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IN the excellent series of monographs on various aspects of social reform, issued by the Russell Sage Foundation, there has been published recently a volume on "Housing Reform," by Mr. Lawrence Veiller. Every New Yorker interested in the subject will know that Mr. Veiller's experience makes him particularly competent to write with authority on this important subject; and it is safe to say that this book contains about all there is to know in respect to housing reform just at present. Of course, it is not written particularly for New Yorkers. It is described as a "handbook for practical use in American cities," and its chief object is to summarize for the benefit of other cities the costly experience of New York in relation to the tenement house problem. The substance of Mr. Veiller's argument can best be boiled down by quoting some extracts from the chapter of "Don'ts" with which his book concludes. "Don't," he says, "build a model tenement until you have secured a model housing law." "Don't attempt to legislate first and investigate afterwards." "Don't urge that all new houses shall be fireproof." "Don't complain of the enforcing authorities until you are familiar with their methods of administration." "Don't neglect the landlord's side of the question." "Don't urge municipal ownership and operation of tenement houses." "Don't confuse fields of public and private effort." Running through most of these bits of advice, one can detect a general idea. If tenement house reform is to be effective, its advocates must understand the conditions and the means of practical work. The one thoroughly practical method of securing the best possible domestic surroundings for the inhabitants of a large city is a tenement house law adjusted to local conditions. Model or municipal tenements are merely examples or playthings. A city cannot depend upon either charitable people or on municipal credit for its dwellings. It must derive them from the speculative builders, and its whole object must be to secure the cooperation of the speculative builders in erecting a sufficient amount of the best available quality of housing. **THERE WILL ALWAYS BE DIFFERENCES OF OPINION AS TO HOW HIGH A STANDARD OF PLAN AND CONSTRUCTION MAY BE EXACTED OF PRACTICAL BUILDERS BY THE LAW;** but Mr. Veiller for the most part understands and teaches that no unnecessary burdens should be imposed upon him.

MR. VEILLER'S GENERAL point of view toward "Housing Reform" is then entirely commendable; but one cannot help suspecting from certain passages in his book that **HE HAS NOT YET GRASPED THE REAL NATURE OF THE ECONOMIC CONDITIONS** which underlie the housing problem in certain large cities. The following passage, for instance, indicates a curiously blind misconception of the fundamental cause of congestion. Mr. Veiller has been pointing out that in 1867 the first New York law provided that no tenement house should have a yard less than ten feet in depth, and that this was a foolish provision, because almost all tenements then had yards fifty feet in depth. He goes on to say: "If the law had then fixed the minimum depth of yards at 50 feet there would not have been through all those fifty years a gradual encroachment upon the yard space, and the building of the house first 60 feet deep, then 70 feet deep then 80 feet deep and finally 90 feet deep. The builder, finding that the law prohibited any such depth and required that a yard of fifty feet be left, would have found no opportunity

to change, and the consequent artificial stimulation of land values would never have arisen." From this passage, Mr. Veiller apparently believes that if tenement houses had never been allowed to occupy more than half the lots on which they stand the value of tenement house real estate would not have been "artificially" increased and the condition of the tenement resident would have been very much improved. But this is merely tantamount to the assertion that if by a legal provision you diminish by almost one-half the real estate available for tenements, you will diminish also the price of the remainder; and such an assertion is economically absurd. The effective demand for the remainder of the lot would have remained the same, because the residents of tenement houses are usually obliged to live in a certain district, and the price of the lot would probably have become larger rather than smaller. Such a provision would inevitably have intensified congestion, and it certainly would not have diminished prices. The object of any tenement house law should be to allow just as much housing room to be provided on a lot as can be provided in a safe and sanitary manner, because every restriction which increases the cost of a building or diminishes its area tends to add something to the rent and thus to intensify the economic motive which causes congestion.

THE existing tenement house law probably did not on the whole go much farther than was necessitated by the conditions of safe and sanitary housing, but although it diminished the proportion of a lot which could be occupied by a tenement house it certainly did not counteract the "artificial stimulation of land values." On the contrary, since the enactment of the law both land values and rents have materially increased, and because of this increase and the cessation of cheap tenement house construction in Manhattan the congestion has of late become very much worse. So far as the Record and Guide can see, there is no practical method of doing away with this congestion except by some method of distributing the population and business on which it depends. The method whereby Mr. Veiller proposes to do away with the "lodger evil" is utterly impracticable. He proclaims that "in certain classes of tenements the taking in of lodgers or boarders, except with the written consent of the landlord, must be prohibited, and the landlord must be held responsible for any departure from this rule." Such a prohibition could not be enforced by a landlord unless he lived in a building and inspected it continually. In case it were enacted it would either be a dead letter or, so far as enforced, would provide almost as wonderful an opportunity for petty graft as the excise law.

THERE is a great deal of construction work going ahead, a very large amount of building materials coming to town, and there would be more work and more materials required but for a certain lack of confidence among builders and operators. There has existed for several weeks a feeling of apprehension that has caused a distinct slowing up in new business undertakings. Ask for a reason, and it will be found that the **THREAT OF WIDESPREAD LABOR TROUBLES AND THE IMMINENCE OF DECISIONS OF FAR-REACHING IMPORTANCE BY THE SUPREME COURT OF THE UNITED STATES ARE THE BUGBEARS OF THE HOUR.** Some cautious builders who have finished up speculative operations, even those who have "cleaned up," are putting off further activities until they can see farther ahead than they can at present; but the rest, having an abiding faith in the future, notwithstanding temporary setbacks, are going ahead with their new work. It is generally supposed that, in regard to labor matters, there will be a **DECISION BY THE UNITED BOARD OF BUSINESS AGENTS IN A FEW HOURS.** It will then be apparent whether there is to be a general walkout, or merely a few desultory strikes of no consequence in their general effect, except as they may tend to arouse further friction and provoke the governors of the big employers' association to a counter demonstration. It is hoped that the words of Hon. Samuel B. Donnelly, now U. S. Public Printer, will not be forgotten by either party. The abolition of the Arbitration Plan would be **A GRAVE ECONOMICAL MISTAKE.** The fact that plans filed were less in number during the quarter just ended than the record for the corresponding quarter last year, is not particularly significant, in view of the extraordinary circumstances prevailing last year and the large amount of work already planned. Some reaction in architects' offices was to be expected, but the new work still coming out averages very high in quality, and there is enough planned out to make 1910 a big year for contractors if the labor troubles pass over.

WASHINGTON BRIDGE AND THE GRAND BOULEVARD.

To the Editor of the Record and Guide:

I notice in the Record and Guide of March 12 an article headed "The Importance of Having a Suitable Approach to the Grand Boulevard and Concourse," and a resolution passed by the Board of Governors of the Real Estate Board of Brokers in relation to the entrance to the Grand Boulevard and Concourse, and I wish to state that to my mind there is another and much better plan than the one mentioned.

The plan I have reference to is the proposed viaduct connecting the Washington Bridge and the Concourse as shown on Longitudinal-Section dated New York, August, 1892, and signed by the Commissioner of Street Improvements, 23d and 24th Wards, and Louis R. Risse, chief engineer.

There are a great many reasons why this plan is better, which I will try to outline in detail.

1st—It would be a much more picturesque approach, and would give a continuous driveway over wide and beautiful roads extending from Central Park to Riverside Drive, to 181st st, to Washington Bridge, over the proposed viaduct, to the Concourse, and so on up to Van Cortlandt Park and Pelham Bay Park—a drive that I do not think could be equalled anywhere in the world.

2d—On completion of the proposed New York-New Jersey Bridge it would be an almost direct connection with New Jersey.

3d—Persons familiar will agree that nine out of ten would prefer to drive the route outlined above for the reason of the beauty of the locality, non-traffic, and the character of the neighborhood.

There are many inconveniences connected with the Central Bridge plan. For instance, Central Bridge is a drawbridge, and many times one is held up for a long delay on this account. Then again, the viaduct running over to the heights is always filled with heavy teams, and numerous other objections, and is getting more congested every day.

The approach by Seventh Avenue is very little used, as most of the driving is now done via Riverside Drive and Broadway.

Washington Bridge is a much better driveway in every particular.

If we can have only one entrance, I certainly think the Washington Bridge plan the best.

It will do some good to work up a discussion on the subject, as we are all anxious to see the city get the best possible improvements.

OSCAR L. FOLEY.

A LICENSE TAX SUGGESTED.

To the Editor of the Record and Guide:

In a discussion of Mayor Gaynor's excellent suggestion that the personal tax be abolished, which I had with that veteran real estate man, Mr. Lewis Phillips, I ventured to suggest a tax to replace the personal tax. At his request the suggestion is sent to you, after reading your excellent editorial and several communications of your issue of April 2.

EVERY INDIVIDUAL WHO EARNS A LIVING IN THIS GREAT METROPOLIS RECEIVES THE PROTECTION OF THE CITY GOVERNMENT, WHETHER HE OR SHE RESIDES HERE OR NOT. It is but just that the banker, broker, doctor, lawyer and merchant and their employees, coachmen, chauffeurs, clerks, bookkeepers, salesmen and saleswomen, etc, pay a LICENSE TAX, which is at present only assessed on auctioneers, saloons, peddlers and others I know not of? Let a commission be appointed to investigate this subject and to ascertain the proportion of this burden upon each individual APPROXIMATELY TO HIS MINIMUM EARNING CAPACITY.

With regard to employees in a large department store, for instance, Mr. Phillips suggested the impossibility of fixing the assessment, because they are often migratory. This difficulty, as an example, may be met by assessing all persons, employers and employees, at a FIXED DATE, as it now done with personal property, holding the employer responsible for a roster of his employees. A nominal tax levied upon the employees of stores, factories, railroad offices and other offices, etc., would produce more than the personal taxes now do. The chief difficulty in preventing injustice would lie in the classification of the licenses. I presume that all auctioneers and saloonkeepers are taxed alike, no matter whether they hail from First av or Fifth av. So may all department stores, salesmen and women be taxed alike, but wholesale clerks differently, and doctors in general practice differently from surgeons and other specialists whose average earning capacity is greater. The trouble of collecting such numerous assessments would probably not be greater, certainly would not involve so much moral obliquity, than the collection of the personal tax.

The chief objection to this plan, which, of course, is not entirely original, lies in the opposition of the masses. As you wisely say in your editorial about the Habitation Tax: 'No administration would dare to face the odium incurred by its imposition.' Nevertheless this appears to be an equitable distribution of the tax burden, more equitable than a Habitation Tax, which would drive many from city dwellings and

would relieve those who enjoy the privileges and advantages of working in the greatest metropolis of their just share in its maintenance. As I am only a doctor (though a large taxpayer) you may accept this suggestion for what it is worth.

MEDICUS.

THE TAXATION OF PERSONAL PROPERTY.

THE VIEWS OF A FORMER COMMISSIONER OF TAXES.

To the Editor of the Record and Guide:

After my first year of service as a Tax Commissioner of the City of New York under Mayor Low, I experienced, I believe, the same feeling and sentiment which, I imagine, inspired Mayor Gaynor's letter to Hon. Lawson Purdy. I realized that those who paid taxes on personal property paid on a very minute proportion of what they were really liable for, while others, who should pay, escaped the tax entirely. In some instances people, who were comparatively poor, who happened to be caught by the tax assessor, were so unfortunate as to be unable to escape. For example, a widow, who had been left, we will say an estate of \$10,000, and had invested it in a first mortgage on real estate at four and one-half per cent., which was her sole income, would be assessed for \$10,000. The woman not being in business, or having any liabilities of any kind which she could offset, being in fear of her Maker, if not of the Law, would have to stand the assessment and pay the tax, thus having her pittance of an income reduced by more than one-third. This unfortunate condition of affairs, applying to the latter case, has been remedied by the Mortgage Tax Law, and can no longer be used as an argument against the continuance of taxation of personal property.

I therefore, at that time, being influenced in that direction, was of the opinion, the same as Mayor Gaynor is now, that the assessing of personal property and levying tax thereon was ridiculous and a farce, and that the same should be abolished. Since then I have had GREATER EXPERIENCE and have given this subject more or less serious thought. Based on that experience I have found that the CRITICISM OF THE TAX on personal property is not directed so much to the tax itself as it is to the method and SYSTEM EMPLOYED IN LEVYING IT.

Hon. Lawson Purdy in his address at the dinner of the Real Estate Board urged the abolishing of the Personal Tax, and the reason he advanced was the elasticity of the law and the ease with which the wealthy could evade it. The citizen who pays the tax on a small amount of personal property, when he should pay a larger amount, justifies himself and his conscience by referring to the small personal tax paid by his more wealthy neighbors. Frequently, of course, as in the case of Mr. Andrew Carnegie, the amount paid is upon that levied by the Tax Department; but the citizen says, "If Mr. Carnegie pays on but \$5,000,000, which is probably not more than one per cent of the taxable personal property owned by him, why should I pay on more than \$1,000?" There are many of our very wealthy citizens, and by wealthy I mean men who are worth many millions of dollars, who, of course, say that, "If the city will assess me on what I really ought to pay, I will become a non-resident." This, of course, is evidence of A LACK OF CIVIC PRIDE. Naturally, if but one citizen in many were to display the proper spirit and civic pride, and pay taxes on such personal property as the law says he should, it would be rather burdensome and he would be largely penalized for his virtue.

I think it will be conceded that while the assessed value for 1909 of real estate in Greater New York was close to \$7,000,000,000, and the personal property \$443,000,000, that the taxable personal property owned by residents of Greater New York must largely exceed the assessed value of real estate probably by tenfold. As an illustration of this probability, I beg to call attention to one instance. Prior to the enactment of the Mortgage Tax Law, the total assessment of personal property retained and subject to tax amounted to about \$600,000,000, and at this time all mortgages were supposed to pay a tax. For the year ending June 30, 1908, I believe, the amount of mortgages on which the mortgage tax was collected in New York City was \$500,000,000.

And here I beg to call special attention that this \$443,000,000 included the taxed personal property of corporations, both foreign and domestic, as well as that of individuals and estates. That of the corporations being probably one-half the amount. It will be noted that corporations are taxed on only about \$200,000,000 of personal property and thus all shares of stock in corporations are exempt, on the theory that the corporations pay the tax.

On the basis of a total assessment for 1909 amounting to \$7,250,000,000, the tax rate was close to \$1.68. If there is personal property to the extent above assumed, this rate would be reduced to less than ONE-FIFTH OF ONE PER CENT., and then Greater New York, so far as the tax rate was concerned, would become THE MOST ATTRACTIVE PLACE IN THE WORLD FOR THE TAXPAYER TO RESIDE IN.

This seems Utopian, I know, but I believe it is possible. It must be conceded that personal property within the City needs more Police Department and Fire Department protection and is benefited in fact by all City Departments, with very few exceptions, to a greater extent than real estate. THE OWNER

OF VACANT LAND CERTAINLY NEEDS NO PROTECTION TO SPEAK OF FROM THE FIRE OR POLICE DEPARTMENT. The ground cannot burn up; neither can it be stolen. Why he should pay to have his neighbors' personal property protected, realizing the selfishness of human nature, is hard to understand.

The statement by Mayor Gaynor, that he is of the opinion that those who pay taxes on personal property are generally the same as those who pay the taxes on real estate, is open to grave doubt. It is generally known that the wealthiest part of our population, with very few exceptions, such as the Rhinelanders and the Astors, for instance, (and they don't invest in real estate but own it by descent from their forefathers), refuse to buy real estate. And why should they, when they can buy New York City bonds at par, and these net them four per cent. income, free from all taxation, with no responsibility of management nor any of the burdens that the ownership of real estate entails?

With the exception of the most expensive real estate, the greatest part, in the City of New York, is owned by a middle class of people, who derive an income therefrom, and in many instances, depend on this for their livelihood. While the additional burden on real estate by an elimination of the personal tax may be to the individual owner of real estate small in dollars and cents, it must on a fair and deliberate consideration appear unjust.

I believe that the proper course to pursue is NOT TO ELIMINATE THE PERSONAL TAX, but since our citizenship seems to lack the proper amount of public spirit and civic pride, as well as unselfishness, that some means should be devised whereby the law can be so framed as to COMPEL THE PAYMENT BY EVERYONE of such taxes on personal property as may be REASONABLE AND FAIR TO ALL.

I am not certain whether Mr. Andrew Carnegie received \$350,000,000 or \$500,000,000 of steel bonds when he sold his interests to the United States Steel Company, but, if it was the lower figure, then, taking into consideration other taxable personal property of which he may be possessed, his taxable personal property alone would equal the amount of all the personal property assessed by the City in the year 1909.

I do not mean to single out Mr. Carnegie for the purpose of having it understood that he is not paying his fair proportion of the burdens of the City, as I do not believe it would be fair to assess Mr. Carnegie for \$500,000,000, this being the whole amount of his taxable personal property, while others are assessed not at all, or on a very insignificant amount. But I cite his case merely to show that the tax rate which real estate would have to bear if the personal tax were entirely eliminated would be increased by only about six per cent. of the rate, which would make the rate, instead of \$1.68 about \$1.80. If Mr. Carnegie were assessed at the full amount, the tax rate which real estate, as well as other property, would have to bear would be diminished by a like amount, instead of being increased; namely, the rate instead of being raised from \$1.68 to \$1.80, would be reduced from \$1.68 to \$1.56.

If you will continue this illustration in the case of Mr. Carnegie and apply it to the remainder of our wealthy citizens, I think it will readily be understood that as low a tax rate as I have mentioned in the beginning, could be brought about, and I believe that if this low rate were established that the intimidation by Mr. Carnegie in his letter to the Mayor of a change of residence, would no longer be made; and that instead of our wealthy citizens acquiring residence out of town, they would all want to live in the City.

This, I believe, could be brought about by the law providing that a false statement made before a Tax Commissioner on an application to correct an assessment of personal property shall be deemed perjury. I think the law might be broadened so as to give THE TAX COMMISSIONERS GREATER POWERS over an applicant to correct an assessment for personal property, such as to compel the attendance of witnesses, production of books, papers, etc.

A further improvement on the situation might be to couple with the law an income feature, namely; that upon proper evidence being furnished to the Tax Commissioners of taxable personal property owned by the applicant, together with proof of the applicant's income from all sources, that in every case an applicant shall be allowed an income of at least \$1,000, per annum, and that no tax on his personal property be levied when the income of \$1,000 would be impaired thereby.

Shares of stock in corporations should be taxed against the owners. These are now exempt on the theory that the corporation pay the tax. This, however, is only a theory and not so in practice.

I note some discussion of THE SINGLE TAX DOCTRINE caused by the Mayor's letter. I do not understand that the letter brings this subject into consideration at all. While I have never given the Single Tax proposition much thought, I understand the substance of it to be that ONLY LAND SHALL BE ASSESSED for the purpose of taxation, and not the improvements on the land. That it is proposed to thereby compel the improvement of all vacant land by the erection of buildings, which would necessarily result in such an OVER-PRODUCTION of tenements, apartments, dwelling-houses or business build-

ings, as the case may be, to ultimately force a reduction in rents, thus giving the tenant the benefit of lower rents by reason of the supply being greater than the demand.

The illogical side of this question, however, is that the owner of land would probably be TAXED OUT OF EXISTENCE. Rentals will always be regulated the same as other commodities, and any effort to regulate rentals or prices by unnatural or abnormal means are bound to result in failure. This is frequently illustrated by Wall Street practices when pools form and put securities up to abnormally high prices. When the bubble is punctured, the security falls back to the low level where economic laws control.

I therefore submit that instead of abolishing the personal tax, the law now existing should be enlarged upon and made more effective.

SAMUEL STRASBOURGER.

TAXPAYERS AND THE COURT HOUSE SITE.

A letter received by Justice Morgan J. O'Brien, with reference to the choosing of a site for a larger county courthouse, probably expresses the views of a good many taxpayers, the class of citizens upon whom will be laid the responsibility of paying for the improvement. It is reproduced here with the permission of the author, Mr. Thomas Barrett of West Broadway and Broome st (paper boxes) the father of School Trustee Barrett. Justice O'Brien is chairman of the Court-House Commission:

My Dear Mr. O'Brien:

I have been watching very closely the discussions in regard to the location of the new court house. I cannot tell you anything new about the matter because I know you are thoroughly posted on it, but I think the site selected by you and your colleagues is the very best location for the city, as it is a central location for all the boroughs, and at a point where all the railroads converge. In addition, IT WILL SAVE THE CITY ABOUT TWENTY MILLIONS OF DOLLARS.

I have read many of the speeches in opposition, and also many of the suggestions. Many of them are so foolish that they are hardly worth considering or criticising. One man, in the meeting yesterday suggested putting the court house down in Battery Park, the most useful and valuable park that we have. City Hall Park is not a park for the people any more. There are no people residing in that vicinity, and putting the court house there won't make the park any worse than it is now. In fact, it will make it look a good deal better when all those old courts are cleared away.

There are in the consolidated city about two hundred thousand small property holders, some of them widows and orphans, some of them old men, little storekeepers on the avenue or mechanics, who have managed to save a little money with which to buy a flat house. They live in it and try to take care of it, as well as expecting to make a living out of it, as it is the only means of support they have. In all the discussions that go on about the question of personal taxes, those people are never considered. Six points raise in the taxation is a large amount to these people. Every dollar counts, yet while our $4\frac{1}{4}\%$ bonds are selling at 101%, I think the city officials should be very careful about increasing the debt. I don't anticipate any danger from it, so far as the site of the new court house is concerned.

The trouble with New York is that all the taxes are collected from real estate. While in almost every city in this country there is some kind of a license or tax on all business, there is none here. Down at Atlantic City each chair on the boardwalk pays fifteen dollars to the city per year. They have a business tax in Pittsburgh, Chicago and nearly every other city in this country, and I believe we should have a business tax in New York. That would in a way relieve real estate. We have a very large number of big houses who don't contribute one cent to the taxes of New York. They have police and fire protection, while the streets are made and lighted for them as well as the taxpayers. I believe that class of people should do something towards the maintenance of the city. Let it be a license or whatever you will.

You know the conditions in the city of Paris, and other European cities. In Paris, the pride of the world, if a cab-driver took a feed of oats outside of the city limits, and brought back part which his horse did not eat, he would pay a license to the city for bringing it back. You cannot dispose of a dozen eggs in the city of Paris that come from outside the city limits without paying a license to the city. I believe you are aware of all this, but it does not do any harm to remind you of it.

As I am a member of several of the real estate organizations, and my immediate relatives and my own family pay taxes on about a million and a half of real estate in this city, I am directly interested, and every one of them is opposed to any other site than the one selected by you and your colleagues, which we hope will go through. If there is another meeting I shall certainly make it my business to be present and give my views to the committee if I am permitted. One of the troubles of New York is that we have a great many men here who are simply theorists, none of whom, to my knowledge, pay one dollar of taxes. They are continually telling us how we should govern the city. They are a good deal like a woman that has

no children, but is always instructing the woman who raises a large family just what to do.

I shall write the Mayor a letter this afternoon on the question, and also Mr. Prendergast, with whom I am personally acquainted and have been for twenty-five years. He used to be an usher in a church in Brooklyn that I attended.

Yours very truly,

THOMAS BARRETT.

THE YERKES HOUSE.—A press view held this week at the Fifth av house of the late Charles T. Yerkes disclosed the last of those possessions of his which are being sold at auction by the American Art Association. The Tribune made the following comment: "The house itself is a sumptuous affair, in the decoration of which an enormous amount of money must have been spent. There is nothing about it to suggest any special distinction of taste. Indeed, the only room in it which really excites admiration is the Italian winter garden, which fills a good deal of space on one of the upper floors. This is dignified and attractive, and has a certain simplicity not elsewhere to be noted. The interior otherwise is what is generally described as 'rich and handsome,' though it should be added that there is nothing here that is merely garish."

IN RETROSPECT.

TWENTY YEARS AGO—APRIL, 1890.

The trustees of the Episcopal Cathedral called a meeting to select plans for the edifice.

Joseph Walsh purchased at auction a plot of lots in 133d st, between 5th and Lenox avs, for \$5,300 per lot.

The northwest corner of West End av and 94th st, a plot 42.2x100, with 30 ft. of rock on it, was sold at auction for \$16,000.

A 4-sty dwelling in 42d st, west of 6th av, sold under foreclosure for \$50,000.

Under foreclosure, Henry Morgenthau purchased the front on Central Park West, from 103d to 104th st, for \$98,500.

Lots in 93d st, between Madison and Park avs, sold for \$11,000. Two years before they sold for \$9,000.

A resolution was passed by the City Council urging upon Congress to make a further appropriation for the improvement of the Harlem Ship Canal.

A row of ten private dwellings was completed by James T. Hall, contractor and decorator, on the south side of 75th st, between Central Park West and 9th av.

Charles Buek had plans for five 4-sty brownstone and brick dwellings on the north side of 70th st, 600 ft. west of 8th av, to cost \$100,000.

CONSTRUCTION.

THE OUTSIDE STAIR IN TENEMENTS

A New Idea, the Tuberculosis Tenements, Designed for Mrs. W. K. Vanderbilt—Authority Requested for Omitting the Vent Shaft.

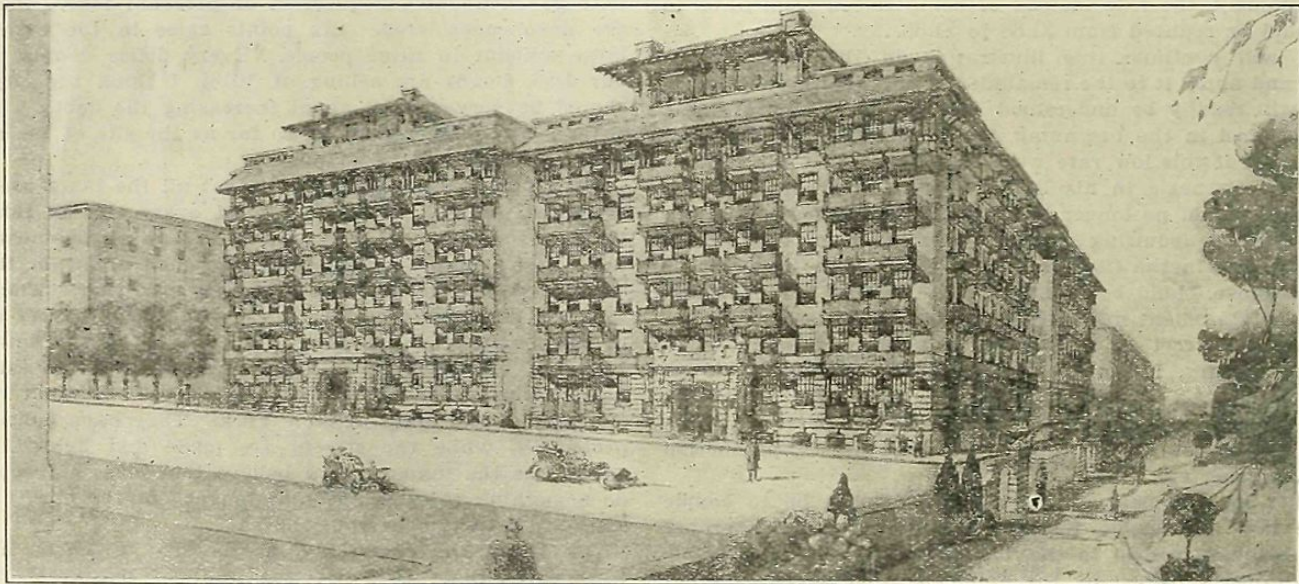
AMONG the very interesting points of view presented at the hearing in City Hall called by Commissioner Murphy of the Tenement House Department, and published in our issue of March 19, none was probably so far-reaching as the one offered by Mr. DeWitt J. Seligman, chairman of the Committee on Dwellings of the Society for Improving the Condition of the Poor, who stated that, "The nurses suggest that new tenements be built with outside staircases. This plan would not only provide light but also do away with the infections which must arise from the interior stairways."

In this connection we present herewith the plan of the "tuberculosis tenements," designed for Mrs. William K. Vanderbilt, Sr., by Henry Atterbury Smith. These buildings have outside staircases, and we believe they are the **FIRST OF THEIR TYPE**. Mr. Smith informs us that Mr. White's tenements in Brooklyn have outside stairs and were built years ago; also, that Mr. Geo. B. Post and others have from time to time de-

are one and the same thing. An examination of the plan shows it to be quite ingenious; the whole periphery of the walls is unobstructed by baths, waterclosets or stairs, as has been the case with one recent model tenement built for philanthropic purposes. It is obvious that this plan gives a maximum amount of outside room space for living purposes.

The building will house 382 families in suites of two to five rooms, each family having one or more members infected with tuberculosis. It is believed that, through their sanitary surroundings, the lack of possibility of further infection and the advice of their medical advisors, that a gradual improvement will be effected within the home. **THE RENTS WILL BE ABOUT THE SAME AS OTHER RENTS IN THE NEIGHBORHOOD FOR LIKE ACCOMMODATION.**

The buildings are just being started, the first stone having been laid last week. They will be completed within a year, the contract having been awarded to Messrs. Jacob & Youngs.



THE SHIVELY SANITARY APARTMENTS.

Being erected for Mrs. W. K. Vanderbilt, Sr., from plans by Henry Atterbury Smith, at 77th and 78th sts, Av A, and John Jay Park.

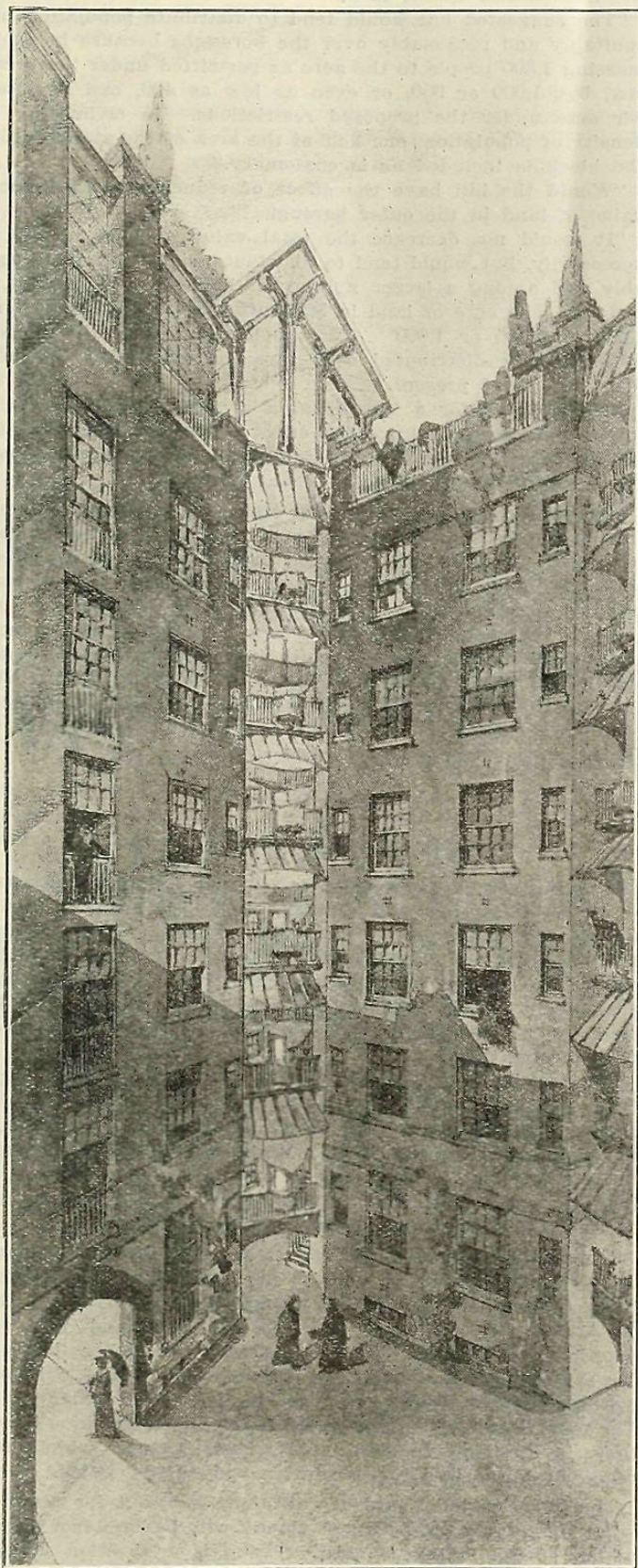
signed exterior stairs; but, these are the first to have no intercommunicating passage of any kind that is not in the outer air.

It will be seen from the illustrations that from the time one leaves the street until he arrives at his own apartment door he is in the fresh air, and once within his threshold his home is complete. **ISOLATION IS PERFECT.** This plan, it appears, was conceived by Henry Atterbury Smith practically as it stands at this time and was published ten years ago but has never before been built. In its present form it was given a prize by the Tenement House Committee of the Charity Organization Society, in 1900. Public opinion in ten years has changed: It demands more air and light, and will we hope, make still more pressing demands to promote the health of the city's population in "apartments," as well as in "tenements," which in the eyes of the law

They will contain hot-water heat, electric lights, gas ranges. The balconies shown in the illustration are not fire-escapes but balconies upon which the tenants are to be encouraged to spend their leisure. The roofs are also worthy of attention: It would seem that some little attention might always be given the roofs, to make them more available in crowded sections.

It will be noted that under the illustration we have stated that the plan given is without the "shaft." Mr. Smith explains in giving this illustration that this is the arrangement he hopes to build, although to date he has been unable to obtain the requisite authority to vent half of the toilets upon the stair shaft. **THE TECHNICAL LITERAL INTERPRETATION OF THE LAW DOES NOT READILY ALLOW OF THIS VENTILATION, ALTHOUGH THE SPIRIT OF THE LAW DOES.** Mr. Smith has sought and received from the highest

architectural, medical and sanitary authorities, enthusiastic support in his attitude that there is ample ventilation upon this stair shaft, as constructed to ventilate the baths, and that the introduction of such a shaft as is called for by the literal interpretation of the law would be a decided menace to the health of 196 families. It will be observed that the central stair-well has the requisite area of "vent shaft," which has been abolished and at the roof the glass canopy protecting the stair case from rain and snow is raised sufficiently to afford a free ventilation. It would seem evident that the periphery of the outside walls is put to better use for living purposes where we spend many hours of the day and night than for baths or stairs where we spend but a few moments a day. It furthermore would seem that the ventilation on this "stair-shaft-court," or what-



THE EXTERIOR STAIRCASE.

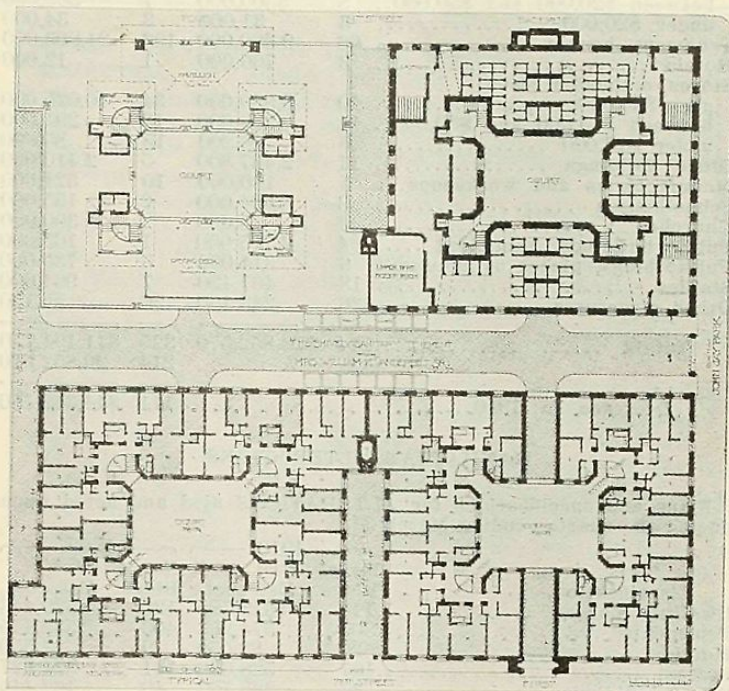
ever-it is, is ample and superior to a shaft, and we hope Mr. Smith will be successful in carrying out his plan, as shown for the first time herewith; it may induce other builders to embrace the features of his plan, so remarkably high is the resulting floor area of "available" space; and it is obvious to all that the rooms are admirably placed as to health and the encouragement of moral qualities.

EXPERT OPINION ON OMISSION OF SHAFT.

When the plan was shown to Mr. George B. Post, he said that from every point of view the plan would be better with the omission of the special shaft constructed for ventilating the closets. It would be safer in case of fire, safer in protection from communication of germs from one apartment to another,

and in every way more scientific. The introduction of the exterior staircase he considered A GREAT STEP FOR THE BETTER IN TENEMENT HOUSE CONSTRUCTION, and he only wished it could be made obligatory.

Prof. Charles F. Chandler of Columbia University, (Department of Chemistry), who was president of the Health Board for a period, said he was satisfied that shafts for closets were not only superfluous, but positively objectionable, and if he were still in authority, and the law permitted, he would forbid



Plan of apartments showing omission of the ordinary ventilating shaft required by the Tenement House Law. The area of this vent shaft has been thrown into the staircase shaft, as may be seen at the corners of the court.

them to be put in. He added: "I am not familiar with the present tenement house law, but it must be defective if it demands such shafts in a building constructed according to these plans."

Chief Croker of the Fire Department expressed the opinion that the building would be much safer by eliminating the shaft: "I understand from you that this is required by some technical wording of the Tenement House Law, but it does seem too bad that in a building otherwise so amply protected against fire there should exist this flue which in case of fire would make it very dangerous to the occupants."

William A. Boring, the architect, said the arrangement shown for lighting the toilet rooms that have windows on the open staircase would be far superior if the vent shaft between these toilet rooms were omitted, as it seemed to him they would be better ventilated if wholly dependent upon the open stair case shaft, and if there were no interior communication by means of a vent shaft.

The judgment of Carrere & Hastings was that from every point of view the sanitation of the proposed building would be improved by the elimination of the vent shaft or court, which they understood, however, would be illegal. It was certainly open to grave question whether the law is not at fault in this particular case was their opinion.

PRACTICAL USE OF THE GOODYEAR DISCOVERIES.

Architects will be interested to learn that Mr. William Welles Bosworth, architect of the new Fifth Avenue Baptist Church (so-called Rockefeller church), sailed for Pisa on Wednesday, in order to make final studies for his facade, which will make use of the Pisan asymmetries. This will be the first instance of an asymmetric church facade in modern times, as distinct from the precedence which holds for the choir of St. John-the-Divine, as regards the interior.

The building of the church will be begun on Mr. Bosworth's return, early in June. Asymmetric arches will be employed and deflections of line, either in plan or in elevation, as far as possible; that is, as far as expense may allow.

FORMS OF CONTRACT FOR NEW SUBWAYS.—The chairman of the Public Service Commission states that advertisements for the public hearing on the forms of contracts to be entered into for the Broadway-Lexington av, the Canal st, and the Broadway-Lafayette av, Brooklyn, subway systems will begin early next week. Under the law the advertisements giving notice of public hearings on contract forms for the new subway extensions must appear for two weeks before the hearing, so that it will be at least three weeks before the forms of contracts can be agreed up. These forms will then have to go to the Corporation Counsel for his approval before bids can be advertised for to do the actual work of construction. The total cost will be more than \$100,000,000.

BUILDING STATISTICS.

MANHATTAN.

Plans and specifications for NEW BUILDINGS filed and acted upon during the quarter ending March 31:

Classification.	1910.		1909.	
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.
Dwelling houses:				
over \$50,000	1	\$200,000	7	335,000
between \$20,000 and \$50,000..	8	300,000	3	34,000
under \$20,000	3	31,000	3	34,000
Tenement houses	66	9,380,000	193	24,903,000
Hotels	3	760,000	1	12,000
Stores, estimated cost:				
over \$30,000	40	8,980,000	34	10,025,000
between \$15,000 and \$30,000..	11	239,000	13	291,000
under \$15,000	9	46,200	15	85,600
Office buildings	11	2,467,800	5	2,410,000
Manufactories and workshops...	5	160,000	10	524,600
Schoolhouses	3	664,000	2	155,000
Churches	1	15,000	2	300,000
Public buildings, Municipal	4	2,785,000	1	165,000
Public bldgs, places of amusem't	6	314,000	5	735,000
Stables	18	467,420	7	964,000
Other structures	26	243,150	26	56,150
Totals	214	\$26,852,570	325	\$41,194,750
			214	26,852,570
Decrease in 1910.....			111	\$14,342,180

MANHATTAN ALTERATIONS.

Plans and specifications for ALTERATIONS filed and acted upon during the quarter ending March 31:

Classification.	1910.		1909.	
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.
Dwelling houses	118	\$319,785	125	\$529,443
Tenements	303	374,953	403	532,175
Hotels	20	89,050	9	22,550
Stores	167	528,636	141	524,927
Office buildings	37	225,752	49	462,445
Manufactories and workshops...	29	140,550	33	82,375
Schoolhouses	1	100	6	13,700
Churches	3	21,000	5	53,000
Public buildings	46	510,200	23	167,895
Stables	25	78,930	16	364,090
Totals	749	\$2,288,956	810	\$2,752,600
			747	2,288,956
Decrease in 1910.....			63	\$463,644

THE BRONX.

Comparative statement of plans for NEW BUILDINGS filed and acted upon during the quarter ending March 31:

Classification.	1910.		1909.	
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.
Dwelling houses:				
over \$50,000	1	\$30,000	1	\$30,000
bet \$50,000 and \$20,000.....	91	\$643,500	161	\$1,098,100
less than \$20,000				
Brick tenements:				
over \$15,000	186	7,369,500	192	7,659,000
less than \$15,000.....	1	10,000	23	311,500
Frame tenements			2	15,000
Hotels.....	1	6,000	4	51,500
Stores:				
over \$30,000			4	250,000
bet \$30,000 and \$15,000.....			4	85,000
Stores, est cost less than \$15,000	29	131,900	9	22,500
Office buildings	3	15,400	5	116,000
Manufactories and workshops...	22	589,750	12	250,000
Schoolhouses	1	300,000	2	120,000
Churches	1	85,000	2	57,000
Public buildings:				
municipal			1	20,000
places of amusement, etc.....	12	164,050	5	261,000
Stables and garages.....	23	130,705	14	55,850
Frame dwellings	87	423,100	220	1,113,940
Other structures	10	2,200	30	15,150
Totals	467	\$9,871,105	691	\$11,531,540
			467	9,871,105
Decrease in 1910.....			224	\$1,660,435

BRONX ALTERATIONS.

Plans and specifications for ALTERATIONS to buildings filed and acted upon during the quarter ending March 31.

Classification.	1910.		1909.	
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.
Brick dwellings	5	\$23,050	12	\$15,350
Frame dwellings	93	98,100	34	36,355
Brick tenements	7	5,600	13	31,565
Frame tenements.....	7	7,655	6	3,200
Hotels.....	7	10,000	2	9,800
Stores	7	101,675	22	22,460
Office buildings	1	50	4	2,250
Manufactories and workshops...	17	78,025	12	38,300
Schools	1	180	1	8,000
Churches	1	1,500		
Public buildings	3	6,600	9	18,500
Stables and garages	7	3,100	4	1,900
Miscellaneous	3	725	1	50
Totals	159	\$336,260	120	\$187,730
	120	187,730		
Net gain in 1910.....	39	\$148,530		

LIMITING THE HEIGHT OF TENEMENTS.

It has been noticed that the Legislative bill limiting the height to which tenements may be constructed in this city does not propose to change the limit for Manhattan from that fixed by the Tenement House Law, but it reduces the ordinary height by one, two or three stories in outlying parts of the boroughs outside of Manhattan, and increases the yard areas—that is the proportion of the lot not built upon, by ten or twenty per cent. only. Under the existing Tenement House Law, there can be a density of 1,300 to the acre in a six-story tenement in any section of any borough.

Prof. Frank J. Goodnow, chairman of the committee on congestion of population in New York, answering questions from the Record and Guide, said:

"The suggested bill would tend to distribute population more equitably and reasonably over the boroughs because instead of massing 1,300 people to the acre as permitted under the present law, but 1,000 or 900, or even as low as 400, can be located per acre under the proposed restrictions. In estimating this density of population, one-half of the area of the streets around the block is included as is customary."

"Would the bill have the effect of reducing the prospective value of land in the outer boroughs?"

"It would not decrease the total value of land in the city necessarily, but would tend to distribute that value more equitably and among a larger number of holders. At present, for instance, one acre of land in Manhattan houses a population of 1,600 or 1,200 or 1,000. This population under the proposed bill would be distributed over three or four acres instead of over one as at present.

"The demand for a greater area of land caused by its less intensive use would have the effect of raising the value to a greater area. In other words, the increase in land values would be more widely distributed than at present.

"Such a law would operate to prevent congestion of population in the outlying boroughs by limiting the number of rooms per acre. Coupled with the ENFORCEMENT of the present laws as to cubic space per occupant, it would result in a smaller number of people per acre and would by the consequent distribution of the population and the larger number of rooms receiving sunshine, make possible healthier conditions of poor tenants. POVERTY DUE TO SICKNESS IS AN IMPORTANT CAUSE OF OVERCROWDING. There are about 135,000 people sick in New York City every day and a sick bread-winner means that the family must crowd into smaller quarters."

THE LABOR SITUATION.

IF there is to be a general revolt in the building trades sometime between now and Monday, the United Board of Business Agents does not know of it at this writing, and this board is supreme. Said a member of the board, "If there is to be a walkout we should like to know when it is to be, what trades are going out and what buildings are to be struck. We have read the reports in the daily papers, but this Board has no such information."

The members of the new United Board of Business Agents (who formerly constituted the Consolidated Board and Manhattan Council) are in session at this writing, on Friday, for the purposes of organization. When that business is finished, the steamfitters' trouble may come up for consideration, and then it will develop to what extent the press representative of Enterprise Union has been speaking with authority.

Among the employers it is understood that there are apparently two labor councils at work. One consists of the representatives (two from each union) formerly in the General Board of Arbitration. This is an informal body and was called together at Arlington Hall by the steamfitters when they asked for sympathetic action on the part of other trades. It is not a body, however, which has authority of itself to order a strike. The other labor council, of which Mr. Roswell Tomkins is secretary, is the United Board of Business Agents, which is the regularly authorized representative body of delegates.

The Consolidated Board has all along held out for peace. To what extent the new United Board will be influenced by the action of the Arlington Hall decision is a question which no one cared to definitely answer, but at the headquarters of the United Board on Thursday things looked very peaceable. But there are trades with grievances, besides the steamfitters and mosaic workers. The Carpenters are no longer under the Arbitration Plan, and Secretary Neill said on Friday that if the friction between the journeymen and the employers continued much longer the men might take the same course as the steamfitters.

There is plainly two bodies of opinion among the unions, one represented by the carpenters, steamfitters, mosaic workers and other unions which have not renewed their agreements with the employers' associations, and the other being represented by those unions which have working agreements in force.

LATER.—Late on Friday the United Board considered the appeal of the striking unions, but took no action.



DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others



This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

COMMISSIONER MURPHY, of the Tenement House Department, was recently called upon by a committee of architects, and sixty-six questions were placed before him for rulings. The Commissioner has given very careful consideration to the problems submitted to him, and has endeavored, as far as the law permits, to meet the views of his petitioners. We print below the questions and the decisions of the Commissioner. In reading over the latter, we believe our readers will very easily and clearly recognize the thoroughly judicial spirit with which the Commissioner has dealt with the situation presented to him by the architects. Not all that the architects wanted is granted (and at this possibly no one will complain), but it must be an immense satisfaction to see that the management of one of its most important departments is in the hands of so competent an official.

QUESTIONS RAISED BY ARCHITECTS RELATIVE TO PROCEDURE IN THE TENEMENT HOUSE DEPARTMENT AND THE DEPARTMENT'S DECISIONS.

- Q. 1.—Where party walls or other encroachments are shown on surveys, and sizes of yards and courts are in conformity with the law, no special affidavits need be submitted showing ownership of adjoining property wholly or partly encroaching. A.—ACCEPTED.
- Q. 2.—Where changes are made in the plans and application papers before the same are submitted for examination, such changes should be taken as part of said plan and said papers, without the black or white markings being initialled and dated. A.—ACCEPTED with the understanding that a note shall be added to the effect that all changes other than shown on plans in red ink were made prior to the date of filing plans.
- Q. 3.—Simple statements of facts where given by the applicant should be taken without submitting special affidavits in each particular case. A.—NOT ACCEPTED.
- Q. 4.—The system of initialling all amendments to be modified to important changes in plans or construction, and not to apply to minute details as now required. A.—ACCEPTED.
- Q. 5.—The various information given under heading of Notes on plans such as width of stairs, height of rise and width of tread, fanlight over doors, size of skylights, hall deafening and fireproofing, fire-escapes, etc., shall not be required to be again duplicated on plan or otherwise. The notes may be placed at the points in plan and general notes may be omitted at the option of the applicant. A.—ACCEPTED.
- Q. 6.—Where fire-escapes are put in it is understood that same shall be erected as per Section 16 of the Tenement House Law AND RULES AND REGULATIONS, without the additional note as to channels, etc., as now required. A.—ACCEPTED, with the addition of words capitalized.
- Q. 7.—Where several buildings are built on falling grade on one application and one plan, showing fronts of all the buildings, of several of the buildings, the height (s) of each individual building need not be particularly given, provided that the maximum height (s) OF THE HIGHEST BUILDING (required are) IS given. A.—ACCEPTED with addition of words capitalized and omission of letters or words in parenthesis.
- Q. 8.—Where there is no established curb the height of the building to be taken from grade in front of lot. A.—Will have to be treated specially as cases arise.
- Q. 9.—Where retaining walls are required to retain adjoining earth, such walls may be placed on same lot with intended building, provided that reasonable interpretation is used as to whether light and ventilation to apartments facing such retaining walls are materially reduced, AND PROVIDED THE LOCAL CONDITIONS WARRANT IT. A.—ACCEPTED with the addition of words capitalized.
- Q. 10.—The dimensions of street and yard area steps to cellars may be as best suited for the purpose, and other than the law requires specifically for interior stairs. A.—ACCEPTED.
- Q. 11.—The head room at street or yard area steps need not be 7.0 ft. high in the clear other than for fire passages. A.—ACCEPTED.
- Q. 12.—IN BUILDINGS THREE STORIES OR LESS IN HEIGHT, grade doors to street and yard cellar entrances may be used at the option of the owners, and where used for fire passage doors shall be without provision for locking. A.—ACCEPTED, with addition of words capitalized.
- Q. 13.—Areas to intake ducts and passages need not be excavated 6 in. below cellar floor, BUT MUST HAVE AT LEAST 5 SQ. FT. OF AIR SPACE. A.—ACCEPTED, with the addition of words capitalized.
- Q. 14.—Wrought iron grating, made to open, should be accepted in place of railed areas to intakes, PROVIDED SAME ARE NOT USED AS FIRE PASSAGES. A.—ACCEPTED.
- Q. 15.—Entire rear yards need not be excavated 2 ft. below curb level for inlet opening of passages, PROVIDED SAME ARE NOT USED AS FIRE PASSAGEWAYS. A.—ACCEPTED WITH the addition of words capitalized.
- Q. 16.—Conductors for rain water may be placed outside of court walls, shafts and yards, and need not be considered as encroachments. A.—ACCEPTED.
- Q. 17.—Sills and lintels and roof copings may project into courts and yards and shall not be considered as encroachments. A.—A total of 6% of the width of the court will be permitted.
- Q. 18.—Roof and other ornamental returns may project a reasonable distance into courts or rear yards. A.—ACCEPTED.
- Q. 19.—Where height of court or yard walls is given the same to be taken at roof beams, and not at top of parapet coping, inasmuch as the law does not require buildings under 60 ft. high, and arranged for two families on a floor and apartments extending to street from yard to be measured to top of parapet wall. A.—ACCEPTED in conformity with the clear interpretation of Section 57, end of Sub-division 1.
- Q. 20.—That where stair hall windows and glazed doors aggregate 18 ft. or more of glazed surface for each floor level, further objections need not be raised, EXCEPT IN SPECIAL CASES, and that in case of stair platform landing between top floor and roof no further window is to be required above platform. A.—ACCEPTED with addition of words capitalized.
- Q. 21.—The pitch of roof beams to be placed at the option of the applicant and not that of the examiner. A.—ACCEPTED.
- Q. 22.—Where entrance halls are necessarily of minimum width (3 ft. 6 in.), the width of entrance and vestibule doors may be 3 ft. stock size. A.—ACCEPTED.
- Q. 23.—That the actual figure in evidence, if in excess of minimum requirements, or within the maximum for windows, doors, stairs, irregular shaped rooms, distance of fire-escapes to ground etc., be accepted without additional quoting of the minimum or maximum dimensions or figures. A.—ACCEPTED.
- Q. 24.—That reasonable judgment shall be used in regulating size of pantries or kitchenettes, and which spaces show bona fide evidence as to proposed uses; especially having regard to general character of high-class apartments, requiring spaces for such uses; also store rooms, closets, etc. A.—NOT ACCEPTED.
- Q. 25.—That brick enclosure of cellar stairs may also include a reasonable landing and egress spaces not more than size of stair hall above; and which brick enclosing walls may also carry fireproof hall partitions above. A.—ACCEPTED.
- Q. 26.—Sizes of sash and windows if marked on plans need not be duplicated on the elevations. A.—ACCEPTED.
- Q. 27.—Where a statement of fact is given in the application, no changes need be made in the mere matter of wording to suit the taste of the examiner, as now practiced. A.—ACCEPTED.
- Q. 28.—Where CABINET wardrobe and kitchen dressers are shown on plans the space covered by same should not be excluded from area of room. A.—ACCEPTED with the addition of word capitalized.
- Q. 29.—Partition separating room facing an inner court and room facing street or yard may have in lieu of sash windows, a portion of said partition omitted for the purpose of grills and portiere passage as defined for alcove rooms under Section 65. A.—ACCEPTED.
- Q. 30.—Stoops, porches, porticos, open veranda ornamentations, etc., not to be considered as occupied space of lot area, although within the lot lines. A.—NOT ACCEPTED.
- Q. 31.—Doors in entrance halls opening directly to a room in an apartment need not be sash doors. A.—ACCEPTED.
- Q. 32.—Jib partitions under stairs in entrance hall and under which cellar stairs are located need not be constructed of 4 ft. fireproof blocks when hall partitions and stair soffits are covered with plaster boards or metal lathing and plastering, as required for specific class of tenements. A.—ACCEPTED.
- Q. 33.—Bulkhead door and dumbwaiter doors in tenements as exempted in Section 31 may not be required to be fireproof. A.—ACCEPTED.
- Q. 34.—All other exemptions as provided for under Section 31 should be freely at owners' option without Department's interference at any time. A.—NOT ACCEPTED.
- Q. 35.—Measurements as complying with reasonable interpretations of the law relative to width of halls, all stair measure-

ments, walls, clear widths, etc., shall be finally and definitely interpreted and by advice of recognized authorities with practicable ability. A.—ACCEPTED see General Order of schedule for acceptable measurements.

Q. 36.—That windows of less than 12 square feet in area between stop beads shall be permitted, as supplementing windows of the size described as a legal minimum in cases where window openings equal to one-tenth of the floor-area of the room are provided independently of such smaller windows. A.—ACCEPTED.

Q. 37.—No necessity to file separate typewritten amendments covering minor amendments which can be written by hand at the Department office. A.—NOT ACCEPTED.

Q. 38.—Provision in Section 58 relative to buildings with inner court, three stories, six families, etc., and which provision permits said court to adjoin another inner court of equal or greater size, of building adjoining or in course of erection, must also permit such intended inner court to adjoin an outer court of same or greater size or any open space reasonably liable to remain open during the life of the building intended. A.—ACCEPTED.

Q. 39.—Doors other than fire passage doors may be less than 7 ft. high. A.—ACCEPTED.

Q. 40.—Architect on record as agent and superintendent representing the owner of record, should ALSO receive all papers of record, and all other papers relating to permits and subsequent notices, excepting such as are specifically provided by law. A.—ACCEPTED with addition of word capitalized.

Q. 41.—Amendments required after filing and during examination of plans, should take precedence over all other new applications coming into the hands of the same examiner. A.—ACCEPTED.

Q. 42.—Surveyor's data as to sewer, sidewalks, width of streets, and grades, should not be required to be duplicated on block diagram. A.—ACCEPTED.

Q. 43.—When a decision by the commissioner or deputy has been given in a certain case, the same to become general without having to make special application in all future cases. A.—NOT ACCEPTED.

Q. 44.—Changes in method of procedure, departmental rulings and regulations should be posted at Department's outer office and otherwise published for 30 days before going into force. A.—ACCEPTED.

Q. 45.—Where alterations are contemplated in a building on which violations have been filed, it shall not be necessary to first remove or comply with said violations before said plan and application can be examined or approved. But the same should be examined and approved at once provided that the work of alteration as contemplated is in conformity with the law. A.—ACCEPTED.

Q. 46.—Change Bulletin No. 18 as follows: Where there is more than one building to be erected from the same plan or permit the same should be numbered as follows, starting on the left side of Elevation and numbered to right, left building No. 1, 2nd, No. 2, 3rd No. 3, etc. A.—ACCEPTED.

Q. 47.—When applicant's statement in schedules for percentage of lot occupied or of unoccupied space, etc., differs from examiner's calculations are clearly within the requirements of the law, no objection need be raised, nor disputed calculations be made ground for refusal to issue permit until corrected to the satisfaction of examiners. (THIS FREQUENTLY OCCURS WITH LOTS AND BUILDINGS OF IRREGULAR SHAPE.) A.—ACCEPTED.

Q. 48.—Where bay windows are placed in the rear of building thus making an irregular rear line of building, the depth of yard required shall be calculated from the extreme rear of such bay window to rear lot line; and the space between the extreme rear of bay window to main house line should be calculated in percentage of yard and not as courts, or part of courts. Lengths of outer court shall then be measured from main rear house line. A.—NOT ACCEPTED.

Q. 49.—On application for final certificate a final inspection shall be made which must enumerate all objections and violations, and on subsequent reinspection only matters of former findings should be considered upon which issue of certificate should be based; excepting matters clearly in evidence, showing that material changes or additions have in the meantime been made to the original building. A.—NOT ACCEPTED.

Q. 50.—In order that inspection and reinspection may be made intelligently and matters in dispute or controversy may be quickly adjusted, a system of appointments at suitable dates and hours should be established, both at building or department office, between owner or architect of record and the department. A.—NOT ACCEPTED.

Q. 51.—Affidavits by owner or architect in refuting inspector's report in matters of deficiency should be accepted if issue of immediate certificate is vital to clearing of title, payments to contractors or for occupancy by tenants. Said affidavit may also be made by promise to remedy slight minute infractions of the law within 10 days, or certificate may be revoked. A.—NOT ACCEPTED.

Q. 52.—Sec. 31 shall be literally construed. A.—NOT ACCEPTED.

Q. 53.—Drains not to be required for areas less than 15 square ft. A.—ACCEPTED.

Q. 54.—Sec. 57, Subdivision 3. Sec. 58, Subdivision 2. Recesses in courts should not be required to be (6 ft. wide in all parts, nor) necessarily rectangular in shape—windows at angles to be permitted if conditions warrant them. A.—ACCEPTED with omission of words in parenthesis.

Q. 55.—SECTION 56: Fire-escapes (to) MAY be permitted in so called "recesses." A.—ACCEPTED with omission of word in parenthesis and addition of word capitalized.

Q. 56.—SECTION 59: Where courts may start at the level of the second tier, the courts may start at any level up to the second tier. A.—ACCEPTED.

Q. 57.—SECTION 22. SUBDIVISION 2. Where there are recesses opening off the stair halls, the depth of the girder below the ceiling should be considered sufficient as carrying brick walls around stair halls. A.—ACCEPTED.

Q. 58.—Pivot OR CASEMENT sash (to) MAY be permitted for rooms, halls, bath rooms and water closet compartments (where desired, either for architectural or ornamental treatment.) A.—ACCEPTED with omission of words in parenthesis and addition of words capitalized.

Q. 59.—Dimensions of window may be given (from masonry light) FOR MASON openings, provided a note or statement is made as to the difference between said dimensions and the size of windows between stop beads. A.—ACCEPTED WITH omission of words in parenthesis and addition of words capitalized.

Q. 60.—Where windows or doors are required to be made fireproof, if same are so colored on plans or marked "F. P.," no further statement as to trim, jambs, etc. need be required. A.—ACCEPTED.

Q. 61.—Dimensions of rooms may be given to centers of partitions, provided statement is made as to thickness of FINISHED partitions. A.—ACCEPTED WITH addition of word capitalized.

Q. 62.—Drainage plan not to be required. A.—ACCEPTED.

Q. 63.—SECTION 23 (The) THAT part of entrance hall at the rear of stairs leading to auxiliary stairs in court need not be 3 ft. wide. A.—ACCEPTED with addition of word capitalized and omission of word in parenthesis.

Q. 64.—SECTION 16. SUBDIVISION 4. So called "fire-passage" or "Fire-proof passage" not to be required except as set forth in Section 56: and said Section 16, subdivision 4 should not be considered as applying to new buildings, for the reason that new buildings, being arranged to comply with the specific requirements of the law, the said arrangements are ipso facto "sufficient" to meet the general requirements of the said Section 16, Subdivision 4 (otherwise, the department could order stairs, halls, etc., to be made wider or fireproof, whereas the law does not so require). A.—NOT ACCEPTED.

Q. 65.—Question 16 F. in application shall be (considered) CONSTRUED to apply only to partitions. A.—ACCEPTED with omission of word in parenthesis and addition of word capitalized.

Q. 66.—Question 40, IN APPLICATION as to size of water-closet compartments and bath rooms—no further statement should be required. A.—ACCEPTED with omission of fourth line in new building application and addition of word capitalized.

DESIGN SELECTED FOR FULTON WATER GATE.

H. Van Buren Magonigle, an architect of this city, has received first prize—\$3,000—in the Robert Fulton Memorial competition, which calls for the erection of a \$2,500,000 memorial on Riverside Drive, between 114th and 116th sts. The four other prizes were awarded as follows:

Second, Robert P. Bellows, of Boston, \$2,000; third, Albert Kelsey, Paul P. Cret and Louis E. Jallade, collaborating, \$1,500; fourth, Charles P. Huntington, of New York, \$1,000, and fifth, Heacock & Hokanson, of Philadelphia, \$500.

The five prizes were selected from the best ten drawings in the original competition, which included sixty-three entrants. The ten chosen, including the prize winners, received \$500. The jury which made the awards included Robert Fulton Cutting, Isaac Guggenheim, W. H. Fletcher, Walter Scott and the following architects: George B. Post, Thomas Hastings, William R. Mead and John Russell Pope. Lansing C. Holden was architectural adviser.

The Fulton memorial is intended to serve as a water-gate, where visitors to the city and nation may be received. It will include, also, a tomb for Robert Fulton, a building for the reception of visitors and another as a museum for portraits and for historical subjects connected with navigation. Mr. Magonigle says that his plans called for marble and granite and that the memorial could be built within three years. An impressive stairway will lead to the monument proper and a colonnade will separate the two buildings.

The Robert Fulton Monument Association was chartered in 1906. Its president is Cornelius Vanderbilt. The city and State have granted to the association the two blocks along the Hudson River and the riparian rights thereto. One of the officers of the association says it is intended to provide the funds for erecting the memorial by popular subscription, and if that is impossible State and municipal appropriations to fill the deficit will be asked for. A large sum has already been subscribed.

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 numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The Star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

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- 2—Excavating
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Fountain & Choate, 110 E 23d st, builders; subs.*
Oakley & Son, 280 North Broad st, Elizabeth, N. J.; subs.
F. W. Clark, 26 Broadway, archt, general contract.*
The Getskay Realty Co, Wadsworth av and 184th st, owner; subs.
McKim, Mead & White, 160 5th av, ar'ts, 7.
John H. Duncan, 208 5th av, archt.
The Stratford-Avon Bldg. Co., 3787 B'way, owner; subs.
P. J. Groll, 324 East 50th st, owner; sub.
L. Levy, 13 Catherine st, owner; subs.
Lerbro Co., 295½ Pearl st, owner; 26, 24.
A. Sonken, 172 East 103d st, builder; 22, 31.
W. Watts Sherman, 838 5th av, owner; 26.
The Wellmore Realty Co., 198 B'way, owner; subs.
B. M. Gruenstein, 230 Grand st, owner; subs.
Ogden Goelet Estate, 9 W. 17th st, owner; subs.
Geo. A. Fisher Co., New Rochelle, N. Y., owner; subs.
Patrick McGrath, 306 East 11th st, owner; 12, 11, 22, 8.

Herbert M. Baer, 21 W. 45th st, archt.; 12, 16, 15, 30.
Bronx Coal Co., 177th st and Harlem River, owner; 6, 9, 30.
Alex D. Duff, 1171 Madison av; subs.
S. S. Sugar, 104 W. 42d st, archt.; 12, 18, 30.
Cleverdon & Putzel, 41 Union sq, archts.
Otto Strack, 214 E. 23d st, owner; subs.
Ocma Realty Co., 100 B'way, owner; subs.
Wm. H. Birkmire, 396 B'way, archt.; 7, *.
F. T. Arnold, Constructing Q. M., New London, Conn. 28, 30, Apr. 30.
Picatinny Arsenal, Dover, N. J., 7, 34, 32, 33, 24, 30, May 16.
Park Board, N. Y. C., 15, until Apr. 14.
President of Borough Bklyn., 33, until April 20.
President of Borough Queens, 30, until April 12.
M. Osmansky, 27 Walker st, owner; subs.
Criterion Const. Co., 222 Riverside Drive, owner; subs.
J. H. MacDonald, 357 West 16th st, builder; 29, 25.
Crownhill Const. Co., 814 Ritter pl, owner and builder; subs.

Alliegro & Spallone, Morris av and 153d st, owner and builder; subs.
W. Weissenberger, Jr., 55 Duane st, archt.; 12, 7.
Rockwall Const. Co., 104 West 113th st, owner; subs.
Egerton L. Winthrop, 242 East Houston st, owner; 24.
A. & S. Const. Co., 1046 Myrtle av, Brooklyn, owner; subs.
S. J. Silberman, 83 Canal st, owner; 7, 12, 25.
C. E. Huntley & Co., 103 Park av, archt.; 7, 12, 25, 26.
F. H. Beneker, 604 West 125th st, archt.; 7, 10, 23, 26.
Cascade Realty Co., 2626 B'way, owner; subs.
Adolf Lewisohn, 42 B'way, owner and builder; subs.
West Side Const. Co., 321 West 92d st, owner; subs.
S. G. Slocum, 1170 B'way, archt.; 24.
Anna Schindler, 1010 Washington st, Hoboken, N. J.; 24, 22.
E. A. Remisch, South B'way, Pleasantville, N. Y., archt.; 25, 31, 24.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

120TH ST, n s, 100 w Lenox av, 6-sty brick and stone tenement, 50x87.11, tin roof, steam heat, terra cotta coping, wire lath, terra cotta blocks; cost, \$60,000; owner, Rockwall Const Co, 104 W 113th st; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 200.

BROADWAY, s w cor 150th st, 6-sty brick and stone apartment, 99.11x115, slag roof, steam heat, terra cotta blocks; cost, \$225,000; owner, Cascade Realty Co, 2626 Broadway; architects, Neville & Bagge, 217 W 125th st. Plan No. 206.

RIVERSIDE DRIVE, s e cor 100th st, 12-sty brick and stone apartment, 101.6x121.8x140, slag roof, terra cotta blocks, vitrified tile coping, steam heat; cost, \$800,000; owner, West Side Const Co, 321 W 92d st; architects, W. L. Rouse & L. A. Goldstone, 12 W 32d st. Plan No. 208.

ST NICHOLAS AV, s e cor 174th st, 6-sty brick and stone store and tenement, 100x87x90, tin roof, galvanized iron cornices and skylights, terra cotta blocks; cost, \$175,000; owner, The Stratford Avon Building Co, 3787 Broadway; architect, B. W. Levitan, 20 W 31st st. Plan No. 209.

53D ST, Nos. 145-147 E, 6-sty brick and stone tenement, 35.8x87.5, plastic slate roof, galvanized iron skylights and cornices, iron balconies; cost, \$25,000; owner, P. J. Groll, 324 E 50th st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 210.

Miscellaneous.

29TH ST, No. 229 E 1-sty brick out-house, 6x16.4; cost, \$300; owner, Geo. J. Kenny & Bros, 80 East Houston st; archi-

tect, B. W. Berger & Son, Bible House. Plan No. 199.

84TH ST, Nos. 209-211 W 2-sty brick and stone convertor station, 26.4x102.2, tile roof, terra cotta coping; cost, \$70,000; owner, Henry J. Hemmens, 55 Duane st; architect, W. Weissenberger Jr, 55 Duane st. Plan No. 198.

MACOMBE'S DAM ROAD, s w cor 154th st, 1-sty frame shed, 50x50; cost, \$2,000; owner, Louis Waldron, 158th st and 8th av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 213.

Stores, Offices and Lofts.

26TH ST, Nos. 114-120 West, 12-sty brick and stone loft and store, 85.8x85, slag roof, galvanized iron skylights and cornices, steam heat, vitrified tile coping, terra cotta blocks, A. G. Pierce system reinforced concrete floors; cost, \$350,000; owner, Criterion Const. Co., 222 Riverside Drive; architects, W. L. Rouse & L. A. Goldstone, 12 West 32d st. Plan No. 197.

L. Matz, president; Harry Matz, treasurer and secretary.

BROADWAY, s w cor 158th st, 2-sty brick store and office, 50x87.3, plastic slate roof, steam heat; cost, \$20,000; owner, Adolph Lewisohn, 42 Broadway, architect, Geo. Fred Pelham, 507 5th av. The owner builds. Plan No. 207.

5TH AV, No. 630, 6-sty brick and stone loft, 28.8x121, tin roof, steam heat, iron and glass skylights; cost, \$25,000; owner, Henry Clews, 27 W 51st st; architect, F. H. Beneker, 604 W 125th st. Plan No. 205.

4TH AV, Nos. 330-332 2-sty brick and stone store and loft, 49.4x81, tin roof, galvanized iron skylights, steam heat; cost, \$10,000; owner, A. & L. Schwab, 641 Mad-

ison av; architects Gross & Kleinberger, Bible House. Plan No. 201.

27TH ST, s s, 243.9 w 6th av, 12-sty brick and stone loft, 37.6x87, slag roof, wire glass and galvanized iron skylights, vitrified tile coping, steam heat; cost, \$110,000; owner, A. & S. Const Co, 1046 Myrtle av, Brooklyn; architect, M. Zipkes, 103 Park av. Plan No. 202.

EAST BROADWAY, No. 20, 5-sty brick and stone loft, 25x63.6, tin roof, terra cotta coping; cost \$15,000; owner, S. J. Silberman, 83 Canal st; architect, Barney Parker, 1499 Madison av. Plan No. 203.

38TH ST, s s, 100 e 9th av, 6-sty brick and stone loft, 50x94, pitch and slag roof; cost, \$25,000; owner, George Kern, 496 9th av; architect, C. E. Huntley & Co, 103 Park av. Plan No. 204.

EAST BROADWAY, No. 91, 7-sty brick loft, 25x175.4, tin roof, bluestone coping, steam heat; cost, \$80,000; owner, L. Levy, 13 Catherine st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 211.

4th av, Nos. 239-243, 12-sty brick and stone store and loft, 46x90, plastic slate and felt roof, terra cotta blocks, marble coping, steam heat; cost, \$150,000; owner, Elbridge T. Gerry, 2 East 61st st; architect, Fredk. C. Zobel, 118 East 28th st. Plan No. 212.

Brunswick Realty Co., 118 East 28th st, lessee.

36TH ST, Nos. 261-265 West, 12-sty brick and stone loft, 50.6x90, slag roof, galvanized iron skylights and cornices, steam heat, American Steel & Wire Co. system floors, marble base, tile; cost, \$250,000; owner, 261 West 36th Street Co., 18 West 27th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 214.

MANHATTAN ALTERATIONS.

BROOME ST, No. 15, partitions, windows to 4-sty brick tenement; cost, \$1,500; owner, H. Crouse, 304 5th st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 717.

CANAL ST, No. 57, show windows, to 5-sty brick tenement; cost, \$3,500; owner, Estate Moses Gardner, 1185 Lexington av; architect, Max Muller, 115 Nassau st. Plan No. 706.

CHERRY ST, No. 23, erect sign to 4-sty brick tenement; cost, \$175; owner, Rosa A. Healy, 312 Canal st. Plan No. 705.

CORTLAND ST, No. 62, toilets, stairs, piers, show windows to 4-sty brick loft and store; cost, \$1,500; owner, The Vapo Cresoline Co, 180 Fulton st; architect, Theodore C. Visscher, 425 5th av. Plan No. 689.

ESSEX ST, No. 161 partitions, toilets, piers, windows to two 5-sty brick tenements; cost, \$2,000; owner, Egerton L. Winthrop, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 691.

ESSEX ST, No. 160, show windows to 6-sty brick store and tenement; cost, \$1,000; owner, Morris Singer, 1270 Madison av; architect, Louis A. Sheinart, 194 Broadway. Plan No. 737.

FORSYTH ST, n e cor Grand st, partitions, show windows to 3-sty brick store and loft; cost, \$800; owner, J. M. Froelich; architects, Harrison & Sackheim, 230 Grand st. Plan No. 745.

FULTON ST, s e cor Church st, alter show windows to 1-sty brick store; cost, \$1,600; owner, not given; architects, Harrison & Sackheim, 230 Grand st. Plan No. 679.

Horace R. Daniels, care architects, is lessee.

GOERCK ST, No. 98, brick wall, partitions to 5-sty brick tenement; cost, \$300; owner, Mendel Greenwald, 98 Goerck st; architect, O Reissmann, 30 1st st. Plan No. 716.

HENRY ST, No. 112, windows to 5-sty brick tenement; cost, \$150; owner, Rebecca Lipschitz, 112 Henry st; architect, O. Reissmann, 30 1st st. Plan No. 719.

HOUSTON ST, No. 110 E, add 1-sty partition, piers, show windows to 4-sty brick store and tenement; cost, \$8,000; owner, H. Handelsman, premises; architect, O. Reissmann, 30 1st st. Plan No. 720.

HOUSTON ST, No. 136 East, skylights, piers, toilets, partitions to 5-sty brick tenement; cost, \$2,000; owner, Mrs. Anna Schindler, 1010 Washington st, Hoboken, N. J.; architect, Henry Regelmann, 133 7th st. Plan No. 700.

MAIDEN LANE, No. 75, show windows, toilets to 4-sty brick office and loft; cost, \$1,200; owners, Withers & Mills, 41 Pine st; architect, J. B. Snook's Sons, 73 Nassau st. Plan No. 756.

MADISON ST, No. 228, stairs, windows, partitions to 4-sty brick shop and office; cost, \$800; owner, Jacob Saphirstein, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 747.

MURRAY ST, No. 100, stairs, alter walls to 5-sty brick factory; cost, \$100; owner, Serena Rhineland, 31 Nassau st; architects, Hooper & Greene, 527 5th av. Plan No. 710.

MURRAY ST, No. 102, stairs, partitions windows to 5-sty brick factory; cost, \$400; owner, Serena Rhineland, 31 Nassau st; architects, Hooper & Greene, 527 5th av. Plan No. 711.

PEARL ST, n w cor Hague st, erect sign to 6-sty brick store and factory; cost, \$150; owner, T. D. Browning, 16 Cooper sq. Plan No. 704.

PEARL ST, Nos. 364-366, erect sign to 4-sty brick store and tenement; cost, \$75; owner, Mrs. Rosa Healy, 312 Canal st. Plan No. 703.

PEARL ST, No. 357, passageway, show windows, toilets to 6-sty brick tenement; cost, \$800; owner, Joseph T. McColgan, 25 W 42d st; architect, O. Reissman, 30 1st st. Plan No. 722.

RIDGE ST, Nos. 162-164, show windows, piers to two 5-sty brick tenements; cost, \$1,500; owner, S. H. Jackson, premises; architect, O. Reissmann, 30 1st st. Plan No. 718.

RIVINGTON ST, No. 7, partitions, windows, toilets to 5-sty brick store and tenement; cost, \$2,500; owner, Rosa Hyman, 783 Madison av; architect, James W. Cole, 403 West 51st st. Plan No. 754.

RIVINGTON ST, No. 134, 2-sty brick, rear extension, 22x29, partitions, show windows to 4-sty brick tenement; cost, \$4,000; owners, Max J. Ortman & D. A. Levinn, 134 Rivington st; architect, O. Reissmann, 30 1st st. Plan No. 715.

RIVINGTON ST, No. 189, windows, alter walls to 5-sty brick tenement and store; cost, \$500; owner, A. Greenberg, 51 East 106th st; architect, H. Horenberger, 122 Bowery. Plan No. 687.

STANTON ST, No. 75, alter chimney to 6-sty brick store and shop; cost, \$100; owner, Ignatz Jacobson, 77 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 721.

WALL ST, No. 54, alter windows, partitions to 9-sty brick and stone office; cost, \$2,000; owner, Central Trust Co., 54 Wall st; architect, Walter C. Young, 245 Stuyvesant av, Brooklyn. Plan No. 749.

WASHINGTON ST, Nos. 466-470, install elevators, doors, windows to 8-sty brick and stone factory; cost, \$9,000; owner, Lerbro Co, 295½ Pearl st; architect, M. H. Symonds, 23 W 24th st. Plan No. 712.

A. D. Prodgers, 50 Fulton st, has plumbing.

WATER ST, No. 612, alter piers, to 5-sty brick stable, loft and dwelling; cost, \$100; owner, Mrs. Phebe J. Jackson, 420 E 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 690.

2D ST, No. 135, partitions, windows to 3-sty brick school; cost, \$200; owner, Roman Catholic Church of St Nicholas, premises; architect, B. W. Berger & Son, 121 Bible House. Plan No. 688.

5TH ST, No. 804 East, partitions, toilets to two 4-sty brick tenements; cost, \$2,000; owner, C. L. Conklin, West Somers, N. Y.; architect, C. H. Dietrich, 24 West 42d st. Plan No. 757.

7TH ST, No. 195 East, partitions, show windows to 4-sty brick tenement; cost, \$1,200; owner, D. Goodman, 159 Rivington st; architect, O. Reissmann, 30 1st st. Plan No. 743.

9TH ST, No. 437 E, windows, toilets, to 5-sty brick tenement; cost, \$2,500; owner, Mrs. J. Deile, 1660 Lexington av; architect, Henry Regelmann, 133 7th st. Plan No. 692.

11TH ST, Nos. 17-19 East, cut openings, 1-sty brick side extension, 24x10, to 6-sty brick hotel; cost, \$850; owner, Kaufman Mandell, 79-81 Worth st; architect, W. H. Conover, 232 West 40th st. Plan No. 731.

13TH ST, No. 170 East, skylights, windows, piers, toilets, to two 4-sty brick tenements; cost, \$2,500; owner, E. L. Winthrop, 242 E Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 699.

13TH ST, No. 630 E, partitions, windows, skylights to — sty brick store and tenement; cost \$2,500; owner, Morris Weinstein; architects, Harrison & Sackheim, 230 Grand st. Plan No. 686.

21ST ST, No. 13 W, 1-sty brick rear extension, 8.8x13.10 to 4-sty brick store and dwelling; cost, \$600; owner, not given; architect, Paul W. Gusson, 23 Duane st. Plan No. 697.

26TH ST, 28th st, East River, Bellevue Hospital Grounds, alter partitions, sink, to — sty brick hospital; cost, \$450; owner,

City of New York, City Hall; architect, M. J. Harkins, premises. Plan No. 695.

27TH ST, No. 242 West, 1-sty brick rear extension, 24.10x25, partitions to two 3-sty brick tenement; cost, \$4,000; owner, J. C. Strout; architect, D. J. Comyns, 147 4th av. Plan No. 752.

30TH ST, Nos. 642-644 West, erect tank to 5-sty brick factory; cost, \$500; owner, John T. Stanley, 642 West 30th st; architect, The Rusling Co., 39 Cortlandt st, Plan No. 676.

34TH ST, No. 147 East, new front, partitions, baths to 4-sty brick dwelling; cost, \$1,500; owner, Estate Wm. J. Douglas, 387 Lexington av; architect, W. S. Miller, 141 East 40th st. Plan No. 668.

36TH ST, No. 272 West, windows, toilets, partitions, show windows to 4-sty brick store and tenement; cost, \$1,000; owner, Estate August Finck, 315 West 57th st; architect, Geo. Hof, Jr., 2756 3d av. Plan No. 741.

38TH ST, No. 335 West, skylight, toilets to 5-sty brick tenement; cost, \$2,000; owner, Estate John T. Seamon, 44 West 131st st; architect, Eli Benedict, 1947 Broadway. Plan No. 750.

41ST ST, No. 430 West, 1-sty brick side extension, 90x25, to 1-sty brick coal bin; cost, \$10,000; owner, Goldsbough Banger, 430 West 41st st; architects, The Gueber Engineering Co., Bethlehem, Pa. Plan No. 735.

John E. Collins, 1616 8th av, Brooklyn, has contract.

42D ST, s s, 98.9 e 8th av, alter elevator shaft to 4-sty brick and stone theatre; cost, \$1,500; owner, not given; architect, Thos. W. Lamb, 489 5th av. Plan No. 673.

Wm. Morris, Inc., 42d st and 8th av, is lessee.

43D ST, Nos. 611-623 W add 1-sty to 4-sty brick office and loft; cost \$16,000; owner New York Mfrs Real Estate Co, 607 W 43d st; architect, H. G. Knapp, 5 E 43d st. Plan No. 684.

49TH ST, No. 544 West, alter partitions, stairs, windows, piers to 5-sty brick tenement; cost, \$2,500; owner, Ed. R. Cole, 2054 East 9th st, Brooklyn; architect, R. Rohl, 128 Bible House. Plan No. 674.

50TH ST, No. 611 West, partitions to 6-sty brick factory; cost, \$150; owner, Kohler & Campbell, 50th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 678.

50TH ST, No. 38 West, windows to 4-sty brick dwelling; cost, \$200; owner, W. T. Meredith, 38 West 50th st; architect, James W. Cole, 403 West 51st st. Plan No. 753.

52D ST, Nos. 541-543 West, 2-sty brick rear extension, 25x50, to 1-sty brick and stone storage and loft; cost, \$2,500; owner, John Wilson, 719 7th av; architect, J. H. Knubel, 318 West 42d st. Plan No. 730.

54TH ST, No. 325 East, plumbing, windows to 5-sty brick tenement; cost, \$3,000; owner, H. Cohn, 553 2d st, Brooklyn; architect, Oscar Lowinson, 18-20 East 42d st. Plan No. 748.

60TH ST, No. 220 West, toilets, light shaft to 5-sty brick tenement; cost, \$1,000; owner, Lewis A. Cushman, 519 West 59th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 671.

60TH ST, No. 216 West, toilets, partitions, windows to 5-sty brick tenement; cost, \$1,000; owner, Lewis A. Cushman, 519 West 59th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 670.

63D ST, No. 185 West, show windows, steel beams to 5-sty brick tenement; cost, \$1,000; owner, Moses Selig, 60 Amsterdam av; architect, Max Muller, 115 Nassau st. Plan No. 740.

65TH ST, No. 248 W, partitions to 7-sty brick storage; cost, \$500; owner, Bowling Green Storage & Van Co, 18 Broadway; architect, Wm. B. Tubby, 81 Fulton st. Plan No. 681.

67TH ST, No. 34 E, 5-sty front and rear extension, 20x7, add 1-sty partitions, stairs to 5-sty brick dwelling; cost, \$25,000; owner, Ellsworth Eliot Jr, 62 E 65th st; architect, S. E. Gage, 3 Union sq. Plan No. 728.

77TH ST, No. 315 West, erect pent house, walls to 4-sty brick residence; cost, \$4,000; owner, Edward Josephy, 316 West 94th st; architect, Robert D. Kohn, 170 5th av. Plan No. 669.

Wm. Johnstone, 991 Lexington av, has contract.

83D ST, Nos. 212-216 W, 1-sty brick rear extension, 48.10x12.7, columns, roofs to 1-sty brick church; cost, \$100,000; owner, R. C. Church of the Holy Trinity; architects, J. H. McGuire, 45 E 42d st. Plan No. 726.

Not let.

90TH ST, Nos. 423-425 E, cut opening, stairs, toilets to 2-sty brick storage; cost, \$90; owner, Jacobs & Wulf, premises; architect, Frank Sproesser, 507 Broadway. Plan No. 724.

97TH ST, No. 221 East, partitions to 5-sty brick tenement; cost, \$150; owner, P. & H. Bachrach, 200 Broadway; architect, John P. O'Shea, 250 Mulberry st. Plan No. 733.

116TH ST, Nos. 42-46 West, show windows to two 6-sty brick stores and tenements; cost, \$500; owner, M. H. Solomon, 45 West 116th st; architect, Chas. M. Straub, 147 4th av. Plan No. 675.

S. Abramowitz, 57 East 98th st, has carpenter work.

125TH ST, Nos. 49-51 W, partitions store fronts, to 4-sty brick store and tenement; cost, \$1,000; owner, Edward F. Joyce, 312 W 86th st; architect, Thomas H. Styles, 501 5th av. Plan No. 707.

125TH ST, Nos. 135-137 West show windows, girders, dumbwaiter shaft to 2-sty brick store and hall; cost, \$5,000; owner, James M. Horton, 213 East 24th st; architect, J. C. Watson, 217 West 125th st. Plan No. 672.

140TH ST, Nos. 49-51 West, windows, alter elevator shaft to 3-sty brick stable; cost, \$2,500; owner, John Monks, 82 Beaver st; architect, David M. Oltarsh, 53 West 140th st. Plan No. 744.

144TH ST, Nos. 275-277 West, 8th av, Nos. 2710-2712, cut doors, partitions, show windows to 6-sty brick tenement; cost, \$500; owner, H. C. T. Koch & Co., 224 Lenox av; architect, O. Reissmann, 30 1st st. Plan No. 758.

AV A, No. 135, alter windows to 5-sty brick tenement; cost, \$25; owner, L. Frankenthaler, 1215 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 742.

AV B, No. 20, partitions, skylights, windows to 4-sty brick tenement; cost, \$1,000; owner, Frank M. Barron, 872 West End av; architect, Max Muller, 115 Nassau st. Plan No. 680.

AMSTERDAM AV, No. 1702, partitions, windows to 5-sty tenement; cost, \$300; owner, Estate Christian Putzer, 1702 Amsterdam av; architects, Ross & McNeil, 39 East 42d st. Plan No. 755.

BROADWAY, s w cor 65th st, cut opening to 4-sty brick office; cost, \$200; owner, Empire Sq Realty Co, 1947 Broadway; architect, C. W. Hauseman, 512 W 48th st. Plan No. 723.

BROADWAY, s w cor 111th st, store fronts, alter heating, electric work to 2-sty brick store and office; cost, \$3,200; owner, Thomas Sahlein, 71 Nassau st; architect, J. H. MacDonald, 357 West 16th st. Plan No. 666.

COLUMBUS AV, No. 715, windows, plumbing fixtures, toilets to 5-sty brick store and tenement; cost, \$1,500; owner, E. A. Cruikshank, 52 Broadway; architects, J. B. Snook's Sons, 73 Nassau st. Plan No. 729.

FORT GEORGE AV, e s, 140 n Amsterdam av, partitions to 1-sty brick hall; cost, \$1,000; owner, L. H. Jennings, prem-

ises; architect, Bernhard Ebeling, 1136 Walker av. Plan No. 708.

LENOX AV, No. 418, partitions, toilets, stairs, gas to 5-sty brick store and tenement; cost, \$150; owner, Herman Mase-mann, 907 West End av; architect, Albert E. Weidinger, 3 East 28th st. Plan No. 746.

MADISON AV, No. 777, toilets, windows baths to — sty brick apartment; cost, \$500; owner, The Parkview Co, 14 E 28th st; architect, Albert J. Bodker, 25 W 32d st. Plan No. 698.

ST NICHOLAS AV, n e cor 171st st, alter store front to 5-sty brick tenement; cost, \$1,200; owner, Joseph Brucker, 536 W 175th st; architect, B. W. Berger & Son, Bible House. Plan No. 683.

WEST END AV, No. 372, alter partitions, plumbing fixtures, to 5-sty brick dwelling; cost, \$2,000; owner, Benj. F. Spink, 156 W 72d st; architect, S. G. Slocum, 1170 Broadway. Plan No. 693.

2D AV, s e cor 63d st, build stage, alter brick wall to two 2-sty moving picture hall; cost, \$800; owner, Louis Mendolshon c/o architects, architects, Harrison & Sackheim, 230 Grand st. Plan No. 685.

2D AV, No. 156, alter piers, to 3-sty brick restaurant; cost, \$5,000; owner, I. H. Rosenfeld, 154 2d av; architect, Emery Roth, 20 E 42d st. Plan No. 696.

2D AV, No. 464, 1-sty brick rear extension, 15.6x15, partitions, walls to 4-sty brick store and tenement; cost, \$900; owner, Isaac Theise, 456 2d av; architect, Wm. Huenerberg, 811 Tinton av. Plan No. 732.

2D AV, No. 774, partitions, windows, tank, to 5-sty brick tenement; cost, \$1,500; owner, David Harris, 120 E 83d st; architect, Robert E. Rogers, 5 E 42d st. Plan No. 727.

2D AV, s w cor 7th st, 2-sty brick side extension, 11.6x21, partitions to 4-sty brick and stone tenement; cost, \$8,000; owner, B. Cohen, 113 2d av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 713.

3D AV, No. 677, partitions, toilets to 3-sty brick store and tenement; cost, \$1,200; owner, Christine Schnittger, 666 3d av; architect, L. A. Steinart, 194 Broadway. Plan No. 736.

3D AV, No. 1846, alter beams, store fronts, stairs to 5-sty brick store and tenement; cost, \$500; owner, Joseph Stern, 96 Broadway; architect, Chas. M. Straub, 147 4th av. Plan No. 734.

3D AV, No. 1834, partitions, stairway, galvanized iron skylights, store front to 5-sty brick store and tenement; cost, \$8,500; owner, Estate M. H. Lustig, 129 E 119th st; architect, Frank Straub, 122 Bowery. Plan No. 714.

A. Sonken, 172 E 103d st, has contract.

3D AV, No. 2016, toilets, partitions, to 6-sty brick tenement; cost, \$1,000; owners Levine & Atlas, 74 Market st; architect, Fredk Musty, 23 Park Row. Plan No. 709.

3D AV, No. 1703, 1-sty brick rear extension, 20.4x54.9, show windows to 3-sty brick and stone store and dwelling; cost, \$5,000; owners, Wm. Horowitz, A. Peace, Chas. Kaplan, 529 6th av; architect, C. B. Brun, 1 Madison av. Plan No. 667.

Chas. Kaplan, 529 6th av, has contract.

5TH AV, No. 838, stairs, elevator, partitions, walls to 5-sty brick and stone dwelling; cost, \$1,500; owner, W. Watts Sherman, premises; architects, Hoppin & Koen 244 5th av. Plan No. 725.

5TH AV, No. 425, cut openings, partitions to 5-sty brick office and store; cost, \$300; owner, Henry A. Siebrecht, 425 5th av; architect, Theodore C. Visscher, 425 5th av. Plan No. 702.

5TH AV, No. 564, shaft, skylights, show windows to 6-sty brick store and loft; cost, \$20,000; owner, not given; architects, Pilchen & Tachan, 109 Lexington av. Plan No. 751.

6TH AV, No. 852, store fronts, beams to 4-sty brick store and tenement; cost, \$1,200; owner, Thomas P. Fitzsimons, 751 6th av; architects, B. W. Berger & Son, Bible House. Plan No. 739.

Henry Mock & Co., 338 East 95th st, has contract.

6TH AV, No. 402, partitions, windows, galvanized iron front to 4-sty brick residence; cost, \$2,500; owner, A. A. Forrest, 95 Liberty st; architect, Theodore C. Visscher, 425 5th av. Plan No. 677.

8TH AV, No. 703, 1-sty brick rear extension, 25x35, partitions to 4-sty brick tenement; cost, \$2,000; owner, James L. Van Alen, 146 Broadway; architect, John H. Knubel, 318 W 42d st. Plan No. 694.

8TH AV, s w cor 35th st, partitions, store front to 4-sty brick store and tenement; cost, \$4,500; owner, D. Kempner & Son, 17 West 42d st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 738.

9TH AV, No. 513, alter stair, columns, girders to 3-sty brick store and dwelling; cost, \$600; owner, Geo. Wenner, 353 W 46th st; architect, John H. Knubel, 318 W 42d st. Plan No. 682.

10TH AV, No. 507, partitions, to 5-sty brick and stone tenement; cost, \$500; owner, David Duncan, Ridgefield Park, N. J.; architect, John H. Knubel, 318 W 42d st. Plan No. 701.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

NELSON AV, e s, 69.8 s 169th st, two 5-sty brick tenements, slag roof, 35.2 and 40x93; total cost, \$60,000; owners, St. Francis Realty Co., John F. Hefferman, 90 Wall st, vice-president; architect, John E. Kerby, 481 5th av. Plan No. 320.

BRYANT AV, e s, 150 s Garrison av, two 4-sty brick tenements, tin roof, 25x 88.6; total cost, \$50,000; owners, Martin Pletcher Const. Co., Martin Pletcher, 908 Bryant av, president; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 324.

PROSPECT AV, w s, 132.2 n 181st st, 4-sty brick tenement, plastic slate roof, 33x88; cost, \$30,000; owners, Becker Bros., 755 Tremont av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 327.

181ST ST, n e cor Aqueduct av, two 4-sty brick tenements, tin roof, 37½x91; total cost, \$50,000; owners, Belmar Investing Co., David L. Block, 69 West 181st st, president; architects, Sommerfeld & Steckler, 1 Union sq. Plan No. 331.

FOX ST, e s, 360 s 167th st, two 5-sty brick tenements, plastic slate roof, 37.6x 88; total cost, \$90,000; owners, Graham Adams Co., Wm. W. Adams, 149th st and Melrose av, secretary; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 328.

TINTON AV, w s, 179.7 n Westchester av, 5-sty brick tenement, tin roof, 34x 123; cost, \$40,000; owner, Ellen Mulhare, 404 East 141st st; architect, Albert Roth-ermel Rosedale, White Plains. Plan No. 339.

165TH ST, s w cor Tiffany st, 5-sty brick tenement, plastic slate roof, 55.3x 99; cost, \$60,000; owners, Gross & Herman, Inc., August Gross, 217 West 125th st, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 333.

WHITTIER ST, w s, 100 n Garrison av, two 4-sty brick tenements, slag roof, 35x 99.4½x25x102; total cost, \$38,000; owner, Mary Walpole, 212 E 128th st; architect, Robt Glenn, 371 E 149th st. Plan No. 343.

ROBBINS AV, e s, 100 s 151st st, 6-sty brick stores and tenements, slag roof, 50 x91; cost, \$55,000; owners, Froma Realty Co, Geo. Brown, 743 Crotona Park North, pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 344.

178TH ST, s e cor Honeywell av, two brick tenements, one 5-sty, 34x90, one 4-sty, 28.5x88, slag roof; total cost, \$53,000; owners, Warch Const. Co., John Warch, 881 Tremont av, president; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 349.

Dwellings.

169TH ST, s s, 107 w Nelson av, two 3-sty frame dwellings, slag roof, 21.6x45; total cost, \$11,000; owners, St. Francis Realty Co., John F. Hefferman, 90 Wall st, vice-president; architect, John E. Kerby, 481 5th av. Plan No. 321.

STEBBINS AV, w s, 415.4 n 167th st, four 2-sty frame dwellings, tin roof, 20x50 each; total cost, \$20,000; owner, Louisa Gatte, 135 East 125th st; architect, Geo. Hof, Jr., 2756 3d av. Plan No. 322.

THERIOT AV, w s, 106 s Gleason av, 2½-sty frame dwelling, slate roof, 21x57; cost, \$3,500; owner and architect, Daniel J. Dillon, 1158 Taylor av. Plan No. 323.

BARNETT AV, n e cor Wallace av, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owner, Ike Melinke, 1861 Holland av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 330.

BAISLEY AV, s s, 25 e Valentine av, 2-sty brick dwelling, tin roof, 22x45; cost, \$5,000; owner, Frank J. Daniels, 1689 2d av; architect, Chas. J. Hoffman, 310 East 163d st. Plan No. 336.

CRUGER AV, w s, 95 n Bartholdi st, two 2-sty frame dwellings, tin roof, 20x50; total cost, \$12,000; owner, Francisco Cerbone, 762 East 215th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 335.

RICHARDS ST, e s, 225 s Mace av, 2½-sty frame dwelling, shingle roof, 21x30; cost, \$4,000; owners, Geo. & Gertrude Rauch, Matthews av; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 346.

NETHERLAND AV, e s, 80 n 227th st, 2½-sty brick dwelling, tile roof, 35.10x39.6; cost, \$7,000; owners, Edgehill Terrace Co., A. H. Lavoni, 84 William st, pres.; architect, Robt. W. Gardner, 122 W 29th st. Plan No. 341.

Miscellaneous.

DAWSON ST, junction Intervale av, three 1-sty brick stores and amusement halls, sizes, irregular; total cost, \$35,000; owners, Winnie Realty & Con. Co., Maurice Muller, 836 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 332.

CASTLE HILL AV, s w cor Westchester av, 3-sty brick hotel and dwelling, slag roof, 28.2x110; cost, \$25,000; owner, Jos. Wagner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 325.

BATHGATE AV, e s, 144.3 s 176th st, 1-sty frame shed, 19.9x58.6; cost, \$200; owner, Anna Oehrlein, on premises; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 338.

CONCORD AV, w s, 50 n 142d st, 1-sty frame shed, tin roof, 15x20; cost, \$75; owner and architect, Jos. Altieri, 610 Wales av. Plan No. 334.

223D ST, s s, 255 e White Plains av, 1-sty frame shed, tar and gravel roof, 20x15; cost, \$75; owner, Guiseppa Branco, 726 East 223 st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 348.

CAULDWELL AV, No. 918, 1-sty frame storage, gravel roof, 16.8x7.6; cost, \$25; owner, John Weichel, on premises; architect, Edwin C. Georgi, 603 East 83d st. Plan No. 326.

Stables and Garages.

GIFFORD AV, s s, 208.2 w Swinton st, 1½-sty frame stable, shingle roof, 18x14; cost, \$500; owners, Jacobson & Pederson, 139 Intervale av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 329.

UNION AV, e s, 168 s 165th st, 1-sty brick garage, sheet iron roof, 16x20; cost, \$300; owner, Leopold F. Haas on premises architect, A. Ullrich, 930 Trinity av. Plan No. 345.

BARNETT AV, n e cor Wallace av, rear 2-sty frame barn, 14x12; cost, \$300; owner, Ike Melinke, 1861 Holland av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 347.

Stores and Dwellings.

STEBBINS AV, w s, 127.2 n 169th st, 3-sty brick store and dwelling, plastic slate roof, 54x35.5; cost, \$12,000; owner, Frank A. Ten Brook, 1826 Bathgate av; architects, Shaefer & Jaeger, 461 Tremont av. Plan No. 319.

215TH ST, n s, 100 w Paulding av, 2-sty brick store and dwelling, gravel roof, 20x50; cost, \$3,000; owner, Melchior Cantone, 215th st and Paulding av; architect, Chas. P. Cannella, 60 Graham av, Brooklyn. Plan No. 337.

Stores, Offices and Lofts.

SPUYTEN DUYVIL RD, s w cor 230th st, 3-sty brick offices, tile roof, 26.3x25.6; cost, \$15,000; owners, Edgehill Terrace Co., A. H. Lavoni, 84 William st, pres; architect, Robt. W. Gardner, 122 W 29th st. Plan No. 340.

WESTCHESTER AV, s e cor Intervale av, two 1-sty brick stores, plastic slate roof, 60.77x110.46; total cost, \$40,000; owners, Chestervale Realty Co, Jacob Leitner, 836 Westchester av, pres; architects, Koppe & Daube, 830 Westchester av. Plan No. 342.

BRONX ALTERATIONS.

GROVE ST, s w cor Brook av, new show windows, new partitions, etc., 2-sty brick stores and lofts; cost, \$3000; owners Conron Bros, 10 Amsterdam av and 13th st; architect, Paul W. Gussow, 23 Duane st. Plan No. 163.

KELLY ST, s e cor 163d st, new toilet to 5-sty brick tenement; cost, \$75; owners, Meehan Const. Co., 165 Broadway; architect, Harry T. Howell, 3d av and 149th st. Plan No. 158.

149TH ST, s s, 175 e Courtlandt av, new beams, new columns, etc., to 3-sty brick office and amusement hall; cost, \$3,000; owners, Kaufman & Loeb, 366 East 149th st; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 149.

156TH ST, No. 739, new toilet, new storm doors to 5-sty brick store and tenement; cost, \$500; owner, Gustave W. Beck 588 Lenox av; architect, Geo. Hof Jr, 721 Melrose av. Plan No. 159.

163D ST, s w cor Forest av, 1-sty brick extension, 30.10x10, etc to 3-sty brick store and dwelling; cost, \$2,500; owners, Sheeran Est, 931 Forest av; architects, Koppe & Daube, 830 Westchester av. Plan No. 161.

167TH ST, n e cor Park av, raise to grade 3-sty frame hotel; cost, \$1,000; owner, H. J. McArdle, 311 East 156th st; architect, Chas. Schaefer, Jr., 461 Tremont av. Plan No. 166.

198TH ST, 75 w Pond pl, new bay window, new veranda, etc., to 2½-sty frame dwelling; cost, \$500; owner, Chas. Zeller, on premises; architect, Wm. Kenny, 2600 Decatur av. Plan No. 154.

221ST ST, No. 688, 1-sty frame extensions, 22x12.6 and 11.6, to 2-sty and attic frame dwelling and store; cost, \$2,000; owner, Isidor Weil, 1392 Clay av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 145.

233D ST, s w cor White Plains av, 1-sty frame extension, 16x18, to 1-sty frame shed and barn; cost, \$100; owner and architect, Geo. H. Sunderman, on premises. Plan No. 152.

BRONXDALE AV, w s, 164 n Muliner av, new partitions to 3-sty frame store and dwelling; cost, \$200; owner, Biaggio

Dina, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 155.

BRYANT AV, e s, 64.10 n 178th st, move 2-sty and attic frame dwelling; cost, \$500; owner, Wm. Schruitz, 1960 Anthony av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 157.

COLLEGE AV, No. 379, 1-sty brick extension, 21x45, to 2-sty frame dwelling; cost, \$1,000; owner, O. Haussman, on premises; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 165.

FRANKLIN AV, No. 1425, new partitions, etc., to 2-sty and attic frame dwelling; cost, \$500; owner, Chas. I. Rosenthal, on premises; architect, Geo. Dress, 1321 3d av. Plan No. 156.

LAFONTAINE AV, e s, 75 n 178th st, 1-sty frame extension, 10x12, to 2-sty frame dwelling; cost, \$150; owner, Mrs. P. Murphy, on premises; architect, Wm. Kenny, 2600 Decatur av. Plan No. 153.

LOCUST AV, w s, 61.6 n 139th st, new beams, etc., to 3-sty brick tank room; cost, \$100; owners, Central Union Gas Co., 350 Alexander av; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 150.

LONGWOOD AV, n s, from Kelly to Beck st, 3-sty brick extension, 60x68, etc., to 3-sty brick school; cost, \$120,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 147.

RICHARDSON AV, e s, 286 n Baychester av, 1-sty frame extension, 9x11.6, to 2-sty frame dwelling; cost, \$700; owner and architect, Wm. W. Penfield, 730 East 242d st. Plan No. 146.

TAYLOR AV, No. 1353, 3-sty frame extension, 13x6, to 3-sty frame tenement; cost, \$1,000; owners, Marthens & Schnoor, 178th st and Crotona av; architect, J. G. H. Harlach, 790 East 180th st. Plan No. 151.

WILLIS AV, No. 304, new partitions to 5-sty brick stores and tenements; cost, \$250; owners, J. J. Clampelt, 1195 Boston rd; architect, Otto L. Spannhake, 233 E 88th st. Plan No. 164.

WOODYCREST AV, e s, 93.9 s 168th st, new dumbwaiter, new partitions, etc., to 3-sty brick tenement; cost, \$500; owner, Chas. W. Diehl, 102 Nelson av; architect, Henry Nordheim, Tremont av and Bronx st.

3D AV, Nos. 2994 to 2998, new doors, windows, ceiling, etc. to 1-sty frame amusement hall; cost, \$250; owner, Pauline Muller on premises; architect, L. Howard, 1861 Carter av. Plan No. 162.

3D AV, 3023, new beams, new windows etc, to 4-sty brick stores and tenements; cost, \$1,200; owners, J. D. Thees & Son, 313 Lenox av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 160.

ADVANCE REPORTS.

Architects for Knoedler Building.

5TH AV.—Messrs. Carrere & Hastings, 225 5th av, have been commissioned to prepare plans for the new business building and art gallery, which M. Knoedler & Co, of 355 5th av, are to erect on the Lotos Club property, Nos. 556-558 5th av. Operations are to be undertaken as soon as possible. The building will probably be 4-stys in height of limestone, although details have not been decided upon as yet. (See issue Mar 12, 1910.)

To Build in 71st Street.

71ST ST.—Plans will soon be prepared by Architect John H. Duncan, 208 5th av, for two 6-sty high-class American basement residences, to be erected on the plot 50x102.2 ft. in the south side of 71st st, adjoining the residence of Wm. W. Cook, for C. W. Luyster, Jr., of 35 Nassau st. The site recently belonged to the New York Public Library, Astor, Lenox and Tilden Foundations. No building contract has yet been awarded.

Gillender Building Contract.

WALL ST, N. Y. C.—The contract price for wrecking the old Gillender building at the northwest corner of Wall and Nassau sts, which was awarded to Jacob Volk of 56 Beaver st, last week, is \$50,000. The present building is of high-type steel con-



GILLENDER BUILDING.
Photo by Hall & Son.

struction and cost about \$500,000 to erect. Plans have been prepared by Trowbridge & Livingston, 527 5th av, for reimprovement with an office building for the Manhattan Trust Co. (See issue, April 2, 1910.)

McKim, Mead & White to Plan Apartment House for "Millionaire Row."

FIFTH AV.—The Century Holding Company (Lee & Fleischman), 141 Broadway, owners, confirm to the Record and Guide the report that Messrs. McKim, Mead & White, of 160 5th av, will prepare plans and will soon receive estimates on the structural steel for the 12-sty apartment house to be erected at the northeast corner of 5th av and 81st st, a plot measuring 102x125 ft. No building contracts have yet been placed, and it is estimated that the cost will exceed \$1,500,000. The construction will, of course, be of the highest type known. It will be the largest elevator house yet erected on 5th av, having a height of 12-stys. It is in line with the changing standards of living and the growing preference, even among millionaires, for city apartments rather than for city residences.

Latest Co-Operative House for Park Av.

PARK AV.—Architect William A. Boring, 32 Broadway, has plans under way for the erection of another co-operative apartment house at the northeast corner of Park av and 60th st, forming a plot 100 ft. fronting on Park av and 60 ft. in the street. The building will be 12-stys, having an exterior of light brick, limestone and terra cotta, with apartments for sixteen families, and in architectural treatment will be similar to the 12-sty co-operative house at the northwest corner of Park av and 61st st, erected in 1908, by the Five Hundred and Forty Park Avenue Co., of 52 William st, of which Wm. J. Matheson, 184 Front st, is president; Herbert Frazier, 52 William st, secretary, and Arthur Terry, 176 Broadway, treasurer, at a cost of about \$400,000, also from plans by Mr. Boring.

Pennsylvania Ferry-House Plans.

WEST ST.—Plans are in progress by W. H. Cookman, architect, for the Pennsylvania Railroad Co. for the new ferry-house soon to be constructed in West st, between Liberty and Cortlandt sts, this

city. As planned, the structure will be strictly fireproof, of steel, sheet copper and galvanized iron, and will include a concrete sea wall measuring 280 ft. in length. The building will have dimensions of 280x240 ft. The chief engineer of the work is A. C. Shand, in care of the Pennsylvania R. R. Co., Broad St. Station, Philadelphia, Pa. The general contract has already been awarded to Henry Steers, of 17 Battery pl.

Theatre for Amsterdam Avenue and 149th Street.

AMSTERDAM AV.—Thomas W. Lamb, architect, 224 5th av, is preparing plans for a new theatre for Washington Heights, at the northeast corner of Amsterdam av and 149th st, a plot having 100 ft. frontage on the avenue and 150 ft. in the street. The site has been leased to the Phoenix Amusement Co. The building will cost about \$150,000, and will be three stories in height, with a seating capacity of 1,800. No building contract has yet been issued.

41st Street Sub-Station Contracts.

41ST ST.—The general contract for the superstructure for the fireproof sub-station, 4-stys, 50x100 ft., to be erected by the New York Edison Co., at Nos. 314-316 West 41st st, has been awarded to George Vassar's Sons & Co., of 1170 Broadway. The P. J. Carlin Construction Co., of 16 East 23d st, has received the contract for foundation work. Wm. Weissenberger, 55 Duane st, prepared plans.

9-Sty Apartment for Washington Av.

WASHINGTON AV. — The Getskay Realty Co., of Wadsworth av and 184th st, contemplates the erection of a 9-sty high-class elevator apartment house at the southwest corner of Washington av and 181st st, on which it is expected work will begin about May 1. No actual building plans have yet been decided upon. C. B. Meyers, 1 Union sq, has prepared plans in previous operations.

Office Building, Union Railway Co.

CROTONA PARK.—The Union Railway Co., Edward A. Maher, general manager, 2396 3d av, is receiving figures on the general contract for an office building, brick and limestone, fireproof, 60x100x108 ft., and extensions, to be erected at the southeast corner of Crotona Park and 175th st. Frederick W. Whitridge, 2396 3d av, is receiver.

Standard Oil Co. to Enlarge Plant.

JERSEY CITY, N. J.—F. W. Clark, architect for the Standard Oil Co., 26 Broadway, is preparing plans for enlarging the warehouse and stable building for the company on Hoboken av, Jersey City, to cost approximately \$60,000. The general contract will be awarded at once.

Department Store at Asbury Park.

ASBURY PARK, N. J.—Architects Clevendon & Putzel, 41 Union sq, N. Y. C, have

completed plans and are receiving figures for the department store, 5-stys, 151x205 ft, to be erected by Steinbach Co, of Cookman av, at Asbury Park. The cost will be in the neighborhood of \$75,000.

Apartments, Flats and Tenements.

TIFFANY ST, N. Y. C.—Excavating is nearly finished at the s w cor of Tiffany and 165th st, for a 5-sty flat with stores 55x100 ft. Gross & Herman, owners.

LEWIS ST, N. Y. C.—The Ogdan Goelet Estate, 9 West 17th st, has had plans prepared by C. B. Meyers, 1 Union sq, for a 6-sty tenement, 50.10x87 ft., at Nos. 79-81 Lewis st, to cost \$25,000.

RITTER PL, N. Y. C.—The Crownhill Const Co, 814 Ritter pl, owner and builder, has excavating under way for a 5-sty flat on the s s of Ritter pl, 97 ft east of Union av, on plot, 50x100 ft.

KELLY ST, N. Y. C.—Excavating has just begun in the east side of Kelly st, 250 ft north of 165th st, for the erection of three 40 ft, 5-sty brick flats, size of plot 125x100 ft. Wm. Geinlack, owner.

CHARLOTTE ST, N. Y. C.—Alliegro & Spallone, Morris av and 153d st, owners and builders have started excavating for five 5-sty flats in the east side of Charlotte st, 250 ft. south of Boston road, 25x100 ft.

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WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

WASHINGTON AV, N. Y. C.—Excavating is under way for three 6-sty apartments, at the n w cor of Washington av and 169th st, on plot, 100x150 ft. The Nappi Constr Co. is owner and contractor.

CHARLES ST, N. Y. C.—J. Lippman and S. Root, 65 East 97th st, will erect a 6-sty tenement, 38.10x67.6 ft., at the southwest corner of Charles st and Waverly pl, to cost \$28,000. C. B. Meyers, 1 Union sq, are preparing plans.

ST. NICHOLAS AV, N. Y. C.—B. M. Gruenstein, 230 Grand st, will erect a 6-sty tenement, 49.11x87 ft., on the east side of St. Nicholas av, 49.11 ft. north of 184th st, to cost \$35,000. C. B. Meyers, 1 Union sq, has prepared plans.

55TH ST, N. Y. C.—The Wellsmore Realty Co., 198 Broadway, will erect an 8-sty apartment house, 100x85.5 ft., in the north side of 55th st, 200 ft. east of 9th av, to cost \$150,000. Schwartz & Gross, 347 5th av, prepared plans.

AUDUBON AV, N. Y. C.—Geo. Fred Pelham, 507 5th av, has prepared plans for a 5-sty flat, 50x90 ft., for the Geo. A. Fisher Co., of New Rochelle, N. Y., to be erected at the southwest corner of Audubon av and 170th st. Cost, \$65,000.

WASHINGTON AV, N. Y. C.—Maximilian Zipkes, architect, 103 Park av, has been commissioned by M. Osmansky, 27 Walker st, to prepare plans for a 5-sty flat to be erected on the east side of Washington av, north of 166th st, on a plot 66x125 ft., to cost \$75,000. Plans will be completed in about a week.

Contracts Awarded.

STH AV, N. Y. C.—Lustig & Weil, 157 East 85th st, has received the contract for store alterations to the northeast corner of 8th av and 129th st, for Samuel Posner.

3D AV, N. Y. C.—A. Sonken, 172 East 103d st, has the contract for \$8,500 worth of alterations to the store and tenement, 1834 3d av, for the estate of M. H. Lustig, 129 East 119th st.

BROOKLYN.—The H. Krantz Manufacturing Co., Brooklyn, N. Y., has received the contract for furnishing firing signals under bids opened by the signal office, U. S. Army, on March 29.

116TH ST, N. Y. C.—S. Abramowitz, 57 East 98th st, has the contract for interior changes to the 6-sty tenements, Nos. 42 and 46 West 116th st, for M. H. Solomon, 45 West 116th st. Chas. M. Straub, 147 4th av, architect.

77TH ST, N. Y. C.—Wm. Johnstone, 99 Lexington av, has the contract for alterations to the 4-sty residence No. 315 West 77th st for Edward Josephy, of 316 West 94th st, from plans by Robert D. Kohn, 170 5th av.

FORT MONROE, VA.—The contract for installing screens in nine new buildings at Fort Monroe, Va., has been awarded to the Robbins Mfg. Co., of 117 Chambers st, N. Y. C., at \$1,643.65 for metal screens.

WASHINGTON ST, N. Y. C.—A. D. Progers, 50 Fulton st, has received the plumbing contract for alterations to the 8-sty factory, Nos. 466-470 Washington st, for the Lerbro Co., 295½ Pearl st. Plans by W. H. Symonds, 23 West 24th st.

BROOKLYN.—Jos. Terrana & Son, of 1024 60th st, Brooklyn, have received the contract for stucco work on the building for the Finnish Socialistic Club at 40th st and 8th av, Brooklyn. The concern makes a specialty of plain and ornamental plastering and interior and exterior cement work in all its branches.

PARK AV, N. Y. C.—The general contract has been let to the George A. Just Co, 232 Vernon av, Long Island City, to erect the 2-sty bottling house, 65x75 ft, at Park av and 50th st, for the F. & M.

Schaefer Brewing Co. Andrew Brose, 1 Madison av, has the mason work. Kastner & Dell, 1133 Broadway, are archs.

Banks.

HOBOKEN, N. J.—Crow, Lewis & Wickenhoefer, archts, 160 5th av, N. Y. C, are completing plans for the bank and office building, 4-stys, 50x90 ft, to be erected by John Steneck & Sons, of 95 River st, Hoboken. Estimated cost is \$150,000.

MT. VERNON, N. Y.—The Mt. Vernon Fruit Co. (A. M. Campbell, president), is receiving figures for alterations and enlarging the bank building at the southeast corner of 1st st and 3d av, Mt. Vernon, to cost about \$50,000. Geo. M. Bartlett, 103 Park av, N. Y. C., is the architect.

NORWALK, CONN.—J. S. Bush, architect, 239 Broadway, N. Y. C., is drawing plans for extensive improvements to the banking house of the National-Bank of Norwalk. The plans will be ready for estimates soon. The officers of the bank are: Ebenezer Hill, president, and H. P. Price, cashier.

WASHINGTON, PA.—Mowbray & Uffinger, archts, 56 Liberty st, N. Y. C, have completed plans for a 2-sty bank, 60x130 ft, to be erected by the Citizens' National Bank, at Washington, Pa. The building will be fireproof, 1-sty, 60x126 ft, of marble. It will cost \$125,000 and the equipment will cost \$50,000. The general contract has been let to A. & S. Wilson Co, 541 Third av, Pittsburgh, Pa.

Churches.

GREENPORT, L. I.—Members of the Holy Trinity Episcopal Church are contemplating the erection of an edifice costing \$60,000. Rev. C. A. Jessup, rector.

NEWARK, N. J.—A new edifice is to be erected at Avon av and So 10th st, by the members of the St. John's Lutheran Church. Cost, about \$50,000. Rev. O. E. Braune, pastor.

JAMAICA, L. I.—D'Oench & Yost, architects, 289 4th av, N. Y. C., will soon prepare plans for a new edifice for the First Presbyterian Church, at this place, to cost about \$30,000.

ROME, N. Y.—Brown, McAghan & Strassle, archs, 31 East 27th st, N. Y. C, have completed plans for enlarging the edifice of the First M. E. Congregation to cost \$25,000. Rev. E. B. Topping, pastor.

STAMFORD, CONN.—The First Congregational Society, of which Rev. Louis Berry is pastor, has purchased property in Bedford st as a site for a new church. It is probable that the new edifice will not be built for some time.

PORTJEFFERSON, CONN.—Architect F. A. Cooper, of Bridgeport, has completed plans for the new edifice to be erected in Port Jefferson by the Port Jefferson Presbyterian Society. The building will be 47x108 ft., of brick, with stone trimmings and slate roof. The heating will be by steam.

ELIZABETH, N. J.—Oakley & Son, architects, 280 North Broad st, Elizabeth, are ready for figures on separate contracts for a tapestry brick and stucco church, 54x97 ft., for the Epworth M. E. Congregation. C. C. Moore, Elin st, Elizabeth, chairman committee. Estimated cost, \$25,000.

PLEASANTVILLE, N. Y.—Plans are now under way in the office of E. A. Remisch, South Broadway, for an addition to the Presbyterian Church of this place to cost about \$10,000. The new work consists of the present building, addition to be stuccoed, a heating plant, leaded glass throughout, rolling shutters and plumbing.

PRINCETON, N. J.—The Newark Conference of the Methodist Episcopal Church has decided to erect a chapel at

Princeton University for the use of Methodist students. A committee will be appointed to confer with a committee of the New Jersey Conference on the matter. A memorial window to the late Bishop Henry Spellmeyer will probably be placed in the chapel.

Dwellings.

MAUCH CHUNK, PA.—E. S. Child, architect, 17 State st, N. Y. C, is preparing plans for a \$15,000 residence 2½-stys, 37x54 ft, for Wm. R. Butler, at Mauch Chunk.

ALPINE, N. J.—Architects Kafka & Lindenmeyr, 37 East 28th st, N. Y. C., are completing plans for a hollow tile residence, 32x38 ft, for B. Braga at Alpine, to cost \$10,000.

35TH ST, N. Y. C.—Hill & Stout, architects, 1123 Broadway, are about ready for figures for alterations to the residence No. 102 East 35th st for Mrs. J. H. Rhoades, on premises.

BASSETT AV.—William Schnauffer, architect, 363 East 149th st, is preparing plans for a 1 family frame house on the w s of Bassett av, 221 ft south of Macdonald st, to cost, \$2,000. Peter Zahringer, Westchester, N Y, owner.

HARTFORD, CONN.—The Hall Realty Co. of South Manchester has purchased the Moore property on Burnside av, consisting of 12 acres, which will be divided into 68 building lots. The owners will build two new streets and erect several houses.

Factories and Warehouses.

GARWOOD, N. J.—Balch & Moatz, architects, 10 East 33d st, N. Y. C, have taken figures for enlarging the factory for the Aeolian Co, at Garwood.

BRIDGEPORT, CONN.—The Downer-Hawes Corporation has purchased a large tract of land fronting on Connecticut and Carroll avs and will erect a new plant on the site. A temporary factory will be built at once.

BRIGHTWOOD, CONN. — Architect Otto Klein, of New York City, is preparing plans for a new factory to be erected in Brightwood for the Bosch Magneto Co. The first building will be 60x400 ft., 4-stys, built of reinforced concrete. The plans will probably be ready for estimates April 15.

BRISTOL, CONN.—Estimates are being made for the erection of a new factory and storehouse for the E. Ingraham Co. It will be brick, 75x60 ft., 4-stys, with bluestone trim and gravel roof. Steam heat and freight elevator required. The plans are by Architect, T. B. Peck, of Waterbury.

WATERBURY, CONN.—Architect E. E. Benedict has completed plans for a new factory to be erected in Cherry st for the Waterbury Clock Co. It will be a 5-sty brick building, 41x154 ft., of heavy mill construction, with a tar and gravel roof, steam heat, marble and bluestone trim and a freight elevator.

PITTSFIELD, MASS.—Plans are being prepared for a punch press building to be erected in Tyler st for the Hanley Co. It will be brick and steel, 120x375 ft., 1-sty. Also for another building, 80x600 ft., 4-stys, containing offices, storage room and factory space and will be the largest building owned by the Stanley Co. in Pittsfield.

Halls and Clubs.

SOUTH WILLIAM ST, N. Y. C.—Dunham Wheeler, architect, 117 East 23d st, is completing plans for the changes to be made to the building at So William and Stone sts, for the Reform Club, of 42 Broadway to cost about \$25,000.

SAYBROOK, CONN.—Bids will be received by William H. Smith, chairman of the building committee, until April 11

for all work required in the erection of the proposed town hall, plans for which are by Architect James Sweeney, of New London. Plans and specifications may be obtained from the architect or from the chairman of the building committee.

Office and Loft Buildings.

ELIZABETH, N. J.—Bids are being received for a 4-sty store and office building, 75x150 ft., for John Kean, Broad st, Elizabeth, owner. Crow, Lewis & Wickenhoefer, 160 5th av, N. Y. C., architects.

BROADWAY, N. Y. C.—H. E. Baer, architect, 21 West 45th st, has plans for the improvement of the southwest corner of Broadway and 50th st, with a 3-sty brick store building to cost \$30,000.

23D ST, N. Y. C.—Otto Strack, 214 East 23d st, owner and architect, is completing plans for an 8-sty fireproof loft building, to measure 50x98 ft, to be erected at No. 220 East 23d st, at a cost of about \$75,000.

NEWBURGH, N. Y.—Architect F. E. Estabrook, 75 2d st, Newburgh, is receiving bids for remodeling the 3-sty brick business building on Broadway, near Lander st, for the Newburgh Light, Heat & Power Co. Estimated cost is about \$20,000.

25TH ST, N. Y. C.—Squires & Wynkoop, architects, 44 Cortlandt st, are preparing plans for another light manufacturing building, 10-stys, 100x100 ft, to be erected by the Ocma Realty Co., of 100 Broadway, at Nos. 513-519 West 25th st. No contract has yet been issued.

45TH ST, N. Y. C.—John E. Olson, 39 E 28th st, owner, architect and builder, will probably erect in the near future a 12-sty loft building at Nos 60 to 64 W 45th st, on plot 60x100.5 ft. The Record and Guide was informed on Wednesday that definite plans have not yet been determined.

UTICA, N. Y.—V. G. Pfluke, 53 Franklin sq, Utica, owner, is ready for bids on separate contracts for a 4-sty business building, 50x100 ft., brick and limestone, reinforced concrete, containing offices, show rooms and storage, to cost \$30,000. R. A. George, 69 Genesee st, Utica, is architect.

21ST ST, N. Y. C.—Architects Wm. H. Birkmire, 396 Broadway, is receiving estimates on steel for the 12-sty store and loft to be erected at Nos. 15-17 West 21st st, at a cost of \$400,000. The Building & Engineering Co, Andrew J. Kerwin Jr, treasurer, 1133 Broadway, is owner and general contractor.

Schools and Colleges.

ALBANY, N. Y.—Board of Contract & Supply has directed Isidore Wachsman, secretary to receive competitive plans for a high school.

HOLYOKE, MASS.—The school committee has asked for a 12-room school. Architects G. P. B. Aldermen & Bro. have been commissioned to prepare the plans. Details have not been decided as yet.

OSWEGO, N. Y.—Bids will be received by Dr. Andrew S. Draper, Capitol, Albany, until April 26 for construction, complete, of new building at State Normal School, Oswego. Franklin B. Ware, State Architect, Albany.

LITTLE FALLS, N. Y.—Bids will be received by John Hurley, President Board of Education, until April 12, for alterations to the Church St. School, involving installation of heating and ventilating system and new plumbing work.

HOBOKEN, N. J.—All bids opened Mar 7, for the erection and completion of a new high school have been rejected, and new bids will be received at the office of the School Board, Wm. A. Kerr, secy, until April 18. Appropriation \$250,000. J. T. Rowland, Jr, 15 Exchange Bldg, Jersey City, is architect.

NEW HAVEN, CONN.—Bids have been received on plans drawn by Architect Charles C. Haight, 452 5th av, N. Y. C., for the Mason Laboratory of Mechanical Engineering, which will be given to the Sheffield Scientific School by George G. and William S. Mason. The building will cost \$250,000 and the contracts will be let soon. Russell H. Chittenden is the director of the school.

Stables and Garages.

177TH ST, N. Y. C.—The Bronx Coal Co, 177th st, and Harlem River, is taking figures for the 2-sty fireproof stable, 27x90 ft, to be erected in 177th st, near the Harlem River to cost about \$12,000.

68TH ST, N. Y. C.—Geo. H. Griebel, architect, 2255 Broadway, is preparing plans for a 5-sty garage, 50x100 ft, for Chas. A. Miller, to be erected at Nos. 248-250 West 68th st, to cost \$50,000.

Theatres.

BRISTOL, CONN.—Architect Joseph T. Smith, of Waterbury, is preparing plans for a theatre to be erected in Bristol for the George L. Lilley estate and William J. Tracy. Complete details will be given later.

149TH ST, N. Y. C.—William Schnauffer, architect, of 363 East 149th st, has prepared plans for alterations to the 3-sty office bldg in the s s of 149th st, 175 ft east of Courtland av, into a moving picture theatre. A. Kaufman & William Loeb, owners.

(Continued on page 805.)

Brief and Personal.

Harold Newman Hall, architect, has moved his offices from 24 East 23d st to 25 East 26th st.

Lester Kintging, architect, formerly with Warren & Wetmore, has opened an office at 7 West 42d st.

Mr. Irving J. Brown has been appointed structural steel draftsman on the Board of Water Supply, New York City.

The Otis Elevator Company is putting in an additional passenger car in the Terminal Building, 103 Park av.

Mr. F. A. DeMeuron, architect, formerly of 87 Main st, Yonkers, N. Y., now has his offices at 31-33 East 27th st, New York City.

The Massachusetts Fan Co, of 50 Church st, N. Y. C, has the contract for furnishing twenty fans to the Gimbel Store at 6th av and 33d st.

Mr. Orin F. Perry, general manager of the Rockland-Rockport Lime Company, Fifth Avenue Building, is expected back from the company's quarries the first of next week.

The American Compressor & Pump Co, 26 Cortlandt st, N. Y. C, has moved its general sales offices to 718 East Pratt st, Baltimore, and its New York office to 30 Church st.

Mr. Arthur Underhill has opened offices for the practice of civil engineering and landscape architecture at 103 Park av. Mr. Underhill was formerly landscape engineer of the Board of Water Supply of New York City.

Ernest F. Guilbert and James O. Betelle announce that they have formed a partnership for the practice of architecture under the firm name of Guilbert & Betelle, with offices at 25 West 32d st, New York, and 917 Broad st, Newark, N. J.

The V. Green Contracting Co, has opened offices in The Monolith Building, 45 West 34th st. Mr. Vivian Green is president of the company, and Mr. A. H. Zacharius is engineer. The company will do a general contracting and building business, and is prepared to handle contracts of any reasonable size.

The old established firm of James Y. Watkins & Sons., Inc., of Nos. 16, 18 and 20 Catherine st, announce that with their enlarged facilities and equipment they

will be able to take care of their ever increasing hotel summer business in the way of kitchen equipment, utensil repairs and the retinning of coppers. It makes a specialty of handling promptly and satisfactorily all business entrusted to its care.

Economical and Cheap Roofing.

If years of practical experience in the roofing business count for anything the statement of the Maurice O'Meara Company, of 448 Pearl st, contained in a little booklet on the subject of house-covering, both top and sides, should have considerable weight with owners, architects and contractors. This company has the same relation to the owner as the specialist has to the family physician in consultation over a patient. The Maurice O'Meara Co. thoroughly understands its specialty, roofing.

The booklet, in describing this company's roofing material, calls attention to the fact that it is an economical roofing, but not what is known as cheap. Then it proceeds to tell what the difference is. In the first place, "Perfect Roofing" cannot be made cheap because to produce it, says the booklet, only the best material can be used. That conceals the reason why this roofing material is economical and not cheap.

It is put into the hands of the consumers at the lowest possible price, but, more than that, it cuts down roofing repair bills and the cost is lower than the owner would imagine. Properly applied it will last many years without repairs. It is especially suited for railroad stations, round houses and factories where the corroding influences of furnace exhausts and smoke vents have very great deteriorating effects upon roofs, warehouses, ice houses and residences.

"Perfect roofing" is composed of an elastic, flexible, strong fibre wool felt, made from the most carefully selected stock, all saturated with boiling mixture of tested bituminous and mineralized substances which are completely absorbed into the felt. It is then rolled and coated with mineral and gum and finally it is given a polished finish. The Maurice O'Meara Company's sheathing also enjoys a wide reputation for reliable house covering.

New Underwriters' Equipment Catalogue Out.

An interesting catalogue on fire hose and equipment, including sizes, weights, capacities and installation detail on each of its hose racks and reels, has been issued by the W. D. Allen Manufacturing Co. from its New York office, 68 Warren st. Architects and owners interested in underwriters' equipment may have this book sent to them on application. New ideas are constantly being put into these most important devices, many of which aim to guarantee the utmost efficiency of the apparatus at a time when every minute and second means dollars and cents. In this catalogue will be found some of these ideas which are not only new but are characteristic of the progressiveness of this firm.

Electric Swinging Door.

Revolving doors leading into the Hotel Astor are now operated by electricity instead of by hand. A doorman, whose duty it used to be to swing the glass doors by main strength, now does his work with no greater exertion than is needed to press a button.

He stands in the hotel lobby some distance from the doors. In his hand he holds an electric button. When anybody approaches the doors from either the street or the lobby the doorman presses the button and the doors swing round.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Call for Building Material Still Light.

No improvement is reported in any building material line with the single exception of lime and plaster. Prices are firmer in some cases, but it is due to causes other than demand. There is a good volume of business being taken, but the unrest and distrust of the immediate future unquestionably has been felt in this district. The labor cloud still hangs low and cost of production is gradually increasing. This has caused an unseasonable firming of prices in certain lines at least. The investing public is hesitating even on high grade securities, and in consequence building plans are not going ahead. Bond issues netting less than 4½ to 5 per cent. do not attract investors at the present time.

Hudson River brick have fallen off in demand and manufacturers are cutting down shipments. Prices are steady however in both Hudsons and Jerseys. Portland cement prices are unchanged here although in some parts of the west they have advanced five cents. Iron and steel are not active here while lumber is holding its own. Lime and plaster offer the only exception to the general condition of the material market. March was a good month and April looks especially active judging from business handled by the leading companies to date. Prices while firm, will probably not change, at present. Hudson river blue stone, limestone and granite may move up. A summary follows:

BRICK—Demand light; prices steady.
CEMENT—Improvement not sustained.
GLASS—Volume of business improving. Prices advance near.
IRON—Foundry grades dull.
LIME AND PLASTER—Outlook bright; prices steady.
LUMBER—Holding its own.
PAINTS AND OILS—Linseed, 5 cents higher.
STEEL—Building orders lighter.
STONE—Prices stiffer.

Brick.

The lull that has made itself felt in nearly all building material lines within the last six weeks is still being felt in the common brick market. The demand is very light and prices are unchanged. The manufacturers sent down fewer cargoes last week and have continued the same tactics this week. A comparison of transactions in interesting as proving this:

Week ending March 26:
Left over Mar. 19, 7; arrived, 76; sold, 75; left Mar. 26, 8.

Week ending April 2:
Left over, Mar. 26, 8; arrived, 61; sold, 63; left, Apr. 2, 6.

Two companies were reported to have started a part of their equipment this week, one was the Rose Brick Co., at Roseton and the other was the Sayre & Fisher plant at South River, N. J. In both cases the machines were turned over for the purpose of getting them in shape for regular runs later on. New brick, however, will not come into the market until May first from the Sayre & Fisher yards, while the Hudson River plants do not expect to send in any new material before that date. Raritan Rivers are selling at the same prices quoted last week. The demand is reported to be good.

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

	Per M.	
Hudson River, Common	\$5.75@	\$6.25
Hudson River, Light Hard	4.00	4.50
Raritan River	6.00	6.50
Croton Point—Brown, f. o. b.	12.50	....

Croton Point—Dark and red	12.50	....
*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	24.00	31.00
Kittaning White, No. 1	26.50	30.00
Kittaning White, No. 2	24.00	26.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00
Enameled:		
English size	70.00	75.00
American size	65.00	85.00
Seconds, etc	65.00	75.00
F. O. B. Perth Amboy, N. J.		

Cement.

Portland cement was in fair demand in this district but the improvement that was noted a week ago did not continue as firmly. There is still much room for betterment. The mills are turning out this product in great quantities in anticipation of the greatly increased consumption which is expected to develop this year but new business is nowhere near sufficient to take care of this. In consequence a majority of the product is going into storage houses and will reap the advantage of the better prices when they come.

Cement interests have eyes upon the new subway construction. Plans filed for new buildings have shown a decided falling off so far this year. Last year at this time the total number of plans filed in Manhattan and the Bronx was 1,005. This year it is 675. The 1909 value of this work was \$51,290,690, while this year the total value is placed at \$37,158,775.

Last year at this time Portland cement was quoted at \$1.53 to \$1.58, and the demand was much more brisk than it is to-day. When these facts were presented to an official of one of the biggest companies this week he said:

"There are two reasons why the demand for cement is lighter this year than last. In 1909 there was a general spirit of optimism and belief in the stability of the immediate future. This year there have been many conditions that have discouraged builders. This is partly due to unrest in labor circles and threatened legislation which it was thought would unsettle business temporarily at least.

"In consequence, the number of plans filed are fewer this year and a large proportion of these operations are not going ahead." "Furthermore," he added, "many plans were filed last year in anticipation of the passage of a revised building code. These circumstances have affected the consumption of Portland cement in this market. If it had not been for some big contracts to certain companies covering long deliveries, and the prospects of even larger ones for new public construction work in this city, the business so far this year would make even a poorer showing."

Cement prices have gone up five cents in the west but the old figures still stand for this territory. They 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 cents delivered at mill.	

Manufacturers' Quotations:

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

Alsen's (American) Portland	\$1.43@	\$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.53
Bath Portland	1.43	....
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

Lime and Plaster.

Conditions continue to look up in the lime and plaster market. Inquiries in hand at this time show that big contracts are to be taken in the near future, the business at present running in medium quantities. An interesting statement regarding present feeling and future prospects was made by Mr. W. E. Shearer, of the United States Gypsum Company, at 1170 Broadway. He said:

"In all my experience in the lime and plaster business I have never known such satisfactory business conditions. Our business in March was heavier than I have ever seen it, and the outlook for April is, according to our present records, even better. While there is a good demand and satisfactory bookings are being made, there is little likelihood of prices moving up. Dealers can look upon the present quotations as being stable."

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 (for brick work)	6.50
Hydrated lime for finishing, per ton	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.	
lbs.	1.45
In barrels, 320 lbs.	1.65
Neat wall plaster, in bags, per ton*	8.00
Wall plaster, with sand, per ton	5.25
Plaster board, ½ in. thick, per sq. yd.	.16
Browning	5.25
Scratch	6.25
Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.	

Glass.

The glass market seems to be in good condition. There is a first-class demand for window glass. An increase in price within the very near future is likely. The extreme discount to jobbers is 90%. Ten per cent. is allowed for all sizes of single and double strength as of list of Oct. 1, 1903. Plate glass prices have undergone radical changes. For sizes from 50 to 100 sq. ft. prices are about 5 per cent. cheaper. One size, 17 x 5 ft. is 20 per cent. lower than previous quotations. In exceptionally large sizes there has been a slight advance. The new discount is 90 per cent. from list on all sizes. Boxing is charged for extra.

Iron and Steel.

While the iron and steel market are reported strengthening in other parts of the country, business in this vicinity is not so heavy as certain interests believe it should be. It is improving, however, in all grades but foundry. This line had little call this week. Basic was in better demand. In this line prices are better, 3,000 tons having gone out in the Pittsburgh district at \$16 valley furnace. What foundry call there is comes in small tonnages ranging from 500 to 1,500 tons each. The tone of the market during the week was uniformly easy, without essential change in prices from those of last week.

STRUCTURAL STEEL STRONGER.

Structural steel in the Metropolitan market is still in demand, but most of it was from railroads this week. This condition has existed for some time. Steel bars were most active for building uses this week, beams and angles in assorted

sizes being leaders in the call. Prices remain firm.

The general tone of the iron and steel market improved this week. This was due to the feeling that disturbing influences which have been at work in this city for some time need cause no more concern.

MARCH'S IRON AND STEEL RECORD.

It is interesting, as indicating the trend of this branch of the building material market, to note that the iron output for March was at maximum the amount produced being approximately 1,200,000 tons.

The time for receiving bids for the Merchants' and Manufacturers' Exchange buildings at the New York Central local terminal has been extended from April 8 to April 11.

TRIANGLE REINFORCEMENT IN JERSEY JOB.

The American Steel and Wire Company's Triangle Mesh Reinforcement, which is being used in some of the most important concrete construction in the country, was used in the new Wells Fargo Company's stables in Jersey City.

Current prices follow:

Table with 2 columns: Item description and Price. Includes STRUCTURAL STEEL, Beams and Channels, 15-in. and under, Angles, Tees, Zees.

BAR IRON FROM STORE (National Classification.)

Table with 2 columns: Item description and Price. Includes ROUND AND SQUARE IRON, 1 to 1 1/2, base price.

FLAT IRON.

Table with 2 columns: Item description and Price. Includes 1 1/2 to 4 in. x 5/8 to 1 in., base price; Norway Bars; Norway Shapes; Burden Best Iron; Burden H. B. & S.; Machinery Steel, Iron Finish, base; Soft Steel Bars, base or ordy. sizes; Tool Steel, regular quality; Tool-Steel, extra quality.

SOFT STEEL SHEETS.

Table with 2 columns: Item description and Price. Includes 1/4 and heavier; 3-16; No. 8; Blue Annealed; No. 8, 10, 12, 14, 16; No. 16, 18, 21, 22, 24, 25, 26, 27; One Pass, Cold Rolled; Mill Store, Cleaned, American.

GENUINE IRON SHEETS.—Galvanized.

Table with 2 columns: Item description and Price. Includes Nos. 22 and 24, 26, 28 per lb.

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating

basis quotations, and proper allowance must be made for special brands, small lots, etc.:

Table with 2 columns: Item description and Price. Includes About 40-lb. coating, About 30-lb. coating, About 20-lb. coating, About 15-lb. coating, About 8-lb. coating.

RUSSIA, PLANISHED, ETC.

Table with 2 columns: Item description and Price. Includes Genuine Russia, according to assortment, per lb.; Patent planished per lb. A., 10c.; B., 9c., net; Metal laths, per sq. yd.

GALVANIZED STEEL.

Table with 2 columns: Item description and Price. Includes Nos. 14 and 16, 18 and 20, 22 and 24, 26, 27, 28, 30.

No. 20 and lighter, 36 ins. wide, 25c. higher. 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.

The lumber situation in New York City and in nearly the entire Metropolitan district has not yet brightened as fully as had been expected. Some wholesalers give as reasons the tariff discussion with Canada and labor, difficulties here which have not met with the speedy termination that had been expected.

Conditional orders have been received by some companies, it was said, showing that the demand is perfectly sound, but none of the retailers want to be caught with a heavy stock, if there is to be a protracted breach of peace. On the whole, the lumber dealers look at the situation in an optimistic vein.

Prices current are unchanged. They are not as stiff as they were, but there is no doubt that they will go up if present clouds roll away. Hardwood is bringing seller's prices in all grades. Hardwood prices follow:

Table with 4 columns: Item description, No. 1, Snd., Log. Includes CHESTNUT, 4-4, 5-4, 6-4, 8-4.

Table with 4 columns: Item description, No. 1, No. 2, Log. Includes CHERRY, 4-4, 5-4, 6-4, 8-4, 10-4, 12-4.

Table with 4 columns: Item description, No. 1, No. 2. Includes COTTONWOOD, 4-4x18 to 23, 4-4x24 to 27, 4-4x28 & up, 4-4, 5-4, 6-4, 8-4, 4-4x8 to 12, 4-4x13 to 17.

Table with 4 columns: Item description, 1st & Tank, Se-2d, No. 1, No. 2. Includes CYPRESS, 4-4 Random Widths, 5-4 Random Widths, 6-4 Random Widths, 8-4 Random Widths, 10-4 Random Widths, 12-4 Random Widths.

Table with 3 columns: Item description, Soft, Log Run. Includes ELM, 4-4, 5-4, 6-4.

GUM.—Red:

Table with 4 columns: Item description, No. 1, No. 1, No. 2. Includes 1st & 2d, 1st & 2d, Com, Sap, Com, Sap, Com.

Oils and Paints.

Linseed oil prices advanced 5 cents on April 1 the new prices being quoted below. Calcutta oil is quoted at 90 cents. This is due to higher prices for flaxseed. The demand for spirits of turpentine is good and prices are steady.

Table with 2 columns: Item description and Price. Includes WHITE LEAD in oil or dry, 500 lbs. or over; 100, 250 and 500-lb. kegs; 25 and 50-lb. kegs; Red lead and litharge in bbls., 1/2 bbls. and 100-lb. kegs; Brown metallic; Red metallic; American Venetian Red (ton lots); American Venetian Red (100-lb. lots); English Venetian Red (100-lb. lots).

LINSEED OIL:

Table with 2 columns: Item description and Price. Includes Raw, out of town; Raw, city; Boiled, city; Boiled, out of town.

SPIRITS TURPENTINE:

Table with 2 columns: Item description and Price. Includes 5-bbl. lots, per gal.

GRAPHITE BRIDGE PAINTS:

Table with 2 columns: Item description and Price. Includes Asphaltum base, car lots; Asphaltum base, bbl. lots.

Stone.

The prospect of blue stone companies being obliged to pay higher wages and higher transportation charges makes it entirely probable that the price of Hudson river blue stone, Indiana limestone, Northern and Western granite and certain lines of marble, will move upward before long. The stiffening of prices for building granite to-day is due almost entirely to the increased demand for paving blocks but this demand has not yet reached the stage where general advanced prices are being made.

The foregoing was the gist of a statement made this week by a wholesale general stone dealer. It reflects stone trade sentiment in this city to a large extent although there are some who believe that the prices now ruling will stand.

It was stated that the strike situation in the Bedford quarries is improving but that there was nothing to give out for publication at this time. Limestone in this market is still scarce. Prices current follow:

STONE.—Wholesale rates, delivered at New York.

Table with 2 columns: Item description and Price. Includes Bennington building marble, Brownstone, Portland, Con., Caen, Georgia building marble, Granite, black, Granite, grey, Granite, Milford, pink, Granite, Picton Island, pink, Granite, Picton Island, red, Granite, Westerly, blue, Granite, Westerly, red, Hudson River bluestone, promiscuous sizes, per cu. ft., Dressed, ditto, 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.

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

Table with 2 columns: Item description and Price. Includes Bangor, Genuine, No. 1, Brownville & Monson Mine, Chapman, No. 1, Peach Bottom, Red, No. 1, Unfading Green.

REAL ESTATE.

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

MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
April 1 to 7, inc.		April 1 to 7, inc.		April 2 to 8 inc.	
Total No. for Manhattan.....	235	Total No. for Manhattan.....	227		
No. with consideration.....	29	No. with consideration..	22		
Amount involved.....	\$1,571,300	Amount involved.....	\$591,550		
Number nominal.....	206	Number nominal.....	205		
		1910.	1909.		
Total No. Manhattan, Jan. 1 to date....		3,112	3,119		
No. with consideration, Manhattan, Jan. 1 to date.....		268	241		
Total Amt. Manhattan, Jan. 1 to date....		\$14,623,657	\$12,839,932		

1910.		1909.	
April 1 to 7, inc.		April 2 to 8 inc.	
Total No. for the Bronx.....	156	Total No. for the Bronx.....	141
No. with consideration.....	8	No. with consideration..	5
Amount involved.....	\$31,350	Amount involved.....	\$50,900
Number nominal.....	148	Number nominal.....	136

1910.		1909.	
April 1 to 7, inc.		April 2 to 8 inc.	
Total No., The Bronx, Jan. 1 to date....	1,859	Total No., The Bronx, Jan. 1 to date....	1,871
Total Amt., The Bronx, Jan. 1 to date....	\$1,253,262	Total Amt., The Bronx, Jan. 1 to date....	\$1,042,788
Total No. Manhattan and The Bronx, Jan. 1 to date.....	4,971	Total No. Manhattan and The Bronx, Jan. 1 to date.....	4,990
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$15,876,919	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$13,932,720

Assessed Value Manhattan.

1910.		1909.	
April 1 to 7, inc.		April 2 to 8 inc.	
Total No. with consideration.....	571	Total No. with consideration.....	22
Amount involved.....	\$1,571,300	Amount involved.....	\$591,550
Assessed value.....	\$1,403,600	Assessed value.....	\$474,000
Total No. nominal.....	206	Total No. nominal.....	205
Assessed value.....	\$9,866,480	Assessed value.....	\$8,458,500
Total No. with consid., from Jan. 1 to date	268	Total No. with consid., from Jan. 1 to date	241
Amount involved.....	\$14,623,657	Amount involved.....	\$12,889,932
Assessed value.....	\$13,163,800	Assessed value.....	\$11,428,000
Total No. nominal.....	2,844	Total No. nominal.....	2,878
Assessed value.....	\$193,195,230	Assessed value.....	\$159,525,600

MORTGAGES.

1910.		1909.	
April 1 to 7, inc.		April 2 to 8 inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	217	Total number.....	185
Amount involved.....	\$6,939,077	Amount involved.....	\$4,639,059
No. at 10%.....	29	No. at 10%.....	22
Amount involved.....	86	Amount involved.....	74
No. at 6%.....	57	No. at 6%.....	71
Amount involved.....	\$1,499,027	Amount involved.....	\$613,037
No. at 5½%.....	3	No. at 5½%.....	5
Amount involved.....	\$77,000	Amount involved.....	\$117,875
No. at 5¼%.....	45	No. at 5¼%.....	56
Amount involved.....	\$1,950,425	Amount involved.....	\$667,275
No. at 4¾%.....	1	No. at 4¾%.....	1
Amount involved.....	33	Amount involved.....	5
No. at 4½%.....	1	No. at 4½%.....	38
Amount involved.....	\$991,125	Amount involved.....	\$63,500
No. at 4%.....	1	No. at 4%.....	2
Amount involved.....	\$50,000	Amount involved.....	\$29,000
No. at 3¾%.....	33	No. at 3¾%.....	925
Amount involved.....	36	Amount involved.....	30
No. with interest not given	33	No. with interest not given	45
Amount involved.....	\$2,371,500	Amount involved.....	\$306,164
No. above to Bank, Trust and Insurance Companies	49	No. above to Bank, Trust and Insurance Companies	64
Amount involved.....	\$2,256,500	Amount involved.....	\$545,260
		1910.	1909.
Total No., Manhattan, Jan. 1 to date....		2,518	2,687
Total Amt., Manhattan, Jan. 1 to date....		\$110,652,772	\$86,601,557
Total No., The Bronx, Jan. 1 to date....		1,834	1,852
Total Amt., The Bronx, Jan. 1 to date....		\$16,549,769	\$16,435,261
Total No., Manhattan and The Bronx, Jan. 1 to date.....	4,352	Total No., Manhattan and The Bronx, Jan. 1 to date.....	4,539
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$127,202,541	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$103,036,818

EXTENDED MORTGAGES.

1910.		1909.	
April 1 to 7, inc.		April 2 to 8 inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	107	Total number.....	12
Amount involved.....	\$4,702,675	Amount involved.....	\$71,500
No. at 6%.....	10	No. at 6%.....	2
Amount involved.....	\$58,675	Amount involved.....	\$7,000
No. at 5½%.....	2	No. at 5½%.....	2
Amount involved.....	\$56,000	Amount involved.....	\$9,500
No. at 5%.....	27	No. at 5%.....	4
Amount involved.....	\$1,126,500	Amount involved.....	\$31,500
No. at 4¾%.....	62	No. at 4¾%.....	1
Amount involved.....	\$3,357,500	Amount involved.....	\$113,500
No. at 4%.....	1	No. at 4%.....	3
Amount involved.....	\$35,000	Amount involved.....	\$48,000
No. with interest not given	5	No. with interest not given	3
Amount involved.....	\$69,000	Amount involved.....	\$12,000
No. above to Bank, Trust and Insurance Companies	74	No. above to Bank, Trust and Insurance Companies	7
Amount involved.....	\$4,152,300	Amount involved.....	\$11,500
		1910.	1909.
Total No., Manhattan, Jan. 1 to date....		690	552
Total Amt., Manhattan, Jan. 1 to date....		\$28,412,906	\$25,266,202
Total No., The Bronx, Jan. 1 to date....		190	146
Total Amt., The Bronx, Jan. 1 to date....		\$2,649,881	\$1,317,264
Total No., Manhattan and The Bronx, Jan. 1 to date.....	880	Total No., Manhattan and The Bronx, Jan. 1 to date.....	698
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$31,062,787	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$26,583,466

PROJECTED BUILDINGS.

1910.		1909.	
April 2 to 8, inc.		April 3 to 9 inc.	
Total No. New Buildings: Manhattan.....	18	Total No. New Buildings: Manhattan.....	23
The Bronx.....	40	The Bronx.....	73
Grand total.....	58	Grand total.....	96

Total Amt. New Buildings:

Manhattan.....	\$2,392,300	Total Amt. New Buildings: Manhattan.....	\$1,877,500
The Bronx.....	713,975	The Bronx.....	724,100
Grand total.....	\$3,106,275	Grand total.....	\$2,601,600
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$327,315	Manhattan.....	\$355,965
The Bronx.....	139,025	The Bronx.....	15,850
Grand total.....	\$466,340	Grand total.....	\$371,815
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	232	Manhattan, Jan. 1 to date.....	348
The Bronx, Jan. 1 to date.....	501	The Bronx, Jan. 1 to date.....	753
Mhhtn-Bronx, Jan. 1 to date	733	Mhhtn-Bronx, Jan. 1 to date	1,101
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$29,817,070	Manhattan, Jan. 1 to date.....	\$41,817,250
The Bronx, Jan. 1 to date.....	10,447,980	The Bronx, Jan. 1 to date.....	12,075,040
Mhhtn-Bronx, Jan. 1 to date	\$40,265,050	Mhhtn-Bronx, Jan. 1 to date	\$53,892,290
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$3,195,361	Mhhtn-Bronx, Jan. 1 to date	\$3,551,590

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Mar. 31-April 6, inc.		April 1 to 7, inc.	
Total number.....	737	Total number.....	755
No. with consideration.....	47	No. with consideration.....	35
Amount involved.....	\$502,255	Amount involved.....	\$374,280
Number nominal.....	690	Number nominal.....	720
Total number of conveyances, Jan. 1 to date.....	7,104	Total number of conveyances, Jan. 1 to date.....	7,750
Total amount of conveyances, Jan. 1 to date.....	\$4,876,678	Total amount of conveyances, Jan. 1 to date.....	\$3,539,972
Total No. of Conveyances for March.....	1,957	Total No. of Conveyances for March.....	2,653
Total Amt. of Conveyances for March.....	\$1,362,129	Total Amt. of Conveyances for March.....	\$1,223,945
Total No. of Nominal Conveyances for March.....	1,851	Total No. of Nominal Conveyances for March.....	2,513

MORTGAGES.

Total number.....	665	Total number.....	689
Amount involved.....	\$2,667,432	Amount involved.....	\$2,604,976
No. at 6%.....	329	No. at 6%.....	318
Amount involved.....	\$850,530	Amount involved.....	\$847,694
No. at 5½%.....	64	No. at 5½%.....	102
Amount involved.....	\$221,250	Amount involved.....	\$397,067
No. at 5¼%.....	226	No. at 5¼%.....	233
Amount involved.....	\$1,182,745	Amount involved.....	\$1,140,137
No. at 4¾%.....	1	No. at 4¾%.....	1
Amount involved.....	3	Amount involved.....	\$75,000
No. at 4%.....	3	No. at 4%.....	3
Amount involved.....	\$4,200	Amount involved.....	\$20,000
No. with interest not given	43	No. with interest not given	32
Amount involved.....	\$408,707	Amount involved.....	\$125,078
Total number of Mortgages, Jan. 1 to date.....	6,646	Total number of Mortgages, Jan. 1 to date.....	6,804
Total amount of Mortgages, Jan. 1 to date.....	\$29,904,515	Total amount of Mortgages, Jan. 1 to date.....	\$27,549,849
Total No. of Mortgages for March.....	1,825	Total No. of Mortgages for March.....	2,281
Total Amt. of Mortgages for March.....	\$7,556,530	Total Amt. of Mortgages for March.....	\$9,671,125

PROJECTED BUILDINGS.

No. of New Buildings.....	191	No. of New Buildings.....	191
Estimated cost.....	\$1,193,490	Estimated cost.....	\$868,120
Total Amount of Alterations.....	\$58,994	Total Amount of Alterations.....	\$76,250
Total No. of New Buildings, Jan. 1 to date.....	1,695	Total No. of New Buildings, Jan. 1 to date.....	2,135
Total Amt. of New Buildings, Jan. 1 to date.....	\$10,639,075	Total Amt. of New Buildings, Jan. 1 to date.....	\$11,478,831
Total Amount of Alteration, Jan. 1 to date.....	\$1,487,738	Total Amount of Alteration, Jan. 1 to date.....	\$1,175,068
Total No. of New Buildings for March.....	631	Total No. of New Buildings for March.....	920
Total Amount of New Buildings for March.....	\$5,029,000	Total Amount of New Buildings for March.....	\$4,706,580

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
April 1 to 7, inc.		April 2 to 8, inc.	
No. of New Buildings.....	93	No. of New Buildings.....	89
Estimated cost.....	\$406,770	Estimated cost.....	\$358,050
Total Amount of Alterations.....	\$19,437	Total Amount of Alterations.....	\$7,555
Total No. of New Buildings, Jan. 1 to date.....	1,020	Total No. of New Buildings, Jan. 1 to date.....	.....
Total Amt. of New Buildings, Jan. 1 to date.....	\$3,800,567	Total Amt. of New Buildings, Jan. 1 to date.....	.....
Total Amount of Alterations, Jan. 1 to Date.....	\$156,039	Total Amount of Alterations, Jan. 1 to Date.....	.....

THE WEEK.

INCREASED business has reflected the vigor of the market during the week. No sale of unusual character has been recorded, but more satisfactory than any one big deal is the number of small transactions that have been closed in the last few days. A good demand for private dwellings has developed, and of more than ordinary interest was the disposal of the northeast corner of Park av and 60th st to a syndicate which intends to erect a 12-sty co-operative apartment house on the site now covered with old fashioned build-

ings. The other three corners of the thoroughfare have been recently sold for reconstruction and co-operative buildings are planned for the northwest and northeast corners of 61st and the northeast and southeast corners of 62d st.

Activity in the mid-town district has not diminished and a number of valuable sites were sold for improvement with mercantile buildings. The uptown part of the city also received a good share of the trading, one noteworthy transaction being the sale of a plot of a little more than nine lots at the southeast cor of 181st and Ft. Washington av to the Getskay Realty Co., which will improve the site with a 9-sty apartment house.

The new Municipal Building, the construction of which is making good headway, has attracted speculative builders to its immediate vicinity. Trading in this part of the downtown district has been very quiet for a long time, but the energy displayed by the new administration in pushing the improvements to completion has had its effect on the adjacent property and good inquiry for choice plots has developed. A deal was made for the sale of 273 to 277 Pearl st. The purchasers will immediately erect a 12-sty loft building similar to the Hallenbeck Building and the Rhinelander Buildings, which are located nearby.

A good illustration of the rapidly advancing values in recent years for 42d st property was furnished by the sale of 8 East 42d st to Isidor and Max S. Korn for \$185,000. The property was sold by Chas. A. Sherman as executor for the estate of Henry Elderd, who paid for the plot about twenty-five years ago \$30,000. A similar increase of value is shown in the deal reported by Frederick Klingman, who sold 548 5th av, adjoining the northwest cor of 45th st, 25x100. The consideration is said to have been \$425,000. Mr. Klingman had purchased the property about three years ago for \$340,000.

The announcement by members of the Board of Estimate and the Public Service Commission that the subways will be extended to 6th and 7th avs southward to a point near Canal st will stimulate business along the streets of these routes. A hearing will be held next Tuesday evening to ascertain the wishes of the public. The action of the Board of Estimate at yesterday's meeting to set aside \$60,000,000 for subways will more than any other factor tend to widen the market and result in increased sales of properties to speculators and investors along the projected routes, of which the Broadway-Lexington subway is the most important for Manhattan and Bronx real estate men.

THE AUCTION MARKET

Trading at private contract was this week overshadowed by the results obtained in the auction rooms, a number of high-class properties being sold after spirited bidding. The most important of the many offerings of this week comprised twelve down-town parcels belonging to the estate of Charles G. and Lorillard Spencer. A total of \$956,700 was realized, which is about 20 per cent. above the appraised value of the property. Mr. Joseph P. Day, who conducted this successful sale, obtained \$300,000 for 82 and 84 Maiden Lane, old 5-sty buildings, running through to Cedar st. This parcel was sold to Henry Evans, President of the Continental Fire Insurance Co., who announced that he made the purchase in an individual capacity. Although he said that he had no definite plans it is believed the Fire Insurance Co., which is now located at 44 Cedar st, will remodel the present structure or erect a new



Broadway, southwest corner of 48th st, sold at auction this week.

building. The parcel faces the plaza formed by the intersection of Liberty st and Maiden lane and is opposite the new building of the Germania Life Insurance Co. The business property, 391 Broadway, went to Wm. H. White, for \$110,000, and 446 and 448 Broadway was bought by Albert B. Boardman for \$200,000. Operators purchased 17 Madison av for \$110,500.

Mr. Joseph P. Day also sold at auction three parcels belonging to the Davis estate at good prices. For a plot at the southwest cor of 48th st and Broadway, 51 ft on Broadway and 128

ft on the street, Samuel K. Jacobs, of the firm of Walter Emmerich & Co., paid \$526,000. Adjoining the premises on the south is the Brewster Carriage factory, recently leased to the Erkins Syndicate for \$123,000 a year for improvements with a restaurant and theatre building. The first bid for the 48th st corner site was \$250,000 by Heilner & Wolf. Robert E. Dowling bid \$350,000 and Horace S. Ely Co., carried the bidding along, finally getting the property for their client, Mr. Jacobs. Horace S. Ely & Co. were also the successful bidders for the block front on the east side of 8th av, between 48th and 49th sts, for which they paid \$277,000. The third parcel belonging to the Davies holdings, 833 to 837 8th av, was struck down for \$120,100 to an interested party.

Bryan L. Kennelly sold at auction for the Richard Mansfield estate, 316 Riverside Drive, a 5-sty American basement dwelling, 21.10x110, for \$51,000 to Wm. A. Brady the theatrical manager who bought it for his wife, Grace George. He also sold 183 and 185 9th av, on the northwest cor of 21st st, to Lowenfeld & Prager for \$33,250, and 121 East 69th st to Edgar S. Auchincloss for \$59,000.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BEACH ST.—James H. Cruikshank bought from Andrew J. Kelly 10 Beach st, a 6-sty fireproof mercantile building on plot 27x74x86 x25, irregular, occupied by the Janus Vacuum Bottle Manufacturing Company, who have a five-year lease on same.

Quick Action in the Greenwich Section.

GREENWICH ST.—Jas. H. Cruikshank sold to an investor 537 to 545 Greenwich st, a 6-sty fireproof mercantile building on plot 100 x100, between Charlton and Vandam sts, occupied as a medical supply department of the United States Government. This building was finished and leased one month ago, and is the third building Mr. Cruikshank has built and sold in this section within the last three months.

GREENWICH ST.—George Alexander Macdonald purchased the recently completed 6-sty and basement loft building 719-721 Greenwich st, between Charles and Perry sts. The building is 38 ft. in width, with a depth of 78 ft.

HENRY ST.—M. & L. Hess sold for the Realty Holding Co., in conjunction with A. Robinson, 164 Henry st, to Shapiro, Levenson & Shapiro, and 168 Henry st to Dr. Samuel Kohn. Both these buildings are 5-sty tenements, which were recently taken in exchange for the property 129-133 West 27th st.

HUDSON ST.—H. J. Scheuber sold for Lottie Webster and Grace Ferguson the 3-sty building and lot 184 Hudson st, adjoining the northeast corner of Vestry st, to a client.

PEARL ST.—The Charles F. Noyes Co. sold for the owner to a client the old building on plot 63x98 at 373 to 377 Pearl st, between Hague and Vandewater sts, and near the junction of Pearl and Oak sts and New Bowery. At this point, which is just north of the Franklin Square station of the Third av elevated railroad, Pearl st reaches its greatest width. The purchasers will immediately erect a 12-sty fireproof loft building from plans of Goldwin, Starrett & Van Vleck, at a cost of approximately \$325,000. This building will be similar to the Hallenbeck Building, the Rhinelander Building and the Scott & Bowne Building, located in the immediate vicinity. Negotiations are pending for a lease of the entire building to one tenant. The brokers report a good demand for space in this neighborhood, which is in close proximity to the Municipal Building, now under construction.

WOOSTER ST.—The Brown Realty Co. bought through H. Weistock 205 Wooster st, a 6-sty loft building, on plot 37x100, near 4th st. The building is leased to one tenant for a number of years.

3D ST.—Pepe & Bro. sold for Lowenfeld & Prager 131 West 3d st, lot 30x100; said lot will be improved with a loft building.

13TH ST.—The Duross Co. has sold for Samuel Cohen 306 West 13th st, a 5-sty building, on lot 28.6x58.6x irregular. Horace S. Ely & Co. represented the purchaser.

16TH ST.—W. S. Patten and J. L. Van Sant sold to a client of A. Saltzberg the 4-sty high stoop brick dwelling 128 East 16th st, on lot 25x103.3. The property will be immediately altered for business purposes.

17TH ST.—O. Herman Olson sold 232 to 236 West 17th st, three 3-sty frame buildings, on a plot 75x84, to Alexander Frazer, who has resold the property to a builder for improvement with a loft building.

18TH ST.—Innes & Center sold for the Gibson estate to the Douglass Realty Co. 139 East 18th st, a 4-sty English basement house.

18TH ST.—The Huldana Realty Co. (Joseph Wittner, president), sold to Mrs. F. Phillips 320 and 322 West 18th st, a new 6-sty building on plot 48x92, between 8th and 9th avs.

19TH ST.—Flora Baumann sold to a Mr. Lyon 349 East 19th st, a 3-sty dwelling, on lot 20x92.

19TH ST.—Innes & Center sold for the Gibson estate to Joseph B. Thomas, Jr., 132 and 132½ East 19th st, two 3-sty houses. The purchaser will erect a 6-sty modern studio building on the site.

First Sale in Seventy-seven Years.

22D ST.—James N. Wells' Sons sold for estate of Josephine L. Wells to a Mr. Montgomery the 5-sty dwelling, 418 West 22d st, and have leased the house for the new owner for a term of years. This transaction completes the sale of the real estate of the late Josephine L. Wells, all of which has been sold by the same brokers during the past six months. This is the first sale of this property in seventy-seven years, the late owner having inherited it from her father, who purchased the land from Clement C. Moore in 1833.

24TH ST.—Louis Schrag and M. Morgenthau sold for Frederick M. Cromwell the 7-sty loft building 141 and 143 West 24th st, and the building adjoining, making a plot 50x116, to a client.

24TH ST.—Adolph Humpfer & Co. sold for Marcus Kevelson the tenement on lot 25x98.9, 324 East 24th st, to a Mr. Kieley for building purposes; and in conjunction with David Vogel, of the Murphy-Dumont Co., for Joseph F. Dunn the tenement on lot 25x98.9, 326 East 24th st, to the same buyer for improvement, giving Mr. Kieley a plot 50x98.9.

28TH ST.—The American Geneva Society, composed of hotel employees, sold its clubhouse at 128 East 28th st for \$39,800. The

buyer is a client of Charles Hibson. The property consists of a 3-sty building on lot 23x98.9, adjoining the southwest corner of Lexington av. The Geneva Society will probably consolidate with the Columbia Society, the oldest waiters' organization in the city.

28TH ST.—L. J. Phillips & Co. have sold for Sandford & Green 48 West 28th st, a 5-sty business building, on lot 24x98.9, to the 174th St Construction Co., which owns 44, 46 and 50 West 28th st, and now controls a plot 100 ft. front.

34TH ST.—Dr. John A. Wyeth bought from Annabel Curtis and J. Edgar Purdy 131 East 34th st, a 4-sty building, on lot 22x64, adjoining the northwest corner of Lexington av. Folsom Bros. and Ames & Co. were the brokers.

36TH ST.—Casper H. Pearson and others sold 246 West 36th st, a 3-sty dwelling, on lot 19.2x98.9.

37TH ST.—George Dudley Waring sold for Anna G. Kiernan the 3-sty dwelling, No. 144 East 37th st, on a lot 14x98.9, to Dr. Willits for occupancy.

45TH ST.—John E. Olson bought the 3-sty dwelling 60, 62 and 64 West 45th st, on plot 60x100.5, just east of 6th av. The sellers are Wm. E. Mertens, Maurice Mandelbaum, of Mandelbaum & Levine, and Julia C. Chapins. Mr. Olson contemplates erecting a tall building on the site.

46TH ST.—The Taylor-Sherman Co. sold for J. Keen 28 West 46th st, a 4-sty and basement dwelling, on lot 20x100.5. The buyer will occupy.

46TH ST.—Nannie J. Faulkner sold 159 East 46th st, a 4-sty and basement dwelling, on lot 16.8x100.5.

57TH ST.—Mrs. Theodore Seligman sold 35 West 57th st, a 5-sty residence, on lot 25x100.5, between 5th and 6th avs. Property on this street is strongly held and recent sales have been at high figures. The asking price per front foot is approximately \$6,000.

58TH ST.—The Jefferson Real Estate Co., Thomas Jefferson president, sold the 5-sty factory building at 540 to 550 West 58th st, between 10th and 11th avs, on plot 150x100.5. The price was about \$150,000. The property has not changed hands since 1888.

58TH ST.—George Dudley Waring resold 158 to 164 West 58th st to a buyer, who will improve this site with a modern 6-sty apartment building, containing housekeeping apartments and studios.

BROADWAY.—N. Brigham Hall & Son sold for the estate of Kirke La Shelle to Felix Isman 1564 Broadway, a 4-sty brownstone building, lot 20x80, facing Times Square, together with the abutting properties 164 to 170 West 47th st, four brownstone dwellings, plot 76.3x100.5. The late Mr. La Shelle purchased these properties in 1900 through the same brokers, paying \$139,000 for the 47th st property and \$50,000 for 1564 Broadway. He leased them to Mr. Isman in 1904 for a term of 21 years at an aggregate net rental of \$300,000, which lease has now been cancelled. In 1905 Mr. Isman purchased the adjoining property 1566 Broadway, and with the acquisition of the La Shelle properties now has a Broadway frontage of 40 ft. in addition to the abutting rear plot on 47th st.

1ST AV.—John H. Loscarn bought for a client from Ernest Wibel 846 1st av, a 5-sty tenement with store, on lot 24.10x80.

4TH AV.—Jacob Needle bought through N. A. Berwin & Co. 426 to 432 4th av, and 49 and 51 East 29th st, seven 4-sty buildings at the northwest corner of those thoroughfares. The property has a frontage of 100 ft. on 4th av and 80 ft. on 29th st. Harris & Vaughan were the brokers in the sale of 49 East 29th st.

5TH AV.—Frederick Klingman sold 548 5th av, adjoining the northwest cor of 45th st, a 4-sty building, on lot 25x100. The consideration in the deal is said to have been about \$425,000. Mr. Klingman bought the property at partition sale in 1907 for \$340,000, and subsequently mortgaged it to the Farmers' Loan & Trust Co. for \$215,000. The present buyer is said to be a retail concern, which will occupy the building after making alterations. In the same block is the old Lotos Club property, sold recently to Knoedler & Co. The adjoining parcel at the northwest corner of 45th st is owned by Adelaide S. Browning.

8TH AV.—Ames & Co. sold for Samuel Gordon 285 8th av, a 4-sty business building, on lot 19x100, 44 ft. north of 24th st, Mr. Gordon purchased the property at auction a short time ago.

NORTH OF 59TH STREET.

60TH ST.—Frederick W. Herbert sold 112 East 60th st, a 3-sty and basement brownstone front dwelling, on a lot 20x100.5, near Park av. The Douglas Robinson, Charles S. Brown Company negotiated the sale.

67TH ST.—Harvey N. Bloomer sold for the Morris estate the dwelling 247 East 67th st, 25x100, to the New York Baking Co., who will remodel the premises and use for business purposes.

69TH ST.—Lawrence & Wolff sold for Frederick Strauss to a client for occupancy 31 West 69th st, a 4-sty house built on a lot 22x100.

70TH ST.—Pease & Elliman sold for George Dunham 320 West 70th st, a 3-sty dwelling, on lot 18.2x100.5.

71ST ST.—Henry D. Winans & May sold for the trustees of the New York Public Library, Astor, Lenox & Tilden Foundations, a plot 50x102.2 on the south side of 71st st, immediately adjoining the new residence of Wm. W. Cook. The purchaser of this property is C. W. Luyster, Jr., who recently sold the 6-sty American basement residence 7 East 70th st to a client for occupancy. On this plot of 50x102.2 Mr. Luyster will erect two 25-ft. fireproof dwellings, of equal character to 7 East 70th st, which will be offered for sale. Mr. Luyster will commence building at once.

74TH ST.—Miss Selena M. Campbell bought from Nathaniel A. Campbell 126 East 74th st, a 3-sty dwelling, on lot 18.9x102.2. Miss Campbell recently sold 56 East 69th st.

78TH ST.—Slawson & Hobbs sold for Wm. V. Lawrence to Dr. Burnett C. MacIntyre the 3-sty dwelling 137 West 78th st, on lot 20x102.2.

78TH ST.—T. Scott & Son sold for Charles S. Faulkner 169, 171 and 173 East 78th st, three 3-sty dwellings, each on lot 18.6x102.2, between Lexington and 3d avs.

92D ST.—Slawson & Hobbs sold for Agnes F. Kelly to Mrs. Henrietta Erneman the 3-sty high-stoop brownstone and brick dwelling 159 West 92d st, 18x60x100.8.

92D ST.—John J. Kavanagh sold for Joseph King 125 East 92d st, a 2-sty dwelling, on lot 25x100.8.

108TH ST.—The Hennessey Realty Co., Joseph Polstein, president, resold the plot, 100x100.11, on the south side of 108th st, 100 feet west of Amsterdam av. The purchaser, Jacob Sokolski, has resold the property to the Irving Judes Building & Construction Co., which will improve the site with an apartment house. The Hennessey Realty Co. recently bought the plot, together with an abutting plot 50x100 on 107th st.

117TH ST.—Pease & Elliman in conjunction with William C. Lester, sold for Clarence C. Dickinson 429 West 117th st, a 5-sty American basement, to the Belta Realty Company.

120TH ST.—The Citizens' Holding Co. sold through M. Moore to A. H. Vogel the 3-sty dwelling at 125 West 120th st, on lot 20x100.11. Mr. Vogel gave in exchange the 4-sty American basement house at 119 West 136th st, and the cottage at 125 Urban st, Mt. Vernon, N. Y.

134TH ST.—Martin Henry resold to A. B. Smith 36 West 134th st, a 3-sty dwelling, on lot 16.10x99.11.

135TH ST.—Morris Moore resold for the Citizens' Holding Co. 125 West 135th st, to Abraham Vogel, who gave in part payment 119 West 136th st and his summer home at 125 Urban av, Mount Vernon, N. Y.

149TH ST.—Thomas & Son sold to a client for John F. Kayler the two 3-sty private dwellings 522-526 West 149th st, on lot 15x100 ft. each.

The Allenhurst in the Bloomingdale Section Sold.

BROADWAY.—The Allenel Construction Co., a corporation controlled by A. L. Mordecai & Son, Inc., and Heilner & Wolf, sold to the Hewitt Realty Co. the 12-sty fireproof apartment house known as the "Allenhurst," situated at the southeast corner of Broadway and 100th st, and have taken from the Hewitt Realty Co. in part payment the two 7-sty apartment houses known as the "Hamptons" on 7th av, 117th st and St. Nicholas av. The "Allenhurst," which was built by the sellers and finished the first of last October, contains 46 apartments and 2 stores, and covers a plot of ground containing approximately 9,100 sq. ft. The "Hamptons" were built about 10 years ago, the two buildings covering a plot of ground 100 ft. 11 ins. on 7th av by 161 ft. 8½ ins. on the northerly line by 118 ft. 5 ins. on St. Nicholas av and 100 ft. on 117th st, containing over 13,000 sq. ft. The purchasers of the "Hamptons" intend to remodel the buildings throughout, making them thoroughly up-to-date apartment houses in every respect, and to conduct the management of them in the same high-class manner that they have run their West Side buildings. The exchange involved about \$1,200,000. The negotiations were consummated by Leopold Weil, as broker.

BROADWAY.—Geo. R. Read sold to John Lever the plot 76.5x103x75x90.1 at the southeast corner of Broadway and 178th st. Mr. Read acquired the property about a year ago.

COLUMBUS AV.—Frank L. Fisher Co. sold for Z. H. Reakirt the 7-sty elevator apartment house, with 7 stores, at the southeast cor of 77th st and Columbus av. The Fisher Co. will retain the management of the property.

FORT WASHINGTON AV.—Gustavus L. Lawrence sold to the Getzky Realty Co. the southeast corner of Fort Washington av and 183d st, a plot with a frontage of 140 ft. in the street and 173.10 ft. in the av, containing more than nine lots. The buyer, having recently completed the Paul Jones apartment house, in Wadsworth av, between 184th and 185th sts, will improve the property with a 9-sty apartment house.

MADISON AV.—Henry D. Winans & May sold for the trustees of the New York Public Library, Astor, Lenox & Tilden Foundations, the southwest cor of 71st st and Madison av, a plot 25x102.2, to F. W. Jones, Jr., of 44 Pine st; 21 ft. of this plot was acquired from the original purchaser, and the adjoining 4 ft. from the trustees of the public library.

Another Co-operative Apartment for Park Avenue.

PARK AV.—Clients of Wm. A. Boring, architect, have purchased through their brokers, Huston & Asinari, the northeast corner of 60th st and Park av, comprising three private dwellings and forming a plot with frontages of 100 ft. on Park av and 60 ft. on the st. There will be erected on the plot a 12-sty co-operative apartment house of the highest type and similar to the present building at the northwest corner of Park av and 61st st, known as "No. 540 Park Avenue." On the northwest corner of 60th st and Park av will be "No. 520 Park Avenue," a building of the same dimensions, for which plans are about complete, and these two handsome structures will by their similarity form a gateway to the residence section of Park av. There are two apartments now taken by owners and two or three more are to be sold. These buildings are to be completed in August, 1911.

RIVERSIDE DRIVE.—Mr. William H. Duff sold her residence at 87 Riverside Drive, northeast corner of 81st st, a 5-sty American basement dwelling, on lot 22.3x83. The purchaser will occupy.

WEST END AV.—Mrs. Janet E. Patterson sold 895 West End av, a 3-sty and basement stone front dwelling, on lot 20x82, near 104th st.

8TH AV.—Casper D. P. Schnoor sold 2494 8th av, between 133d and 134th sts, a 5-sty flat, with stores, on lot 25x100.

BRONX.

138TH ST.—Harry Goodstein sold to the Peter Doelger Brewing Co. the northwest corner of 138th st and Cypress av, a 5-sty corner new-law apartment house, size 38.8x100. This is the first sale by Harry Goodstein out of a row of ten new 5 and 6-sty buildings erected on East 138th st by him at various periods during the past three years. (The Broadway-Lexington Av Subway will have an express station at this particular corner.)

A Large Bronx Plot to Be Divided.

151ST ST.—W. E. & W. I. Brown, Inc., have sold for Theodore J. Chabot 18 lots in the block bounded by 151st and 152d sts, Wales and Tinton avs. It is the intention of the purchasers to subdivide into smaller parcels and resell and improve the balance with modern apartment houses and stores.

170TH ST.—Kurz & Uren sold for E. J. Crandall 636 East 170th st, a 5-sty flat.

170TH ST.—Joseph P. Day sold for Dr. Valentine Tressler a plot, 29x140x irregular, on the south side of 170th st, between Clay and Teller avs, facing Claremont Park. The buyer is a builder, who will improve it.

200TH ST.—R. F. Rabe bought from the Rapid Transit Subway Construction Co. the plot of 4 lots on the north side of 200th st, 24 ft. west of the Grand Concourse, 114x109 irregular.

BATHGATE AV.—Louis Stamms sold to Abraham Levin the southwest corner of Bathgate av and 172d st, a 5-sty flat, on plot 44x110.

BENEDICT AV.—Raymond Page bought a lot on the south side of Benedict av, 20 ft. east of Pugsley av.

BRYANT AV.—March & White sold for the estate of W. Bloodgood the plot 30x57 on the east side of Bryant av, 60 ft. north of 178th st, to Mr. Schmitz, who will move a frame dwelling from another site onto this plot.

CLINTON AV.—John A. Steinmetz sold for L. W. Devine Co. 2077 Clinton av, near 180th st, a 4-sty double flat, on plot 41x71, to James H. Boyd.

INTERVALE AV.—Charlotte Blumenthal sold to Lee Levinson the plot on the west side of Intervale av, 341.11 ft. south of 167th st, 50x95.2.

MORRIS AV.—Kurz & Uren sold for the Belwood Construction Co. the plot 100x104.9 at the northeast cor of Morris av and 164th st.

MORRIS PARK AV.—The Duff & Brown Co. sold for the Regent Realty Co. the plot 150x100 at the northwest corner of Morris Park and Holland avs; also, sold for Ike Milnix the lot 25x100 on the west side of Holland av, 150 feet north of Morris Park av; also, sold for Jacob Waxberg the plot 50x100 on the north side of Morris Park av, 100 feet west of Holland av.

NELSON AV.—Sidney H. Jones sold for Dr. Oberwager to a builder the plot 50x100, on the west side of Nelson av, 1,150 feet north of Featherbed lane. The purchaser will erect an apartment house.

OAKLEY AV.—Max Wacker sold 1912 Oakley av, a 2-family house, on lot 25x100, to Emma Rudolph.

ROGERS PL.—Joshua L. Evans & Co. sold for Augusta Johanna Fink the lot 25x72 on the west side of Rogers pl, 409 ft. north of Westchester av.

RYER AV.—John Kelly sold for William H. Hodgins 2055 Ryer av, a 2-family dwelling, on lot 25x150.

TIFFANY ST.—W. E. & W. I. Brown, Inc., sold for Rosa A. E. Mulford the vacant lot 25x125 on the west side of Tiffany st, 237.93 north of East 167th st. The buyer will improve the same by the erection of a storage warehouse.

TINTON AV.—John J. Greene sold for Grace L. Koebel of Sullivan County, to Mary Stafford, a 2-family house on a lot 25x100, known as 690 Tinton av.

VILLA AV.—The Royella Realty Co. sold 3095 Villa av, a new house, on lot 19x137.9, to Isernio Filomeno for \$5,250; also 3097 Villa av, 19x108.6, to Giuseppe Castaldi for \$4,400.

WHITLOCK AV.—The George F. Johnson's Sons Co. sold to Minnie Wolsinger and Max Wasberg 912 Whitlock av, a 3-sty two-family house, on plot 25x140. This disposes of the last of a row of 22 houses erected at this point by the seller.

LEASES.

Duff & Brown Company has leased for George F Picken for a term of years 465 West 141st st, a 4-sty private dwelling.

Nail & Parker leased for the owner, Edward A. Isaacs, the northwest corner of 146th st and 7th av, for a rental of about \$150,000 for a term of years.

The Henry M. Weill Company has leased to John Casteras, a sculptor, the 3-sty dwelling at 143 West 28th st, and to Mr. Nira the second loft in 327 7th av.

The Duross Co. has leased for Michael Hallanan the 3d loft containing 9,750 sq. ft. in the corner building 9, 11 and 13 Barrow st and 186 West 4th st, to the Acme Sponging Co. for a term of three years.

Morris E. Sterne, Inc., have leased to Jacob Schlesinger, the builder, the buildings 222 and 224 East 37th st for a term of years; also 1st and top lofts at 1 and 3 East 13th st, and 2d loft at 79 East 10th st, for a term of years.

Wm. J. Roome & Co. have leased for Judge Michael C. Gross to Miss Ella Louise Marsh the 4-sty and basement brownstone dwelling 248 West 52d st, on a lot 20x100, for a term. This property adjoins 250, recently leased by the same brokers to Abiel R. Packard.

Heil & Stern have leased for the Sinclair Realty Co. the store and basement in their building at the southeast corner of Broadway and 8th st, to the Broadway Trust Co. The trust company is at present located on the opposite corner. They will move to their new quarters early in the summer. The lease covers a period of 21 years at an aggregate rental for the term of \$300,000.

M. & L. Hess have leased for the Stockton Realty Co. the 10th loft at 5, 7 and 9 East 31st st, running through to 6, 8 and 10 East 32d st, to Jacob Goldberg; for Geo. N. Freyberg the top loft at 59 Bleecker st, to Harris Blum; for the estate of Benjamin Lichtenstein the 4th loft at 60-62 East 11th st, to Parisian Art Co., and for Henry Steinberg the 4th loft at 283-285 6th av.

Frederick Fox & Co. have leased for the Regal Shoe Co. the store and basement 1163-5 Broadway, cor 27th st, to Bernheim & Co., Inc., clothiers. The lease is for a term of 15 years, at an aggregate rental of over \$150,000. The same brokers have also leased for H. J. Harding & Co. the store and basement in the Broadway Central Hotel, 667-9 Broadway, for a long term of years to J. Bloomfield & Co.

Henry D. Winans & May, representing the Girard Trust Co. and Mary M. Emery, owners, and Cross & Brown, representing the Hon. Jas. L. Scott and Ed. C. Griffith (president of the Automobile Tire Co.), have leased the Windsor, 1700 Broadway, southeast corner of 54th st, for a long term of years. The building covers 4 lots with frontage of over 100 ft. on Broadway. It will be maintained for the present as apartment house property.

Parish, Fisher & Co. have leased for a term of 84 years for Luis W. Morrison, Edward Morrison and Alice M. Ulman, and Luis W. Morrison and Alice M. Ulman, trustees, the northeast corner of 149th st and Amsterdam av, to the Phoenix Amusement Co., a corporation, at an aggregate rental of \$840,000. The plot fronts 100 ft. on Amsterdam av by 150 ft. on 149th st, and will immediately be improved by the lessees by the construction of a high-class business building.

The Chas. F. Noyes Co. has leased for Ewing, Bacon & Henry to Weed & Kennedy a portion of the 9th floor and underwriting space on the ground floor of the new 12-sty insurance building at 123-133 William st for a long term of years. Also offices in 95-97 Liberty st to Carl Ambrosius, Guy V. Williams and Joseph Shipman. For Potter & Bro., Inc., the Noyes Co. has leased the third floor of 27 Beekman st to W. H. Chamberlin & Co., and the fourth floor of the same building to A. Frankheim.

Augustus W. Clarke, the well-known auctioneer and art dealer, who has been established at 43 Liberty st for the past 15 years, has just leased for a term of 10 years from the 5th Av Bank the premises at 5 West 44th st. The building will be altered for art galleries, and when completed in the early fall Mr. Clarke will occupy them in conjunction with his downtown auction rooms. Mr. Clarke is the fourth large art dealer to move into this section of 5th av during the past month. J. K. Van Vranken & Co. negotiated the lease.

Frederick Fox & Co. have leased for the Brevoort Construction Co. the 6th and 10th lofts in the new building just completed at 6-8 West 18th st, for a long term of years to Harry Frank and Samuel Berman; for Jane E. Duffy the 3d loft at 114-118 West 32d st, for a long term of years to the Protective Ventilator Co.; for the 40 East 22d St. Co., the 11th loft at 40-42 East 22d st, for a

term of years to Kutcher, Goodman & Co.; for Webster B. Mable & Co., the 1st loft at 45-47 West 27th st, for a long term of years to H. D. Fertel; for the Sperry & Hutchinson Co. the 3d loft at 662-664 6th av, to the Brunswick Press; for Annie E. Allin the store at 62 East 12th st; and for Geo. R. Read & Co. the 2d loft at 22 West 4th st, to Jos. A. Cohen.

SUBURBAN.

GUTTENBERG, N. J.—John J. Greene sold for John F. Lee to Joseph P. Morgan 74 and 76 8th st, Guttenberg, N. J., two 1-family dwellings, each 25x100.

HACKETTSTOWN, N. J.—T. Rushmore Stiles has sold for Edward Riegelmann his country estate at Hackettstown, N. J., consisting of houses, barns and 210 acres.

YONKERS, N. Y.—Thos. S. Burke, with the Yonkers Realty Exchange and the Duross Co., sold for John Carr to Anna M. Brennan the premises 94 Elliott av, Yonkers, a 2-family house, a part of which will be occupied by the purchaser.

TARRYTOWN, N. Y.—The Duross Co. and the Yonkers Realty Exchange sold for Joseph Daly 76 North Broadway, Tarrytown, N. Y., a 4-sty residence with stables, on lot 100 ft. on Broadway and extending back to the Croton Aqueduct 106 ft.

STATEN ISLAND, N. Y.—Arnold, Byrne & Baumann resold for the Queen Mab Company the following houses at New Brighton, S. I.: 9-10 Phelps pl, two 3-sty dwellings on plot 86x150, to Robert C. Stanley; 100 St. Marks pl, 3-sty and basement dwelling on plot 60x150, to Winfield Koller.

STATEN ISLAND.—Cornelius G. Kolff has sold to Otto Schade, of New York city, a plot of ground 100 ft. wide, extending from the Highland Section of the Douglas road to the Ocean View section of the Douglas road, Emerson Hill, Staten Island. The purchaser contemplates the erection of a dwelling on the plot purchased.

KINDERHOOK, N. Y.—J. Sterling Drake sold to Dr. Chas. W. Kinney, of New York, for Geo. P. and Arthur J. Raup, of Kinderhook, Columbia County, their 100-acre farm; 95 acres of this farm are as choice land as can be found in the Hudson River Valley, and on it is the highest land between Hudson and Troy. The high point commands unobstructed views of the Catskill Mountains and Berkshire Hills.

BERNARDSVILLE, N. J.—Henry D. Winans & May, in conjunction with Post & Reese, sold the George C. Smith place at Bernardsville, N. J. This property consists of about 70 acres, and is improved with a modern stucco residence and outbuildings. The grounds are conceded to be among the handsomest in Bernardsville. The purchaser intends to occupy the premises for his country residence, after making extensive alterations.

BEAUFORT, S. C.—Pease & Elliman sold for the estate of H. O. Havemeyer to a client about 4,000 acres in South Carolina, near Beaufort, and known as the Tomotly Plantation. The property was purchased some years ago by the late H. O. Havemeyer to be used for duck shooting purposes. It is one of the most beautiful places in the south, as the highland on which the mansion is situated is shaded by magnificent old oak trees and overlooks acres of rice fields which are the feeding grounds for the ducks.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 91, of which 38 were below 59th st, 30 above, and 23 in the Bronx. The sales reported for the corresponding week last year were 102, of which 17 were below 59th st, 50 above, and 35 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 217, as against 148 last week, and in the Bronx 147, as against 126 last week. The total amount was \$8,505,357 as against \$9,264,208 last week.

The amount involved in the auction sales this week was \$3,246,812 and since January 1, \$20,390,781. Last year the total for the week was \$1,462,061 and from January 1 \$18,782,577.

JAMES SLIP.—Bendet Isaacs and Jacob J. Weinstein sold to Minnie Palladino No. 1 James slip, a 4-sty tenement, on lot 24x 36.2, at the northeast cor of Cherry st.

18TH ST.—Michael Donnelly sold for the estate of Henry Berlie the 4-sty and basement dwelling 316 West 18th st, on lot 20x92, to a client for investment.

20TH ST.—Michael Donnelly sold for H. B. Crawford 255 West 20th st, a 3-sty dwelling, on lot 16x83.10x irregular, to a client for investment.

27TH ST.—David and Harry Lippmann sold to Ottavio Drago 230 West 27th st, a 5-sty tenement, on lot 24.10x98.9.

63D ST.—A sale which probably foreshadows the improvement of a plot in the Lincoln Square section with an apartment house or automobile building was made by Tucker, Speyers & Co., affecting the plot, 50x100.5, at 108 and 110 West 63d st, just west of Broadway. This property was sold for Daniel B. Freedman to Capt. Wm. H. Wheeler, who has been interested in loft building operations in 38th st at 5th av. It is covered with an old dwelling and 2-sty frame stables. In part payment for this plot Capt. Wheeler, who is a retired officer of the United States Army, gave the Ledgewood farm of 45 acres, one of the show places of Norwalk, Conn.

83D ST.—H. C. Senior & Co. resold for Walter J. Wells 152 to 158 West 83th st, four dwellings, on plot 63.6x121.2, to a client, who will erect a garage. This is part of the property purchased by Mr. Wells from Lowenfeld & Prager, through the same brokers, last month.

91ST ST.—The estate of Elizabeth M. Cauldwell has sold to a client of O. G. Manss 56 West 91st st, a 4-sty and basement dwelling, on lot 20x100.8.

162D ST.—The Whitehall Realty Co. sold to an investor 539 and 541 West 162d st, a 5-sty apartment house on plot 80x99.11, 205 ft. west of Broadway.

PARK AV.—The firm of Leonard J. Carpenter sold for the Rhode Island Hospital Trust Co. to a client for investment 1034 Park av, 4-sty and basement high-stoop dwelling, on lot 20x70, near 86th st.

HONEYWELL AV.—Chas. V. Halley sold through William Peters & Co. to the Merrivale Realty Co. the plot 66x140 on the west side of Honeywell av, about 191 ft. north of Tremont av. The plot will immediately be improved with two 4-sty apartment houses.

WANTS AND OFFERS

390 Broadway

Between White and Walker Streets,
Manhattan Borough, New York City

To be Sold

at Auction in Partition

Tuesday, April 19, 1910

at the Real Estate Salesroom, 16 Vesey Street, New York, by Joseph P. Day, Auctioneer, at 12 o'clock noon. The property is 28 feet 3 inches front on Broadway, 175 feet deep running to Cortlandt Alley, and 28 feet 3 inches on Cortlandt Alley, and is covered by a five-story store and loft building.

For further particulars apply to W. L. BRUEN, one of the owners, 253 Broadway, New York.

CROSS & BROWN COMPANY

REAL ESTATE-INSURANCE
KNICKERBOCKER TRUST BLDG.

TEL. MURRAY HILL 1600 5TH AVE. C. 34TH ST.

CARPENTER, first-class, long experience in all branches; can work from drawing; responsible reference; wishes steady position with contractor, estates or hotel. J. SAY-COWSKY, c/o G. Lewson, 280 3d Ave., N. Y.

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WINDOW VENTILATOR

We are installing equipments every day, to the delight of owners and the Satisfaction of the Department of Labor. Write or phone, and our representative will call.

ECONOMY VENTILATING CO.,

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INTERVALE AV.—B. Morris sold for Henry Acker the southwest corner of Intervale av and 165th st, a plot 45x102x84x109. The buyer will improve the plot with a 5-sty apartment house. The structure will be within a block of the Intervale av subway station now being completed.

TIEBOUT AV.—Shaw & Co. sold for the Central Bronx Realty Co. 2482 Tiebout av, a 4-sty double flat, 31x67x100, to an investor. This is the fourth house of a row sold by the same brokers.

REAL ESTATE NOTES

Edgar A. Levy has changed his offices to 505 Fifth av.

I. S. and M. S. Korn, this week took title to 8 East 42d st, paying \$185,000 for it. They own 4 and 6 East 42d st, and 5 and 7 East 41st st, which they purchased in 1906.

John J. Vogler, formerly with Albert B. Ashforth, is now associated with James Varnum Graham, 60-64 Liberty st, in charge of the Real Estate Sales Department.

The firm of Mintz & Stamper located in the Areco building, 149th st and 3d av, has been dissolved by mutual consent. David Mintz will continue the business at the same address.

The firm of H. D. Baker & Brother has been dissolved. The business will hereafter be carried on at 149 Broadway by William S. Baker, who will have E. P. Schinsky associated with him.

Geo. R. Read & Co. announce that Walter H. Barry, for several years with Whitehouse & Porter, is now associated with them as manager of the sales department of their uptown office at 3 East 35th st.

Edward C. Williams, real estate broker, has formed a partnership with Casimir C. Patrick under the firm name of Edward C. Williams & Co., and have opened offices in the Centurian Building, 1182 Broadway.

Charles F. Maybach is now associated with Charles F. Mehl-tretter of 703 Tremont av, real estate and insurance, and they have formed a corporation styled as "Charles F. Mehl-tretter, Inc.," at the same address.

The firm of H. D. Baker & Bro., of 170 Broadway, real estate and mortgage brokers, has dissolved. Mr. W. S. Baker associated with E. P. Schinsky have opened offices in the Singer Building, 149 Broadway. H. D. Baker will retain the offices at 170 Broadway.

Everett Abbott Brett, until recently with Horace S. Ely & Co., has entered into a copartnership with Everard George Toel for the transaction of a general real estate and insurance business under the firm name of Toel, Brett & Co., with an office at 5 and 7 East 42d st.

Broadway-Park Place Company has been incorporated at Albany with a capital of \$1,500,000, to take over a large plot at the southwest of these thoroughfares, which was recently purchased by Frank W. Woolworth. The incorporators are Mr. Woolworth, Hubert T. Parson, James M. Breed, Lester C. Burdett and Herbert W. Smith.

M. Morgenthau, Jr., Co. have appointed Mr. William C. White to represent their mortgage department in the Borough of the Bronx. Among the mortgages recently placed through this company are two loans of \$34,000 and \$48,000 respectively on the northeast corner of 152d st and Wales av and the northwest corner of Tinton av and 152d st, both 5-sty new stores and flats; a loan of \$7,000 on No. 652 Faile st, a 2-family house in the Hunts Point section; a loan of \$30,000 on the 5-sty apartment house Nos. 421-423 153d st, near Melrose av; a loan of \$32,000 on Nos. 822-824 East 145th st, a 6-sty flat near St. Ann's av, and a loan of \$30,000 on the vacant block bounded by Davidson and Grand avs, 181st st and Clinton pl.

WHAT IS OFFICIAL VENTILATION?

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

RESULTS FROM A TEST OF WINDOW VENTILATORS.

As Made by C. T. Coley, M. E., of Douglas Robinson, Charles S. Brown Company, with the Co-Operation of the Department of Labor.

A NEW VENTILATION LAW, designed to be specific as to what is proper and sufficient ventilation is now being drawn by the Commissioner of Labor and copies have been submitted to several real estate interests for their criticism. In the law which he hopes to have enacted the Commissioner does not intend to provide either for approval or disapproval of any system of ventilation before it is actually installed. The only object he will have in mind will be the final result obtained, as to the purity of the air, which standard of purity will be set forth in the law. Under the present law, as the tests proved, it is practically impossible to heat a building with the usual heating equipment.

from will, no doubt, conclude that the irrelevancy of the report to the demands of the public constitutes a species of official facetiousness.

THE COLEY REPORT.

RESULTS that can be obtained in the ventilation of workrooms by window, or natural, ventilators have been very little known. The Department of Labor has been requiring amounts which in many cases have been in excess of what has been recommended by the manufacturers themselves. THE CONSEQUENCE HAS BEEN THAT THE COST OF THE WORK HAS BEEN VERY HIGH AND THE COST OF HEATING WORKROOMS GREATLY INCREASED.

In order to more accurately determine what can be accomplished with WINDOW VENTILATION, and secure aid in solving the various problems, Mr. Clarence T. Coley, supervising engineer for Douglas Robinson, Charles S. Brown Company, real estate agents, with the cooperation of the Department of Labor, invited seven manufacturers of window ventilators to install their devices in the building Nos. 402-408 Lafayette St; each manufacturer being assigned one floor from the second to the eighth, inclusive.

The parts of CO₂ as found in the air are those determined by the air-testing machines operated by the Labor Department's experts, Doctor Graham Rogers and Mr. Vogt, and the air tester operated by Mr. Coley.

The tests, despite the interest taken in them by the Labor Department, are in NO WAY OFFICIAL, so far as the Department of Labor is concerned. THEY WERE CONDUCTED STRICTLY AS A MATTER OF GENERAL EDUCATION UPON THE SUBJECT. The need of definite information in this field of ventilation are considered necessary by Mr. Coley, and the Allied Real Estate Interests induced Mr. John Williams, the Commissioner of Labor, to participate in conducting the tests. The following report of the tests was prepared by Mr. Coley:

THE SCENE OF THE TESTS.

The building is an eight story semi-fireproof loft building, having about 115 feet frontage on the street. The rear faces into a large court, 40x90, open on the north side. The window exposures of the building are east and west. The building is well constructed, the windows fitting tightly and the frames being well built-in. Each entire loft is served by two elevators, one on either side. There is also a stair-well adjacent to each elevator shaft. The elevator shaft and stair-well are separated from the loft by enclosures and doors. There is a toilet adjoining either elevator shaft, each toilet having the usual ventilator, 12x12. In order to make the ventilators operate well, extra steam heat was put on, and 500 lbs. of additional coal were burned above the average daily consumption.

The following results were obtained by the tests on the respective floors:

No. 1.

SECOND FLOOR.

Area of loft: 6,275 square feet.
No. of people: 24.
No. of gas irons: None.
People equivalent: 24.
No. of windows east: 8. West: 6.
No. of ventilators east: 4 top and bottom.
Area vent opening east: 1,008 sq. ins.
Top of window: 504 square inches.
Bottom of window: 504 square inches.
Cost 30-in.: \$11 per window, top and bottom.

MONARCH VENTILATOR.

Date: March 10, 1910.
Occupied by and business: J. Friedman; suits.
No. of gas jets: None.
Vol. per person: 3,450 cubic feet.
Height of ceiling: 13 ft. 2 ins.
No. of ventilators west: 4 top and bottom.
Area vent opening west: 1,008 sq. ins.
Top of window: 504 square inches.
Bottom of window: 504 square inches.
Cost 36-in.: \$13 per window, top and bottom.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....		6½	8	8						9
Direction of wind.....	NE	NE	NE	NE	E	E	SW	S	S	S
Velocity of wind, miles per hour.....	9	8	8	8	8	4	6	8	7	7
Inside temperature.....		62		63						66
Outside temperature.....	32	32	34	35	36	37	35	36	37	36
Inside humidity.....				34						39
Outside humidity.....				54						64

Mechanical construction: Good. Durability: Good.
 Production of draught: None bottom; top, slight. Window fit: Fair.
 Regulation by hand or automatic: Automatic.
 Square inches of opening in each ventilator: 126.
 Square inches of ventilation per person: 84.
 (Gas and gas irons reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: \$1.03.
 Square inches of ventilation per 1,000 C. F. of volume: 24.3 square inches.

REMARKS: The automatic valve operates in such a manner in the lower device as to prevent violent inrushes of air when outside wind velocity is high.

In order to test the air existing in the loft with the windows and ventilators closed, they were closed all night and kept closed until the test at 10:30 showed the air to contain 13 parts of CO₂ in 10,000 parts of air. Wind south; ten miles on March 19th.

THIRD FLOOR.

Area of loft: 10,370 square feet.
 No. of people: 32.
 No. of gas irons: None.
 People equivalent: 98.
 No. of windows east: 13. West: 9.
 No. of ventilators east: 9; bottom only.
 Area vent opening east: 1,413 sq. ins.
 Top of window: None.
 Bottom of window: 1,413 sq. ins.
 Cost 36-in.: \$3.25 each, installed.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....	7	7	7	10	8					7½
Direction of wind....	NE	NE	NE	NE	E	E	SW	S	S	S
Velocity of wind, miles per hour.....	9	8	8	8	8	4	6	8	7	7
Inside temperature.....		59		66	65					68
Outside temperature.....	32	32	34	35	35	37	35	36	37	36
Inside humidity..		44		47	39					40
Outside humidity.....		54		54	58					64

Mechanical construction: Good.
 Production of draught: Generally none. Window fit: Good.
 Regulation by hand or automatic: By hand.
 Square inches of opening in each ventilator: 157.
 Square inches of ventilation per person: 24.
 (Gas and gas irons reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: \$0.41.
 Square inches of ventilation per 1,000 C. F. of volume: 18.4.

REMARKS: The conditions in this loft were severe, and it was ventilated satisfactorily with lower devices only. The Department, however, has been requiring ventilation both bottom and top. This is the only device that does not cut off the light from the window.

In order to determine the quality of the air with the windows and ventilators closed, they were closed all night and until 9:20; air tested and found to contain on March 19th, 14 parts of CO₂ in 10,000 parts of air; wind south and ten miles per hour.

No. 2.

"IDEAL" VENTILATOR.

Date: March 10th, 1910.
 Occupied by and business: Rose Brothers; suits.
 No. of gas jets: 22.
 Vol. per person: 3,953 cubic feet.
 Height of ceiling: 12 ft. 2 ins.
 No. of ventilators west: 6; bottom only.
 Area vent opening west: 942 sq. ins.
 Top of window: None.
 Bottom of window: 942 sq. ins.
 Cost 42-in. \$3.50 each, installed.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....	7	7	7	10	8					7½
Direction of wind....	NE	NE	NE	NE	E	E	SW	S	S	S
Velocity of wind, miles per hour.....	9	8	8	8	8	4	6	8	7	7
Inside temperature.....		59		66	65					68
Outside temperature.....	32	32	34	35	35	37	35	36	37	36
Inside humidity..		44		47	39					40
Outside humidity.....		54		54	58					64

Durability: Good.

FOURTH FLOOR.

Area of loft: 10,370 sq. ft.
 No. of people: 32.
 No. of gas irons: None.
 People equivalent: 56.
 No. of windows east: 13. West: 9.
 No. of ventilators east: 6 complete devices; top and bottom.
 Area vent opening east: 1,476 sq. ins.
 Top of window: 738 sq. ins.
 Bottom of window: 738 sq. ins.
 Cost 36-in., top and bottom: \$16.00.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....	8	8	7½	7					9	9
Direction of wind....	NE	NE	NE	NE	E	E	SW	S	S	S
Velocity of wind, miles per hour.....	9	8	8	8	8	4	6	8	7	7
Inside temperature.....		56		64	68				63	
Outside temperature.....	32	32	34	35	36	37	35	36	37	36
Inside humidity..		58		45						
Outside humidity.....		54		54	58				67	

Mechanical construction: Good.
 Production of draught: Bottom, none; top, slight. Window fit: Good.
 Regulation by hand or automatic: Automatic.
 Square inches of opening in each ventilator: 123.
 Square inches of ventilation per person: 44.
 (Gas and gas irons reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: \$1.42.
 Square inches of ventilation per 1,000 C. F. of volume: 23.

REMARKS: It is to be noticed that with this ventilator the requirement by the Department has been 1 lineal foot of opening both top and bottom for each person. There were 32 people, 35 lineal feet of ventilators, both top and bottom, and a wind velocity of 7 miles per hour. The direction of the wind was such that it did not blow into the window and the purity of the air was excellent, showing that the requirement is somewhat excessive.

In order to determine the quality of the air with the windows and ventilators closed, they were closed all night, March 19th, until 9:10, except for ½ hour. Air tested and found to contain 11 parts of CO₂ in 10,000 parts of air; wind south and ten miles per hour. Outside temperature 45 degrees F.

No. 3.

"ECONOMY" VENTILATOR.

Date: March 10th, 1910.
 Occupied by and business: I. Goodman; men and boys' suits.
 No. of gas jets: 8.
 Vol. per person: 3,360 cu. ft.
 Height of ceiling: 10 ft. 4 ins.
 No. of ventilators west: 4 complete devices, top and bottom.
 Area vent opening west: 984 sq. ins.
 Top of window: 492 sq. ins.
 Bottom of window: 492 sq. ins.
 Cost 42-in., top and bottom: \$17.50.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....	8	8	7½	7					9	9
Direction of wind....	NE	NE	NE	NE	E	E	SW	S	S	S
Velocity of wind, miles per hour.....	9	8	8	8	8	4	6	8	7	7
Inside temperature.....		56		64	68				63	
Outside temperature.....	32	32	34	35	36	37	35	36	37	36
Inside humidity..		58		45						
Outside humidity.....		54		54	58				67	

Durability: Good.

FIFTH FLOOR.

"PULLMAN" VENTILATOR.

Area of loft: 10,370 sq. ft.
 No. of people: 58.
 No. of gas irons: 1.
 People equivalent: 61.
 No. of windows east: 13. West: 9.
 No. of ventilators east: 18 tops, 8 bottom only.
 Area vent opening east: 546 sq. ins.
 Top of window: 378 sq. ins.
 Bottom of window: 168 sq. ins.
 Cost 32-50-in. windows, two ventilators per panel lower and top: \$8.00 per panel. Panel with single ventilators: \$5.00.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air: Front.					13			15		13
CO ₂ in 10,000 parts of air: Rear.					7			12		11
Direction of wind....	W	W	W	W	SW	SW	S	S	S	SE
Velocity of wind, miles per hour.....	6	6	5	6	8	7	9	8	9	10
Inside temperature.....					66			66		62
Outside temperature.....		27	28	31	32	36	40	40	42	43
Inside humidity..					52			56		60
Outside humidity.....		12	50	47	44	38	37	37	37	42

Mechanical construction: Excellent.
 Production of draught: None. Window fit: Very good.
 Regulation by hand or automatic: By hand and automatic.
 Square inches of opening in each ventilator: 21.
 Square inches of ventilation per person: 15.

Durability: Excellent.

No. 4.

(Gas and gas irons reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: \$4.00.
 Square inches of ventilation per 1,000 C. F. of volume: 8.1.

REMARKS: The devices installed were of standard product, but the price quotation is on their remodeled factory device, with everything unchanged, except the mounting. It is of interest to note that as soon as wind changed to SE, the ventilators began to be more effective and the CO₂ was reduced rapidly.

In order to determine the quality of the air in the room with the windows and ventilators closed, the ventilators were open all night and closed at 7:30; air tested March 19th, at 9:00 A. M. and 13½ parts of CO₂ were found in 10,000 vol. of air; wind south; velocity ten miles; temperature 45 degrees F. outside.

No. 5.

SIXTH FLOOR.

Area of loft: 10,370 sq. ft.
 No. of people: 27.
 No. of gas irons: 4.
 People equivalent: 61.
 No. of windows east: 13. West: 9.
 No. ventilators east: 5 sets, top and bottom.
 Area vent opening east: 862 sq. ins.
 Top of window: 431 sq. ins.
 Bottom of window: 431 sq. ins.
 Cost 42-in. lower device: \$4.00.

GRABING VENTILATOR.

Date: March 18th, 1910.
 Occupied by and business: H. Kuhn; boys' suits.
 No. of gas jets: 6.
 Vol. per person: 4,225 cu. ft.
 Height of ceiling: 10 ft. 1 in.
 No. of ventilators west: 5 sets, top and bottom.
 Area vent opening west: 862 sq. ins.
 Top of window: 431 sq. ins.
 Bottom of window: 431 sq. ins.
 Cost 50-in. upper device: \$3.00.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....					8½			9	9	8
Direction of wind.....	W	W	W	SW	SW	S	S	S	S	SE
Velocity of wind, miles per hour.....	6	6	6	8	7	9	8	9	10	9
Inside temperature.....					68			70	66	64
Outside temperature.....	27	28	31	32	36	40	40	42	43	41
Inside humidity.....					46			56	60	
Outside humidity.....					38			37	42	

Durability: Fair.

Mechanical construction: Poor.
 Regulation by hand or automatic: Hand.
 Production of draught: Lower none; upper slight. Window fit: Fair.
 Square inches of opening in each ventilator: 86.
 Square inches of ventilation per person: 28.2.
 (Gas and gas iron reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: 89 cents.
 Square inches of ventilation per 1,000 C. F. of volume: 15.

REMARKS: The device installed is not what is generally known as the Grabing Ventilator, but is a special device gotten up cheaply for factory ventilation and this test. The north section of the loft is partitioned off from the remainder and contains 2 westerly windows, 4 gas jets and 5 people. Tests were made of the air and 13-15 parts of CO₂ were found in every 10,000 parts of air. Upper part of partition will be taken out so as to improve the purity of the air in this section of the workroom.

No. 6.

SEVENTH FLOOR.

Area of loft: 6,275 sq. ft.
 No. of people: 16.
 No. of gas irons: None.
 People equivalent: 40.
 No. of windows east: 8. West: 6.
 No. of ventilators east: 8 top and bottom. Lower screens open.
 Area vent opening east: 880 sq. ins.
 Top of windows: 80 sq. ins.
 Bottom of window: 800 sq. ins.
 Cost 42-in. ventilator: \$2.50 per lineal foot, including top and bottom devices and rubber strip on parting rail of window.

PROTECTIVE VENTILATOR.

Bottom of window: 600 sq. ins.
 Date: March 10, 1910.
 Occupied by and business: H. Kuhn & Co.; clothing.
 No. of gas jets: 6.
 Vol. per person: 4,190 cu. ft.
 Height of ceiling: 10 ft. 7 ins.
 No. of ventilators west: 6 top and bottom. Lower screens open.
 Area vent opening west: 660 sq. ins.
 Top of window: 601 sq. ins.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....		5½	8	11	9½			13	11	
Direction of wind.....	NE	NE	NE	NE	E	E	SW	S	S	S
Velocity of wind, miles per hour.....	9	8	8	8	8	4	6	8	7	7
Inside temperature.....		65	67		69				68	
Outside temperature.....	32	32	34	35	36	37	35	36	37	36
Inside humidity.....		43			44				35	
Outside humidity.....	54	58	54	58	58	60	63	63	67	64

Durability: Good.

Mechanical construction: Excellent.
 Production of draught: Very slight. Window fit: Excellent.
 Regulation by hand or automatic: Hand.
 Square inches of opening in each ventilator: 100.
 Square inches of ventilation per person: 38.5.
 (Gas and gas irons reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: \$1.51.
 Square inches of ventilation per 1,000 C. F. of volume: 23.

REMARKS: Tests were made with the gate in the lower device open. The screen in the upper device was closed and stationary.

No. 7.

SEVENTH FLOOR—SOUTH.

Area of loft: 4,296 sq. ft.
 No. of people: 20.
 No. of gas irons: None.
 People equivalent: 53.
 No. of windows east: 5. West: 3.
 No. of ventilators east: 5 top and bottom.
 Area vent opening east: 1,300 sq. ins.
 Top of window: 800 sq. ins.
 Bottom of window: 500 sq. ins.
 Cost 42-in.: \$2.50 per lineal foot; top and bottom; devices with rubber strip at parting rail.

PROTECTIVE VENTILATOR.

Date: March 18th, 1910.
 Occupied by and business: A. Woner & Co.; clothing.
 No. of gas jets: 11.
 Vol. per person: 2,298 cu. ft.
 Height of ceiling: 10 ft. 7 ins.
 No. of ventilators west: 3 top and bottom.
 Area vent opening west: 780 sq. ins.
 Top of window: 480 sq. ins.
 Bottom of window: 300 sq. ins.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4	5
CO ₂ in 10,000 parts of air.....					11	8½		10½			7½
Direction of wind.....	W	W	W	W	SW	SW	S	S	S	SE	SE
Velocity of wind, miles per hour.....	6	6	5	6	8	7	9	8	9	10	9
Inside temperature.....					69	68		69			63
Outside temperature.....		27	28	31	32	36	40	40	42	43	41
Inside humidity.....					46	48		50			46
Outside humidity.....		12	50	47	44	38	37	37	37	42	56

Durability: Good.

Mechanical construction: Excellent.
 Production of draught: Very slight lower; top when open a little draught. Window fit: Excellent.
 Regulation by hand or automatic: By hand.
 Square inches of opening in each ventilator: 100 bottom; 160 in top when open.
 Square inches of ventilation per person: 39.2.
 (Gas and gas irons reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: 68 cents.
 Square inches of ventilation per 1,000 C. F. of volume: 45.3.

REMARKS: The Protective Ventilator Company equipped this loft with their regular devices, and tests were run on March 10th with bottom device gates open and the top closed. CO₂ ran as high as 13 and 14 by eleven o'clock; hence the manufacturers found it necessary to arrange the top device so that it would open. This was done and the air tested with the above results. A small draught, however, is produced about fifteen feet from window by upper devices. The windows and ventilators in this section were closed all night March 19th. The air was tested and parts of CO₂ were found at 8:35 A. M., at 9:45 14 parts, at 10:00 15 parts of CO₂; wind south; ten miles per hour; temperature 45 degrees F., showing the conditions existing without the ventilators.

No. 8.

NATIONAL VENTILATOR.

EIGHTH FLOOR.

Area of loft: 10,370 sq. ft.
 No. of people: 45.
 No. of gas irons: None.
 People equivalent: 45.
 No. of windows east: 13. West: 9.
 No. of ventilators east: 10 top and bottom.
 Area vent opening east: 880 sq. ft.
 Top of window east: 440 sq. ft.
 Bottom of window east: 440 sq. ft.
 Cost 30-36-in.: \$4.00 solid panel; \$5.00 glass panel; 1 set of devices.
 Cost 36-42-in.: \$5.50 solid panel; 6.80 glass panel; 2 sets of devices.
 Cost 42-50-in.: \$5.75 solid panel; \$7.15 glass panel; 2 sets of devices.

Time o'clock of test.....	7	8	9	10	11	12	1	2	3	4
CO ₂ in 10,000 parts of air.....	7½		8	8	10					
Direction of wind.....	NE	NE	NE	NE	E	E	SW	S	S	S
Velocity of wind, miles per hour.....	9	8	8	8	8	4	6	8	7	7
Inside temperature.....	60		62	63	64					
Outside temperature.....	32	32	34	35	36	37	35	36	37	36
Inside humidity.....	48		42	40	37					
Outside humidity.....	54	58	54	58	58	60	63	63	67	64

Mechanical construction: Very Good.
 Production of draught: None. Window fit: Good.
 Regulation by hand or automatic: Automatic and hand.
 Square inches of opening in each ventilator: 22.
 Square inches of ventilation per person: 33.2
 (Gas and gas irons reduced to person equivalents.)
 Cost of device per 20 sq. ins. of vent opening: \$2.50.
 Square inches of ventilation per 1,000 C. F. of volume: 14.4.

Durability: Very good.

REMARKS: This device with the panels takes up about eight inches at both top and bottom of the window, and somewhat darkens the room where solid panels are used. This is the top floor and there are two skylights in the ceiling which helped conditions a little. A door leading to building No. 708 Broadway remained open. Two elevator shafts and two staircases also affected the air in the loft. Samples of air were taken at the breathing line. The ventilators were operating all night and were closed at 7:30 A. M. on March 19th. Air tested at 11 o'clock and found to contain 11 part of CO₂ in 10,000 parts of air. Wind south; velocity ten miles; 45 degrees F., showing condition of the air without the use of ventilators.

Engineer Coley's Conclusions.

Accompanying the above report to the Commissioner of Labor on the result of ventilation of the work rooms in 402-8 Lafayette Street, Manhattan, was a letter from Mr. Coley, containing his conclusions as a result of the tests:

"1. That in view of the fact that 500 pounds of coal were burned above the average amount for heating the building for one day, it appears that should the purity of the air be maintained equal to that existing during the test, with the outside temperature twenty degrees or less above zero, it will be PRACTICALLY IMPOSSIBLE TO PROPERLY HEAT THE BUILDING WITH THE EXISTING HEATING EQUIPMENT.

"2. It appears that a loft which was equipped with ventilating devices so that the opening from the workroom to the outer air was about twenty square inches per person, the loft was PROPERLY VENTILATED. It also appears that the amount of ventilation provided varied from 15 to 25 square inches for every 1,000 cubic feet of room volume.

"3. IT APPEARS THAT A WINDOW VENTILATING DEVICE HAVING LOWER OPENINGS ONLY PROVIDED AS GOOD VENTILATION AS DEVICES HAVING BOTH TOP AND BOTTOM OPENINGS.

"4. The burning of gas very materially increases the amount of CO₂ in the air and that its burning does not materially increase the action of a window ventilating device having both top and bottom openings, so that the burning of gas cannot be neglected in considering proper ventilation.

"It must be borne in mind that the gas CO₂ ITSELF IS NOT POISONOUS, but is, as a rule, simply an indicator of the presence of injurious organic matter, and a person existing in an atmosphere containing a quantity of CO₂ would not be injured, except to have his vitality lowered, so that he would be less able to resist the effects of any poisonous organic matter. Therefore, the production of CO₂ from the burning of gas cannot be considered as injurious as the production of CO₂ from the human body; consequently, an atmosphere containing 15 parts of CO₂ in 10,000 parts of air produced by the burning of gas is probably no more injurious than an atmosphere containing 10 parts CO₂ as produced by the human body."

To which the following answer was returned by the Commissioner of Labor:

Commissioner Williams's Remarks Upon the Report.

CLARENCE T. COLEY, ESQ., Supervising Engineer, Douglas Robinson, Charles S. Brown Co., 146 Broadway, New York, Dear Sir: I have examined your report upon the test of ventilation in the several lofts in building Nos. 402-408 Lafayette Street, Manhattan. The variations in the figures showing the amount of CO₂ when compared with the report of Dr. Rogers, are due, I assume, to the fact that you averaged the different readings at a given hour. Upon your conclusions, I desire to comment as follows:

1. Your conclusion in regard to the probable effect of a lower outside temperature is no doubt well founded, and serves to emphasize the fact that HEATING AND VENTILATING ARE INSEPARABLE PROBLEMS and that in the average LOFT BUILDING WHEN CALCULATIONS WERE MADE AS TO THE AMOUNT OF HEAT NECESSARY, NO ACCOUNT WAS TAKEN OF THE NEED OF VENTILATION.

2. THE TESTS CANNOT BE REGARDED AS CONCLUSIVE-PROVING THE ADEQUACY OF A GIVEN OPENING, for with a greater density of population you would doubtless find a more rapid rate of vitiation.
3. This conclusion is probably correct and would obtain generally, provided there be windows on opposite sides of the room and if there be free passage for the air from one to the other.
4. I agree that THE PRESENCE OF CO₂ IS NOT IN ITSELF AN ELEMENT OF DANGER, but like a high temperature of the human body indicates an abnormal state of the system, so a high volume of CO₂ is accepted as an indicator of vitiated air; but I am not aware that it makes any difference whether the vitiation be caused by the burning of gas or by human breathing.

I think the tests have contributed somewhat to the sum total of our knowledge, and I appreciate the time and care you have given to the subject. Your statement as to the unofficial character of the tests is correct in all respects. Yours truly,

JOHN WILLIAMS, Commissioner.

THE VENTILATION LAW WHICH MR. WILLIAMS PROPOSES.

THE following is a copy of a proposed amendment to the LABOR LAW which the Commissioner of Labor has drafted, and which after discussing the same with interested realty interests he proposes to introduce in the present Legislature.

The part in brackets is in the existing law. The rest is all new:

To amend the labor law, in relation to ventilation in factories. The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section eighty-six of chapter thirty-six of the laws of nineteen hundred and nine, entitled "An act relating to labor, constituting chapter thirty-one of the consolidated laws," is hereby amended to read as follows:

Sec. 86. Ventilation and temperature. [The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein the room must be ventilated in such a manner as to render them harmless, so far as is practicable; in case of failure the commissioner of labor shall order such ventilation to be provided. Such owner, agent or lessee shall provide such ventilation within twenty days after the service upon him of such order, and in case of failure, shall forfeit to the people of the state, ten dollars for each day after the expiration of such twenty days, to be recovered by the commissioner of labor.]

Every workroom in a factory shall be properly and sufficiently ventilated. Proper ventilation shall be deemed to have been provided in a factory workroom when the air therein is maintained at a standard of purity not lower than hereinafter prescribed and the temperature of such workroom is maintained between fifty-five degrees and ninety degrees Fahrenheit, and no person employed therein is subjected to injurious or uncomfortable draughts of air. A workroom shall be deemed to be sufficiently ventilated only when the air therein is maintained at the following standard of purity: between the hours of nine o'clock in the morning and four o'clock in the afternoon the air therein shall not contain more than TEN PARTS OF CARBON DIOXIDE IN TEN THOUSAND VOLUMES OF AIR, and before the hour of nine o'clock in the morning or after the hour of four o'clock in the afternoon the air therein shall not contain more than FIFTEEN PARTS OF CARBON DIOXIDE in ten thousand volumes of air.

It shall be the duty of the owner or lessee of a building used in whole or in part for factory purposes, or of the agent of either such owner or lessee, to provide in each factory workroom in such building proper and sufficient means of ventilation to conform to the standard hereinbefore prescribed, under ordinary conditions of occupancy and illumination; provided THAT WHEN THE OCCUPIER HAS AGREED IN WRITING TO COMPLY WITH THE PROVISIONS OF THIS SECTION, within his holding, HE, INSTEAD OF THE OWNER or lessee or their agents shall be responsible for the performance of the duty herein prescribed.

It shall be the duty of the occupier, with his holding to maintain proper and sufficient ventilation in each workroom, and if in the course of the business conducted therein gases, fumes, vapors, dust, fibre or impurities are generated or released, he shall be required in addition, to provide and use such other and further means of ventilation as may be necessary to remove such gases, fumes, vapors, dust, fibre or impurities and to maintain the air therein at the standard of purity hereinbefore prescribed.

The term occupier as used in this section shall mean the tenant or lessee of any part of a building which part is so used as to constitute in law a factory.

The terms ordinary conditions of occupancy when used in this section shall mean the maximum number of persons to be employed in each factory workroom during one or more days between the first day of October in one year and the first day of May in the following year. The terms ordinary conditions of illumination when used in this section shall mean the methods employed and the means provided to light each factory workroom.

If the Commissioner of Labor finds that a factory workroom is not properly and sufficiently ventilated as herein prescribed, under ordinary conditions of occupancy and illumination he shall issue or cause to be issued to the owner or lessee of the building, or the agent of either such owner or lessee, wherein such factory workroom is located, a notice requiring such person to provide means to properly and sufficiently ventilate such workroom within thirty days from the date of such notice. Such notice shall be deemed to be served when it has been deposited in the post in a prepaid wrapper directed to the owner or lessee, or the agent of either, at his residence, or his customary place of business; provided, that when the occupier has agreed in writing to comply with the provisions of this section, within his holding, he, instead of the owner or lessee or their agents shall be responsible and the notice herein prescribed shall be served upon him in the same manner as provided in the case of an owner, lessee or agent.

If the Commissioner of Labor finds that a factory workroom is not properly and sufficiently ventilated as herein prescribed and that in the course of the business conducted therein, gases, fumes, vapors, dust, fibre or impurities are generated or released, he shall issue or cause to be issued to the occupier, a notice requiring such occupier to provide additional means of ventilation, for the removal of such gases, fumes, vapors, dust, fibre or impurities within thirty days the service of such notice; such notice shall be served as hereinbefore prescribed in the case of an owner, lessee or agent.

When proper and sufficient means of ventilation have been provided in a factory workroom, by the owner, lessee, or the agent of either, or by the occupier, it shall be the duty of the occupier to constantly maintain proper and sufficient ventilation therein.

Any person having a duty to perform under the provisions of this section who fails to provide proper and sufficient means of ventilation in factory workroom within thirty days after the service of the notice hereinbefore prescribed, shall forfeit to the people of the state, ten dollars for each day after the expiration of such thirty days, to be recovered by the commissioner of labor.

An occupier who fails to constantly maintain proper and sufficient ventilation in any factory workroom after means therefor have been provided, shall forfeit to the people of the state twenty dollars for each day during which proper and sufficient ventilation is not constantly maintained therein, to be recovered by the commissioner of labor.

Section 2. This act shall take effect immediately.

NEW RULING FOR FACTORY INSPECTION.

THE DEPARTMENT WILL NOT APPROVE IN ADVANCE ANY PROPOSED VENTILATING EQUIPMENT.

Referring to the factory ventilation and its administration, Mr. Henry I. Thomas, general manager of the National Ventilating Company, said:

"I have been informed by the State Factory Inspector that henceforth the Department of Labor WILL NOT APPROVE IN ADVANCE ANY special make or style of ventilating device, or any proposed equipment of a given loft building; but will leave the owner, or tenant, as the case may be, entire freedom in the matter of selection and equipment, and that the Department will confine itself simply to passing upon the efficiency of the particular system installed, upon the basis of chemical tests during working hours; and that the standard of efficiency will be a minimum of 12 parts carbon dioxide in 10,000 parts of air, with the qualification that a maximum of 15 parts late in the day will be passed as satisfactory.

"To me this seems, perhaps, the fairest and most practical and satisfactory way of enforcing the present law, and the best method of eliminating the complaints against the Department that have been so prevalent hitherto.

"One of the chief defects of this law is that it is too vague, merely calling for 'proper and sufficient means of ventilation' and for the maintenance of 'proper and sufficient ventilation,' without defining what will be regarded as 'proper and sufficient.' This necessarily places the burden of deciding upon the judgment and discretion of those appointed to execute the law, and as individual judgment varies it is not to be wondered at that so much complaint should have arisen.

"Hence, I believe that the Department would welcome an amendment defining the requirements more explicitly, leaving to it only the duty of enforcing requirements that are clearly defined.

"At the same time it would be very difficult to frame a law sufficiently explicit to meet all cases and to avoid burdensome requirements in some; but surely the present statute is

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open to material improvement, and this will doubtless come as a result of the present agitation of the subject.

"Of course, there are serious obstacles to the proper ventilation of factories, many tenants and some owners claiming that nothing is needed beyond the partial opening of windows and doors, and these regard any requirement as a hardship. Again, many employers object strenuously, through ignorance, to the introduction of any fresh air, and these are disinclined to utilize ventilators when installed.

"Then there is a wide divergence of opinion as to what constitutes good ventilation, the subject being least understood of all the sciences. But it is being studied more and more and its importance is being recognized more and more, and I believe that under the best law that can be devised, wisely administered, many of the obstacles will disappear, and great good will result, and great improvement in the health and comfort of working people."

BOARD OF ESTIMATE.

Without further ado the Board of Estimate yesterday set aside the sum of \$60,000,000 for new subways, the work to be started as soon as the Legislature passes a law excluding self-sustaining rapid transit and dock bonds from the municipal debt limit. To avoid legal entanglement, the Board passed the following resolutions:

"That this board will, upon the enactment of legislation in respect to the exclusion from the computation of municipal debt self-sustaining rapid transit and dock bonds, appropriate for purposes of construction and equipment of rapid transit railroads all of the funds which may become available thereunder by the exclusion of such rapid transit bonds, to an amount not exceeding \$47,000,000."

An additional \$13,000,000 will be taken from the increased borrowing capacity of the city, and the Board "directs that no obligation shall be incurred on behalf of the city in pursuance of this authorization until after the margin of the borrowing capacity due to the increase in the values of real property for the purposes of taxation for the year 1910 shall have become available."

For the erection of new schools and completion and additions to buildings now under construction the Board voted \$5,539,472. The vote on subway and school appropriations was unanimous and without discussion.

A communication from the Public Service Commission asking the board to consider the advisability of extending Irving place south, from Fourteenth Street to Astor Place, was read.

The Broadway-Lexington avenue subway is to run under the buildings that are now on the line of the proposed extension, and if the extension is made the subway foundations can be built strong enough to sustain the weight of twenty-story buildings. If the street is not extended the right of easement will have to be acquired from the property-owners.

—Henry A. Mark has resigned his position as head of the closing department of the Title Guarantee and Trust Co, to enter into the general practice of law with John M. Stoddard at No. 135 Broadway, under the firm name of Stoddard and Mark. Mr. Mark has been with the Title Guarantee and Trust Company since 1900, and during that time has had charge of most of the important real estate transactions which have been closed since that time. He has probably closed more titles than any other lawyer in this city.

WASTE OF PUBLIC AND PRIVATE FUNDS.

Methods and Shortcomings in Many Local Improvements. Favoritism Prevents Fair Competition for Contracts.

SILENCE gives consent! The public has for many years tolerated the practices of dishonest or incompetent officials in carrying on local improvements. It has viewed with seeming indifference the methods by which excessive sums were paid for work that could be done by individuals at half the cost.

There has been a general complaint, but no concerted effort has been made to discourage practices which added to the burden of real estate ownership. The system of making improvements to be paid for through legal assessments involves a number of departments, and therefore it is not easy to trace the delay and its resultant excess of cost to any one official. Political reasons caused investigation into the methods of two former Borough Presidents in making local improvements and the irregularities and graft connected therewith fill many volumes of the reports of the Commissioners of Accounts. Tens and hundreds of thousands of dollars have been wilfully wasted.

If the taxpayers, who have read about these things during the excitement of an election and have only vague ideas of the extent of the extravagance and corruption laid bare by the investigation, would not confine their complaints about delays and excessive cost of improvements to mere "kicking," but would start a movement for a radical change of the whole system, **THE NECESSARY REFORMS COULD BE BROUGHT ABOUT VERY QUICKLY.** Remedial legislation would not be denied especially in view of the fact that the new administration is sure to look with favor on any suggestion eradicating the weaknesses and shortcomings of the present system of making improvements and levying assessments to pay for same.

UNPLEASANT FACTS CONCISELY STATED.

In a Summary of Findings made by the Commissioners of Accounts with respect to the administration of a Borough President the following charges are made:

"THE BOROUGH PRESIDENT HAS APPROVED THE PRACTICE OF SUBMITTING UNBALANCED BIDS FOR PUBLIC IMPROVEMENTS, A PRACTICE WHICH PREVENTS FAIR COMPETITION, MAKES FAVORITISM POSSIBLE, IF NOT INEVITABLE, AND BRINGS LOSS TO THE CITY.

"The Borough President has repeatedly nullified the effect of time limit provisions in contracts for public improvements by making no adequate effort to compel the completion of the work on time; by arbitrarily, and without valid or legal reason, remitting or reducing contract penalties and liquidated damages for overtime; by causing changes to be made in contracts in order to facilitate such remission; and by executing, for final payments by the Comptroller to contractors, certificates containing false statements as to time.

"The Borough President has frequently nullified, and at times made farcical, the rescission of contracts for violations or default, by reletting the rescinded contracts to bidders obviously and even notoriously representing the defaulting contractors.

"The Borough President has **PERMITTED THE USE OF SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WORK THAT ARE VAGUE, UNSCIENTIFIC, AND THOROUGHLY INADEQUATE TO PROTECT THE CITY.** In the case of wood block, the specifications restrict competition and place the city at the mercy of one bidder. In the case of sheet asphalt, the specifications are antiquated and contradictory.

"The Chief Engineer, and the Engineer in charge of Highways, are both incapable, by reason of lack of technical knowledge, of properly preparing and attending to the enforcement of pavement specifications, and they have no assistants to depend upon who have the necessary technical training.

"The Bureau of Highways has knowingly permitted non-compliance with contract specifications.

"Records of payments of salaries to engineers engaged on ASSESSMENT WORK HAVE BEEN CONSISTENTLY FALSIFIED DURING THE PAST SIX YEARS; RESULTING IN OVERCHARGES TO SOME PROPERTY OWNERS AND IN UNDERCHARGES TO OTHERS.

"The Borough President has needlessly delayed forwarding assessment lists to the Board of Assessors with the **RESULT THAT THE INTEREST PAYABLE BY PROPERTY OWNERS THROUGH ASSESSMENT HAS BEEN MATERIALLY INCREASED.**

"A revenue derived from a bond issue authorized by the Board of Aldermen, on the representation of the Borough President that important and connecting thoroughfares required paving, was used in large part to pave unimportant side streets.

"The maintenance force, Bureau of Highways, has wasted during the past six years fifty per cent. of the time paid for. This loss, on the pay roll disbursements for the maintenance gangs, approximate \$1,600,000."

MR. FOSDICK'S CONCLUSIONS.

An interesting chapter on Local Boards is contained in the conclusions arrived at by the former Assistant Corporation Counsel and present Commissioner of Accounts, Raymond B. Fosdick, who has been instrumental in disclosing the inefficiency and rascality of some of the officials complained of.

These conclusions are:

When the present city charter was planned, no feature of it was considered more important than the local boards of improvement, by which the framers intended to preserve in certain respects local autonomy in a government fairly well centralized. Since all local improvements to be paid for by assessment must, under the charter, initiate in these local boards, the control which the borough president possesses over the welfare and physical development of his borough, and, conversely, the responsibility for proceedings prejudicial to public interest are obvious.

In our examination of the work performed under the requirements of those sections of the charter which relate to the functions of the local boards, we discovered an amazing lack of interest on the part of the borough president himself.

Assessable local improvements have their origin in a petition signed by property owners along the line, or in the vicinity, of the proposed improvement, which petition is presented to the president of the borough as chairman of the local boards. The framers of the charter evidently thought it essential that prompt consideration be given to these appeals, as the period of 15 days is specified under section 432 of the charter in which the borough president shall present such a petition to the local board after its receipt. Notwithstanding this, a schedule of 49 cases selected at random **SHOWS DELAYS OF MONTHS BETWEEN THE DATE OF THE RECEIPT OF PETITIONS BY THE BOROUGH PRESIDENT AND THE DATES OF THEIR SUBMISSION TO THE LOCAL BOARD.**

Great delay was also discovered in approving or disapproving petitions after they had been acted on by the local board. Section 384 of the charter provides that the president of the borough shall certify all resolutions. No time limit is set, but that this function should be performed within a reasonable time seems obvious. In certain instances additional information may be required before executive action can be taken, but that cannot account for the many instances discovered by us of delays of months, and **IN SOME CASES OF OVER A YEAR,** occurring between the time of or disapproval of the borough president.

The final step in the progress of the petition for local improvement is the transmittal of the resolution, approved by the borough president, to the board of estimate and apportionment. After the approval of the resolution by the president, there would seem to remain only the act of physically forwarding the certified copy to the board of estimate and apportionment, yet in our examination we discovered over 350 cases showing delays of six months or more before certified copies of the resolutions were sent forward to the board of estimate. No reasonable explanation was offered to account for this condition.

In addition to these apparently inexcusable delays at every step in the progress of petitions for local improvements, we found the minutes of the local boards, which are the only complete and authentic records of their resolutions and proceedings in a most unintelligible condition.

We are forced to conclude that the entire administration conducted by the borough president and his officials in charge of local board matters has been haphazard, reckless, careless and altogether inefficient.

DELAY IN TRANSMITTING ASSESSMENT LISTS.

"It is obvious that the delay on the part of the borough president in forwarding assessment lists enables real estate operators to sell property at an advanced figure, owing to the physical improvements, while avoiding the payment of the pending assessment which has not yet become a lien upon the property. It frequently happens that the purchaser of property, **AFTER OWNERSHIP OF A YEAR OR MORE, FINDS HIMSELF ASSESSED FOR AN IMPROVEMENT WHOSE BENEFIT HAD ALREADY ACCRUED TO THE PREVIOUS OWNER,** and for which he himself had paid a correspondingly increased purchase price. Furthermore, it is not uncommon for property to change hands repeatedly between the physical completion of the work and the levy of the assessment, owing to the delay of the borough officials in transmitting the lists. There are, therefore, **URGENT AND SERIOUS REASONS WHY ASSESSMENT LISTS SHOULD BE FORWARDED PROMPTLY** to the board of assessors upon completion of the work.

That these delays are totally unnecessary is made evident by the fact that in nine months, between January 1 and September 30, 1908, 86 more contracts were certified to the board of assessors than were certified in the two years preceding.

The added cost to the property owners along the line of a few improvements for interest accruals, calculated only for that period of the delay for which the administration under investigation is responsible, amounted, in the bureau of highways, to \$47,487.97."

PRIVATE CONTRACTS 50 PER CENT. CHEAPER.

"There is no reason why the affairs of the city should not be conducted in the same way as any other business," was the comment made by Mr. J. Clarence Davies, when discussing this matter. "No man of any ability allows a building to be erected which would be eating up interest charges during construction. The contractor pushes the building to completion as quickly as possible to avoid interest charges and commences to get earnings from the building. The same attitude should be adopted by the city in the construction of sewers, streets and other improvements. Unnecessary delay in the completion of public works and the cost of interest and other avoidable charges are the main cause of city improvements running to such enormous amounts in excess of what it costs private or business corporations to do the same amount of work.

"Not alone is the charge for interest higher but the procrastination leads to unbusinesslike methods and opportunities for grafting, such as unnecessary charges for engineers and inspectors."

"All this is causing private owners to make an effort to do their own building of sewers, grading, curbing and flagging of streets, which in my actual experience can be done by private

contract 50 per cent. cheaper than if undertaken by the city. In the end the property owner pays for all improvements and he pays the excessive amount of assessment. Let the city adopt the business way of doing things, holding the contractor to complete the work in the specified time, and the results will be a large saving of money to taxpayers."

IMMEDIATE ACTION NEEDED, SAYS MR. BAILEY.

Mr. Frank Bailey, vice-president of the Title Guarantee and Trust Co., who referred to abuses under the present system of assessments in a lecture delivered recently in Brooklyn, was asked by the Record and Guide to cite a specific case and to suggest a remedy. Mr. Bailey said:

"The necessity of correcting the methods of laying assessments by which the cost of improvement is stolen from the innocent buyer could not be better illustrated than by an incident occurring in our office the other day."

"Our mortgage department had sent notice to an owner that he must pay an assessment amounting to \$173, for laying asphalt paving in the street in front of the house which he owned. The owner called upon me. He had a little book showing that he had bought his house on the instalment plan. The house was worth about \$2,500 and he had paid in about \$500. He was earning \$18 a week and had five children, and everything else had been kept up excepting this assessment, which was for asphalt laid two years before he bought the house! He said he did not see how he could pay the \$173, and that he would lose the entire \$500 paid. It is unnecessary for me to draw any moral from this incident, excepting that the injustice of the city in doing its business this WAY RETARDS THE SMALL OWNER AND OFTEN CAUSES HIS RUIN."

"What remedies can be applied?" Mr. Bailey was asked.

"The remedies are difficult. It seems to me that as soon as a contract is certified that the estimated cost of the improvement should be made a lien, and that in turn should be followed by a supplemental assessment if the cost should run over the assessment. Or, THE OLD BROOKLYN METHOD could be adopted, of levying the assessment and requiring the payment of fifty per cent. of it before the work was certified, and then laying a supplemental assessment for any surplus.

"It is practically impossible in examining a title under the present schedule of rates to find out all of the assessments which may affect a piece of property, especially in the suburban sections and where the area of assessment even has not yet been determined.

"The only way that an investor can protect himself is by MAKING THIS INVESTIGATION BEFORE HE SIGNS A CONTRACT, but even then he may be mistaken in that investigation, and I have in mind one of the great investors in New York who was compelled to pay over \$25,000 in assessments in the Washington Heights section because the investigator skipped the possibility of this assessment maturing. The only remedies that I can see are those first outlined, and I hope that some immediate action can be taken, especially on account of the affect upon the small property owner who needs to be coaxed in every way possible."

NEW JERSEY REALTY LAUDED.

DINNER OF THE NEW JERSEY AND NEW YORK REAL ESTATE EXCHANGE.

THE third annual dinner of the New Jersey-New York Real Estate Exchange took place on Saturday last at the Hotel Astor. Over two hundred guests and members enjoyed the feast, among them being the following named.

At the speakers' table were Mayors, namely: H. Otto Wittpenn of Jersey city, Jacob Haussling of Newark, Charles J. Fiske of Plainfield, F. P. Stoy of Atlantic City, Charles O. McFaddin of Long Branch, T. Frank Appleby of Asbury Park, Bird W. Spencer of Passaic, Victor Mravlag of Elizabeth, Wm. Cardwell of East Orange, George A. Duncan of Rutherford, Theodore Ayers of Morristown, Wm. Howard of Rahway, G. F. Vreeland of Summit, David Bosman of Rutherford, Arthur B. Seymour of Orange, James A. C. Johnson of Englewood, John Heins of Cranford, John P. Lux of Nutley, Joseph H. Martin of Ridgewood.

Among the other prominent guests were: Col. Austen Colgate, William G. McAdoo and H. B. Conger. Brokers Frank Stevens and Percy A. Gaddis represented Jersey City's realty interests on the arrangements committee.

Speakers of the evening were: Otto Kempner, president of the exchange; Gov. J. Franklin Fort, Leslie R. Fort, Dock Commissioner Calvin Tomkins for the city of New York. Mayor Charles J. Fisk of Plainfield for the assembled mayors and for Union County; George F. Reeves, president of Newark Board of Trade, for Essex County; Hon. Eugene W. Leake, for Hudson County; Hon. Cornelius Doremus, for Bergen County; Hon. Vivian M. Lewis, for Passaic County and Hon. T. Frank Appleby, for Monmouth County.

As toastmaster Otto Kempner was about to make the opening address, Joseph P. Day, chairman of the dinner committee, asked his permission to make a few remarks. He presented Mr. Kempner with a large leather covered case containing an envelope. In acknowledging the gift he said he would like to open

the envelope, but in view of the recent developments at Albany would forego the pleasure for the present.

In introducing Governor Fort, the principal speaker of the evening, Mr. Kempner, reminded his hearers that Governor Fort was Chief Executive of a State, which among other things furnished a brilliant array of mayors. He referred to the Governor's excellent record, to the fact that he had the courage of his convictions.

Governor Fort said in part: "I am deeply sensitive of the flattering introduction of your toastmaster and mindful of the great honor you have conferred on me this evening. However, if I felt I could measure up to the standard he has set for me, I would hurry home and buy up all the unimproved land and think I would be received better because it is owned by so many of you. (Laughter.) I hardly knew what form this occasion would take so I decided to talk to you on subjects which are of greatest moment to our State."

In introducing Dock Commissioner Calvin Tomkins, the toastmaster called him a profound student and said that Mayor Gaynor selected the one man of four million pre-eminently qualified for the job. Mr. Tomkins said that while New York and New Jersey are separated by water, yet as one body are getting closer through the McAdoo tunnels. The tunnels bind New Jersey to New York and compel that city to do her best to keep up with her aggressive neighbor. He said: "In dealing with the factory question, New Jersey is jealous of her better facilities, and justly so. New Jersey, the terminus of all but one of the great railroad lines, is able to afford better facilities than New York City and manufacturers are beginning to realize it. In addition to cheap lands, saving of trucking charges, an important item, New Jersey can offer good houses adjacent to factories for employes. New York factories are gradually locating in New Jersey, and their places are being taken up by office buildings, which is as it should be."

Mayor Fisk said he noticed he was billed to represent the distinguished array of mayors and considering the number, said it was a difficult task.

"The Mayor's office of a New Jersey City," said Mr. Fisk, "is purely an executive one, like the mother of a large family, and yet is not without influence. The veto power is the powerful weapon which the Mayor wields for the good of his flock."

Gov. Fort told all the State is going to do, but didn't tell what a great State New Jersey is. He called attention to the fact that in the last fifteen years New Jersey had doubled her population, and this without tunnels or noise, and in the same time the manufacturing interests had increased four times.

"Most people found it necessary to go through New Jersey, and the thing to do is to get them to stop there." He advocated the organizing of a State Chamber of Commerce with a representative from every city, and believed it would do a great deal toward making one of the smallest States in area one of the greatest.

George F. Reeve said New York, with all its wealth, had come to Essex County for a dock commissioner, since Mr. Tomkins belonged there by birth, education and long residence. His talk dealt on Newark's greatness as a manufacturing center and was well received.

NATIONAL ASSOCIATION OF REAL ESTATE EXCHANGES.

The third annual convention of the National Association of Real Estate Exchanges will take place on June 15, 16, and 17, of this year in Minneapolis, and to prepare for this meeting a conference of the members of the executive committee, has been called for April 21, in Milwaukee. The object of the association is to unite the real estate men of America for the purpose of exerting effectively a combined influence upon matters relative to real estate.

The association was formed on May 12, 1908, at Chicago, when delegates from twenty local exchanges gathered in convention in accordance with a call sent out by the Chicago Real Estate Board. Its second convention was held on June 23, 1909, in Detroit with 161 delegates representing thirty exchanges present. The third convention will be attended by large delegations and promises to be the greatest gathering of real estate men ever held in the United States.

LAWYERS WHO LEND MONEY ON MORTGAGE BOND.—A great deal of money placed on mortgage bond is loaned through attorneys. A list of these attorneys is given when the mortgage is placed in the Record and Guide Quarterly and the mortgage service of The Realty Records Co. issued weekly. When the mortgage expires their names and addresses are again published in the Mortgage Indicator. In many cases they will have the reinvestment of these funds.

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MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners. They Mean the Expenditure of a Large Amount of Money.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS.
90 WEST BROADWAY.

Monday, April 11.

- NORTHERN AV.—North of 181st st; 3 p. m.
BRONXWOOD AV.—From Burke av to Gun Hill road; 1 p. m.
ST. NICHOLAS PARK.—Between Hamilton Terrace and 141st st; 2 p. m.
WEST FARMS ROAD.—From Bronx River to Westchester Creek; 3 p. m.
EAST 227TH AND 228TH STS.—From Laconia av to Bronxwood av; 1 p. m.
TREMONT AV.—From Eastern Boulevard and Fort Schuyler road; 2 p. m.
GLOVER ST.—From Castle Hill av to Westchester av; 3 p. m.
BAKER AV.—From Baychester av to the city line; 11 a. m.
WEST 174TH AND 176TH STS.—From Aqueduct av to Undercliff av; 11 a. m.

ROSEWOOD ST.—From Bronx Boulevard to Cruger av; 3 p. m.

Tuesday, April 12.

- METCALF AV.—From Bronx River to 177th st; 2 p. m.
BRONX ST.—From 177th st to 180th st; 12 m.
ZEREGA AV.—From Castle Hill av to Castle Hill av; 11 a. m.
TAYLOR ST.—From the East River to Westchester av; 3 p. m.

Wednesday, April 13.

- ST. LAWRENCE AV.—From Westchester av to Classon Point road; 2 p. m.
MAGENTA ST.—From White Plains road to Colden av; 11 a. m.
2D AND 3D NEW STS.—From Broadway to Overlook Terrace; 4 p. m.

Thursday, April 14.

- UNNAMED ST.—From Undercliff av to Aqueduct av; 11.30 a. m.
SEDGWICK AV.—From Jerome av to 169th st; 2 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL,
258 BROADWAY.

Monday, April 11.

- PIERS 32 AND 33, EAST RIVER.—Claimant's testimony on value; 11 a. m.

- 15TH TO 18TH STS, NORTH RIVER.—Claimant's testimony on value; 2 p. m.

- MANHATTAN BRIDGE APPROACH.—testimony in rebuttal; 3.30 p. m.

- LOOP 3, RAPID TRANSIT.—Claimant's testimony on value; 2 p. m.

Tuesday, April 12.

- FORT GEORGE RAPID TRANSIT.—City's testimony on value; 10 a. m.

- BROOKLYN BRIDGE ARCHES.—Claimant's testimony on value; 2 p. m.

Wednesday, April 13.

- 15TH TO 18TH STS, NORTH RIVER.—Claimant's testimony on value; 2 p. m.

Thursday, April 14.

- FORT GEORGE RAPID TRANSIT.—City's testimony on value; 10 a. m.

- PIERS 32 AND 33, EAST RIVER.—Claimant's testimony on value; 11 a. m.

- LOOP 5, RAPID TRANSIT.—City's testimony on value; 11 a. m.

- LOOP 3, RAPID TRANSIT.—Claimant's testimony on value; 2 p. m.

Friday, April 15.

- 15TH TO 18TH ST, NORTH RIVER.—Claimant's testimony on value; 2 p. m.

- NEW ST.—Adjoining Manhattan Bridge, summing up; 3 p. m.

Saturday, April 16.

- 141ST ST AND CYPRESS AV.—School site, summing up; 11 a. m.

PUBLIC SERVICE COMMISSION, TRIBUNE BUILDING,
154 NASSAU STREET.

Monday, April 11.

- MANHATTAN BRIDGE THREE-CENT LINE.—Application for certificate of public convenience and a necessity for street railroad over Manhattan Bridge and certain streets—Commissioner Bassett; 2.30 p. m.

- QUEENS BOROUGH GAS & ELECTRIC CO.—S. A. Meyers et al, complainants, rate for electricity—Commissioner Maltbie; 3 p. m.

- QUEENS BOROUGH GAS & ELECTRIC CO.—W. J. Spiegel et al, complainants, rate for gas—Commissioner Maltbie; 3.30 p. m.

Tuesday, April 12.

- 3D AV R. R. CO.—Application for approval of issue of securities under second reorganization plan—Chairman Willcox and Commissioner Maltbie; 2 p. m.

Wednesday, April 13.

- CONEY ISLAND & BROOKLYN R. R. CO.—On complaint of Jonas Monheimer, 5-cent fare from New York to Coney Island on week days—Commissioner Bassett; 2.30 p. m.

COMMISSIONERS OF THE SINKING FUND.

Room 16, City Hall.

Wednesday, April 13.

- WATER FRONT.—Between Grand and Broome sts, East River. Amendment to the new plan previously adopted; 11 a. m.

MUNICIPAL IMPROVEMENTS.

NEW PETITIONS.

Property owners are notified that the following petitions have been presented to the President of the Borough of the Bronx and may be inspected at the Municipal Building, cor 3d av and 177th st.

The petitions will be submitted to the Local Board having jurisdiction thereof on April 12, beginning at 8 p. m.

174TH ST.—Constructing receiving basins and appurtenances at the northeast and southeast corners of East 174th st and Eastburn av.

188TH ST.—Paving with asphalt block pavement on a concrete foundation the roadway of West 188th st, from Aqueduct av to Sedgwick av, where the gradient is 6 per cent. or less, and for paving with granite block pavement on a concrete foundation where the gradient is over six per cent.

CORLEAR AV.—Regulating and grading, setting curbstones and flagging sidewalks a space 4 feet wide, laying sidewalks, building approaches and erecting fences where necessary in Corlear av, from 230th st to 236th st. Changing the grade of Corlear av, between 230th and 232d sts, so as not to exceed 8 feet above the present grade, by lowering the grade of Kingsbridge av, between 231st and 232d sts, Borough of the Bronx, City of New York.

WALKER AV.—Constructing sewers and appurtenances in Walker av, between Westchester sq and Overington st; in Benson av, between Westchester sq and Walker av; in Overing st, between Westchester av and Walker av; in Rowland st, between Westchester av and St. Raymond av; in Zerega av, between Westchester av and Glebe av; in Tratman av, between Zerega av and Benson av; in Frisby av, between Zerega av and Walker av; in Glebe av, between Rowland st and Overing st; and in Maclay av, between St. Peters av and Benson av.

BAYCHESTER AV.—Regulating and grading, setting curbstones, flagging sidewalks a space 4 feet wide, laying crosswalks, building approaches and erecting fences where necessary in Baychester av, from the Boston road to the Pelham Bay Park, and constructing temporary bridges where required, and all work incidental thereto.

THROGGS NECK.—Laying out on the map of the City of New York a public place at the Shore Drive and Layton av, Throggs Neck.

CANAL ST.—For laying out on the map of the City of New York a change of grade of Canal st West, between East 135th st and East 138th st, by reducing the elevation in the centre of the block about 1 foot.

176TH ST.—Regulating and grading, setting curbstones and flagging sidewalks a space 4 feet wide, laying crosswalks, building approaches and erecting fences where necessary in West 176th st, between Aqueduct av and Undercliff av; from west side of Popham av to Undercliff av the roadway to be paved with block pavement to granite steps adjoining Undercliff av, together with all work incidental thereto.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments that the same are now due and payable. Unless paid on or before May 31 interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

BOROUGH OF THE BRONX.

NORWOOD AV.—Regulating, grading, curbing and flagging Norwood av (Decatur av), Hull av and Perry av, from Mosholu Parkway North to Woodlawn road. Area of assessment: Both sides of Norwood av, Hull av and Perry av, from Woodlawn road to Mosholu Parkway North, and to the extent of half the block at the intersecting sts.

MANHATTAN BOROUGH.

150TH ST.—Opening, from Broadway to Riverside Drive. Confirmed Dec. 6, 1909; entered March 30, 1910. Area of assessment includes all those lands, tenements and hereditaments and premises situate and being in the Borough of Manhattan, in the City of New York, which, taken together, are bounded and described as follows, viz.: One-half of the block on each side of the st to be opened, between the easterly side of Riverside Drive and St. Nicholas av.

216TH ST.—Opening, from Broadway to the Harlem River. Confirmed Dec. 1, 1904, and March 4, 1910; entered March 30, 1910. Area of assessment includes all those lands, tenements and hereditaments and premises situate, lying and being in the Borough of Manhattan.

3D AV.—Widening, opposite East 159th st. Confirmed Jan. 26, 1910; entered March 30, 1910. Area of assessment includes all those lands, tenements and hereditaments and premises situate, lying and being in the Borough of the Bronx.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS.

THROGGS NECK BOULEVARD.—Application for appointment of Commissioners of Estimate for the purpose of acquiring title to land required for the opening and extending of Throggs Neck Boulevard, from Eastern Boulevard to Shore Drive, will be made at a Special Term of the Supreme Court on April 12, 1910.

BUENA VISTA AV.—Application for appointment of Commissioners of Estimate for the purpose of acquiring title for the opening and extending of Buena Vista av, from its junction with Haven av at West 171st st to 173d st, will be made at a Special Term of the Supreme Court on April 12, 1910.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed April 5, that the same are now due and payable. Unless paid on or before June 4 interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

MANHATTAN.

167TH ST.—Regulating, grading, curbing and flagging, from Audubon av to Broadway. Area of assessment: Both sides of West 167th st, from Audubon av to Broadway, and to the extent of half the block at the intersecting avs and sts.

168TH ST.—Sewer, between Fort Washington av and Broadway. Area of assessment: Both sides of West 168th st, from Fort Washington av to Broadway.

180TH ST.—Paving and curbing, from Broadway to Buena Vista av. Area of assessment: Both sides of West 180th st, from Broadway to Buena Vista av, and to the extent of half the block at the intersecting avs.

156TH ST.—Sewer, between Harlem River and 8th av. Area of assessment: Both sides of West 156th st, from the Harlem River to 8th av.

10TH AV.—Paving and curbing, from Academy st to Broadway. Area of assessment: Both sides of 10th av, from Academy st to Broadway, and to the extent of half the block at the intersecting sts and avs.

136TH ST.—Restoring asphalt pavement, 175 ft. east of Broadway. Area of assessment: South side of West 136th st, 175 ft. east of Broadway, known as lots 123 and 127, in block 1988.

THE BRONX.

GRAND BOULEVARD AND CONCOURSE.—Sewers and appurtenances in the east side, between East 166th st and East 167th st, and in Grand Boulevard and Concourse, west side, from a point about 90 feet south of McClellan st to East 167th st. Area of assessment: Both sides of Grand Boulevard and Concourse, between East 166th st and 167th st and lot No 163 in block 2456.

RESERVOIR PL.—Sewer and appurtenances in Reservoir pl, from Gun Hill road to Reservoir Oval, and in Reservoir Oval, from Reservoir pl to the summit south of Holt pl. Area of assessment: Both sides of Reservoir pl, from Gun Hill road to Reservoir Oval, and both sides of Reservoir Oval, between Holt pl and Bussing lane.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

178TH ST.—The commissioners appointed to acquire title to the lands required for the opening and extending of West 178th st, from Haven av to Buena Vista av; West 179th st, from Haven av to Buena Vista av, and Buena Vista av, from West 181st st to the southerly line of West 176th st extended, have completed their estimate. Objections thereto must be presented on or before April 26 at the office of the Commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court May 26, 1910.

MANHATTAN TERMINAL.—The Commissioners appointed to acquire title to the lands selected and specified by the Commissioner of Bridges of the City of New York, with the approval of the Board of Estimate, for the construction of an extension of the westerly or Manhattan terminal of the New York and Brooklyn Bridge, have revised and corrected their report as to parcel 3. Final report will be presented to the Supreme Court May 6, 1910, for confirmation.

BILLS OF COST.

218TH ST.—The Commissioners appointed to acquire title to West 218th st, from Seaman av to 9th av, will present for taxation the additional bill of costs to one of the justices of the Supreme Court on April 15, 1910. The said bill of costs, charges and expenses have been deposited in the office of the County Clerk, there to remain for the space of ten days, as required by law.

STREET OPENINGS.

UNNAMED ST.—John J. Hynes, Thomas Kiernan and Geo. V. Mullan were appointed Commissioners of Estimate for the purpose of making a just and equitable estimate and assessment of the loss and damage to the respective owners, lessees, parties and persons respectively entitled unto or interested in the lands, tenements, hereditaments and premises required for the purpose of opening and extending the unnamed street, located south of Boscobel pl and extending from Undercliff av to Aqueduct av, in the 24th Ward, Borough of the Bronx. A hearing will take place at the office of Commissioners, 90 West Broadway, April 14, 11.30 p. m., to examine the proof of claimants.

BILLS OF COSTS.

157TH ST.—Street opening, from Broadway to Audubon pl. The commissioners in the above entitled proceeding will present their bill of costs to the Supreme Court for taxation April 20. Said bill has been deposited with the County Clerk.

THE FIRE ESCAPE PROBLEM.

THE TENEMENT HOUSE DEPARTMENT'S ANSWER TO ITS CRITICS.

To the Editor of the Record and Guide—Sir: The letter signed "F." in the Sun of April 4 is a notable product of bad citizenship. If conditions such as he indicates exist the office of the Tenement House Commissioner is open to him; swift punishment will be visited upon the careless or guilty officials.

His implications as to actual conditions in tenements in the city of New York are absolutely false. The conditions are far from ideal as regards sanitation, but there is hardly a tenement unprovided with means of fire escape; if there are any the department will publicly thank and reward any one who will call them to its attention.

Two circumstances may have misled "F." as to the facts. The law permits in small houses the installation of cable fire escapes coiled in boxes inside of windows, which do not show on the outside of the building, also some buildings consisting of apartments running through from front to rear may be required to have fire escapes only on the rear, while some must have them both on front and rear. I challenge him to produce a case of a tenement unprovided with some means of fire escape.

In regard to encumbrances on fire escapes, it is unfortunate that in many districts the habit of placing things on fire escapes, prompted by extreme narrowness of living space, produces a condition which the department has fought with but limited success. Magistrates often refuse to impose penalties for encumbering fire escapes. The tenants after being warned remove the encumbrances, but in a day or two or within a couple of weeks replace them. To insinuate that any one will pay an inspector for permission to put articles on fire escapes is too absurd for refutation.

The further charge that the fire escapes are improperly placed is simply an evidence of the writer's lack of information on the subject. If he can tell how it is possible to place a 60 degree slanting fire escape on the front of one of our modern tenements which will not run across some windows, he will place the department under an obligation. As a matter of fact,

it is expected that tenants will find egress through the other windows of the same apartment than those blocked by fire escapes. The sufficiency of the fire protection provided is proved by the fact that there have been no deaths by fire in new law tenements since the enactment of the law.

"F.'s" assertion that the fire escapes furnish easy access for sneak thieves is not borne out by the facts. If he stops to think a minute he will realize that the appearance of a man climbing fire escapes in the daytime would attract more attention than if he were trying to pursue his nefarious calling within the building.

"F." protests against the absence of fire escapes and their encumbrance in one breath, and in another demands their abolition as accessories to sneak thieving and grafting. Obviously he is hard to please. The only reason that it seems desirable to answer his indictment is that such communications in papers like your own help to form public opinion. People who see them pass uncontradicted assume that they are true and that the department has nothing to say. The Tenement House Department wants the cooperation of every citizen in securing the enforcement of the law.

If your correspondent possesses any information which can be classed as evidence the department will only be too happy to receive it. On the other hand, if he has been evolving charges out of his inner consciousness, then it is only proper that he make an apology. Such cynical communications as his tend to stimulate corruption, not to suppress it.

JOHN J. MURPHY,
Commissioner.

New York, April 6.

THE TAXPAYERS' ALLIANCE.

SHALL WOMEN BE ADMITTED TO MEMBERSHIP?—NEW OFFICERS.

The Taxpayers' Alliance of the Borough of the Bronx will decide at its next meeting on April 13, whether it is advisable to admit women as members or to exclude them as has been done heretofore, under the by-laws of the organization. At the meeting, which will be held at 4214 Third av, Mrs. Mackay, Mrs. Oliver H. P. Belmont and other suffragettes, have been invited to speak. After a debate the question will be decided by a vote of the members.

The Taxpayers' Alliance has elected at its last meeting the following officers: Wm. A. Cokeley, president; vice-presidents: James Powers, Louis F. Haffen, W. W. Niles, William Germain, Col. Jos. A. Goulden, Charles W. Bogart, A. C. Hottenroth and John Bambey; Charles Forbach, treasurer; Harry Robitzek, secretary; assistant secretaries: A. J. Williams and H. B. Chambers.

THE PERSONAL TAXATION QUESTION.

MAYOR GAYNOR BELIEVES THE BILL TO ABOLISH THE TAX IS CONSTITUTIONAL—THE PRINCIPAL ARGUMENTS AGAINST THE EXISTING SYSTEM.

THE bill introduced in the Legislature for the purpose of abolishing personal taxes in New York City, has received the sanction of Mayor Gaynor, who is of the opinion that the question of constitutionality cannot be raised in opposition to it. The bill does not intend to exempt personal property from taxation in the whole state. It applies to New York City solely and it has been drafted and introduced as an administration bill.

At City Hall it is believed that the bill will not be defeated by up-state legislators, as the state does not derive any benefit whatsoever from the levying of personal taxes in New York City, all direct state taxes having been removed for the last three years on account of the surplus in the State Treasury, as the receipts from excise, stock transfer, inheritance, mortgage recording and other indirect taxes are larger than the expenditures of the state government.

THE UNCOLLECTIBLE PORTION.

Assistant Corporation Counsel, Edward J. McGoldrick, who is representing the local authorities at Albany, has made the following statement in regard to the bill amending the tax on personalty: "For a number of years very little more than one-half of the tax levied was collected. In the Bronx only 15 per cent. of the levy of 1906 was collected up to July 1, of the following year, in 1907, about 16 per cent. and in 1908, 26 per cent. In Brooklyn only about one-third of the levy was collected in any of these years. From 1901 to 1907 collections in the whole city up to May 1, following the levy averaged only 50 per cent. In 1908 there was a slight improvement, but then it was less than 60 per cent."

"IN EACH YEAR WHEN IT HAS BEEN ASCERTAINED THAT THESE TAXES ARE UNCOLLECTIBLE PROVISION MUST BE MADE IN THE BUDGET OF THE FOLLOWING YEAR FOR THE AMOUNT SO UNCOLLECTED."

"Prior to 1906, this provision was inadequate and has resulted in the accumulation of over \$30,000,000 of uncollected taxes, which the Legislature has directed to be funded. Even with the provision for making good the deficiency in the budget, the process is complicated and confusing. To finance the city smoothly it is essential that every dollar of taxes levied should

be collected and no taxes should be levied that cannot be collected.

"The personal property tax is a GRIEVOUS BURDEN TO PERSONS UNFAMILIAR WITH THE LAW, OR TOO POOR TO PROTECT THEMSELVES PROPERLY. Within two months one person entirely dependent for support upon bonds worth \$19,000 was assessed for the full amount and will have to pay taxes this year amounting to \$330, which will equal one-third of the income. Another person whose sole support is a trust fund amounting to \$25,000, who is a cripple and has a wife and child dependent upon him, will be obliged to pay one-half of his income in taxes and trustees' fees. The tax alone will amount to 40 per cent of income. This is not taxation, it is confiscation.

"A law is grotesque in its application which so operates that one man may be exempt, who owns \$20,000 worth of corporation bonds, and another man may be taxed who owns the same amount of bonds of the same company, secured by the same mortgage, due on the same date and paying the same rate of interest. This may happen now, if one man owns Manhattan Railway 4s issued prior to July 1, 1906, and the other owns Manhattan Railway 4s secured by the same mortgage issued subsequent to July 1, 1906.

"An estate has been assessed this year, and the assessment cannot be reduced because the mortgage on real estate in the City of New York was recorded prior to July 1, 1906, and has not been registered. Numerous other estates have been assessed and the assessments cancelled, because they hold nothing but mortgages recorded subsequent to July 1, 1906. The remedy is not to enlarge the number of taxable subjects but to abolish an antiquated remnant, which has only strength and vitality enough to injure those who are defenseless.

PERSONAL TAX INVITES PERJURY.

ITS ABOLITION DISCUSSED BY REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION.

THE abolition of personal taxation was the topic discussed at this week's meeting of the Real Estate Owners' Protective Association of the 12th and 22d Wards at Colonial Hall, 101st st and Columbus av. As heckling was permitted, the subject was exhaustively argued. Frederick Cyrus Leubuscher spoke in favor of the abolition of the tax. He opposed the taxation of personalty for two reasons: first, because it is economically wrong and second, because it cannot be equitably assessed or collected.

"My opposition," he argued, "is based on moral and business grounds. As compared with a tax on land values, it is an economic mistake, because a tax on land values will not reduce the quantity of land an iota, while a tax on personalty will lessen production. Not only is a tax on personal property economically unsound, but it is inexpedient and impracticable. Here is a community of almost five millions of people. How is it possible for seven tax commissioners and sixty assessors to appraise the value of the personal property of this enormous population? Assuming that only one million have any personal property, and assuming that one assessor can appraise the personal property of one thousand men and women, it would take one thousand assessors to do the job. The average pay of an assessor is \$2,500 per annum, so that a thousand additional assessors would add two and a half millions of dollars to the budget, and about four points to the tax rate,—probably equaling the amount of the additional personal tax they would succeed in unearthing.

"The method now employed in making up the personal tax rolls is about as unscientific as one could imagine, for it is almost entirely guesswork, the names being largely selected haphazard. A most notable exception is made in the case of widows and orphans, whose names are obtained from the Surrogate's Court. This fact alone is enough to condemn the whole system, were it otherwise sound. I have in mind the case of a client,—a widow with four children,—whose husband left her about \$26,000, of which \$25,000 consisted of four per cent railroad bonds. The remaining \$1,000 was used in the payment of funeral expenses and other debts. She received a notice from the tax office that she was assessed for \$25,000. The will was probated only a short time before the first Monday of January, so that no opportunity was afforded for investing the \$25,000 in non-taxable securities. There is no way, therefore, of getting rid of the tax this year, and she will be obliged to pay \$425 out of her income of \$1,000, leaving for the support of herself and her children for the whole year but little more than \$500. You may say that this is exceptional, but try to take it home to yourselves."

"There are hundreds of ways in which a rich man can swear off personal taxes. If you have one million dollars in personal property, and also two million dollars in real estate on which you have given your bond and mortgage for one million dollars, in the eyes of the law you have no taxable personal property. Let us assume that you are in partnership with Smith, Brown, Jones & Robinson, and that your firm, although perfectly solvent, owes \$100,000. You receive a personal tax notice that you are assessed for, say, \$50,000, and your lawyer advises you that you are personally liable for all the debts of your firm, and that therefore, even if you possess \$50,-

000 personal property you legally owe \$100,000, and are therefore not subject to the personal tax. Many people imagine that the Carnegies, the Morgans and the Rockefellers should be assessed for at least fifty or a hundred millions apiece. As a matter of fact, if the truth was known, the greater part of the property of such multi-millionaires is invested in non-taxable securities. Another way of evading the personal tax is to commit perjury. This can be done with such comparative impunity that many men and women, chafing under the injustice of the whole system, are tempted to do so."

When Mr. Leubuscher had concluded his address, he was closely questioned by Mr. Thomas Barrett and others, and then addresses in opposition to his arguments were delivered by Messrs. Ira J. Ettinger and Gilbert Ray Hawes. The presiding officer stated that the mental attitude of the Association on the question was an open one. Its members believed that the subject should be discussed. The concluding address was on general topics by President Krakeler, of the United R. E. Owners' Association. He severely criticised the extravagance of the Catskill Aqueduct expenditure.

SUGGESTIONS A'PLENTY!

PREPARATORY work for the building of additional subways has progressed since the inauguration of the new administration, and unless there should be an unexpected hitch in the program advertising may be begun within a few weeks for bidders for their construction, equipment and operation. There will be a hearing next week on the form of contract for the Broadway-Lexington av and Canal st routes, the Broadway-Lafayette av route, and the extensions of the 4th av (Brooklyn) subway to Ft. Hamilton and Coney Island. These routes have been approved by the Board of Estimate and the Public Service Commissioners and the Mayor and Comptroller have repeatedly announced that sufficient funds for the beginning of the construction work are available. The entire cost of the lines is estimated to be \$100,000,000.

At a hearing held by the Mayor, the Comptroller and the President of the Board of Aldermen last Tuesday, to receive suggestions of the public on new subways, about 500 people appeared and advocated the building of routes which would total in cost some \$800,000,000. That the public is not very anxious to pay for the subways by assessments was elicited by the Mayor in answer to questions he put to speakers. Ex-Corporation Counsel Ellison, chairman of the Citizens' Rapid Transit Committee, advocated the perfecting of "a competitive system" of subways on paper before further routes are approved.

Mr. J. Harris Jones, president of the North Side Board of Trade, spoke in favor of the immediate construction of a number of routes leading to the Bronx and the extension of the present subway from West Farms north to the city line. Harry Robitzek, secretary of the Taxpayers' Alliance of the Bronx, indorsed the Broadway-Lexington route and asked that the New York Central Railroad should be compelled to give the Bronx more trains at reduced fares. James L. Wells, former president of the Tax Board, said he was personally opposed to the assessment plan, "but if we can't get subways any other way it should be tried," he declared. Representatives of the Brownsville Board of Trade approved of the assessment plan.

On behalf of the Committee on Congestion of Population, Mr. John Martin argued for the construction of routes which at first would not pay. "That sounds unbusinesslike," he continued, "but the tenement dweller is not benefited by the construction of subways which are practically only shuttles between the congested districts. We want subways which will enable the poor people to get better homes on cheaper land. The present subway increased the value of land north of 135th st some \$80,000,000. The property owners could have paid for it and still have reaped enormous profits. The long haul for a nickel must be a firmly established principle."

Other speakers argued in favor of a tunnel to Richmond, routes to Queens, extension of elevated roads and other rapid transit lines. The Mayor was anxious to hear the people voice their opinion, and they certainly did not disappoint him. He was so much impressed with the arguments and suggestions that he decided to have another hearing next Monday.

Call for a Mass Meeting on the Prevention of Congestion.

A Citizen's Mass Meeting on the Prevention of Congestion under the auspices of the COMMITTEE ON CONGESTION OF POPULATION AND THE PEOPLE'S INSTITUTE, will be held in Cooper Union, Monday night, April 11, at 8 o'clock. Among the speakers will be: Messrs. Felix Adler, Jacob A. Riis, Allan Robinson, Prof. Frank J. Goodnow, Alfred J. Boulton, Lucien Knapp, Aldermen Campbell and Potter, Prof. Franklin W. Hooper, a representative of the merchants' association and of the Labor Unions of Manhattan and some prominent physicians. There will be opportunity for discussion after the speeches, all of which will be very brief, and any questions on the subject put by the audience will be answered. As a special feature some people who have lived in congested districts will tell what it means to them. Admission is free.

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VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

April 11.

Verio av'n w cor 236th st, 164.7x144x149x75, va-236th st cant.
Southern Boulevard, e s, 125 s Jennings st, 75 x100, vacant.
Tiebout av's e cor 187th st, 50x80.
187th st
187th st, s s, 130 e Tiebout av, 40x50, vacant.

JOSEPH P. DAY.

April 14.

57th st n w cor 9th av, 25x100.5, 5-sty stone 9th av front tenement with stores.
137th st, No 217 W, 18.6x99.11, 3-sty stone front dwelling.
10th st, s s, — e Av D, 75x92.3, vacant.
Christopher st, No 135, 26x91.11x irreg, vacant.
Greenwich st, Nos 687 to 691, 62.6x85.4x—x81, three 3-sty brk dwellings.
Greenwich st, No 695 s e cor 10th st, 25x irreg. 10th st, No 260 | x54.6x82, 3-sty frame dwelling and 5-sty brk stable.
10th st, No 258 W, 26.1x108.11x irreg, 5-sty brk and stone tenement.
Hudson st, No 503, 24.2x100, 3-sty brk dwelling with 2-sty brk stable in rear.
38th st, Nos 411 & 413 W, 50x98.9, two 3-sty brk dwellings with store.
32d st, Nos 39 & 41 W, 43x98.9, 4 and 5-sty stone front dwellings.
28th st, No 16 E, 25x98.9, 4-sty stone front dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St, except as elsewhere stated.

April 8 and 9.

No Legal Sales advertised for these days.

April 11.

5th av, Nos 860 to 864 s e cor 68th st, 100.5x153, 68th st, Nos 2 & 4 | 5-sty stone front dwelling and 2-sty brk and stone art gallery. Underground Electric Railways Co of London, Ltd, agt Louis S Owsley exr, &c, et al; J P Cotton Jr, att'y, 165 Broadway; Chas C Burlingham, recvr. (Receiver's sale.) By Joseph P Day on premises at 12 o'clock noon.
191st st, No 601, n s, 85 w Hughes av, late Frederick st, 40x60, 2-sty frame dwelling and vacant. Josephine A Poggi agt John Calder et al; Benj F Gerding, att'y, 1901 Bathgate av; Edmund J Tinsdale, ref. (Amt due, \$2,671; taxes, &c, \$88.85.) By Herbert A Sherman.
8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.
135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tenement. Jacob Schlosser agt Lorenz Weiher et al; F P Hummel, att'y, 1511 3d av; Jacob Levy, ref. (Amt due, \$7,982.06; taxes, &c, \$—; sub to a prior mort of \$25,000.) Mort recorded May 3, 1906. By Samuel Marx.

April 12.

105th st, No 41, n s, 86.10 e Manhattan av, 16.4x100.11, 3-sty and basement stone front dwelling. John A Beall et al, exrs, &c, agt Mathilde E Stremmel et al; Henry Merckle, att'y, 31 Liberty st; Leighton Lobdell, ref. (Amt due, \$3,704.01; taxes, &c, \$438.50; sub to three mort aggregating \$11,700.) Mort recorded March 12, 1908. By Bryan L Kennelly.
3d av, No 2719, w s, 100 s 145th st, 25x100, 2-sty brk tenement and store. Louis Mierisch agt Charles Mierisch et al; Smith Williamson, att'y, 364 Alexander av; Harry W Smith, ref. (Partition.) By James L Wells.
Lexington av, No 186, w s, 65.4 n 31st st, runs w 54 x n 7 x w 46 x n 15.6 x e 100 x s 22.6 to beg, 3-sty brk dwelling. Stephen Goode-nough agt Barnabus Goode-nough et al; Peter C De Wolf, att'y, 50 Broadway; Phoenix Ingraham, ref. (Partition.) By Joseph P Day.
Broadway s e cor 183d st, 105x2, vacant. Clarence G Friend et al agt Washington E Bogardus et al; Moses R Ryttenberg, att'y, 135 Broadway; David B Cahn, ref. (Partition.) By J H Mayers.
133d st, Nos 42 to 48, s s, 80 e Madison av, 80x99.11, four 3-sty and basement stone front dwellings. Louis Lese agt Jacob Norwalk et al; Lese & Connolly, att'ys, 35 Nassau st; Terence J McManus, ref. (Amt due, \$10,828.61; taxes, &c, \$576.96.) Mort recorded Feb. 9, 1906. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 8, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Hoffman st, e s, 283 s Pelham av, 25x113.1x25x112.11, vacant. (Amt due, \$692.33; taxes, &c, \$30.42; sub to a prior mort of \$1,500.) Warren B Sammis\$2,122
125th st, No 257, n s, 18 w 2d av, 28x74.11, 5-sty stone front tenement and store. (Amt due, \$19,869.73; taxes, &c, \$402.72.) Readvertisd for April 1827,525
*41st st, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, \$26,518.10; taxes, &c, \$544.68.) American Mortgage Co27,525
*224th st, No 810, s s, 155.6 e 4th av, 50.2x114.4, Wakefield. (Amt due, \$2,432.60; taxes, &c, \$812.15; sub to a first mort of \$8,500.) Mary Berman11,460

120th st, No 110, s s, 131.8 e Park av, 20.10x100.10, 4-sty stone front tenement. Anne Monaghan agt Chas W Bauschat et al; Peter Condon, att'y, 51 Chambers st; Wm A McQuaid, ref. (Amt due, \$3,793.86; taxes, &c, \$218.14; sub to a prior mort of \$4,500.) Mort recorded Oct 7, 1904. By Joseph P Day.
137th st, No 282, s s, 125 e Lincoln av, 25x100, 5-sty brk tenement. Henry Nembach agt Rudolph Mann et al; Geo A Steimmuller, att'y, 1511 3d av; James Kearney, ref. (Amt due, \$2,804.42; taxes, &c, \$629.59; sub to a first mort of \$14,000.) Mort recorded May 6, 1908. By James L Wells.
152d st, No 319, n s, 350 w Courtlandt av, 50 x100, 6-sty brk tenement. Henry H Jackson agt Johnston Umsted Realty Co et al; Stephen H Jackson, att'y, 106 Lexington av; Richard H Clarke, ref. (Amt due, \$24,889.89; taxes, &c, \$—; sub to a mort of \$40,000.) Mort recorded April 16, 1907. By Bryan L Kennelly.
Valentine av, No 2220, e s, 39.7 n 182d st, 16.8 x63.1x16.8x61.9, 2-sty brk dwelling. Union Bank of Brooklyn agt B Alexander Basch et al; Edw M Grout & Paul Grout, att'ys, 189 Montague st, Bklyn; Henry J Goldsmith, ref. (Amt due, \$987.01; taxes, &c, \$113.83; sub to a first mort of \$4,000.) Mort recorded May 28, 1909. By Bryan L Kennelly.
161st st, No 563, n s, 246.9 e Broadway, 18x99.11, 4-sty and basement brk dwelling. N Y Life Ins Co agt William Broadbelt et al; Geo W Hubbell, att'y, 346 Broadway; Manfred W Ehrlich, ref. (Amt due, \$18,613.46; taxes, &c, \$—.) Mort recorded March 7, 1898. By Bryan L Kennelly.
45th st, No 524, s s, 350 w 10th av, 25x100.4, 5-sty brk tenement and store. John M Bowers, exr, &c, agt Bessie Bobrick et al; Middleton S Borland, att'y, 31 Nassau st; Lyttleton Fox, ref. (Amt due, \$14,889.59; taxes, &c, \$315.04.) Mort recorded July 2, 1909. By Joseph P Day.

April 13.

Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry landing at West 42d st, runs to 11th av & 34th st; also beg at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th st and 28th st, on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th av to 28th st to 11th av; also from 9th av and 28th st on 28th st to 11th av to 24th st to 13th av, to 14th st and North River. Central Trust Co of New York agt The Twenty-eighth and Twenty-ninth Streets Cross-town R R Co et al; Joline, Larkin & Rathbone, att'ys, 54 Wall st; Newell Martin, ref. (Amt due, \$1,639.167.67; taxes, &c, \$—.) By Joseph P Day.
162d st, n s, 139.11 e Courtlandt av, 50x100, vacant. Annie A Drummond agt Lucie J Dick et al; McKean, Brewster & Morgan, att'ys, 40 Wall st; Wm C Arnold, ref. (Partition.) By James L Wells.

April 14.

8th av, No 2690 s e cor 143d st, 25.1x75, 4-sty 143d st, No 278 brk tenement and store. Samuel A Tanenbaum agt Benjamin F Carpenter et al; Milton S Hoffman, att'y, 198 Broadway; Wm S Jackson, ref. (Amt due, \$8,360.62; taxes, &c, \$352.38; sub to a first mort of \$28,000.) Mort recorded April 1, 1909. By Joseph P Day.
97th st, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty brk tenement. Bernhard Mayer agt Ida Machiz et al; Malcolm Sundheimer, att'y, 34 Nassau st; Michael J Mulqueen, ref. (Amt due, \$13,778.88; taxes, &c, \$367.82.) By Joseph P Day.
2d av, No 1824 n e cor 94th st, 25.8x79.9, 5-sty 94th st, No 3011 brk tenement and stores. John A Schappert agt Annie Messer et al; Malcolm Sundheimer, att'y, 34 Nassau st; Arthur D Truax, ref. (Amt due, \$9,913.33; taxes, &c, \$—; sub to a first mort of \$23,000.) Mort recorded Jan 7, 1907. By Joseph P Day.
109th st, No 205, n s, 110 e 3d av, 19.10x100.11, 4-sty brk tenement. Sarah R Wells, trustee, &c, agt Jacob Gimplowitz et al; Shepard, Smith & Harkness, att'ys, 128 Broadway; Robert W Maloney, ref. (Amt due, \$8,824.23; taxes, &c, \$422.04.) Mort recorded Aug. 16, 1906. By Joseph P Day.
141st st, No 551, n s, 200.1 e Broadway, 24.11 x99.11, 3-sty and basement brk dwelling. N Y Savings Bank agt John Gillies et al; Webber & Webber, att'ys, 7 Beekman st; Moses R Ryttenberg, ref. (Amt due, \$9,852.70; taxes, &c, \$263.) Mort recorded Feb 11, 1904. By Samuel Marx.
12th st, No 537, n s, 170 w Av B, 25x103.3, 5-sty brk tenement and store. Meyer Jarmulowsky et al agt Ernestine Frankel et al; Bernard Alexander, att'y, 165 East Broadway; Wm C Reddy, ref. (Amt due, \$11,598.37; taxes, &c,

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\$540.68; sub to a first mort of \$24,000.) By Herbert A Sherman.
1st av | s e cor 95th st, —x103, vacant. Francis 95th st | E Grant et al agt William McGowan et al; Wm C De Witt, att'y, 44 Court st, Bklyn; Caesar B F Barra, ref. (Amt due, \$32,101.22; taxes, &c, \$2,147.71.) Mort recorded Dec 20, 1905.) By Joseph P Day.
156th st, No 491, n s, 74.10 w Brook av, 24.11 x100, 5-sty brk tenement and stores. Bella Schulein agt Morris Kite et al; Milton Mayer, att'y, 52 William st; Rudolph A Seligmann, ref. (Amt due, \$17,946.59; taxes, &c, \$392.50.) Mort recorded March 18, 1907. By Joseph P Day.
142d st, No 221, n s, 275 w 7th av, 25x99.11, 6-sty brk tenement and store. Abraham H Vogel agt Meyer Sachs et al; Lese & Connolly, att'ys, 35 Nassau st; Alvin Untermyer, ref. (Amt due, \$4,923.05; taxes, &c, \$503.41.) Mort recorded March 6, 1907. By Joseph P Day.
Goerck st, Nos 417 & 419 on map Nos 147 to 151 | Houston st, Nos 480 to 486, on map Nos 476 to 482 | n w cor Houston st, 68.6x100.3, two 6-sty brk tenements and stores. Bella Hillman agt Louis Sorkin et al; Kantrowitz & Esberg, att'ys, 320 Broadway; John F O'Ryan, ref. (Amt due, \$51,862.86; taxes, &c, \$—; sub to two mort aggregating \$80,000.) Mort recorded June 18, 1907. By Herbert A Sherman.

April 15.

107th st, No 228, s s, 225 w 2d av, 25x100.11, 4-sty brk tenement and store. Frederick W Beinhauer agt Minnie Grossman et al; Salter & Steinkamp; att'ys, 140 Nassau st; Geo M S Schulz, ref. (Amt due, \$9,454.22; taxes, &c, \$603.35.) Mort recorded July 31, 1906. By Joseph P Day.
113th st, Nos 339 & 341, n s, 200 w 1st av, 33.4 x100.11, 6-sty brk tenement and stores. Louis C Tiffany, gdn, agt Abraham Norwalk et al; De Forest Bros, att'ys, 30 Broad st; Wm T Keleher, ref. (Amt due, \$32,874.30; taxes, &c, \$1,597.41.) Mort recorded Oct 11, 1906. By Joseph P Day.

April 16.

No Legal Sales advertised for this day.

April 18.

125th st, No 257, n s, 18 w 2d av, 28x74.11, 5-sty brk tenement and store. Simon Herzog, trustee, &c, agt Lucy S H Harper et al; Abraham G Meyer, att'y, 132 Nassau st; Walter B Caughlan, ref. (Amt due, \$20,309.73; taxes, &c, \$402.72.) Mort recorded Feb 2, 1904. By Joseph P Day.
Hughes av, No 2422, e s, 71.8 s 188th st, 24.10 x87.6, 2-sty frame dwelling. Joseph Byers, trustee, &c, agt Belmont Realty & Construction Co et al; Wm D Leonard, att'y, 165 Broadway; N Taylor Phillips, ref. (Amt due, \$5,426.65; taxes, &c, \$265.39.) Mort recorded July 17, 1906. By Joseph P Day.
Av D | s w cor 10th st, 108x105, Unionport. 10th st | Frank Kunzig et al agt Edw A Schill et al; Stephen J Stilwell, att'y, 261 Broadway; Emanuel Blumenstiel, ref. (Amt due, \$3,329.57; taxes, &c, \$72.15.) Mort recorded Jan. 29, 1906. By Joseph P Day.

NOTICE TO CONTRACTORS.

SEALED PROPOSALS for Additional Medical Quarters, Construction, including heating, plumbing and electric work, at the Manhattan State Hospital, Ward's Island, New York, will be received by the State Commission in Lunacy, Capitol, Albany, N. Y., until three o'clock P. M., April 20th, 1910, when they will be opened and read publicly.

Proposals shall be accompanied by a certified check in the sum of \$1,500, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of \$10,000 within thirty days after notice of award of contract in accordance with terms of specification No. 1337. The right is reserved to reject any and all bids.

Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, New York, at the office of the State Commission in Lunacy, No. 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to, and in the discretion of, the State Architect, Franklin B. Ware, Albany, N. Y.

Dated, Albany, N. Y., March 29, 1910.

T. E. McGarr,
Secretary, State Commission in Lunacy.

122d st, No 263, n s, 17.6 w 2d av, 14x71.8, 3-sty stone front dwelling. (Amt due, \$6,486.04; taxes, &c, \$117.46.) Withdrawn.....
40th st, No 455, n s, 140 e 10th av, 20x98.9, 4-sty brk tenement. (Voluntary.) Adjourned to April 26.....
*8th st, No 315, n s, 280.4 e Av B, 20.7x69.10, 4-sty brk tenement and store. (Amt due, \$11,679.98; taxes, &c, \$218.14.) Metropolitan Savings Bank14,000
Broadway, Nos 1587 & 1589 | s w cor 48th st, 51.1x140.5x47.11x128.4, 5-48th st, Nos 202 to 208 | sty brk factory. (Partition.) Horace S Ely & Co for a client.....526,000
8th av, Nos 833 to 837, w s, 23.5 n 50th st, 66x80, three 4-sty brk tenements and stores. (Partition.) Davies, Stone & Auerbach for a party in interest120,000
5th av, Nos 790 to 806 | n e cor 48th st, runs n 200.10 to 49th st, x e 48th st, No 251 | 80 x s 200.10 x w 80 to beginning, nine 4-sty 49th st, No 252 | brk tenements and stores. (Partition.) Horace S Ely & Co for a client.....277,000
*78th st, Nos 226 to 230, s s, 238.4 e 3d av, 40x102.2, 6-sty brk tenement and store. (Amt due, \$12,500; taxes, &c, \$177.50; sub to a mort of \$40,000. Isaac Cohen53,189

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 505 FIFTH AVENUE

*Morton st, No 56, s s, 205 e Hudson st, 25x100, 5-sty brk tenement. (Amt due \$29,980.84; taxes, &c, \$1,118.26.) Addison Brown, exr, &c, 30,200
*Prince st, No 156, s s, 47.5 w West Broadway, 23.8x100, 6-sty brk tenement and store. (Amt due, \$12,793.56; taxes, &c, \$771.20; sub to a first mort of \$30,000.) Jonas Weil et al. 35,500
*115th st, Nos 111 and 113, n s, 89.6 e Park av, runs n 18.6 x e 6 x n 56.6 x e 36 x s 75 x w 36.6 to beginning, 6-sty brk tenement and stores. (Amt due, \$7,922.36; taxes, &c, \$671.65; sub to a mort of \$28,000.) Harris Schwartz 34,270
Croton st | n e cor Audubon av, 50x91x50x90, two 2 and one 2-sty Audubon av | frame dwellings. (Partition.) George McCauslan. 24,500
10th av, Nos 615 to 619 | n w cor 44th st, 75.3x100, 5-sty brk loft and 44th st, Nos 501 & 503 | store building and 2-sty brk stable. (Partition.) Lowenfeld & Prager 60,100
*Pearl st, No 164, s e s, 41.3 s w Pine st, runs s e 77 x n e 1.7 x s e 20.4 x s w 23 x n w 97.3 x n e 21.9 to beginning, 5-sty brk tenement and store. (Amt due, \$10,579.86; taxes, &c, \$—; sub to two mortg aggregating \$32,000.) Beinecke & Co. 33,895
3d av, Nos 3524 to 3542 | n e cor 168th st, runs e 337 to Fulton av, x 168th st | n 41.8 x w 111.1 x n 87 x w 60.10 x n 50 x w Fulton av | 180 x s 176 to beginning, 3-sty brk tenement and store and 2, 3, 4 and 5-sty brk buildings of brewery. (Amt due, \$57,547.60; taxes, &c, \$2,434.90.) Samuel Schwarzman. 70,000
Crosby st, No 133, e s, 41.7 n Jersey st, 20.9x72.1x20.7x73.1, 5-sty brk and stone loft and store building. (Executor's sale.) Leo Schlesinger. 24,400
22d st, Nos 320 and 322, s s, 275 e 2d av, 60x97.6, two 5-sty brk tenements with stores and two 4-sty brk tenements in rear. (Executor's sale.) G Schultz 37,950
36th st, No 210, s s, 175 e 3d av, 25x98.9, 3-sty brk dwelling. (Executor's sale.) T Fitzsimmons 14,000
36th st, No 214, s s, 223 e 3d av, 27x98.9, 5-sty brk tenement. (Executor's sale.) G A Dercluck 27,000
129th st, Nos 51 to 55, n s, 145 e Madison av, 75x99.11, 6-sty brk tenement. I Specter 97,600
Bradhurst av | n e cor 152d st, 120x100, vacant. Henry Edelmuth. 56,450
152d st | s e cor 153d st, 39.11x100, vacant. Henry Edelmuth. 24,400
153d st | 142d st, No 554, s s, 118 w Convent av, 18x99.11, 4-sty stone front dwelling. (Voluntary.) Samuel Raisler 19,550
142d st, No 476, s s, 30 e Amsterdam av, 17x99.11, 4-sty stone front dwelling. (Voluntary.) Samuel Raisler 16,800
142d st, No 474, s s, 47 e Amsterdam av, 16x99.11, 4-sty stone front dwelling. (Voluntary.) Withdrawn
142d st, Nos 466 to 470, s s, 79 e Amsterdam av, 48x99.11, three 4-sty stone front dwellings. (Voluntary.) Withdrawn
142d st, No 462, s s, 189 w Convent av, 17x99.11, 4-sty stone front dwelling. (Voluntary.) Withdrawn
Plimpton av, e s, 26.3 n 169th st, 268x85, vacant. (Voluntary.) Withdrawn
155th st, No 453 | n w cor St Nicholas av, 96.3x49.11x—x51.9, 5-sty brk St Nicholas av | and stone tenement with stores. (Assignee's sale.) Bid in at \$85,000
Westchester av | s w cor 156th st, 139.9x97.4x77.5 to Forest av, x90.9, 156th st | vacant. (Assignee's sale.) Bid in at \$35,000
Forest av | 3d av | s e cor 139th st, 27.2x92.9x25x82.1, vacant. (Assignee's sale.) 139th st | Bid in at \$15,000
124th st, Nos 424 to 432, s s, 250 e 1st av, 125x100.11, vacant. (Executor's sale.) J Romaine Brown, for a client. 21,000
11th st, Nos 370 and 372, s s, 57.6 e West st, runs e 41.6 x s 100.3 x w — x n — x n w 21.3 x n 33.4 x e 2 x n 22.9 to beginning, 4-sty brk tenement with store and 3 1/2-sty brk dwelling with store. (Trustee's sale.) David H Levy 36,500
11th av, No 682 | s e cor 49th st, 18.1x75, 4-sty brk tenement with store. 49th st | (Executor's sale.) Henry S Stuhmann 14,000
11th av, No 680, e s, 18.1 s 49th st, 25x75, 4-sty brk tenement with store. (Executor's sale.) John A. Quell 12,100
52d st, No 235, n s, 163 w Broadway, 18.10x100.5, 3-sty stone front dwelling. (Executor's sale.) F X O'Connor 30,100
Grand av | n e cor Buchanan pl, 25x100, 2-sty frame building. (Vol-Buchanan pl | untary.) Stella S Jardson 5,600
142d st, No 540, s s, 189.6 e Broadway, 16.8x99.11, 3-sty stone front dwelling. (Voluntary.) J C Watson 13,500
Mercer st, No 3, w s, 72.5 n Canal st, 37x47.5x31.2x52.2, 3-sty brk loft building with stores. (Executor's sale.) James A Glover 24,000
Water st, No 183, s s, 23.1 e Burling Slip, 23.5x45x23.2x44.9, 4-sty brk loft and store building. (Executor's sale.) M Schieffelin 20,600
3d av, No 276, w s, 44 s 22d st, 22x75, 3-sty brk dwelling with store. (Executor and trustees' sale.) Henry Zucker 23,100
Greene st, No 66, e s, 198.8 n Broome st, 22.7x100.1, 5-sty brk and stone loft and store building. (Executor and trustees' sale.) R Noel Hammond 40,000

Water st, No 114, w s, 41.4 s Wall st, 21.9x41.10x21.6x44.8, 5-sty brk loft and store building. (Executors and trustees' sale.) John G Agar 25,000
Forsyth st, Nos 175 and 177, w s, 15.8 n Rivington st, 37.6x100, two 3-sty brk dwellings. (Executor's sale.) Albert B Boardman 23,000
Forsyth st, Nos 179 and 179 1/2, w s, 188.2 n Rivington st, 37.6x100, two 3-sty brk dwellings. (Executor's sale.) L G Timpson 33,000
Broadway, No 391, w s, 75.7 s Walker st, 25.2x99.6x24.11x99.11, 5-sty brk and stone loft and store building. (Executor and trustees' sale.) Wm H White 110,000
Broadway, Nos 446 and 448, e s, 130.3 s Grand st, 49.11x120, 5-sty brk and stone loft and store buildings. (Executor's sale.) Albert B Boardman 200,000
Centre st, No 102, e s, 94.5 n Leonard st, 24x74x23.10x73.9, 5-sty brk loft and store building. (Executors' and trustees' sale.) Albert B Boardman 37,500
Madison av, No 17, e s, 74 n 24th st, 24.8x100, 4-sty stone dwelling. (Executor and trustees' sale.) S H Stone, Heilner & Wolf 110,500
Maiden lane, Nos 82 and 84 | s s, 188.2 e William st, runs e 53.6 x s 60 Cedar st, No 19 | x w 20 x s 6.4 x w 6.7 x s 67.2 to Cedar st, x w 26.6 x n 133.9 to beginning, three 5-sty brk and stone loft and store buildings. (Executor's sale.) Henry Evans 300,000

BRYAN L. KENNELLY.

30th st, Nos 229 and 231, n s, 297 w 7th av, 43x98.9, 3-sty brk tenement, two 3-sty frame tenements and 1-sty brk store. (Voluntary.) Stephen M Yeaman 54,850
69th st, No 121, n s, 140 w Lexington av, 20x100.5, 4-sty stone front dwelling. (Executor's sale.) Edward S Auchincloss 59,500
55th st, No 316, s s, 225 e 2d av, 25x100.5, 4-sty brk tenement. (Voluntary.) William Peters 13,400
Chambers st, No 189, n s, 51.10 w Washington st, 20.6x58.4x—x66, 4-sty brk loft and store building. (Voluntary.) Robert G Hamilton 26,400
Washington st, No 294, w s, 64.9 n Chambers st, 20x48.11, 3-sty brk building. (Voluntary.) Wm Infield 23,500
Riverside Drive, No 316, e s, 22 s 104th st, 21.10x97, 5-sty stone front dwelling. (Voluntary.) Grace A Brady (Grace George) 51,000
Lenox av, No 227, w s, 50 n 121st st, 25.11x80, 4-sty stone front dwelling. (Voluntary.) Bid in at \$28,500
9th av, Nos 183 and 185 | n w cor 21st st, 44.4x60, 3-sty frame tenement 21st st | with stores and 2-sty frame tenement with stores. (Voluntary.) Hamilton Holding Co 33,250
*70th st, No 336, s s, 105 w 1st av, 27.6x100.4
4th st, Nos 341 and 343, n s, 50 w 1st av, 50x63.2 (Amt due, \$15,819.83; taxes, &c, \$1,144.15.) John L Darracq et al 15,250

JAMES L. WELLS.

3d av, w s, 154.7 n 175th st, 50x100, vacant. (Trustee's sale.) Louis E Levy 9,200
Webster av | e s, 226 n 184th st, 250x205 to Park av, x250x193, vacant. Park av | (Trustee's sale.) A J Prime 48,600
Weeks av, e s, 95 s 175th st, 200x95, 3-sty dwelling and vacant. (Trustee's sale.) A J Prime 22,800

CHARLES A BERRIAN.

*18th st, No 530, s s, 183 w Av B, 43.9x92, 6-sty brk tenement and stores. (Amt due, \$18,115.66; taxes, &c, \$738.33; sub to prior mort of \$30,000.) Paul Hellman 46,064

L. J. PHILLIPS & CO.

Cherry st, No 234, n s, 51 e Pelham st, 25.6x100, 6-sty brk tenement and stores. (Amt due, \$6,672.14; taxes, &c, \$706.99; sub to prior mort of \$24,000.) Morris Levy et al, defendants 30,066

SAMUEL MARX.

94th st, Nos 341 and 343, n s, 50 w 1st av, 50x63.2, 6-sty brk tenement and stores. (Amt due, \$10,567.48; taxes, &c, \$726.55; sub to a first mort of \$27,000.) Mary M Moore 36,521
Clinton av, No 1996, e s, 20.5 s 179th st, 24.7x100, 2-sty frame dwelling. (Amt due, \$1,717.04; taxes, &c, \$125.) Belle Gold-Cross 8,000

J. H. MAYERS.

*Lexington av | n w cor 120th st, 100.11x65, vacant. (Amt due, 120th st, Nos 129 to 133 | \$50,325.67; taxes, &c, \$1,481.44; sub to a judgment of \$28,70.) Henry C Howard 51,000
Martha av, No 4339, w s, 85 n 238th st, 20.1x100, 2-sty frame dwelling. (Amt due, \$2,330.20; taxes, &c, \$77.44.) Withdrawn

Total 3,246,812
Corresponding week, 1909 1,462,061
January 1, 1910, to date 20,390,781
Corresponding period 1909 18,782,577

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 April 1, 2, 4, 5, 6 and 7. (No. 119.) BOROUGH OF MANHATTAN. Academy st | n w cor Nagle av, 310x600 to e s Dyckman st, vacant. Dyckman st | American Real Estate Co to Naegle Realty Co. Nagle av | B & S. Mar 30. Apr 1, 1910. 8:2217—1, 7, 14 and 47. A \$152,000—\$152,000. other consid and 100

Bedford st, Nos 60 and 62 | n e cor Morton st, 43x69, 6-sty brk Morton st, No 27 1/2, on | tenement and stores. H Everett map No 29 | Russell to Pelhamdale Land Co. Mort \$40,000. Apr 1, 1910. Apr 2, 1910. 2:587—1. A \$22,000—\$58,000. nom Beach st, No 10, s s, abt 125 w West Broadway, 27.3x73.7x25x85 w s, 7-sty brk loft and store building. Andrew J Kelley to St Johns Park Realty Co. Mort \$50,000 and all liens. Apr 2. April 4, 1910. 1:190—38. A \$14,000—P \$30,000. other consid and 100
Broome st, No 35 | s w cor Goerck st, 25.2x100x25.3x100, Goerck st, Nos 13 to 19 | 5-sty brk tenement and stores. Isaac Male to Isador Bosowsky. Mort \$38,500. Mar 31. April 4, 1910. 2:326—47. A \$20,000—\$45,000. other consid and 100

Broome st, No 270, n s, 39.8 e Allen st, 24x75.6, 5-sty brk tenement and store.

Broome st, No 272, n s, 22.4 e Allen st, 17.4x75.3x17.6x75.1, 5-sty brk tenement and store.

Harris Bronstein to Philip Lubetkin. Mort \$74,450. Nov 4, 1908. Apr 2, 1910. 2:414-64 and 65. A \$37,000-\$52,000. other consid and 100

Broome st, No 241 s e cor Ludlow st, 27.4x50, 3-sty brk tenement and store.

Ludlow st, No 80 | and store.

Allen st, No 143, w s, 20 s Rivington st, 20x70, 2-sty brk dwelling.

Allen st, No 141, w s, 40 s Rivington st, 20x70, 2-sty brk dwelling.

Order vacating deed recorded Mar 3, 1908, and that the defendant Roland D Crocker deliver to Anna M Haley the plaintiff said deed for cancellation. Apr 1, 1910. 2:408-37. A \$27,000-\$31,000; 415-23 and 24. A \$27,000-\$30,000. court order

Broome st, No 22, n s, 50 w Mangin st, 25x100, 5-sty brk tenement and store. Jacob Klein to Benj J Weil. B & S. All liens. Feb 1. Apr 1, 1910. 2:322-28. A \$14,000-\$21,000. nom

Canal st, No 528, s s, 20 w Washington st, 20x60, 4-sty brk loft and store bldg. John W Haaren EXR John W Haaren, decd to Henry Leeburger. B & S. Apr 4. Apr 5, 1910. 2:595-14. A \$9,000-\$13,000. 19,300

Christie st, No 116, e s, 100.5 s Broome st, 25x100, 5-sty brk tenement and store. Albert Loser et al HEIRS & John A Loser decd et al to Samuel Fensterheim and Louis Tanz. Mar 31. Apr 1, 1910. 2:418-5. A \$22,000-\$28,000. 100

Dover st, No 12, w s, 53.1 n Water st, 20.1x28.2x19.9x27.11, 3-sty brk tenement and store. Patrick J O'Beirne to Minnie C Gatchell. Mort \$4,000. Mar 31. Apr 2, 1910. 1:106-27. A \$3,200-\$4,800. 100

Dominick st, No 44, s s, 130 e Hudson st, 20x84, 2-sty and basement brk dwelling. Theo W Sheridan et al to Anna Schneider. Mar 28. April 4, 1910. 2:578-58. A \$8,000-\$9,000. 11,250

Eldridge st, Nos 232 and 234, e s, 125 n Stanton st, 50x87.6, two 5-sty brk tenements and stores. Samuel Birnbaum to Keba Chodorov. Mort \$59,500. Mar 31. Apr 1, 1910. 2:417-3 and 4. A \$37,000-\$52,000. other consid and 100

East Broadway, No 278, n s, about 85 w Gouverneur st, 21x59.5 x21.2x59.7, w s, 3-sty brk dwelling. Edith A Schoneman to Jennie Bresler. Mort \$12,000. Apr 1, 1910. 1:287-34. A \$12,000 \$15,000. other consid and 100

Forsyth st, No 103. Assignment of rents to secure six notes of \$50 each. Abraham Felder to Aronson Mercantile Co. Apr 6, 1910. 2:418. 300

Front st, Nos 132 and 134 s w cor Pine st, 40.9x80.6x40.9x86.6, Pine st, Nos 87 and 89 | 6-sty brk office and store building.

Charles Buek to Constance E Poor. Mort \$87,000. Apr 1. Apr 6, 1910. 1:38-35. A \$54,500-\$87,000. (See Lexington av, n e cor 21st st.) other consid and 100

Greenwich st, Nos 719 and 721, e s, 58.4 n Charles st, 37.6x76.7x 41.4x92, 6-sty brk loft building. Arthur J Collins to Geo A Macdonald. Mort \$40,000. Mar 29. Apr 6, 1910. 2:632-39 and 40. A \$13,000-\$—. other consid and 100

John st, No 110 (96), s w s, abt 140 w Pearl st, 20.6x42.9x21x43, n w s, 5-sty brk loft and store building. Isabella Freedman to Chas J Byrnes. B & S and C A G. Mort \$27,750. Apr 4. Apr 6, 1910. 1:69-53. A \$21,000-\$27,000. nom

Same property. Chas J Byrnes to Isabella Freedman. B & S and C A G. Mort \$25,000. Apr 5. Apr 6, 1910. 1:69. nom

Jumel pl, e s, 238.7 s Colonial Parkway, late Edgecombe road, 50x90, vacant. Release mort. Wm P Waters to Fredericka Radle Estate, a corp. Apr 5. Apr 6, 1910. 8:2112-73 and 74. A \$7,000-\$7,000. 9,000

Same property. Fredericka Radle Estate to Christopher Hackett. Apr 5. Apr 6, 1910. 8:2112. other consid and 100

Liberty st, No 8, s s, 67.6 e William st, 17.11x84.10x18.4x84.1, part 12-sty brk and stone office and store building. Herbert Parsons et al EXRS, &c, Matilda White to Cortlandt F and David W Bishop and Florence V C Parsons EXRS, &c, David W Bishop as joint tenants. 1/2 part. Feb 16, 1909. Apr 6, 1909. 1:42-part lot 26. A \$-\$. other consid and 100

Ludlow st, Nos 95 and 97 s w cor Delancey st as widened, 37.7x Delancey st | 88.1x37.5x88, 7-sty brk bank and office bldg. Manhattan Holding Co to the Public Bank of N Y City. Mar 30. Apr 1, 1910. 2:409-17 and 19. A \$47,000-\$-. other consid and 100

Madison st, Nos 328 and 352. Assignment of rents for \$813.80 to secure notes, &c. Samuel Birnbaum to Israel Rosenblum. Apr 5. Apr 6, 1910. 1:266. nom

Monroe st, No 11, n s, abt 180 e Catharine st, 25x100, 5-sty brk tenement. Harry Marshawsky to Fanny Breakstone. 2-3 parts. All title. Mort \$30,900. Apr 2, 1909. Apr 2, 1910. 1:276-5. A \$18,000-\$36,000. other consid and 100

Monroe st, Nos 212 and 214 s e cor Gouverneur st, 50.5x69.10x50.2 Gouverneur st, No 56 | x66.2, two 5-sty brk tenements and stores. FORECLOS (Mar 31, 1910). Maurice J McCarthy (Ref) to Julius Rosenstein. Mort \$39,000. Apr 1, 1910. 1:261-73 and 74. A \$36,000-\$55,000. 14,000

Morton st, No 56, s s, 205 e Hudson st, 25x100, 5-sty brk tenement. FORECLOS, Apr 5, 1910. Wm Klein, ref, to Addison Brown, TRUSTEE. Apr 6. Apr 7, 1910. 2:583-16. A \$14,000-\$31,000. 30,200

Pearl st, No 273, n w s, abt 75 n e Fulton st, 22.2x91.3x13.8x91.1, n e s, 5-sty brk loft and store building. Edward Miehlng, EXR John Loster to Benjamin Schwartz and Charles Gans, of Brooklyn, and Frank Wetzel, Borough of Queens. Mort \$18,000. Apr 6. Apr 7, 1910. 1:95-32. A \$10,600-\$20,000. 28,350

Prince st, No 22, s s, about 75 w Elizabeth st, 23.9x123.6x23.6x 129, w s, 4-sty brk tenement and store and 4-sty brk tenement in rear. Martha G Haggerty to Michele Volini. Mort \$15,000. Mar 21. Apr 1, 1910. 2:493-17. A \$20,000-\$23,500. nom

Roosevelt st, No 14 e s, abt 190 s Park Row, 26x132.

Roosevelt st, No 16, e s, abt 216 s Park Row, 17.4x133x17.4x 133.5, s s. | 6-sty brk tenement and stores.

Domenico Rovegno to Joseph Rovegno. All liens. Aug 5, 1909. Apr 2, 1910. 1:117-11. A \$18,000-\$25,000. nom

Sullivan st, Nos 125 and 127, e s, 59.6 s Prince st, runs e 75 x n 40.4 x w 3 x s 7 x w 10 x n 7 x w 62 to st x s 40.4 to beginning, 6-sty brk tenement and stores. Julia Pianca to Elvira De Optatis. All liens. Mar 3. Apr 2, 1910. 2:503-15. A \$22,000-\$45,000. other consid and 100

Warren st, No 113, s s, 59.4 w Washington st, 25x92.7x24.7x92.6, 4-sty brk loft and store building. Henry S Reynolds to James J McCluskey. Mort \$20,000. Apr 1. Apr 2, 1910. 1:131-37. A \$20,000-\$26,000. 100

Washington st, No 697, e s, abt 50 s Perry st, 20x84.9x20x90 s s, with rights to 4 ft alley in rear, to s s Perry st, 2-sty brk tenement and 2-sty brk stable in rear. Caroline W Schoeffel HEIR, &c, Geo M Newschaffer to The Fleischmann Company of Ohio, a corp. April 4, 1910. 2:632-7. A \$8,500-\$10,500. 19,200

Washington st, No 203, e s, 49.4 s Vesey st, runs e 48.2 x n 4.10 x w 8.6 x n 18.1 x w 44.11 to st, x s 24 to beginning, 4-sty brk tenement and store. John H Boschen to Thos R McNeill. Mort \$24,000 and all liens. April 1. April 4, 1910. 1:83-10. A \$25,600-\$28,500. other consid and 100

Washington st, No 695, e s, 66.7 s Perry st, 22x95x22.10x90 with alley 4 ft wide in rear, 2-sty frame tenement and 1-sty brk stable in rear. Saml McGovern widow to Fleischmann Co, a corp. Apr 4. Apr 5, 1910. 2:632-6. A \$9,000-\$9,000. 14,500

3d st W, No 134, s s, 100 e 6th av, runs e 25.3 x s 80 x w 23.5 x n 30 x n 50 to beginning, 2-sty brk tenement.

Minetta lane, No 22, n e s, abt 100 e 6th av, 21.5x70x22.7x70, 2-sty brk tenement. Prudence Envent to Gustave Baumann. Mort \$13,000. Apr 1. Apr 2, 1910. 2:543-12 and 30. A \$17,000-\$17,500. 17,500

7th st E, No 198, s s, 243 e Av B, 25x90.10, 6-sty brk tenement and stores. Albert Oppenheim and ano EXRS &c Herman Oppenheim to Morris Jacoby. Mort \$35,000. Apr 4. Apr 5, 1910. 2:389-17. A \$17,000-\$37,000. 40,500

7th st E, No 67, n s, 275 w 1st av, 25x92.6, 4-sty brk tenement. Mort \$25,000.

10th st, Nos 145 and 147, n s, 66 e Waverly pl, runs e 44 x n 95 x w 35 x s 22 x w 9 x s 73 to beginning, 6-sty brk tenement. Mort \$67,000.

Maria Berliant to Ray Steuerman. May 3, 1909. Re-recorded from May 6, 1909. Apr 7, 1910. 2:449-48. A \$20,000-\$27,000. 611-72. A \$23,000-\$57,000. other consid and 100

8th st E, or | s s, 150 w 1st av, 25x96.4, 4-sty brk tenement.

St Marks pl, No 72 | Nathan Z Baum to Tauba Rachmiel. Mort \$23,000. Mar 30. Apr 2, 1910. 2:449-25. A \$21,000-\$28,000. other consid and 100

8th st W, No 51, n s, 202.7 e 6th av, 25x93.11, 5-sty stone front tenement and stores. Royal Holding Co to Henry C Hainhorst and Katie H his wife as tenants by entirety. Mort \$26,000. Apr 1. Apr 2, 1910. 2:572-69. A \$22,000-\$28,000. other consid and 100

10th st E, Nos 412 and 414, s s, 193 e Av C, 40x92.3, 6-sty brk tenement and stores. FORECLOS, Mar 11, 1910. Denis O'L Cohalan, ref to Abraham H Levy. Apr 1. Apr 2, 1910. 2:379-15. A \$20,000-\$52,000. 9,500

10th st E, Nos 412 and 414, s s, 193 e Av C, 40x92.3, 6-sty brk tenement and stores. Abraham H Levy to Herman Levy. Mort \$35,000. Apr 1. Apr 2, 1910. 2:379-15. A \$20,000-\$52,000. other consid and 10,000

10th st E, Nos 412 and 414, s s, 193 e Av C, 40x92.3, 6-sty brk tenement and stores. Herman Levy to Katie Levy, 2-3 parts, Louis Starr 1-6 part, and Joseph G Engel 1-6 part. Mort \$42,000. April 1. April 4, 1910. 2:379-15. A \$20,000-\$52,000. other consid and 100

10th st E, No 272, s s, 300 e 1st av, 25x99.11, 4-sty brk tenement. Celia Sherman to Harry Secherry. Mort \$-. Apr 5. Apr 6, 1910. 2:437-17. A \$18,000-\$21,000. nom

12th st E, No 514, s s, 420.6 w Av B, 25x103.3, 5-sty brk tenement and store. Serena Korman to Moses Ryshpan. Mort \$32,000. Mar 25. Apr 1, 1910. 2:405-15. A \$18,000-\$36,000. other consid and 100

14th st W, Nos 132 to 136, s s, 425.6 w 6th av, 74.6x103.3, 7-sty brk loft and store bldg. Joseph B Bourne TRUSTEE under deed of trust to Philip Krauss. B & S. Mar 31. Apr 1, 1910. 2:609-20. A \$84,000-\$200,000. 181,000

14th st W, Nos 132 to 136, s s, 425.6 w 6th av, 74.6x103.3, 7-sty brk loft and store building. Philip Krauss to Pincus Lowenfeld and William Prager. All liens. April 1. April 4, 1910. 2:609-20. A \$84,000-\$200,000. nom

14th st W, No 251, n s, 166 e 8th av, 24.2x103.1, 4-sty stone front dwelling. Margt F Donnelly to Hugh Slevin. Mort \$15,000. Apr 4, 1910. 3:764-10. A \$18,000-\$23,000. other consid and 100

15th st E, No 417, n s, 344 w Av A, 25x103.3, 5-sty brk tenement and stores. Bertha Daly a daughter of Anna Alsheimer to Henry Alsheimer, of Corona, L I, a son of Anna Alsheimer. Feb 9. April 4, 1910. 3:947-12. A \$13,000-\$22,500. gift

15th st W, Nos 238 to 240, s s, 485.4 w 7th av, 49x103x49x103.1, 6-sty brk tenement and stores. Charles Rubinger to William Muller. Mort \$55,000. Apr 1. Apr 2, 1910. 3:764-61. A \$26,000-\$65,000. other consid and 100

16th st E, No 116, s s, abt 100 w Irving pl, 25x103.3, 3-sty brk dwelling. John L Golden to Emily M Roemer of Brooklyn. Mort \$20,000. April 2. April 4, 1910. 3:871-70. A \$26,000-\$30,000. other consid and 100

16th st E, No 621, n s, 313 e Av B, 25x92, 5-sty brk tenement and store. Wolf Zwetschenbaum et al to Tauba Rachmiel. Mort \$12,000. Mar 30. Apr 2, 1910. 3:984-15. A \$7,500-\$13,500. other consid and 100

16th st E, No 619, n s, 288 e Av B, 25x92, 5-sty brk tenement and stores. Max Cohn to South Jersey Land Co. Mort \$21,000. Mar 31. Apr 7, 1910. 3:984-14. A \$7,500-\$21,000. other consid and 100

18th st E, Nos 648 and 650, s s, 88 w Av C, 50x92, 3-sty brk stable. FORECLOS, Mar 24, 1910. Wm A McQuaid, ref, to Thomas M Blake. Mort \$21,500. Mar 28. Apr 2, 1910. 3:985-35. A \$15,500-\$24,000. 6,000 over and above mort

18th st E, No 139, n s, 261.10 n w 3d av, runs n e 4.2 and 52 and 23.2 x s e 14.8 x s w 23.2 and 52 and 4.2 to st x n w 14.8 to beginning, 4-sty and basement brk dwelling. Jane A Judd et al HEIRS &c Peter Gibson decd et al to Douglas Realty Co. Mar 1. Apr 5, 1910. 3:874-28. A \$12,500-\$15,500. nom

19th st E, Nos 132 and 132 1/2, s s, 217.2 w 3d av, runs s 92 x w 0.6 x s 12.8 x w 29.6 x n 104.8 to st x e 30 to beginning, one 3 and one 4-sty brk dwellings. Richard H Gibson INDIV and EXR Peter Gibson decd and ano to Jos B Thomas of Simbury, Conn. Q C. Mar 1. Apr 5, 1910. 3:874-54 and 55. A \$24,500-\$31,000. nom

Same property. Jane A Judd et al HEIRS &c Peter Gibson decd et al to same. Mar 1. Apr 5, 1910. 3:874. nom

19th st W, No 326, s s, 312.6 w 8th av, 21.10x92, 3-sty and basement brk dwelling. Mary E Kenney to Florence H Ross. April 4, 1910. 3:742-53. A \$10,500-\$13,000. other consid and 100

20th st W, No 255, n s, 143.9 e 8th av, runs e 16 x n 71 x w 4.6 to c l old Fitzroy road (closed) x n w 13.9 x w 5.9 x s 83.10 to beginning, 3-sty brk dwelling. Henry B Crawford to John T and Alfred T Stanley. Mar 29. Apr 7, 1910. 3:770-10. A \$7,500-\$9,500. other consid and 100

22d st W, Nos 118 to 124, s s, 225 w 6th av, 75x98.9, four 3-sty and basement brk dwellings. Holland Holding Co to Max Solomon, of Brooklyn, N Y. Mort \$189,000. Apr 1, Apr 2, 1910. 3:797-54 to 57. A \$94,000-\$106,000. other consid and 100

ement and 2-sty brk stable in rear. Caroline W Schoeffel HEIR, &c, Geo M Newschaffer to The Fleischmann Company of Ohio, a corp. April 4, 1910. 2:632-7. A \$8,500-\$10,500. 19,200

Washington st, No 203, e s, 49.4 s Vesey st, runs e 48.2 x n 4.10 x w 8.6 x n 18.1 x w 44.11 to st, x s 24 to beginning, 4-sty brk tenement and store. John H Boschen to Thos R McNeill. Mort \$24,000 and all liens. April 1. April 4, 1910. 1:83-10. A \$25,600-\$28,500. other consid and 100

Washington st, No 695, e s, 66.7 s Perry st, 22x95x22.10x90 with alley 4 ft wide in rear, 2-sty frame tenement and 1-sty brk stable in rear. Saml McGovern widow to Fleischmann Co, a corp. Apr 4. Apr 5, 1910. 2:632-6. A \$9,000-\$9,000. 14,500

3d st W, No 134, s s, 100 e 6th av, runs e 25.3 x s 80 x w 23.5 x n 30 x n 50 to beginning, 2-sty brk tenement.

Minetta lane, No 22, n e s, abt 100 e 6th av, 21.5x70x22.7x70, 2-sty brk tenement. Prudence Envent to Gustave Baumann. Mort \$13,000. Apr 1. Apr 2, 1910. 2:543-12 and 30. A \$17,000-\$17,500. 17,500

7th st E, No 198, s s, 243 e Av B, 25x90.10, 6-sty brk tenement and stores. Albert Oppenheim and ano EXRS &c Herman Oppenheim to Morris Jacoby. Mort \$35,000. Apr 4. Apr 5, 1910. 2:389-17. A \$17,000-\$37,000. 40,500

7th st E, No 67, n s, 275 w 1st av, 25x92.6, 4-sty brk tenement. Mort \$25,000.

10th st, Nos 145 and 147, n s, 66 e Waverly pl, runs e 44 x n 95 x w 35 x s 22 x w 9 x s 73 to beginning, 6-sty brk tenement. Mort \$67,000.

Maria Berliant to Ray Steuerman. May 3, 1909. Re-recorded from May 6, 1909. Apr 7, 1910. 2:449-48. A \$20,000-\$27,000. 611-72. A \$23,000-\$57,000. other consid and 100

8th st E, or | s s, 150 w 1st av, 25x96.4, 4-sty brk tenement.

St Marks pl, No 72 | Nathan Z Baum to Tauba Rachmiel. Mort \$23,000. Mar 30. Apr 2, 1910. 2:449-25. A \$21,000-\$28,000. other consid and 100

8th st W, No 51, n s, 202.7 e 6th av, 25x93.11, 5-sty stone front tenement and stores. Royal Holding Co to Henry C Hainhorst and Katie H his wife as tenants by entirety. Mort \$26,000. Apr 1. Apr 2, 1910. 2:572-69. A \$22,000-\$28,000. other consid and 100

10th st E, Nos 412 and 414, s s, 193 e Av C, 40x92.3, 6-sty brk tenement and stores. FORECLOS, Mar 11, 1910. Denis O'L Cohalan, ref to Abraham H Levy. Apr 1. Apr 2, 1910. 2:379-15. A \$20,000-\$52,000. 9,500

10th st E, Nos 412 and 414, s s, 193 e Av C, 40x92.3, 6-sty brk tenement and stores. Abraham H Levy to Herman Levy. Mort \$35,000. Apr 1. Apr 2, 1910. 2:379-15. A \$20,000-\$52,000. other consid and 10,000

10th st E, Nos 412 and 414, s s, 193 e Av C, 40x92.3, 6-sty brk tenement and stores. Herman Levy to Katie Levy, 2-3 parts, Louis Starr 1-6 part, and Joseph G Engel 1-6 part. Mort \$42,000. April 1. April 4, 1910. 2:379-15. A \$20,000-\$52,000. other consid and 100

10th st E, No 272, s s, 300 e 1st av, 25x99.11, 4-sty brk tenement. Celia Sherman to Harry Secherry. Mort \$-. Apr 5. Apr 6, 1910. 2:437-17. A \$18,000-\$21,000. nom

12th st E, No 514, s s, 420.6 w Av B, 25x103.3, 5-sty brk tenement and store. Serena Korman to Moses Ryshpan. Mort \$32,000. Mar 25. Apr 1, 1910. 2:405-15. A \$18,000-\$36,000. other consid and 100

14th st W, Nos 132 to 136, s s, 425.6 w 6th av, 74.6x103.3, 7-sty brk loft and store bldg. Joseph B Bourne TRUSTEE under deed of trust to Philip Krauss. B & S. Mar 31. Apr 1, 1910. 2:609-20. A \$84,000-\$200,000. 181,000

14th st W, Nos 132 to 136, s s, 425.6 w 6th av, 74.6x103.3, 7-sty brk loft and store building. Philip Krauss to Pincus Lowenfeld and William Prager. All liens. April 1. April 4, 1910. 2:609-20. A \$84,000-\$200,000. nom

14th st W, No 251, n s, 166 e 8th av, 24.2x103.1, 4-sty stone front dwelling. Margt F Donnelly to Hugh Slevin. Mort \$15,000. Apr 4, 1910. 3:764-10. A \$18,000-\$23,000. other consid and 100

15th st E, No 417, n s, 344 w Av A, 25x103.3, 5-sty brk tenement and stores. Bertha Daly a daughter of Anna Alsheimer to Henry Alsheimer, of Corona, L I, a son of Anna Alsheimer. Feb 9. April 4, 1910. 3:947-12. A \$13,000-\$22,500. gift

15th st W, Nos 238 to 240, s s, 485.4 w 7th av, 49x103x49x103.1, 6-sty brk tenement and stores. Charles Rubinger to William Muller. Mort \$55,000. Apr 1. Apr 2, 1910. 3:764-61. A \$26,000-\$65,000. other consid and 100

16th st E, No 116, s s, abt 100 w Irving pl, 25x103.3, 3-sty brk dwelling. John L Golden to Emily M Roemer of Brooklyn. Mort \$20,000. April 2. April 4, 1910. 3:871-70. A \$26,000-\$30,000. other consid and 100

16th st E, No 621, n s, 313 e Av B, 25x92, 5-sty brk tenement and store. Wolf Zwetschenbaum et al to Tauba Rachmiel. Mort \$12,000. Mar 30. Apr 2, 1910. 3:984-15. A \$7,500-\$13,500. other consid and 100

16th st E, No 619, n s, 288 e Av B, 25x92, 5-sty brk tenement and stores. Max Cohn to South Jersey Land Co. Mort \$21,000. Mar 31. Apr 7, 1910. 3:984-14. A \$7,500-\$21,000. other consid and 100

18th st E, Nos 648 and 650, s s, 88 w Av C, 50x92, 3-sty brk stable. FORECLOS, Mar 24, 1910. Wm A McQuaid, ref, to Thomas M Blake. Mort \$21,500. Mar 28. Apr 2, 1910. 3:985-35. A \$15,500-\$24,000. 6,000 over and above mort

18th st E, No 139, n s, 261.10 n w 3d av, runs n e 4.2 and 52 and 23.2 x s e 14.8 x s w 23.2 and 52 and 4.2 to st x n w 14.8 to beginning, 4-sty and basement brk dwelling. Jane A Judd et al HEIRS &c Peter Gibson decd et al to Douglas Realty Co. Mar 1. Apr 5, 1910. 3:874-28. A \$12,500-\$15,500. nom

19th st E, Nos 132 and 132 1/2, s s, 217.2 w 3d av, runs s 92 x w 0.6 x s 12.8 x w 29.6 x n 104.8 to st x e 30 to beginning, one 3 and one 4-sty brk dwellings. Richard H Gibson INDIV and EXR Peter Gibson decd and ano to Jos B Thomas of Simbury, Conn. Q C. Mar 1. Apr 5, 1910. 3:874-54 and 55. A \$24,500-\$31,000. nom

Same property. Jane A Judd et al HEIRS &c Peter Gibson decd et al to same. Mar 1. Apr 5, 1910. 3:874. nom

19th st W, No 326, s s, 312.6 w 8th av, 21.10x92, 3-sty and basement brk dwelling. Mary E Kenney to Florence H Ross. April 4, 1910. 3:742-53. A \$10,500-\$13,000. other consid and 100

20th st W, No 255, n s, 143.9 e 8th av, runs e 16 x n 71 x w 4.6 to c l old Fitzroy road (closed) x n w 13.9 x w 5.9 x s 83.10 to beginning, 3-sty brk dwelling. Henry B Crawford to John T and Alfred T Stanley. Mar 29. Apr 7, 1910. 3:770-10. A \$7,500-\$9,500. other consid and 100

22d st W, Nos 118 to 124, s s, 225 w 6th av, 75x98.9, four 3-sty and basement brk dwellings. Holland Holding Co to Max Solomon, of Brooklyn, N Y. Mort \$189,000. Apr 1, Apr 2, 1910. 3:797-54 to 57. A \$94,000-\$106,000. other consid and 100

22d st W, Nos 122 and 124, s s, 262.6 w 6th av, 37.6x98.9, two 3-sty and basement brk dwellings.

22d st W, s s, 225 w 6th av, strip 0.6x98.9.
Robert Ferguson EXR John H Neilley decd et al to Holland Holding Co. Mar 9. Apr 1, 1910. 3:797-56 and 57. A \$45,000-\$51,000. 66,000

22d st W, Nos 150 to 154, s s, 195.10 e 7th av, 62.6x98.9, three 3-sty and basement brk dwellings. Reliant Holding Co to Marmac Construction Co. Mort \$80,000. Apr 4. Apr 5, 1910. 3:797-70 to 72. A \$54,000-\$63,000. other consid and 100

22d st W, Nos 16 and 18, s s, 283.5 w 5th av, 54.6x98.9x53.10x98.9, two 4-sty stone front buildings and stores.

21st st W, Nos 15 and 17, n s, 276 w 5th av, 58.8x98.9, two 4-sty stone front buildings and stores.
Benjamin Stern to Building & Engineering Co. B & S. Morts 209,000. Mar 18. Apr 6, 1910. 3:823-29, 30, 53 and 54. A \$270,000-\$297,000. other consid and 100

23d st W, No 335, n e s, 363.8 n w 8th av, 19.10x142.4, 4-sty stone front dwelling. Emma Caughlan widow to Peter P Capel. All of. Mort 1-3 of \$60,000. Feb -, 1910. Apr 6, 1910. 3:747-22. A \$16,000-\$20,000. other consid and 100

23d st W, No 517, n s, 150 w 10th av, 25x98.8, 3-sty brk tenement. Thomas W Thorne et al to James F McCormick. Apr 4. Apr 5, 1910. 3:695-27. A \$20,000-\$23,500. nom

24th st W, No 223, n s, 283.4 w 7th av, 16.8x80, 4-sty brk dwelling. Abraham H Frank to Marie Frank. Mort \$8,400. Mar 18. Apr 6, 1910. 3:774-24. A \$8,500-\$11,000. nom

25th st W, Nos 130 and 132, s s, 325 w 6th av, 50x81.1, two 3-sty brk tenements and stores. Lee Holstein to L N-N W Co, a corpn. Morts \$65,000. April 2. April 4, 1910. 3:800-57 and 58. A \$40,000-\$42,000. nom

26th st W, Nos 246 to 250, s s, 215.6 e 8th av, 63.8x98.9x62.3x98.9, three 3-sty brk dwellings. John McKee to Archibald A Gulick, of Princeton, N J. Mort \$24,000. Mar 22. April 4, 1910. 3:775-65 to 67. A \$34,500-\$42,000. nom

26th st W, No 209, n s, 138.3 w 7th av, 24.10x98.9, 4-sty brk tenement. Thos F Byrne et al to Rexton Realty Co. Mar 24. Apr 1, 1910. 3:776-30. A \$13,500-\$16,000. other consid and 100

26th st W, No 140, s s, 450 w 6th av, 25x98.9, 4-sty brk tenement and 2-sty frame tenement in rear. Bernard Seymann to Henry Harburger. 1/2 part. Mort \$36,000. Mar 29. Apr 2, 1910. 3:801-64. A \$22,500-\$25,500. other consid and 100

Same property. Same to Gustave W Cahen. 1/4 part. Mort \$36,000. Mar 29. Apr 2, 1910. 3:801. other consid and 100

Same property. Same to Margt E Weill. 1/4 part. Mort \$36,000. Mar 29. Apr 2, 1910. 3:801. other consid and 100

26th st W, No 238, s s, 342.6 e 8th av, 21.3x98.9, 3-sty brk dwelling. Saturnino Comollo to Mary I Meek. Mort \$16,000. Apr 5. Apr 6, 1910. 3:775-61. A \$11,500-\$14,000. other consid and 100

26th st E, No 153, n s, 125 w 3d av, 20x58.5, 8-sty brk hotel. Release mort. Henry H Jackson et al, EXRS Peter A H Jackson to Margaret T Johnston. Q C. Mar 29. Apr 7, 1910. 3:882-39. A \$16,000-\$54,000. 8,000

26th st W, Nos 244 to 250, s s, 215.6 e 8th av, 84.8x98.9x83.3x98.9, four 3-sty brk dwellings. Archibald A Gulick to Wells, Fargo & Co, a corpn of Colorado. Apr 1. Apr 7, 1910. 3:775-64 to 67. A \$46,000-\$56,000. nom

28th st W, No 50, s s, 100 e 6th av, 25x98.9, 5-sty brk building and store. Metropolitan Life Ins Co to 174th St Construction Co. B & S and C a G. Apr 1. Apr 2, 1910. 3:829-71. A \$55,000-\$67,000. nom

28th st W, No 48, s s, 125 e 6th av, 24x98.9, 5-sty brk bldg and store. Neerg Realty Co to 174th Street Construction Co. Morts \$80,000 and all liens. Mar 31. Apr 5, 1910. 3:829-70. A \$52,800-\$71,000. 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. Philip Richards to Seraphim Alexandre. Morts \$21,000. Mar 31. Apr 1, 1910. 3:778-50. A \$16,000-\$21,500. other consid and 100

29th st W, No 155, n s, 209 e 7th av, 25x116.3 to s s former Stewart st closed x 25x113.10, 5 and 6-sty brk bldg and store and 1-sty brk shop in rear. Eva B Hirschberg to Josephine M Schweinler of West Orange, N J. Mort \$24,000. Apr 1, 1910. 3:805-11. A \$25,500-\$35,000. nom

35th st W, Nos 229 to 231, n s, 273.8 w 7th av, 42.1x98.9, 7-sty brk tenement. Geo W Eggers by Margaretha Eggers his COMMITTEE to Joseph L Bittenwieser. B & S. Apr 1, 1910. 3:785-25. A \$35,000-\$90,000. 88,000

35th st W, Nos 229 and 231, n s, 273.8 w 7th av, 42.1x98.9, 7-sty brk tenement. Release dower. Margaretha wife Geo W Eggers to Joseph L Bittenwieser. Apr 1, 1910. 3:785-25. A \$35,000-\$90,000. nom

36th st W, Nos 261 to 265, n s, 150.11 e 8th av, 50.6x98.9, three 4-sty brk dwellings. Clifton G Marshall to Two Hundred Sixty-one West Thirty-Sixth Street Co. B & S. Mort \$38,000. Mar 31. April 4, 1910. 3:786-10 to 12. A \$39,000-\$48,000. other consid and 100

36th st W, No 265, n s, 150.11 e 8th av, 16.10x98.9.

36th st W, No 263, n s, 167.9 e 8th av, 16.10x98.9, two 4-sty brk dwellings.
Joseph Moss to Clifton G Marshall. Mort \$15,000. Mar 31. Apr 1, 1910. 3:786-10 and 11. A \$26,000-\$32,000. other consid and 100

38th st W, Nos 8 to 14, s s, 145 w 5th av, 75x98.9, 12-sty brk and stone loft, office and store building.
Lot begins 145 w 5th av and 38 s 38th st at w s of an alley, runs s 28.3 x e 12 to e s of said alley x n 28.3 x w 12 to beginning, vacant.
Fifth Avenue & Thirty-Eight Street Realty Co to Joseph J Steindler. Mort \$500,000 and all liens. Apr 1. Apr 2, 1910. 3:839-48 and 53. A \$266,000-\$-. other consid and 100

38th st E, No 108, s s, 140 e Park (4th) av, 20x98.9, 4-sty stone front dwelling. Camilla L Edwards widow to Wm H L Edwards. Mort \$7,500. Mar 12. Apr 7, 1910. 3:893-85. A \$34,000-\$48,000. other consid and 100

39th st W, No 243, n s, 350 e 8th av, 16.8x98.9, 5-sty stone front dwelling. Robt G Hamilton to McGraw Realty Co. B & S and C a G. Mort \$12,000. Jan 17. Apr 7, 1910. 3:789-20. A \$14,500-\$18,000. other consid and 100

39th st W, No 245, n e s, 333.4 s e 8th av, 16.8x98.9, 4-sty brk dwelling. Geo R Dunham to James H McGraw, of Madison, N J. B & S. Mort \$13,000. Jan 5. Apr 7, 1910. 3:789-19. A \$14,500-\$17,000. other consid and 100

39th st W, No 247, n s, 316.8 e 8th av, 16.8x98.9, 4-sty brk dwelling. Mark M Whipple to McGraw Realty Co. Mort \$10,000. Feb 25. Apr 7, 1910. 3:789-18. A \$14,500-\$17,000. other consid and 100

40th st W, No 546, s s, 150 e 11th av, 25x98.9, 5-sty brk tenement and store. Frederick Bender to Jennie Rosenthal. Mort \$16,000 and all liens. Mar 23. Apr 2, 1910. 3:711-58. A \$9,000-\$14,000. nom

40th st W, No 460, s s, 60 e 10th av, 17.6x49.5, 3-sty frame (brk front) tenement and store. George Karole to Henry A Wingert. Mort \$4,000. Apr 5. Apr 6, 1910. 3:737-68. A \$3,000-\$4,000. other consid and 100

41st st W, No 448, s s, 200 e 10th av, 25.5x98.9.

41st st W, No 446, s s, 225.5 e 10th av, 24.7x98.9, two 4-sty brk tenements and stores with two 4-sty brk tenements in rear.
Morris Solomon to Abraham L Solomon, of Scranton, Pa. 1-3 part. Mort \$34,000. Jan 15. Apr 7, 1910. 4:1050-35 and 56. A \$22,000-\$32,000. nom

42d st E, No 8, s s, 166 e 5th av, 22x98.9, 5-sty stone front office and store bldg. Emma M Cross to Isidore S and Max S Korn. B & S and C a G. Mar 31. Apr 1, 1910. 5:1276-66. A \$100,000-\$120,000. other consid and 100

42d st E, No 8, s s, 166 e 5th av, 22x98.9, 5-sty stone front office and store bldg. Chas A Sherman and ano EXRS, &c, Henry Elderd to Isidor S and Max S Korn. Mar 31. Apr 1, 1910. 5:1276-66. A \$100,000-\$120,000. 185,000

43d st W, No 462, s s, 179 e 10th av, 19x100.5, 4-sty brk dwelling. Mary E Bush to George Whiteside. Apr 1. Apr 5, 1910. 4:1052-58. A \$9,500-\$11,500. other consid and 500

45th st E, Nos 32 and 34, s s, 125 e Madison av, 50x100.5, two 4-sty stone front dwellings, and part 3-sty brk building Cath A Smyth et al to The N Y State Realty and Terminal Co. All liens. Mar 31. April 4, 1910. 5:1279-45 1/2, 46 and 47. A \$110,000-\$123,000. nom

45th st E, Nos 32 and 34, s s, 125 e Madison av, 50x100.5. Agreement as to re-assignment of all right, title and interest in undivided portion of estate of Cornelius O'Reilly decd. Margt A Claffy ADMRX Cornelius O'Reilly to Edwin R O'Reilly. April 1. April 4, 1910. 5:1279. Gen morts and decedents estates. nom

46th st W, No 233, n s, 275 e 8th av, 25x100.5, 3-sty brk tenement and store. Lewis J Danahar to Alfred C Bachman. Mort \$25,000. Apr 1. Apr 2, 1910. 4:1018-12. A \$30,000-\$31,000. other consid and 100

Same property. Alfred C Bachman to Leonard L Hill. Mort \$33,000. Apr 1. Apr 2, 1910. 4:1018. other consid and 100

46th st W, No 73, n s, 70.8 e 6th av, 19.9x50.8, 4-sty stone front dwelling. Bridget D Fitzpatrick EXTRX &c Philip Fitzpatrick to Walter H Barry of Brooklyn. Correction deed. Apr 5, 1910. 5:1262-1 1/2. A \$20,000-\$23,000. 37,500

47th st W, Nos 164 to 170, s s, 80 e Broadway, 76.3x-. Agreement declaring restrictions null and void. Felix Isman with Alfred N Beadleston. Mar 25. Apr 5, 1910. 4:999. nom

47th st W, No 260, s s, 125 e 8th av, 25x100.5, 5-sty brk tenement and store. Catharine Hartigan to Wm P Rooney. C a G. Mort \$25,000. Oct 1, 1907. Apr 1, 1910. 4:1018-59. A \$29,000-\$32,000. nom

49th st W, No 519, n s, 275 w 10th av, 25x100.5, 4-sty brk tenement. FORECLOS. (Mar 21, 1910) Joseph C Levi (Ref) to Arthur McGlone. Mar 30. Apr 1, 1910. 4:1078-21. A \$9,000-\$13,500. 14,500

49th st W, No 507, n s, 125 w 10th av, 25x100.5, 4-sty stone front tenement. Wm C Herring et al to Helena H Brickell and Mary Banta EXTRXS Helena Herring. B & S. All title. July 22, 1908. Apr 6, 1910. 4:1078-27. A \$9,000-\$14,500. nom

Same property. Wm C Herring and ano as EXRS Susan A De Voe to same. B & S. All title. Mar 15, 1910. Apr 6, 1910. 4:1078. nom

Same property. Julia Turnure EXTRX Mary J Turnure to same. B & S. All title. Apr 4, 1910. Apr 6, 1910. 4:1078. nom

Same property. Wm C Herring as TRUSTEE, &c, Jacob C Herring will of Henry C Herring to same. B & S. All title. Apr 6, 1910. 4:1078. nom

Same property. Mary Banta and Helena H Brickell EXTRXS Helena Herring to Peter Rohrs. Mar 25. Apr 6, 1910. 4:1078. 18,000

50th st W, Nos 210 and 212, s s, 77.10 w Broadway, 50x100.5, 3-sty brk tenement with 2-sty brk extension and 2 and 3-sty brk bldg and store. Frank H Clement to Anna L wife Frank H Clement. Q C. Apr 1, 1910. 4:1021-46 and 47. A \$75,000-\$82,000. nom

51st st E, No 311, n s, 125 e 2d av, 18.6x100.5, 5-sty stone front tenement. Lizzie Bloom to Jacob H Grubman. Mort \$8,000. Mar 31. Apr 1, 1910. 5:1344-6. A \$7,500-\$12,000. other consid and 100

51st st W, No 345, n s, 285 e 9th av, 20x100.5, 4-sty stone front dwelling. John Fitzell to Eliza A and Mary J Page. Mort \$11,500. Apr 5. Apr 7, 1910. 4:1042-12. A \$12,000-\$16,000. nom

55th st E, No 328, s s, 325 e 2d av, 38.4x 1/2 blk x 27.11x100.5, 5-sty brk tenement. Edward Miehling, EXR John Loster to John Murray. Mort \$16,000. Apr 6. Apr 7, 1910. 5:1347-38. A \$15,000-\$35,000. 34,200

56th st W, No 53, n s, 711.4 w 5th av, 19.4x100.5, 4-sty and basement stone front dwelling. Cornelius G Coakley to Annette P wife Cornelius G Coakley. Mort \$35,000. Apr 1. Apr 2, 1910. 5:1272-9. A \$44,000-\$58,000. nom

58th st E, No 449, n s, 86.5 w Av A or Sutton pl, 20x110.5, 4-sty brk tenement. Carrie B Kupfer to Nancy Bear. Mort \$7,500 and all liens. Jan 11. Apr 5, 1910. 5:1370-21 1/2. A \$7,000-\$11,500. nom

60th st E, No 107, n s, 60 e Park av, 20x100.5, 4-sty and basement stone front dwelling. Von Beverhout Thompson to Eugene H Pool. B & S. April 4, 1910. 5:1395-4. A \$31,000-\$37,000. other consid and 100

61st st W, Nos 3 to 7 n s, 100 w Central Park West, 75x200.10 to 62d st, Nos 4 to 8 | s s 62d st, 6 and 7-sty brk and stone riding academy. Tichenor-Grand Co to Columbus Circle Realty Co. Morts \$420,000. Apr 1, 1910. 4:1114-26. A \$200,000-\$425,000. other consid and 1,000

62d st E, No 100 | s e cor Park av, 16x80.5, 3-sty and basement | Park av | stone front dwelling. Mort \$35,000.

62d st E, No 102, s s, 16 e Park av, 16x80.5, 3-sty and basement stone front dwelling. Mort \$25,000.

62d st E, No 104, s s, 32 e Park av, 16x80.5, 3-sty and basement stone front dwelling. Mort \$33,500.
Chas E Rushmore to Park Avenue and Sixty-Second Street Co. Apr 2. Apr 5, 1910. 5:1396-70 to 71. A \$80,000-\$98,000. nom

62d st E, No 108, s s, 64 e Park av, 16x80, 3-sty and basement stone front dwelling. Carrie Nauheim to Park Av & 62d St Co. Mort \$10,000. Apr 4. Apr 6, 1910. 5:1396-69. A \$22,000-\$27,000. other consid and 100

65th st E, No 62, owned by party 1st part.

65th st E, No 64, owned by party 2d part.
Party wall agreement. Ellsworth Eliot, Jr, with Mayer Feuchtwanger. Nov 7, 1908. Apr 6, 1910. 5:1379. nom

65th st E, No 104, s s, 54 e Park av, 17x100.5, 5-sty stone front dwelling. Cornelia J Oppenheim to Kath A W Lapsley. Mort \$24,000. Mar 29. Apr 1, 1910. 5:1399-71. A \$26,000-\$41,000. other consid and 100

- 69th st E, No 366, s s, 541.8 e 2d av, 16.8x77.4, 2-sty and base-
ment stone front dwelling. Eva Mela to Fabian Wittmann. Mort
\$5,000. Apr 1, 1910. 5:1443-30½. A \$5,000-\$7,500.
other consid and 100
- 70th st E, No 121, n s, 226 e Park av, 20x100.5, 3-sty and base-
ment brk dwelling. Mary K wife Winthrop L Rogers to Howard
G Cushing. Mort \$30,000. Apr 1, 1910. 5:1405-10. A \$30,-
000-\$37,000. nom
- 76th st W, No 104, s s, 60 w Columbus av, 20x102.2, 4-sty and
basement stone front dwelling. Emma L Jay Gilmore to Margt
A Redington. Mort \$20,000. Apr 2. Apr 7, 1910. 4:1147-35.
A \$14,000-\$26,000. 100
- 80th st E, No 177, n s, 150 w 3d av, 16.8x100, 3-sty stone front
dwelling. Eliz K Dooling to Mary W Johnson. Mort \$9,000.
April 4, 1910. 5:1509-30. A \$8,500-\$13,500.
other consid and 100
- 80th st E, No 130, s s, 110.10 w Lexington av, 18.4x102.2, 3-sty
stone front dwelling. John C Barr to M Edythe Lever wife
Samuel H Lever. Mar 30. Apr 5, 1910. 5:1508-61. A \$11,500
\$16,500. other consid and 100
- 81st st E, No 342, s s, 399.6 e 2d av, 25.6x102.2, 4-sty stone front
tenement. Minna Lausen to Maria E Werner. Mort \$8,000.
Mar 31. Apr 1, 1910. 5:1543-36. A \$9,000-\$14,000.
other consid and 100
- 83d st W, Nos 150 to 162, s s, 150 e Amsterdam av, 125x121.1x
125.5x111.2, six 2-sty brk and one 3-sty frame dwellings and
two 2-sty frame rear buildings. Pincus Lowenfeld et al to Wal-
ter A Wells. Mort \$60,000. Apr 5. Apr 6, 1910. 4:1213-54
to 58. A \$74,000-\$81,000. other consid and 100
- 84th st E, No 223, n e s, 345.8 n w 2d av, 20.4x102.2, 4-sty stone
front tenement. Louis Lese to Belwood Realty Co. Mort \$10,-
500. Mar 23. Apr 1, 1910. 5:1530-10½. A \$8,500-\$11,500.
nom
- 85th st W, No 145, n s, 502 w Columbus av, 18x97.6, 4-sty and
basement stone front dwelling. Antonio Knauth to Meyer D
Rothschild. Mort \$18,000 and all liens. Apr 1 1910. 4:1216-
11½. A \$11,000-\$21,500. 100
- 86th st E, No 129, n s, 42.6 w Lexington av, 18x100.8.
86th st E, No 127, n s, 60.6 w Lexington av, 30x100.8.
86th st E, No 131, n w cor Lexington av, 42.6x100.8.
Lexington av, Nos 1280 to 1284 | one 5 and two 4-sty stone front
tenements and stores.
John Volz to Yorkville Bank. Mort \$92,000. April 2. April 4,
1910. 5:1515-14 to 17. A \$91,500-\$131,000. 100
- 87th st E, n s, 214.2 e 3d av, runs n 39.11 x s e 38 x s 8.9 to st,
x w — to beginning, gore, part 3-sty stone front dwelling. Mary
E Brandes INDIVID and EXTRX, &c, Sophia Voegel to Eliz M
and Lucille M Stevens. April 1. April 2, 1910. 5:1533—part
lot 8. A \$—\$. 5,000
- 88th st E, No 451, n s, 87 w Av A, 20x100.8, 3-sty brk dwelling.
Louise Schumann et al to Meyer Goldberg and Abraham Green-
berg. Mort \$3,000 and all liens. Mar 16. Apr 1, 1910. 5:-
1568-20½. A \$6,500-\$8,000. 7,000
- 89th st E, No 230, s s, 250 w 2d av, 25x100.8, 5-sty brk tenement.
Edward Miehlmg, EXR John Loster to Linus Molz. Mort \$14,-
000. Apr 6. Apr 7, 1910. 5:1534-36. A \$10,000-\$21,000.
21,550
- 89th st E, No 211, n s, 210 e 3d av, 25x100.8, 5-sty brk tenement.
Lucy Bach to Leo Maurer. Apr 1, 1910. 5:1535-9. A \$10,000
-\$21,000. other consid and 100
- 92d st W, s s, 125 e Broadway, runs s 56.8 x w 6 x s 51.3 x e
43.7 x n 1.7 x e 12.4 x n 78.11 x e 4.11 x n 27.7 to st x w
57.8 to beginning, 1-sty frame stable. Tomahawk Realty Co to
Winston Holding Co. Mort \$41,000. Apr 1, 1910. 4:1239-39
and part lot 44½. A \$—\$. other consid and 100
- 94th st E, No 21, n s, 83.11 w Madison av, 19.11x100.8, 4-sty
stone front dwelling. Bertha Myers to Joseph King. Mort
\$35,000. Apr 1. Apr 2, 1910. 5:1506-13½. A \$36,000—
\$48,000. other consid and 100
- 96th st W, No 328, s s, 308.4 w West End av, 41.8x100.8, 6-sty brk
tenement. Marquise Company to Jacob Beerwald. Mort \$68,000.
Apr 1. Apr 2, 1910. 4:1253-90. A \$25,000-\$70,000.
other consid and 100
- 97th st W, No 170, s s, 150 e Amsterdam av, 25x100.11, 5-sty brk
tenement. Geo W Hattler to William Sherwood. Mort \$17,000
and all liens. Mar 31. Apr 1, 1910. 7:1851-58. A \$11,000—
\$25,000. other consid and 100
- 100th st W, s s, 125 w West End av, 75x100.11, vacant. Meteor
Realty & Construction Co to Princeton Construction Co. Mort
\$172,000. Mar 31. Apr 1, 1910. 7:1888-76 to 78. A \$51,000—
\$51,000. other consid and 100
- 100th st W, No 317, n s, 226 w West End av, 19x100.11, 5-sty brk
dwelling. Nettie wife Hermann Cohen to said Hermann Cohen.
All liens. Dec 15, 1909. Apr 2, 1910. 7:1889-11. A \$12,900—
\$31,000. other consid and 100
- 101st st W, No 310, s s, 100 w West End av, 17x100.11, 5-sty
stone front dwelling. Samuel F Engs to Adolf H Landeker.
Mort \$26,000. Apr 5, 1910. 7:1889-25. A \$11,500-\$27,000.
other consid and 100
- 101st st E, No 50 s s, 75 e Madison av, 25x100.11, 5-sty brk tene-
ment. Mary Sturman, of Brooklyn, to Rebecca Miller. ½ lot (?)
probably meant for ½ part. Mort \$19,500. Mar 30. Apr 1,
1910. 6:1606-49. A \$10,000-\$21,000. other consid and 100
- 102d st E, No 63, n s, 62.6 w Park av, 37.6x100.11, 6-sty brk tene-
ment and stores. FORECLOS, Feb 25, 1910. Michael J Daley
ref to Louis Koch and Abraham Pozner. Mort \$43,000 and all
liens. April 4, 1910. 6:1608-33. A \$16,500-\$47,000. 50,000
- 102d st E, No 60, s s, 151 w Park av, 30x100.11, 5-sty brk tene-
ment. FORECLOS, Mar 25, 1910. James R Deering, ref, to Leo
H Klughers, ADMR, &c, of David and Dinah May. Mort, &c,
\$23,022.78. Apr 1. Apr 2, 1910. 6:1607-44. A \$13,000—
\$28,000. 5,000
- 102d st W, No 212, s s, 125 e Broadway, 25x100.11, 5-sty brk
tenement. Nathan Newstead to Caroline M Horwitz. Mort
\$21,000. Mar 11. Apr 6, 1910. 7:1873-40. A \$13,000-\$28,-
000. other consid and 100
- 104th st W, Nos 140 and 142, s s, 407.8 w Columbus av, 52.4x
100.11x47.10x101, 5-sty stone front tenement. Edwin S Miller
to Minnie Schmieder. Mort \$60,000. Mar 30. Apr 7, 1910.
7:1858-50. A \$24,000-\$72,000. other consid and 100
- 107th st W No 68 s s 100 e Columbus av 48.9x100.11 7-sty brk
tenement. Sarah Weiss to Jennie Munson of Brooklyn. Mort
\$60,000 Mar 21. Apr 5, 1910. 7:1842-59. A \$23,400-\$65,-
000. nom
- 109th st E, No 324, s s, 307 e 2d av, 25x100, 5-sty brk tenement.
Alice Rochelle to David Lion. Mort \$20,750. Mar 31. Apr 2,
1910. 6:1680-41. A \$7,000-\$25,000. other consid and 100
- 109th st E, Nos 208 and 210, s s, 147.6 e 3d av, 37.6x100.11,
6-sty brk tenement and stores. Release mort. Sarah Wiener
to Leon Blum. Apr 4. Apr 6, 1910. 6:1658-42. A \$13,000—
\$44,000. nom
- 109th st E, Nos 208 and 210, s s, 147.6 e 3d av, 37.6x100.11,
6-sty brk tenement and stores. Leon Blum to Harris N Good-
stein. All liens. Apr 4. Apr 6, 1910. 6:1658-42. A \$13,000
-\$44,000. nom
- Same property. Wolf Parker and ano to same. Q C. Apr 5. Apr
6, 1910. 6:1658. nom
- 110th st E, No 128, s s, 100 w Lexington av, 25x100.11, 5-sty
stone front tenement. Edward A Isaacs to Benjamin Harris. All
liens. June 25, 1909. Apr 2, 1910. 6:1637-60. A \$11,000—
\$21,000. other consid and 100
- 113th st W, s s, 400 e Broadway, 50x88.8x—x113.2, vacant. Ed-
ward J Moloughney et al to 530 W 113th St Co, a corpn. Q C.
Feb 28. Apr 1, 1910. 7:1884-46 and 47. A \$28,000-\$28,000.
nom
- 113th st W, No 105, n s, 100 w Lenox av, 25x100.11, 5-sty brk
tenement. Harris Damsky to Penrose Realty Co. B & S. Apr
5. Apr 7, 1910. 7:1823-27. A \$12,000-\$25,000.
other consid and 100
- 115th st E, No 336, s w s, 200 n w 1st av, 25x100.10, 4-sty brk
tenement and store. FORECLOS, Mar 30, 1910. Walter S Heil-
born referee to Waterford W Smith. Mort \$15,500. Apr 6,
1910. 6:1686-35. A \$8,000-\$17,000. 1,000
- 115th st E, Nos 111 and 113, n s, 89.6 e Park av, runs n 18.6 x e
0.6 x n 56.6 x e 36 x s 75 to st x w 36.6 to beginning, 6-sty brk
tenement and stores. FORECLOS, Apr 5, 1910. Walter A
Hirsch referee to Harris Schwartz. Mort \$28,000 and all liens.
Apr 5. Apr 6, 1910. 6:1643-6. A \$12,500-\$33,000. 5,500
- 116th st W, No 311, n s, 175 w 8th av, 25x100.11, 5-sty brk tene-
ment and store. Le Roy D Ball, Jr, to Ella J Ball. Mort \$33,-
500. July 29, 1907. Apr 7, 1910. 7:1943-25. A \$14,000—
\$28,000. nom
- 118th st W, No 120, s s, 235 w Lenox av, 20x100.11, 3-sty and
basement stone front dwelling. Anna L Daly to De Leon Realty
Co. Apr 1. Apr 7, 1910. 7:1902-43. A \$9,600-\$21,000. (See
St Nicholas av.) 100
- 118th st W, No 33, n s, 385 e Lenox av, 25x100.11.
118th st W, No 31, n s, 410 e Lenox av, 25x100.11, two 5-sty brk
tenements.
Joseph Adelson et al to Julius Schattman. Mort \$43,000. Mar
30. Apr 1, 1910. 6:1717-17 and 18. A \$28,000-\$60,000.
other consid and 100
- 118th st E, Nos 313 and 315, n s, 200 e 2d av, 50x100.11, 6-sty
brk tenement and stores. FORECLOS, Mar 24, 1910. John C
Hoenninger, ref, to Joseph Edelstein. 1st mort \$—-. Mar 31.
Apr 1, 1910. 6:1795-9. A \$17,000-\$58,000. 5,000 over and above 1st mort
- 118th st W, No 313, n s, 225 w 8th av, 25x100.11, 5-sty brk
tenement. Wm T Purdy to John McKee. Mort \$24,000. Apr 4.
Apr 5, 1910. 7:1945-23. A \$12,000-\$24,000. other consid and 100
- 119th st E, No 118, s s, 215 e Park av, 25x100.10, 5-sty brk tene-
ment and store. FORECLOS, Mar 31, 1910. Denis O'L Co-
halan, ref, to William Graeber. Mort \$19,000 and all liens.
Mar 31. Apr 2, 1910. 6:1767-63. A \$9,000-\$22,500. 500
- 120th st W, No 32, s s, 318.4 w 5th av, 18.4x100.11, 3-sty and
basement stone front dwelling. Bertha wife Ansel B Falk to
Richard W Freedman, of New Rochelle, N. Y. Apr 1. Apr 2,
1910. 6:1718-49½. A \$10,500-\$20,000. other consid and 100
- 120th st E, No 118, s s, 215 e Park av, 25x100.10, 5-sty brk tene-
ment.
Keba Chodorov to Samuel Birnbaum. Mort \$36,000. Mar 30.
Apr 1, 1910. 6:1768-62 and 63. A \$18,000-\$46,000. nom
- 120th st W, No 125, n s, 330 w Lenox av, 20x100.11, 3-sty and
basement stone front dwelling. Citizens Holding Co to Abraham
H Vogel. Mort \$19,000. Mar 31. Apr 1, 1910. 7:1905-18. A
\$9,600-\$20,500. other consid and 100
- 122d st W, Nos 271 and 273, n s, 100 e 8th av, 40x100.11, two
5-sty stone front tenements and stores.
122d st W, No 269, n s, 140 e 8th av, 20x100.11, 5-sty stone
front tenement and stores.
Brookside Realty Co to Aaron Coleman. Mort \$37,500 and all
liens. Apr 7, 1910. 7:1928-5 to 7. A \$28,800-\$45,000. (See
7th av, Nos 493 and 495.) 100
- 123d st E, No 241, n s, 185 w 2d av, 21x100.11, 3-sty brk dwell-
ing. John P Walther et al to Arline R Keirns. B & S. Apr
6, 1910. 6:1788-17. A \$8,000-\$11,000. nom
- 124th st W, Nos 246 and 248, s s, 224.6 e 8th av, 50.3x100.11, two
4-sty stone front tenements. John Dauenhauer to Matilda Weis-
becker. Q C. Mar 31. Apr 1, 1910. 7:1929-54 and 55. A
\$24,200-\$40,000. nom
- Same property. Same to same. Mar 31. Apr 1, 1910. 7:1929.
other consid and 100
- 124th st E, Nos 166 to 172, s s, 187 e Lexington av, 80x100.11,
4-sty brk stable. Wm Greene Jr to Harry L Powers. Mort
\$80,000. Apr 5, 1910. 6:1772-45. A \$35,000-\$65,000.
other consid and 100
- 125th st E, Nos 306 and 308, s s, 118.9 e 2d av, 56.3x100.11, two
5-sty stone front tenements and stores. James H Purdy to John
McKee. Mort \$26,000. Mar 1. April 4, 1910. 6:1801-44.
A \$24,000-\$53,000. nom
- 127th st W, No 274, s s, 164 e 8th av, 18x99.11, 3-sty and base-
ment stone front dwelling. Henrietta wife of Simon Bachmann.
to Philip Lederer. Mort \$12,250. April 2. April 4, 1910. 7:-
1932-57½. A \$7,900-\$12,000. other consid and 100
- 127th st W, No 134, s s, 337.6 e 7th av, 15.10x99.11, 3-sty and
basement stone front dwelling. David B Cocks to Edwin R Free-
man of Mt Vernon, N. Y. Mort \$9,000. Mar 18. Apr 1, 1910.
7:1911-50. A \$7,400-\$9,500. nom
- 128th st W, Nos 117 to 121, n s, 225 w Lenox av, 75x99.11, 3-sty
brk stable. Wm Greene Jr to Mary I Greene. Mort \$42,000.
Sept 16, 1909. Apr 5, 1910. 7:1913-20. A \$33,000-\$47,000.
nom
- 132d st W, No 240, s s, 408.8 e 8th av, 16.10x99.11, 4-sty and
basement stone front dwelling. Isabella M Johnson to Herman
Walhausen. Mort \$9,000 and all liens. Mar 31. Apr 1, 1910.
7:1937-48. A \$7,400-\$10,500. 100
- 134th st E, No 4, s s, 75 e 5th av, 25x99.11, 5-sty brk tenement.
Henry D Macbeth to Eda M Gates, of Ossining, N. Y. B & S.
Apr 6. Apr 7, 1910. 6:1758-68½. A \$7,000-\$16,000. 100
- 137th st W, No 126, s s, 325 w Lenox av, 25x99.11, 5-sty stone
front tenement. Louise M Schutz to Bertha Goldstein. Mort
\$25,500. Apr 1, 1910. 7:1921-47. A \$11,000-\$24,000.
other consid and 100
- 137th st W, Nos 26 and 28, s s, 285 w 5th av, 50x99.11, 6-sty brk
tenement. Samuel Kramer to Cassel Cohen. Mort \$43,000.
Apr 5. Apr 6, 1910. 6:1734-48. A \$19,000-\$59,000.
other consid and 100

- 138th st W, No 629, n s, 375 e 12th av, and 132.6 e Riverside Drive, 50x99.11, vacant. Edward Waters to Edward Waters Construction Co. Mort \$13,500. Mar 31. Apr 1, 1910. 7:2087-16. A \$17,000-\$17,000. other consid and 100
- 139th st W, No 227, n s, 423.5 e 8th av, 18.2x99.11, 4-sty brk dwelling. Joseph Cohen to Chas S McCulloh. Morts \$13,000 and all liens. Mar 30. Apr 1, 1910. 7:2025-18. A \$6,000-\$12,500. 100
- 144th st W, Nos 211 and 213, n s, 190 w 7th av, 40x99.11, 6-sty brk tenement and stores. Mort \$44,500.
- 146th st W, Nos 226 and 228, s s, 337.6 w 7th av, 37.6x99.11, 6-sty brk tenement and stores. Mort \$41,000.
- 146th st W, No 242 and 244, s s, 247.6 e 8th av, 40x99.11, 6-sty brk tenement and stores. Mort \$43,000.
- Frank Hillman to Moses J Cohen. Apr 1. Apr 2, 1910. 7:2030-25. A \$—\$. 2031-48 and 54. A \$25,000-\$84,000. other consid and 100
- 149th st W, No 522, s s, 265 w Amsterdam av, 15x99.11, 3-sty and basement stone front dwelling. John F Kaylor to Mary Deeley. Mort \$9,000. Mar 31. April 4, 1910. 7:2080-42. A \$6,000-\$11,500. nom
- 149th st W, No 526, s s, 295 w Amsterdam av, 15x99.11, 3-sty and basement stone front dwelling. John F Kaylor to Mary Deeley. Mort \$9,000. Mar 31. April 4, 1910. 7:2080-43½. A \$6,000-\$11,500. nom
- 157th st W, No 508, s s, 166.8 w Amsterdam av, 16.8x99.11, 3-sty and basement brk dwelling. Robert E De Forest to Kate and Adeline E Campbell. Mort \$7,000. Mar 5. Apr 7, 1910. 8:2115-30. A \$6,000-\$10,500. 100
- 163d st W, No 463, n s, 150 e Amsterdam av, 25x112.6, 5-sty brk tenement. FORECLOS, Mar 30, 1910. Lewis J Conlan ref to Samuel J Luckings. April 1. April 4, 1910. 8:2110-103. A \$8,000-\$24,500. 21,800
- 163d st W, No 465, n s, 125 e Amsterdam av, 25x112.6, 5-sty brk tenement. FORECLOS, Mar 24, 1910. Chas F MacLean, ref, to Basilius Busch. Apr 1. Apr 2, 1910. 8:2110-104. A \$8,000-\$24,500. 22,250
- 171st st W, No 515, n s, 100 e Audubon av, 57.6x95, 2-sty brk dwelling and vacant. David C Kee and ano to Seth S Terry, of Montclair, N J. Morts \$17,000. Apr 1, 1910. 8:2128-57 and 58. A \$14,500-\$16,500. other consid and 100
- 176th st W, Nos 509 and 513, n s, 100 e Audubon av, 85x99.11, two 5-sty brk tenements. Ralph V Wechsler to John M Ruhl. Mort \$80,000. Mar 30. Apr 5, 1910. 8:2132-94 and 96. A \$17,000-\$70,000. nom
- 182d st W, Nos 620 and 622, s s, 50 e Wadsworth av, 50x70. Assignment of rents. Schuylkill Realty Co to The Royal Bank of N Y. Apr 6. Apr 7, 1910. 8:2165. 2,000
- Av A, No 1621, or | w s, 52.2 n 85th st, 25x94, 5-sty brk tenement Eastern Boulevard | and stores. Julius Hornig to Herman H Rippe. Mort \$25,000. Mar 31. Apr 2, 1910. 5:1565-24. A \$10,500-\$27,000. other consid and 100
- Av A, No 1564, e s, 77 s 83d st, 25x82, 5-sty brk tenement and store. Hermann Tonyes to Joseph Lichtenberger. Apr 1, 1910. 5:1579-52. A \$9,500-\$19,000. other consid and 100
- Av A, Nos 1301 and 1303, w s, 50.5 s 70th st, 50x85, 6-sty brk tenement and stores. FORECLOS, Mar 9, 1910. Francis V S Oliver ref to Maurice J Burstein. Mar 10. April 4, 1910. 5:1464-25. A \$14,000-\$48,000. 1,000
- Av B, No 207, s e s, 29.5 s w 13th st, 24x93, 4-sty brk tenement and stores and 4-sty brk tenement in rear. Rebecca Cohen to Tillie D Goodman. April 1. April 4, 1910. 2:395-7. A \$15,000-\$19,000. nom
- Av D, No 24, s e s, 48 n 3d st, 16x75, 4-sty brk tenement and store. Nathan Weissberger to Henry Krauss. Mort \$11,000. Apr 1, 1910. 2:357-55. A \$9,000-\$13,000. 100
- Audubon av, No 189, e s, 63 n 174th st, 32x100, 5-sty brk tenement. Mary Deeley to John F Kaylor. Morts \$31,000. Mar 26. April 4, 1910. 8:2131-32. A \$10,200-\$36,000. other consid and 100
- Amsterdam av, Nos 1281 to 1291 | n e cor 123d st, 100.11x50, 6-sty 123d st, No 459 | brk tenement and stores. Alexander Diker et al to The Morningside View Co, a corpn. Mort \$100,000. Mar 19. Apr 6, 1910. 7:1964-1. A \$60,000-\$110,000. 10,000
- Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100, 6-sty brk tenement and stores. Isaac Weil to Abe Braunstein. Mort \$25,000. Apr 4. Apr 5, 1910. 8:2123-42. A \$12,000-\$32,000. nom
- Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100, 6-sty brk tenement and stores. Jacob H Friedlander to Isaac Weil. All liens. Apr 1, 1910. 8:2123-42. A \$12,000-\$32,000. other consid and 100
- Amsterdam av, No 1428, w s, 62.5 s 131st st, 37.6x100, 6-sty brk tenement and stores. David Zorn to Alfred Frankenthaler and Joseph Sapinsky. B & S. Mar 31. Apr 2, 1910. 7:1985-33. A \$18,000-\$50,000. other consid and 100
- Amsterdam av, Nos 940 and 942, w s, 50.11 n 106th st, 50x100, 5-sty brk tenement and stores. Edward Marx to Anna Riese. Mort \$60,000. Mar 31. Apr 1, 1910. 7:1878-31. A \$36,000-\$70,000. nom
- Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100, 6-sty brk tenement and stores. Abe Brunstein to Carrie W Solomon. Mort \$31,500. Apr 7, 1910. 8:2123-42. A \$12,000-\$32,000. nom
- Broadway, No 243 | w s, 50.11 s Murray st, runs w 114.3 x n 51.1 Murray st, No 2½ | to s s Murray st x w 12.7 x s 75.2 x e 126.6 to Broadway x n 25.1 to beginning, 5-sty stone front office and store building. Mary Rhineland King decd formerly of Great Neck, L I (by will) to the Domestic and Foreign Missionary Society of the P E Church in the U S of America. Nov 27, 1905. Apr 1, 1910. 1:124-23 and 26. A \$243,000-\$273,000. will
- Broadway, Nos 1578 to 1590 | s e cor 48th st, runs e 93.9 to w s 7th 7th av, Nos 710 to 720 | av x s 125.5 x w — to Broadway x n 48th st, No 200 | w 129 to beginning, four 2-sty brk stores and seven 3-sty brk buildings and stores. Moritz B Philipp to Felix Isman, of Philadelphia, Pa. Mar 15. Apr 2, 1910. 4:1019-36. A \$665,000-\$675,000. other consid and 100
- Broadway, w s, 41 n 93d st, ——. Agreement as to payments under building loan contract &c. Henry Langer with Isidor H Kempner. Mar 25. Apr 5, 1910. 4:1241. nom
- Broadway | n e cor 225th st, 100x125, vacant. Josephine Morgen-225th st | thau to Morgenthau Realty Co. B & S. Apr 2. Apr 4, 1910. 12:3265-106. A \$30,000-\$30,000. other consid and 100
- Broadway, No 1566 | e s, 40.5 s 47th st, 20x80, 4-sty stone front 7th av | tenement and store.
- Broadway, No 1564 | e s, 60.5 s 47th st, runs e 80 x n 60.5 to 47th st, Nos 164 to 170 W | s s 47th st x e 76.3 x s 100.4 x w 56.3 x s 0.1 x w 20 x n 20 x w 80 to Broadway x n 20 to beginning, three 4 and one 5-sty stone front dwellings and one 4-sty stone front tenement and store on Broadway.
- Power of attorney. Edward T Davis of Philadelphia, Pa, appoints Percy H Brundage to deliver deeds etc to Felix Isman of Philadelphia, Pa. Jan 5, 1910. Apr 5, 1910. 4:999-59 to 61½, 62½ and 63. A \$336,000-\$344,000.
- Same property. Edward T Davis by Percy H Brundage, ATTY to Felix Isman of Philadelphia, Pa. Apr 4. Apr 5, 1910. 4:999. other consid and 100
- Broadway, No 1564 | e s, 60.5 s 47th st, runs e 80 x n 60.5 to 47th st, Nos 164 to 170 W | s s 47th st x e 76.3 x s 100.4 x w 56.3 x s 0.1 x w 20 x n 20 x w 80 to Broadway x n 20 to beginning, three 4 and one 5-sty stone front dwellings and one 4-sty stone front tenement and store in Broadway. Mazie N La Shelle Hunt formerly widow of Kirke L La Shelle of Bellport, N Y, to Felix Isman of Philadelphia, Pa. Mort \$150,000 and all liens. Mar 30. Apr 5, 1910. 4:999-59 to 61½ and 63. A \$246,000-\$252,000. 300,000
- Broadway, No 1566, e s, 40.5 s 47th st, 20x80, 4-sty stone front tenement and store. Jules E Mastbaum of Philadelphia, Pa to Felix Isman of Philadelphia, Pa. Mort \$90,000 and all liens. Mar 30. Apr 5, 1910. 4:999-62½. A \$90,000-\$92,000. nom
- Broadway, No 1564 | Assigns all title to contract to purchase 47th st, Nos 164 to 170 W | Edward T Davis to Felix Isman. Dec 30, 1909. Apr 5, 1910. 4:999. nom
- Broadway, No 1570 or | s e cor 47th st, 20.5x80 (owned by party 7th av | first part).
- 47th st, No 174 |
- 47th st, No 170, s s, 80 e 7th av, 20x100.4 (to be purchased by party second part).
- Agreement cancelling restrictions. Peter DeLacy and ano with Felix Isman. Mar 22. Apr 5, 1910. 4:999. nom
- Bradhurst av, No 124, e s, 49.11 n 148th st, 25x75, 5-sty brk tenement. S & L Construction Co to Julia L Sanders. Mort \$17,500. Apr 5. Apr 6, 1910. 7:2045-66. A \$5,000-\$14,500. nom
- Claremont av, w s, 125 s 119th st, 100x100, vacant. Henrietta E Talcott to V Cerabone Construction Co. Apr 5, 1910. 7:1990-29. A \$56,000-\$56,000. other consid and 100
- Edgecombe av | e s, at c l 143d st, runs e 72.2 to w s Bradhurst av, Bradhurst av | x s 188.10 x w 20 to Edgecombe av, x n 190.3 to 143d st | beginning, vacant. John Volz to Legal Realty and Mortgage Co. B & S and C a G. Mort \$33,000. April 2. April 4, 1910. 7:2051-98. A \$20,000-\$20,000. other consid and 100
- Lexington av, No 1947 | n e cor 120th st, 100.11x49.11, two 3-120th st, Nos 143 to 147 | sty brk tenements and stores and 3-sty brk dwelling and 2-sty brk tenement and store on av. John Volz to Legal Realty and Mortgage Co. B & S and C a G. Mort \$40,000. April 2. April 4, 1910. 6:1769-21 and 22. A \$32,500-\$44,500. other consid and 100
- Lexington av, No 1 | n e cor 21st st, runs n 123.5 x e 105 21st st, Nos 123 and 125 | x n 74 to s s 22d st x e 16.3 x s 98.9 22d st, No 134 | x w 61.3 x s 98.9 to n s 21st st x w 60 to beginning, 5-sty stone front dwelling, 1-sty greenhouse and 4-sty brk and stone stable. Constance E Poor to Charles Buek. Morts \$200,000. Apr 4. Apr 6, 1910. 3:877-22 and 64. A \$150,000-\$272,000. (See Front st, Nos 132 and 134.) nom
- Manhattan av, No 498, e s, 82.2 s 121st st, 18.9x95, 5-sty stone front tenement. Emanuel M Krulewitch to Samuel Krulewitch. All liens. Apr 1, 1910 7:1947-47. A \$10,000-\$17,000. nom
- Manhattan av, No 2 | begins 100th st, n s, 275.3 w Central Park 100th st, No 23 | West, runs n 25.11 x w 94.8 to e s Manhattan av x s 25.11 to 100th st x e 94.8 to beginning, 6-sty brk tenement and stores. Abraham M Baumann to Reuben E Ficht-horn. Morts \$57,000 Apr 1. Apr 2, 1910. 7:1836-21. A \$21,000-\$50,000. other consid and 100
- Manhattan av, No 499, w s, 48.5 s 121st st, 15x80, 3-sty brk dwelling. Charles Dreyfuss to Clara S Knight. Mort \$7,500. Dec 15, 1908. Apr 5, 1910. 7:1947-50. A \$7,000-\$11,000. 100
- Madison av | s w cor 69th st, 32x63, 4-sty and basement brk and 69th st, No 20 | stone dwelling. Eric P Swenson et al to Cleveland Moffett. B & S. Apr 4. Apr 5, 1910. 5:1383-58. A \$100,000-\$115,000. 99,000
- Park row, No 31 | s e s, 82.10 s w Beekman st, 24x108.6 to n w s Theatre alley | Theatre alley x 26.1x97.7 to beginning, part 5-sty brk office and store building. George Welwood Murray TRUSTEE Fredk W Renwick to Harold S Renwick. ½ part. Apr 5. Apr 6, 1910. 1:90—part lot 11. A \$—\$. nom
- Park row, No 31. Re-assignment of rents recorded Apr 16, 1909. Warren McConihe to Harold S Renwick. All title. Apr 4, 1910. Apr 6, 1910. 1:90. nom
- Same property. Re-assignment of rents recorded Nov 5, 1909. Phebe W McConihe to same. All title. Apr 4. Apr 6, 1910. 1:90. nom
- Same property. Satisfaction of assignment of rents for \$3,500 recorded Nov 5, 1909. Harold S Renwick to Phebe W McConihe. Apr 5, 1910. Apr 6, 1910. 1:90.
- Same property. Satisfaction of assignment of rents for \$5,000 recorded Apr 16, 1909. Same to Warren McConihe. Apr 5, 1910. Apr 6, 1910. 1:90.
- St Nicholas av | being lot 26 blk 2123. Retainer of 10% for award, Croton st and | &c, for public park. Miss M McCarthy to Louis 165th st | H Moos. Nov 9, 1908. Apr 2, 1910. 8:2123.
- St Nicholas av, Nos 701 and 703 | n w cor 145th st, 34.11x100, 5-sty 145th st, Nos 401 to 405 | brk tenement and stores. Christian Schierloh to Otto H Schlobohm. Mort \$55,000. Mar 29. Apr 1, 1910. 7:2060-29. A \$19,000-\$48,000. other consid and 100
- St Nicholas av, e s, 25.5 n 159th st, runs e 104.8 x n 75 x w 25 x n 50 x w 103 to av x s 127.1 to beginning, 6-sty brk tenement. De Leon Realty Co to Anna L Daly. Mort \$182,000. Apr 1. Apr 7, 1910. 8:2109-18. A \$—\$. (See 118th st, No 120 W.) other consid and 100
- St Nicholas av, No 735, w s, 38 s 147th st, 17.11x88, 3-sty and basement stone front dwelling. John K Eldridge EXRS, &c, Robert Sickels to Mary E Kenney. April 4, 1910. 7:2061-34½. A \$6,800-\$22,600. 18,500
- St Nicholas av, No 204, e s, 59.9 n 120th st, 29.4x103.7x25x88.3, 5-sty brk tenement. Ensign Realty Co to Leon J Joannes. Mort \$21,000. Apr 1. Apr 5, 1910. 7:1926-7. A \$12,000-\$24,000. other consid and 100
- Wadsworth av, Nos 188 and 190 | s w cor 183d st, 104.11x100, 183d st, No 650 | two 5-sty brk tenements and stores on av. Frank Valente EXR, &c, Elise Zanmatti to Giovanni B Raffetto. Mort \$117,500. April 1, 1910. 8:2164-26 and 28. A \$32,000-\$114,000. 140,000
- 1st av, No 846, e s, 26 n e 47th st, 24.10x80, 5-sty brk tenement and store. Ernest Wibel to Theone H wife of John H Loscarn. All liens. April 1. April 4, 1910. 5:1359-2. A \$10,500-\$20,000. 100
- 1st av, No 337, w s, 91.9 n 19th st, 23x79.9. Release claims for station platform extension. Eliz S Howard to Interborough Rapid Transit Co et al. Mar 14. Apr 1, 1910. 3:925. 460

BOROUGH OF THE BRONX.

1st av, No 1448, e s, 51.1 n 75th st, 24.1x88, 5-sty stone front tenement and stores. John Bacso to Ignatz Modry. Mort \$18,000. Mar 31. Apr 1, 1910. 5:1470-3. A \$10,000-\$23,000.

1st av, No 649 on map Nos 649 and 651, w s, 49.7 n 37th st, 28.10 x80, 5-sty brk tenement and stores. Michael Byrnes to Hugh Cavanagh. Mort \$19,000. Mar 30. Apr 5, 1910. 3:943-28. A \$11,800-\$17,680.

2d av, No 228 | 51.6x33, 4-sty stone front tenement and stores. 14th st, No 300 | Moses Goldsmith et al to Louis Minsky. Mar 29. Apr 5, 1910. 2:455-7. A \$30,000-\$40,000. other consid and 100

2d av, No 1921, w s, 51 n 99th st, 25x79, 5-sty brk tenement and store. Jacob Ernst to Elise C Kiefer. Mort \$19,500. Apr 1. Apr 2, 1910. 6:1649-23. A \$11,000-\$19,000.

3d av, No 677, e s, 20.5 s 43d st, 20x80, 3-sty brk tenement and store. Mathew Micolino to Christine Schnittjer. Mort \$12,000. Mar 13. Apr 1, 1910. 5:1316-48. A \$14,000-\$16,000.

3d av, No 616, w s, 24 s 40th st, 24x80, 4-sty brk tenement and stores and 2-sty frame bldg in rear. Susan Mount to John Devine. Mar 31. Apr 5, 1910. 3:895-53. A \$18,000-\$22,500.

3d av, Nos 613 and 615, e s, 19 s 40th st, 36.8x75, 4-sty brk bldg and store. Emmet J Murphy (Referee appointed by order of court in matter of application of Berthold A Rich for leave to sell) to Henry Hof. Mort \$27,750. Apr 5, 1910. 3:920-64 and 65. A \$25,000-\$37,000.

5th av, Nos 114 and 116 | s w cor 17th st, runs w 175 x s 92 x e 86. 17 st, Nos 2 and 6 | x s 0.6 x e 89 to av x n 92.6 to beginning, 18-sty brk and stone loft and store bldg. Release mort. Empire Trust Co to Merchants Exchange Building Co. Q C. Mar 29. Apr 1, 1910. 3:818-49, 51 and 55. A \$677,000-\$.

5th av, Nos 114 and 116 | s w cor 17th st, runs w 175 x s 92 x e 86. 17 st, Nos 2 and 6 | x s 0.6 x e 89 to av x n 92.6 to beginning, 18-sty brk and stone loft and store building. Merchants Exchange Building Co to American Real Estate Co a corpn of R I. B & S. Morts \$1,400,000. Mar 31. Apr 1, 1910. 3:818-49, 51 and 55. A \$677,000-\$.

5th av, No 1339, e s, 25.2 n 112th st, 25.3x96, 5-sty brk tenement and stores. James F Flynn et al to Anna Deutsch. Mort \$26,000. Apr 1. Apr 2, 1910. 6:1618-2. A \$18,000-\$30,000.

5th av, No 1014, e s, 77.2 s 83d st, 25x100, 6-sty stone front dwelling. James F A Clark to Edith E wife James F A Clark. Mort \$150,000. Mar 31. Apr 1, 1910. 5:1494-72. A \$105,000-\$175,000.

5th av, No 1014, e s, 77.2 s 83d st, 25x100, 6-sty stone front dwelling. Wm W Hall to James F A Clark. Dec 22, 1909. Apr 1, 1910. 5:1494-72. A \$105,000-\$175,000.

6th av, No 942, e s, 43 n 53d st, 21.6x75, 4-sty brk tenement and store. James H Shady to Thos L Green. Mort \$25,000. Apr 4. Apr 5, 1910. 5:1269-3. A \$30,000-\$34,000.

6th av, No 452, e s, 68.10 n 27th st, 20.6x100, 5-sty brk tenement and store. Ellen M B Connolly to Mary Ehrmann. Apr 1. Apr 2, 1910. 3:829-4. A \$64,000-\$72,000.

Same property. Bernard A Killoran, of Chicago, Ill, to same. Q C and C a G. Mar 25. Apr 2, 1910. 3:829.

Same property. Mary A T K D De Balaine to same. Q C. Apr 1. Apr 2, 1910. 3:829.

Same property. Mary Ehrmann to Max Radt. All liens. Apr 1. Apr 2, 1910. 3:829.

6th av, e s, 68.10 n 27th st, strip 0.6x100. Clinton W Sweet, of Yonkers, N Y, to Max Radt. All title. B & S and C a G. Mar 7. Apr 2, 1910. 3:829.

6th av, No 334, e s, 40 s 21st st, 20x73.9, 4-sty brk loft and store building, with 2-sty brk extension. Forbes J Hennessy TRUSTEE under deed of trust to Wm H McKimm, of Brooklyn. C a G. 1-3 part. Mar 23. April 4, 1910. 3:822-78. A \$68,000-\$76,000.

6th av, No 80, e s, 45.6 n Waverly pl, 22.9x80, 3-sty brk building and store. Emmet J Murphy referee (appointed in matter of application of Berthold A Rich for leave to sell) to Leo J Kreshover. Mort \$17,000. Apr 4. Apr 6, 1910. 2:553-3. A \$17,000-\$20,000.

7th av, No 493 and 495, e s, 40.1 s 37th st, runs e 75 x s 39 x w 75 to av x n 40.3, all title to strip 0.1 wide on av and 1.4 wide in rear, two 4-sty brk tenements and stores. Aaron Coleman to Brookside Realty Co. Mort \$82,000. Apr 7, 1910. 3:812-75 and 76. A \$82,000-\$88,000. (See 122d st, Nos 269 to 273 W.)

8th av, No 2430 | n e cor 130th st, 25x100, 5-sty brk tenement 130th st, No 267 | and stores. Henry Prigge to Anna V Kenealy. B & S. All liens. Apr 4. Apr 6, 1910. 7:1936-1. A \$25,000-\$42,000.

8th av, No 285, w s, 44.2 n 24th st, 19x100, 4-sty brk bldg and store. John H Boschen to Lina Bumb and Elise Junker. Mort \$24,000. Apr 4. Apr 5, 1910. 3:748-39. A \$19,000-\$30,000.

10th av, Nos 213 to 219 | s w cor 23d st, 98.9x100, four 4-sty brk 23d st, Nos 500 to 508 | tenements and stores. Henry F Strodtmann to Jacob Appell. Mort \$100,000. Apr 4. Apr 5, 1910. 3:694-36 to 39. A \$75,000-\$103,000. other consid and 100

Lot begins 400 e Broadway and 113.2 s 113th st, runs n e — to point 450 e Broadway and 88.8 s 113th st x s — x w — x n — to beginning, vacant. Release mort. Metropolitan Life Ins Co to 530 W 113th St Co. Mar 30. Apr 1, 1910. 7:1884—part of lots 18 and 19. A \$—\$—.

MISCELLANEOUS.

Deed appointing guardian of Ida M Cuthbertson, infant. Cath M Cuthbertson to Patrick M Coyle as guardian. Feb 10. April 4, 1910.

Power of attorney. Isabel F Betts widow to Isabel F McPherson. Mar 16. Apr 2, 1910.

Power of attorney. Gilbert M Speir to John C O'Connor. Mar 14. April 4, 1910.

Power of attorney. Lavinia E Ludington to Wm H Ludington. June 23, 1908. Apr 1, 1910.

Power of attorney. Mary L Barbey to Adrian Iselin Jr and Henry G Barbey. Jan 23, 1907. Apr 1, 1910.

Revocation of power of attorney. Grace H Holdsworth to Percy J Holdsworth. Mar 29. Apr 6, 1910.

Certified copy adjudication of bankruptcy in matter of Abraham Treibitz, bankrupt, and referred to Macgrane Cox. Dec 24, 1909. Apr 6, 1910. 2:447.

Appointment of Macgrane Cox as TRUSTEE in above matter and has given bond for \$100. Apr 6, 1910. 2:447.

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

Elsmere pl, No 791.

177th st, s s, 350 w Marmion av, 25x100. Release wall which encroaches upon 2d parcel. Patrick G Tighe, of Yonkers, N Y, with Anthony McOwen. Mar 30. Apr 1, 1910. 11:2956.

Fox st, No 957, w s, 165 n 163d st, 40x107.1x40x107.6, 5-sty brk tenement. Augusta Sieghardt to Josef Albrecht. Mort \$28,700. Apr 4. Apr 5, 1910. 10:2714.

Gilbert pl, Nos 1215 and 1217, n s, 75 w Faile st, 50x100, two 2-sty brk dwellings. Broad Realty Co to Laine Realty Co. Morts \$16,000 and all liens. Feb 15. Apr 7, 1910. 10:2762.

Hewitt pl, No 818, e s, 96.7 n Longwood av, 40x100, 5-sty brk tenement. Leo Levinson to Edw W Harris. Mort \$39,000. Apr 1. Apr 2, 1910. 10:2696.

Home st, s s, 69 w Fox st late Barretto st, runs w 25 x s 98.10 x e 84.11 to w s Fox st late Barretto st x n 50 x w 62.8 x n 51.6 to beginning, vacant. Eugenio Villari to Hamilton Holding Co. Apr 1. Apr 2, 1910. 10:2719.

Jennings st, No 784, s s, 58.11 e Prospect av, runs s 78.3 x e 9.4 x n 6 x e 11.1 x n 75 to st x w 21 to beginning, 3-sty frame tenement. John J Bowe to Victor Gerhards. Mort \$8,000. Mar 31. Apr 1, 1910. 11:2971.

Kelly st, Nos 866 and 870, e s, 542 n Longwood av, 74.8x100, two 4-sty brk tenements. Release mort. Geo F Johnson to Foxvale Realty Co. Mar 31. Apr 1, 1910. 10:2710.

Kelly st, Nos 866 and 870, e s, 542 n Longwood av, 74.8x100, two 4-sty brk tenements. Foxvale Realty Co to David Greenfeld. Mort \$44,000. Mar 30. Apr 1, 1910. 10:2710.

*Lafayette st, w s, — n Railroad av and being lots 221 and 222, map Sec 4, Raymond Park, formerly lot 452, map of Unionport (under No 222), 50 x 108. Frank Villosio et al to Guiseppe Clemente. April 5. April 6, 1910.

*Lafayette st, e s, 125 s St Raymond av, 25.6x—x23.7x100 and being lot 139 map (No 277) of St Raymond's Park, except part for Castlehill av. Release mort. Dina Conrad to North Side Cornice and Roofing Co. Q C. Apr 1. Apr 7, 1910.

*Same property. Release mort. George Hill to same. Q C. Jan 22. Apr 7, 1910.

*Same property. North Side Cornice & Roofing Co to Chas S McGarry. Apr 6. Apr 7, 1910.

*Newman st, e s, abt 45 s 151st st, and being lot 244 map Joseph Husson at Clasons Point. Alice L Beach to Edward Hehre and George Auer. Mar 30. Apr 5, 1910.

Oak terrace, No 12, on map No 602, s s, 124.6 w Beekman av, 25.6x100, 2-sty frame dwelling. Rosie Levin to Philip Wein. ½ part. All liens. Mar 25. Apr 7, 1910. 10:2555.

*Prospect Terrace (Lowerre pl), No 4029, w s, 39 n 227th st (13th st), 25x105, Williamsbridge. John W Dertinger to Joseph R Dertinger. Mort \$3,000. April 5. April 6, 1910.

Simpson st, No 1188 | s e cor Freeman st, 100.6x37.6, 6-sty brk Freeman st, No 904 | tenement and stores. Mort \$50,000.

Freeman st, No 908, s s, 37.6 e Simpson st, 37.6x100.6, 6-sty brk tenement and stores. Mort \$43,000.

Harris Ratner to Louis Levy. Apr 1. Apr 6, 1910. 11:2975.

Seabury pl, e s, 50 s 172d st, 75x100, and being lots 121, 122 and 123, map No 1100 of 300 lots controlled by Henry Morgenthau, vacant. Edw A Barry et al to James T Barry. Apr 2. Apr 5, 1910. 11:2977 and 2966.

Tiffany st | w s, at s e s 167th st, runs s 94.5 x w 38.6 x n w 75 167th st | to st x n e 69.1 to beginning, vacant. FORECLOS. Mar 4, 1910. Phelan Beale referee to Anna N Rogers. Apr 4. Apr 5, 1910. 10:2716.

*2d st | s e cor Av B, 105x108, Unionport. Av B |

7th st | s s, 205 w Av D, and being lot 130 map of Unionport, 6th st | 100x216 to n s 6th st.

7th st, n s, 305 w Av C, and being lot 170 same map, 100x108. Irene Duffy widow et al to James M Duffy, of Rye, N Y. Q C. Feb 1. April 1, 1910.

*4th st, s e s, 140 n e Union av, 20x100, Westchester. Ida L Marquardt to Chas B Clark. Mort \$2,000. Apr 6. Apr 7, 1910.

*5th st, s s, 205 w Av C, 200x108, Unionport. John J Fischer to Margaretha M Brohmer. Mort \$2,400. Apr 5. Apr 6, 1910.

*9th st, n s, 405 e Av D, and being part lot 227 map of Unionport, begins at s w cor lot 227, runs n along e s lot 228, 108 x e 25 x s 108 to st, x w 25 to beginning. Madelina Schaub to John A Deickmann. Mort \$2,500. Mar 31. April 4, 1910.

*10th st, s s, 80 e Av C, 125x108, Unionport. Frederick Cordes to Josephine Iseli. ½ part. All liens. Mar 31. Apr 1, 1910.

*Same property. Louisa Cordes by Philippine Cordes, GUARDIAN to same. All title. All liens. Mar 31. Apr 1, 1910.

*Same property. Release dower. Philippine Cordes widow to same. Mar 31. Apr 1, 1910.

*11th st, n s, 171.8 e Av B, 33.4x108, Unionport. Fred Judge to Robert T Johnson. Mort \$2,600. April 1. April 4, 1910.

135th st, No 409, n s, 100 e Willis av, 32x100, 5-sty brk tenement. Frederick Lange to George Busch. Mort \$14,500. Mar 30. Apr 1, 1910. 9:2280.

139th st, No 510, s s, 47.4 e Brook av, 37.6x100, 6-sty brk tenement. Charles Solomon to Philip Schutzer. Mort \$—. All liens. June 17, 1909. Apr 5, 1910. 9:2266.

139th st, n s, 167.1 w Robbins av, 75x100.10 and being lots 14, 15 and 16 map (No 1122) of 150 lots part Crane Estate, vacant. Valued at \$15,000. Mort \$8,000.

CONTRACT to exchange for

Hughes av, No 2127 | s w cor 181st st, 17.10x95x41.11x98, 2-sty 181st st | frame dwelling. Valued at \$10,000. Mort \$4,500.

Harry Cahn and Junnis J Pittman with Esther Weiss. Mar 30. Apr 7, 1910.

139th st, n s, 167.1 w Robbins av, 75x100.10, and being lots 14, 15 and 16 map (No 1122) of 150 lots part Crane Estate, vacant. Curtiss P Byron to Junius J Pittman and Harry Cahn. Mort \$8,000. Apr 5. Apr 7, 1910. 10:2568.

Same property. John J Barrett to Curtiss P Byron. Mort \$5,900. Apr 5. Apr 7, 1910. 10:2567 and 2568.

147th st, Nos 442 to 446, s s, 315 w Brook av, 50x99.9, 5-sty brk tenement. Jane wife Andrew Kitchen to Wm E Greene. Mort \$40,000. Mar 30. Apr 7, 1910. 9:2291. other consid and 100

149th st, No 371, n s, 200 e Courtlandt av, 25x80, 4-sty brk tenement. Henry E Grove to Edgewater Realty Co. Mort \$16,000. Apr 4. Apr 5, 1910. 9:2328. other consid and 100

149th st, No 373, n s, 225 e Courtlandt av, 25x80, 4-sty brk tenement. Mina S Weaver to Edgewater Realty Co. Mort \$23,000. Apr 4. Apr 5, 1910. 9:2328. other consid and 100

150th st, Nos 370 and 372, s s, 200 e Courtlandt av, 50x100, 3-sty frame tenement and store and 1-sty frame building. Siebrand Niewenhaus to Edgewater Realty Co. Mar 30. Apr 5, 1910. 9:2328. other consid and 100

153d st, late Grove st | n e cor Bergen av, runs e 22.5 to c 1 Mill Bergen av | Brook x n 59.10 to e s Bergen av x s w 61 to beginning, gore, vacant. Moritz L and Carl Ernst to John J Kohler. Mort \$1,300. Apr 1. Apr 7, 1910. 9:2363. other consid and 100

Same property. John J Kohler to August Moebus, of New Rochelle, N Y. Mort \$2,750. Apr 6. Apr 7, 1910. 9:2363. nom

156th st, n s, 85 e Fox st, 15x100, vacant. Sheriffs sale under execution, Nov 19, 1908. John S Shea as Sheriff to Dorothy Yockel. All title which the Bronx Realty & Construction Co. defendant, had on July 7, 1908. Mar 30, 1910. Apr 5, 1910. 10:2720. 1,157

156th st, Nos 417 and 419, n s, 200.2 w Elton av, runs n 100 x w 0.1 x n 50 x w 50 x s 50 x e 0.1 x s 100 to st, x e 50 to beginning, two 3-sty frame tenements and stores and 2-sty frame shop in rear. Isadore Rothenberg to Alfred J Sterne. All liens. Feb 28. Apr 6, 1910. 9:2378. nom

160th st, No 695, n s, 29.11 e Trinity av, 23.2x21.3, 3-sty frame dwelling. Emilie Niggl HEIR, &c, Therese Niggl to Mark Aaron. Apr 4. Apr 10, 1910. 10:2637. 100

160th st, n s, 125 w Prospect av, 22.5x77.2, vacant. Release mort. Wm P Harris and ano EXRS, trustees Edna McHarris and ano to Adelaide P Ehrlich, James F Meehan and Edward S Simon. Mar 21. Apr 7, 1910. 10:2677. 4,000

164th st | s w s, at s e s Washington av, 200x100, except Washington av | part for Washington av, vacant. Harris Bernstein to Anniren Realty Co. Mort \$34,250. Mar 15. Apr 5, 1910. 9:2368. other consid and 100

169th st, No 929, n e s, 60.2 s e Fox st late Barretto st, runs n e 87.8 x s e 15 x e 6.2 x s w 91.3 to st x n w 20 to beginning, 3-sty frame tenement and store. John F Plate to Mary Plate his wife. Mort \$5,000. Apr 1. Apr 2, 1910. 10:2719. other consid and 100

169th st, n s, 68 e Walton av, 50x84.2, vacant. Timothy F Fay to Martha C Smith. Mort \$1,500. Mar 29. Apr 1, 1910. 11:2839. other consid and 100

170th st, No 636, s s, 147.11 e Franklin av, 47x110.8x46.6x105.4, 5-sty brk tenement. Carolyn W Crandall to Belwood Realty Co. Morts \$43,000 and all liens. Apr 1. Apr 2, 1910. 11:2935. other consid and 100

171st st, No 444 (706), s s, 25 e Park av, 25x90, 4-sty brk tenement. Menotti Lanzillotti to Rosina Branca. Mort \$12,500. Jan 31. Apr 7, 1910. 11:2902. other consid and 100

*172d st, w s, 206 s Gleason av, 25x100, and being lot 624 map No 313 of Gleason property, 24th Ward. FORECLOS, April 1, 1910. Warren Leslie ref to Mary Connolly. April 1. April 2, 1910. 4,675

173d st, No 810, w s, 129.6 n Boston road, runs w 113.6 x n 20.9 x e 10.9 x n 20.9 x e 92.1 to st x s 40 to beginning, 2-sty frame dwelling. Katharina Stephens to Maria Tully. Mar 31. Apr 1, 1910. 11:2939. other consid and 100

179th st, Nos 777 to 781, n s, 85 w Mapes av, 60.2x62.7, three 2-sty frame dwellings. Bernhard Moral to Minnie M Ferguson. All liens. Apr 2. Apr 5, 1910. 11:3109. nom

187th st, No 415, n s, 133.4 e Webster av, 33.4x100, 4-sty brk tenement. Release mort. Bronx Borough Bank to Irvine Realty Co. Apr 2. April 4, 1910. 11:3032. nom

197th st, n s, — e Concourse, and being lots 97 and 98 map (No 902) of Metropolitan Real Estate Assoc, at Fordham, 50x90, vacant. John S Matthews to Rock-to-Bottle Spring Water Co, a corp. Mort \$1,400. Feb 23. Rerecorded from Mar 8, 1910. Apr 5, 1910. 12:3304. other consid and 100

*216th st, s s, 50 w Tilden av, 25x100, and being lot 530 map (No 1041) of Laconia Park. Release mort. Workmens Sick & Death Benefit Fund of the U S A to Michele Cera. Mar 31. Apr 5, 1910. omitted

*216th st, late 2d st, n s, 125 w Paulding av, and being lot 444 map Laconia Park, 25x109.5. Emma N Polak to Eduardo Schettini. Jan 19. Apr 5, 1910. other consid and 100

*223d st late 9th av, n s, 305 w 4th av and being lot 562 map Wakefield, 100x114. Fredk Voss to Ernestine Voss his wife. Mort \$3,000. Apr 6. Apr 7, 1910. nom

*224th st, late 10th av, s s, 155.5 e 4th st, or av, 50.2x114.3, Wakefield. FORECLOS, April 4, 1910. Geo L Donnellan, ref, to Alois A Berman. Morts \$8,500 and taxes, &c, \$812.15. Apr 4. Apr 6, 1910. 2,500

*227th st, late | s e cor 5th st or av, 55x114, Wakefield. Fred H 13th av, or st | Mason to Kate A Albee. Feb 23. April 1, 1910. 5th av, or st | nom

*228th st, late 14th av, s s, 105 w 6th st or av, 100x114, Wakefield. Alex S Rowland to Melrose Realty Co. Mar 31. April 4, 1910. other consid and 100

235th st, No 223, n s, 200 e Kepler av, 25x100, 2-sty frame dwelling. FORECLOS, Mar 29, 1910. Chas E Moore, ref, to Louis Eickwort. Mort \$3,000. Apr 1. Apr 6, 1910. 12:3376. 1,000

236th st, No 238, s s, 375 e Kepler av, 25x100, 2-sty frame dwelling.

236th st, No 242, s s, 425 e Kepler av, 25x100, 2-sty frame dwelling.

Dora M Schrenkeisen to Louis Eickwort. Mort \$6,000. Feb 21. Apr 6, 1910. 12:3376. nom

Anthony av, No 1849 | w s, 100 s Mt Hope pl, runs w 98.6 x n 5 176th st | x w 49.2 x s 92.8 to n s 176th st x e 148.8 to av x n 70.4 to beginning, 3-sty frame dwelling and vacant. Wm H Masterson to Henry Cleland. Mort \$24,000. Apr 1. Apr 2, 1910. 11:2802. nom

Anthony av, No 1678 | e s, 102.4 n 173d st, 16.8x70.10 to w s Carter Carter av | av x16.8x69.1, 2-sty frame dwelling. Philipp Kronenberger to Jacob Busch. Mort \$5,000 and all liens. Apr 1. Apr 2, 1910. 11:2889. other consid and 100

Aqueduct av, No 2194 | e s, 462.6 s 183d st, 37.6x102.3 to w s McCombs Dam road | McCombs Dam road x37.6x102.4, with all title to said road, 2-sty brk dwelling. Release mort. Louis C Tiffany to Wm C Bergen. Mar 30. Apr 5, 1910. 11:3211. 14,250

Same property. Wm C Bergen to Christian Schuck. Mort \$11,000 and all liens. Apr 4. Apr 5, 1910. 11:3211. other consid and 100

Aqueduct av, w s, 287.8 s 183d st, 100x100, vacant. James H Robertson to Wm C Bergen. Mort \$6,400. Mar 7. Apr 5, 1910. 11:3217. other consid and 100

*Byron av, w s, 220 s 237th st, 25x95 and being lot 30 blk 6 map of Whitehall Realty Co. Christina Benson to August Anderson. Undivided 1/2 of right, title and interest. April 1. April 4, 1910. 100

Beaumont av, e s, 200 n 187th st, 100x100, vacant. Jacob Cohen to Jacob Cohen Construction Co. All liens. Feb 25. April 4, 1910. 11:3105. other consid and 100

Brown av (abandoned), e s, 77 n Spofford av, at point 174.7 e Tiffany st, runs n along av, 50 x e 102 x s 50 x w 102 to beginning, vacant. Empire Development Co to Gaetano Clemente. B & S. Mort \$200 and all liens. Feb 10. April 4, 1910. 10:2738. other consid and 100

Bedford Park Boulevard or n s, 57 s e Villa av, runs n 112.9 x e 200th st, or | 50 x s 25 x e 25 x s 25 x e 25 x s Southern Boulevard | 117.8 to st, x n w 144.1 to beginning, except part for Southern Boulevard or 200th st, vacant. Frank G Forrester to Rapid Transit Subway Construction Co. Mort \$8,000. June 25, 1906. April 2, 1910. 12:3310. nom

Same property. Rapid Transit Subway Construction Co to Rudolph F Rabe, of Hoboken, N J. Mar 31. April 2, 1910. 12:3310. other consid and 100

Burnside av, No 283 | n w cor Bassford pl or Ryer av, 31.1x Ryer av, Nos 2027 and 2029 | 106.4x26x123.4, except part for Ryer av, two 3-sty frame tenements and stores. Otto T Schmitt to Julia V, wife Otto T Schmitt. B & S. Mort \$12,000. Apr 5. Apr 6, 1910. 11:3156. other consid and 100

Bergen av, n w s | begins Mill Brook, e c 1, at n e line lands conveyed Mill Brook c 1 | to Martha L Tree et al, runs s 39.3 to n w s Bergen av x s w 16 to w s Mill Brook x n — x s e 8.9 to beginning. Henry L Morris and ano TRUSTEES Gouverneur Morris to Martha L Tree, Cornelia E McCormick and Caroline G Storey. Q C. All title. Mar 2. Apr 1, 1910. 9:2363. 300

Clay av, Nos 1138 to 1154 | s e cor 167th st, 188x80, five 5-sty brk 167th st, No 380 | tenements with stores on cor. Release mort. Augusta M de Peyster to A J Schwarzler Co. Mar 30. Apr 6, 1910. 9:2426. 15,000

Clay av, Nos 1138 to 1154 | s e cor 167th st, 186.8x80, five 5-sty brk 167th st, No 380 | tenements with stores on cor. Release mort. Kate P McKenna to A J Schwarzler Co. Apr 4. Apr 6, 1910. 9:2426. other consid and 100

Cauldwell av, No 735 | s w cor 156th st, 20x52.6, 2-sty frame dwell- 156th st | ing. Henry A Gebelein et al HEIRS, &c, Eliza Gebelein to Matilda Gebelein, also HEIR Eliza Gebelein. 3/4 parts. All title and C a G. Apr 6, 1910. 10:2624. nom

Cauldwell av, No 733, w s, 20 s 156th st, 20x52.6, 2-sty frame dwelling. Chas F Gebelein et al HEIRS, &c, Eliza Gebelein to Henry A Gebelein also HEIR Eliza Gebelein. 3/4 parts. All title and C a G. Apr 6, 1910. 10:2624. nom

Clinton av, No 1996, e s, 20.5 s 179th st, 24.7x100, 2-sty frame dwelling. FORECLOS, Apr 5, 1910. Milton G Butterfield, ref, to Belle Gold-Cross. Mort \$—. Apr 5. Apr 6, 1910. 11:3093. 8,000

Crotona av, No 1908, w s, 300.5 s Tremont av late 177th st, 50x 106, 4-sty brk tenement. John J McNulty to Cath F Little. Mar 31. Apr 2, 1910. 11:2946. other consid and 100

Clinton av, No 2063 | n w cor Oakland pl, 23x100x22.8x100, 4-sty Oakland pl, No 721 | brk tenement. Mary E Shea to Charles Horning, Jr. Mort \$19,000. Mar 31. April 4, 1910. 11:3095. other consid and 100

*Columbus av, s s, 175 e Garfield st, 25x100, and being lot 491 map Van Nest Park. Agnes K Malone to Jacob A Zaug. Mort \$4,000. April 1. April 4, 1910. other consid and 100

Clay av, No 1773 | w s, 150 s 175th st, runs s 50 x w 190 to e s Topping av | Topping av, x n 49.6 x e 45 x n 0.6 x e 145 to beginning, 2 and 3-sty frame dwelling, 2-sty frame stable and vacant. Mary A Langbein INDIVID and EXTRX J C Julius Langbein to Clement H Smith. Mort \$12,850 and all liens. Mar 4. April 4, 1910. 11:2799. other consid and 100

Cauldwell av, No 711, w s, 250 s 156th st, 18.9x115, 3-sty frame tenement. Adolf Alper to Paul Goldstein and Esther Ember. Mort \$7,500. April 1. April 4, 1910. 10:2624. nom

Clinton av, Nos 2152 to 2158, late Rustic av, e s, 264 n 181st st, late John st, 66x150, four 2-sty frame dwellings. James G Patton to Samuel Geller. Q C. Mar 19. Apr 5, 1910. 11:3097. nom

Creston av, No 2763, w s, 545 n 196th st, 16.5x100.4, 2-sty frame dwelling. Minna Nickelsburg EXTRX Albert Nickelsburg to John T Lucker. Mort \$2,500. Apr 4. Apr 5, 1910. 12:3318. 5,100

Cauldwell av, w s, abt 248 n 158th st, 50x130, vacant. Exemplified copy last will of Chas A Jewett, late of Hoboken, N J. July 16, 1901. Apr 4, 1910. 10:2626. nom

Eagle av, e s, 25 s Terrace pl, 50x100, vacant. Asher Simon Realty Co to Thomas Mulligan Construction Co. 1/2 part. Mort \$4,000. Mar 18. Apr 2, 1910. 10:2623. nom

Eagle av, No 817, n w s, 50 s 159th st, late John st, 25x100, 2-sty frame dwelling. Max F Schmidt to Carl O Schulze. Mort \$3,000. April 1, 1910. 10:2618. other consid and 500

Eagle av, No 890 | n e cor 161st st, 25x100, 6-sty brk tene- 161st st, Nos 611 to 617 | ment and stores. Betsy wife Wolf Siskind and Rebecca Miller to Solomon M Schatzkin, of Rutherford, N J. Mort \$30,000. Mar 31. Apr 6, 1910. 10:2627. other consid and 100

*Eastchester road, e s, 51.7 s Rhinelander av, 51.7x100 and being lots 245 and 246 map No 1130 of 327 lots Hunter estate. Hudson P Rose Co to Oliver and Mary F Plott, both of Westchester, N Y. All liens. Mar 3. April 1, 1910. nom

Franklin av, Nos 1285 and 1293 | s w cor 169th st, runs s 98.9 x w 169th st | 34.3 x s — x n w 30.6 x n e 5.6 x s e 25 x n e 100 to s s 169th st x s e 49.3 to beginning, 3-sty frame dwelling and store and 2-sty frame dwelling. Wm Heinsohn, EXR Frederick Zelling to Henry Breunich and Wm Hodgson. Apr 7, 1910. 11:2612. 100

Grand Boulevard and Concourse, e s, at c 1 of an unnamed st (on map No 903), bounded n by a line drawn w in prolongation of n s lot 100 on said map, e by w s lots 100 to 103 and s by s line of land of Metropolitan Real Estate Assoc, as on said map, a gore.

Grand Boulevard and Concourse, e s, bounded n by a line drawn e in prolongation of n s lot 107 on said map and e by c 1 of an unnamed st, gore.

Amalia Pirk to August Ganzenmuller. Q C. June 20, 1908. Apr 7, 1910. 12:3304. nom

Grand Boulevard and Concourse, e s, 227.7 s 165th st, 25x34.5x 25.2x30.6, vacant. Alex Gunn et al to Wm L Saulspaugh. Apr 2. Apr 7, 1910. 9:2471. other consid and 100

Grant av, No 1050, e s, 107.8 n 165th st, 25x102x25x102.2, 3-sty brk dwelling. Florence D Goldstein to Morris Florea. Mort \$8,100. Apr 6. Apr 7, 1910. 9:2448. other consid and 100

Heath av, e s, 238.1 s 230th st, 20.10x100.7.
 Heath av, e s, 258.11 s 230th st, 20.10x100.7.
 two 3-sty brk dwellings.
 Release mort. Rosa Nathan et al exrs, &c, Marcus Nathan to Alexander Anderson. Mar 29. Apr 1, 1910. 12:3256. 1,500
 Heath av, e s, 238.1 s 230th st, 20.10x100.7.
 Heath av, e s, 258.11 s 230th st, 20.10x100.7.
 two 3-sty brk dwellings. Release mort. Emanuel Glauber to Alexander Anderson. Mar 30. Apr 1, 1910. 12:3256. 6,000
 Hoe av, w s, 50 s Jennings st, 50x100, vacant. Jackson Construction Co of Camden, Oneida Co, N Y, to Allen Construction Co. Mar 29. Apr 4, 1910. 11:2980. 100
 Hughes av, No 2034, e s, 166.9 n 179th st, 50.2x60, 4-sty brk tenement. Martin Tully Construction Co to Katharina Stephens. Mort \$18,000. Mar 31. Apr 1, 1910. 11:3080.
 other consid and 100
 Hughes av, No 2412, e s, 171 s 188th st, 24x87.6, 2-sty frame dwelling. Felice Montenigro to Maria G Del Vecchio widow. All liens. Mar 29. Apr 1, 1910. 11:3076. nom
 Hughes av, No 2124, e s, 36 n 181st st, 16.8x84.10x16.8x84.7, 2-sty brk dwelling. FORECLOS, Feb 25, 1910. Colin MacLennan ref to Joseph Steen. Mar 31. Apr 1, 1910. 11:3082. 6,000
 Intervale av, w s, 266.11 s 167th st, 75x88x75.9x77.4, vacant. Edw W Harris to Leo Levinson. Mort \$11,625. Apr 1. Apr 2, 1910. 10:2700. nom
 Intervale av, w s, 341.11 s 167th st, 50x95.2x50.6x88, vacant. CONTRACT. Charlotte Blumenthal with Leo Levinson. Mort \$9,000. Mar 4. Apr 5, 1910. 10:2700 and contracts. 10,000
 Kingsbridge road, No 20, s s, 98 w Morris av, 16x80, 3-sty brk dwelling. Fleischmann Realty and Construction Co to John H Keirns. Mort \$7,000. April 1. April 4, 1910. 11:3191.
 other consid and 100
 Kingsbridge road, No 22, s s, 82 w Morris av, 16x80, 3-sty brk dwelling. Same to Arline R Keirns. Mort \$7,000. April 1. April 4, 1910. 11:3191. other consid and 100
 Kingsbridge road, No 22, s s, 82 w Morris av, 16x80, 3-sty brk dwelling. Release mort. Farmers Loan and Trust Co as TRUSTEE to Fleischmann Realty and Construction Co. April 2. Apr 4, 1910. 11:3191. 470
 Kingsbridge road, No 20, s s, 98 w Morris av, 16x80, 3-sty brk dwelling. Release mort. Farmers Loan and Trust Co as TRUSTEE to Fleischmann Realty and Construction Co. April 2. Apr 4, 1910. 11:3191. 470
 Longfellow av, Nos 1530 to 1538 | n e cor 172d st, 300x100, four 2-172d st | sty brk dwellings and vacant.
 FORECLOS, Sept 24, 1909. Geo W Clune referee to Geo P Laible. Feb 15. Apr 2, 1910. 11:3009. 1,890
 Longfellow av, Nos 1530 to 1538, e s, 100 n 172d st, 200x100, four 2-sty brk dwellings and vacant. Geo P Laible to Longfellow Construction Co. Feb 18. Apr 2, 1910. 11:3009.
 other consid and 100
 *Maple av, e s, 50 n Av A, 25x100, new Village of Jerome. Emily T Henning to Benj H Irving. All liens. Apr 1, 1910.
 other consid and 100
 *Morris Park av, n s, 290 e White Plains road, 50x95. Louis Waxberg to John P McCabe. Mort \$1,900. Apr 2. Apr 7, 1910.
 other consid and 100
 Morris av, Nos 980 and 982 | n e cor 164th st, 100x104.9, 2-sty 164th st, No 271 | frame dwelling, 1-sty frame building and vacant. Minnie Rose to Belwood Realty Co. Mort \$18,000. Jan 18. Apr 2, 1910. 9:2432. other consid and 100
 Same property. Belwood Realty Co to Carolyn W Crandall. Mort \$18,000. Apr 1. Apr 2, 1910. 9:2432. other consid and 100
 Morris av, No 1068, e s, 350 n 165th st, 20x95, 3-sty brk dwelling. Henry Rosenzweig to Adolphine Hymes. Mort \$7,500. Apr 5. Apr 6, 1910. 9:2437. other consid and 100
 Morris av, No 2426, e s, 425.9 n 184th st, 37x120, 2-sty frame dwelling. Albert Damm to Albert L Lowenstein. Mort \$7,200. Mar 7. Apr 6, 1910. 11:3173. nom
 Montgomery av, w s, 48.6 n 176th st, 50x100, and being lots 269 and 270 map (No 1069) of Undercliff Terrace, Morris Heights, vacant. Bernard Lynch to Mary Russhon. Mort \$3,500 and all liens. Apr 4. Apr 5, 1910. 11:2877. nom
 Montgomery av, No 1745, w s, 340 s Lees av (Popham av), 25x100, 2-sty frame dwelling. Joseph Russhon to Francis L and Emil Oswald as joint tenants. Mort \$6,500. Mar 29. April 4, 1910. 11:2878-2877. nom
 *Mayflower av, e s, 252 n Middletown road, 75x95, and being lots 54 to 56 blk 2 map (No 1087) of Tremont Terrace. D Roy Shafer to Louise Sprague. Mort \$525. Mar 17. Apr 5, 1910.
 other consid and 100
 Morris av, No 2640, e s, 161.11 s Kingsbridge road, 16.8x105, 3-sty brk dwelling. Geo R Spinning to Joseph C Spinning. Mort \$7,750. Apr 4. Apr 5, 1910. 11:3177. nom
 Morris av, No 893, w s, 108.6 n 161st st, 27x108, 5-sty brk tenement and store. Otto Wehinger to Margt M Stumpf. Mort \$20,000. Apr 1. Apr 5, 1910. 9:2444. 100
 Nelson av, e s, 69.9 s 169th st, 75.2x70.8x75.9x53.9, vacant. Harry P Northrop to St Francis Realty Co. Mort \$4,500. July 30, 1908. Apr 2, 1910. 9:2517. nom
 Ogden av, No 998 | s e cor 164th st, 25x90, 3-sty frame tenement 164th st | and store. Josephine M Kenney to Francis P Kenney. Mort \$5,600. Feb 2. Apr 1, 1910. 9:2511.
 other consid and 100
 Park av, Nos 4290 and 4292, e s, 125 s 179th st, 41x100, 5-sty brk tenement. Henry Cleland to Wm H Masterson. Mort \$30,000. Mar 31. Apr 2, 1910. 11:3035. nom
 Prospect av, No 1340, e s, 50 n 169th st, 25x100, 2-sty frame dwelling. Victor Gerhards to John J Bowe. Mort \$8,800. Mar 31. Apr 1, 1910. 11:2970. other consid and 100
 Prospect av, No 691, w s, 263.4 n 152d st, 19.2x95, 2-sty and basement brk dwelling. Adolph Lowy to Broad Realty Co. Mort \$9,500. Feb 15. Apr 7, 1910. 10:2675. other consid and 100
 Same property. Broad Realty Co to Carrie Lazar. Mort \$9,500. Feb 15. Apr 7, 1910. 10:2675. other consid and 100
 Park av | n e cor 182d st, 50x100, except part for av, vacant. Her-182d st | man C Kudlich to Ole G Bertelsen. Mar 29. Apr 1, 1910. 11:3038. other consid and 100
 Powers av, e s, 100 n 141st st, 250x99.2, vacant. Ferdinand Marx to Fairview Construction Co. Mort \$19,500. Apr 1, 1910. 10:2572. nom
 Park av, e s, 52 s 154th st, strip 3.9x91.5x3.1x90. Willis W Cary ADMR Martha H Cary to Jennie S O'Sullivan. Apr 2, 1903. April 4, 1910. 9:2442. 300
 Perry av, n s, 250.8 e Bedford Park Boulevard or Southern Boulevard, 195.3x118.3x197.3x108, vacant. Augusta P Amundson IN-DIVID and EXTRX John A Amundson to Geo D Kingston. Apr 2. April 4, 1910. 12:3292. other consid and 100
 Prospect av, No 1370, s e s, 105.6 n Freeman st, runs e 45.2 x s 25.3 x w 55.6 to av x n 17.11 to beginning, 3-sty brk dwelling. Eugene H Hammond to M Morris Greditzer. Mort \$3,500. Apr 4. Apr 5, 1910. 11:2971. other consid and 100
 Prospect av, No 882, e s, 162 n Westchester av, 26.11x65.4x28.5x 56.3, 3-sty frame tenement and store. Theresa Schiffman and ano to Dora Berkowitz. Mort \$13,000. Apr 4. Apr 5, 1910. 10:2690. nom
 Perry av, e s, 179.6 s 205th st, 20x100, 2-sty brk dwelling. Perry Av Construction Co to Rudolph A Baetz. Mort \$6,000. Apr 4. Apr 5, 1910. 12:3345. other consid and 100
 *Railroad av, s e cor Lawrence av, 80x150x84x160.
 Railroad av, s w cor St Agnes av, 100x108.
 Western av, s e cor Central av, 275x100, and being lots 19 to 24 blk 7 map Pelham Park.
 Lots 14 to 17 blk 9, same map.
 Lots 20 to 30, blk 15, same map, except from above the front 15 ft of lots 19, 20, 21 blk 7 and part of lot 24 blk 7, and lots 14 to 17 blk 9, included in Pelham Park.
 FORECLOS, Feb 10, 1910. Louis H Hasbrouck, ref, to Hyman and Henry Sonn. Apr 2, 1910. 2,875
 *Robin av, w s, 250 n Tremont road, 50x100. Bankers Realty & Security Co to Louis Jacobs. All liens. Mar 31. Apr 7, 1910.
 other consid and 100
 *Robin av, w s, 300 n Tremont road, 50x100.
 Robin av, w s, 250 n Tremont road, 50x100, Tremont Terrace.
 Release mort. Washington Savings Bank to Bankers Realty & Security Co. Mar 31. Apr 7, 1910. nom
 Ryer av, No 2083, w s, 25 n 180th st, 25x93x25.1x92.1, 2-sty frame dwelling. Marie A Treutler to Henry Goldmann. Mort \$5,000. Mar 31. Apr 1, 1910. 11:3149-3156. 100
 Summit av | e s, 112.6 s 166th st, 43.9x190 to w s Ogden av, va-Ogden av | cant. John Volz to Legal Realty and Mortgage Co. B & S and C a G. Mort \$5,100. April 2. April 4, 1910. 9:2526. other consid and 100
 *St Lawrence av, Nos 1224 to 1228, e s, 200 n Gleason av, being lots 198 to 200 map Gleason property, 75x100. Margaretha M Brohmer to John P Fischer. Mort \$16,500. Apr 5. Apr 6, 1910. other consid and 100
 Stebbins av, No 1269, w s, 129.1 s Chisholm st, 25x81.9, vacant. Amelia Scholer to Herman D Junge. Mort \$2,200. Apr 5. Apr 6, 1910. 11:2970. other consid and 100
 Southern Boulevard | s e cor Longwood av, 25x90, vacant. Emil S Longwood av | Levi to Kellwood Realty Co. Jan 24. Apr 4, 1910. 10:2729. other consid and 100
 Southern Boulevard, No 884, e s, 283.4 n Tiffany st, 33.4x100, 4-sty brk tenement. Charles Schade to Adam May. Mort \$17,000. Mar 31. Apr 2, 1910. 10:2733. other consid and 100
 Southern Boulevard, w s, 75 s 167th st, 50x100, vacant. Josephine C M Collins to Henry F A Wolf. Mort \$11,000. Apr 1, 1910. 10:2727. nom
 Teller av, Nos 1055 and 1057, w s, 139.5 n 165th st, 40x100.1, two 3-sty brk dwellings. Morts \$15,500.
 Teller av, Nos 1061 to 1065, w s, 199.5 n 165th st, 60x100.1, three 3-sty brk dwellings. Morts \$23,000.
 Joseph King to S F Myers Realty Co. Apr 1. Apr 2, 1910. 9:2428-2433. other consid and 100
 Tremont av, late 177th st, s s, 350 w Marmion av, 25x100, owned by party 4th part.
 Tremont av, late 177th st, s s, adj above on south, owned by party 1st part.
 Boundary line agreement. Feodore A Bernhard, Barbara Kaiser and Jacob Kaiser with Anthony McOwen. Mar 29. Apr 1, 1910. 11:2956. nom
 Tremont av, late 177th st, Nos 792 and 794, s s, 325 w Marmion av, 50x100, owned by party 2d part; also property adj above on east, owned by party 1st part. Agreement as to encroachment, &c. Julius Spiess with Anthony McOwen. Mar 30. Apr 1, 1910. 11:2956. nom
 Tremont av, No 101 | n e cor Morris av, 93x33.6x100x28.11, 5-sty Morris av | brk tenement. Mort \$28,000.
 Tremont av | n w cor Morris av, 100.3x35.3x100x42.8, 5-sty brk Morris av | tenement. Morts \$38,000.
 August Jacob Construction Co. to Charles C Sievers. April 4, 1910. 11:2829-2807. other consid and 100
 Tremont av | n w cor Morris av, 100.2x42.8.
 Morris av |
 Morris av, w s, 42.8 n Tremont av, —x—.
 Agreement as to wall encroachments, etc. August Jacob Construction Co and August Jacob with Chas C Sievers. April 4, 1910. 11:2829. nom
 Tremont av, or | s s, 325 w 177th st, Nos 792 and 794, on map Nos 790 and 792 | Marmion av, 50x100, two 3-sty frame tenements and stores. Anthony McOwen to Gilbert J Vander Smissen. Mort \$9,000. Mar 18. Apr 1, 1910. 11:2956. 100
 Union av, No 1099, w s, 130.4 n 166th st, 19.8x90.9x19.6x90.9, 3-sty frame tenement. Wm O Smith et al to Wm H Steinmuller, of Rutherford, N J. B & S. Mort \$4,000. June 22, 1909. Apr 1, 1910. 10:2671. 100
 Union av, No 577 | n w cor 150th st, 25x100, 5-sty brk tenement 150th st, No 819 | and stores. Martin C Wright and ano to Samuel Banard. All liens. Mar 30. Apr 1, 1910. 10:2664. 100
 Union av, Nos 1189 and 1191 | s w cor 168th st, 41x91.10, 5-sty brk 168th st, No 800 | tenement and stores. Anniren Realty Co to Harris Bernstein. Morts \$49,000. Mar 15. Apr 5, 1910. 10:2672. 100
 Vyse av, Nos 1850 and 1852, s s, 51.10 w Boston road, 50.5x78.9 x48.10x89.5, 1-sty frame stores. James R Waterhouse to Michael J Dowd. All liens. Apr 5. Apr 7, 1910. 11:2991, 2998. nom
 Vyse av | n w cor 179th st, runs w 316.5 to Daly av x n 132.1 x e Daly av | 326.11 to Vyse av x s 120.9 to beginning, vacant. Arthur 179th st | J Barry to Edw A Barry. ½ part. Mort \$15,000. Apr 2. Apr 5, 1910. 11:3127. other consid and 100
 Villa av, No 3095, on map No 3093, w s, 154.11 s 204th st, 19 x137.9x—x108.6, 2-sty frame dwelling. CONTRACT. Rovella Realty Co with Isernio Filomeno. Mort \$4,250. Apr 15, 1909. Apr 6, 1910. 12:3321. 5,250
 Villa av, No 3097, on map No 3095, w s, 136.11 s 204th st, 19x 108.6x—x76.4, 2-sty frame dwelling and 1-sty frame building in rear. CONTRACT. Rovella Realty Co with Giuseppe Castaldi. Mort \$4,000. Sept 1, 1909. Apr 6, 1910. 12:3321. 4,400
 *Van Nest av, No 735, n s, 75 w Lincoln st, 25x100, and being lot 206 map Hunt Estate, Van Nest. Andrew Hammer to Philip J Yung. Mort \$2,800. Apr 5. Apr 6, 1910.
 other consid and 100
 Valentine av, w s, 306.2 s 199th st, 25x170, vacant. Henry A Gebelein et al HEIRS, &c, Eliza Gebelein to Emma Stange, also HEIR Eliza Gebelein. ¾ part. All title and C a G. Apr 6, 1910. 12:3305. nom
 Valentine av, w s, 281.2 s 199th st, 25x170, vacant. Same to Chas F Gebelein also HEIR as above. ¾ part. All title and C a G. Apr 6, 1910. 12:3305. nom

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.

April 1, 2, 4, 5, 6 and 7.

BOROUGH OF MANHATTAN.

Valentine av, w s, 310.3 n 183d st, deed reads 1,485.11 n land of Thos Bassford and 25 s from line bet lots 16 and 17, runs w 100 x s 75 x e 100 to av, x n 75 to beginning, being part lot 17 map of south part farm Peter Valentine at Fordham, vacant. Gerald C Connor to Owen J Brady. Mort \$5,752.50. Apr 4, 1910. 11:3151. 100
Valentine av|w s, 301.6 s 184th st, part lot 17 map (No 315) in Ryer av | Westchester Co of south part Peter Valentine farm at Fordham, begins at line bet lots 16 and 17, 75x250 to Ryer av.
Valentine av|w s, 176.6 s 184th st, part lot 16 same map, begins Ryer av | 50 n from line bet lots 16 and 17, 50x250 to Ryer av, vacant, except part for Valentine and Ryer av.
Margt D Fitzpatrick to Gerald C Connor. Apr 4, 1910. 11:3151. 100
Washington av, e s, 188.6 n 165th st, runs e 185.10 x n 75.7 x w 100 x s 50.1 x w 85.11 to av x s 25.6 to beginning, vacant. Nicholas Grunzfelder to The Washington Garage Co. Mar 31, Apr 1, 1910. 9:2370. nom
Webster av, No 1249, w s, 314 n 168th st, 31x100, 4-sty brk tenement. Ole G Bertelsen to Herman C Kudlich. Morts \$18,000. Apr 1, 1910. 9:2427. 100
*Westchester av|s w cor St Lawrence av, —x109.2x50x118.7. Lena St Lawrence av| Rupp to James V Ganly. Mort \$3,500. Mar 31, Apr 1, 1910. nom
*Westchester Turnpike| n s, at n e s Classon av, 57.4x109.7x83.7x Classon av | 126.11; also lot 4, 5, 6 and 7 map 370 lots McGraw Est, except part for Westchester av. John Van Gelder to Emma Van Gelder his wife. Oct 23, 1906. Apr 7, 1910. other consid and 100
Wilkins av| s w cor 170th st, runs s 282.6 x w 97.3 x n 50 x w 70 170th st | x n — to 170th st x e 105.3 to beginning, being lots 786 to 796 amended map Sec C Vyse estate, except part of lot 796 as is included in 170th st, vacant. Leicester Realty Co to Fleischmann Realty & Construction Co. B & S. Mort \$40,000. Feb 4, 1908. Apr 5, 1910. 11:2965. 100
*White Plains road, n w s, lot 24 map of Washingtonville, 30.2x 122x29.7x115.6. Mary Mack widow to James F Moore. All liens. Mar 31, April 1, 1910. other consid and 100
*White Plains road, n w s, lot 174 map Penfield property at South Mt Vernon, except part for road. Leo S Joseph to Frederick Joseph. Apr 4, 1910. other consid and 100
Woodlawn road| s w cor Hull av, 45x100, vacant. Mary R Knopf Hull av | to Patrick Burke. Apr 2, Apr 6, 1910. 12:3333. other consid and 100
Webster av, e s, 95.1 n 173d st, 14.2x157.2 to w s former Brook st, x14x157.9, 2-sty frame dwelling. Alexander Knierim to Lucy C Delcher. Mort \$2,322. Apr 5, Apr 6, 1910. 11:2898. other consid and 100
Washington av, No 1685, w s, 50 n 173d st, 25x90, 4-sty brk tenement. Solomon M Schatzkin to Rebecca Miller and Betsy Siskind. Mort \$14,000. Apr 5, Apr 6, 1910. 11:2906. other consid and 100
Washington av, No 2082, e s, 184.8 s 180th st, 25x95x23.2x95, 2-sty frame dwelling. Charles Horning, Jr, to Mary E Shea. Mort \$6,500. Mar 31, April 4, 1910. 11:3046. other consid and 100
Washington av, No 2058, e s, 284.8 s 180th st, 18.8x95, 2-sty frame dwelling. Rachel Singer to Harry Cahn and Junius J Pittman. Mort \$4,000. Mar 31, Apr 5, 1910. 11:3046. other consid and 100
West Farms road|n w cor Freeman st, runs n 58.7 x w 146.3 to Longfellow av | e s Longfellow av x s 54.8 to Freeman st x e Freeman st | 93.7 to beginning, except part for road, vacant. Ferdinand Hecht to Gaetano Zingales. Mort \$8,000 and all liens. Apr 4, Apr 5, 1910. 11:3007. other consid and 100
Walton av, e s, 180.9 n 175th st, runs s 0.9 x e 69.1 x n 18 x w 61.9 to beginning, vacant. Geo E Buckbee to Nathan B Levin Co. Mar 31, Apr 2, 1910. 11:2825. nom
Washington av, Nos 1017 and 1023, w s, 70 s 165th st, runs s 50 x w 96.5 x n 25 x e 3 x n 25 x e 93.3 to beginning, 1 two and one 3-sty frame tenements and stores. Sarah Shwitzer et al to Ray Levy. All liens. Mar 29, Apr 5, 1910. 9:2386. 100
*1st av, now 2d av, w s, 337.6 n 2d st, 37.6x100, Olinville. Release mort. Richard Morrison to Irene, Wm J and James M Duffy. Dec 31, 1909. Apr 5, 1910. nom
*1st av, w s, 337.6 n 2d st, 37.6x100, Olinville. Release mort. Geo H Lawrence et al EXRS Eliz H Sias to Irene, Wm J and James M Duffy. Jan 5, Apr 1, 1910. nom
*2d av, e s, 25 n Central av, 25x100, and being lot 2 blk 29, map Pelham Park. FORECLOS, Feb 10, 1910. Louis B Hasbrouck, ref, to Andreas Wolf. Mar 7, Apr 2, 1910. 600
*3d av, now Willett or Park av, w s, 300 n 216th st, 25x100. Geo F Smith to Daniel Hardie. Apr 5, Apr 6, 1910. other consid and 100
3d av, No 2807 |n w s, 30.6 s w 148th st, late Mott st, runs s w 148th st, No 370| 25.6 x n w 70 x s w 25 x n w 12 x n e 45 to s w s 148th st, late Mott st, x s e 22.2 x s w 10.9 x s e 80.3 to beginning, 3-sty brk tenement and store and 3-sty frame tenement and store. Delia wife Robert Bellingham to John Bellingham. All title. B & S. Mort \$31,003.19. Mar 24, Apr 2, 1910. 9:2327. other consid and 100
*Lots 223 and 224 map Penfield property, South Mt Vernon. Thos D Penfield to Frank B Doughty. All liens. Mar 3, 1908. Apr 4, 1910. other consid and 100
*Lots 11, 26 and 27 blk 17 map (No 599 in Westchester Co) of Pelham Park. Maria W Dittmar, INDIVID and ADMRX Arthur C Dittmar to Perley S Crosier. Q C of tax sale, &c. Jan 17, 1908. Apr 7, 1910. 150
*Plot begins 340 e White Plains road at point 145 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Ike Melnik to Richard G Barter. Mort \$1,555. Apr 5, Apr 7, 1910. other consid and 100
*Damage parcels 72, 73, 120, 123 to 128 and 132 to 134 on map for opening Baychester av from West 4th st to northern boundary of Pelham Bay Park. Release mort. Esmond Stiles to The City of N Y. Nov 25, 1907. Apr 7, 1910. nom
*Same property. Release mort. Sound Realty Co to same. Nov 25, 1907. Apr 7, 1910. nom
*Damage parcels 118 to 120 to open Briggs av from Bronx River to Pelham Bay Park. Release mort. Sound Realty Co to The City of N Y. June 9, 1908. Apr 7, 1910. nom
*Same property. Release mort. Esmond Stiles to same. Apr 29, 1908. Apr 7, 1910. nom
*Salt meadow bet two coves, Eastchester on the Hammocks, bounded on w s by a cove, on n by meadow of Wm Odell, e by Eastchester Creek, being meadow formerly of Anthony Bartow, contains 22 acres, excepts Goose Island taken by City of N Y. Louisa Christman et al to Roger L Young. Mar 30, Apr 1, 1910. 100

Barclay st, No 26. Assign lease. Bawo & Dotter, a corpn of N J to Bawo & Dotter (Lim) a corpn of Canada. Mar 2, Apr 1, 1910. 1:86nom
Barclay st, No 28. Assign lease. Bawo & Dotter a corpn of N J to Bawo & Dotter (Lim) a corpn of Canada. Mar 2, Apr 1, 1910. 1:86nom
Barclay st, Nos 30 and 32. Assign lease. Bawo & Dotter, a corpn of N J to Bawo & Dotter (Lim) a corpn of Canada. Mar 2, Apr 1, 1910. 1:86nom
Barclay st, No 42, 25x100, lot. Rector, &c, of Grace Church to Mary B McEvoy; 21 years, from May 1, 1910, with privilege 21 years renewal. Apr 6, 1910. 1:86..... taxes, &c, and 2,400
Cedar st, No 109 | n w cor Trinity pl, Assign lease. Walter A Trinity pl | Burke to Saranac Realty Co. Mar 17, April 4, 1910. 1:52.....1,900
Same property. Surrender lease. Saranac Realty Co to Walter A Burke. All title. Mar 17, April 4, 1910. 1:52nom
Canal st, No 169, 4 lofts above store. Morris G and Samuel Saffer to Harry J Guttman; 4 years, from May 1, 1910. April 4, 1910. 1:204..... 1,900 and 2,000
Christopher st, No 112, all. John O Grode EXR John O Grode Jr to Leonhard W Drenkhard; 5 years, from May 1, 1910. Apr 1, 1910. 2:588.....1,100
Clinton st, Nos 74 and 76 | s e cor. Subordination of lease to Rivington st, No 165 | mort for \$44,000. Joseph Lieberman and David Duckman with The Trust Co of America. Mar 31, April 5, 1910. 2:348..... nom
Delancey st, No 62, 2d floor. Morris Weinstein to Clara Margulouis; 1 9-12 years from Aug 1, 1909. Apr 7, 1910. 2:415...214
Duane st, n s, 234 e Church st, 50x175 to s s Thomas st. Assigns four leases, dated April 30, 1869. Martha R Townsend widow et al HEIRS, &c, Martha C Coe to Estate of Martha C Coe. Dec 23, 1909. April 5, 1910. 1:151..... nom
Same property. Assigns four leases. Henry E and Chas A Coe EXRS Martha C Coe to same. Nov 17, 1909. Apr 5, 1910. 1:151.....800
Duane st, n s, 234 e Church st, 25x97.6, the land. Society of the N Y Hospital to Estate of Martha C Coe; 21 years, from May 1, 1911. April 5, 1910. 1:151.....2,225
Duane st, n s, 259 e Church st, 25x97.6, the land. Society of the N Y Hospital to Estate of Martha C Coe; 21 years, from May 1, 1911. April 5, 1910. 1:151..... taxes, &c, and 2,225
Essex st, No 134, all. Elise Hake widow et al, HEIRS, &c, Philip Hake to Michael Tenzer, N Y, and Joseph Friedland, of Brooklyn; 10 years from May 1, 1910. Apr 2, 1910. 2:354.....4,500 and 5,000
Essex st, Nos 148 and 150. Assign lease. Barnet Klar to Samuel Klar. 1/2 part. Mar 23, Apr 2, 1910. 2:354.....100
Grand st, No 271, s e cor store and front part cellar. Jacob Froelich to Nathan Herman; 5 years, from May 1, 1910. April 5, 1910. 1:306.....4,000
Houston st, No 63 East, all. Johanna Habermann to Angelo Lopinto; 5 years, from Sept 1, 1908. Apr 1, 1910, 2:5081,000 and 1,200
Houston st, No 334 East, store and basement. Maurice Kann to Frank Heller; 5 years, from May 1, 1910. April 4, 1910. 2:384.....1,260 and 1,500
Houston st, No 334 East. Assign lease. Frank Heller to Congress Brewing Co (Lim). Mar 31, April 4, 1910. 2:384.....nom
Hudson st, No 195 | s w cor Desbrosses st, all. Desbrosses st, No 1 | Evaline and Louise Zingem to Central Cigar Mfg Co; 5 1/2 years, from Nov 1, 1901 (5 years renewal). (Re-recorded from July 17, 1905.) Apr 1, 1910. 1:222. 3,000
Same property. Agreement as to 5 years renewal of above as per renewal privilege contained in lease. Same to Thomas McGoldrick and Peter Quinn. Mar 15, 1910. Apr 1, 1910. 1:222.
Houston st, No 63 East. Store and basement. Angelo Lo Pinto to Rosario Lo Pinto; 3 1/2 years, from Mar 1, 1910. Apr 1, 1910. 2:508780
James st, No 52, all. Ann Brown to Gerardo Giudice; 5 years, from Apr 1, 1910. Apr 6, 1910. 1:278.....3,360
Lafayette st, No 6. Agreement confirming lease, &c, dated Nov 16, 1908. Kate Shettle and Ann Ferman, INDIVID and as TRUSTEE Mary Goodman with Great Centres Realty Co. Nov 24, 1909. Apr 2, 1910. 1:155.....nom
Monroe st, Nos 285 to 289, all. Joel S Mason to Chas Stutz Co; 6 years, from May 1, 1907. Apr 1, 1910. 1:265.....4,500
Maiden lane, No 133, store and part cellar. Robert Connor to Mary Kinney; 2 years, from May 1, 1913. April 4, 1910. 1:70.....600
Maiden lane, No 133. Assign lease. Mary Kinney to Grace W La Farge. Mar 24, April 4, 1910. 1:70.....nom
Madison st, No 390, s s, 109 e Montgomery st, 18.6x107x15x106. Assign lease. Anna E Swanton to Lloyd Phoenix. Mar 29, April 4, 1910. 1:268.....1,200
Nassau st, No 35.....|
Liberty st, Nos 54 to 58.....| Assign lease. Henry Leis to Max C Kranz and Annie G Smith. Mar 22, Apr 7, 1910. 1:48..... nom
Prince st, No 22. Surrender lease. Geo J and Wm J Kenny to Martha G Haggerty. All title. Mar 24, Apr 1, 1910. 2:493. nom
Pitt st, No 133. Declaration as to holding of lease. Max B Rubinger to whom it may concern. Apr 5, Apr 6, 1910. 2:545.
Rivington st, No 83. Surrender lease. Moritz Hurowitz to Aaron Litrownick. All title. Mar 4, Apr 6, 1910. 2:415.....200
Rivington st, No 154, west store. Estate of Rosa Wein to Paul Ullman; 3 years, from May 1, 1910. Apr 2, 1910. 2:349....840
Rivington st, No 24, store, &c. Harry J Sprung as EXR Isaac Sprung to Aria Lemmel; 5 years, from May 1, 1910. April 5, 1910. 2:421.....840 and 960
Ridge st, No 146, 5-sty building. Solomon Gossett to Charles Weber; 5 years, from May 1, 1910. April 4, 1910. 2:345... 2,100
Same property. North store and basement. Charles Weber to Kalman Hoffman; 5 years, from May 1, 1910. April 4, 1910. 2:345.....720

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Thomas st, s s, 259 e Church st, 25x77.6, lot only. Society of the New York Hospital, a corpn, to Estate Martha C Coe; 21 yrs, from May 1, 1911. Privilege of 21 yrs renewal. April 5, 1910. 1:151.....taxes, &c, and 1,650

Thomas st, s s, 234 e Church st, 25x77.6, the land. Society of the N Y Hospital to Estate of Martha C Coe; 21 years, from May 1, 1911. April 5, 1910. 1:151.....taxes, &c, and 1,650

Thompson st, Nos 27 and 29, all. Isaac Cohen to Antonio Volpe; 3 years, from Apr 1, 1910. Apr 6, 1910. 2:476.....4,900

8th st, No 6, or Clinton pl, s s, 125 e 5th av, 25x90. Leasehold. Sophia M Mayer and ano to TRUSTEES of the Sailors Snug Harbor in City N Y. Q C. Mar 31. Apr 2, 1910. 2:550.....nom

9th st, Nos 406 and 408 East, west store. Mollie Sklamberg to Hirsh Levin; 5 years, from May 1, 1910. April 5, 1910. 2:436.....240

12th st, No 328 West, store, &c. Sarah O'Reilly to Henry Buthfer; 3 years, from May 1, 1910. April 4, 1910. 2:640.....600

13th st, No 635 East, store and part cellar. Abraham Schwartz to Antonio Pancamo; 5 years, from May 1, 1910. April 5, 1910. 2:396.....540

13th st, No 635 East. Assign lease. Antonio Pancamo to Ferdinand Munch Brewery. April 1. April 5, 1910. 2:396.....nom

19th st, No 37 West, store, &c. Carl Bomeisler and ano to Max Scheer and Victor Lebovitz; 5 years, from Feb 1, 1910. Apr 6, 1910. 3:821.....2,400 and 2,500

21st st, Nos 15 and 17 W ground floor and basement. Building & 22d st, Nos 16 and 18 W Engineering Co to Stern Bros, a corpn; 5 years, from completion of building. Apr 6, 1910. 3:823.....12,000

22d st, No 316 East, 5-sty building and 1-sty rear building. Wm N Schroeder et al to Geo M Spiegel; 4 8-12 years, from Dec 1, 1909. April 4, 1910. 3:927.....1,080

22d st, No 318 East, front house. Wm N Schroeder et al to Geo M Spiegel; 5 years, from Aug 1, 1909. April 4, 1910. 3:927.....1,500

25th st, Nos 230 and 232 East, all. 174th St Construction Co to Jacob Goldman; 3 1-12 years, from Apr 1, 1910. Apr 1, 1910. 3:905.....5,000

31st st, Nos 31 and 33 West, store, basement and 2d floor. W Clarence Martin to The Richardson & Boynton Co; 10 years, from Feb 1, 1910, and 5th floor for 1 3-12 years, from Feb 1, 1910, and 3d floor for 8 9-12 years, from May 1, 1911. Apr 6, 1910. 3:833.....12,500

33d st, No 8 West. Agreement as to surrender of lease. Kate J Collins and the Mutual Bank with James R Roosevelt et al TRUSTEES Wm Astor decd for John J Astor. Mar 14. April 5, 1910. 3:834.....nom

33d st, No 8 West. Assign lease. K J Collins, a corpn, to The Mutual Bank, N Y, a corpn. Mar 14. Apr 6, 1910. 3:834.....nom

Same property. Consent to above by Jas R Roosevelt et al as TRUSTEES Wm Astor, dec'd, for John J Astor. All title. Mar 30. Apr 6, 1910. 3:834.....nom

34th st, No 107 East, all. Emily Braine to Hewlett Scudder; 3 years, from May 1, 1910. Apr 6, 1910. 3:890.....3,500

38th st, No 13, n s, 260 w 5th av, 18.9x98.9, all. Mary L Barbey to Millius P Meyer of Woodbridge, N J and August Ecke, N Y; 10 years, from May 1, 1910. Apr 1, 1910. 3:840.....taxes &c and 5,000 to 7,000

45th st, No 21 West. Subordination of lease to mort for \$25,000. Arzo T Crossley with Abby S Marshall of Millbrook, N Y. April 1, 1910. April 5, 1910. 5:1261.....nom

47th st, Nos 315 and 317 n s, 200 w 8th av, 50x200.10 to s s 48th st, Nos 318 and 320 st, all. Wendell L Nichols, of Brookline, Mass, to Anna W H Nichols, of Brookline, Mass; 21 years from May 1, 1911. Apr 2, 1910. 4:1038.....taxes, &c, and 10,000 to 14,000

48th st, Nos 318 and 320 West.....

47th st, Nos 315 and 317 West.....

Lease, &c. Power of attorney. Anna W H Nichols, of Boston, Mass, to Wendell L Nichols, of Boston, Mass. Mar 21. Apr 2, 1910.....

82d st, No 200, s w cor Amsterdam av, Assign lease. Patrick J Hagan to Alfred Buggeln. April 1. April 5, 1910. 4:1229.....nom

87th st, n s, 325 n w 2d av, runs n e 100.8 x n w 132.2 x s e 128.2 x s w 6.10 to st x e 45 to beginning. Assign lease. Mary E Brandes INDIVID and EXTRX Sophia Voege to Eliz M Stevens and ano. Apr 1. Apr 2, 1910. 5:1533.....1,000

100th st, Nos 306 to 316 and 322 to 340 East, eight 6-sty tenements. Ida Ashner to Lazar Herskowitz and Nathan Raynes; 5 years from Jan 1, 1910. Apr 2, 1910. 6:1671.....32,800

104th st, No 339 East. Surrender lease. Carmelia Calanderello to Minnie Cangro. All title. Mar 3. Apr 4, 1910. 6:1676.....nom

106th st, No 338 East, all. James G Andriaccio to Earunzo Chirn; 3 years, from Feb 1, 1910. April 4, 1910. 6:1677.....2,200

107th st, No 69 West, all of building. Hannah Theobald to Wm E Hall and ano; 3 years from Apr 1, 1910. Apr 2, 1910. 7:1843.....4,000

113th st, No 324 East, all. Jacob Chaimowitz and ano to Filippo Quaglino; 5 years, from Feb 1, 1910. Apr 6, 1910. 6:1684.....2,000

114th st, No 341 East. Agreement modifying lease. Rachel Lederer with Luigi Laudiero. Feb 16, 1910. Apr 7, 1910. 6:1686.....nom

114th st, No 341 East, all. Rachel Lederer to Luigi Laudiero; 3 years, from Dec 1, 1909. Apr 7, 1910. 6:1686.....2,100

125th st, Nos 222 and 224 West. Subordination of mort to lease. Rudolph Oelsner with Albert Mundorf and I Blyn & Sons. Mar 29. Apr 1, 1910. 7:1930.....nom

125th st | s s, 247.2 w 3d av, runs w 175 to e s Lexington av Lexington av | x s 100.11 x e 175 x n 100.11, the lots. Sarah R Jenkins INDIV, EXTRX &c Charlotte E Jenkins to Paul J Byck; 5 years, from May 1, 1910. Apr 1, 1910. 6:1773.....taxes, &c, and 10,500 and 11,000

125th st, Nos 222 and 224 West. Stores and cellars. Albert Mundorf to I Blyn & Sons; 8 years, from May 1, 1910. Apr 1, 1910. 7:1930.....16,000 and 18,000

132d st, Nos 45 to 55 West, all. Morris Levy to Israel Albert of Brooklyn; 3 years, from April 1, 1910. April 4, 1910. 6:1730.....10,000

134th st, No 126 West, all. Sarah Rubinstein to Joseph Willoughby; 1 2-12 years, from Apr 1, 1910 (five years renewal). Apr 1, 1910. 7:1918.....2,700

Av A, No 184. Assign lease. Ernest Back to Adolph Neurad. Jan 6. Apr 6, 1910. 2:405.....nom

Amsterdam av, No 1256. Assign lease. Harry L Oxman to Felix Resnick. All liens. Apr 1. Apr 6, 1910. 7:1976.....nom

Amsterdam av | n w cor 79th st, 102.2x100. Assign lease. The 79th st | Lucerne Hotel Co to Geo. C Engel. Jan 10, 1910. April 2, 1910. 4:1227.....nom

Same property. Consent and assignment of lease. Central Realty Co to same. Jan 10. April 2, 1910. 4:1227.....nom

Amsterdam av, No 502, south store, &c. Jaeger Bros Realty Co to Louis Bloch; 5 years, from May 1, 1910. April 4, 1910. 4:1232.....1,680

Amsterdam av, No 930, store. Geraldine B Boochever to Alex M Schwartz; 5 2-12 years, from Mar 1, 1910. Apr 1, 1910. 7:1877.....1,500

Amsterdam av, n w cor 79th st, 102.2x100, all. Geo C Engel to Hotel Lucerne & Restaurant Co; 13 9-12 years from Jan 1, 1910. Apr 2, 1910. 4:1227.....taxes, &c, and 35,000 to 60,000

Broadway, w s, 25.2 n 93d st, 75.6x100, all. Henry Langer to Isaac Sakolski; from April 15, 1910, to Jan 1, 1915. April 5, 1910. 4:1241.....taxes, &c, and 6,000

Broadway, w s, 25.2 n 93d st, —. Assign lease, &c. Isaac Sakolski to New Amsterdam Realty Co. Mar 25. April 5, 1910. 4:1241.....100

Broadway, No 1700, s e cor 54th st, 101x62.4x100.5x73.1, "The Windsor." Girard Trust Co of Philadelphia, Pa, TRUSTEE John J Emery decd et al to James L Scott of Saratoga Springs, N Y, and Edw C Griffith, N Y C; 15 years, from Oct 1, 1910. 4:1025 April 5, 1910.....taxes, &c, and \$10,000 to 17,000

Broadway, w s, 25.2 n 93d st, 75.6x100, the land. Eugene Higgins to Henry Langer; 99 years from Jan 1, 1910. Apr 2, 1910. 4:1241.....taxes, &c., for first 5 years, gold 5,000 per annum and thereafter by arbitration.

Broadway | n w cor 61st st, two stores. Surrender lease. Mary 61st st | Jordan to Jeremiah J Campion. All title. Apr 1. Apr 2, 1910. 4:1114.....nom

Broadway | s e cor 145th st, 99.11x100. Assign lease. John E 145th st | Connolly to John J Healy. All title. Mar 31. Apr 2, 1910. 7:2076.....nom

Same property. Assign lease. Patk J Healy to same. Feb 25. Apr 2, 1910. 7:2076.....nom

Broadway, Nos 1457 to 1461, south store. Schulte & Co to Samuel Jacobs; 9 4-12 years, from May 1, 1909. April 4, 1910. 4:994.....7,000 and 8,000

Broadway | s e cor 48th st, 129x— to w s 7th av, x125.5x93.9, 7th av | Agreement cancelling lease. Felix Isman, of Philadelphia, Pa, with Moritz B Philipp. Q C. Mar 15. April 2, 1910. 4:1019.....nom

Broadway | n e cor 157th st, store No 1, 25x58.8 and basement, 35 157th st | x32. Gross & Herbener to Ernst Reimann and John Veigel; 10 years, from May 1, 1910. April 4, 1910. 8:2116.....6,500 and 7,000

Broadway | s e cor 38th st, basement. Assign lease. Adolph Ruehl 38th st | and James D Racos to Norman Selby. Mar 31. Apr 5, 1910. 3:813.....nom

Broadway | n e cor 61st st, most northerly store, also store adj and 61st st | part cellar. Jeremiah J Campion to Henry M Ritscher; 4 1-12 years, from Apr 1, 1910. Apr 6, 1910. 4:1114.....3,900

Bowery, Nos 223½ and 225, upper nine floors with space in basement. Segal Realty Co to Hermann D Luhrs; 10 years, from April 1, 1910. April 4, 1910. 2:426.....22,824

Columbus av, No 474, north ½ store floor. Geo H Henken to Chas F Hogan; 4 8-12 years, from Sept 1, 1909. Apr 7, 1910. 4:1213.....1,350

Same property. Agreement to sublease as above. Geo H Horstmann and Geo H Henken with same. July 7, 1909. Apr 7, 1910. 4:1213.....nom

Columbus av, No 820. Surrender of lease. Michael J and Dominick J Gilhuly to Daniel Buckley. All title. Mar 31, 1910. April 4, 1910. 7:1855.....nom

Columbus av, No 815, s e cor 100th st. Assign lease. Wm C Knobloch to Isadore Forman and ano. All title. Mort \$6,400. Mar 25. April 4, 1910. 7:1835.....nom

Lexington av, No 59 | s e cor 25th st, all. Peter Wilkens et al 25th st | to John P Flannery; 20 years, from May 1, 1910. April 4, 1910. 3:880.....taxes, &c, and 20,000

Lexington av, No 985, n e cor 71st st, store. Renee H Canalizo to Joseph T Roediger; 5 years, from May 1, 1910. Apr 1, 1910. 5:1406.....1,200

West End av, No 52, all. Union Construction & Realty Co to Umberto Fasano and ano; 5 years from May 1, 1910. Apr 7, 1910. 4:1153.....1,600

1st av, No 276. Subordination of lease to mort for \$28,000. Morris Singer and Morris Stahl with Louis A Boettiger. Apr 6, 1910. 3:948.....nom

2d av, n e cor 4th st, 8 rooms on 1st floor. Saul and David Eder to Dr Bernard Braverman; 3 years, from Feb 1, 1910 (2 years renewal). Apr 1, 1910. 2:446.....840

2d av, No 1564, south store and rooms on 2d floor. Bella Fisher to Albert Nagel; 3 years, from May 1, 1910. April 4, 1910. 5:1544.....756

Same property. North store and 4 rooms on 2d floor. Same to Henry Steenbock; 3 years, from May 1, 1910. April 4, 1910.....936

2d av | s w cor 73d st, 48.6x125, with extension, 53.6 x 20 in 73d st | rear, all, except store No 1397 2d av and store and basement, No 1309 2d av. Frederick Herrmann to John Somma et al, firm Somma & Engelman Co; 10 years, from May 1, 1910; 10 years renewal at \$10,500. April 5, 1910. 5:1427.....1st year \$9,000, 2d year \$11,500 and thereafter \$10,500

3d av, No 772, store, basement and 2d floor. Lewis Seasongood et al to Esther B Gross, doing business as Esther Braunfeld; 3 years, from May 1, 1910. April 4, 1910. 5:1302.....1,300

3d av, No 1403, store and part basement. Celesta M Bozeman to Solomon W Freedman; 3 years, from May 1, 1910. April 4, 1910. 5:1525.....900

3d av, No 1156, north store floor, basement and 4 rooms on floor above store. Rosa Herzog to Thomas Gaffney; 5 years, from May 1, 1910. April 4, 1910. 5:1402.....1,500

3d av, No 1105, store, basement &c. Harry Shwitzer to Harry Gruber; 3 years, from May 1, 1910. Apr 1, 1910. 5:1419.....630

4th av, No 478, store &c. Jos H Bearns TRUSTEE Thos Morrell et al to Peter Wilkens; 3 years, from May 1, 1910. Apr 1, 1910. 3:861.....4,500

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Same property. Assign lease. Peter Wilkens to Fredk Helmke. Mar 31. Apr 1, 1910. 3:861 other consid and 100
5th av, No 2219, s e cor 135th st. Assign lease. Geo Maurer to John D Haase. Apr 1, 1910. 6:1759 nom
5th av, No 2219, store, &c. Monson Morris INDIV and TRUSTEE Alonzo C Monson to George Maurer; 5 years and 17 days from Mar 14, 1910. Apr 1, 1910. 6:1759 1,200
5th av, No 2219, s e cor 135th st. Re-assign lease. John D Haase to Georg Maurer. All title. Mort \$3,500. April 4, 1910. 6:1759 nom
5th av, No 281, 2d floor. Compagnie Internationale Des Wagons Lits et Des Grands Express Europeens, a corpn of Belgium, by Leon J Garcey, ATTY, to Geo H Tappen and John T Pierson; 10 years from May 1, 1906. Apr 7, 1910. 3:859 4,750 and 5,750
Same property. Assign lease. Geo H Tappen and John T Pierson to Tappen & Pierson Inc, a corpn. Feb 18, 1909. Apr 7, 1910. 3:859 nom
6th av, No 942. Surrender lease. Herman Kuhn to James H Shady. Feb 1, 1908. April 5, 1910. 5:1269 nom
7th av, No 2501, n e cor 145th st. Assign lease. Burton F Stines to Harry Rosenthal. Morts \$8,036.27. Apr 6, 1910. 7:2014 nom
8th av, No 2351, leasehold. Power of attorney. Isidore Braverman to Shenk Realty & Construction Co. Apr 1. Apr 2, 1910. ---
9th av, No 739, s w cor 50th st. Assign lease. Mary A Kiernan to Davies J Marshall. Mort \$4,350. April 2. April 4, 1910. 4:1059 nom
9th av, No 739, s w cor 50th st. Re-assign lease. Davies J Marshall to Mary A Kiernan. All title. Mort \$4,350. April 5, 1910. 4:1059 nom
11th av, No 764, 1st and 2d floors. Annie Murphy to Wm H Bumpus; 10 years from Mar 1, 1910. Apr 7, 1910. 4:1082. 1,500 and 1,800

BOROUGH OF THE BRONX.

165th st, No 763 East. Store floor, &c. Henry Hart to Morris Wallenstein; 3 years, from May 1, 1910. April 4, 1910. 10:2660 720 and 780
174th st, No 510 East, 25x100, all. Harry Simon to Louis Weinstock et al; 8 years from May 1, 1910. Apr 2, 1910. 11:2921. 1,200 to 1,800
Bathgate av, No 1901, two rooms on 2d floor. Wm A Cameron to Henry A Parmentier; from April 1, 1910, to April 30, 1916. April 5, 1910. 11:3043 450
Boston road, No 1318, store and basement and 1st floor south. Marie Keil to Adolph Steiner and ano; 5 years, from May 1, 1910. April 5, 1910. 11:2961 1,884 to 2,124
Liebig av, inside lot, bet 260th and 261st sts, being lot 780 sec 13 blk 3423 on tax map. The City of N Y to Patrick J Morrison. Tax lease. 1,000 years. Jan 13, 1909. Apr 2, 1910. 13:3423 48.78
*Morris Park av, No 650, corner Unionport road. Assign lease. Margaret Klein to John D Haase. Mort \$2,711. April 2. Apr 4, 1910. nom
*Morris Park av, No 650, corner Unionport road. Re-assign lease. John D Haase to Margaret Klein. All title. Mort \$2,711. Apr 5, 1910. nom
Prospect av, No 897, double store. Henry Acker to Louis Wimmer; 5 years, from Apr 1, 1910. Apr 6, 1910. 10:2677 1,200 and 1,275
Prospect av, No 598, south store. Max Popal to Mercury Realty Co; 3 years, from June 1, 1909. Apr 6, 1910. 10:2674 780
Prospect av, No 845. Assigns two leases. Rosa Steitz to Adolph and Eva Harms. Apr 5. Apr 7, 1910. 10:2677 nom
Prospect av, No 845, store and basement. Sykes Realty Corporation to Rosa Steitz; 2 years renewal from Oct 1, 1913. Apr 7, 1910. 10:2677 2,400
Southern Boulevard, w s, 443 s Westchester av, s 1/2 of building. Charles Viohl to Fredk S Jandorf and Adolf Steiner; from Sept 1, 1909, to Aug 31, 1914; 3 years renewal at \$2,000. April 5, 1910. 10:2725 1,500 to 1,800
Tremont av, No 605. Assign lease. Charles Lotthammer to Clara Rosenfeld. Mar 31. Apr 7, 1910. 11:3068 nom
Union av, n w cor 163d st, all. Theresa Avitable to Chas H Reinhold; 3 years, from May 1, 1910 (2 years renewal). Apr 1, 1910. 10:2669 1,000
Washington av n w cor 175th st, all. Gertrude Moeller to Morris 175th st | Lipshitz; 2 11-12 years, from June 1, 1910. Apr 6, 1910. 11:2908 900
Willis av, No 286. Assign lease. Richard J Wallace to Henry Wagner. Mort \$2,745. Mar 29. April 4, 1910. 9:2284 nom
3d av, No 2717, all. Edward O Binzen and ano to Bernard Wesels; 5 years from May 1, 1910. Apr 7, 1910. 9:2325 2,700 and 2,800
3d av, No 2807, 2d floor. John Bellingham to Ling S Hoe; 5 yrs. from May 1, 1910. April 5, 1910. 9:2327 480
3d av, No 4555, store, &c. Annie Rehill to Wm H Schwenk; 3 years, from May 1, 1910. Apr 6, 1910. 11:3052 600 to 720
*Plot 17 lot 18 Bronx. Tax sale of 1,000 year tax lease. Oct 31, 1906. City of New York to Daniel Eichner. Mar 2, 1909. April 5, 1910. 74.71
*Same property. Assign tax lease. Daniel Eichner to Nathalie Eichner. April 2, 1910. April 5, 1910. 500

Buggeln, Alfred to Ella Hagan. 82d st, No 200 West. Store lease. April 1, installs, 6%. April 5, 1910. 4:1229. Notes 1,150
Breslin, Dennis M to Phillips Weeks Estate, a corpn. 183d st, No 552, s s, 306.3 e St Nicholas av, 18.9x104.11. April 1, 3 years, 5%. April 5, 1910. 8:2154. 11,000
Braunstein, Abe to Isaac Weil. Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100. P M. Prior mort \$---. April 4, due Oct 30, 1912, 6%. April 5, 1910. 8:2123. 6,500
Beaumont, Jessie F with Max Applebaum. Madison av, No 1625. Extension of \$23,000 mort until Feb 3, 1915, at 5%. Dec 14, 1909. Apr 5, 1910. 6:1614. nom
Brower, Charles De H to SEAMENS BANK FOR SAVINGS in City of N Y. 91st st, No 313, n s, 150 e Riverside Drive, 39x100.8. April 5, 1910, 1 year, 4 1/2%. 4:1251. 10,000
Bloom, Wolf to Julius S Rosenthal. Market st, Nos 27 and 29, w s, 50.1 s Henry st, 50.6x113.4x50.4x113.3; 1st av, Nos 2037 to 2041, w s, 25.11 n 105th st, 75x100; 97th st, Nos 209 and 211, n s, 164.6 e 3d av, 49x100.11. Prior mort \$---. April 1, 1 year, 6%. April 4, 1910. 1:277; 6:1647 and 1677. 15,000
Buthfer, Henry to Bachmann-Bechtel Brewing Co. 12th st, No 328 West. Store lease. Mar 2, demand, 6%. April 4, 1910. 2:640. 1,000
Blank, Henry with Bernhard H Blank. 98th st, No 216 East. Agreement as to share ownership of mort. April 2. April 4, 1910. 6:1647. nom
Berliner, Maier and Louis Lowenfels to TITLE GUARANTEE AND TRUST CO. 10th av, No 522, e s, 123.5 s 40th st, 24.8x100. April 4, 1910, due, &c, as per bond. 3:737. 21,000
Blum, Adolph to Jacob Blum. Av B, No 25, e s, 84 n 2d st, 27.10 74.9. Prior mort \$20,000. Feb 25, due Mar 15, 1912, 6%. Apr 4, 1910. 2:385. 6,500
Baumann, Gustave to Prudence Envent. 3d st, No 134, s s, 100 e 6th av, runs e 25.3 x s 80 x w 23.5 x n 30 x n 50 to beginning. Minetta lane, No 22, n e s, about 100 e 6th av, 21.5x70 x 22.7 x 70. P M. Prior mort \$13,000. Apr 1, 1 year, 6%. Apr 2, 1910. 2:543. 4,000
Bachman, Alfred C to Lewis J Danahar. 46th st, No 233, n s, 275 e 8th av, 25x100.5. Apr 1, due Dec 16, 1911, 5%. Apr 2, 1910. 4:1018. 8,000
Busch, Basilius to Chas K Billings trustee James M Billings for Jeannie F Seymour. 163d st, No 465, n s, 125 e Amsterdam av, 25x112.6. P M. Apr 1, 3 years, 5%. Apr 2, 1910. 8:2110. 20,000
Bresler, Jennie to Edith A Schoneman. East Broadway, No 278, n s, about 85 w Gouverneur st, 21x59.5x21.2x59.7, w s. P M. Prior mort \$---. Apr 1, 1910, 1 year, 6%. 1:287. 2,500
Brody, Adler & Koch Co to Dean Holding Co. 20th st, Nos 37 to 45, n s, 620 w 5th av, 106.9x92x106x92. Prior mort \$450,000. Mar 31, due May 31, 1913, 6%. Apr 2, 1910. 3:822. 75,000
Braveman, Isidore to Shenk Realty & Construction Co. 126th st, No 301, n w cor 8th av, No 2351, 100x25. Leasehold. Apr 1, 1 year, 6%. Apr 2, 1910. 7:1953. 15,000
Belwood Realty Co to Simon Schwartzman et al as trustee of Humboldt lodge, No 512, Free and Accepted Masons. 84th st, No 223, n s, 345.8 w 2d av, 20.4x102.2. Mar 24, 5 years, 5%. Apr 1, 1910. 5:1530. 10,000
Same to same. Same property. Certificate as to above mort. Mar 24. Apr 1, 1910. 5:1530.
Besthoff, Jane with LAWYERS TITLE INSURANCE & TRUST CO. 95th st, No 60 West. Agreement as to share ownership in mort. Mar 28. Apr 1, 1910. 4:1208.
Bierhoff, Alice L to Matthew McNamara. 127th st, No 121, n s, 308.4 w Lenox av, 16.8x99.11. Apr 1, 1910, 3 years, 5%. 7:1912. 10,000
Berman, Hodus wife Harry of Brooklyn, N Y, to NEW AMSTERDAM FIRE INSURANCE CO. Manhattan av, No 443, w s, 50.11 s 119th st, 25x100. Mar 31, 5 years, 4 1/2%. Apr 1, 1910. 7:1945. 21,500
Building & Engineering Co to METROPOLITAN LIFE INS CO. 22d st, Nos 16 and 18, s s, 283.5 w 5th av, 54.6x98.9; 21st st, Nos 15 and 17, n s, 276 w 5th av, 58.8x98.9. Certificate as to mort for \$515,000. Apr 6. Apr 7, 1910. 3:823.
Bard, Moses to Adolf Mandel. 10th st, No 268, s s, 250 e 1st av, 25x92.3. Prior mort \$---. Apr 6, due Oct 6, 1910, 6%. Apr 7, 1910. 2:437. 2,500
Ball, Ella J to Daisy E Booss. 116th st, No 311, n s, 175 w 8th av, 25x100.11. Apr 1, 5 years, 5%. Apr 7, 1910. 7:1943. 27,000
Bernstein, Max with TITLE INSURANCE CO OF N Y. 8th av, No 2379. Subordination agreement. Mar 23. Apr 7, 1910. 7:-1954. nom
Brookside Realty Co to Aaron Coleman. 7th av, Nos 493 and 495, e s, 40.1 s 37th st, 40.3x75x39x75; also all title to strip on south 0.1 wide on av and 1.4 wide in rear. P M. Prior mort \$82,000. Apr 7, 1910, due Nov 1, 1912, 6%. 3:812. 20,000
Benjes, Christian to Philip Goerlitz. Waverly pl, No 10, s w cor Mercer st, No 285, 25x82.7. Prior mort \$---. Apr 4, 1 year, 6%. Apr 7, 1910. 2:547. 5,000
Burnham, Herbert D to Julia R Ballerstein. Lenox av, No 242, e s, 23 n 122d st, 22x100. Apr 6, 1910, 5 years, 4 1/2%. 6:1721. 21,000
Byrnes, Chas J to Lanman Crosby, gdn Fredk B Stimson et al. John st, No 110, s w s, about 140 w Pearl st, 20.6x42.9x20.6x43, n w s. Apr 5, due, &c, as per bond. Apr 6, 1910. 1:69. 25,000
Berry (John B) Co and Franklin Pettit with GERMANIA LIFE INSURANCE CO. Wadsworth av, n e cor 177th st, 89.10x100. Subordination agreement. Apr 6, 1910. 8:2144. nom
Berkowitz, Israel to Beatrice Wenger. 88th st, Nos 443 and 445, n s, 147 w Av A, 40x100.8. Prior mort \$46,100. Apr 5, 3 years, 6%. Apr 6, 1910. 5:1568. 2,000
Berkowitz, Israel to Roman Catholic Orphan Asylum in City N Y. 88th st, Nos 443 and 445, n s, 147 w Av A, 40x100.8. Apr 5, 3 years, 5%. Apr 6, 1910. 5:1568. 33,000
Same and Esther Rosenberg with same. Same property. Subordination agreement. Apr 5. Apr 6, 1910. 5:1568. nom
Building & Engineering Co to Benj Stern. 22d st, Nos 16 and 18, s s, 283.5 w 5th av, 54.6x98.9x53.10x98.9; 21st st, Nos 15 and 17, n s, 276 w 5th av, 58.8x98.9. P M. Prior mort \$209,000. Apr 6, 1910, due, &c, as per bond. 3:823. 135,000
Building & Engineering Co to METROPOLITAN LIFE INSURANCE CO. 22d st, Nos 16 and 18, s s, 283.5 w 5th av, 54.6x98.9x53.10x98.9; 21st st, Nos 15 and 17, n s, 276 w 5th av, 58.8x98.9. Apr 6, 1910, 10 years, 6% until bldg is completed; 5 1/2% thereafter until Apr 1, 1915 and 5% thereafter. 3:823. 515,000

MORTGAGES

April 1, 2, 4, 5, 6 and 7.
BOROUGH OF MANHATTAN.

Adler, Lena with Louvre Realty Co. 152d st, Nos 615 and 617 W. Extension of \$7,500 mort until Mar 28 1912, at 6%. Mar 24. Apr 1, 1910. 7:2099. nom
Ash, Mark with Chas H Young and ano trustees Geo Bell. Rivington st, Nos 304 and 306, n e cor Lewis st, Nos 72 1/2 and 74, 25x100. Subordination agreement. Mar 31. Apr 1, 1910. 2:329. nom
Beaumont, Jessie F with Cyclops Realty Co. 4th st, No 254 East. Extension of \$26,000 mort until Feb 1, 1915, at 5%. Jan 18. April 5, 1910. 2:386. nom
Barry, Walter H, of Kings Co, N Y, to August Brandes and ano trustees Henry G Peters. 46th st, No 73, n s, 70.8 e 6th av, 19.9x50.8. April 5, 1910, 5 years, 4 1/2%. 5:1262. 22,000

Berkowitz, Israel to Roman Catholic Orphan Asylum in City N Y. 88th st, Nos 443 and 445, n s, 147 w Av A, 40x100.8. Apr 5, 3 years, 5%. Apr 6, 1910. 5:1568. 33,000
Same and Esther Rosenberg with same. Same property. Subordination agreement. Apr 5. Apr 6, 1910. 5:1568. nom
Building & Engineering Co to Benj Stern. 22d st, Nos 16 and 18, s s, 283.5 w 5th av, 54.6x98.9x53.10x98.9; 21st st, Nos 15 and 17, n s, 276 w 5th av, 58.8x98.9. P M. Prior mort \$209,000. Apr 6, 1910, due, &c, as per bond. 3:823. 135,000
Building & Engineering Co to METROPOLITAN LIFE INSURANCE CO. 22d st, Nos 16 and 18, s s, 283.5 w 5th av, 54.6x98.9x53.10x98.9; 21st st, Nos 15 and 17, n s, 276 w 5th av, 58.8x98.9. Apr 6, 1910, 10 years, 6% until bldg is completed; 5 1/2% thereafter until Apr 1, 1915 and 5% thereafter. 3:823. 515,000



Tel., 1094 Rector

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

City Real Estate to whom it may concern. Central Park West, n w cor 75th st, —x—. Certificate as to ownership of an prior interest of \$80,000 in mort for \$200,000. Mar 16. Apr 1, 1910. 4:1128.

CITIZENS SAVINGS BANK with Bernard May. 103d st, Nos 112 and 114 West. Extension of \$45,000 mort until May 15, 1915, at 4½%. Apr 1, 1910. 7:1857. nom

Clark, James F A to TITLE GUARANTEE & TRUST CO. 5th av, No 1014, e s, 77.2 s 83d st, 25x100. P M. Mar 31, due, &c, as per bond. Apr 1, 1910. 5:1494. 100,000

Clark, James F A to Wm W Hall. 5th av, No 1014, e s, 77.2 s 83d st, 25x100. P M. Prior mort \$100,000. Mar 31, 2 years, 4%. Apr 1, 1910. 5:1494. 50,000

Chasis, Annie with Max Hirschberg. Eldridge st, Nos 241 and 243, w s, 137.8 s Houston st, 37.3x100. Extension of \$7,250 mort until Apr 1, 1915, at 6%. Apr 1, 1910. 2:422. nom

Clement, Anna L and Fredk and John E Dietz to LAWYERS TITLE INSURANCE & TRUST CO. Broadway, Nos 1627 and 1629, s w cor 50th st, 50.5x80.2x50.5x77.10; 50th st, No 210, s s, 77.10 w 8th av, 50x100. Apr 1, 1910, 5 years, % as per bond. 4:1021. 150,000

Correll, Fredk with Louis Mendelsohn. 110th st, No 137, n s, 330 e Park av, 25x100.11. Extension of \$2,500 mort until Sept 1, 1911, at 6%. Mar 24. Apr 1, 1910. 6:1638. nom

Cohen, Harris and Abraham with Annie and James J Naughton exrs, &c. 7th av, Nos 2013 to 2019, s e cor 121st st, No 170, 100.11x33. Extension of \$35,000 mort until April 1, 1913, at 4½%. Apr 1, 1910. 7:1905. nom

Codner, Laura wife of and John of Tuckahoe, N Y, to FRANKLIN SAVINGS BANK. 49th st, No 328, s s, 425 w 8th av, 25x100.5. Apr 1, 1910, 5 years, 4½%. 4:1039. 18,000

Cerabone (V) Construction Co to Henrietta E Talcott. Claremont av, w s, 125 s 119th st, 100x100. April 5, 1910, due, &c, as per bond. 7:1990. 120,000

Coast Realty Co to John J Shea, exr John Shea. Certificate as to mort for \$7,000 covering land in Queens Co. Mar 31. Apr 7, 1910.

Caturini, Michele to Mary Dalessio and ano. 116th st, No 348, s s, 141.8 w 1st av, 16x100.11. Prior mort \$8,563.84. Apr 6, due, &c, as per bond. Apr 7, 1910. 6:1687. 1,500

Chaimowitz, Jacob and Thomas Carroll to Lawrence H Schwab. Wadsworth av, e s, 125 n 175th st, 36.5x100x36.4x100. Apr 1, 5 years, 5%. Apr 6, 1910. 8:2144. 12,000

Cohen, Cassel to Saml Kramer. 137th st, Nos 26 and 28, s s, 285 w 5th av, 50x99.11. P M. Apr 5, 5 years, 6%. Apr 6, 1910. 6:1734. 7,000

Comfort Realty Co to City Mortgage Co. 163d st, n s, 100 e Broadway, 110x99.11. Bldg loan. Apr 1, 1910, demand, 6%. 8:2122. 107,500

Same to same. Same property. Certificate as to above mort. Apr 1, 1910. 8:2122.

Christman, Mary to Mary E Heaney. 134th st, No 74, s s, 160 e Lenox av, 25x99.11. Extension of \$6,300 mort until Mar 8, 1913, at 6%. Apr 7, 1910. 6:1731. nom

Devine, John to Susan Mount. 3d av, No 616, w s, 24 s 40th st, 24x80. P M. Mar 31, 2 years, 4½%. April 5, 1910. 3:895. 10,000

Davis, Rebecca and Banned Friend with Henry S Glover trustee Caroline A Gieser. 99th st, No 65 East. Subordination agreement. April 4. April 5, 1910. 6:1605. nom

Dawson Construction Co to Sender Jarmulowsky. Cathedral Parkway, n s, 350 w 7th av, 125x100. Building loan. Prior mort \$120,000. April 4, 1910, 1 year, 6%. 7:1826. 80,000

Same to same. Same property. Certificate as to above mort. April 4, 1910. 7:1826.

Same to Saml D Davis Construction Co with same. Same property. Subordination agreement. April 4, 1910. 7:1826. nom

Divernieri, Pasquale to Oestreicher Realty Co. 108th st, Nos 219 and 221, n s, 235 e 3d av, 50x100.11. Prior mort \$21,000. Mar 31, 3 years, 6%. Apr 2, 1910. 6:1658. 2,200

Same to Berent C Gerken. Same property. Prior mort \$23,200. Mar 31, 3 years, 6%. Apr 2, 1910. 6:1658. 6,500

Deutsch, Anna to James F Flynn and ano trustees Cath Mesigh. 5th av, No 1339, e s, 25.2 n 112th st, 25.3x96. Apr 1, 5 years, 5%. Apr 2, 1910. 6:1618. 26,000

Divernieri, Pasquale to LAWYERS TITLE INSURANCE & TRUST Co. 108th st, No 219, n s, 235 e 3d av, 50x100.11. Mar 31, 5 years, 5%. Apr 1, 1910. 6:1658. 21,000

Degelman, John H to DRY DOCK SAVINGS INSTN. 3d av, No 2138, w s, 126.10 n 116th st, 25x100. Apr 1, 1910, due, &c, as per bond. 6:1644. 27,000

Doctor (Geo) Co to Carl Fischer. St Nicholas av, No 938, e s, at s s 157th st, runs e 150.11 to w s Edgecombe av x s 40 x s abt 59.11 x w 123.5 to av x n 103.7 to beginning. Prior mort \$178,000. Apr 7, 1910, due May 1, 1915, 5%. 8:2107. 230,000

Same to same. Same property. Certificate as to above mort. Mar 31. Apr 7, 1910. 8:2107.

De Leon Realty Co to TITLE GUARANTEE & TRUST CO. 118th st, No 120, s s, 235 w Lenox av, 20x100.11. P M. Apr 6, due, &c, as per bond. Apr 7, 1910. 7:1902. 15,000

Same to Anna L Daly. Same property. P M. Prior mort \$15,000. Apr 1, 2 years, 6%. Apr 7, 1910. 7:1902. 3,000

Same to same. Same property. Certificate as to above mort. Apr 6. Apr 7, 1910. 7:1902.

Douglas Realty Co to METROPOLITAN SAVINGS BANK. 18th st, No 139, n e s, 261.10 w 3d av, runs n e 4.2 x n e 52 x n e 23.2 x s e 14.8 x s w 23.2 x s w 52 x s w 4.2 to st x n w 14.8 to beginning. Apr 7, 1910, 5 years, 4½%. 3:874. 12,000

Same to same. Same property. Certificate as to above mort. Mar 14. Apr 7, 1910. 3:874.

De Witt, Antoinette B with Harmon W Hendricks. Av C, No 110, e s, 48.9 n 7th st, 18.3x82.5. Subordination agreement. Apr 4. Apr 6, 1910. 2:377. nom

Davis, Rebecca and Banned Friend with Henry S Glover as trustee will Caroline A Gieser. 99th st, No 65 East. Subordination agreement. Apr 4. Apr 5, 1910. 6:1605. nom

Di Caprio, Rosina to Salvatore Carlino. 45th st, No 308, s s, 143.4 e 2d av, 26.4x100.5. Prior mort \$10,000. Apr 4, 5 years, 6%. Apr 6, 1910. 5:1337. 2,000

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Grace W Savage. 119th st, No 151 West. Extension of mort for \$10,000 to Dec 1, 1912, at 4½%. Jan 24. Apr 6, 1910. 7:1904. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Mary H Watts, widow. 51st st, No 31 West. Extension of mort for

\$40,000 to Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 4:1195. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Henne Metzger. 74th st, No 13 East. Extension of mort for \$25,000 to Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 5:1389. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Vincenzo De Luca. Grand st, No 186. Extension of mort for \$25,000 to Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 2:471. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Katharina Engel. Av A, No 201. Extension of mort for \$7,000 to Dec 1, 1912, at 4½%. Jan 20. Apr 6, 1910. 2:440. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Frances A Cohen. 52d st, No 244 West. Extension of mort for \$12,000 to Dec 1, 1912, at 4½%. Dec 9, 1909. Apr 6, 1910. 4:1023. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Frederic de Sola. 80th st, No 140 West. Extension of mort for \$17,500 to Jan 1, 1913, at 4½%. Dec 9, 1909. Apr 6, 1910. 4:1210. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with James J Phelan Co. Amsterdam av, Nos 593 and 595. Extension of \$65,000 mort until Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 4:1219. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Rose Holmes, Minnie H Wilson, Gertrude H Wilbour and Tressa H Daniels. 74th st, No 61 West. Extension of \$50,000 mort until Jan 1, 1915, at 4½%. Dec 31, 1909. Apr 6, 1910. 4:1127. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Aline Spitzer. 139th st, No 249 West. Extension of \$13,000 mort until Feb 1, 1912, at 4½%. Apr 6, 1910. 7:2025. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Aaorn Mintz. 6th st, No 230 East. Extension of \$20,000 mort until Dec 1, 1912, at 4½%. Dec 30, 1909. Apr 6, 1910. 2:461. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Marguerite A Peffer. 30th st, No 4 East. Extension of \$30,000 mort until Dec 1, 1912, at 4½%. Dec 30, 1909. Apr 6, 1910. 3:859. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Isidore Grossman. 139th st, No 247 West. Extension of \$13,000 mort until Feb 1, 1913, at 4½%. Dec 31, 1909. Apr 6, 1910. 7:2025. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Mary A McNamara. Howard st, No 3. Extension of \$15,000 mort until Dec 1, 1910, at 4½%. Dec 27, 1909. Apr 6, 1910. 1:208. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Susan R La Grange. 136th st, No 259 West. Extension of \$6,500 mort until Feb 1, 1913, at 4½%. Dec 31, 1909. Apr 6, 1910. 7:2045. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Henrietta Feist. 139th st, No 245 West. Extension of \$11,000 mort until Feb 1, 1913, at 4½%. Dec 31, 1909. Apr 6, 1910. 7:2045. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Rose Holmes, Minnie H Wilson, Gertrude H Wilbour and Tressa H Daniels. 74th st, No 61 West. Extension of \$50,000 mort until Jan 1, 1915, at 4½%. Dec 31, 1909. Apr 6, 1910. 4:1127. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Louis J and Saml Reckendorfer; and Daisy Strauss. 95th st, Nos 179 and 181 East. Extension of two mort for \$4,500 each until Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 5:1524. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Sol Weil. 139th st, No 251 West. Extension of \$11,000 mort until Feb 1, 1915, at 4½%. Dec 31, 1909. Apr 6, 1910. 7:2025. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Edwin H Griffin. 45th st, No 114 West. Extension of \$19,000 mort until Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 4:997. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Chas A Gould. Broadway, Nos 838 and 840. Extension of \$230,000 mort until Jan 1, 1913, at 4½%. Jan 31. Apr 6, 1910. 2:564. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Salomon Karkebach. 89th st, No 54 East. Extension of \$10,000 mort until Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 5:1500. nom

EQUITABLE LIFE ASSUR SOC of the U S with Clothilde Bendheim. 139th st, No 221 West. Extension of \$11,000 mort until Feb 1, 1913, at 4½%. Dec 31, 1909. April 6, 1910. 7:2025. nom

EQUITABLE LIFE ASSUR SOC of the U S with Mary H Watts widow. 74th st, No 100 West. Extension of \$35,000 mort until Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 4:1145. nom

EQUITABLE LIFE ASSUR SOC of the U S with David Davidovitz. 139th st, No 233 West. Extension of \$11,000 mort until Feb 1, 1913, at 4½%. Jan 31. Apr 6, 1909. 7:2025. nom

EQUITABLE LIFE ASSUR SOC of the U S with Emma Lovin. 139th st, No 225 West. Extension of \$11,000 mort until Feb 1, 1913, at 4½%. Jan 12. April 6, 1910. 7:2025. nom

EQUITABLE LIFE ASSUR SOC of the U S with Grace Carroll. Riverside Drive, No 86. Extension of \$40,000 mort until Dec 1, 1912, at 4½%. Dec 1, 1909. April 6, 1910. 4:1244. nom

EQUITABLE LIFE ASSUR SOC of the U S with Henry B Anderson. 63d st, Nos 127 and 129 East. Extension of \$22,000 mort until Jan 1, 1913, at 4½%. April 6, 1910. 5:1398. nom

EQUITABLE LIFE ASSUR SOC of the U S with Elsie E Ommen and Mary J Burns. 76th st, No 168 West. Extension of \$15,000 mort until Jan 1, 1913, at 4½%. Dec 24, 1909. April 6, 1910. 4:1147. nom

EQUITABLE LIFE ASSUR SOC of the U S with Aleinous B Jamison. 45th st, No 47 West. Extension of \$18,000 mort until Dec 1, 1912, at 4½%. Jan 15. April 6, 1910. 5:1261. nom

EQUITABLE LIFE ASSUR SOC of the U S with New York Yacht Club. 44th st, Nos 37 to 41 West. Extension of \$220,000 mort until Dec 1, 1912, at 4½%. Jan 26. April 6, 1910. 5:1260. nom

EQUITABLE LIFE ASSUR SOC of the U S with Ollie Scheuer. 2d av, No 1948. Extension of \$10,000 mort until Dec 1, 1912, at 4½%. Dec 31, 1909. April 6, 1910. 6:1672. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Temple Beth-El, a corpn. 5th av, s e cor 76th st, No 2, 102.2x150. Extension of \$50,000 mort until Dec 1, 1914, at 4½%. Dec 31, 1909. Apr 6, 1910. 5:1390. nom

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- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Temple Beth-El. 5th av, s e cor 76th st, No 2, 102.2x150. Extension of \$400,000 mort until Dec 1, 1914, at 4½%. Dec 31, 1910. 5:1390. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Turtle Bay Investors Co. 46th st, No 314 East. Extension of \$10,000 mort until Dec 1, 1912, at 4½%. Dec 29, 1909. Apr 6, 1910. 5:1338. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Wm G Jones. 162d st, No 519 West. Extension of \$7,000 mort until Dec 1, 1912, at 4½%. Jan 14. Apr 6, 1910. 8:2122. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mary B Ripley. 79th st, No 16 East. Extension of \$15,000 mort until Jan 1, 1911, at 4½%. Jan 18. Apr 6, 1910. 5:1393. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Cath Brenen. 22d st, No 253 West. Extension of \$8,000 mort until Dec 1, 1912, at 4½%. Jan 18. Apr 6, 1910. 3:772. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Paula Wolfsohn. 88th st, No 42 West. Extension of \$15,000 mort until Dec 1, 1912, at 4½%. Dec 31. Apr 6, 1910. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Annie Walter. 72d st, No 215 East. Extension of \$10,000 mort until Jan 1, 1913, at 5%. Dec 23, 1909. Apr 6, 1910. 5:1427. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with James F Carroll. Charles st, No 129. Extension of \$10,000 mort until Dec 1, 1912, at 4½%. Dec 31, 1909. Apr 6, 1910. 2:632. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Frank C Jones. 74th st, No 3 West. Extension of \$25,000 mort until Dec 1, 1911, at 4½%. Dec 27, 1909. Apr 6, 1910. 4:1127. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with J Langdon Ward. 74th st, No 125 West. Extension of \$20,000 mort until Dec 1, 1910, at 4½%. Jan 17. Apr 6, 1910. 4:1146. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Chas A Gould. Broadway, Nos 396 and 398. Extension of \$230,000 mort until Jan 1, 1912, at 5%. Jan 31. Apr 6, 1910. 1:195. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry B Anderson. 57th st, No 142 East. Extension of \$16,000 mort until Jan 1, 1913, at 4½%. Dec 30, 1909. Apr 6, 1910. 5:1311. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sydney M Gould. 139th st, No 243 West. Extension of mort for \$11,000 to Feb 1, 1913, at 4½%. Nov 30, 1909. Apr 6, 1910. 7:2025. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Saml V Hoffman et al, trustees Eugene A Hoffman. 5th av, Nos 122 and 124, w s, 60 s 18th st, runs w 115 x n 60 to s s 18th st, No 2, x w 60 x s 92 x e 15 x n 92 to n s 17th st, Nos 3 and 5, x e 50 x n 52.6 x e 110 to w s 5th av x n 71.6 to beginning. Extension of \$850,000 mort until Jan 1, 1913, at 4½%. Jan 24. Apr 6, 1910. 3:819. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Bertha Gubin. 132d st, No 14 East. Extension of \$18,000 mort until June 27, 1915, at 5%. Apr 1. Apr 2, 1910. 6:1756. nom
- EXCELSIOR SAVINGS BANK of City N Y with Morris H Petigor. Amsterdam av, s e cor 166th st. —x—. Extension of \$85,000 mort until June 22, 1913, at 5%. Apr 1, 1910. 8:2111. nom
- EAST RIVER SAVINGS INSTITUTION with Reuben E Fichthorn. Manhattan av, No 2. Extension of \$45,000 mort until Aug 1, 1915, at 5%. Apr 1. Apr 2, 1910. 7:1836. nom
- Ehrenreich, Sarah of Brooklyn, N Y to Chas H Young and ano trustees Geo Bell. Rivington st, Nos 304 and 306, n e cor Lewis st, Nos 72½ and 74, 25x100. Mar 31, due, &c, as per bond. Apr 1, 1910. 2:329. 39,000
- Ehrmann, Mary to Ellen M B Connolly. 6th av, No 452, e s, 68.10 n 27th st, 20.6x109. Prior mort \$—. Apr 1, 5 years, 5%. Apr 2, 1910. 3:829. 80,000
- EAST RIVER SAVINGS INST with Fanny Wallowitz. Goerck st, No 30. Extension of \$20,000 mort until May 1, 1915, at 5%. Apr 5, 1910. 2:322. nom
- Eggers, John to John Steingester of Brooklyn. 16th st, No 232. s s, 336.11 e 8th av, runs e 25.9 x s 103.3 x w 22.6 x n 35.6 x w 3.3 x n 68 to beginning. April 1, due July 1, 1913, 5%. Apr 5, 1910. 3:765. 5,000
- Feuerbach, Fredk J with Jewish Theological Seminary of America, a corpn. 142d st, No 228, s s, 375 w 7th av, 40x99.11. Subordination agreement. April 1. April 5, 1910. 7:2027. nom
- Finger, Annie and Harmon W Hendricks. Av C, No 110, e s, 48.9 n 7th st, 18.3x82.5. April 4, 5 years, 5%. April 5, 1910. 2:377. 14,500
- Forty-Fifth Street Exchange, a corpn and Chas Hoffman with MANHATTAN LIFE INSURANCE CO. 45th st, Nos 141 to 147 West. Subordination agreement. Apr 1. Apr 2, 1910. 4:998. 12,500
- Freedman, Richard W of New Rochelle, N Y, to TITLE INSURANCE CO of N Y. 120th st, No 32, s s, 318.4 w 5th av, 18.4x 100.11. P M. Apr 1, 3 years, 4½%. Apr 2, 1910. 6:1718. 14,000
- Fensterheim, Saml and Louis Tanz to Geo Loser. Chrystie st, No 116, e s, 100.5 s Broome st, 25x100. Prior mort \$22,000. Mar 31, 5 years, 6%. Apr 2 1910. 2:418. 8,000
- Fensterheim, Saml and Louis Tanz to UNION TRUST CO of N Y. Chrystie st, No 116, e s, 100.5 s Broome st, 25x100. P M. Mar 31, 5 years, 4½%. Apr 1, 1910. 2:418. 22,000
- Finger, Annie and Eva Davis with Harmon W Hendricks. Av C, No 110. Subordination agreement. Apr 1. Apr 6, 1910. 2:377. nom
- Finger, Annie and Robert Kommel with Harmon W Hendricks. Av C, No 110. Subordination agreement. Apr 4. Apr 6, 1910. 2:377. nom
- Frey, Gustav with Frieda Hart. Lexington av, No 1518, w s, 175.11 n 97th st, 26x105. Extension of \$11,000 mort until Apr 1, 1913, at 6%. Apr 5. Apr 6, 1910. 6:1625. nom
- Frank, Max with Carrie Naueim. 62d st, No 108 East. Agreement modifying terms of mort. Mar 24. Apr 6, 1910. 5:1396. nom
- Flood, Anna with Adrian H Jackson. 33d st, No 235 East. Extension of \$10,000 mort until Mar 15, 1913, at 5%. Apr 6, 1910. 3:914. nom
- Finker, Annie and Harold Nathan with Harmon W Hendricks. Av C, No 110. 2 subordination agreements. Apr 4. Apr 6, 1910. 2:377. nom
- Finger, Annie and Daniel London with Harmon W Hendricks. Av C, No 110. Subordination agreement. Mar 29. Apr 6, 1910. 2:377. nom
- Golden, Annie to John J Halstead and ano trustees Pearson S Halstead. 9th st, No 624, s s, 313 e Av B, 20x76. Apr 6, 1910, 5 years, 5%. 2:391. 12,000
- Gem Amusement Co to Milton M Blumenthal. Houston st, No 287, s s, 50 w Clinton st, 25x100. Prior mort \$—. Mar 31, 2 years, 6%. Apr 1, 1910. 2:350. 2,500
- GREENWICH SAVINGS BANK with Pierre E Guerin. Horatio st, Nos 12 and 14. Extension of \$20,000 mort until Jan 1, 1915, at 4½%. Mar 30. Apr 1, 1910. 2:616. nom
- GREENWICH SAVINGS BANK with Henry Stein. 22d st, No 50 West. Extension of \$35,000 mort until Mar 25, 1913, at 4½%. Mar 31. Apr 1, 1910. 3:823. nom
- Goldberg, Meyer and Abraham Greenberg to American Mortgage Co. 86th st, No 451, n s, 87 w Av A, 20x100.8. Apr 1, 1910, 3 years, 5%. 5:1568. 7,000
- GREENWICH SAVINGS BANK with John C R Eckerson. 88th st, No 168 West. Extension of \$12,000 mort until Apr 6, 1913, at 4½%. Apr 1, 1910. 4:1218. nom
- GREENWICH SAVINGS BANK with Pauline Miehling. 8th av, No 174. Extension of \$13,500 mort until Mar 31, 1910, at 4½%. Mar 30. Apr 1, 1910. 3:768. nom
- Gatchell, Minnie C to Patrick J O'Beirne. Dover st, No 12, w s, 53.1 n Water st, 20.1x28.2x19.9x27.11. P M. Mar 31, due May 31, 1910, 6%. Apr 2, 1910. 1:106. 2,000
- Gubin, Bertha to Austin E Pressinger. 132d st, Nos 14 and 16, s s, 240 e 5th av, two lots, each 30x99.11. Two mortg, each \$4,000. Two prior mortg, \$18,000 each. Apr 1, 3 years, 6%. Apr 2, 1910. 6:1756. 8,000
- Goldstein, Bertha to Louise M Schutz. 137th st, No 126, s s, 325 w Lenox av, 25x99.11. P M. Prior mort \$—. Apr 1, 3 years, 6%. Apr 2, 1910. 7:1921. 6,500
- Goldbaum, Gershon and Saml D Douglas with UNION TRUST CO of N Y. 73d st, No 304, s s, 100 e 2d av, 25x102.2. Subordination agreement. Mar 31. Apr 1, 1910. 5:1447. nom
- GREENWICH SAVINGS BANK with Max Goldberg. Grand st, Nos 411 and 413. Extension of \$50,000 mort until Mar 23, 1913, at 4½%. Mar 31. April 4, 1910. 1:314. nom
- GREENWICH SAVINGS BANK with Amanda Basch widow. 8th st, Nos 11 to 15 West, or Clinton pl, n s, 206.6 w 5th av, —x—. Extension of mort for \$63,000 to June 26, 1915, at 4½%. Mar 29. April 4, 1910. 2:572. nom
- GREENWICH SAVINGS BANK with Heyward H and Louise W McAllister. 62d st, Nos 42 and 44 West. Extension of \$60,000 mort until Mar 22, 1913, at 4½%. April 4. April 5, 1910. 4:1114. nom
- Green, Thomas L to James H Shady. 6th av, No 942, e s, 43 n 53d st, 21.6x75. P M. Prior mort \$25,000. April 4, due Sept 28, 1911, 5%. April 5, 1910. 5:1269. 5,000
- Guarino, Francesco to LAWYERS TITLE INS AND TRUST CO. Hamilton st, No 28, s s, abt 315 e Catharine st, 25x50. April 4, 5 years, 5%. April 5, 1910. 1:253. 4,000
- GREENWICH SAVINGS BANK with Surety Realty Co and Isidore Jackson and Abraham Stern. Greenwich st, Nos 278 to 284, n w cor Warren st, Nos 98 and 100, 91.10x76. Extension of \$135,000 mort until April 13, 1912, at 4½%. Mar 29. April 5, 1910. 1:138. nom
- Germann, George A to BANK FOR SAVINGS in City N Y. 87th st, No 164, s s, 220 w 3d av, 26.8x100.8. April 5, 1910, 5 years, 4½%. 5:1516. 16,000
- Goldstein, Josephine D to Grace T Wells. Norfolk st, No 79, w s, abt 80 s Delancey st, and being lot 1057 of 12 lots conveyed by John Langdon to Martin Hoffman, 25x100. Mar 31, 5 years, 4½%. Apr 1, 1910. 2:352. 32,000
- Glover, Henry S as trustee Caroline A Gieser with Rebecca Davis. 99th st, No 65, n s, 100 w Park av, 25x100.11. Extension of \$20,000 mort until Apr 4, 1915, at 5%. Apr 4. Apr 7, 1910. 6:1605. nom
- HUDSON CITY SAVINGS INSTITUTION with Dora and Albert Sokolski. Grand st, No 354. Extension of \$40,000 mort until May 1, 1915, at 4½%. Feb 24. Apr 1, 1910. 2:351. nom
- Holland Holding Co to Robt Ferguson exr John H Neilley. 22d st, Nos 122 and 124, s s, 262.6 w 6th av, 37.6x98.9. P M. Mar 9, 2 years, 5%. Apr 1, 1910. 3:797. 46,000
- Hebrew Sheltering Guardian Society of N Y (orphan asylum) with Anna C Larney. Park av, No 1683. Extension of \$14,000 mort until Feb-14, 1911, at 5%. Mar 14. Apr 1, 1910. 6:1767. nom
- Helmke, Fredk to Clausen-Flanagan Brewery. 4th av, No 478. Saloon lease. Mar 31, demand, 6%. Apr 1, 1910. 3:861. 3,300
- Hirshberg, Ray with Marquise Co and Jacob Beerwald. 96th st, 328 West. Agreement modifying terms of mort. Apr 1. Apr 2, 1910. 5:1253. nom
- Hotel Lucerne & Restaurant Co to Geo C Engel. Amsterdam av, n w cor 79th st. Certificate as to chattel mort covering personal property in above premises. Mar 1. Apr 2, 1910. 4:1227. nom
- Hall, Thomas to Fredk D Mahoney. 12th st, No 266, s s, 141.10 e 4th st, 16.8x85.9x16.8x87. Apr 1, due, &c, as per bond. Apr 2, 1910. 2:615. 500
- Hughes, Mary A to John R Strong. Columbus av, No 867, e s, 75.11 n 102d st, 25x75. Apr 1, 1910, 5 years, 4½%. 7:1838. 25,000
- Healy, John J to Geo Ehret. Broadway, No 3536, s e cor 145th st, Nos 546 to 552, 99.11x100. Leasehold. Mar 31, 1 year, 5%. Apr 1, 1910. 7:2076. 35,000
- Hymes, Nellie J wife of Moses L with John T Willets guardian Josiah M Willets. 20th st, No 424, s s, 341.8 w 9th av, 33.4x109. Extension of \$35,000 mort until Nov 7, 1912, at 4½%. Nov 15, 1909. April 2, 1910. 3:717. nom
- Hammel, Chas with Margt Sullivan. 118th st, No 113 East. Subordination agreement. April 1. April 4, 1910. 6:1767. nom
- Harris, Edw W and Tracy H to LAWYERS TITLE INS & TRUST CO. Lexington av, No 1561, e s, 50.11 s 100th st, 25x95. April 1, 3 years, 5%. April 4, 1910. 6:1627. 17,000
- Hammel, Charles to Estelle Scholle guardian Norman H Scholle. 118th st, No 113, n s, 115 e Park av, 25x—x25x100.11. April 4, 1910, 5 years, 4½%. 6:1767. 18,000
- Heiman, Joseph to Caroline Truax. 69th st, No 338, s s, 308.4 e 2d av, 16.8x77.4. April 1, 1910, due, &c, as per bond. 5:1443. 6,000
- Huwel, Bernard to Jewish Theological Seminary of America. 142d st, No 228, s s, 375 w 7th av, 40x99.11. April 1, 5 years, 5%. April 5, 1910. 7:2027. 36,000

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Hof, Henry to Chas Hoffman trustee. 3d av, Nos 613 and 615, e s, 19 s 40th st, 36.8x75. P M. April 5, 1910, 5 years, 5%. 3:920. 27,750

Hof, Henry to Annie M Harrison. 3d av, No 585, e s, 55.9 n 38th st, 16.7x75x17.4x75; 3d av, No 560, n w cor 37th st, Nos 165 and 167, 27x80; 3d av, Nos 613 and 615, e s, 19 s 40th st, 36.8x75. April 5, 1910, installs, 6%. 3:919, 920 and 893. 4,700

Hendricks, Harmon W and Julius J Lyons as trustee under trust deed with James Fitzsimmons. 89th st, No 113 West. Extension of \$18,000 mort until Apr 1, 1913, at % as per bond. Apr 1. Apr 6, 1910. 4:1220. nom

Same with same. Same property. Extension of \$7,000 mort until Apr 1, 1913, % as per bond Apr 1. Apr 6, 1910. 4:1220. nom

Hackett, Christopher to Wm P Waters. Jumel pl, e s, 238.7 s w Colonial Parkway late Edgecombe road, 50x90. P M. Apr 5, 1 year, 5%. Apr 6, 1910. 8:2112. 6,000

Hendricks, Harmon W, trustee Fanny Hendricks for Edith Hendricks with Evelyn A Pitshe. 50th st, No 544 West. Extension of \$12,000 mort until Apr 6, 1913, % as per bond. Apr 7, 1910. 4:1078. nom

Harrington, Daniel J with Patrick J O'Beirne. Dover st, No 12, w s, 53.1 n Water st, 20.1x28.2x19.9x27.11. Extension of \$4,000 mort until Feb 1, 1914, at 5%. Jan 30, 1909. Apr 6, 1910. 1:106. nom

Hilton, Dorothy W with Tobias Zindler. 117th st, Nos 8 and 10 East. Extension of \$42,000 mort until Apr 17, 1915, at 5%. Mar 14. Apr 7, 1910. 6:1622. nom

Hutkoff, Nathan to Henrietta Kluepfel. Rutgers slip, Nos 66 and 68, n w cor Water st, Nos 510 to 514, 60x61.2. Apr 7, 1910, 5 years, 5%. 1:248. 35,000

Irvine Realty Co to Drayton Burrill and ano, exrs Sophia M Burrill. Perry st, No 160, s s, 140 w Washington st, 20x80.6x20x79.11. Apr 6, 3 years, 5%. Apr 7, 1910. 2:637. 7,500

ITALIAN SAVINGS BANK of City N Y with H Everitt Russell. Bedford st, Nos 60 adn 62 and Morton st, Nos 27 1/2 and 29. Extension of \$46,000 mort until Apr 1, 1913, at 5 1/2%. Apr 1. Apr 2, 1910. 2:587. nom

Isman, Felix of Philadelphia, Pa to Moritz B Philipp. Broadway, Nos 1578 to 1590, s e cor 48th st, No 200, 129x— to w s 7th av, Nos 710 to 720, x 125.5x93.9. P M. Mar 15, 5 years, interest as per bond. Apr 2, 1910. 4:1019. 625,000

Isman, Felix, of Philadelphia, Pa, to TITLE INS CO, N Y. Broadway, Nos 1564 and 1566, e s, 40.5 s 47th st, runs e 80 x n 40.5 to s s 47th st, Nos 164 to 170, x e 76.3 x s 100.4 x w 56.3 x s 0.1 x w 20 x n 20 x w 80 to Broadway or 7th av, x n 40 to beginning. Apr 4, 3 years, 5%. April 5, 1910. 4:999. 350,000

Same to Eliz M Anderson. Same property. Prior mort \$350,000. April 4, due, &c, as per bond. April 5, 1910. 4:999. 150,000

Johnson, Isabella M with Dora A Valentine guardian Daniel H Valentine. 132d st, No 240, s s, 408.8 e 8th av, 16.10x99.11. Extension of \$9,000 mort until Mar 16, 1912, at % as per bond. Jan 13. April 1, 1910. 7:1937. nom

Jaeger Bros Realty Co with MUTUAL LIFE INS CO of N Y. 2d av, No 2258, s e cor 116th st, Nos 300 and 302, 20.11x80. Subordination agreement. Mar 25. April 2, 1910. 6:1687. nom

Josephthal, Louis M trustee with Louis Steiger. Prospect pl, No 48, w s, 17.1 n 42d st, 16.8x50. Extension of \$5,000 mort until Dec 19, 1912, at 5%. Apr 1, 1910. 5:1335. nom

Krauss, Philip to Joseph B Bourne trus. 14th st, Nos 132 to 136, s s, 425.6 w 6th av, 74.6x103.3. Prior mort \$—. Apr 1, 1910, due Oct 1, 1910, 5 1/2%. 2:609. 50,000

Korn, Isidore S and Max S to Chas A Sherman and ano exrs Henry Elder. 42d st, No 8, s s, 166 e 5th av, 22x98.9. P M. Apr 1, 1910, due &c, as per bond. 5:1276. 130,000

Klapper, Henry to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 2d av, No 1434, e s, 42.8 s 75th st, 24.8x100. Apr 1, 1910, due Jan 1, 1915, 4 1/2%. 5:1449. 14,000

Kelly, John and John Jr to Geo Ehret. 11th av, n e cor 21st st. Saloon lease. Mar 31, demand, 6%. Apr 1, 1910. 3:693. 2,500

King, Joseph to S F Myers Realty Co. 94th st, No 21, n s, 83.11 w Madison av, 19.11x100.8. P M. Prior mort \$—. Apr 1, 3 years, 6%. Apr 2, 1910. 5:1506. 5,000

Kadin, Beckie to whom it may concern. 102d st, No 63, n s, 62.6 w Park av, 37.6x100.11. Estoppel certificate. Mar 28. April 4, 1910. 6:1608. —

Kenney, Mary E to John K Eldridge exr, &c, Robt Sickels. St Nicholas av, No 735, w s, 38 s 147th st, 17.11x88. April 4, 1910, 5 years, 5%. 7:2061. 13,500

Kopf, Henry J to Katie Rennert. 1st av, No 244, e s, 51.9 n 14th st, 25x94; 1st av, No 246, e s, 77.6 n 14th st, 25x94. Leasehold. April 4, 1910, 5 years, 6%. 3:946. 8,000

Kenedy, Eliz to TITLE GUARANTEE AND TRUST CO. 73d st, No 142, s s, 370 e Amsterdam av, 20x102.2. Mar 24, due, &c, as per bond. April 5, 1910. 4:1144. 25,000

Kaufman, Jacob to GERMAN SAVINGS BANK. Pitt st, No 135, w s, 100 s Houston st, 25x100. April 5, 1910, 5 years, 4 1/2%. 2:345. 18,000

Kaiser (Jacob) Impt Co to Jacob Kaiser. Consent to mort for \$15,000 covering land in Kings Co, N Y. Mar 29. Apr 6, 1910. —

Same to same. Secretary's certificate as to mort for \$15,000 covering land in Kings Co, N Y. Mar 29. Apr 6, 1910. —

Kaiser (Jacob) Improvement Co to —. Certificate that stockholders consent to borrow \$15,000 on property in Brooklyn. Mar 29. Apr 6, 1910. —

Kreshover, Leo J to Chas Hoffman trustee. 6th av, No 80, e s, 45.6 n Waverly pl, 22.9x80. P M. Apr 4, 5 years, 5%. Apr 6, 1910. 2:553. 17,000

Karole, George with Geo C Crossingham. 40th st, No 460, s s, 60 e 10th av, 17.6x49.5. Extension of mort for \$4,000 to Apr 9, 1911, at 5%. Dec 21, 1908. Apr 6, 1910. 3:737. nom

Kashowitz, Joseph and Rachel H Powell with Levi P Morton and Wm Jay trustees Cath N Fane et al. East Broadway, No 265. Subordination agreement. Mar 31. Apr 6, 1910. 1:287. nom

Kremuf Realty Co to Wm Jay trustee Mary E B Field. Grand st, No 415, s s, 75 e Clinton st, 25x100. Apr 6, 1910, 5 years, 4 1/2%. 1:314. 36,000

Same to same. Same property. Certificate as to above mort. Apr 6, 1910. 1:314. —

Klauser, Saml to Birdie Berliner. 4th st, No 96, s w s, abt 180 e 2d av, and being lot 127 map Est Mangle Minthorne, 25x96.2. Apr 4, 1 year, 6%. Apr 5, 1910. 2:445. 300

Leerbuerger, Henry to LAWYERS TITLE INS AND TRUST CO. Canal st, No 528, s s, 20 w Washington st, 20x60. P M. Apr 4, due Aug 2, 1914, 5%. April 5, 1910. 2:595. 14,000

LAWYERS TITLE INS AND TRUST CO with Herman Kraut. Rivington st, No 236. Extension of \$53,000 mort until Feb 3, 1915, at 5%. Mar 4. April 5, 1910. 2:339. nom

Lever, M Edythe to LAWYERS TITLE INS AND TRUST CO. 80th st, No 130, s s, 110.10 w Lexington av, 18.4x102.2. Mar 30, 3 years, 4 1/2%. April 5, 1910. 5:1508. 25,000

Landeker, Adolf H to Saml F Eng. 101st st, No 310, s s, 100 w West End av, 17x100.11. P M. April 5, 1910, 5 years, 4 1/2%. 7:1889. 26,000

Loeb, Alfred to Eugene Loeb, 99th st, No 49, n s, 225 e Columbus av, 25x100.11. Prior mort \$20,000. Mar 30, 3 years, 5%. April 5, 1910. 7:1835. 3,000

Lieberman, Joseph to TRUST CO of America. Rivington st, No 165, s e cor Clinton st, No 76, runs s 67 x e 24.4 x n 1.5 x e 0.8 x n 65.6 to Rivington st, x w 25 to beginning. April 5, 1910, 5 years, 4 1/2%. 2:348. 44,000

La Forge, Grace W to Lion Brewery. Maiden lane, No 133. Saloon lease. Mar 24, demand, 6%. April 4, 1910. 1:70. 1,127.75

Lynde, Geo S to Hermann H Cammann and ano exrs Edmund S Bailey. 85th st, No 148, s s, 300.6 e Amsterdam av, 24.6x102.2. April 4, 1910, 3 years, 4 1/2%. 4:1215. 17,000

Lederer, Philip to Henrietta Bachmann. 127th st, No 274, s s, 164 e 8th av, 18x99.11. P M. April 2, 3 years, 4 1/2%. April 4, 1910. 7:1932. 10,000

Same to same. P M. Prior mort \$10,000. April 2, due May 1, 1913, at 6%. April 4, 1910. 7:1938. 2,250

Legal Realty and Mortgage Co to John Volz. Edgecombe av, e s, at c 1 143d st, runs e 72.2 to w s Bradhurst av, x s 188.10 x w 20 to Edgecombe av, x n 190.3 to beginning. P M. Prior mort \$33,000. April 2, 1 year, 6%. April 4, 1910. 7:2051. 6,500

Same to same. Same property, except last course reads thence n 100.3 to beginning, which is an error, should be 190.3 to beginning. Certificate as to above mort. Mar 31. April 4, 1910. 7:2051. —

Legal Realty and Mortgage Co to John Volz. Lexington av, No 1947, n e cor 120th st, Nos 143 to 147, 100.11x49.11. P M. Prior mort \$40,000. April 2, 1 year, 6%. April 4, 1910. 6:1769. 6,500

Same to same. Same property. Certificate as to above mort. Mar 31, April 4, 1910. 6:1769. —

Loscarn, Theone H to Ernest Wibel. 1st av, No 846, e s, 26 n 47th st, 24.10x80. P M. April 1, due Oct 1, 1910, 5%. Apr 4, 1910. 5:1359. 14,000

Levy, Herman to Abraham H Levy. 10th st, Nos 412 and 414, s s, 193 e Av C, 40x92.3. P M. Prior mort \$—. Apr 1, 3 years, 6%. Apr 2, 1910. 2:379. 7,000

Langer, Henry to Isidor H Kempner. Broadway, Nos 2503 to 2509, w s, 25.2 n 93d st, 75.6x100. Leasehold. Mar 25, demand, 6%. Apr 2, 1910. 4:1241. 12,350

Lo Pinto, Rosario to Kips Bay Brewing & Malting Co. Houston st, No 63 East. Saloon lease. Mar 28, demand, 6%. Apr 1, 1910. 2:508. 600

Lichtenberger, Joseph to Hermann Tonyes. Av A, No 1564, e s, 77 s 83d st, 25x82. P M. Apr 1, 1910, 3 years, 5%. 5:1579. 18,000

Llewellyn Realty Co with whom it may concern. 6th av, No 92. Agreement changing terms of mort. Mar 25. Apr 1, 1910. 2:553. —

Levey, Lillian and Bertha Kremer to Ber Goldstein. East Broadway, No 234, n s, abt 165 e Clinton st, 23.10x107.8 to Division st, No 223. Mar 3, 2 years, 6%. Apr 6, 1910. 1:286. 5,000

Levy Herman with John T Willets and ano trustees Samuel Willets (Caroline W Frame trust). Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110. Extension of mort for \$22,000 to June 26, 1915, at 4 1/2%. Mar 28. Apr 6, 1910. 1:268. nom

Lasky, David with Jno T Willets and Edw Merritt trustees Saml Willets (Walter R Willets trust). Monroe st, No 280, s s, 100 e Jackson st, 25x95. Extension of \$25,000 mort until Dec 4, 1914, at 5%. Apr 4. Apr 6, 1910. 1:263. nom

Le Boutillier, Mary with Morris Goldsmith and Louis Foreman. Monroe st, No 134. Extension of \$11,000 mort until Mar 27, 1913, at 5%. Feb 26. Apr 6, 1910. 1:256. nom

Lintz, Isaac, of Lock Haven, Pa, and Harry Jacobs and Julia Dorfman, N Y, to METROPOLITAN SAVINGS BANK. 10th st, No 254, s s, 100 e 1st av, 28x92.3x28x irreg. Estoppel certificate as to mort for \$20,000. Apr 6, 1910. 2:437. nom

Lawyers Mortgage Co with Sarah Kaplan and David L Katz. Houston st, No 178 West. Extension of mort for \$28,000 to Mar 1, 1915, at 5%. Mar 12. Apr 7, 1910. 2:527. nom

LAWYERS TITLE INS & TRUST CO with Eldorado Realty Co. Central Park West, No 302, s w cor 91st st, No 2, 100.8x100. Extension of \$400,000 mort until Apr 6, 1915, at 5%. Apr 6, 1910. 4:1204. nom

McGlone, Arthur to Louis W Landeau and ano. 49th st, No 519, n s, 275 w 10th av, 25x100.5. P M. Mar 30, 5 years, 5%. Apr 1, 1910. 4:1078. 12,175

McKee, Geo R to Wm Jay trus Mary E B Field. 64th st, No 222 s s, 325 w Amsterdam av, 25x100.5. Apr 1, 1910, 5 years, 5%. 4:1155. 14,000

Menschel, Philip to Kath Elias. 87th st, No 206, s s, 100 e 3d av, 25x100.8. Prior mort \$21,000. Mar 31, due Apr 1, 1913, 6%. Apr 1, 1910. 5:1532. 5,000

Modry, Ignatz to John Basco. 1st av, No 1448, e s, 51.1 n 75th st, 24.11x88. P M. Prior mort \$18,000. Mar 31, 3 years, 6%. Apr 1, 1910. 5:1470. 5,000

Maze Realty Co to FARMERS LOAN & TRUST CO. Park av, Nos 1073 and 1075, s e cor 88th st, 50.4x82.2. Mar 31, 3 years, % as per bond. Apr 1, 1910. 5:1516. 60,000

Manhattan Trust Co with N Y, Ontario & Western Railway Co. Agreement and lease of railroad equipment and general mortgage. Mar 31, 10 years, 4 1/2% notes. Apr 1, 1910. 817,340.16

Maurer, Leo to Lucy Bach. 89th st, No 211, n s, 210 e 3d av, 25x100.8. P M. Apr 1, 1910, due, &c, as per bond. 5:1535. 11,000

Muller, Wm to Chas Rubinger. 15th st, Nos 238 to 242, s s, 485.4 w 7th av, 49x103x49x103.1. P M. Prior mort \$55,000. Apr 1, 8 years, 6%. Apr 2, 1910. 3:764. 44,000

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

- Muller, Wm to Chas Rubinger. Waverly pl, Nos 227 and 229, e s, 86.10 n Perry st, runs e 70.11 x n 8.4 x e 6.5 x n 40.8 x w 77.6 to pl x s 49 to beginning. Prior mort \$—. Apr 1, 5 years, 6%. Apr 2, 1910. 2:613. 10,000
- Moloney, Ellie R to MERCANTILE TRUST CO. West End av, Nos 201 and 203, n w cor 69th st, No 301, 50.5x100. Prior mort \$40,000. Mar 31, due Dec 1, 1914, 5%. Apr 1, 1910. 4:1181. 3,000
- Megonko Realty Co to NEW YORK TRUST CO. 112th st, No 604, s s, 75 w Broadway, 87.6x100.11. Apr 1, 1910, 5 years, 4½%. 7:1894. 135,000
- Same to same. Same property. Certificate as to above mort. Mar 31, Apr 1, 1910. 7:1894. —
- Same and John J Dillon with same. Same property. Two subordination agreements. Apr 1, 1910. 7:1894. nom
- Maze Realty Co to FARMERS LOAN AND TRUST CO. Park av, Nos 1073 and 1075, s e cor 88th st, 50.4x82.2. Certificate as to mort for \$60,000. Mar 31, Apr 4, 1910. 5:1516. —
- Myers, Bertha with Jos E Schoenberg. 94th st, No 21, n s, 83.11 w Madison av, 19.11x100.8. Extension of \$35,000 mort until May 8, 1913, at 4%. Mar 31, Apr 2, 1910. 5:1506. nom
- Midville Realty Co to Abby S Marshall. 45th st, No 21, n s, 275 w 5th av, 25x100.5. Prior mort \$84,000. April 1, due, &c, as per bond. April 5, 1910. 5:1261. 25,000
- Same to same. Same property. Certificate as to above mort. Mar 30, April 5, 1910. 5:1261. —
- Moshkowitz, Abram with Max D Greenberg. Lewis st, No 65, w s, 79.4 s Rivington st, runs w 47.2 x s 0.8 x w 27.9 x s 20 x e 75 to st x n 20.8 to beginning. Assign rents to secure \$550. Apr 5, Apr 7, 1910. 2:328. nom
- McConihe, Warren with Abby S Marshall. 45th st, No 21, n s, 275 w 5th av, 25x100.5 (instrument reads being known as No 21 West 46th st, error). Subordination agreement. Mar 31, Apr 5, 1910. 5:1261. nom
- Marmac Construction Co to Lawyers Realty Co. 22d st, Nos 150 to 154, s s, 195.10 s e 7th av, 62.6x98.9. Building loan. Apr 4, 2 years, 6%. Apr 5, 1910. 3:797. 260,000
- Same to same. Same property. Certificate as to above mort. Apr 1, Apr 7, 1910. 3:797. —
- Menocal, Elvira G to TITLE GUARANTEE & TRUST CO. 70th st, No 105 West, n s, 42 w Columbus av, 18x100.5. Apr 7, 1910, due, &c, as per bond. 4:1142. 17,000
- Miller, Edwin S to Josiah H De Witt, guardian Helen A De Witt. 104th st, Nos 140 and 142, s s, 407.8 w Columbus av, 52.4x 100.11x47.10x101. Feb 28, 5 years, 5%. Apr 7, 1910. 7:1858. 60,000
- Minsky, Louis to Moses Goldsmith and ano. 14th st, No 300, s e cor 2d av, No 228, 33x51.6. P M. Mar 29, due May 2, 1911, 5%. Apr 5, 1910. 2:455. 36,000
- Madison Square Mortgage Co with Daisy E Booss. 116th st, No 314, n s, 175 w 8th av, 25x100.11. Subordination agreement. Apr 6, Apr 7, 1910. 7:1943. nom
- McLaughlin, Thomas, exr, &c, Cath Irvin with METROPOLITAN LIFE INS CO. Broadway, Nos 3481 and 3483, n w cor 142d st, No 601, 49.11x100. Extension of \$90,000 mort until Mar 1, 1913, at 5%. Mar 30, Apr 7, 1910. 7:2089. nom
- Marshall, Clifton G to Jos Moss. 36th st, No 265, n s, 150.11 e 8th av, 16.10x98.9; 36th st, No 263, n s, 167.9 e 8th av, 16.10x 98.9; 36th st, No 261, n s, 184.7 e 8th av, 16.10x98.9. P M. Prior mort \$15,000. Mar 31, 3 years, 6%. Apr 1, 1910. 3:786. 23,000
- Mosser, Eloise J to GERMAN SAVINGS BANK. Stuyvesant st, No 23, n s, 124.11 e 9th st, 15.11x59.3x16x62.8. Apr 6, 1910, 1 year, 4½%. 2:465. 7,000
- Martin, Cath to EMIGRANT INDUSTRIAL SAVINGS BANK. 61st st, No 211, n s, 155 e 3d av, 18x100.5. Apr 6, 1910, 5 years, 4½%. 5:1416. 7,500
- Moffett, Cleveland to Eric P Swenson et al. Madison av, s w cor 69th st, No 20, 32x63. P M. April 4, 3 years, 4½%. April 5, 1910. 5:1383. 60,000
- McNeill, Thomas R with UNION DIME SAVINGS BANK. Wash- ington st, No 203. Extension of \$20,000 mort until May 1, 1913, at 4½%. April 4, April 5, 1910. 1:83. nom
- McCormick, James F to Grace D Thorne. 23d st, No 517, n s, 150 w 10th av, 25x98.8. P M. April 4, 1 year, 5%. April 5, 1910. 3:695. 5,000
- Moffett, Cleveland to Graham Lusk. 69th st, No 20, s w cor Madison av, 63x32. P M. Prior mort \$60,000. Mar 24, 1 year, 6%. April 5, 1910. 5:1383. 24,000
- March, James E with Cath Schroder. 86th st, No 520 East. Estoppel certificate. April 1, April 5, 1910. 5:1582. —
- New York Bible Society with Hyman Rein. 7th st, Nos 199 and 201 East. Extension of \$39,000 mort until Apr 4, 1913, at 5%. Mar 7, Apr 1, 1910. 2:390. nom
- Naegle Realty Co to GUARDIAN TRUST CO of N Y. Naegle av, n e cor Dyckman st, 600 to Academy st x 310. P M. Mar 31, due, &c, as per bond. Apr 1, 1910. 8:2217. 250,000
- Same to same. Same property. Certificate as to above mort. Mar 31, Apr 1, 1910. —
- NEW YORK LIFE INSURANCE CO with Hattie Taub. 8th st, No 336 East. Extension of \$35,000 mort until Mar 5, 1915, at 5%. Mar 1, Apr 2, 1910. 2:390. nom
- NEW YORK LIFE INSURANCE CO with Eva Kramer. 9th av, No 98. Extension of \$20,000 mort until Mar 1, 1913, at 5%. Mar 3, Apr 2, 1910. 3:740. nom
- NEW YORK LIFE INSURANCE CO with Eva Kramer. 9th av, No 100. Extension of \$20,000 mort until Mar 1, 1913, at 5%. Mar 3, Apr 2, 1910. 3:740. nom
- Ott, Emil, of Hartford, Conn, Sadie E wife of Angus McPhee of East Yonkers, N Y, and Julia wife of Saml D Tomback to METROPOLITAN SAVINGS BANK. 107th st, No 226, s s, 250 w 2d av, 25x100.11. Apr 5, 1910, 5 years, 5%. 6:1656. 12,000
- O'Neil, John H to Miriam H C Cannon. 29th st, Nos 219 and 221, n s, 213 w 7th av, 46.10x98.9. 1-3 part. All title. Mar 31, 2 years, 6%. Apr 5, 1910. 3:779. 3,000
- 174th St Construction Co to METROPOLITAN LIFE INS CO. 28th st, No 50, s s, 100 e 6th av, 25x98.9. P M. Apr 1, 3 years, 5%. Apr 2, 1910. 3:829. 65,000
- Pollak, Wm to TITLE GUARANTEE & TRUST CO. 6th av, No 805, w s, 80 s 46th st, 19.6x80. Apr 6, due, &c, as per bond. Apr 7, 1910. 4:998. 30,000
- Page, Eliz A and Mary J to John Fitzell. 51st st, No 345, n s, 285 e 9th av, 20x100.5. Prior mort \$—. Apr 5, 3 years, 6%. Apr 7, 1910. 4:1042. 3,500
- Pool, Eugene H to Von Beverhout Thompson. 60th st, No 107, n s, 60 e Park av, 20x100.5. P M. April 4, 1910, due, &c, as per bond. 5:1395. 30,000
- Plimpton, James L of Boston, Mass, to Thos Snell. 9th st, Nos 217 to 223, n s, 250 w 2d av, runs w 90.5 x n 24 to s s Stuyvesant st, Nos 26 to 32 x e 98 x s 40 x s w 39.9 to beginning. Prior mort \$75,000. Nov 6, 1909, demand, 6%. Re-recorded from Nov 9, 1909. Apr 1, 1910. 2:465. 30,150
- Premia Real Estate Co to Francesco Tripoli. Sullivan st, Nos 220 and 222, w s, 260 n Bleecker st, 40x100. Prior mort \$45,000. April 2, due Aug 2, 1910, 6%. April 4, 1910. 2:540. 1,500
- Paskusz, Jacob with Wolf Bloom. 1st av, No 2037, w s, 25.11 n 105th st, 25x100. Extension of \$5,000 mort until April 1, 1913, at 6%. April 1, April 4, 1910. 6:1677. nom
- Paskusz, Jacob with Wolf Bloom. 1st av, 2041, w s, 75.11 n 105th st, 25x100. Extension of \$4,000 mort until April 1, 1913, at 6%. April 1, April 4, 1910. 6:1677. nom
- Paskusz, Jacob with Wolf Bloom. 1st av, No 2039, w s, 50.11 n 105th st, 25x100. Extension of \$5,000 mort until April 1, 1913, at 6%. April 1, April 4, 1910. 6:1677. nom
- Plain Realty Co to CITIZENS SAVINGS BANK. Attorney st, Nos 90 and 92, e s, 200 s Rivington st, 43x100. April 5, 1910, 5 years, 4½%. 2:343. 50,000
- Same to same. Same property. Consent to above mort. Apr 4, April 5, 1910. 2:343. —
- Same to same. Certificate as to above mort. April 4, April 5, 1910. 2:343. —
- Same to same. Same property. Resolution as to above mort April 4, April 5, 1910. 2:343. —
- Same and Max Kashowitz with same. Same property. Subordina- tion agreement. April 4, April 5, 1910. 2:343. nom
- Reiner, Solomon to GERMAN SAVINGS BANK in city N Y. 15th st, No 314, s s, 167 e 2d av, 26x103.3. Apr 1, 1910, 5 years, 4½%. 3:921. 24,000
- Same to F Wm Heide. Same property. Prior mort \$24,000. Apr 1, 1910, 5 years, 6%. 3:921. 4,000
- Rexton Realty Co to Thos F Byrne and ano. 26th st, No 209, n s, 138.8 w 7th av, 24.10x98.9. P M. Mar 31, 3 years, 5%. Apr 1, 1910. 3:776. 20,000
- Rosenthal, Marcus to Albert V de Goicouria. 34th st, No 314, s s, 207.6 e 2d av, 21.3x98.9. Mar 31, due, &c, as per bond. Apr 1, 1910. 3:939. 26,000
- Rooney, Wm P to Walter S Gurnee et al for Delia E Gurnee will Walter S Gurnee. 47th st, No 260, s s, 125 e 8th av, 25x100.5. Apr 1, 1910, 5 years, 4½%. 4:1018. 27,000
- Rosenthal, Regina wife of and Alex to Julius Smolinski. 113th st, No 237, n s, 286.8 w 7th av, 18.4x100.11. Prior mort \$8,000. Mar 29, 3 years, 6%. Apr 1, 1910. 7:1829. 3,500
- Riese, Anna to Edward Marx. Amsterdam av, Nos 940 and 942, w s, 50.11 n 106th st, 50x100. P M. Prior mort \$60,000. Mar 31, 3 years, 6%. Apr 1, 1910. 7:1878. 16,500
- Rosenthal, Marcus to Martin Goldfarb. 34th st, No 314, s s, 207.6 e 2d av, 21.3x98.9. Prior mort \$26,000. Mar 29, due Oct 30, 1911, 6%. Apr 2, 1910. 3:939. 5,000
- Ridley, Arthur J to whom it may concern. Estoppel certificate by above as to mort for \$18,000 on 132d st, No 16 East. Mar 30, Apr 2, 1910. 6:1756. —
- Rippe, Herman H to GERMAN SAVINGS BANK. Av A, No 1621 or Eastern Boulevard w s, 52.2 n 85th st, 25x94. P M. Apr 1, 5 years, 4½%. Apr 2, 1910. 5:1565. 18,000
- Rector (George) Co to Hannis Distilling Co. Broadway, No 1551, n w cor 46th st, Nos 201¼ and 201½, 23.10x94.7x23.3x103.3. Leasehold. Aug 14, 1909, 2 years, 6%. Apr 2, 1910. 4:1018. 29,000
- Same to same. Same property. Certificate as to above mort. Apr 1, Apr 2, 1910. 4:1018. —
- Same and Henry C Strahman with same. Same property. Sub- ordination agreement. Feb 26, 1910. Apr 2, 1910. 4:1018. nom
- Ross, Florence H to Mary E Kenney. 19th st, No 326, s s, 312.6 w 8th av, 21.10x92. Prior mort \$11,000. April 4, 1910, 3 years, 6%. 3:742. 3,500
- Ross, Florence H to CITIZENS SAVINGS BANK. 19th st, No 326, s s, 312.6 w 8th av, 21.10x92. P M. April 4, 1910, 5 years, 5%. 3:742. 11,000
- Rockwell Construction Co to St Lukes Realty Co. 120th st, n s, 100 w Lenox av, 50x100.11. Prior mort \$—. April 1, 1 year, 6%. April 4, 1910. 7:1905. 8,000
- Rauth, Jacob A with Caroline M Butterfield et al trustees Fredk Butterfield. Houston st, No 130 East, n s, 25x82. Extension of \$30,500 mort until June 30, 1915, at 5%. Mar 28, April 5, 1910. 2:442. nom
- Rosenwasser, Isaac and Herman Weissberger to Kath M Willets et al, exrs Wm C F Berghold. Broome st, No 58, n s, 75 w Lewis st, 25x75. Apr 4, 3 years, 5%. Apr 7, 1910. 2:327. 12,000
- Same to Isidor Gottlieb. Same property. Prior mort \$12,000. Apr 6, 3 years, 6%. Apr 7, 1910. 2:327. 2,500
- Rau, Alfred M and Wm to Jennie W Schiffer et al, exrs Walter A Schiffer. Lafayette st, Nos 419 to 421, e s, 410.7 s w Astor pl, runs e 76.11 x n — x e 33.4 x s 1 x e 35.1 x e 9.9 x s 23.7 x n w 10.4 x s w 28.6 x n w 150 to st x n e 52.1 to beginning. Apr 7, 1910, 1 year, 4½%. 2:544. 93,125
- Rosner, Sarah and Anna Klein with Eliz B Flagg et al, trustees Fredk W Brittan. 3d st, Nos 387 and 389, n s, 150.10 e Lewis st, —x—. Extension of \$40,000 mort until May 23, 1915, at 5%. Jan 24, Apr 7, 1910. 2:358. nom
- Reusse, Charles to Christian Luckey. Greenwich av, Nos 111 and 113, s w cor Jane st, No 2, 39.4x70.10x43.6x63.6. Apr 6, 1910, 3 years, 6%. 2:615. 8,000
- Ritscher, Henry M to Lion Brewery. Broadway, n e cor 61st st, most northerly store and store adj. Saloon lease. Apr 1, de- mand, 6%. Apr 6, 1910. 4:1114. 2,500
- Renwick, Harold S to TITLE INSURANCE CO OF N Y. Park Row, No 31, s e s, 82.10 s w Beekman st, runs s w 24 x s e 108.6 to n w s Theatre alley x n e 26.1 x n w 97.7 to begin- ning. ½ part. All title. Apr 4, 3 years, 5%. Apr 6, 1910. 1:90. 50,000
- Rohrs, Peter to FRANKLIN SAVINGS BANK. 49th st, No 507, n s, 125 w 10th av, 25x100.5. P M. Mar 25, 5 years, 4½%. Apr 6, 1910. 4:1078. 9,000
- Sherwood, Wm to Geo W Hattler. 97th st, No 170, s s, 150 e Amsterdam av, 25x100.11. P M. Prior mort \$17,000. Mar 31, 3 years, 6%. Apr 1, 1910. 7:1851. 8,000
- Schattman, Julius to Joseph Adelson and ano. 118th st, No 33, n s, 385 e Lenox av, 25x100.11. P M. Prior mort \$21,000. Mar 30, 3 years, 6%. Apr 1, 1910. 6:1717. 2,000
- Schattman, Julius to Joseph Adelson and ano. 118th st, No 31, n s, 410 e Lenox av, 25x100.11. P M. Prior mort \$22,000. Mar 30, 3 years, 6%. Apr 1, 1910. 6:1717. 3,500

OTTO G. LINDBERG,

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ENGINEERING AND GENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

- Shurman (C N) Investing Co to METROPOLITAN SAVINGS BANK. 122d st, No 263, n s, 17.6 w 2d av, 14x71.8. Certificate as to mort for \$6,000. Mar 30, Apr 1, 1910. 6:1787. —
- Solomon, Flora E with NEW AMSTERDAM FIRE INSURANCE CO. Manhattan av, No 443, w s, 50.11 s 119th st, 25x100. Subordination agreement. Mar 31, Apr 1, 1910. 7:1945. nom
- Schuenemann, Babette and Wm V Geis exrs Wm Schuenemann to GERMAN SAVINGS BANK. 2d av, No 773, w s, 98.9 s 42d st, 24.8x80. Mar 30, 1 year, 5%. Apr 1, 1910. 5:1315. 1,000
- Schilp, Franz to BANK FOR SAVINGS in City N Y. 87th st, No 533, n s, 221 w East End av or Av B, 25x100.8. Apr 1, 1910. 5 years, 4½%. 5:1584. 4,000
- Seiler, Adolph G to Annie M Baer. 156th st, No 550, s s, 308 e Broadway, 17x99.11. Prior mort \$——. Mar 31, 5 years, 5%. Apr 1, 1910. 8:2114. 10,000
- Solomon, Max of Brooklyn, N Y to State Realty & Mortgage Co. 22d st, Nos 118 to 124, s s, 225 w 6th av 75x98.9. Apr 1, 1 year, 6%. Apr 2, 1910. 3:797. 150,000
- Same to same. Same property. P M. Prior mort \$150,000. Apr 1, 1 year, 6%. Apr 2, 1910. 3:797. 76,500
- Sandford Realty Co to Home for Incurables, a corpn. 7th av, No 1962, w s, 26 n 118th st, 24.11x100. Prior mort \$25,000. Mar 31, due Mar 1, 1915, 4½%. Apr 6, 1910. 7:1924. 3,000
- Same to same. Same property. Certificate as to above mort. Mar 31, Apr 6, 1910. 7:1924. —
- St Luke's Realty Co to Alfred V Amy. Amsterdam av, Nos 1084 and 1086. Certificate as to payment of \$2,000 on account of mort leaving a balance unpaid of \$14,000. Apr 1, Apr 6, 1910. 7:1885. —
- S & L Construction Co to Julius Levy. Bradhurst av, No 124, e s, 49.11 n 148th st, 25x75. Prior mort \$12,000. Apr 5, 5 years, 6%. Apr 6, 1910. 7:2045. 5,500
- Singer, Morris to Louis A Boettiger. 1st av, No 276, e s, 25 n 16th st, 25x94. Apr 6, 1910, 5 years, 5%. 3:948. 28,000
- Same and Geo F Bleiel with same. Same property. Subordination agreement. Apr 6, 1910. 3:948. nom
- Stemme, Anna S, Henry and Fredk, exrs John Stemme with Wm Jay, trustees Mary E B Field. Grand st, No 415. Subordination agreement. Apr 4, Apr 6, 1910. 1:314. nom
- Sayer, Charles to Mortgage Investing Co. 88th st, No 515, n s, 225 e Av A, 25x100.8. Prior mort \$10,000. Apr 6, 3 years, 6%. Apr 7, 1910. 5:1585. 2,800
- Stanley, John T and Alfred T to Henry B Crawford. 20th st, No 255, n s, 143.9 e 8th av, runs e 16 x n 71 x w 4.6 to c l old Fitzroy rd (closed) x n w 13.9 x w 5.9 x s 83.10 to beginning. P M. Mar 29, 1 year, 4½%. Apr 7, 1910. 3:770. 10,000
- Simon (Asher) Realty Co to Geo Macculloch Miller and ano, trustees Levin R Marshall. 7th av, Nos 2465 and 2467, e s, 118.11 s 144th st, 38x100. Mar 23, 5 years, 4½%. Apr 7, 1910. 7:2012. 36,000
- Same to same. Same property. Certificate as to above mort. Mar 17, Apr 7, 1910. 7:2012. —
- Same and Samson Lachman with same. Same property. Subordination agreement. Mar 23, Apr 7, 1910. 7:2012. nom
- Stratford-Avon Co to LAWYERS TITLE INS & TRUST CO. St Nicholas av, s e cor 174th st, 100x100. Building loan. Mar 29, 1 year, 6%. Apr 7, 1910. 8:2130. 150,000
- Same to same. Same property. Certificate as to above mort. Mar 29, Apr 7, 1910. 8:2130. —
- S & L Construction Co to Julius Levy. Bradhurst av, No 124, e s, 49.11 n 148th st, 25x75. Certificate as to mort for \$5,500. Mar 31, Apr 7, 1910. 7:2045. —
- Steindler, Jos J to Fifth Avenue and Thirty-Eighth Street Realty Co. 38th st, Nos 8 to 14, s s, 145 w 5th av, 75x98.9; also plot begins 145 w 5th av and 38 s 38th st, runs s 28.3 x e 12 to e s of an alley x n 28.3 x w 12 to beginning. P M. Prior mort \$500,000. Apr 1, 3 years, 5%. Apr 2, 1910. 3:839. 200,000
- Stone, Josephine E to Chas W Hall. 124th st, No 354, s s, 115.10 e Columbus av, 27.4x100. Prior mort \$22,000. Apr 1, due, &c, as per bond. Apr 2, 1910. 7:1950. 5,000
- Stenger, Anna to Chas Rensch. Av A, No 1557, w s, 102.2 n 82d st, 25.4x80.5. Apr 1, 5 years, 5%. Apr 2, 1910. 5:1562. 16,000
- Same to Anna Amend. Same property. Prior mort \$16,000. Apr 1, 2 years, 6%. Apr 2, 1910. 5:1562. 1,000
- Saranac Realty Co to Annie E Ballantine et al trustees Robt F Ballantine. Washington st, No 145, s e cor Cedar st, No 128, 19x56.8x16.2x55.8. Apr 1, 1910, 1 year, 4½%. 1:54. 25,000
- Same to same. Same property. Certificate as to above mort. Mar 28, Apr 1, 1910. 1:54. —
- Steinman, Theresa to May Stoddard. 94th st, No 33, n s, 287.5 w Central Park West, 12.11x100.8. Prior mort \$13,500. Apr 1, 1910, 2 years, 6%. 4:1208. 2,500
- Sanders, Bertha to THE STATE BANK. Columbia st, No 122, e s, 89.11 n Stanton st, 20x100. Prior mort \$——. April 4, 1910, 1 year, 6%. 2:335. 3,000
- Schneider, Anna to Elisa Riesz. Dominick st, No 44, s s, 130 e Hudson st, 20x84. P M. April 4, 1910, 5 years, 5%. 2:578. 4,000
- Sisti, Serafina wife of Marco to Marion J Ross. King st, No 52, s s, 154.3 e Varick st, 20.9x100. Prior mort \$12,500. Mar 30, 1 year, 6%. Apr 4, 1910. 2:519. 1,100
- Squier, Elinor W to whom it may concern. Warren st, No 113, s s, 25x92.9. Estoppel certificate. Mar 7, April 2, 1910. 1:131. —
- Sperry, Wm M, of Cranford, N J, to GREENWICH SAVINGS BANK. Central Park West, No 383, w s, 73.2 n 98th st, 48x100. April 4, 1910, due, &c, as per bond. 7:1834. 80,000
- Same and Wm Rankin with same. Same property. Subordination agreement. April 4, 1910. 7:1834. —
- Spencer Realty Co to County Holding Co. Broadway, n e s, at s s, 69th st, No 134, runs e 161.8 x s 100.10 x w 109.11 to Broadway, n w 113.4 to beginning; 36th st, n s, 195.7 e 7th av, 39.9 x 98.9. Prior mort \$——. Apr 4, 1910, 1 yr, 6%. 3:812; 4:1140. 65,000
- Same to same. Same property. Certificate as to above mort. Apr 4, 1910. —
- STATE BANK with Henry M Mayper. 100th st, No 65, n s, 100 w Park av, 20x100.11. Extension of \$3,800 mort until July 1, 1911, at 6%. Feb 21, April 2, 1910. 6:1606. nom
- Simiansky, Abraham to Jacob Bernstein. St Marks pl, Nos 110 and 112 or 8th st, s s, 293.5 w Av A, 38.9x97.7x37.6x96. Prior mort \$45,000. April 5, 1910, installs, 6%. 2:435. 10,000
- Savage, Charles C with Hospital for Deformities and Joint Diseases. Madison av, No 1919. Extension of \$12,000 mort until Feb 17, 1913, at 5%. Mar 8, April 5, 1910. 6:1748. nom
- Sundeuch, Barnet and Isaac Grossman to Jacob Propos. Stanton st, Nos 74 and 76, n e cor Allen st, No 180, 45x65. Prior mort \$75,000. April 5, 1910, 1 year, 6%. 2:417. 2,000
- Scheel, Justine G, Geo C, Edgar J and Ethel J to Lillian Le Baron. Church st, Nos 306 to 312, n w cor Walker st, Nos 28 and 30, 75x50; Lispenard st, No 29, n s, 25 w Church st, 25x60; Lispenard st, No 31, n w cor Church st, Nos 324 and 326, and being lot 231 map estate Anthony Lispenard, 25x60. 1-3 part. Prior mort \$6,000. Mar 30, 2 years, 6%. April 2, 1910. 1:192 and 211. 1,000
- TITLE GUARANTEE AND TRUST CO with Nora M Jones. 57th st, No 314, s s, 130 e 2d av, 20x100.5. Extension of \$9,000 mort until April 4, 1915, at 4½%. Mar 29, April 4, 1910. 5:1349. nom
- Toch Realty Co and Maximilian Toch, with LAWYERS TITLE INS AND TRUST CO. 95th st, No 75 West. Subordination agreement. April 4, April 5, 1910. 4:1209. nom
- Tiffany Studios, a corpn, to MUTUAL LIFE INS CO of N Y. Mar-ison av, No 351, s e cor 45th st, No 28, runs e 125 x s 100.5 x w 25 x s 25 x w 100 to av, x n 125.5 to beginning. Prior mort \$450,000. April 5, 1910, due, &c, as per bond. 5:1279. 150,000
- Same to same. Same property. Certificate as to above mort. Mar 31, April 5, 1910. 5:1279. —
- Todd, James to EXCELSIOR SAVINGS BANK of City N Y. 30th st, No 311, n s, 170 w 8th av, 20x98.9. Apr 1, 1910, 3 years, 4½%. 3:754. 12,000
- Tagg, Annie F to Robt J Culhane trustee. 30th st, No 543, n s, 240.7 e 11th av, 16.1x31.6. April 4, 1910, 1 year, 5%. 3:702. 3,000
- Toch Realty Co to LAWYERS TITLE INS AND TRUST CO. 95th st, No 75, n s, 80.5 e Columbus av, 19.7x100.8x9.2x101.3. Apr 4, 1910, 5 years, 5%. 4:1209. 12,000
- Same to same. Same property. Certificate as to above mort. April 4, 1910. 4:1209. —
- TITLE GUARANTEE & TRUST CO with Therese Tonkin. 113th st, No 237 East. Extension of \$20,000 mort until Apr 27, 1915, at 5%. Mar 21, Apr 2, 1910. 6:1663. nom
- Tristano, Melchiorre and Antonio to MUTUAL LIFE INSURANCE CO of N Y. 2d av, No 2258, s e cor 116th st, Nos 300 and 302, 20.11x80. Mar 31, due, &c, as per bond. Apr 1, 1910. 6:1687. 15,000
- Tilden, Marmaduke, of Philadelphia, Pa, to Elsie Powell. Park av, No 800, n w cor 74th st, No 63, 102.2x27. Apr 6, 1910, 1 year, 5½%. 5:1389. 5,000
- Ulmes, Mary with The Jewish Theological Seminary of America. 142d st, No 228, s s, 375 w 7th av, 40x99.11. Subordination agreement. April 1, April 5, 1910. 7:2027. nom
- Vidootzky, Joseph to Levi P Morton and ano, trustees for Cath N Fane et al. East Broadway, Nos 265 and 267, s e cor Montgomery st, No 7, 75x15; Montgomery st, n e s, 14.9 s East Broadway, 24x75. Apr 6, 1910, 5 years, 4½%. 1:287. 60,000
- Wolfish or Walfish, Israel to Joseph Kleinberg. Essex st, No 167, w s, 225 s Houston st, 25x87.6; Ludlow st, No 179, n w s, 124 s w Houston st, 23.10x87.10. Prior mort \$46,000. Mar 21, due Oct 5, 1912, 6%. Apr 6, 1910. 2:412. 3,000
- Washington Holding Co with City Mortgage Co. 163d st, n s, 100 e Broadway, 110x99.11. Subordination agreement. Apr 1, Apr 2, 1910. 8:2122. nom
- Wells, Walter A to Pincus Lowenfeld and Wm Prager. 83d st, Nos 150 to 162, s s, 150 e Amsterdam av, 125x121.1x125.5x111.2. P M. Apr 5, 2 years, 6%. Apr 6, 1910. 4:1213. 35,000
- Weinstein, Abraham D with Harris N Goodstein. 109th st, Nos 208 and 210 East. Extension of \$6,375 mort until Apr 20, 1913, at 6%. Apr 5, Apr 6, 1910. 6:1658. nom
- Wingert, Henry A to Geo Karole. 40th st, No 460, s s, 60 e 10th av, 17.6x49.5. P M. Prior mort \$4,000. Apr 5, 1 year, 6%. Apr 6, 1910. 3:737. 2,000
- Same to John McKee. 40th st, No 460, s s, 60 e 10th av, 17.6x49.5. P M. Prior mort \$6,000. Apr 5, due, &c, as per bond. Apr 6, 1910. 3:737. 2,000
- Wolferman, Flora R and August Krefft with Marion C H Powell et al, exrs Mary N Neilson. 117th st, No 46 West. Subordination agreement. Apr 1, Apr 6, 1910. 6:1600. nom
- Wolfe, Augustin A to TITLE INSURANCE CO OF N Y. 8th av, No 2379, w s, 25 s 128th st, 25x84. Mar 31, 5 years, 4½%. Apr 7, 1910. 7:1954. 20,000
- Weinberg, Abraham and Simon Uhlfelder to Louvre Realty Co. 142d st, No 131, n s, 270 w Lenox av, 40x99.11. Prior mort \$——. Apr 6, demand, 6%. Apr 7, 1910. 7:2011. 10,000
- Walther, Margaret, widow and Emily E wife Wm Kemmer, of Yonkers, N Y, and John Peter Walther, of Mt Vernon, N Y, to TITLE INSURANCE CO OF N Y. 125th st, No 230, s s, 355 e 3d av, 25x100.11. Apr 6, 5 years, 5%. Apr 7, 1910. 6:1789. 15,000
- Whiteside, Geo to TITLE GUARANTEE AND TRUST CO. 43d st, No 462, s s, 179 e 10th av, 19x100.5. Prior mort \$——. April 5, 1910, due, &c, as per bond. 4:1052. 8,000
- Same to Mary E Bush. Same property. Prior mort \$8,000. Apr 1, 2 years, 6%. April 5, 1910. 4:1052. 3,000
- Wittmann, Fabian to Eva Mela. 69th st, No 366, s s, 541.8 e 2d av, 16.8x77.4. Prior mort \$5,000. Apr 1, 1910, 2 years, 6%. 5:1443. 2,000
- Winston Holding Co to Tomahawk Realty Co. 92d st, s s, 125 e Broadway, runs s 56.8 x w 6 x s 51.3 x e 43.7 x n 1.7 x e 12.4 x n 78.11 x e 4.11 x n 27.7 to st x w 57.8 to beginning. P M. Prior mort \$41,000. Apr 1, 1910, 1 year, 6%. 4:1239. 5,000
- Wright, Josephine L H with St Marys Free Hospital for Children. 58th st, No 170 West. Extension of \$24,000 mort until Mar 23, 1913, at 4½%. Mar 22, April 4, 1910. 4:1010. nom
- Wehmeyer, August F to TITLE GUARANTEE AND TRUST CO. Amsterdam av, No 1451, e s, 325 s 133d st, 25.7x100. April 1, due, &c, as per bond. April 4, 1910. 7:1970. 20,000
- Werner, Maria E to Minna Lausen. 81st st, No 342, s s, 399.6 e 2d av, 25.6x102.2. P M. Prior mort. \$8,000. Mar 31, 2 years, 6%. Apr 1, 1910. 5:1543. 2,000
- Wolferman, Flora R wife Milton J Wolferman to Marion C H Powell et al exrs &c Mary N Neilson. 117th st, No 46, s s, 300 e Lenox av, 25x100.11. Apr 1, 5 years, 5%. Apr 2, 1910. 6:1600. 25,000
- Waters (Edward) Construction Co to City Mortgage Co. 138th st, n s, 375 e 12th av or 132.6 e Riverside Drive, 50x99.11. Bldg loan. Mar 31, demand, 6%. Apr 1, 1910. 7:2087. 35,000
- Same to same. Same property. Certificate as to above mort. Mar 31, Apr 1, 1910. 7:2087. —

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze AND IRON WORK

Woszczynski, Alexander to EMIGRANT INDUSTRIAL SAVINGS BANK. Av A, No 1682, e s, 81.5 n 88th st, 20x75. Prior mort \$6,500. Mar 31, 5 years, 4½%. Apr 1, 1910. 5:1585. 2,000

BOROUGH OF THE BRONX.

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

Alper, Adolf with Park Mortgage Co. Cauldwell av, No 711. Extension of \$5,500 mort until Jan 12, 1912, at 5%. Jan 12, 1909. Apr 4, 1910. 10:2624. nom

Allen Construction Co to Manhattan Mortgage Co. Hoe av, w s, 50 s Jennings st, 50x100. Prior mort \$—. Apr 2, due, &c, as per bond. Apr 4, 1910. 11:2980. 35,000

Same to same. Same property. Certificate as to above mort. Apr 2, Apr 4, 1910. 11:2980. —

Anniren Realty Co to Adolph Haertkorn. Union av, s w cor 168th st, 41x91.1. Prior mort \$38,000. Apr 1, 1 year, 6%. Apr 4, 1910. 10:2672. 11,000

Same to same. Same property. Certificate as to above mort. Apr 1, Apr 4, 1910. 10:2672. —

Albrecht, Josef to Augusta Sieghardt. Fox st, No 957, w s, 165 n 163d st, 40x107.1x40x107.6. P M. Prior mort \$28,700. Apr 4, 3 years, 6%. Apr 5, 1910. 10:2714. 6,300

Anniren Realty Co to Harris Bernstein. 164th st, s w s, at s e s Washington av, 200x100, except part for av. P M. Prior mort \$34,500. Mar 15, due Sept 15, 1911, 6%. Apr 5, 1910. 9:2368. 12,250

Bishop, Ella E to Victoria Pedersen. Dawson st, No 780, e s, 210 s Longwood av, 25x100. Prior mort \$5,000. Apr 4, due, &c, as per bond. Apr 5, 1910. 10:2701. 1,500

Bergen, Wm C to James H Robertson. Aqueduct av, w s, 287.8 s 183d st, 100x100. P M. Mar 7, 3 years, 5%. Apr 5, 1910. 11:3217. 13,000

Baechler, Chas H with Mary E W Bascom. Clinton av, Nos 2152 to 2158, e s, 264.4 n 181st st, 66.1x145.2. Two subordination agreements. Mar 31, Apr 5, 1910. 11:3097. nom

*Bayley, Rachel with Henry Meyer. Columbus av, s s, 165 w Bronxdale av, and being lot 8 map No 1076 of 211 lots part Downing estate, Van Nest, 25x81x25.3x84.8. Extension of \$1,500 mort until Mar 25, 1912, at % as per bond. Apr 4, 1910. nom

Bergen, Wm C to John Stewart. Loring pl, e s, 140.11 n 183d st, 35x110.4x35x108.2. Apr 2, 5 years, 5%. Apr 4, 1910. 11:3225. 10,500

Same to same. Loring pl, n e cor 183d st, 108.11x37.6x90.10x40.5. Apr 2, 5 years, 5%. Apr 4, 1910. 11:3225. 13,000

Same to same. Loring pl, e s, 105.11 n 183d st, 35x108.2x35x105.11. Apr 2, 5 years, 5%. Apr 4, 1910. 11:3225. 10,500

Bergen, Wm C to Clairville E Benedict guardian James A Benedict. Aqueduct av, e s, 500 s 183d st, 37.6x102.2x37.6x102.3. Apr 4, 1910, 3 years, 5%. 11:3211. 11,000

Busch, George to Frederick Lange. 135th st, No 409, n s, 100 e Willis av, 32x100. P M. Prior mort \$—. Mar 30, 5 years, 5%. Apr 1, 1910. 9:2280. 10,000

Burke, Patrick to Henry R Knopf. Hull av, s w cor Woodlawn road, 45x100. P M. Apr 2, due July 1, 1913, 5%. Apr 6, 1910. 12:3333. 6,250

*Brohmer, Margaretha M to John J Fischer. 5th st, s s, 205 w Av C, 200x108, Unionport. P M. Prior mort \$—. Apr 5, 3 years, 6%. Apr 6, 1910. 1,000

Breunich, Henry and Wm Hodgson to Wm Heinsohn, exr Fredk Zelling. Franklin av, s w cor 169th st, runs s 98.9 x w 34.3 x s — to point 117.3 s 169th st x n w 30.6 x n e 5.7 x s e 25 x n e 100 to st x s e 49.3 to beginning. P M. Apr 7, 1910, due, &c, as per bond. 11:2612. 12,000

Byron, Curtiss P to Amelia S Lansing. 139th st, n s, 220 e Cypress av, 50x100.10. Apr 5, due, &c, as per bond. Apr 7, 1910. 10:2567 and 2568. 5,500

Byron, Curtiss P to Anna M Lindsley. 139th st, n s, 270 e Cypress av, 25x100.10. P M. Apr 5, 3 years, 5½% for first year and 6% thereafter. Apr 7, 1910. 10:2567 and 2568. 2,500

Baker, Seward to Catharine A Deol. Boston av, e s, abt 100 n 176th st, and being lot 5 map property of St John and Archer, 50x100. May 1, 1899, due May 1, 1904, 6%. Apr 1, 1910. 11:3004. 1,900

Clark, Henry S to Harriet A Ver Planck. Jerome av, w s, 21.9 n 166th st, 209.1x173.9x208.9x177.11; Anderson av, w s, 54.11 n 166th st, 209.1x191.9x221.6x132.1, except part for Anderson av. Dec 30, due, &c, as per bond. Apr 2, 1910. 9:2505 and 2509. 13,140.67

Crookston, Cecelia V wife Asa W to Dorothea T S Pope and ano trustees John W Pope and ano. Bainbridge av, e s, 208.7 s e 198th st, 25x115; Bainbridge av, e s, 233.7 s e 198th st, 25x115. Mar 31, due, &c, as per bond. Apr 1, 1910. 12:3290. 7,500

Cooper, Hene to Geo M Miller and ano trustee Levin R Marshall. Kelly st, e s, 275 n 156th st, 25x100. Apr 4, 1910, 5 years, 5%. 10:2708. 8,000

Clemente, Gaetano to Elena G Ganzenmuller. Brown av (abandoned), e s, 77 n Spofford av, at point 174.7 e Tiffany st, 50x102. Feb 10, due, &c, as per bond. Apr 4, 1910. 10:2738. 200

*Carey, Ella J to Geo A Crosby. Lots 561 to 567½, map Estate Eliz R B King, City Island. Apr 2, 3 years, 5½%. Apr 4, 1910. 3,000

Cunningham & Shand Construction Co to Isaac L Kipp and ano exrs, &c, Cornelia B Kip. Beck st, w s, 350 n Longwood av, two lots, each 40x100. Two mortg, each \$29,000. Apr 5, 1910. 3 years, 5%. 10:2710. 58,000

Same to same. Same property. Two certificates as to above mortg. Apr 5, 1910. 10:2710. —

Same and Geo F Johnson with same. Beck st, w s, 350 n Longwood av, 80x100. Subordination agreement. Apr 5, 1910. 10:2710. nom

COHOES SAVINGS INST with Ansonia Realty Co. 138th st, s s, 215.2 e Brook av, 50x100. Extension of \$40,000 mort until Apr 30, 1913, at 5%. Feb 28, Apr 4, 1910. 9:2265. nom

Collard, Martha L to Allen N Terbell. Morris av, late Kirkside av, w s, 551.9 n 196th st, late Wellesley st, 50.2x88.8x51.4x96.2; Kirkside av, n e cor Park View pl, 113.7x100.11x126.2x106.5. Mar 28, 1 year, 6%. Apr 5, 1910. 12:3318. 9,925

*Co-operative Construction Co of Williamsbridge to Giovina Minuttillo. Lot 97 map No 584 Westchester Co of New Village Jerome. Feb 3, due, &c, as per bond. Apr 7, 1910. 500

Cohn, Adolph to Charles Bossard. Walton av, e s, 175 n Cameron pl, 50x100, except part for av. Apr 7, 1910, 3 years, 5½%. 11:3181. 3,500

*Clark, Chas B to Franz Marquardt. 4th st, s e s, 140 n e Union av, 20x100. Prior mort \$2,000. Apr 6, due, &c, as per bond. Apr 7, 1910. 550

Chausser, Isaac and Louis to Saml Emery. Washington av, e s, 444 n 180th st, 40x—. Extension of \$5,000 mort until Dec 30, 1912, at 5%. Mar 29, Apr 5, 1910. 11:3049. nom

Casco Building Co to Edward Kent and ano, trustees Mary J Havemeyer. Vyse av, e s, 200 s 172d st, 25x100. Apr 6, 3 years, 5%. Apr 7, 1910. 11:2995. 9,500

Same to same. Same property. Certificate as to above mort. Apr 6, Apr 7, 1910. 11:2995. —

Connor, Gerald C to Margt D Fitzpatrick. Ryer av, e s, 210 s 184th st, also 50 n line bet lots 16 and 17, runs e 100 x n 50 x w 100 to av x s 50 to beginning, being part of lot 16 map No 315 (Westchester Co) of south part of farm Peter Valentine. P M. Apr 4, due, &c, as per bond. Apr 6, 1910. 11:3151. 3,635

Same to same. Valentine av, w s, 301.6 s 184th st, also 1,485.11 n from north boundary line of land now or formerly Thos Bassford, runs w 100 x n 75 x e 100 to av x n 75 to beginning, being part of lot 17 same map. P M. Apr 4, due, &c, as per bond. Apr 6, 1910. 11:3151. 5,752.50

Same to same. Valentine av, w s, 176.6 s 184th st, also 1,560.11 north from north boundary line land now or formerly Thomas Bassford, runs w 100 x n 50 x e 100 x s 50 to beginning, being part of lot 16 same map. Apr 4, due, &c, as per bond. Apr 6, 1910. 11:3151. 3,835

Same to same. Ryer av, e s, 335 s 184th st, also 25 s from line bet lots 16 and 17, runs s 75 x e 100 x n 75 x w 100 to beginning, being part o flot 17 same map. P M. Apr 4, due, &c, as per bond. Apr 6, 1910. 11:3151. 5,452.50

*Deere, Mary to Fredk B Wightman. Union av, s e cor 3d st, 100x100, Westchester. Prior mort \$3,100. Mar 30, demand, 6%. Apr 6, 1910. 600

Dudley, Sarah F to John C Gulick. 168th (6th) st, n e s, 256.6 s e Boston road (Morse av), 25x148.2x25x148.5. Prior mort \$—. Apr 1, 1910. 1 year, 6%. 10:2663. 500

Del Guadio, Gabriele to William Nestorck et al trustees Herman Nestrock and ano as guardian Bertha Nestrock. Hughes av, e s, 175 s 189th st, 25x87.6. Mar 28, 5 years, 5%. Mar 30, 1910. 11:3076. Corrects error in last issue, when mortgagors name was Del Gaudio. 13,000

*De Canio, Felix to John C Heintz. admr John A Ott or Off. Harrison st, n e cor Davis st, and being lots 43 and 44 map 170 lots Siems estate, 80.4x100x25.10x113.10. Building loan. Apr 2, 1 year, 5%. Apr 4, 1910. 8,500

Daly, Wm A to Estelle Best. Creston av, e s, 159.8 s 183d st, 16.8x89.6. Apr 1, due, &c, as per bond. Apr 5, 1910. 11:3163. 5,000

Edgewater Realty Co to Henry E Grove. 149th st, No 371, n s, 200 e Courtlandt av, 25x80. Prior mort \$16,000. Apr 4, 1 year, 6%. Apr 5, 1910. 9:2328. 9,350

Edgewater Realty Co to Mina S Weaver. 149th st, No 373, n s, 225 e Courtlandt av, 25x80. P M. Prior mort \$23,000. Apr 4, due, &c, as per bond. Apr 5, 1910. 9:2328. 5,000

Edgewater Realty Co to Siebrand Niewenhaus. 150th st, Nos 370 and 372, s s, 200 e Courtlandt av, 50x100. P M. Prior mort \$—. Mar 30, due Sept 1, 1912, 5%. Apr 5, 1910. 9:2328. 20,000

E & W Construction Co to Leon Weinshank. Brook av, No 501, n w cor 136th st, 40x100. Prior mort \$43,000. Apr 6, 3 years, 6%. Apr 7, 1910. 9:2264. 8,000

Same to same. Same property. Certificate as to above mort. Apr 6, Apr 7, 1910. 9:2264. —

Fuchs, George, Jr, with Arthur Temme. Decatur av, w s, 300 s Woodlawn road, late Scott av, 25x110. Extension of \$4,000 mort until July 1, 1911, at 5½%. June 30, 1908. Apr 6, 1910. 12:3332. nom

Florea, Morris to Florence D Goldstein. Grant av, No 1050, e s, 107.8 n 165th st, 25x102x25x102.2. P M. Apr 6, due, &c, as per bond. Apr 7, 1910. 9:2448. 600

Fritz, Jacob with Victor Gerhards. Prospect av, No 1340, e s, 50 n 169th st, 25x100. Extension of \$2,000 mort until Mar 1, 1912, at 6%. Feb 25, Apr 1, 1910. 11:2970. nom

Froma Realty Co to Jos J Meaney. Robbins av, s e s, 41.10 s w 152d st, 50x104. Prior mort \$—. Mar 25, due Sept 25, 1911, 6%. Apr 1, 1910. 10:2643. 10,000

Same to same. Same property. Certificate as to above mort. Mar 25, Apr 1, 1910. 10:2643. —

Friedrich, Anna to GERMAN SAVINGS BANK. Clinton av, e s, 31.6 s 170th st, 38.1x105.8x38.3x100.2. Apr 4, 1910, 5 years, 4½%. 11:2935. 25,000

Griffin, Daniel G with Harry Keiber. Kelly st, n e cor Av St John, 105x186.1. Subordination agreement. Mar 31, Apr 1, 1910. 10:2686. nom

Greenfeld, David to Foxvale Realty Co. Kelly st, No 870, e s, 579.4 n Longwood av, 37.4x100. P M. Prior mort \$22,000. Mar 30, 3 years, 6%. Apr 1, 1910. 10:2710. 4,000

Greenfeld, David to Foxvale Realty Co. Kelly st, No 866, e s, 542 n Longwood av, 37.4x100. P M. Prior mort \$22,000. Mar 30, 4 years, 6%. Apr 1, 1910. 10:2710. 4,000

Gerhards, Victor to Jos E Dutey. Prospect av, No 1340, e s, 50 n 169th st, 25x100. Prior mort \$8,000. Mar 31, 2 years, 6%. Apr 1, 1910. 11:2970. 800

Gaffney (J C) Construction Co to City Mortgage Co. Fox st, e s, 573.2 n 165th st, 125x100. Prior mort \$32,500. Apr 1, demand, 6%. Apr 4, 1910. 10:2726. 5,500

Same to same. Same property. Certificate as to above mort. Apr 1, Apr 4, 1910. 10:2726. —

*Gass, Frank to Katie Herold. Av C, e s, 58 n 10th st, 50x105. Unionport. Apr 1, 2 years, 5%. Apr 4, 1910. 2,000

Geller, Saml to Mary E W Bascom. Clinton av, Nos 2152 to 2158, e s, 264.4 n 181st st, four lots, each 16.6x145.2. Four building loan mortg, each \$3,500. Mar 31, 3 years, 5½%. Apr 5, 1910. 11:3097. 14,000

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

- Same to Chas H Baechler. Clinton av, Nos 2152 to 2158, e s, 264.4 n 181st st, 66.11x145.2. Prior mort \$14,000. Nov 11, 1909, due May 11, 1910, 6%. April 5, 1910. 11:3097. 4,800
- *Golio, Teofilo to Giuseppe Tacinelli and ano. Leland st, s w cor Meadow Drive, and being lots 157 and 158 map (No 1097) 170 lots Siems estate, 42.11x100x87.3x—. Mar 28, 2 years, 6%. Apr 7, 1910. 600
- Greene, Wm E to Jane Kitchen. 147th st, s s, 315 w Brook av, 50x99.9. P M. Mar 30, 3 years, 6%. Apr 7, 1910. 9:2291. 5,000
- Gerhards (Albert) Inc to Manhattan Mortgage Co. 165th st, n s, 50 e Stebbins av, 25x113.4. Prior mort \$—. Apr 5, due, &c, as per bond. Apr 6, 1910. 10:2691. 15,000
- Same to same. Same property. Certificate as to above mort. Apr 5, Apr 6, 1910. 10:2691. —
- Haase, Gustav J with Julia A Ferguson. Hughes av, No 2150, e s, 254.7 n 181st st, 16.8x95. Extension of \$1,500 mort until Mar 23, 1912, at 6%. Mar 26, Apr 5, 1910. 11:3082. nom
- Hawes, James W with TITLE GUARANTEE & TRUST CO. Intervale av, n e cor Freeman st, —. Subordination agreement. Apr 4, Apr 5, 1910. 11:2976. nom
- Hunts Point Estates to Laura Jacobi. Faile st, e s, 275 s Spofford av, 25x100. April 1, 3 years, 5%. April 4, 1910. 10:2764. 7,000
- Same to same. Same property. Certificate as to above mort. Mar 22, April 4, 1910. 10:2764. —
- *Henderson, Wm F to WESTCHESTER COUNTY SAVINGS BANK. Main st, w s, at lands Cath Clinton, runs w 88.6 x n 80.3 x e 123.4 x s 75 to beginning, Westchester. Dec 30, 1909, 1 year, 6%. April 4, 1910. 30,000
- *Same and Arabella D Huntington with same. Same property. Subordination agreement. April 4, 1910. nom
- Hennessy, Pauline guardian Jos Hennessy and ano with Wm H Masterson. Anthony av, w s, 100 s Mt Hope pl, (Popham st), runs w 97.8 x n 5 x w 50 x s 92.8 to n s 176th st, x e 148.7 to av, x n 70.4 to beginning. Extension of \$20,000 mort until Dec 27, 1912, at 5%. Mar 26, Apr 2, 1910. 11:2802. nom
- Hart, Jennie, James and Eliz M to Mary I Murphy. Marion av, s w cor 193d st, 19.3x156.4 to e s Bainbridge av, x61.6 to s s 193d st, x 163.9 to beginning. Prior mort \$8,800. April 1, 1 year, 6%. April 4, 1910. 12:3286. 6,200
- *Henning, Mary M to James S Byrne. Westchester av, s e cor Castle Hill av, 51.9x161.10x18.5x157.6. Prior mort \$—. Apr 1, April 4, 1910, 1 year, 6%. 7,500
- Hamilton Holding Co to Eugenio Villari. Home st, s s, 69 w Fox st, late Barretto st, runs w 25 x s 98.10 x e 84.11 to Fox st, late Barretto st, x n 50 x w 62.8 x n 51.6 to beginning. P M. Prior mort \$—. Apr 1, 1 year, 5%. Apr 2, 1910. 10:2719. 10,500
- Heiss, Anton and Eliz Ganns to Janet Muller. Southern Boulevard, s s, 75 e Brook av, 50x100. Building loan. Mar 28, due July 1, 1913, 6%. Apr 1, 1910. 9:2260. 14,000
- *Haradon, Wm F with Andrew Hammer. Van Nest av, n s, 75 w Lincoln av, and being lot 206 map portion Hunt estate, Van Nest, 25x100. Extension of \$2,800 mort until Feb 28, 1912, at 6%. Apr 5, Apr 7, 1910. nom
- *Irving, Benj H to Warren B Sammis. Maple av or st, e s, 50 n Av A, 25x100. P M. Apr 1, 1910, 1 year, 6%. 1,000
- Intervale Construction Co to North American Mortgage Co. Home st, n s, at n e s 169th st, runs n w 94.4 x n e 57.10 x s e 110.1 to Intervale av x s w 41.8 to st x s w 23.3 to beginning. Mar 31, 1 year, 6%. Apr 1, 1910. 11:2973. 40,000
- Same to same. Same property. Certificate as to above mort. Mar 31, Apr 1, 1910. 11:2973. —
- Same and Harry Goldman with same. Same property. 2 subordination agreements. Mar 31, Apr 1, 1910. 11:2973. nom
- *Iseli, Josephine to Philippine Cordes guardian Louisa Cordes. 10th st, s s, 80 e Av C, 125x108, Unionport. P M. Mar 31, 3 years, 5%. Apr 1, 1910. 2,978
- Same to Frederick Cordes. Same property. P M. Prior mort \$2,978. Mar 31, 3 years, 5%. Apr 1, 1910. 3,022
- Ittner Realty Co to Harry Keiber. Av St John, n e cor Kelly st, 34x105. Feb 23, due, &c, as per bond. Apr 1, 1910. 10:2686. 37,500
- Same to same. Av St John, e s, 67.4 n Kelly st, 36.4x105. Feb 23, due, &c, as per bond. Apr 1, 1910. 10:2686. 18,500
- Same to same. Av St John, e s, 34 n Kelly st, 33.4x105. Feb 23, due, &c, as per bond. Apr 1, 1910. 10:2686. 17,500
- Same to same. Av St John, e s, 103.8 n Kelly st, 33.4x105. Feb 23, due, &c, as per bond. Apr 1, 1910. 10:2686. 17,500
- Same to same. Av St John, e s, 137 n Kelly st, 33.4x105. Feb 23, due, &c, as per bond. Apr 1, 1910. 10:2686. 17,500
- Same to same. Av St John, e s, 170.4 n Kelly st, 15.9x105.10x2.8 x105. Feb 23, due, &c, as per bond. Apr 1, 1910. 10:2686. 6,000
- Same to same. Same property. Certificate as to above 6 mort. Mar 31, Apr 1, 1910. 10:2686. —
- Irvine Realty Co to Ella R Andrews. 187th st, n s, 133.4 e Webster av, 33.4x100. April 1, 3 years, 5%. April 4, 1910. 11:3032. 16,000
- Same to same. Same property. Certificate as to above mort. Mar 26, April 4, 1910. 11:3032. —
- Juliette Construction Co to exrs of Cornelia B Kip. Fordham road, s w cor Loring pl, 57.1x130. Certificate as to mort for \$47,000. April 1, April 5, 1910. 11:3225. —
- Judge, Fred to Frank Gass. 11th st, n s, 171.8 e Av B, 33.4x108, Unionport. Feb 1, 1 year, 6%. April 4, 1910. 600
- Juliette Construction Co to Isaac L Kip and ano exrs, &c, Cornelia B Kip. Fordham road, s w cor Loring pl, 57.1x102.5x50x130. Apr 1, 3 years, 5%. Apr 2, 1910. 11:3225. 47,000
- Kuehn, Rheinhold to Miriam Glass. Anthony av, No 1852, e s, 184 n 176th st, 19x100x17.5x100. Mar 30, 1 year, 6%. Apr 1, 1910. 11:2803. 1,000
- Kingston, Geo D to Augusta P Amundson. Perry av, n s, 250.8 e Bedford Park Boulevard or Southern Boulevard, 195.3x118.3x197.3x108. P M. April 2, 1 year, 5%. April 4, 1910. 12:3292. 15,000
- Kirby, Sinclair H to John Theurer. Bailey av, e s, lot 77 map land Wm O Giles at Kingsbridge, 50x51.10x49.5x65.9, n s. Apr 7, 1910, 3 years, 5%. 12:3261. 4,000
- Kohler, John J to Moritz L Ernst and ano. Bergen av, n e cor 153d st late Grove st, runs e 22.5 to c l Mill Brook x n 59.10 to av x s w 61 to beginning, gore. P M. Prior mort \$1,300. Apr 1, 3 years, 6%. Apr 7, 1910. 9:2363. 1,450
- Kellwood Realty Co to Emil S Levi. Lot 12 map No 352 attached to report of Ernest G Stedman referee. P M. Mar 15, 5 years, 5%. Apr 4, 1910. 10:2729. 10,000
- Lawyers Mortgage Co with Jacob L Markel. Tinton av, e s, 110 n 150th st. Extension of mort for \$25,000 to Feb 3, 1915, at 5%. Jan 24, Apr 7, 1910. 10:2664. nom
- Levy, Ray to Emma C Linson and ano. Washington av, w s, 70 s 165th st, runs s 50 x w 96.5 x n 25 x e 3 x n 25 x e 93.3 to beginning. April 5, 1910, due, &c, as per bond. 9:2386. 12,000
- Lynch, Anna L guardian Bernard Lynch with Bernard Lynch. Montgomery av, w s, 48.6 n 176th st, 50x100, and being lots 269 and 270 map No 1069, of Undercliff terrace, Morris Heights. Extension of \$1,000 mort until April 25, 1911, at 5%. Mar 23, April 5, 1910. 11:2877. nom
- Legal Realty and Mortgage Co to Charles I Fleck. Summit av, 112.6 s 166th st, 43.9x190 to Ogden av, P M. Prior mort \$5,100. April 2, 1 year, 6%. April 4, 1910. 9:2526. 2,000
- Same to same. Same property. Certificate as to above mort. Mar 31, April 4, 1910. 9:2526. —
- Legal Realty and Mortgage Co to Charles I Fleck. Summit av, e s, 112.6 s 166th st, 43.9x190 to Ogden av. April 2, 1 year, 6%. April 4, 1910. 9:2526. 1,000
- Longfellow Construction Co to Geo P Laible. Longfellow av, Nos 1530 to 1538, e s, 100 n 172d st, 200x100. P M. Feb 18, due Oct 1, 1910, 6%. Apr 2, 1910. 11:3009. 27,500
- Same to same. Same property. Certificate as to above mort. Feb 18, Apr 2, 1910. 11:3009. —
- Same to same. Same property. P M. Prior mort \$27,500. Feb 18, due Oct 1, 1910, 6%. Apr 2, 1910. 11:3009. 16,500
- Same to same. Same property. Certificate as to above mort. Feb 18, Apr 2, 1910. 11:3009. —
- LAWYERS TITLE INS & TRUST CO with Av St John Realty Co. Av St John, e s, 25 s Kelly st, 4 lots, each 25x107.5; Av St John, e s, 25 n Beck st, 4 lots, each 25x107.5. Extension of 8 mort for \$15,000 until Mar 30, 1915, at 5%. Mar 30, Apr 1, 1910. 10:2685. nom
- LAWYERS TITLE INS & TRUST CO with Av St John Realty Co. Av St John, n e cor Beck st, 25x107.5; Av St John, s e cor Kelly st, 25x107.5. Extension of 2 mort for \$20,000 each until Mar 30, 1915, at 5%. Mar 30, Apr 1, 1910. 10:2685. nom
- Muth, John to Conrad J Muth and ano. 162d st, n s, 196.3 e Melrose av, 37.6x100. Prior mort \$31,000. Apr 1, 1910, 3 years, 6%. 9:2384. 8,500
- Mulligan (Thomas) Construction Co to TITLE INS CO of N Y. Eagle av, e s, 25 s Terrace pl, 50x100. Apr 1, 1 year, 6%. Apr 2, 1910. 10:2623. 27,000
- Same to same. Same property. Certificate as to above mort. Mar 25, Apr 2, 1910. —
- Masterson, Wm H to Henry Cleland. Park av, Nos 4290 and 4292, e s, 125 s 179th st, 41x100. P M. Prior mort \$30,000. Apr 1, due, &c, as per bond. Apr 2, 1910. 11:3035. 6,000
- May, Adam to Charles Schade. Southern Boulevard, No 884, e s, 283.4 n Tiffany st, 33.4x100. P M. Prior mort \$17,000. Mar 31, 3 years, 6%. April 4, 1910. 10:2733. 2,500
- *Melrose Realty Co to Agnes G W Bertieri. 228th st, late 14th av, s s, 105 w 6th st, two lots, each 50x114, Wakefield. Two mort. each \$1,000. Apr 1, 3 years, 6%. April 4, 1910. 2,000
- Maloney, Patrick J to Jennie Sapiro. 202d st, late Tower pl, n s, 160 e Webster av, 25x100. Prior mort \$—. Mar 21, due Aug 21, 1910. Interest as per bond. April 4, 1910. 12:3330. 1,000
- Metzger, Chas A to Forrest C Hirlleman. Weeks av, w s, 6 n 173d st, 30x95. Prior mort \$5,000. April 4, due May 15, 1910, —. April 5, 1910. 11:2792, 2793 and 2796 and 2791. 300
- Marrin, Emily F to Mary D Young, extrx Chas C Young. Morris av, e s, 244.9 n 196th st, 25x95.3, except part for av. Apr 6, 1910, due, &c, as per bond. 12:3318. 3,000
- Meierdiercks, Katie I to Fredk W Schmidt. Prospect av, No 641, w s, 149.11 n Beck st, 25x100. Oct 27, 1909, demand, % as per bond. Apr 6, 1910. 10:2674. 5,000
- Massoth, Charles to DOLLAR SAVINGS BANK of City N Y. 152d st, Nos 278 and 280, s s, 70.3 e Morris av, 50x117.4x50x117.5. Apr 1, due Dec 1, 1912, 5%. Apr 7, 1910. 9:2411. 34,000
- Same with same. Same property. Subordination agreement. Apr 7, 1910. 9:2411. nom
- *McGarry, Charles S to T Emory Clocke. Castle Hill av, e s, 125 s St Raymond av, 24.7x53. Apr 6, due, &c, as per bond. Apr 7, 1910. 1,200
- McNulty, Cath with Solomon M Schatzkin. Washington av, No 1685, w s, 50 n 173d st, 25x90. Agreement modifying terms of mort. Apr 5, Apr 6, 1910. 11:2906. nom
- *McCabe, John P to Louis Waxberg. Morris Park av, n s, 290 e White Plains road, 50x95. P M. Prior mort \$1,900. Apr 2, 1 year, 5%. Apr 7, 1910. 1,000
- Noble & Gauss Construction Co to Louisa Ganzenmuller. Park av, e s, 85 s 179th st, 40x116.2x39.11x116.1. Apr 1, 1910, 5 years, 5%. 11:3305. 28,000
- Same to same. Same property. Certificate as to above mort. Apr 1, 1910. 11:3305. —
- *Newkirk, August to Lena Volz. Mayflower av, w s, 575 n Pelham road, and being lots 25 and 26 map 473 lots Haight estate, 50x100. Mar 19, 3 years, 6%. Apr 7, 1910. 2,500
- 174th Street Construction Co to LAWYERS TITLE INS AND TRUST CO. Tinton av, n w cor 160th st, 104.6x40. Building loan. Mar 31, 1 year, 6%. Apr 4, 1910. 10:2657. 41,000
- Same to same. 160th st, n s, 80 w Tinton av, 40x104.6. Building loan. Mar 31, 1 year, 6%. April 4, 1910. 10:2657. 31,000
- Same to same. Tinton av, w s, 104.6 n 160th st, runs w 120 x n 40.8 x w (?) 120 to w s Tinton av, x s 40.8 to beginning, probable error, should be e. Building loan. Mar 31, 1 year, 6%. April 4, 1910. 10:2657. 32,000
- Same to same. Tinton av, n w cor 160th st, 145x120. Certificate as to four mort aggregating \$135,000. Mar 31, April 4, 1910. 10:2657. —
- 174th Street Construction Co to LAWYERS TITLE INS AND TRUST CO. 160th st, n s, 40 w Tinton av, 40x104.6. Building loan. Mar 31, 1 year, 6%. April 4, 1910. 10:2657. 31,000
- Otten, Christian A, Ida A and Adolph to BOWERY SAVINGS BANK. Morris av, e s, 79.10 n 148th st, 53.3x70.3. Apr 4, 2 years, 5%. Apr 7, 1910. 9:2330. 21,000
- Pizzutiello, Henry to Wm K Thorn et al, trustees for Herbert T King will Emily A Thorn. Morris av, e s, 50 n 152d st, 25x70.3. Prior mort \$—. Apr 4, 5 years, 5%. Apr 7, 1910. 9:2412. 10,000

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BANK WORK A SPECIALTY

*Parker, Eliz F to Anna M Minasian. Digby av, e s, 300 n Jefferson av, 50x100. Apr 5, due Mar 1, 1913, 6%. Apr 6, 1910. 300

*Plott, Oliver to G De W Clocke. Eastchester road, e s, 51.7 s Rhinelander av, and being lots 245 and 246 map (No 1130) of 327 lots Hunter estate, 51.7x100. Mar 23, due, &c, as per bond. Apr 1, 1910. 4,500

*Same to Hudson P Rose Co. Same property. Prior mort \$4,500. Mar 3, 3 years, 5½%. Apr 1, 1910. 928

*Pommer, Chas W to Peter Messemmer committee Barbara Albanus. Columbus av, n s, 25 w Fillmore st and being lot 388 map Van Nest Park, 25x100. April 2, 3 years, 5%. April 4, 1910. 1,500

Rosenstein, Carrie and Regina with Carl, Kate and Gustav Lahr. 175th st, No 745 East. Extension of \$4,000 mort until April 1, 1915, at 5%. Mar 23. April 5, 1910. 11:2917. nom

Richardson, Mary E wife of and James to Sarah J Whiteside. 239th st, s s, 225 e Martha av, 25x100, and being lot 108 map No 163 part Hyatt Farm. Mar 29, 5 years, 5%. April 5, 1910. 12:3392. 4,200

Ramsteck, Eva A to John J and Thomas Jefferson exrs Susan Jefferson, Jr. Clinton av, n w s, 99.7 s w Tremont av, 25x100. April 5, 1910, 3 years, 5%. 11:2950. 3,500

*Reiss, Geo to DOLLAR SAVINGS BANK of City N Y. Bear Swamp road, at land now or late John Hitchcock, runs s — to Bronx Park pl, x w 91.6 x s 200 to Reiss pl, x w 150 x n — to Bronx Boulevard, x n — to land Hitchcock, x e 147.11 to beginning, Westchester. April 5, 1910, due June 1, 1913, 6%. 35,000

Reynolds, Sophie V to TITLE GUARANTEE AND TRUST CO. Intervale av, n e cor Freeman st, 112.5x23.1x107.11x27. Apr 4, due, &c, as per bond. April 5, 1910. 11:2976. 23,000

Russhon, Mary to Bernard Lynch. Montgomery av, w s, 48.6 n 176th st, 50x100, and being lots 269 and 270, map No 1069, Undercliff Terrace, Morris Heights. P M. Prior mort \$—. Apr 4, 1 year, 6%. April 5, 1910. 11:2877. 2,500

*Ringelstein, Charles to George Wildung. Lot 20 map No 277 St Raymonds Park. Mar 30, 3 years, 6%. Apr 1, 1910. 1,000

Rabe, Rudolph F of Hoboken, N J, to Rapid Transit Subway Construction Co. Bedford Park Boulevard, or 200th st, or Southern Boulevard, n s, 57 s e Villa av, runs n 112.9 x e 50 x s 25 x e 25 x s 25 x e 25 x s 117.8 to Southern Boulevard x n w 114.1 to beginning. P M. Mar 31, 3 years, 5%. Apr 2, 1910. 12:3310. 10,000

Ratner, Katy with Harris Ratner. Simpson st, No 1188. Extension of \$10,000 mort until June 12, 1912, at 6%. Mar 2. Apr 6, 1910. 11:2975. nom

Roberts, Irving to Jacob Mendelsohn and ano. Tiffany st, w s, 93.3 n 165th st, 25x100. Building loan. Apr 4, installs, 6%. Apr 6, 1910. 10:2716. 7,500

Rigelmann, Christian C with Manhattan Mortgage Co. 165th st, n s, 50 e Stebbins av, 25x113.4. Subordination agreement. Apr 5. Apr 6, 1910. 10:2691. nom

*Steinmetz Construction Co to Julius Zink. Glover st (Grace av), e s, 203.11 n Westchester av, old line; also 300 s Lyon st, runs e 130 x n 25 x w 130 to av x s 25 to beginning. Mar 28, 2 years, 6%. Apr 7, 1910. 1,500

*Same to same. Certificate as to above mort. Mar 22. Apr 7. 1910.

Schwarzler (A J) Co, a corpn to DOLLAR SAVINGS BANK. Clay av, e s, 30.8 s 167th st, four lots, each 39x80. Four mortg, each \$20,500. Apr 6, 1910, due June 1, 1914, 5%. 9:2426. 82,000

Same to same. Certificate as to above four mortg. Apr 6, 1910. 9:2426.

Same to Francis X Geoghegan, as trustee Timothy Geoghegan, decd. Clay av, s e cor 167th st, 30.8x80. Apr 6, 1910, 5 years, 5%. 9:2426. 28,000

Same to same. Certificate as to above mort. Apr 6, 1910. 9:2426.

*Sprague, Louise of Westchester, N Y, to Steven B Ayres. Mayflower av, e s, 252 n Middletown rd, 50x95, and being lots 54 and 55 block 2 map No 1087 of Tremont Terrace. P M. Mar 17, due April 5, 1912, 5%. April 5, 1910. 800

*Schill, Edward A to Martin Lipps. Powell av (11th st), n s, 380 w Av B, and being part lot 283 map Unionport, begins at line bet lots 283 and 284, 25x108. April 2, 3 years, 5½%. April 5, 1910. 4,500

Schulein, Bella with TITLE INS CO of N Y. Eagle av, e s, 25 s Terrace pl, 50x100. Subordination agreement. Apr 1. Apr 2, 1910. 10:2623. nom

Schulze, Carl O to Anna S Schmidt. Eagle av (Av A), No S17, n w s, 50 s 159th st, late John st, 25x100. P M. Apr 1, 1910, due, &c, as per bond. 10:2618. 4,500

Steen, Joseph to Daniel G Wild and ano trustees Wm H Wallace (Florence W Cunningham trust). Hughes av, No 2124, e s, 36 n 181st st, 16.8x84.10x16.8x84.7. P M. Mar 31, due, &c, as per bond. Apr 1, 1910. 10:3082. 5,000

*Troiano, Giovanni to Geo A Cambeis. Pilgrim av, e s, 175 n Mildred pl, 25x100, and being lot 220 map of 473 lots, Haight Estate, Westchester. April 2, 2 years, 6%. April 5, 1910. 165

Tully, Maria to Kath Stephens. 173d st, No 810, w s, 129.6 n Boston road, runs w 113.6 x n 20.9 x e 10.9 x n 20.9 x e 92.1 to 173d st x s 40 to beginning. P M. Mar 31, 3 years, 5%. Apr 1, 1910. 11:2939. 3,000

Tessier, Edward to Edw McK Whiting guardian John S Wilson. Merriam av, e s, 257.4 n 169th st, 50x88x50x96.1, and being lots 10 and 11 parcel 11 map subdivision estate Wm B Ogden, at Highbridge, filed May 24, 1907. April 4, 3 years, 6%. Apr 5, 1910. 9:2531. 2,000

Temme, Arthur to Henry Seebeck. Decatur av, w s, 300 s Woodlawn road, 25x110. Prior mort \$4,000. Apr 5, due July 1, 1911, 6%. Apr 6, 1910. 12:3332. 1,500

Thorn, Thomas H to Anna M Schult. Grand av, w s, 250 s 192d st, 50x106. Prior mort \$—. Apr 6, 1910, 3 years, 5%. 11:3214. 8,000

VAN NORDEN TRUST CO with Adolph Hoertkorn. 168th st, No 800, s w cor Union av, ——. Agreement as to share ownership in mort. Apr 1. Apr 6, 1910. 10:2672.

Van Der Smissen, Gilbert J to Wm T Traud. Tremont av, late 177th st, Nos 792 and 794, s s, 325 w Marmion av, 50x100. P M. Prior mort \$9,000. Mar 30, 3 years, 5%. Apr 1, 1910. 11:2956. 4,000

Vale Construction Co to Louisa D Nuhn. Intervale av, w s, 316 n Freeman st, 50x105. Prior mort \$39,000. Mar 31, due Oct 1, 1912, 6%. Apr 1, 1910. 11:2965. 7,000

Same to same. Same property. Certificate as to above mort. Mar 10. Apr 1, 1910. 11:2965.

Winnie Realty & Construction Co to whom it may concern. Estoppel certificate by above as to mortgage for \$42,000. Intervale av, s w cor Beck st, runs n w 89 x s 87.3 x e 60 to w s Beck st x n 53.2 to beginning. Apr 1. Apr 2, 1910. 10:2710.

Wiedhopf Construction Co to Carl Fischer. 175th st, n s, 88.4 w Clinton av, 61.5x90. Building loan. Mar 31, due Jan 1, 1911, 6%. Apr 1, 1910. 11:2949. 24,000

Same to same. Same property. Certificate as to above mort. Mar 26. Apr 1, 1910. 11:2949.

Wiedhopf Construction Co to Carl Fischer. Clinton av, n w cor 175th st, 90x88.4. Certificate as to mort for \$38,000. Mar 26. Apr 1, 1910. 11:2949. nom

Wiedhopf Construction Co to Carl Fischer. Clinton av, n w cor 175th st, 90x88.4. Building loan. Mar 31, due Jan 1, 1911, 6%. Apr 1, 1910. 11:2949. 38,000

Wolf, Henry F A to Josephine C M Collins. Southern Boulevard, w s, 75 s 167th st, 50x100. P M. Apr 1, 1910, 1 year, 5%. 10:2727. 5,000

Weisman & Herman, a corpn, to LAWYERS TITLE INS & TRUST CO. Tinton av, w s, 267.6 n 161st st, 41.3x135. Building loan. Mar 31, 1 year, 6%. Apr 1, 1910. 10:2658. 32,000

Same to same. Tinton av, w s, 308.9 n 161st st, runs n 41.3 x w 35.1 x w 99.11 x s 40.11 x e 135 to beginning. Building loan. Mar 31, 1 year, 6%. Apr 1, 1910. 10:2654. 32,000

Same to same. Tinton av, w s, 267.6 n 161st st, runs n 82.7 x w 35.10 to Forrest av x w 100 x s 82.2 x e 135 to beginning. Certificate as to 2 mortg for \$32,000 each. Mar 31. Apr 1, 1910. 10:2658.

*Walsh, Thomas F to Frank Gass. Castle Hill av, e s, at n s lot 409, runs n 162 to point 211 s Starling av, x e 78 x s 161.8 x w 91 to beginning, part of lot 410 map Unionport, except part for av. Feb 1, 3 years, 6%. April 4, 1910. 1,500

Wells, James L exr, &c, Adelia Bruner with Stephen McBride. Valentine av, s e s, 530.9 n e 198th st, late Travers st, 25x98.10 x41x97.9. Agreement changing description in mort. Nov 16, 1909. April 5, 1910. 12:3302. nom

Wolf (Henry F A) Co to GERMAN SAVINGS BANK. Hoe av, n e cor Westchester av, 48x78.10x47x91.11. Apr 6, 1910, 3 years, 5%. 10:2751. 40,000

Same to same. Same property. Certificate as to above mort. Apr 6, 1910. 10:2751.

Young, Emily B to John B Haskin trustee John B Haskin decd for Mary A and Adele Le Compte. Nelson av, No 1214, e s, 243.4 s 168th st, 25x125. April 5, 1910, 5 years, 5%. 9:2515. 3,500

*Young, Roger L to Louisa Christman et al. Eastchester Creek, w s, at s s meadow land now or late Wm Odell, contains 22 acres of salt meadow, Eastchester, except Goose Island, being part taken by N Y City. P M. Mar 30, 3 years, 6%. Apr 1, 1910. 15,000

*Zaug, Jacob A to Agnes K Malone. Columbus av, s s, 175 e Garfield st, 25x100, and being lot 491 map Van Nest Park. P M. April 1, installs, 5%. April 4, 1910. 1,700

Zingales, Gaetano to Ferdinand Hecht. West Farms road, n w cor Freeman st, runs n 58.7 x w 146.3 to Longfellow av, x s 54.8 x e 93.7, except part for road. P M. Prior mort \$8,000. April 4, due, &c, as per bond. April 5, 1910. 11:3007. 5,000

JUDGMENTS IN FORECLOSURE SUITS.

March 31.

Leland av, n e cor Old road, 75x109.1. Louis M Ebling agt Patrick Monahan; Leventritt, Cook & Nathan, att'ys; Geo S Mittendorf, ref. (Amt due, \$7,762.50.)

133d st, n s, 100 w Amsterdam av, 37.6x99.11. Francis J Kuerzi agt Carmine Altieri; Furst & Furst, att'ys; Samuel D Levy, ref. (Amt due, \$9,160.90.)

April 1.

St Nicholas pl, n w cor 151st st, 90.7x65.9. Marie Verbaeren agt Apartment Construction Co; Fred O Nelson, Jr, att'y; Max J Bernheim, ref. (Amt due, \$31,320.)

138th st, s s, 120 w 5th av, 125x99.11. Jacob Werner agt Joseph Jacobson et al; Wolf & Kohn, att'ys; Jacob A Cantor, ref. (Amt due, \$24,231.03.)

Audubon av, s e cor 166th st, 20.3x100. Jacob Werner agt Louis M Cahn et al; Wolf & Kohn, att'ys; Jacob A Cantor, ref. (Amt due, \$14,197.61.)

April 2.

No Judgments in Foreclosure filed this day.

April 4.

Hoffman st, No 2410. Duncan Smith agt Magdalena Marx; J Hampden Dougherty, att'y; Warren Leslie, ref. (Amt due, \$—.)

College av, n e cor 165th st, 438.11x199.4. Isidor P Heller agt Max Kessler; Max Silverstein, att'y; Dudley F Malone, ref. (Amt due, \$25,185.78.)

April 5.

Intervale av, n w s, 403.10 s w Home st, 25x 126.7. Frederick J Hoffman agt William Wainwright; Ernest Hall, att'y; Adolph Stein, ref. (Amt due, \$3,122.72.)

Findlay av, e s, 514.8 n lands of Wm H Morris, 248.8x100.7. Margaret Zborowski agt John Sachs et al; Harry L Morris, att'y; Sumner Gerard, ref. (Amt due, \$5,332.29.)

April 6.

4th st, n s, 175 w Av A, 25x96.2. Olga Wolkenmuth agt Henry Casselius; Samuel Bitterman, att'y; Joseph P Morrissey, ref. Amt due, \$2,975.00.)

Pleasant av, No 335. Noel B Sanborn agt Samuel Seineger et al; Sanborn & Sanborn, att'ys; James Oliver, ref. (Amt due, \$5,604.19.)

LIS PENDENS.

April 2.

113th st, Nos 549 to 551 West. Van Schaick Realty Co agt Sun Construction Co; specific performance; att'ys, Van Schaick & Price.

Fairmount pl, s s, 99.9 w Marmion av, 24x 83.10x24.1x85.6. Chester A Luff agt Katherine M Darmody et al; partition; att'y, H C De Witt.

Allen st, w s, 150.6 s Stanton st, 24.6x87.6. Isaac Corsun agt Mitten M Sittenfeld Comm; partition; att'ys, Sternberg, Jacobson & Pollock.

April 4.

176th st, No 887 East. Charles Bjorkegren agt Cornelia E McCormack; action to foreclose mechanics lien; att'ys, Dutton & Kilshheimer.

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM

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Perry av, e s, 225 s 209th st, 25x100. John S H Petit, exr, agt Carrie Newman et al; amended action to declare lien; att'ys, Robinson, Allen & Hoy.

April 5.

127th st, No 122 West. Isaac Mollot et al agt Isaac Steinberg et al; action to foreclose mechanics lien; att'y, J Rosenzweig.

Courtland av, Nos 706 & 708. Cora L Harris agt Harry Goodman et al; partition; att'y, I H Harris.

Lot 24, block 1453, Sec 5 Tax Map of the City of N Y. Elizabeth C Toal agt Madeleine Fisher et al; foreclosure of transfer of tax lien; att'ys, Murray, Weed & Harned.

156th st, n s, 200 e Broadway, 39.6x99.11. Freda Realty Co agt Marshall S Hagar, trustee; action to set aside deed; att'y, C L Hoffman.

176th st, Nos 888 to 892 East. Charles Bjorkgren agt Cornelia E McCormack; action to foreclose mechanics lien; att'ys, Dutton & Kilsheimer.

April 6.

Lexington av, No 1734. Tenement House Dept of the City of N Y agt Maria Copeland; notice of levy; att'y, W Chilvers.

2d av, e s, 54.6 s 2d st, 25x100.

2d av, e s, 29.6 s 2d st, 25x100.

2d av, s e cor 2d st, 29.6x100.

2d st, s s, between Bowery & 2d av, 20x57.10x 20.5x53.8, lot 7.

2d st, s s, between Bowery & 2d av, 20x61.11 x20.5x51.10, lot 8.

2d st, s s, 195 e Bowery, 20x66.1x20.5x61.11.

2d st, s s, between Bowery & 2d av, 20x71.2x 20.5x66.1, lot 10.

Av D, n w cor 2d st, 46.10x31x irreg.

2d st, n s, between Avs C & D, 25x106, lot 50.

2d st, n s, 31 w Av D, 40x46.10x irreg.

Front st, Nos 95 & 97.

113th st, s s, 125 e 5th av, 25x100.11.

Henry S Wynkoop agt Henrietta W K Drury et al; partition; att'ys, Atwater & Cruikshank.

Batavia st, No 1. Tenement House Dept of the City of N Y agt Thomas Farrell; notice of levy; att'y, W Chilvers.

107th st, No 106 East. Tenement House Dept of the City of N Y agt Louise Kruse; notice of levy; att'y, W Chilvers.

104th st, Nos 423 to 427 East. City of N Y agt Frank De Rosa; notice of levy; att'y, W Chilvers.

40th st, No 555 West. Tenement House Dept of the City of N Y agt Geo H Tietjen; notice of levy; att'y, W Chilvers.

5th st, No 331. Bernard Alexander, trustee, agt Abraham Treibitz et al; action to declare deed void, &c; att'y, N H Stone.

Dawson st, Nos 1188 to 1214. Tenement House Dept of the City of N Y agt Ittner Realty Co; notice of levy; att'y, W Chilvers.

April 7.

117th st, n s, 110 w 2d av, 25x100.11. Isidore Jackson agt Louisa C Reynolds et al; foreclosure of transfer of tax lien; att'y, A Stern.

Matilda st, e s, 200 s 239th st, 100x100. Charles Clayviellie agt Fox Muller Realty Construction Co et al; action to foreclose mechanic's lien; att'y, J Kandler.

Bond st, No 46.

Great Jones st, No 53.

Mayhew W Bronson agt N Y Life Ins & Trust Co et al; partition; att'y, G T Emmet.

68th st, No 308 West. Manhattan Rolling Mill agt Egan Iron Co; notice of levy; att'y, W Chilvers.

April 8.

6th av, n e cor 58th st, 100.5x100. Henrietta Simon agt Cora L Burgess et al; action to declare lien; att'y, H F Melas.

11th av, No 679. Lillian Lipstadt agt Louis Hirsch et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.

FORECLOSURE SUITS.

April 2.

66th st, n s, 213.2 e Amsterdam av, 31x100.4. Emanuel Menline agt Jonas V Spero et al; att'y, S Bernstein.

Willis av, No 445. Jennie Freed agt Wm L J Pidgeon et al; att'y, E Jacobus.

135th st, No 174 West. Gilbert R Hawes agt Susie H Stewart et al; att'ys, Cooper & Baer.

1st av, w s, 63.2 n 94th st, 37.6x100. Edmond R Smith et al agt Nathan Navasky et al; att'ys, Wilson, Barker & Wager.

3d av, Nos 4000 to 4004; three actions. Van Norden Trust Co agt Alexander Axt et al; att'y, A W Ashburn, Jr.

Jackson av, w s, 196 n 165th st, 19.2x85x18.11 x85. Margaret S Hull, extrx, et al agt Isabelle D Fielder et al; att'y, W V Simpson.

Lots 10 to 13, block 3236, Bailey Estate property. Knickerbocker Trust Co agt Charles E Keniston Realty Co; att'y, H M Bellinger, Jr.

April 4.

Pleasant av, No 337. Jessie Gillender agt Indelli & Conforti Co; att'y, S B Robinson.

134th st, n s, 200 w St Ann's av, 25x100. Eliza O'Kennedy agt Morris Zimmerman et al; att'y, J J K O'Kennedy.

137th st, No 358 East. Moses Seelig agt Doctor Herzl Ass'n et al; att'y, F C Leubuscher.

135th st, No 529 East. Carl Fischer agt Isaac Hattenbach et al; att'y, R Dudensing, Jr.

Goerck st, No 68.

Sheriff st, No 47.

State Bank agt Isidor Daniels et al; att'y, W T Kohn.

176th st, n s, 350 w Madison av, 50x125. Alvin F Johnson agt Annie Ridal et al; att'y, W F Quigley.

Lots 28, 62 and 63, block 3238, Bailey Estate, Bronx. Knickerbocker Trust Co agt Chas E Keniston Realty Co et al; att'y, H M Bellinger, Jr.

105th st, No 220 East. Esther Engel agt Paul Orlando et al; att'y, M Radin.

April 5.

Pleasant av, w s, 35.8 s 117th st, 39.11x75.7. Pauline L Goodman agt Samuel Greenberg et al; att'ys, Krakower & Peters.

3d av, No 1765. Chas H Potter agt Jacob Meyers et al; att'ys, Abromson & Potter.

7th av, Nos 1975 & 1977. Joseph Yeska agt Harry L Toplitz; att'y, L Altmayer.

7th av, Nos 1971 & 1973. Moses H Grossman agt Harry L Toplitz; att'y, L J Vorhaus.

St Nicholas av, w s, 314.9 n 141st st, 56.5x63.7x irreg.

St Nicholas av, w s, at intersec c l of 142d st (proposed), 81x62x irreg.

St Nicholas av, w s, 202.7 n w 141st st, 30.5x 134.10x irreg, except parts released.

Commercial Trust Co of N Y agt John F Cockerill et al; att'ys, Campbell & Moore.

124th st, s s, 225 w Lenox av, 56.3x100.11. Mary Frank, admtrx agt Godspeed Realty Improvement Co et al; att'y, N H Prager.

1st av, No 352. Louis Fooks agt Feige Weingarten et al; att'y, S L Fooks.

1st av, No 2366. John J Sullivan et al agt Joseph Scharf et al; att'y, J C McEachen.

Columbia st, No 14. John Everling agt Isidore Scherer et al; att'y, G C Goebel.

April 6.

139th st, No 522 East. State Bank agt Abelman Construction Co et al; amended; att'y, J A Kohn.

St Nicholas av, w s, 314.7 n 141st st, 45.1x 111.10x irreg. Andrew Phillips agt John F Cockerill et al; att'y, J G Wells.

80th st, No 226 East. George Ehret agt Ellen Egan et al; att'ys, E M Burghard.

Madison av, s w cor 94th st, 100.8x87.9. August Oppenheimer agt Simon Uhfelder et al; att'y, E G Kremer.

75th st, No 229 East. Frank S Terry agt Joseph Scheiber et al; amended; att'y, R J M Bullowa.

April 7.

31st st, s s, 245 w 1st av, 20x98.9. Emigrant Industrial Savings Bank agt Anton Fresher et al; amended; att'ys, R & E J O'Gorman.

57th st, s s, 100 e Lexington av, 37.6x100.5. Paul Tuckerman et al agt Thomas F O'Reilly et al; att'y, F de P Foster.

Lexington av, No 1841. Eleanor E Harper agt Clara L Belden et al; att'ys, Allen & Cammann.

Goerck st, Nos 13 to 19. Hannah Strauss et al agt Isaac Male et al; att'y, S Hellinger.

138th st, s s, 325 e Lenox av, 225x99.11. Mutual Life Ins Co of N Y agt David Levy et al; att'y, J McKeen.

116th st, No 156 East. Maude A Schmid gdn agt Lizzie F Hunt et al; att'y, S H Benton.

West Broadway, n w cor West 3d st, runs n 209.6 to Washington Square South, x w 25 x s 56.8 x w 25 x s - x s 153 x e 50 to beg. Lewis A London et al agt Washington Square Realty Co et al; att'y, J C Guggenheimer.

April 8.

St Georges Crescent, s s, intersec s s Grenada pl, runs w 24.6 x s 92.6 x e 25 x n 100 x w 1.7 to beg. Mary H Weight agt Emilia Badolati et al; att'y, S Williamson.

White Plains rd, w s, Lo 87, map of Washingtonville. Henrietta Beck agt Nicola Spada et al; att'y, R C Burlando.

64th st, Nos 153 to 157 West. Norma H Barrett agt Herman E Meeker et al; att'y, M H Hayman.

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 their column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

April.

- 2 Allen, Henry G-Y Wissner.....91.40
4 Alexander, Henri P-D Drell et al.....41.43
4 Arnold, Amanda-N Y Telephone Co.....43.48
4 Alfandri, Albert et al—the same.....48.19
4 Aarons, Alfred E-F Scandifio et al.....146.29
4 Armstrong, Helen-N Y Telephone Co.....53.00
4 April, Rebecca-J Dehan16.41
4 Aichele, John M-F W Devoe and C T Reynolds Co178.95
5 Aremland, Louis-I Gingold et al.....40.44
5 Allen, James F-G C Stowell et al.....costs, 109.85
5 Alberga, Clarence-T De Levante et al.....1,705.90
6 Ackerman, Harry M-J W Allison.....221.91
6 Abrahams, Paul M et al-Singer Mfg Co.....272.93
6 Allgood, Andrew P-J Fisher.....190.81
6 Ames, Frank D et al-J Born.....costs, 27.41
6 Abrams, Isidor-People, &c500.00
6 Antonuccio, Joseph et al-Feeney & Devanny Co438.47
6 the same—the same.....440.23
7 Ashley, Frank B-D Ashley.....160.20
7 Armstrong, David-C V De Carlo.....68.75
7 Appleby, Alfred J et al-J Hegarty.....164.69
S*Asinoff, Max et al-N Y Edison Co.....158.55
8 Abrams, Isaac et al-H B Claflin Co.....177.71
8 Abrahams, Harry S et al—the same.....177.71
8 Alfandri, Albert-N Y Telephone Co.....29.45
8 Allison, James W-J A Polachek.....377.87
7 Bensottler, Max-United Wine & Trading Co.....49.86
2 Bobis, Nathan-H Goldberg52.41

- 2 Brenner, Joseph & Mary-Frank Brewery.....250.45
2 Beanes, Abraham-C W Berg.....106.72
2 Black, Henry M-J R Gimbernat.costs, 966.38
4 Baron, Louis-H Spear et al.....132.22
4 Baltes, Fernando-B Greenstein114.95
4 Braham, Edmund et al-F Honings.....39.41
4 Bleidner, William-Schwarzschild & Sulzberger Co19.72
4 Baruch, Solomon-A W Sanbern.....35.31
4 Biern, Louis-T Lee.....costs, 71.16
4 Burns, Wm H-J A McCafferty.....18.10
4 Bowman, Clare C-O Goldsmith.....costs, 77.85
4 Bonarigo, Domenica C admr-Pelham Hodelevating Co et al.....costs, 69.18
4 Barry, James-City of N Y.....costs, 109.85
4 Berkner, Isidor S et al-F S N Blum et al.....14.67
5 Bayles, James C-United Electric Light & Power Co.....16.36
5 Byers, Joseph J-H P Brown.....costs, 166.42
5 Brown, Wm J-I Bernheim et al.....123.41
5 Brooks, Henry C-W J Hammer.....39.65
5 Bonitz, Herman-W R Berryman.....222.41
5 Burns, Bessie et al-People, &c.....500.00
5 Brina, Marius E & Ignatus J-I N Vaughan et al.....1,139.70
5 Bunte, Louise admr-N Y, N H & Hartford R R Co.....costs, 106.20
5 Block, Eugene H-D M Steindler et al.....costs, 109.47
5 Bender, Max-M S Edelman44.90
5 Beck, Frank-E Noru.....1,135.00
5 Brown, Frank E-J H O'Brien.....costs, 36.75
5 Bobiss, Nathan-J Mayerhoff86.75
6 Banner, Simon-M H Schonzeit et al.....68.33
6 Birnbaum, Samuel-C Freyer89.41
6 Bierbaum, Harry-S Ostrovsky1,017.50
6 Bruce, Joseph A-R W Meacham et al.....32.15
6 Berry, Burson J et al-J Born.....costs, 27.41
6 Brandner, Benjamin L, exr-H L Lippe Sr et al2,185.26
6 the same-H F Lippe et al.....costs, 179.73
6 Bittner, Otto-Pleasant Spring Distillery Co.....100.22
6 Baldwin, George E-J D Mahr, Inc.....12.41
6 the same—the same74.79
6 Bernstein, Arthur I-F Bernstein.costs, 77.87
6 Bonnell, Geo P-H A Green et al.....43.30
6*Bocker, Henry et al-Michael Cohen & Co.....166.07
7 Buchner, Robert P-C Lippmann et al.....costs, 69.97
7 Bellmer, Edw F-C T Schubert.....63.41
7 the same-C Tesar38.16
7 Berrie, Joseph-A Acker et al.....30.79
7 Byrnes, Stephen A et al-Royal Bank of N Y61.40
7 Brosman, Edw P et al—the same.....61.15
7 Berkman, Davis or David et al-N Weiner2,145.00
7 Berkman, Beckie et al—the same.....2,145.00
7 Becker, Nicholas-American Agricultural Chemical Co.....519.65
7 Bostwick, Elwood F-A Schvyn419.41
7 Becker, Nathan-American Woolen Co of N Y4,890.23
7 Bohan, Frank J-J Seaman et al.....127.94
7 Bergman, Mollie et al-S Kaufman.....561.91
7 Burton, John R-George R Gibson Co.....77.59
7 Bukow, Morris-S Lampel.....77.55
8 Boyer, Henry V-N Y Edison Co.....36.36
8 Buchman, Isaac-C J Quinn.....484.71
8 Brown, Lizzie-L Jacobs.....104.16
8 Bishop, Frank C-City of N Y.....410.60
8 Brown, John & Ida-L K Ungrich.....74.31
8 Bloomgarden, Howard et al-T E Conklin.....131.16
8 Brown, Franklin R-J Reyle.....51.41
8 Britton, Alfred A-N Y Telephone Co.....49.72
8 Beyer, Mayer I Samuel Nathan & Louis-Philadelphia Casualty Co.....1,386.42
8 Basson, Bernard et al-J Freifeld.....42.05
2 Collins, Daniel J-J Hoenthal.....228.28
2 Curatolo, Sam-Foundation Co.....costs, 23.08
4 Connolly, Hugh-H Spear et al.....349.84
4 Cohen, Morris-N Y Telephone Co.....45.78
4 Cohn, Leo—the same.....40.40
4 Colombo, Felix et al—the same.....43.89
4 Carr, Lillian J-A C Allen et al.....costs, 88.37
4*Cadous, Prosper et al-N Y Telephone Co.....48.10
4 Cohen, Nathan-J Michaels.....costs, 91.38
4 Caven, Robert A-C A Ryan.....150.01
5 Caywood, David G-United Electric Light & Power Co17.90
5 Corrigan, John B—the same.....156.33
5 Cook, Ranson-H Martin29.67
5 Collins, Edwin T-F H Brown et al.....46.82
5 Chamberlain, Frederick F-E A Chamberlaincosts, 118.55
5 Cummin, Joseph W-F C Allen.....100.00
5 Chu, Chas H-J Gumpel et al.....84.41
5 Canto, Mariano et al-People, &c.....500.00
5 Canto, Mariano et al—the same.....500.00
5 Cogan, Daniel J-Phelps Bros Co.....363.08
5 Cromwell, Albert-I J Cromwell.....479.24
5 Cohen, Louis-B Greenberg.....208.80
5 Cook, Isabel V-H S Austin.....169.67
5 Collins, Daniel-City of N Y.....65.25
6 Cantwell, Wm W et al-Singer Mfg Co.....272.93
6 Cohen, Max, Abraham & Harry-H Sena.....30.65
6 Catlin, Geo L-W N Mines.....479.31
6 Crosby, Reba L-H A Flursheim et al.....63.31
6 Camponeschi, Albert & Romolo et al-S Cupples Envelope Co46.88
6 Clifford, Maude M-City of N Y.....191.95
6 Cristani, Giovanni-F Corsi.....366.91
6 Chambers, Harry B-G Bickelhaupt Jr.....costs, 70.37
6 Corn, Paul J-A B McKennee.....247.08
7 Constantine, Richard B-Nesmith & Constantine Co.....879.88
7 Condon, Wm J et al-Royal Bank of N Y.....61.15
7 Crowley, Arthur P-Locke & Smith Co.....142.94
7 Colandangelo, Pietro admr-United Engineering & Contracting Co.....costs, 119.70
7 Cerrati, Tony-M Silverman et al.....50.41
7 Condon, Wm J-Mercantile Finance Co.....57.52
8 Curtis, James-C J Quinn et al.....235.07

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City</p> <p>WORKS GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs</p> <p>"THE ABSOLUTELY SAFE CEMENT"</p> <h1 style="font-size: 4em; margin: 0;">ALSEN</h1>	<p>SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS</p>
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of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

<p>8 Cerosoli, Aureli-H Herrmann Lumber Co. 116.71</p> <p>8 Coghlan, Rose-J Walter 49.45</p> <p>8 Cohn, Joseph et al-L C Bogert Co. 206.47</p> <p>2 Dunn, Harry, adm-New Amsterdam Casualty Co 125.23</p> <p>2*Dan, Abraham et al-J Efron 45.65</p> <p>4 Denniston, Frederick B-Aetna Life Ins Co 29.63</p> <p>4 De Carlo, Filomena-S C Master 211.22</p> <p>4 Dorrance, John J-W A Hayes 363.87</p> <p>4 Dodd, Charles-H Rosenstein 84.12</p> <p>4 Dolezal, Frank gdn-City of N Y 111.03</p> <p>4 D'Amato, Joseph-G F Johnson et al 45.81</p> <p>4 Denbosky, Edward & David et al-S Levine 1,083.22</p> <p>5 Dousing, Mary-United Electric Light & Power Co 15.01</p> <p>5 Dearborn, Chas A-United Electric Light & Power Co 29.66</p> <p>5 Donnelly, Anna & Frank J-E D Murphy et al 198.69</p> <p>5 Darling, George-L W Sweet & Co 35.19</p> <p>5 De Wolf, John C et al-W R H Martin 161.91</p> <p>5 Dorwin, Geo S-H R Hansen et al 68.90</p> <p>6 Doukas, Stelios-C Casino 196.91</p> <p>6 Diamond, Frank-Travelers Ins Co 74.53</p> <p>6 Drosnes, Max-A Epstein 187.51</p> <p>6 Ducker, Geo E-Thorndale Farms 65.01</p> <p>6 Damiano, John et al-Feeney & Devanny Co 440.23</p> <p>6 Damiano, John et al-the same 438.47</p> <p>6 Dansingburg, Frank J-A G Morgan 234.40</p> <p>7*Denne, Eugene J-J A Bodine 519.41</p> <p>7 Davis, Benjamin-J Zukerman 163.25</p> <p>7 Doherty, John J et al-Royal Bank of N Y 61.40</p> <p>7 Daly, Thomas R-the same 61.40</p> <p>8 Dube, Jacob et al-N Y Edison Co 158.55</p> <p>8 Durlacher, Jonas F & Florence E-C C Orcutt 270.72</p> <p>8 D'Ollone, Guy et al-C C Orcutt 266.39</p> <p>8 De Fanconcourt, Marquis et al-C C Orcutt 266.39</p> <p>8 De Mattin, Giovanni-S Piana 51.96</p> <p>8 Doris, Hugh F-City of N Y 542.54</p> <p>8 Donath, Michael-City of N Y 254.00</p> <p>8 Davidson, Adolph-N Y Telephone Co 30.36</p> <p>8 Drujons, Hortense et al-B B Davenport 259.78</p> <p>8 Duke, Brodie L-H Norden et al 130.63</p> <p>5 Elman, Saul-P Radin 895.54</p> <p>6 Erickson, Charles-Pennsylvania Steel Co 107.97</p> <p>7 Ehrlich, Samuel-E Hemmendinger 287.32</p> <p>7 Edelman, Morris et al-Moehle Lithographic Co 507.84</p> <p>7 the same-the same 394.99</p> <p>8 Egers, Alexander-F Honings 27.49</p> <p>8 Ehrhardt, Albert et al-People, &c 100.00</p> <p>8 Erger, Simon-N Y Telephone Co 32.67</p> <p>8 Einzig, Samuel-H Meyers 52.13</p> <p>2 Fine, Jacob-H Gottlieb 29.41</p> <p>2 Freeman, Chester M-Film Import Trading Co 1,344.10</p> <p>2 Furman, Earle et al-R L McGehee 5,142.72</p> <p>4 Fields, James-W Fields 1,402.22</p> <p>4 Friedenberg, Isaac-N Y Telephone Co 34.62</p> <p>4 Foster, Reginald L-D E Duclos 41.32</p> <p>4 Friedberg, Clara-C W McCutcheon 419.63</p> <p>5 Feinberg, Abraham et al-H Kunis 86.13</p> <p>5 Fischer, Charles-City of N Y 207.73</p> <p>5 Fair, Franklin or Harry Feir et al-People, &c 2,500.00</p> <p>5 Flood, Edw J-J Gans 180.39</p> <p>5 Frost, Joseph-A Safron 95.25</p> <p>6 Flood, Michael J-Davie Rubber Co 81.91</p> <p>6*Fishbone, Meyer et al-W Meyer et al 205.61</p> <p>6 Freund, Joe-B Spatz 214.65</p> <p>6 Fowley, James J-S Hatch 329.39</p> <p>6 Flanders, Wm P-W H Goodman 74.30</p> <p>6 Friedman, Sarah et al-People, &c 1,000.00</p> <p>6 Friedman, Joseph-M Bernstein et al 182.65</p> <p>7*Finnan, Farrell et al-J A Bodine 519.41</p> <p>7 Fleischer, Willis et al-J Cohen et al 27.41</p> <p>7 Feigelstein, Abraham et al-S Sloan 104.65</p> <p>7 Fraser, Thomas H-A Blank 519.41</p> <p>7 the same-I Blank 79.51</p> <p>7 Fineman, Max-H Siegel 68.49</p> <p>7 Freyheim, John A-A Dryfoos et al 515.71</p> <p>7 Friedman, Harry-Fourteenth Street Bank 135.87</p> <p>8 Fenwich, Max et al-N Y Edison 102.57</p> <p>8 Fried, Henry et al-the same 27.83</p> <p>8 Friedman, Edw L-St Dunstan Society 47.85</p> <p>8 Feldman, Philip-H Barr 30.65</p> <p>8 Frank, Ernest-City of N Y 30.42</p> <p>8 Francella, Joseph et al-People, &c 200.00</p> <p>8 Fleischman, J Henry et al-the same 500.00</p> <p>8 Feder, Chas S-N Y Telephone Co 35.67</p> <p>8 Flynn, Joseph V-the same 31.48</p> <p>2 Goldberg, Abraham-H G Street 126.15</p> <p>2 Galef, Hyman et al-J Elfron 45.65</p> <p>4 Glimsman, C Wm-Huron Cigar Co 553.16</p> <p>4 Gentile, Michael et al-N Y Telephone Co 39.84</p> <p>4 Goodman, Fred F-the same 25.64</p> <p>4 Gramlich, Adolph-Enders & Knopf Co 50.35</p> <p>4 Greenberg, Joseph et al-J Bogart et al 84.40</p> <p>5 Greenberg, Joseph-Sonora Phonograph Co 28.41</p> <p>5 Gresham, Elijah-J F Fellows et al 474.44</p> <p>5 Goldberg, Florence-United Electric Light & Power Co 25.07</p> <p>5 Gunn, John D et al-H E Steinhilber 53.31</p> <p>5 Glass, Dr Jacob et al-H Kunis 86.13</p> <p>5 Gluck, Daniel-M Short 19.66</p> <p>5 Gleason, Wm H-City of N Y 114.22</p> <p>5 Goldberg, Sol-J I Edlestein 43.85</p> <p>5 Graham, Robert-J Sinnott 181.64</p> <p>6 Goldberg, Harry-L Dickman et al 106.04</p> <p>6 Goldblatt, Max-Charles Quenzer, Inc 28.17</p> <p>6 Gilford, Edw L-Welsbach Gas Lamp Co 157.71</p>	<p>6 Greenberg, Max-J Efron 138.92</p> <p>6 Goldstein, Morris, gdn-Hecker, Jones, Jewell Milling Co 17.65</p> <p>6 Goldsmith, Isidore et al-W Meyer et al 205.61</p> <p>6 Gillian, John-A Powell et al 49.41</p> <p>6 Greenberg, Meyer-B Penner et al 32.88</p> <p>7 Goldstein, Sarah et al-A Fishmann 1,481.53</p> <p>7 the same-A Fishmann et al 1,294.95</p> <p>7 Garrison, Simon S et al-Royal Bank of N Y 61.40</p> <p>7 Gorham, John M-Sheffield, Farms Slawson Decker Co 32.63</p> <p>7 Gilman, Edw E-J D Hopkins 105.91</p> <p>7 Greenberg, Benjamin-S C Lampport et al 136.96</p> <p>7 Gutterman, Abrom or Abraham et al-N Weiner 2,145.00</p> <p>7 Goldstein, Charles et al-N Weiner 2,145.00</p> <p>8 Glassman, Wilhelm et al-J C Bogert Co 206.74</p> <p>8 Goffin, Clara-N Y Edison Co 79.41</p> <p>8 Gilliland, Harris H et al-S Gellick 6,656.32</p> <p>8 Goldstein, Meyer-J Posner et al 47.53</p> <p>8 Goldberg, Morris et al-T E Conklin 131.16</p> <p>8 Gray, James A-D M Torrey 50.48</p> <p>8 Galanta, Mariano-E M Houghtaling et al 224.31</p> <p>8*Guinan, Matthew T et al-N Y Telephone Co 26.45</p> <p>8 Guidone, Nella et al-J Friedfeld 42.05</p> <p>8 Gelles, Morris et al-Edwin B Stimpson Co 98.35</p> <p>2 Hollins, Celine S, exr-H O Swoboda 110.52</p> <p>2 Heim, Robert E-M Schwartz 666.42</p> <p>4 Hall, Walter W et al-F Honings 39.41</p> <p>4 Horan, James J-B M Dodder 634.24</p> <p>4 Herrick, Julius-N Y Telephone Co 39.17</p> <p>4 Horwitz, John-Frank Y Strauss & Co 86.21</p> <p>4 Heims, Selma-C M Mapes 16.81</p> <p>4 Hines, Michael-A Brafman 227.26</p> <p>5 Hamilton, Frank C-United Electric Light & Power Co 67.49</p> <p>5 Hughes, Albert-the same 51.67</p> <p>5 Henderson, Joseph Jr-the same 14.73</p> <p>5 Henry, Bernard S-H Brandstein 66.78</p> <p>5 Hemming, Henry G-City of N Y 564.41</p> <p>5 Hayes, John-the same 207.73</p> <p>5 Haight, Frank-G J Haase 53.17</p> <p>5 Hopp, Mary et al-City of N Y 141.84</p> <p>5 Hergenau, George-A G Todd et al 157.65</p> <p>5 Hilborn, Louis-E Oppenheimer 273.41</p> <p>6 Heicklen, Morris et al-A Rusch et al 67.90</p> <p>6 Haupmann, Louis-S Feiner 420.73</p> <p>6 Halladay, Margaret A-M Daly 360.78</p> <p>6 Higgins, Clarence W-Hyman Realty Co 65.63</p> <p>6 Hoefle, J Frederick-A Hallanan 160.81</p> <p>6 Helfand, Barnett et al-I Cohen et al 167.90</p> <p>6 Horowitz, Hyman et al-I Cohen et al 46.92</p> <p>6 Hampton, Sarah-F Van Patten 166.07</p> <p>6*Hohe, Fred et al-Michael Cohen & Co 166.07</p> <p>7 Hoagland, Chas B-L Johns 152.15</p> <p>7 Hoefling, Charles-B Perlmutter 145.54</p> <p>7 Healy, Mary-E McPartland 100.00</p> <p>7 Hebron, James-A Boyle 645.28</p> <p>7 Hayes, Kate S-United States Oxygen Co 38.84</p> <p>7 Hildebrand, George-M A Delhaye 1,334.06</p> <p>7 Haskin, Henry-G M Herman 60.40</p> <p>7 Honig, Benjamin-J Seeman et al 123.69</p> <p>7 Hochstam, Max-J C Wilson et al 354.40</p> <p>8 Hill, Geo H et al-Harry W Bell Co 394.71</p> <p>8 Hayes, Nellie M-B Borden, costs 74.76</p> <p>8 Holden, Lawrence E-R L Bradford 37.14</p> <p>8 Horwitz, Joseph-J L Jones 229.41</p> <p>8 Harris, Louis-M T Horn Co 293.92</p> <p>8 Hopkins, Bartholomew & Catherine-B E Greger 593.88</p> <p>8 Holden, John-City of N Y 207.73</p> <p>8 Holberg, Harry et al-People, &c 100.00</p> <p>8 Hirschbein, Nathan et al-the same 500.00</p> <p>2 Isaacs, Phil et al-H Lederer 61.25</p> <p>5 Israel, Kate et al-City of N Y 181.91</p> <p>7 Irvine, Ingram N-W J B Mugford 128.34</p> <p>8 Isaacs, Emanuel C-S Arstein 52.79</p> <p>4*Jacobs, Charles-F S N Blum et al 14.67</p> <p>5 Jones, Morris & Henry et al-City of N Y 181.91</p> <p>5 Jones, Frederick H-J C Hipkins 78.70</p> <p>5 Joline, Adrian H et al rec'rs-I Harris 1,386.84</p> <p>6 Jones, A Stanley-J H Davis et al 244.07</p> <p>7 Joline, Adrian H et al rec'rs-T Guiney 300.00</p> <p>7 the same-D Guiney 700.00</p> <p>7 Jorgensen, Nelson D W-R Theford 77.01</p> <p>8 Jacona, Tomaso-C Paretti, costs 105.50</p> <p>8 Johnson, Mills et al-Berger Mfg Co 76.75</p> <p>2 Kraus, Maurice-I Rosen 216.65</p> <p>2 Klein, Fanny-A Schweitzer 162.51</p> <p>4 Knowles, Francis-J P Storm 35.50</p> <p>4 Kessler, Geo W-K Becker et al 304.40</p> <p>5 Kramer, Reinhold-United Electric Light & Power Co 17.41</p> <p>5 Kingsland, Oliver H Jr-F H Brown et al 61.77</p> <p>5 Kaye, Frank C et al-W R H Martin 161.91</p> <p>5 Karfage, Charles-City of N Y 37.50</p> <p>5 Kelly, Mary et al-People, &c 500.00</p> <p>5 Kurth, Arthur R-Credential Employment Corp 67.15</p> <p>5 Kaiser, Arnold & Michaelis-C Flaum 2,042.46</p> <p>5 Koch, L B et al-W H Hotchkiss, costs 126.00</p> <p>5 Kenyon, Jacob C et al-Wilkinson Bros Co 591.36</p> <p>6 Klemmer, Otto-E E Kleiner et al 559.88</p> <p>6 King, James, adm-N Y Transportation Co 118.12</p> <p>7 Klenk, Albert-J H Kelly 534.76</p> <p>7 Kalastein, Moses gdn-B Krantheimer 167.50</p> <p>7 Killin, James exr-J A Bodine 519.41</p> <p>7*Kaufman, Louis et al-S Kaufman 561.91</p> <p>7 Kuhn, Samuel N-J C Simon et al 155.53</p> <p>7 Koch, John H* & Christian-W R Hill 44.41</p>	<p>7 Korn, William et al-Moehle Lithographic Co 507.84</p> <p>7 the same-the same 394.99</p> <p>7 Kaufmann, Louis B or Lou B-C Wessman 1,050.49</p> <p>7 Kohn, Geo W-S C Thwin et al 786.54</p> <p>8 Katz, Hyman-N Y Edison Co 15.38</p> <p>8 Kovas, Edward-the same 27.26</p> <p>8 Kleinzahler, Paul-the same 16.41</p> <p>8 Kronthal, Hannah et al-J Perlinder 156.65</p> <p>8 Katz, Morris-C J Quinn 258.82</p> <p>8 Kopelman, Millie-A H Joline et al, costs 131.28</p> <p>8 Korenman, Hyman & Max-N Lepow 71.32</p> <p>8 Kleinfeld, Max & Bertha-H Meyers 467.77</p> <p>8 Knight, Etta L-Z H Reakirt 225.41</p> <p>8 Kovalsky, Adam et al-People, &c 100.00</p> <p>8 Kutyn, Paul-N Y Telephone Co 32.58</p> <p>8 Klein, Morris et al-the same 26.42</p> <p>8 Kaufman, Lou B-H L Browne 40.37</p> <p>8 Kleinman, Harry-F A Strus et al 608.77</p> <p>2 Lippman, Harry & Samuel-J Salzstein 420.50</p> <p>2 Lyons, Thomas P-M Liberman 39.41</p> <p>2 Levy, Mayer-S Barnett et al 699.86</p> <p>2 Lipschitz, Isaac-Corn Exchange Bank 1,933.50</p> <p>4 List, Isidor-Wing Sang & Co 31.01</p> <p>4 Lucas, Herbert-A W Sanbern 35.91</p> <p>4*Low, Arthur A et al-N Y Telephone Co 39.84</p> <p>4 Longfield, Arthur-J T Barry 32.31</p> <p>4 Luckman, Abraham-Schwarzchild & Sulzberger Co 148.32</p> <p>4 Linter, Adolf-A Prince 180.84</p> <p>4 Lanzer, Charles-J M O'Shea 34.64</p> <p>4 Lang, Christian H et al-D Miller 140.08</p> <p>5 Lassman, Adolph-United Electric Light & Power Co 69.31</p> <p>5 Loeb, Edmund et al-United Electric Light & Power Co 22.67</p> <p>5 Lewy, Geo W-American Bank Note Co 149.51</p> <p>5 Leonard, John-Twelfth Ward Bank of the City of N Y 733.33</p> <p>5 Laux, Wm A-M Bing 1,851.41</p> <p>5 Same-the same 1,361.73</p> <p>5 Lewis, Geo L-Cathedral of Incarnation in the Diocese of Long Island 819.20</p> <p>5 La Cagnina, Orazio-H H Selfridge et al 45.44</p> <p>5 Levy, Abraham-L Leiman 286.41</p> <p>5 Longton, Wm H-R Hart 440.89</p> <p>5 Ledbetter, Walter A rec'r-K Mandel 768.07</p> <p>5*Lindsay, Arthur E et al-W J Hendrick 530.24</p> <p>6 Lindsay, Hattie-T W Baker 327.50</p> <p>6 Lonsdale, Louise-S Cohen 146.17</p> <p>6 Leighton, Adelaide W-J Jentes 223.31</p> <p>6 Lowey, Morris-Ludwig Bauman & Co 67.27</p> <p>6 Lohman, Frederick-J N Maxwell 395.63</p> <p>7 Lowy, Joseph-I Stern 95.16</p> <p>7 Levy, Jacob et al-M Plattner 88.71</p> <p>7 Luft, Norbert-C H Eulhardt 26.49</p> <p>7 Lundquist, Frank G-A Cruget et al 92.71</p> <p>7 Linch, rec'v-Ungar 342.16</p> <p>7 Levine, Louis-A Silberstein, costs 68.32</p> <p>7 Langman, Meyer-H B Grossman 158.11</p> <p>7 the same-the same 91.09</p> <p>7 Lindstrom, Cornelius-Tobacco Trade Journal Co 49.41</p> <p>8*Lasner, Frank & Joseph et al-N Y Edison Co 7.96</p> <p>8 Linder, Julius E-A H Joline et al, costs 67.88</p> <p>8 Larschen, Max-Henry Meyer Co 135.17</p> <p>8 Lambert, James J-D Mayer 44.04</p> <p>8 Levy, Max H et al-S Gellick 6,656.32</p> <p>8 Labovitz, Philip-B Lowenfield & Co 66.81</p> <p>8 Levy, Jacob-E D Dowling et al 149.63</p> <p>8*Levine, Jacob et al-S E A Stern et al 38.28</p> <p>8 Lanyon, John-M H Franklin et al 1,278.26</p> <p>2 Miller, Alexander-S W Johnson 82.32</p> <p>2 Myers, Marion S-Gorham Co 74.70</p> <p>2 Marcus, Harry et al-Casualty Co of America 435.38</p> <p>2 Markellos, James et al-P Wagner 33.95</p> <p>2 Mashowsky, Johanna-I Solomon 157.58</p> <p>2 Mender, Louise-G Di Talla, possession of property and \$76.79 or 581.79</p> <p>2 Merritt, Adelbert H-F Hopkins et al 80.25</p> <p>2 Mornington, Benjamin F-J Mornington, costs 109.40</p> <p>2 the same-E Weidenbach, costs 107.53</p> <p>2 Miles, William-Duncan Realty Co 524.92</p> <p>4 Mullin, Jay M-De M Erskine 4,133.13</p> <p>4 Mariscano, Gennaro-D Scoozza 123.61</p> <p>4 Mittenhal, Harry E-B Klopfer 284.08</p> <p>4 Miles, Herbert-L Colde 625.58</p> <p>4 Miceli, Peter-Degnon Contracting Co 109.81</p> <p>4 Marcus, Louis-City of N Y, costs 111.35</p> <p>4 the same-J Fleming, costs 106.95</p> <p>4 Markowitz, Samuel-M Saxe 32.41</p> <p>4 McCoy, Nellie-J V Lenox 167.91</p> <p>5 Murtaugh, James B-United Electric Light & Power Co 30.09</p> <p>5 Marinbach, Louis-I Ginsold et al 93.77</p> <p>5 Maxwell, Edw J-City of N Y 207.73</p> <p>5 Murphy, Mary-the same 636.65</p> <p>5 Mitchell, Chas F et al-W H Hotchkiss, costs 126.00</p> <p>5 Moran, Bernard T-J Murphy 530.81</p> <p>5 Menair, Frank C et al-W J Hendrick 530.24</p> <p>5 McManus, Andrew P-H W Vogel et al 39.45</p> <p>5 McDermott, John & Thomas J*-Wall Rope Works 72.02</p> <p>5 McDonald, Bartholomew-City of N Y 272.85</p> <p>5 McGrath, John-W Muller 31.18</p> <p>5 McClellan, Edw B-Hauptner & Co 54.45</p> <p>5 McGee, Wallace L et al-W J Hendrick 530.24</p> <p>5 McManus, Chas F et al-W H Hotchkiss, costs 126.00</p> <p>6 Maradaras, Saluator-R Beobide 1,432.78</p> <p>6 Meader, John F-L A S Bodine 2,653.32</p> <p>6 Maskell, Edw A et al-Royal Bank of N Y 81.40</p> <p>6 Malone, Frank E-G Hamburger 264.65</p>
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ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

6 May, Theodore M—Library Bureau.....43.98	5 Rieser, Arthur J—F J Derby.....956.76	7 Sweeney, Dominick P—Central Brewing Co of N Y.....698.79
6 Martin, Thomas J—B P Reynolds.....90.31	5 Richards, John M et al—W J Hendrick.....530.24	7 Squires, Merrill A—American Agricultural Chemical Co.....414.07
6 Mulvany, Mary C—P Jennings.....136.31	5 Robinson, Geo L et al—Wilkinson Bros & Co.....591.36	7 Schattman, Jacob—L Meyer.....640.79
6 Maynard, Geo H—A J Maynard.....534.40	6 Rabinowitz, Abram—I W Moskowitz.....168.18	7 Sullivan, Wm F—Gibson Distilling Co.....190.64
6 Mielle, Lingi—American Fashion Co.....39.31	6 Rosenberg, Edward—E Bonime.....39.31	7 Schaeffer, Addie N—K Wilson.....106.85
6 Mandel, Samuel—Cudahy Packing Co.....17.85	6 Ressler, Nathan—D S Brown.....74.83	7 Sheehan, Jeremiah A et al—J Hegarty.....164.69
6 McManus, Arthur J—Charles & Co.....61.69	6 Ruehl, Elise et al—Zenith Butter & Egg Co.....160.37	7 Schwartz, Adolph—E Pettis.....costs, 116.20
6 McMahon, Robert—Title Guarantee & Trust Co.....75.66	6 Rocas, James D et al—the same.....160.37	7 the same—B Adams.....costs, 116.20
6 McMorrow, Matthew J et al—Royal Bank of N Y.....61.40	6 Rathwell, Fred—H Murgatroyd.....44.63	7 Starr, Robert—L H Herzfelder et al.....117.53
7 Morningstar, Bernard F—Francis H Leggett & Co.....127.90	6 Roche, Bernard M—D Baumeister.....280.72	8 Stern, John et al—N Y Edison Co.....102.57
7 Merrill, Wm J—Washington Times Co.....220.03	6 Rudinsky, Louis et al—A Rusch et al.....67.90	8 Silverman, Clara or Gaffin—the same.....89.41
7 Merritt, Frank W—Rhode Island Tool Co.....61.59	6 Reynolds, Walter—A Butrico.....1,600.00	8 Schlansky, Samuel—N Y Edison Co.....13.25
7 Mulcare, Ralph R—J Stahl Jr Co.....55.12	6 Racos, James D—A Wierl.....97.46	8 Spooner, Jacob—the same.....23.08
7 Maskell, Edw A et al—Royal Bank of N Y.....61.40	6 Rosenberg, Isidor—A J Bates & Co.....122.07	8 Shilting, Morris—the same.....11.85
7 MacLean, Frederick C—F C Chamberlain.....39.72	6 Ruehl, Elsie—French American Wine Co.....163.96	8 Sanford, Wm W—the same.....23.91
7 Menoching, John J et al—Philip Hans & Co.....34.41	6 Retzky, Charles—I A Krulewitch.....24.00	8 Shidlinsky, Steve & Joseph—M N Clement.....1,000.00
7 McKenna, Bernard C—G R Simpson.....360.89	6 Rabinowitz, Abe—M Goldsmith.....96.65	8 Sidenberg, Geo M—City of N Y.....37.71
7 McAvoy, Minnie R—S Sellaro.....439.88	7 Rosenthal, Louis—T W Morris et al.....85.66	8 Sebel, Annie—A Weiss, costs.....117.38
7 McGreal, Walter B et al—A Bernard et al.....192.56	7 Rook, Albert B—Alfred Peats Co.....133.13	8 Scott, William, Jr et al—N Y Telephone Co.....26.45
8 Moran, Thomas—N Y Edison Co.....60.01	7 Ryan, Edgar E—E H Sayre et al.....34.82	8 Sweet, Samuel—the same.....243.60
8 Meehan, Frank P—the same.....20.97	7 Rotenberg, Abraham—M Karp.....60.45	8 Sicari, Filippi—C Maneri et al, costs.....9.91
8 Mitchell, Abraham—J Stein.....131.21	7 Reynold, Annie E—H R Lawrence et al.....costs, 68.75	8 Stecher, Samuel—Hoyt & De Nallis Inc.....144.29
8 Modra, Roman L—Galvanotype Engraving Co.....258.41	7 Rasmussen, Christopher—Canton Steel Ceiling Co.....519.67	8 Schulz, Theodore E—Prest O Lite Co.....35.06
8 Mosolevsky, Meyer—S Harris et al.....78.12	7 Robinson, Douglas et al recvrs—T Guiney.....300.00	8 Sirota, David—H Hausman.....138.96
8 Myers, Simon et al—J Perlinder.....156.65	7 Robinson, Douglas et al recvrs—D Guiney.....700.00	8 Strack, Geo—W J Frey.....274.92
8 Monett, Joseph—M F Irish Electric Co.....194.16	8 Rosenber, Charles & Jacob et al—N Y Edison Co.....27.83	8 Shields, Emma B—Plaza Operating Co.....230.65
8 Michel, Joseph L—N Y Telephone Co.....46.92	8*Rubin, Jacob L et al—H B Claflin Co.....177.71	8 Sypow, Henry—S Werner Inc.....1,425.39
8 Monroe, Dwight V—the same.....33.55	8 Retzky, Charles—C J Quinn et al.....216.79	8 Snediker, Stanley—E Tutschulte.....85.31
8 Mottola, Angelo et al—M N Clement.....500.00	8 Raeder, Arthur B—C D Davis.....122.71	8 Siegel, Louis et al—Edwin B Stimpson Co.....98.35
8 Miller, Josef et al—People, &c.....500.00	8 Riesenfeld, Rosa—J C Bailey.....209.41	8 Smith, Elsie J—N Y Edison Co.....10.89
8 Meshikofsky, Abraham—H Katz.....1,063.20	8 Rieser, Arthur J—F H Doyle et al.....346.46	2 Teitler, John et al—Casualty Co of America.....435.38
8 Marks, Harry—City of N Y.....755.09	8 Rassist, August—City of N Y.....76.67	2 Tumminelli, Paolo et al—Burns Bros.....142.11
8 Miller, Walter H—the same.....224.06	8 Radigan, Bernard J—the same.....31.04	2 Tomoor, Henry F—O E Pape.....458.87
8 Milone, Domenico et al—People, &c.....200.00	8 Rubin, Nath B—A Bruck et al.....83.77	4 Tick, Louis—A Krumenaker.....141.34
8 Miller, Elizabeth et al—B B Davenport.....259.18	8 Rosenblum, Milton—Independent Order Free Sons of Judah, costs.....17.41	4 Thompson, Frank B—G W Craige.....659.74
8 Matchett, Mary—T Witz et al, costs.....103.22	8 Rothenberg, Bruno et al—People, &c.....500.00	5 Tierney, Sarah extrx—City of N Y.....90.95
8*Mulcare, Ralph R & Helen—Cahn, Belt & Co.....115.16	8 Rubino, Eugene—Breslin Hotel Co.....146.03	5 Temple, Edw P—A Voegtlin.....costs, 179.85
8 McMullen, Robert M—N Y Edison Co.....27.99	8 Riley, Elwyn G B—Curran Realty Co.....150.06	6 Taylor, Frederick C—S Levitt.....64.65
8 McGuiness, James et al—People, &c.....500.00	8 Rosen, Morris & Louis—W Kaufman.....38.88	6 Toch, Lucas—S J Luckings.....620.78
2 Nodine, Wm J B—L S Edwards.....1,034.29	8 Reichard, Morris—Hamilton Holding Co.....49.65	7*Terry, Thomas P J et al—Royal Bank of N Y.....61.40
4 Nicholsburg, Henry—W H Bouldin.....77.85	8 Rosner, Isaac & Louis—A B Carton.....124.70	7 Temmler, Ferdinand W—W Miller et al.....613.40
4 Nicholas, George—Metropolitan Bank.....18,425.15	2 Spitz, Eugene—Yorkville Bank.....153.00	7 the same—the same.....115.28
4 Napelbaum, Moses—A I Stark.....65.65	2 Stillman, Solomon—J Drillman.....178.19	8 Thurber, Frederick C—Beadleston & Woerz.....162.08
5 Nelson, Geo M—M E Kolter.....641.16	2 Simmons, Edward—F Jaeger.....247.08	2 Upton, Frank—N Sigel.....199.51
6 Newman, Arthur et al—M Cohen & Co.....166.07	2 Sachs, Emanuel et al—C Vietor et al.....45.51	5 Ungrich, Martin L—H Ungrich Jr et al.....1,991.49
7 Noik, Isidor—R Mawson.....272.79	2 Shackon, James et al—P Wagner.....33.95	7 Ullman, Philip—H B Matthews Feed Co.....123.15
7 Neubauer, Emil—J Haffen et al.....1,631.67	2 Schabuck, Gustav—M Card.....63.22	7 Uhlig, Caroline—C Scott.....102.54
7 Nowak, David & Rosa—M Samuels.....105.97	4 Simonowitz, Isidor—N Saltman.....24.81	2 Vitale, Paul et al—Burns Bros.....142.11
8 Napolitano, Guiseppie—S Piana.....16.81	4 Schub, Chas H—Rich Press.....179.64	2*Vogel, Joseph et al—C Vietor et al.....45.51
8 Nicholsburg, Ernestine—J Soffen.....136.03	4 Stewart, David J—G B Raymond & Co.....116.38	5 Vreeland, Anna—United Electric Light & Power Co.....15.38
4 Oschrin, Aaron—D Cohen et al, costs, 32.41	4 Sperling, Morris—R S Kettell.....78.02	7 Van Raalte, Joel J et al—H H Jetter.....244.65
4 O'Connor, John F admr—City of N Y.....costs, 131.07	4 Simon, Jacob & Mary—C Lenetz.....30.00	8 Vanechos, Harry et al—J Diefendorf.....112.41
5 O'Brien, John J—National Powder Co.....189.42	4 Sheppard, Erle K—J Krinsky.....39.41	8 Vanech, Harry or Vaunch—the same.....112.41
5 O'Reilly, George—E Regan.....84.24	4 Simon, David—J M Liebermann.....65.41	4 Welch, Edw J et al—R L McGehee.....5,142.72
5 O'Byrne, Robert—G Barrie et al.....51.47	4 Strauss, Asher* and Annie—M Bieyer.....214.65	2 Whewell, Walter—McLernon Realty & Construction Co.....61.97
5 O'Hara, John J—U S Gas Fixtures Co of the City of N Y.....117.92	4 Stout, James N—W C Hazlett.....390.67	2 Wein, Charles & Frank—A Schwartz.....1,007.75
5 O'Connor, Daniel L—H C Beach.....105.59	4 Siebold, George et al—D Miller.....140.08	4 Wagner, Joseph et al—Frank Brewery.....1,206.92
7 O'Brien, John P—Colonial Co.....89.76	4 Sima, Frank—E Hymes et al.....29.41	4 Wechsler, Samuel et al—J Bogart et al.....84.40
7 Ohrenstein, Max—O Jaeger.....129.72	4 Smith, Frank—Knickerbocker Mortgage & Realty Co.....28.23	5 Walthall, Edw G—H W Smith.....151.91
7 O'Gorman, Wm J—G W Mitchell.....91.27	5*Salomon, Albert et al—United Electric Light & Power Co.....22.67	5 Weiss, Adolph—United Electric Light & Power Co.....86.75
8 Oliverio, Maria—N Y Telephone Co.....26.72	5 Sharp, John A et al—H E Steinhilber.....53.31	5 Williams, Ernst—J & M Haffen Brewing Co.....1,049.69
8 O'Toole, Bernard—Aaron Buchsbaum Co.....35.41	5 Schonhut, Joseph—J C Bogart Co.....60.09	5 Weidman, Anton—City of N Y.....109.55
2 Palmieri, Vincenzo et al—A Pollak et al.....115.00	5 Snyder, Mary F—United Electric Light & Power Co.....16.89	5 Wander, George et al—City of N Y.....141.84
4*Pagano, Placido R—N Y Telephone Co.....43.89	5 Saltzman, Louis H—J Gans.....307.39	6 Weiskopf, William—Prest-O-Lite Co.....103.39
4 Pellegrino, Menotti—United Engineering & Contracting Co.....costs, 33.01	5 Shearer, Harry P—J A Rickard et al.....72.78	6 Wechsler, Philip & Harry—J Spigler.....118.60
4 Piptone, Thomas—E Tannenbaum.....71.75	5 Stein, Gerson—C Schlesinger et al.....24.75	6 Weiser, Joseph—A B Meyertheim, costs, 68.50
4 Pescia, Enrico V—L Jackson et al.....7,083.27	5 Siegel, Jacob—Enterprise Shoe Mfg Co.....112.26	6 Wecker, Maurice et al—H Schenholz.....49.66
5 Parnes, Louis—E Friedman et al.....39.65	5 Siegmam, Wm H—A Bruning.....197.72	6 Werbelovsky, Moe—Funk & Wagnalls Co.....87.01
5 Picot, Adolph—M O'Sullivan.....33.27	5 Stambulka, Harry et al—K Simon.....30.95	6 Wadsworth, Chas W—B B Simmons.....41.41
5 Ponch, Harry et al—K Simon.....39.95	5 Sayer, Robert A—J J Dukas.....41.38	7 Wolper, Max et al—A Fishmann et al.....1,249.95
5 Phelock, Ignazio F—A Berrent.....60.64	5 Shay, Warren J—Credential Employment Corp.....41.91	7 the same—A Fishmann.....1,481.55
5 Perper, Abraham & Harry—F Schlesinger.....133.10	5 Spreckels, Claus A—City of N Y.....473.36	7 Weil, Edgar et al—J Cohen et al.....27.41
5 Parmenter, M E—City of N Y.....207.73	5 Sohl, John D—the same.....41.75	7 Watsky, James—Fred Fear & Co.....79.82
5 Press, Bernhard—the same.....30.42	5 Skelton, Christopher P—Abendroth Bros.....652.87	7 Woolsey, Geo B—Butchers Advocate Co.....117.40
5 Pollack, Henry H—the same.....30.03	5 Scholl, Jacob—Toledo Computing Scale Co.....135.01	7 Wald, David—Westinghouse Electric Mfg Co.....45.00
5 Paladino, Antonio—R McWilliams.....35.34	5 Slobodin, Henry L—H J Boldt.....124.15	7 Winchel, Max et al—H H Jetter.....244.65
5 Perless, Leon—M E Edelman.....160.54	5 Schreiner, Dora—C Brand.....72.89	7 Wicker, Cassius M—G Fox et al.....71.23
6 Peet, Christine—Belle Meade Sweetmakers.....78.00	5 Steinlauf, Harris—D Robson.....29.65	7 Wilkenfeld, Joseph et al—P V Roomnek et al.....137.56
6 Paladino, Anton—J A Eibell Co.....36.69	5 Sommers, Charles—Schwarzschild & Sulzberger Co.....116.17	7 Westcott, J Walter—J Rosenberg.....32.32
6 Peshkin, Solomon—C La Due et al.....618.75	5 Schindelein, Abraham—M Karp.....30.45	7 Warren, Pierre V—C Townsend et al.....72.46
6 Pfaelzer, Frank A et al—J Cohen et al.....27.41	5 Schneider, Chas L—D Becker.....1,743.54	7 White, Wm N—London Southwestern Bank Ltd.....37,396.32
7 Person, Geo W—A Burstein.....245.92	6 Spadafora, Nicholas et al—H Haran et al.....199.53	8 Wheeler, Geo M—N Y Edison Co.....13.56
8 Payne, J Geo—N T Andrews.....171.98	6 Swann, James S—City of N Y.....236.45	8 Weiss, Henry—the same.....235.06
8 Paull, Samuel—J Stein.....39.31	6 Sellers, John E—B F Goodrich Co.....86.93	8 Wood, John W—J N Webb, costs.....113.92
8 Phillips, Ellery O—N Y Telephone Co.....51.90	6 Sohr, Berel et al—H H Schenholz.....49.66	8 Weinberg, Adolf et al—H B Claflin Co.....177.71
8 Prudovsky, Jacob M et al—S E A Stern et al.....38.28	6 Sists, Tiberio et al—S Cuppler Envelope Co.....46.88	8 Waites, Guy S—Latham Hotel Co.....257.09
8 Parsons, Seward L—City of N Y.....123.40	6 Solodormick, Max—N Randall.....46.31	8 Weber, Joseph et al—People, &c.....100.00
8 Panza, John et al—M N Clement.....500.00	6 Schieder, Agnes—Pleasant Spring Distilling Co.....174.75	8 Wiesner, Louis et al—N Y Telephone Co.....26.42
6 Quinn, Joseph—S R Lippman.....costs, 79.38	6 Sexton, Maria L & Kate L—Supreme Council of the Royal Arcanum.....costs, 180.55	8 Wohlstaedter, Samuel et al—People, &c.....500.00
8 Quinn, Peter J—St Hubert Guild.....289.65	6 Scheuer, Abraham et al—People, &c.....1,000.00	8 Yeandle, Geo W et al—Berger Mfg Co.....76.57
2 Reagin, John J—F A Dorman.....61.14	6 Schwartz, Herman et al—I Cohen et al.....167.90	4 Zetsche, John H—W Menzel.....144.78
2 Rieser, Salon J et al—H Lederer.....61.25	6 Schoenberg, Isaac—R Whyte.....19.25	4 Zglobicki, Bronislaw et al—Frank Brewery.....1,206.92
4 Richardson, Francis K—E C Clark.....121.32	6 Smith, Clement A—Hecker, Jones, Jewell Milling Co.....106.55	7 Zucker, Max—J Satein.....costs, 25.00
4 Racos, James D—Frank V Strauss & Co.....114.91	7 Schneier, Louis E—United Wine & Trading Co.....98.76	
5 Rothenbach, Charles—G A Schamberger.....271.86	7 Spiegelglass, Abraham B—M J Donovan.....108.74	
5 Rupprecht, Mary—United Electric Light & Power Co.....18.91	7 Schmidt, Arthur—I S Long et al.....165.71	
5 Rogers, Nathan L—the same.....119.54	7 Savage, Milton—Blanchette Paint Co.....96.43	
5 Rosenberg, Maurice—the same.....37.48	7 Sauer, Clara et al—People, &c.....500.00	
5 Richardson, Wm M—the same.....20.84	7 Schulman, Morris et al—the same.....500.00	
5 Renner, Catherine H—W A Schulz et al.....109.41	7 Siegel, Samuel—L Baranoff.....costs, 144.60	
5 Rickhard, Daniel—City of N Y.....18.18	7 Schwick, Charles et al—P V Rovnianek.....137.56	
5 Rappaport, Herman et al—M Schenkman.....59.41	7 Schulman, Barnet et al—S Sloan.....104.65	
5*Rider, Joe et al—the same.....59.41	7 Siegel, Jacob—O Frenz.....26.78	
5 Reynolds, Stephen K—D O Lang.....40.31	7 Stern, Laszlo—E Bokor.....334.41	
5 Ross, Louis H—A Beller.....115.85		
5 Robinson, Douglas et al rec'rs—I Harris.....1,368.84		

CORPORATIONS.

2 City of N Y—J Delmage.....3,144.12
2 Aetna Life Ins Co—M Marchi.....8,311.70
2 Consolidated Rosendale Cement Co—F B Telghman.....1,627.98
2 National Fireproofing & Cleaning Co—Chesbro Whitman Co.....79.30
2 Agricultural Ins Co of Watertown, N Y—A A Rahder.....1,521.29
2*Rosenbaum Iron Works et al—A Pollak et al.....115.00

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

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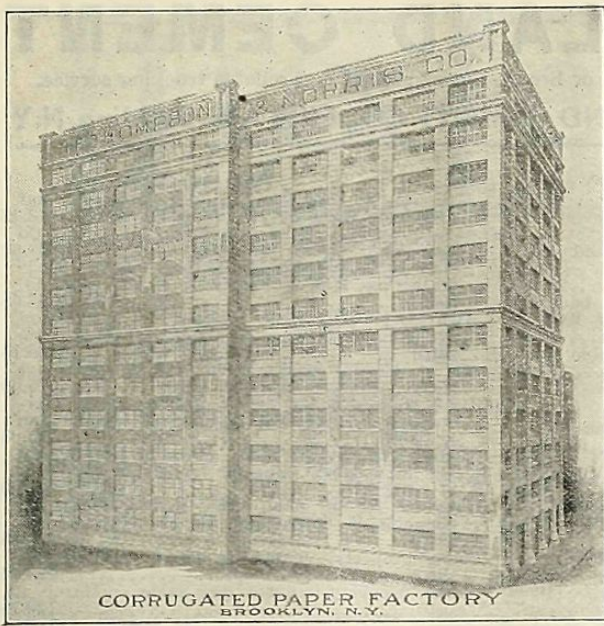
For PLASTERING WALLS AND CEILINGS

2 Coleman Stable Co—M Willick...costs, 95.80	Same—H A Solfeisch. 1909.....88.60	Muller, George & Julia—J J Fox. 1900.....251.59
the same—the same.....594.56	Adams, Lorenzo B—L Obendorfer. 1907.304.26	¹ Machlin, Saul—H L Wissing. 1910.....4,349.86
4 Dillman Fireproof Construction Co—F B Willis et al.....59.72	Adler, Isaac R—N J Miller et al. 1907.1,587.98	² Murray, John F—City of N Y. 1909.....108.77
4 George Schleicher Co—P Mandy.....4,145.92	Anhalt, Simon—L Waxman. 1907.....29.41	Milbaur, Henry—A Goodwin et al. 1902.117.94
4 Phillip T Brown Co—N Y Telephone Co.....81.80	Ball, Geo H—L Orchard. 1910.....142.36	Mercer, David T—C Baumann. 1910.....38.57
4 W H Hamblet & Co Inc—the same.101.54	Barker, Frederick W—Al Powell & Co. 1910.....41.21	Maas, Albert F—J Baum. 1910.....34.41
4 Eureka Construction Co—the same...70.42	Butler, Samuel M—Acker, Merrall & Condit Co. 1910.....122.15	Monahan, Michael J—J Buckley. 1910.....62.67
4 Amsterdam Art Ass'n Inc—the same.39.54	Brookman, Harris—F Duberstein. 1909.....149.60	Mitchell, James M—A W Little. 1909.....420.92
4 Authors & Newspapers Ass'n—N Y Telephone Co.....29.92	Batterson, James G—William Gardam & Son. 1908.....134.85	Markatos, Peter—T W Langan. 1910.....38.71
4 Lange Bros Inc—Corning & Co.....509.53	Same—same. 1907.....1,290.90	Moran, James H et al—J Sanft. 1910.....1,622.90
4 Standard Nitrogen Co—Italian Press Pub Co.....281.56	Coleman, Nathan et al—Richard L Walsh Co. 1910.....200.00	Neuer, Rachel et al—H Settel. 1910.....86.07
4 Ebling Brewing Co—E T Platt. costs, 70.55	¹ Cuff, William—City of N Y. 1908.....207.94	Olcott, J Van V et al—T F Hurley. 1908.....25,153.66
4 A L Wissner & Co—G Craig.....531.88	Callahan, Owen P et al—G W Meyer. 1910.....140.87	Okun, Esther et al—L Shulsky. 1909.....244.75
4 Cerro de Pasco Tunnel & Mining Co—E Du B Lukes.....2,185.64	Clark, Frederick K—R C Roth. 1910.....22.31	Orowitz, Herman—H Daniels. 1909.....112.66
4 Mandel Building Co—C M Mapes.....257.12	Cohen, Moses—Van Praag & Co. 1910.....484.41	Osnato, Michael—A Papa. 1909.....309.23
4 Rubber B B Co Inc—E F Corsari.....17.41	Connors, John & Peter—O'Brien Bros. 1910.....324.16	Oppenheim, Herman—M Beilech. 1908.....209.90
4 American Realty Co—Arthur Koppel Co.....319.55	Cyrry, John L—M Rosenfeld et al. 1910.....78.62	Olson, Charles—J Jacobs et al. 1909.....77.32
5 Alexander Co—Medical Times Co.....205.41	Cahn, Julius—J E Marcy. 1910.....419.48	O'Sullivan, Joseph—M Meinshien. 1910.....93.41
5 Acton Garage—E A Shotwell.....228.41	Colletti, James et al—Church E Gates & Co. 1909.....45.10	Pike, Max—Van Norden Trust Co. 1906.....72.20
5 Manhattan Steel Ceiling Co—H Herrstadt.....12.65	Callan, Peter—P Callan. 1910.....303.45	Powers, Robert—M Rosenfeld et al. 1910.....202.83
5 Chace Truck Co—H J Ruge Co.....384.69	Deng, Jacob—C Myers. 1910.....330.41	² Quinby, Frederick J—H Weil et al. 1905.236.42
5 Union Umbrella Mfg Co—City of N Y.....79.09	De Norfi, Vito S—B Motorotono. 1907.....224.67	Radlow, Emanuel M—J A Solover. 1909.199.40
5 Twelfth Ward Bank of the City of N Y—N Y Produce Exchange Bank.....2,933.90	Duke, Solomon et al—L Shulsky. 1909.....244.75	Rosentover, Charles—S J Brandes. 1910.....232.00
5 Union Marble Works—J R Taber et al.961.89	Edelson, Isaac—S Sroka. 1910.....200.00	Rothstein, Abraham et al—Wm Messer Co. 1908.....105.38
5 Westchester Electric R R Co—G J Acker.....338.72	Furey, John T, James & James Jr—A Behrer et al. 1909.....72.76	Rothstein, Abraham et al—Wm Messer Co. 1910.....126.98
5 Calumet Construction Co—Cummings Machine Co.....331.21	Freed, Morris et al—Northern Bank of N Y. 1910.....142.42	Radlow, Emanuel M et al—L Shitz. 1907.....63.70
5 the same—the same.....329.87	Franck, Carl—Byron W Greene, Jr. Co. 1909.....123.14	Rutherford, Henry—N Y Edison Co. 1910.....13.16
5 Kenyon Robinson Paper Co et al—Wilkinson Bros & Co.....591.36	Friedman, Abraham et al—H Settel. 1910.....86.07	Rosenthal, Max—J Glass. 1909.....978.52
6 Austin Davis Amusement Co—City of N Y.....36.78	Falco, Giovanni—Brooklyn Heights R R Co. 1904.....110.20	Rendall, John—W J Schoenberger et al. 1909.....120.80
6 Clarence L Smith Co—the same.....709.87	Field, Maunsell B—R T Mackay. 1910.....306.80	Roosevelt, James R et al—M Levy et al. 1909.....3,562.64
6 Electric Cotton Leather Belting Co—the same.....31.23	Ferguson, Robert H M et al—M Levy et al. 1909.....3,562.64	Same—same. 1910.....101.08
6 Iris Music Co—the same.....54.69	Same—same. 1910.....101.08	Robinson, Douglas et al—M Levy et al. 1909.....3,562.64
6 Irish Industrial Exposition & Amusement Co—the same.....54.69	Goldsmith, Theresa—M Eitington. 1908.....165.69	Same—same. 1910.....101.08
6 Pianora Co—the same.....53.15	Same—M Eitington. 1910.....114.85	² Rosenwasser, Isaac et al—M J Berger. 1909.....2,538.61
6 Union Pump & Cooler Co—the same.109.55	Geller, Samuel—I L Cohen. 1909.....420.99	Simpson, Alfred L—Mutual Bank. 1909.....6,636.80
6 Washington Paper Stock Co—the same.54.97	Gutman, Adolph—M S Harris et al. 1909.119.40	Slater, Edw R—D J Isaacs et al. 1907.....27.16
6 Monarch Iron Works—Travelers Ins Co.65.15	Geller, Samuel—John Bell Co. 1909.....266.52	Seckel, Christine F—H J Erickson. 1907.89.91
6 Auburn & Co—J J Little & Ives Co.....34.43	Geller, Samuel—Lizzie—Van Nest Woodworking Co. 1909.....394.97	Sterling, Wm H & Marcus H—Globe Lithographing Co. 1909.....189.75
6 North American Motor Corp—Manhattan Pattern Works.....413.91	Same—M Lewanda. 1909.....215.97	Simson, Emanuel & Emma—S B Hauser. 1901.....154.92
6 Mitchem Woolen Co—L H Riley.....233.66	Gordon, Samuel—A Moses Sons Co. 1910.28.95	² Schmidt, Meta R—M N Clement. 1910.1,820.97
6*G Pelli & Co et al—Feeney & Devanney Co.....438.47	Goldfischer, Isidor et al—People, &c. 1910.....1,000.00	Selvaggi, Nicholas—Title Guarantee & Trust Co. 1909.....49.60
6*Northwestern Realty Co et al—the same.....438.47	² Goodman, Abraham—N Peck et al. 1907.586.95	Springer, Bernat et al—V K White. 1910.224.35
6 English Mustard & Oil Mills Co—John Kiscock & Co.....238.98	Same—same. 1907.....2,109.86	Scatena, Fortunato, Francesco & Silvester—P Galli. 1910.....706.78
6 Turba Vibrator Co—I Funk et al.....105.41	Same—same. 1910.....586.93	Scheurer, John J—W Gillies. 1906.....248.64
6 Rector, Church Wardens & Vestrymen of St Stephens Protestant Episcopal Church of the City of N Y—Rector, &c, of the Church of Transfiguration in the City of N Y.....64,990.73	Same—M Delinsky. 1907.....620.65	Stack, Wm F—Castle Co, Inc. 1910.....81.92
6 City of N Y—J A Gearty.....costs, 202.55	Garfano, James & Mariantonio N—E Lemberger. 1910.....498.60	Sperling, Morris S et al—Northern Bank of N Y. 1910.....142.42
6*G Pelli & Co et al—Feeney & Devanney Co.....440.23	Hoag, Lena K—J H Kuhn. 1910.....62.41	² Tietze, Anna—G Galiacci et al. 1910.....31.72
6 Board of Education of the City of N Y—J J Egan.....376.63	Howland, Fred D—Acker, Merrall & Condit Co. 1910.....531.93	Voth, Richard C—N Y Cab Co. 1909.....100.83
6 Goodman Baking Co—G L Lawrence.....80.03	Halbfinger, Jacob K—S Rosenberg & Co. 1910.....184.00	² Vexler, Rachel et al—People, &c. 1910.1,000.00
6 Bryant Co et al—Michael Cohen & Co.166.07	Henderson, Henry C et al—J Sanft. 1910.1,622.90	Voth, Richard C—J Schanz. 1904.....121.65
7 Henri P Alexander, Inc, et al—M Plattner.....88.71	Holden, Clarissa A et al—Mount Pleasant Bank. 1909.....1,039.60	Woodin, Ernest H—E Woodin. 1907.....127.37
7 M W Kellogg Co—W C F Paul.....2,644.45	Henderson, Simon—J Best. 1909.....154.72	² Wilson, Daniel T—W E Manny. 1909.....5,693.48
7 Hague Realty Co—G R Simpson.....297.87	Hearn, Geo A—E H Ellis. 1910.....1,588.71	Weisberger, Ignatz et al—V K White. 1910.224.35
7 N Y Taxicab Co—J Hoey.....344.05	Healey, Martin H—Brooklyn Union Gas Co. 1910.....692.04	Wolf, Joseph et al—Wm Messer Co. 1910.126.98
1 Jerry Altieri Co—Tenement House Dept.....274.72	Hurley, John et al—Wight-Easton-Townsend Co et al. 1910.....144.55	Whitridge, Frederick W—D C Oldenberg. 1909.....1,335.88
7 Haines Realty Corp—J Kelly.....163.63	Haggery, James J—N Y Telephone Co. 1908.....29.43	Same—O Hymns. 1909.....98.85
7 Imperial Candy Co, Inc—E J Block et al.....98.91	Halperin, Louis et al—L Shitz. 1907.....63.70	Same—same. 1909.....10,148.51
7 American Chauffeur Co, Inc—H Schedler.....62.08	Heller, David et al—A Gabor. 1910.....5,349.74	Same—P Caputo. 1910.....150.00
7 Asbestos Products Co—A Klipstein & Co.....456.76	Jaretski, Philip or Phillip Jaret—I A Cantor. 1910.....115.91	Ward, Wm L et al—T F Hurley. 1908.25,153.66
7 P Imperato Realty Co—C W Friedenrich.....2,966.18	Johnson, Margaret T et al—F Rubano et al. 1908.....491.23	² Weissberger, Herman et al—M J Berger. 1909.....2,538.61
7 Oceanus Mfg Realty Co—S Machlin.....643.38	¹ Jacobs, Hannah—F H Hines. 1909.....54.43	Westbrook, Alfred et al—G W Meyer. 1910.140.87
7 Orpheum Theatre & Realty Co—A Snow.....1,140.52	Johnson, Theodore B—Colonial Development Corp. 1908.....193.53	Wolf, Joseph et al—Wm Messer Co. 1908.....105.38
7 Keller Smith Co—Mechanics Construction Co.....141.36	Jupp, Anna J—Alcolm Publication Co. 1910.....229.91	Wieder, Fannie—J M Kaufman. 1907.....119.31
7 the same—C Benjes et al.....453.10	Joline, Adrian H & Douglas Robinson, rec'rs—I Pollina. 1910.....64.41	² Whitridge, Frederick W—A Mulligan. 1909.....635.82
7 Hudson Horse Ins Co of N Y—M Katz.117.15	Same—S A Bear. 1910.....1,123.38	Wemple, Kathryn—K Pene. 1909.....246.31
7 National Mortgage Co—J W Griggs.....5,244.35	Same—S Bear. 1910.....1,621.38	Waxelbaum, Julius J—C L Fuller. 1907.....266.93
7 System Laundry Co—J L Sprucill.....131.76	Same—H Reiss. 1910.....200.00	
8 George H Hill Realty Co et al—Harry W Bell Co.....394.71	Same—Post Motor Car Co. 1910.....180.90	
8 Nichols Construction Co—J Dennett.....29.00	Same—R Sampson. 1910.....250.00	
8 Arnold Rice Adler Co—City of N Y.....57.54	Same—S E Kiernan. 1910.....200.00	
8 Schenck Chemical Co—D H Anderson et al, costs.....105.00	Same—L Wagan. 1910.....1,500.00	
8 Fulton Contracting Co—Peoples Savings Bank of Bay City, Mich.....1,036.28	Koch, Abraham—M Bear et al. 1910.....29.91	
8 the same—Old Second National Bank of Bay City, Mich.....877.53	Krauze, Adolph et al—Richard L Walsh Co. 1910.....200.00	
8 Munson Granule Co—Gotham Chemical Co.....34.41	² Kurzrock, Raphael, Skillings, Whitney & Barnes Co. 1907.....696.68	
8 Nichols Construction Co—T H Tylor et al.....107.50	Kahn, Banich—E Meyer. 1909.....493.41	
8 United States Restaurant & Realty Co—G S Nicholas et al.....1,889.09	Klein, Herman et al—V K White. 1910.....224.35	
8 Acme Roofing Co—W Buchman.....59.50	Kind, Samuel—H Batger et al. 1910.....321.63	
8 Cockburn Barrow & Machine Co—E L Schmidt et al.....197.77	Kaufold, Charles—Runkal Bros. 1910.....28.40	
8 Eastern Publishing Co—M L Starke.....1,113.56	Kaplan, Sarah et al—H Settel. 1910.....86.07	
8 Hopkins & Larner C—G I Roberts & Bros.....229.34	Lenahan, Frank J—P A Levine. 1909.....73.40	
	Locke, Chas E—C W Thorne. 1906.....558.17	
	Lipman, Jacob & Sam—B Adler. 1910.....372.24	
	Long, Louis et al—A Gabor. 1910.....5,349.74	
	Levy, Herman S—K J Gallagher. 1908.64.33	
	Lauer, William—A J Grosz. 1909.....266.15	
	Marquis, Jacob—Bonwitz, Harris & Co. 1910.....38.54	
	Muschel, Max & Hyman—S Weissberger. 1910.....244.65	
	Same—E Weissberger. 1910.....224.65	
	Michaelson, Nathan—S Solomon. 1906.....75.20	
	McGinnis, Daniel—M Rosenfeld et al. 1909.....118.59	
	Marziliano, Pietro et al—B Motorotono. 1907.....224.67	
	Marzigliano, Pietro—B Motorotono. 1910.....71.90	
	Muller, Chas F—W I Menthen. 1901.....198.81	
	Murphy, Denis F—Encyclopaedia Britannica Co. 1909.....68.41	
	Miller, Marion M—W J Salomon. 1909.100.32	
	Mowery, Ida—C W House. 1910.....70.03	

SATISFIED JUDGMENTS.

April 2, 4, 5, 6, 7, 8.

Altieri, Mary et al—F Rubano et al. 1908.491.23
Adams, Lorenzo B—L Obendorfer. 1907.305.61
Same—C Sampter. 1907.....166.15
Same—Stern Bros. 1908.....380.78



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of Thompson & Norris Co., Brooklyn, could be burned out without it affecting the rest of the building, because it is of indestructible concrete, made with

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it binds 10% more sand and gravel with equal strength, bulk for bulk, than any other brand.

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Flatbush Plumbers Supply Co—Beekman Sanitary Specialty Co. 1910.....91.35
 National Fireproofing Co—T Garcutt. 1909.....4,104.70
 Same—same. 1910.....103.75

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

MECHANICS' LIENS

April 2.

6—Satisfied.
 7—161st st, No 507 West. Colwell Lead Co agt 507 West 161st Street Co and Reynolds & McMahon.....1,416.51
 8—Madison av, No 922. Hans Brockmuller et al agt Geogine Campbell and Peter J Ryan Building Co.....191.00
 9—27th st, No 235 East. August Bulbig agt Samuel Rosendorf.....41.85
 10—Broadway, No 1964. Samuel J McKelvy agt Valveless Inner Tube Co, O Cecil Bell and F J Morse Supply Co.....172.00

April 4.

11—Pelham av, n w s, 50 w Hughes av, 71x 87. Saverio Scalzo et al agt Levoli Construction Co.....1,425.00
 12—161st st, No 507 West. Colwell Lead Co agt 507 West 161st St Co and Reynolds & McMahon.....1,416.51
 13—Brunner av, No 4169. Patrick J Toomey agt William & Mary Voettcher and Georg Erlacher.....75.00
 14—45th st, Nos 141 to 147 West. Standard Arch Co agt Forty-fifth Street Exchange and John B Olson.....9,181.05
 15—Walton av, Nos 2255 to 2269. Leroy Clark Co agt Bedford Park Construction Co.....464.00
 16—Main st, n e cor Westchester av, 25x100x irreg. Sidney G Tucker et al agt George Joseph and North Side Cornice & Reefing Co.....100.00

April 5.

17—176th st, n s, 240 e Prospect av, 50x108. J W Fiske Iron Works agt Pincus & Morris Shelita and Louis J Shepperd.....112.80
 18—Olinville av, No 3342. John P Bengtson agt Anna E Flygare and Chas G Flygare (renewal).....519.78
 19—Renwick st, Nos 40 and 42. Same agt A Luedeman and Grand Central Building & Construction Co (renewal).....497.00
 20—Walton av, Nos 2255 to 2269. Clyde F Howes agt Bedford Park Construction Co.....113.20
 21—Kingsbridge Terrace, No 2741. Di Lizia & Co agt Harold C Vreeland.....25.00
 22—170th st, n s, 100 w Fort Washington av, 100x100. John Longoni agt John Lieser and Joseph Lafiero.....82.60
 23—Broome st, n e cor Clarke st, 68x84.6. Donaldson Whiteley Cut Stone Co agt Trinity Corporation, Thomas Rae and Frederick R Candee Co.....480.00
 24—132d st, s s, 100 w Amsterdam av, 100x 100. National Fireproof Sash & Door Co agt Robert Friedman Construction Co.....175.00

April 6.

25—2d av, No 1394. Jacob Spindel agt Walton Realty Co and Anton Gronich.....47.41
 26—93d st, Nos 62 & 64 West. Arthur E Hommel agt Mary A Deering and Harrie Fordinsky (renewal).....92.83
 27—Faile st, Nos 630 to 642. Herman Solomon et al agt Spofford Estates.....468.00

April 7.

28—28th st, Nos 146 and 148 West. Thomas F Cushing Co agt Whitney R Lyman, Joseph Reuth and Robert Smith, trustees, and Kirk & Bimpon.....493.93
 29—Same property. Monk & Vermileya agt Whitney R Lyman, Joseph Reuth and Robert Smith.....500.00
 30—128th st, No 215 West. Samuel Klein et al agt Carrie L Frier and Frederick H Smith.....19.70
 31—Riverside Drive, s e cor 114th st, 52x 135.6. Jacob Meurer agt John J Hearn Construction Co, L Harding Rogers, rec'r, and N Y Cornice & Skylight Co.....698.44
 32—Broadway, Nos 1457 to 1463.....
 7th av, Nos 589 to 595.....
 Benjamin Griffen agt Henry Phipps Estates, Henry C Pelton and Morrison Estate and U S Restaurant & Realty Co.....1,348.04

33—St Nicholas av, w s, whole front between 163d and 164th sts, 213.3x53.1. Marie A Scerbo agt Jacob Herb and Frank De Balso (Renewal).....1,370.82
 34—181st st, Nos 605 to 609 West. Frank J Boyland agt Frederick Britsch and Albert Von Den Drietsch.....555.00

April 8.

35—5th av, No 1053. Wm S Miller agt George Leary.....2,377.53
 36—9th av, s e cor 54th st, 144x504. Alpha Slate Co agt Metropolitan St Ry Co, Adrian H Joline, Douglas Robinson, recvrs, and Byrne & Murphy.....153.62
 37—Barnes av, w s, 39 n 226th st, 25x105. Otto Ozab et al agt Laveechia Construction Co (renewal).....514.00
 38—Barnes av, w s, 89 n 226th st, 25x105. Same agt same (renewal).....514.00
 39—129th st, Nos 251 to 255 West. Sam Miller agt Chas O Johnston.....188.25
 40—170th st, n s, 100 w Fort Washington av, 100x98. Arthur Wilkie agt John Lever; Joseph Lefrieri.....26.00
 41—12th st, No 20 East. Patterson Bros agt Julia Fitzgerald and Joseph Di Corcia & Co.....375.00

BUILDING LOAN CONTRACTS.

April 2.

Tinton av, w s, 267.6 n 161st st, 82.6x135. Lawyers Title Ins & Trust Co loans Weisman & Herman; to erect two 5-sty apartments; 8 payments.....364,000
 Broadway, w s, 25.2 n 93d st, 75.6x100. Isidor H Kempner loans Henry Langer; to erect a 1-sty building and stores; 5 payments.....12,350
 22d st, s s, 225 w 6th av, 75x—. State Realty & Mortgage Co loans Max Solomon; to erect a 12-sty loft building; 13 payments.....150,000
 Intervale av, 169th st and Home st, n w cor, 41.8x110.2x57.10x94.5x23.2. North American Mortgage Co loans Intervale Construction Co; to erect a 5-sty apartment and stores; 14 payments.....40,000
 Eagle av, e s, 25 s Terrace pl, 50x100. Title Ins Co of N Y loans Thomas Mulligan Construction Co; to erect a —sty building; 4 payments.....27,000
 Longfellow av, e s, 100 n 172d st, 200x100. Geo P Laible loans Longfellow Construction Co; to erect eight 2-sty dwellings; 11 payments.....16,500

April 4.

Av St John, n e cor Kelly st, 186.1x105.10x 172.11x105. Title Guarantee & Trust Co loans Itner Realty Co; to erect six 5-sty apartments; 2 payments.....100,000
 Hoe av, w s, 50 s Jennings st, 50x100. Manhattan Mortgage Co loans Allen Construction Co; to erect a 5-sty apartment; 11 payments.....35,000
 Cathedral Parkway, n s, 350 w 7th av, 125x 100. Sender Jarmulowsky loans Dawson Construction Co; to erect a 6-sty apartment; 9 payments.....80,000
 Tinton av, n w cor 160th st, 145.2x120. Lawyers Title Ins & Trust Co loans 174th Street Construction Co; to erect four 5-sty apartments; 6 payments.....135,000

April 5.

St Nicholas av, s e cor 174th st, 100x100. Lawyers Title Ins & Trust Co loans Stratford-Avon Co; to erect a 6-sty apartment; 8 payments.....150,000
 138th st, n s, 375 e 12th av, 50x99.11. City Mortgage Co loans Edward Waters Construction Co; to erect a 5-sty apartment; 7 payments.....35,000
 163d st, n s, 100 e Broadway, 110x99.11. Same loans Comfort Realty Co; to erect a 6-sty apartment; 13 payments.....107,500
 Daly av, w s, 50 s 178th st, 31.4x80. Wm C Kelly loans Merrivale Realty Co; to erect a 4-sty apartment; 5 payments.....6,500
 22d st, Nos 150 to 154 West. Lawyers Realty Co loans Marmac Construction Co; to erect a 12-story apartment; 12 payments.....260,000

April 6.

Tiffany st, w s, 93.3 n 165th st, 25x100. Jacob Mendelsohn loans Irving Roberts to erect a —sty building; 7 payments.....7,000
 Davis st, n e cor Harrison st, 113.11x25.10. John C Heintz loans Felix & Mary De Canio to erect a 2-sty store; — payments.....8,500
 Clinton av, e s, 264.5 n 181st st, 66.1x145.2. Wm O Gantz loans Samuel & Lizzie Geller to erect a —sty building; — payments.....14,000

Kelly st, e s, 360.3 n 165th st, 40x100. Hamilton Securities Co loans Boulevard Construction Co to erect a 5-sty apartment; 9 payments.....30,000
 Kelly st, e s, 320.3 n 165th st, 40x100. Same loans same to erect a 5-sty apartment; 9 payments.....30,000
 Kelly st, e s, 280.3 n 165th st, 40x100. Same loans same to erect a 5-sty apartment; 9 payments.....30,000
 165th st, n s, 50 e Stebbins av, 25x113.4. Manhattan Mortgage Co loans Albert Gerhards, Inc, to erect a 5-sty apartment; 11 payments.....15,000
 21st st, Nos 15 & 17 West.....
 22d st, Nos 16 & 18 West.....
 Metropolitan Life Ins Co loans Building & Engineering Co to erect a 12-sty loft; — payments.....515,000
 155th st, s s, 70 e Melrose av, 100x100. American Mortgage Co loans Benjamin Benenson to erect two 5-sty apartments; 12 payments.....40,000

April 7.

11th av, s e cor 35th st, 24.9x100. Anheuser-Busch Brewing Ass'n loans John Lührman; to erect a 3-sty store and loft building; 2 payments.....40,000
 Castle Hill av, e s, 125 s St Raymond av, 24.7 x53. T Emory Clocke loans Chas S McGarry; to erect a 1½-sty dwelling; 1 payment.....1,200

April 8.

16th st, No 116 East. Francis B Robert loans Second Manhattan Office Building Co to erect a 12-sty loft; 11 payments.....262,500
 Castle Hill av, e s, 50 s St Raymond av, 25x 53. T Emory Clocke loans Chas S McGarry to erect a 1½-sty building; 1 payment.....1,200
 108th st, s s, 175 e Columbus av, 75x100.11. Crest Realty Co loans Mica Construction Co to erect a 6-sty apartment; 13 payments.....60,000
 27th st, s s, 281.3 w 6th av, 98.9x98.9. Union Mortgage Co loans Rockton Construction Co to erect a 12-sty building; 10 payments.....400,000
 Grand av, e s, 50 n Buchanan pl. City Mortgage Co loans Felix Krupp Construction Co to erect a 4-sty apartment; 11 payments.....17,000
 Wilkins pl, e s, 224.6 s Jennings st, 50.6x142.3. Manhattan Mortgage Co loans Jacob Strefer Co to erect a 5-sty apartment; 11 payments.....45,000

SATISFIED MECHANICS' LIENS.

April 2.

176th st, n s, 249.5 w Anthony av. Unionport Lumber & Mfg Co agt Mrs John Cronin et al. (Sept 29, 1909.).....\$121.45
 Same property. Robert A Trainor agt Honora V Cronin et al. (Aug 14, 1909.).....1,708.00
 58th st, No 346 W. Morris Brief agt Eloise A Frisbie et al. (Jan 7, 1910.).....100.00
 Tiffany st, s e cor 163d st. Central Union Gas Co agt Sipkes Construction Co et al. (Mar 31, 1910.).....659.57
 Aldus st, w s, bet Hoe av and Faile st. Same agt Gaines Roberts Co. (Mar 31, 1910.).....224.77
 3d av, w s, 100.2 s 171st st. Same agt John Allen Realty Co et al. (Mar 31, 1910.).....18.13
 Beck st, w s, 310 n Longwood av. Same agt Beck Street Realty Co et al. (Mar 31, 1910.).....25.72
 Franklin av, e s, 142.6 n 168th st. Same agt John C Ball et al. (Mar 31, 1910.).....82.67
 45th st, Nos 141 to 147 West. Alfred E Norton Co agt Forty-Fifth Street Exchange et al. (Mar 19, 1910.).....3,000.00
 45th st, n s, 294 e 7th av. Geo E Gibson & Co agt Forty-Fifth Street Exchange et al. (Mar 18, 1910.).....3,500.00
 Kelly st, e s, 230 n 165th st. Harlem Supply Co agt Albert Gerhard et al. (Mar 25, 1910.).....138.23

April 4.

Franklin av, n e cor 168th st. Central Union Gas Co agt Moorhead Construction Co et al. (Mar 31, 1910.).....379.65
 Creston av, w s, 175 s 198th st. Ashland W White agt John Quinn et al. (June 18, 1909.).....71.85
 Broadway, s e cor 160th st. Voska, Foelsch & Sidle Inc agt Pine Investing Co et al. (Feb 17, 1910.).....405.25
 Plympton av, e s, 75 n 170th st. David Bradpis et al agt Eagle Plumbing Supply Co et al. (Mar 23, 1910.).....280.00



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45th st, Nos 141 to 147 West. M F Westergren Inc agt Forty-Fifth Street Exchange et al. (Mar 30, 1910.).....2,850.00
 Same property. Howell & Lawrence agt same. (Mar 18, 1910.).....3,550.00
 Nelson av, w s, 150 s Brandt pl. J Caro & Sons agt James H Havens et al. (Mar 28, 1910.).....296.00

April 5.

Clinton av, e s, 264 n e 181st st. John E Hallet agt Samuel Geller et al. (Apr 6, 1909.).....600.00
 Same property. P J Heaney Co agt same. (Apr 8, 1909.).....842.85
 Same property. Van Nest Wood Working Co agt same. (June 17, 1909.).....251.67
 Same property. Isidor L Cohen agt same. (June 16, 1909.).....398.43
 Same property. Church E Gates & Co agt same. (Apr 7, 1909.).....1,170.51
 84th st, Nos 327 and 329 East. Beach Terrace Building Co agt Yorkville Automobile & Garage Co et al. (Mar 28, 1910.).....18,200.00
 45th st, No 21 West. Fort Hamilton Fireproof Sash & Door Co agt Albert F James. (Feb 24, 1910.).....361.00
 Delancey st, No 134. Irving S Ottenberg agt Mary T Wagner et al. (Dec 7, 1909.).....1,800.00

Same property. Isaac Becker agt same. (Jan 3, 1910.).....425.00

April 6.

218th st, s s, 280 w West Bronxwood av. Emilio Magaldi agt Eno Coletti et al. (Dec 18, 1909.).....280.00
 2182d st, s s, 50.4 w Hughes av. Isidore Samet agt Marie Krabo et al. (Jan 9, 1909.).....45.00
 3Creston av, No 2785. Pasquale Costaldo agt John J Quinn et al. (Dec 30, 1909.).....187.00

April 7.

29th st, Nos 134 to 140 West. Goodman Contracting Co agt Twenty-Ninth Street Realty Co et al. (Dec 14, 1909.).....799.29
 119th st, No 66 East. Benjamin Kramer agt Lizzie Isaacs et al. (Feb 9, 1910.).....29.90
 2Prospect av, No 575. Joseph E Conlan agt Bertha Ketcher et al. (Mar 9, 1910.).....115.78
 152d st, Nos 278 and 280 East. Nathan Klein agt M Breatler et al. (Feb 11, 1909.).....16.50
 180th st, No 784 East. Vincent F Bernesser et al agt Levinson Improvement Co et al. (Aug 12, 1909.).....374.40
 Same property. Andrew Bickhardt agt same. (Oct 28, 1909.).....60.65

April 8.

47th st, No 250 West. John F Cronin agt Abraham Korn et al. (Feb 18, 1910.).....143.13
 Same property. Gordon & Stein Contracting Co agt same. (Feb 15, 1910.).....1,030.00
 Union av, e s, 166th to 167th st. Julius Riedmuller agt R & W Realty Co et al. (Sept 13, 1909.).....46.68
 44th st, No 115 West. Richard A Rutherford agt Stuyvesant Theatre Co et al. (March 16, 1910.).....1,156.15
 83d st, No 325 East. Thomas J McMahon agt Mary J Clark. (April 2, 1910.).....75.00
 12th st, n s, 325 w 3d av, 25x90. Meyer Contracting Co agt Wm H Falconer et al. (Feb 4, 1909.).....720.00
 3Washington av, No 1281. Webster Iron Works agt John Marx Construction Co et al. (Oct 21, 1909.).....700.00
 176th st, No 887 East. Charles Bjorkegren agt Cornelia E McCormick et al. (March 29, 1910.).....729.75
 Same property. Same agt same. (March 26, 1910.).....729.75
 Same property. Same agt same. (March 25, 1910.).....729.75

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ARCHITECTS AND THEIR CLIENTS.

THE PECUNIARY RELATION BETWEEN THEM.

There is no reason to believe that the increase of the minimum fee will make it any more difficult in the future than in has been in the past for the high-priced architect with an established position to compete with his lower-priced professional associates. Of course architects, who have found it difficult to convince their clients that their services were worth five per cent., will find it even more difficult to convince their clients that their services are worth six per cent.; but architects, who are in that situation do not effectually compete with those who never even consider a job offered at a lower price, says the Architectural Record.

Cut-rate architects compete not with their higher-priced associates, but with one another. In this respect the situation will remain just as it has been in the past. There are many buildings erected every year in this country chiefly by speculative builders, whose owners believe that they cannot afford to pay the Institute's fees. These builders frequently employ men who hang out their shingles as architects to design their houses and these architects are paid either a fixed sum for the necessary drawings, or else some very low percentage.

In such instances the speculative builder is quite right in not paying anything more for what he gets than he does pay. He wants cheap, slovenly mechanical architecture. He pays for it, and he gets it. As long as residences, apartment houses and loft buildings are erected by speculative builders for sale, stereotyped and vulgar designs are bound to be employed. Houses erected by speculative builders possess the same general characteristics in France or England as they do in the United States.

BALTIMORE MUNICIPAL DOCK IMPROVEMENTS.

ONE of the important duties facing every growing seaport in America is that of providing adequate modern facilities for foreign and coastwise shipping. As in such cities real estate is mainly an expression of the commercial business of the port, the real estate profession recognizes the importance of waterfront facilities. A number of the older cities in both this and foreign countries have found from experience that the best results have followed from the municipality owning its waterfront and building its own piers, as in New York, for by this system only can the improvements be carried out on a broad and comprehensive scale, and enlarged from time to time according to a definite plan.

The methods employed by the city of Baltimore have worked out so well that they should prove of interest and assistance to every seaport contemplating the improvement of port facilities. Six modern piers and docks were originally planned for the upper part of the harbor, but later on two others were added, making eight. The rental price fixed, averaging about 36 cents per square foot, is sufficient to pay all charges connected with the \$6,000,000 bond issue, and also provides a sinking fund for its maturity in 1954. As the improvement pays for itself, taxpayers have nothing added to their burden from this source.

Piers 1, 2 and 3, which are of timber and masonry construction, were completed at a cost of \$550,000, exclusive of the cost of site. Pier 1 is 551 ft. in average length and 150 ft. wide over all, and has a wooden pile substructure, with masonry side

walls, earth fill and paved surface. Pier 2 is 200 ft. wide and 638 ft. in average length, and Pier 3 is 200 ft. wide and 772 ft. in average length, and is substantially like Piers 1 and 2 in all essential features of construction, the principal difference being in the spacing of the piles and in the arrangement of the floor platform.

Piers 4, 5 and 6 are all of a uniform type of construction, designed by Oscar F. Lackey, harbor engineer of Baltimore, who likewise supervised the work. They consist of solid earth fill, retained on the sides and ends by reinforced concrete sheet pile walls penetrating below the dredged bottom of the slip and supported at their upper end by steel and concrete horizontal girders. These girders are anchored to Raymond reinforced concrete piles and supported at their other ends on steel and concrete cylinders about 25 ft. apart on centers. The piers are 200 ft. or more in width, and 978 ft., 1,245 ft. and 1,456 ft. in length respectively. The sheet piles were cast at the site in ordinary wooden molds, and after seasoning twenty-eight days they were delivered by a derrick scow to the leads of a floating pile driver. After being carefully aligned they were forced into the mud to a staple position by a water jet, and the weight of a 6,000-lb. hammer seated on them.

Piers 7 and 8 are of ordinary pile and timber construction, completed at a total cost of \$43,000. The cost of the steel and concrete piers is not given, but the original estimate amounted to less than the total estimated for timber and masonry construction, when the larger amount of dredging and the underpinning for adjacent buildings were taken into account. The Raymond Concrete Pile Company, 90 West st, New York, was the contractor for the concrete work on Piers 4, 5 and 6.

Prosperous Years for Building and Loan Associations.

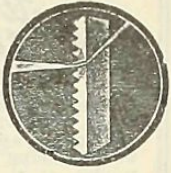
The State Banking Department, which has building and loan associations under its jurisdiction, a few days ago issued its report of the operations of these institutions during 1909. It is interesting to note that the Superintendent of Banks puts his official seal of approval on cooperative savings and loan association work in his report. For example, he says: "In many of the cities and villages of the State men of prominence and ability have been willing to make considerable sacrifices to promote the prosperity of such associations as a matter of public spirit. In almost all cases, the salaries paid to officers are not so large as would be paid to men of equal ability." At the same time, each association should be judged by itself.

Statistics show a steady substantial growth among these institutions during the last two years, for which credit is due to the State and Metropolitan Leagues of Savings and Loan Associations and the State Banking Department. Efforts have been persistently made to "clear the air" by showing that, when wisely managed, these institutions have a field of their own in the promotion of home-owning and systematic saving among persons of limited incomes. A few statistics of local associations of the State show: Assets \$42,071,000, a growth of \$3,000,000 over 1908, notwithstanding that \$2,000,000 was paid out for matured shares and \$8,300,000 for normal withdrawals: 114,500 members, of whom 22,900 are paying for their homes, and investigation has shown, that more than one-half of these members would have been unable to get these homes in any other manner; average operating expenses, based on assets 88-100ths of one per cent., which is far lower than other business institutions, but is a feature of savings and loan societies.

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ATTACHMENTS.

March 31.

No Attachments filed this day.

April 1.

Mermod, Jaecard & King Jewelry Co; Louis A Dubain; \$1,837.50; H W Unger.

April 2.

Iron & Steel Product Co; Suffern & Son; \$1,355.60; Greene, Hurd & Stowell.
Rio de Janiero Tramway, Light & Power Co. Ltd; Infant Incubator Co; \$6,871.50; Shattuck & Glenn.
Same; Chas J Strobel; \$3,891.50; Hays, Hershfield & Wolf.

April 4, 5 and 6.

No Attachment filed these days.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

March 31, April 1, 2, 4, 5, 6.

Almerini, A Wappler Electric Co. Electric Fixtures. 129
Chasis, J M.. Wappler Electric Co. Electric Fixtures. 360
Flynn Plumbing & Heating Co.. Standard Plumbing & Supply Co. Plumbing & Heating Fixtures. (Corrects error in last issue when mortgagee's was omitted.) 2,100
Fairmount Construction Co. S e cor Fairmount

pl and Marmion av.. American M & M Co. Tiled Mantels. 405
Greenwich Holding Co. 719-21 Greenwich st.. Otis Elevator Co. Elevator. 2,250
Katonah Construction Co. Marmion and Tremont avs.. Atlantic Gas & E Co. Gas Fixtures. 450
Lang, C H. 16 W 45th st—B A Buge (Inc). Plumbing Contract, Plumbing Fixtures. 1,676
Surety Constuction Co. Broadway and 125th st.. C Horn. Contract on Building. Stone Work. 399
Surety Construction Co. 310 E 50th.. Baldinger & Kupferman Mfg Co. Gas & Electric Fixtures Contract. 2,350
Vonden Driesch & F Bristsch. 181st st, 50 ft west St Nicholas av.. Otis Elevator Co. Elevator Contract. 2,250
Wright, M & C Schuman. 819 E 150th.. Samuel Seinger. Ranges. 632

BUILDING OPERATIONS.

(Continued from page 761.)

Hospitals and Asylums.

PATERSON, N. J.—The Board of Managers of the General Hospital are considering the installation of a heating and lighting plant, to cost about \$15,000.

NEWARK, N. J.—J. O'Rourke & Sons, 756 Broad st, have prepared plans which have been accepted for an addition to St. Michael's Hospital. Estimated cost \$75,000.

NEW BRITAIN, CONN.—Architect W. H. Cadwell has plans nearly completed for the addition to the hospital in Grand st, and estimates will soon be taken. The building will be brick, 72x42 ft., 1-sty, with brownstone trim, steam heat, gravel and slate roofing, skylights, tile floor.

Hotels.

SPRING LAKE, N. J.—Architects Warren H. Conover, 232 West 40th st, N. Y. C, has prepared plans for an addition to the Spring Lake Hotel.

SPRINGFIELD, MASS.—A new hotel is to be erected at Pecowsic on the Spear property, at Long Hill st and the Boulevard. Architect Albert Winslow Cobb, of Boston, has been selected to prepare plans for the buildings. It will be fireproof, of artificial stone and steel frame, 200x100 ft., containing 250 rooms and 150 private baths. The architect is located at the office of Chaplin & Chaplin, in the Court Square Building.

Miscellaneous.

MIDDLETOWN, CONN.—Plans are being figured for the new car barn and repair shop to be erected at Main st and Kings av for the New York, New Haven and Hartford Railroad Co. It will be of brick with granite, limestone and blue-stone trim, 102x341 ft., with concrete foundations, iron stairs and a tar and gravel roof. The bids are to close April 11.

Bids Opened.

ROCHESTER, N Y.—The following bids were received by supervising architect, James K. Taylor, Washington, D. C., on March 26, for alterations to the extension to the Rochester public building: Voshall-Percy Co., Rochester, N. Y., \$5,998; time, 60 days. Neptune B. Smyth, N. Y. C., \$6,472; 45 working days.

NEW YORK.—The following proposals were received March 26, for lumber, by the quartermaster: Item 1, 10,000 ft. lumber, pine, box, tongued one side; 2, 10,000 ft. do dimensions do grooved one side; 3, 4,800 ft. do dimensions do tongued and grooved. Charles H. Heinsohn, 284 Av A, N. Y. C., \$28 per M ft., accepted. Kalt Lumber Co., 312 East 64th st, N. Y. C., \$31.87 per M ft. Watson & Pitt-

inger, 420 Carroll st, Brooklyn, N. Y., \$30 per M ft. W. P. Youngs & Bros., 35th st and 1st av, N. Y. C., \$29.90 per M. ft.

BROOKLYN.—The Board of Education opened bids on Monday, April 4, for the general construction of public school, No. 167, Brooklyn. The lowest bid was submitted by the T. A. Clarke Co., at \$266,700. Other bidders were J. F. Walsh Constr Co., Geo. F. Driscoll, Richard E. Henningham, P. J. Brennan & Son, Wm. J. Moran, Inc., Keenan & Corrigan, Chas. H. Peckworth, Peter Cleary, P. Gallagher, Thos. McKeown, Inc., John Auer & Sons, Geo. Vassar's Sons & Co, Inc., H. C. Stowe Constr Co., The Bottsford-Dickinson Co., John Kennedy & Co., Geo. Hildebrand.

Municipal Work.

BROOKLYN.—The President of the Borough of Brooklyn will open bids on Wednesday, April 20, for furnishing paints and oils to the Bureau of Sewers, Brooklyn.

HADDON HEIGHTS, N. J.—G. Everett Hill, of the City Works Disposal Co, 156 Fifth av, N. Y. C, is preparing plans for the proposed sewer system. Estimated cost, \$53,000.

NEW YORK.—Estimates will be received by the Park Board, Thursday, April 14, for furnishing and delivering pink bond Tennessee marble for the American Museum of Natural History, Manhattan.

BRONX.—On Thursday, April 14, the Park Board will open bids for furnishing and delivering steel combination cases, plan racks, sectional document cabinet, document files, plan tubes, etc., for parks in the Bronx.

NEW YORK.—The Commissioner of Bridges will open bids Thursday, April 14, for repairs to asphalt pavements on bridges over the Harlem River and in the Borough of Manhattan during the year 1910.

NEW YORK.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, April 13, for furnishing and delivering cast iron pipe, special castings and valve box castings.

LONG ISLAND CITY.—Bids will be received by the President of the Borough of Queens, Tuesday, April 12, for furnishing and installing electric, combination and gas lighting fixtures in the Queens County Court House, Long Island City.

Government Work.

Senator Perkins has introduced a bill in Congress (S. 7320) to provide for publicity in the making of government contracts.

RICHMOND, VA.—The contract for the construction of the U. S. Post Office and

Court House at Richmond, Va., has been awarded to J. Henry Miller, of Baltimore, Md.

NEW JERSEY.—U. S. Engineer Office, Army Building, 39 Whitehall st, N. Y. C.—Sealed proposals for dredging in Passaic River, N. J., will be received until 12 M., April 26. Wm. T. Rossell, Col., Engrs.

BOSTON, MASS.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until April 23, for fire-protection system in buildings Nos. 58, 60, 62 and 79, navy yard, Boston, Mass. R. C. Hollyday, Chief of Bureau.

GOVERNOR'S ISLAND.—Arsenal, Governor's Island, N. Y. H.—Sealed proposals will be received until 1 P. M., April 16, for furnishing during the fiscal year ending June 30, 1911, lumber, paints, oils, blueprinting, etc. For information apply to Col. O. B. Mitcham, commanding.

PICATINNY ARSENAL.—Sealed proposals will be received until Monday, May 16, for furnishing during the fiscal year ending June 30, 1911, rope, steel, iron, hardware, lumber, paints, oils, laboratory supplies, electrical goods, etc. For information apply to the Commanding Officer.

BOSTON, MASS.—War Department, Constructing Q. M. Office, 263 Summer st, Boston, Mass.—Sealed proposals will be received April 25 for the construction of a coal pocket, and extension to wharf at Fort Strong, Boston Harbor, Mass. Address Capt. A. M. Miller, Constructing Q. M., Boston, Mass.

PAWTUCKET, R. I.—The successful bidders for the construction of the U. S. Post Office at Pawtucket, R. I., specified the following fixtures to be used: Plumbing fixtures, J. L. Mott Iron Works; boiler, Kewanee Boiler & Heating Co.; wall radiators, Fowler & Wolf Mfg. Co.; gate and radiator valves, Fairbanks Co.

FORT TERRY, N. Y.—War Department, Office of the Constructing Q. M., New London, Conn.—Bids for the construction of electric light and power plant and electric lighting system, also for minor alterations and furnishing and installing a new boiler in pumping plant, at Fort Terry, N. Y., will be received until April 30. F. T. Arnold, Constructing Q. M., New London, Conn.

SEWICKLEY, PA.—Sealed proposals will be received at this office until 3 o'clock p. m., on the 14th of May, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Sewickley, Pa., in accordance with drawings and specifications, copies of which may be obtained from the Custodian of site at Sewickley, Pa., or at this office at the discretion of the supervising architect, James Knox Taylor, Supervising architect.

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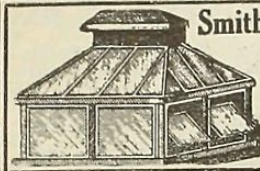
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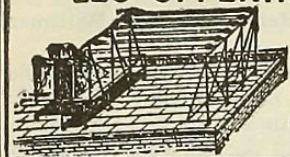
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**Smith & Dorsett Co.**

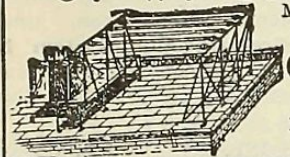
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