Interborough Rapid Transit Co—F Bargert. 1909	1,095.62
Marrin, D & J Co—C Alaimo. 1910	552.82
McNutt Non Explosive Mfg Co—E Nilson et al. 1909	91.41
D P Nelson Co—H Behlen & Bro. 1909	114.91
N Y Taxicab Co—H W M Grotty. 1910	900.00
Same—I Kapitansky. 1910	1,500.00
N Y Taxicab Co—A R Stern. 1910	484.21
Same—S W Hoyle. 1910	150.00
N Y Transportation Co—S B Sisson. 1910	400.00
Property Improvement Co—L Kohn. 1910	86.75
Property Improvement Co—L Kohn. 1910	86.75
H A Rogers Co—Nathan Mfg Co. 1908	197.05
Same—same. 1909	171.23
Reliable Cloth Sparging Co et al—A Lowenthal. 1910	59.12
Ragus Tea & Coffee Co—G W Lynch. 1909	17.41
Sun Construction Co—S Feig. 1910	21.91
Textile Examiners & Shrinkers Employers Association et al—A Lowenthal. 1910	59.12
United States Fidelity & Guaranty Co—J C Rodgers. 1910	12,697.18
Union Ry Co of N Y City—M Corcoran. 1910	125.60
Same—same. 1908	107.50
Same—same. 1908	2,401.50
Walther Real Estate & Mfg Co—Cramer-Meyer Co. 1910	81.64

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied on appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

### MECHANICS' LIENS.

(Will be found on page 563.)

### BUILDING LOAN CONTRACTS.

March 5.	
27th st, Nos 118 and 120 West. Realty Holding Co loans Abraham and Samuel Gordon; to erect a —sty building; — payment.	77,500
Prospect av, e s, 100.11 n Fairmount pl, 50 x150.11.	
Prospect av, e s, 50.5 n Fairmount pl, 50x150.11.	
Lawyers Title Ins & Trust Co loans Plough & Fox Co; to erect a —sty building; — payments	72,000
March 7.	
160th st, s s, 100 e Elton av. 50x99. Greenwich Mortgage Co loans Hubener-Escher Co; to erect a 5-sty tenement; 12 payments	30,000
March 8.	
Townsend av, w s, 160 n 175th st, 30x100. Title Ins Co of N Y loans Brandt & Gartelman to erect a — sty building; 5 payments	14,000
Madison av, Nos 76 & 78. Sender Jarmulowsky loans George Backer Construction Co to erect a — sty loft; 8 payments.	125,000
Townsend av, w s, 130 n 175th st, 30x100. Title Ins Co of N Y loans Brandt & Gartelman to erect a — sty building; 5 payments	14,000
March 9.	
Simpson st, w s, 284.10 s 167th st, 37.6x100.	
Simpson st, w s, 322.4 s 167th st, 37.6x100.	
Lawyers Title Ins & Trust Co loans J C Gaffney Construction Co to erect two 5-sty apartments; 8 payments	60,000
Verio av, n w cor 235th st, 110.2x131.1x100x84.11. Central Mortgage Co loans Herman Scharsmith to erect five —sty buildings; — payments	24,000
March 10.	
No Building Loans filed this day.	
March 11.	
Matthews av, w s, 250 s Rhineland av, 25x100. T Emory Clocke loans Guisepe Del-lardo to erect a 2-sty dwelling; 3 payments.	4,000
7th st, n s, 330 w Av D, 25x108, Bronx. Lillie A Pink loans Chas E Devermann to erect two 2-sty dwellings; — payments.	3,000
7th st, n s, 355 w Av D, 25x108, Bronx. Herbert S Ogdan loans same to erect two 2-sty dwellings; — payments.	3,000
ORDERS.	
MARCH 9.	
39th st, Nos 222 to 226 West. M Nusbaum Iron Works on Hinkle Iron Co to pay Manhattan Rolling Mill.	740.00
ATTACHMENTS.	
March 3, 4, 5 & 7.	
No Attachments filed these days.	
March 8.	
Henry Wood Ltd; Victor H Stockwell; \$3,400; R H Schenck.	
Boyd, Wm S; Auto Body & Taxicab Co; \$10,368.75; Olcott, Gruber, Bonyng & McManus, Edwards, Wm A; John J Egan; \$500; W J Coen.	
March 9.	
Althouse, Walter et al; G S P Gleeberg; \$5,000; G S P Kleeberg.	