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WE spoke last week in regard to Mr. Veiller's book on the housing problem. Announcement is now made that "A Committee on Congestion" has approached the Board of Aldermen and asked them to appoint a Commission to investigate the subject of congestion in Manhattan. As a result, we have now a proposition before us that this new Aldermanic Commission shall consist of 19 members, 10 to be chosen by the Aldermen, 9 by the Committee. The Commission is to serve without compensation, except in the case of some of the members whom the Aldermen alone have the power of appointing. This proposition has the true Aldermanic touch about it. If there is anything to be done for our poor people, it must be politically possible to grind an honest penny out of it. The presence of the honest broker in these transactions seems to be unavoidable. We are glad to hear that the Mayor is to be asked to approve of the appointment of such a Commission. We hope His Honor will not allow the question to remain open as to the real identity of the Committee that demanded the appointment of a Commission and the purposes generally that lie back of the movement. Lacking this knowledge, the public cannot take an enlightened or even sympathetic interest in any action that may follow. We believe, too, that the Mayor will need information as to how much the inquiry into congestion is to cost the city.

AT the hearing held during the past week upon the proposed changes in the street system of Greenwich Village no opposition of any importance was exhibited in respect to the general idea of such improvements. Some difference of opinion, however, did develop in relation to the scope of the changes and the method of financing them. As to the scope of the changes there can be no doubt that in the existing condition of the city's finances the improvement should be made as inexpensive as possible. The first essential step is the cutting through of southern outlets for Sixth and Seventh avenues and the widening of Varick street. These changes in the street plan could be made at an expense of only a few million dollars, and they would contribute more both to the development of local business and to the relief of general traffic congestions than any alterations which could be made to the city plan at anything like the same expense. The further changes in relation to Christopher street could be made at a later date, if considered desirable, but for the success of the whole scheme it will be far better to make a modest beginning. If local property-owners insist on getting too much, they will end by getting nothing at all. The matter of financing the proposed improvement involves more doubtful considerations. The questions asked by the committee of the Board of Estimate indicated that they would recommend the assessment of part of the cost upon the benefited property. In the opinion of the Record and Guide such an assessment would not be justified. The city authorities many years ago laid out a street plan for the Greenwich district which has very much hindered the business growth of that section. The local property-owners, after having failed to obtain any benefit from the growth of the city for several generations petition for relief; but when it looks as if something might be done, they are told that they will have to pay in large measure for the remedying of the mistake. This does not look fair; and its lack of fairness is increased by the fact that the opening up of Sixth and Seventh avenues would benefit the borough of Manhat-

tan generally out of all proportion to its actual cost. It would meet the immediate and crying necessity for another longitudinal thoroughfare in a comparatively central location—a thoroughfare which would be of as much value for underground as for surface traffic. For these reasons, we do not see why local property-owners should be assessed for the cost of the proposed improvement. On the other hand, if the committee insists on such an assessment, and if it does not propose to impose too large a proportion of the expense upon the local property-owners we should advise them to consent. There is no future for Greenwich Village without the improvement; and there may be a very considerable future with its assistance.

MAYOR GAYNOR offered, during the past week, to the Borough of Queens, a slight hope that before long the Belmont tunnel might be extended to Longacre Square and operated in conjunction with the Subway system for a five-cent fare. It is very much to be hoped that such will be the case, not only in the interest of Queens but in the interest of Manhattan. The operation of the tunnel and its extension to Longacre Square would not only help to send thousands of families to Queens for a residence, but it would largely increase the business of the restaurant, theatres and shops along Broadway. We are informed on good authority that even the miserable connection now afforded by Queensboro Bridge has been very beneficial to the business of shopkeepers on 59th street in Manhattan, and this benefit would be enormously increased, in case the connection made were really adequate. The Belmont tunnel with a Manhattan terminal near Longacre Square and with transfers to the Subway would provide a most efficient connection and would constitute a great step in the process of tubing the outlying boroughs to Manhattan, which should be one of the chief offsets of the local transit system. In order to complete the process, so far as Queens is concerned, the elevated tracks on Queensboro Bridge should be connected with the Second avenue elevated road; and what is still more important, the McAdoo tunnel system should eventually be extended to 59th street and Second avenue. Such an extension would not only provide for a useful connection between New Jersey and Queens but it would also open up for the people of Queens the wholesale and shipping district of the middle west side of Manhattan. The Pennsylvania tunnel will measurably serve this purpose; but the service it will offer will be incomplete and will need supplementing in the manner proposed.

THE REMARK OF MAYOR GAYNOR about the Belmont tunnel was, however, even more important, because of its implications than because of what it explicitly promised. The proposed utilization of the Belmont tunnel would be possible only on the basis of some general agreement between the Interborough Co. and the city. Such an agreement would have to cover, not merely the operation of the Belmont tunnel, but the whole matter of the Madison and Seventh avenue extensions to the existing Subway. Property-owners in Manhattan will pray that the expectation offered by such an agreement will not prove to be groundless. It is safe to say that the success of the present administration's policy in respect to rapid transit will depend upon the success of the negotiations now under way with the Interborough company. Public opinion will not be satisfied merely with the construction of the Broadway-Lexington avenue route. That Subway has been laid out for a special purpose, and with the intention of building up an independent system. It will fill an important need; but it will leave almost as many transit problems unsolved as there are now; and these problems can only be properly solved with the co-operation of the Interborough Co. Of course in case no agreement can be reached, it would still be possible for the city to lay out and construct an independent belt line running around the borough of Manhattan; but such a line would afford only a mediocre substitute for the proposed Madison and Seventh avenue extensions. The value of these extensions would consist in their central location and in the fact that they would fill a genuine void in the means of communications—a void which cannot be filled half so effectively in any other way. Great issues, consequently, hang upon the present negotiations. New York needs a unified underground transit system like that of Paris, not a hodge-podge of independent and disconnected lines like that of London. His constituents are now asking Mayor Gaynor to arrange it for them, if possible. Until he was elected it seemed impossible, because

of the continual disagreement between Chairman Willcox and President Shonts. If the Mayor can reach an agreement he must surely take rank, not only as a municipal statesman, but as a diplomat and negotiator of rare ability.

LICENSE TAXES AN INTERFERENCE WITH PRODUCTION.

To the Editor of the Record and Guide:

In your issue of April 9, a correspondent signing himself "Medicus" suggests that every individual who earns a living in this city should pay a License Tax based "on his minimum earning capacity." He naively remarks that such a tax would "probably" not be more difficult to collect than the personal tax; but not having confidence in the ease of collection, he suggests that all employers should be compelled to deduct the tax from the wages of their employees.

If the suggested license tax on all employees was a small one, the employer, who is not buying labor at the market rate, would find that he had to pay the tax rather than have the friction of collecting it. If the tax was too large for this, the result would be that GOOD EMPLOYEES WOULD NOT WORK IN THE CITY OF NEW YORK. Strange as it may seem to "Medicus," there are many other places in which people can earn a living, and to which they will go if license taxes here lower their earnings so as to offset other advantages. To-day a good many people will pay more rent here than elsewhere because of the higher wages they can get, which helps to keep up real estate values.

This suggested tax is like the survival of colonial days in operation in some parts of Pennsylvania under the name of the "occupation tax," which is about as iniquitous in its administration as our personal property tax. Philadelphia does not attempt to levy this tax, and in the small town, as usual with these kind of taxes, it produces little revenue but frequent hardships on the poorer people.

Small taxes upon certain businesses, like pawnbrokers and peddlers, may be justified as an exercise of the police power in order to control these occupations, but not as a means of revenue. LICENSE TAXES ON BUSINESS ARE AN INTERFERENCE WITH PRODUCTION. The Southern States have gone extensively into license taxes upon business, with the net result of checking enterprise and production and of keeping their real estate values down. Your correspondent should read the exhaustive study of these taxes by Mr. W. O. Hart, of New Orleans, before the last International Tax Conference held at Louisville. He might also read the work of Mr. F. N. Judson on "Taxation in Missouri," where there is still some attempt made at enforcing occupation taxes.

Your correspondent says "the chief objection to this plan lies in the opposition of the masses." He is mistaken. The chief objection to this plan is that no government has moral right to charge any man or woman for the privilege of earning a living. Such a tax is immoral. It is of the same nature as a poll tax, which some State constitutions rightly prohibit as being "grievous and oppressive."

A. C. PLEYDELL.

(Secretary of the New York Tax Reform Asso.)

CREDIT TO THE NEW YORK SOCIETY OF ARCHITECTS.

To the Editor of the Record and Guide:

I noticed in your last week's issue, discussing reforms in the Tenement House Department procedure brought about by the New York Society of Architects, that through some inadvertence the impression has been created that some other professional body had brought about this reform.

As this work was done exclusively by this society and as the membership of this society is made up of the most active and disinterested architects practicing in New York at the present time, it is only just that when a small amount of the great, self-sacrificing work that they are doing becomes public a statement be made giving them credit for the same.

It might interest you to know that the tenement house work is only a small item of the work done by the various committees of this organization, such work as problems of congestion in population, reform in the Charter, watching legislative bills and discussing them and other matters affecting the building trades are matters within the peculiar scope of this society and receive a great deal of attention from the members.

OSCAR LOWINSON.

COMMENDS MR. STRASBOURGER'S LETTER.

To the Editor of the Record and Guide:

I have read the letter of Hon. Samuel Strasbourger on personal taxes and I fully agree with him that we should have a revision of the personal tax laws. The letter by Mr. Strasbourger is very intelligent and to the point, and if his recommendation should be acted upon a great relief to the real estate of New York would result.

THOMAS BARRETT.

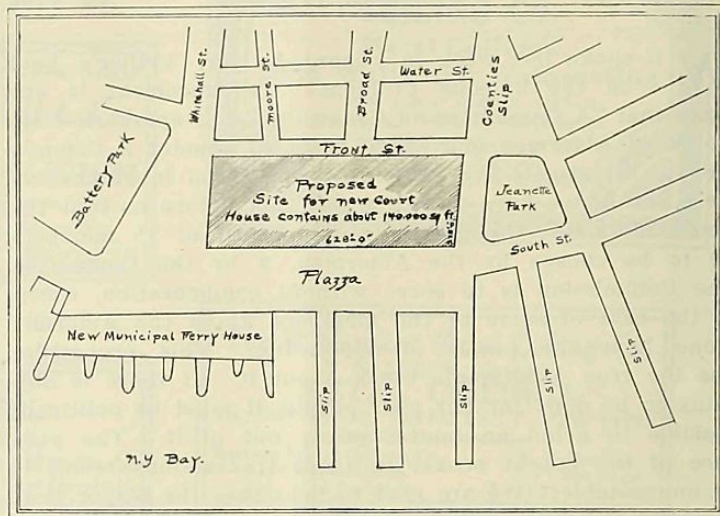
WHY MR. FLAGG WOULD BUILD THE COURT HOUSE AT THE BATTERY.

(The following is a copy of a letter written by Mr. Ernest Flagg, the architect, to the Mayor, the Comptroller and the members of the Court House Commission.)

Dear Sir: I want to suggest what seems to me the best available site for the proposed new Court House; that is the three small blocks which lie between Pattery Park on the west, Jeanette Park on the east, the plaza in front of the new municipal ferry houses on the south and Front st on the north, as per diagram.

The plot is an oblong rectangle 628 ft. long by 228 ft. wide, containing about 140,000 square feet. Its assessed value is \$2,150,000.

The proposed site in Reade st, including the entire block bounded by Reade, Broadway, Duane and Elm sts, contains only about half this much (71,200 sq. ft.), and to make use of it it would be necessary to take all that the city does not now own of the block bounded by Chambers, Reade, Broadway and Centre sts. The assessed valuation of the land required would be over \$10,000,000.



It is safe to say that the cost of both land and building according to this plan which I suggest would not be as much as the city would have to pay for the Reade st site alone, but even if the cost was as great, it seems to me it would be preferable.

I doubt if any other site could be named which has so many natural advantages as this. It is open on three sides and could be made entirely open. It has a park on either side and a broad plaza and the bay in front.

A POSSIBLE OBJECTION.

The only possible objection is the elevated railroad in Front st, and this objection could be overcome in a great measure by adding to the width of Front st. Front st could be made three times as wide as it is and even then the plot would contain considerably greater area than the proposed site in the City Hall Park.

The building would have a magnificent southern exposure of over six hundred feet, overlooking the bay in full view of the Brooklyn water-front, and of all incoming and outgoing shipping. In no other place could it be placed where it would add so much to the beauty of the city. If placed here it is probable that the block bounded by State, Whitehall and Pearl sts would be taken for another municipal building, which would group with this and the Custom House.

If we consider the site with reference to its ease of access from all parts of the Greater City, the conditions are truly remarkable. No other spot on Manhattan Island can compare to it. Here is the terminal of the principal ferries; of all the elevated railroads; of the subway; of all the principal trolley lines, and it is also connected with Brooklyn by tunnel.

THE BRITISH HOUSES OF PARLIAMENT, FOR EXAMPLE.

Every other great city which has a water front makes a feature of it and uses it as a site for its most important public buildings. We make an eyesore of ours. London has its Houses of Parliament any many other important public buildings on the banks of the Thames, and it is now engaged in building another important municipal building on the water-front.

Paris has both sides of the Seine lined with palaces, and almost all the other principal cities of Europe are following her lead.

Why should we not do something to develop the artistic possibilities of our superb water-front?

It seems to me that when a great public work like this is undertaken, one which will involve the expenditure of several million dollars of the city's money, that it ought to be planned with a view to doing the greatest possible good to the city, and thus increasing the returns from taxes. If the building is and thus increasing the returns from taxes. If the building is placed in the City Hall Park it will certainly not enhance the

value of adjoining property; as it would reduce the park area, it might even have a contrary effect. If it were placed in the position which I advocate, it would greatly increase the value of all neighboring property. I have no doubt but that the taxes derived from this increased value would be sufficient to pay the interest on its entire cost.

A PERSONAL REASON.

One reason why I am anxious to have the building located in this place is because I own property in the neighborhood, which I believe would be immediately quadrupled in value if the site was determined upon. I bought this property for precisely the same reasons that I now advocate this location for the proposed Court House. I believed it to be a part of the city whose wonderful natural advantages have been for a time overlooked, but which cannot long remain hidden.

In regard to the present Court House, I am not one of those who think it ought to be destroyed. It seems to me we have a mania for destroying buildings. This one would be thought new anywhere but here. It is a very serviceable building and contains a great many rooms which are well proportioned and well lighted. If the elevator service is poor, the ventilation bad, or if it has other sanitary defects, they can be corrected at little expense. When the building is not needed as a Court House it can be used to advantage for other municipal purposes. To destroy it means the loss to the city of a great deal more money than the value of the site which I propose for the new building. Yours truly,

35 Wall Street.

ERNEST FLAGG.

THE CHARTER BILLS.

THE bills amending the Greater New York Charter that have been introduced in the Legislature so far number about one hundred and fifty, and some are very bulky. One of very general importance (S. 859) embodies Chapter 5 and relates to the Mayor and all departments, boards, commissions and offices, and all officers, employees and subordinates of the city. The departments enumerated are Finance, Treasury, Tax, Law, Education, Police, Fire, Health, Tenement House, Public Hospitals, Public Charities, Correction, Water Supply, Gas and Electricity, Bridge, Docks and Ferries, Park, Art and Civil Service. No department being named for Buildings, this branch of government remains under the direction of the Borough Presidents as bureaus.

The one new department is the "City Treasury," which is created by Assembly bill No. 1303 (by Mr. Foley). It names the City Chamberlain as the head of the department. He is to be treasurer of the city and of each of the four counties therein, and may appoint and at pleasure remove a deputy. He is to report in writing weekly to the Mayor and the Comptroller, and to the Board of Aldermen annually.

A Playground Commission is established by Assembly bill No. 580, introduced by Mr. Toombs. Unlike the Art Commission, the Playground Commission is not mentioned as a separate department. It is to consist of three members appointed by the Mayor, one by the Board of Education, and of one park commissioner to be selected by the Park Board. The commission will serve without compensation, but it is to have authority to employ a secretary, counsel and other officers, as may be deemed necessary. The Board of Estimate is to provide the commission with suitable offices. All playgrounds heretofore established are to be under the supervision of the commission, and every proposition for the purchase of land for new playgrounds must be submitted to and approved by the commission. The bill contains no requirement that the commission shall report its doing to anybody.

RECORDS TO BE KEPT AND ABSTRACTS PUBLISHED.

As regards the other administrative departments, their obligations and powers are fully set forth in Senate bill No. 859. There is to be a branch office of each department (except the Art Commission and the Civil Service Commission) in each borough of the city. An important provision is that in every department, office of a borough president, board or commission there shall be kept a record of all transactions, which shall be accessible to the public; and once a week a brief abstract, omitting formal language, shall be made of all transactions, and of all contracts awarded and entered into for work and material of every description, which abstract shall contain the name or names and residences by street and number of the parties to the contract and their sureties if any. A copy is to be published in the City Record.

All borough presidents and the heads of all departments (except the Police and Law Departments), shall with reasonable promptness copy to any taxpayer desiring the same a true and certified copy of any book, account or paper kept by such department, bureau or officer, or such part thereof as may be demanded, on payment of an advance fee of five cents for every hundred words. Every three months every borough president and head of department and commission named in the bill will send to the Mayor, in such form and detail as the Mayor shall describe, a report of the conditions and transactions of his borough and department, or of such board or commission, as the case may be. Copies are to go to the Comptroller, the Board of Estimate, the Board of Aldermen and the City Record. Special reports are to be furnished promptly when required by the

Mayor, Comptroller, Board of Estimate or Board of Aldermen.

OATHS AND THE EXAMINATION OF WITNESSES.

The head of any department, or his deputies, or the secretary of a department, or the head of any bureau, and each member of a board, if it is the head of a department, shall have power to subpoena, administer oaths to and examine witnesses, and take and preserve their testimony regarding any subject within the jurisdiction or concerning the administration of such department; provided that no secret inquisition or involuntary examination in private shall be made of any witness or other person by any city or borough officer or employe.

SUMMARY EXAMINATIONS.

Any member of the Board of Aldermen, Commissioner, head of department, chief of bureau, deputy thereof or clerk therein, or other officer of the corporation or person, may, if a justice shall so order, be summarily examined upon an order to be made on application based on an affidavit of the Mayor or of the Comptroller, or any five members of the Board of Aldermen, or of any five citizens who are taxpayers, requiring such examination, and signed by any justice of the Supreme Court in the first or second judicial departments directing such examination to be publicly made at the chambers of said court, or at the office of said department on a day and hour to be named, but not less than forty-eight hours after personal services of the order.

Such examination is to be confined to an inquiry into an alleged wrongful diversion of funds, or any violation of the provisions of law, or any want of mechanical qualifications of any inspectorship or public work, or any delinquency charged in the affidavit. But the answer of the party charged shall not be used against him in any criminal proceedings; provided, however, that for all false answers he shall be subject to the pains and penalties for the crime of perjury. Actions are not to be brought by or against departments. No officer or employe of the city shall be interested directly or indirectly as contracting party, partner, stockholder or otherwise in any contract, work or business, or in the sale of any article (except as provided in Section 192), the expense or price of which comes out of the city treasury.

BRONX RIVER PARKWAY OPPOSED BY ART SOCIETY.

The Municipal Art Society of New York, of which John G. Agar is president and Charles H. Israels is secretary, has come out against the proposition for a parkway along the Bronx River. It transpires that the law under which the Commission is working gives nobody power to supervise its expenditures, and the Society believes that the city should spend its own money. At the last meeting of the Board of Directors the following resolutions were adopted:

Whereas, the Municipal Art Society of New York believes that the City of New York should control the expenditures of its own moneys; and

Whereas, Chapter 594 of the Laws of 1907, under the provision of which the Bronx Parkway Commission was created, gives neither to the City of New York nor to any officer thereof any power to supervise the expenditures of said Commission; and

Whereas, in the opinion of the Municipal Art Society there is no real need for a parkway along the banks of the Bronx River in the City of New York, and if it is desired to prevent the flow of sewage into the Bronx River this object can better be accomplished by an act of the Legislature.

Resolved, That the Board of Directors of said Society respectfully recommend that the Board of Estimate and Apportionment of the City of New York make no appropriation for any expenses which may be incurred by, or for the support of said Bronx Parkway Commission.

Resolved, That the Secretary be directed to transmit a copy of these resolutions to the said Board of Estimate and Apportionment.

OSCAR HAMMERSTEIN says that New Yorkers who have been astonished at the yearly increase of business in the Herald square district can prepare themselves for the greatest surprise of their lives when the Pennsylvania tunnel is thrown open in a few months. Thirty-fourth st will be the Broadway of the future. "I make a prophecy," he said, "that most of the buildings located in the vicinity of the Pennsylvania station will be supplanted by modern skyscrapers. The street is to be widened, and with other projected improvements, such as moving sidewalks and additional lights, it will be one of the finest boulevards in the world."

FOR ARBITRATION BOARD.—A bill providing for a State Board of Arbitration and Mediation for labor controversies has been introduced by Assemblyman Ward. It provides for a board of three members, to be appointed by the Governor, one of whom shall be recommended by the labor organizations, another by the employers' associations, and the third, who is to be chairman, to be appointed upon the recommendation of the two already appointed. Each is to receive a salary of \$3,000.

—The State League of Cooperative Savings and Loan Associations will hold its annual convention in Schenectady on May 19-20. The trustees of the Metropolitan League of Cooperative Savings and Loan Associations have decided to hold the annual dinner of the league at the Marlborough Hotel on April 23. For the first time in the history of the league, women will be invited. Invitations will be sent to prominent men of this city who are interested in the movement.

CONSTRUCTION.

SEMI-SUBURBAN TENEMENT HOUSES

A Style of City House Newly and Justly Popular—What They Cost and the Income They Yield—Illustrations from the Bronx.

ONE may study the residential construction in the East Bronx, where that new city of three hundred thousand inhabitants is rising, and see many new ideas exemplified. Since the period of the first development of the West Side, the city has not seen more varied brick building—so may different classes of houses other than frame. The small multiple dwellings or semi-suburban tenement houses present a particularly attractive study. They represent a style of city house newly and justly popular, and one that is far in advance of some types heretofore in vogue. These former types embodied the principle of crowding within the most limited quarters those unable to assume a great rent burden. There is no denying that they hurt the feelings of well-bred families and helped to populate Long Island and New Jersey. People felt that even in a great city they had a right to a better outlook.

It is no exaggeration to say that in the conditions that once generally prevailed in Manhattan tenement construction every essential for a pleasant and comfortable home was lacking. Circumstances then combined to create new structural tendencies. Public opinion, individual pride, financial profit, architectural invention and suggestion, more rapid transit facilities to the outer edges of the city, more building fields, and new laws, all linked themselves together, and the builders of barrack-like domiciles saw their finish. Notwithstanding the experiences of

of construction and its commercial results has been found to be neither theoretical nor problematical; for hundreds of houses of this character have been completed and are now occupied, and the demonstrated results have shown them to be in every way successful.

The cost of these houses, including the cost of the land, ranges from ten to twenty thousand dollars and the rental of the individual apartments extends from about fifteen to fifty dollars per month. It has always been found by those who have endeavored to provide model apartments for the very poor classes—that is, houses which will bring in a sufficient income to pay the

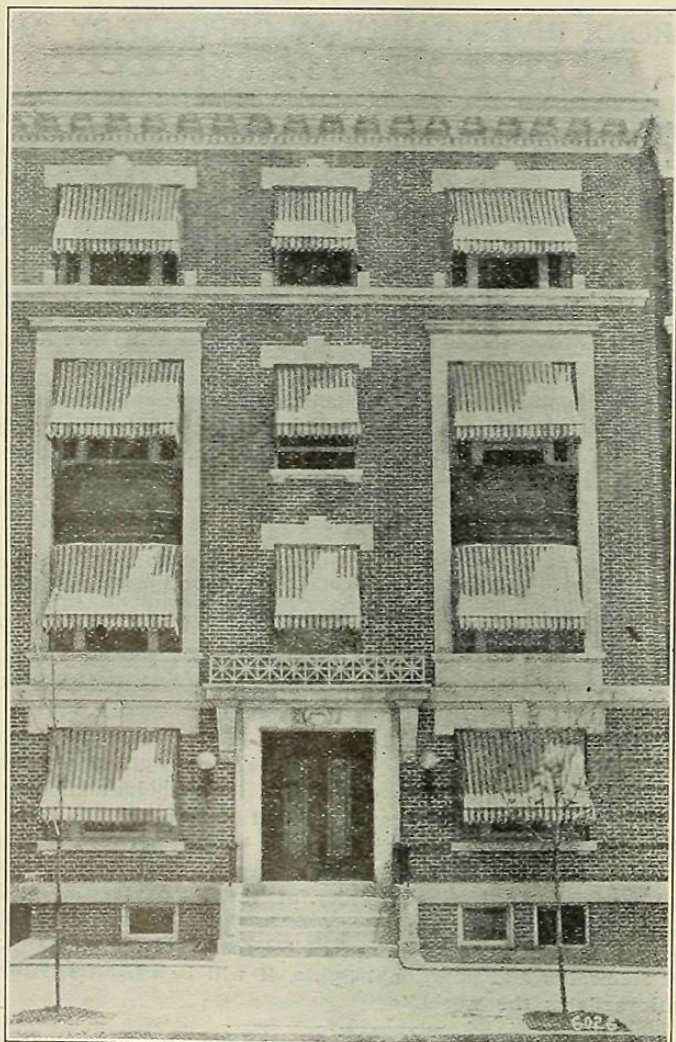


FIG. 1. SEMI-SUBURBAN TENEMENTS—A HOUSE IN KELLY STREET.

Manhattan, some of the other boroughs were for a time threatened with a similar affliction, but now with the abundance of vacant land at relatively moderate price where small houses may be placed within reach of a transit line, there has sprung up a class of semi-suburban houses which has very much brightened the social atmosphere of the city.

Reference is made to this new development in the last printed volume of the reports of the Tenement House, compiled by Commissioner Butler, from which the accompanying illustrations are taken. As it is there remarked, none of these buildings exceed four stories in height. The feasibility of the smaller type

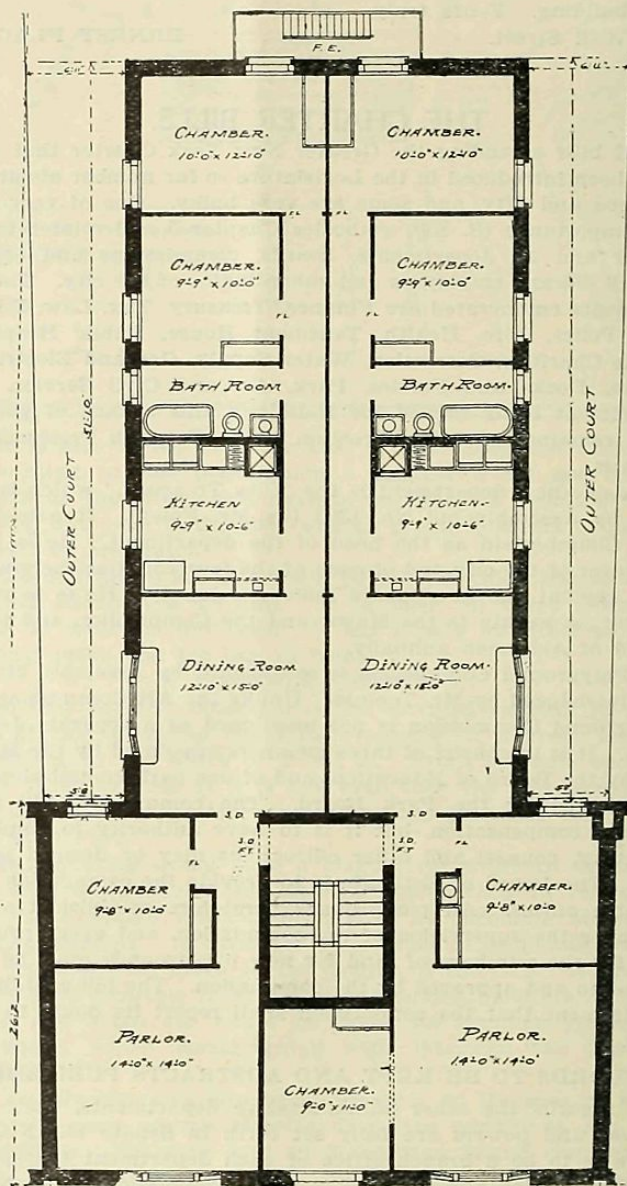


FIG. 2. FLOOR PLAN OF HOUSE IN KELLY STREET.

expenses and charges and yield an annual profit of not less than four per cent.—that it is almost impossible to construct them so that the apartments may be rented at less than the market rate, unless a sacrifice is made of some of the essentials required in a house that is complete, with ample provisions for light and air, and with the ordinary comforts and conveniences that are now deemed indispensable. The charges for apartments in these semi-suburban houses, however, are much less than the charges for similar accommodations in the larger buildings that are not so well situated and that bear few, if any, of the characteristics that should mark a home; in this latter regard the former are a great improvement over the latter both in external appearance and interior arrangement, in that the "home" impression is the predominating feature, and the "tenement idea is almost entirely eliminated.

The external appearance of these semi-suburban tenement houses is of a pleasing variety; some of them are of quite an artistic character and each of them possesses some feature of individual taste and interest. The large bay-windows that are much in evidence, are quite ornamental as well as very conveni-

ent; the semi-detached style of arrangement that is usually employed removes any possibility of monotonous continuity. In interior planning and arrangement, these houses are also good, for the rooms are all of ample size, are well arranged so as to afford privacy and to obtain the maximum of light and air.

the rear chamber, 12 ft 10 inches by 10 feet; the kitchen and each of the remaining bedrooms approximately 100 square feet in area.

The parlors and alcoved chambers are all mahogany finished; the dining rooms of Flemish oak with wainscoted walls, Dutch shelves, recessed bay windows and window seats are complete in every detail; the remaining rooms are trimmed with hazel. The walls of the kitchen, bathrooms and bedrooms, excepting the front room, are not covered with the usual paper but are neatly painted.

The apartments are lighted by gas and electricity and also have steam heat, hot water supply, set refrigerators and gas ranges. It may be noted that, whereas these improvements were a rare feature only a few years ago, they are now considered a necessity and quite indispensable even in these small houses. Other features in construction are the steel safes, one of which is built in the rear wall of each apartment, and an automatic device in the dumbwaiter that secures the articles being delivered and that they may be released only from the apartment for which the goods are intended.

The facade of colonial design is very pleasing. The entrance, architraves and window sills and lintels are constructed of limestone; the bays between the second and third floors are constructed of panels and weathered copper; the rest of the elevation is Philadelphia brick laid in Flemish bond with raked joints. The vestibule as well as the hall on the first story has mosaic tile floor and marble wainscoting. The elevation is rendered more effective by the grass plots extended from the building to the front line and by the curve of the lot line which harmonizes with the winding street at this point.

The rent of these apartments, from thirty-four to forty-five dollars per month, is the rate of from five dollars and sixty-six cents to an even six dollars a room per month.

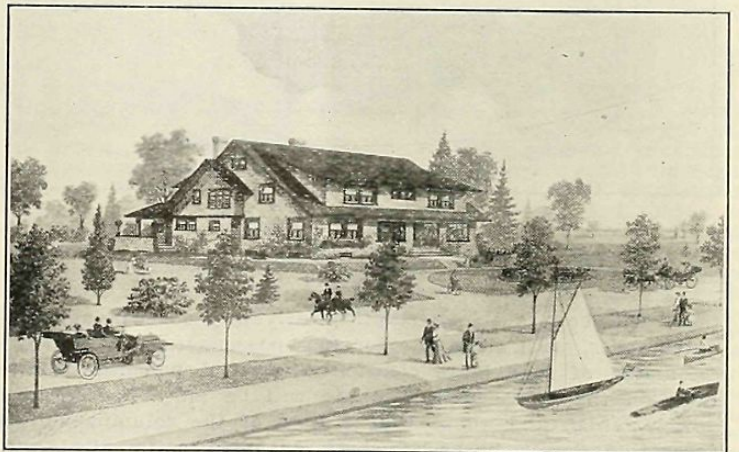
THE DEPUTY COMPTROLLER'S NEW HOME.

Edmund D. Fisher, deputy comptroller of New York and former secretary of the Flatbush Trust Company, will reside in "Brightwaters," Bay Shore, L. I., after July 15. His new country house, which he is building there under contract with the T. B. Ackerson Co., is well advanced in the work of construction and will be finished early in July.

The building, which is shown in the accompanying picture, is Dutch colonial in design and interior appointments and one of the prettiest houses in Brightwaters. It was planned, for the most part, by Mr. Fisher himself and contains several unique features. The sides of the house are laid with double courses of stained white cedar shingles ten inches to the weather. Nails and flashings are of copper.

Another feature is the absence of door sills on the first floor. The porch, which is ten feet deep in the clear and extending on two sides of the house a length of thirty-five feet, has four entrances to the interior. Two doorways, one a Dutch door and the other a French door, lead into the great living room at right angles; while the approaches to the dining-room at one end of the porch and to the library at the other end are also through French doors. The porch will be glass enclosed in the winter and screened in the summer. Its floor is laid on the same level as the main floor of the house in order to add the 350 square feet of porch space for dancing and other social occasions.

The house comprises ten rooms and three baths besides a



NEW SUMMER HOME AT "BRIGHTWATERS," BAY SHORE, L. I., OF EDMUND D. FISHER, DEPUTY COMPTROLLER OF NEW YORK CITY.

butler's pantry, laundry and large cellar. The ground floor will be finished in antique and Flemish oak and the second floor in ivory white enamel. The library is beam ceiled and contains a big, old-fashioned fireplace. Window casings are extra large. The entire house is stained in weathered effect and thoroughly equipped with all modern conveniences. The plot measures 100x140 feet fronting the concourse on the east side of the Venetian Harbor. It is quite near the recreation piers and beaches and within a few minutes walk of the lakes, Casino and other attractions of Brightwaters.

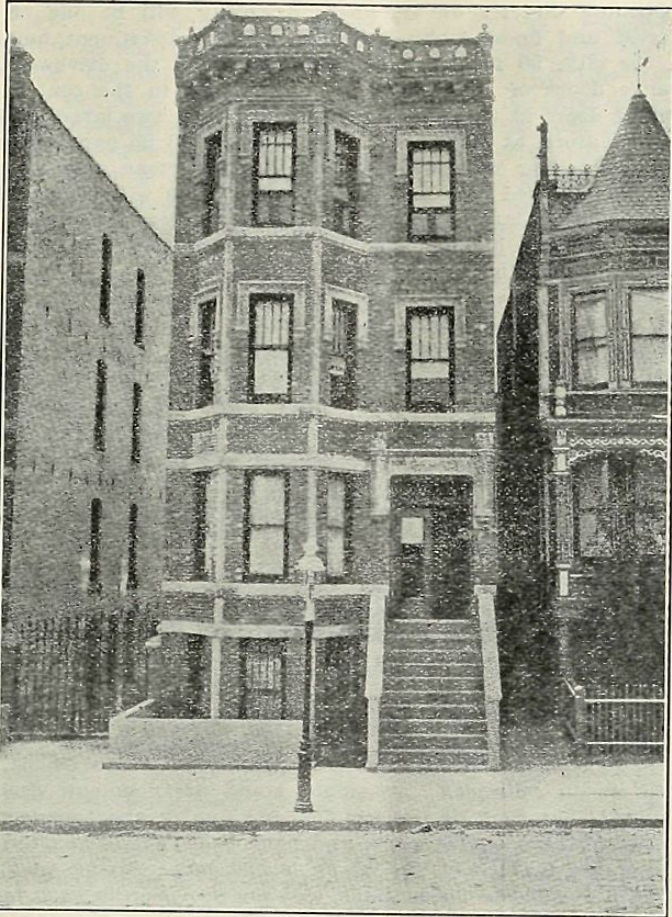


FIG. 3. SEMI-SUBURBAN TENEMENTS—A HOUSE ON VYSE AVENUE.

The house in Kelly st, represents a style of construction that has met with great favor. There are two apartments on each floor. Each apartment on the first floor contains six living rooms and one bathroom; on the upper floors, one of the apartments is similar to those on the first floor and the other has



FIG. 4. SEMI-SUBURBAN HOUSES ON TOPPING AVENUE.

an additional living room. The well lighted rooms are all of good size and square in design. The parlors are each 14 ft square; the dining rooms measure 12 feet 10 inches by 15 ft;

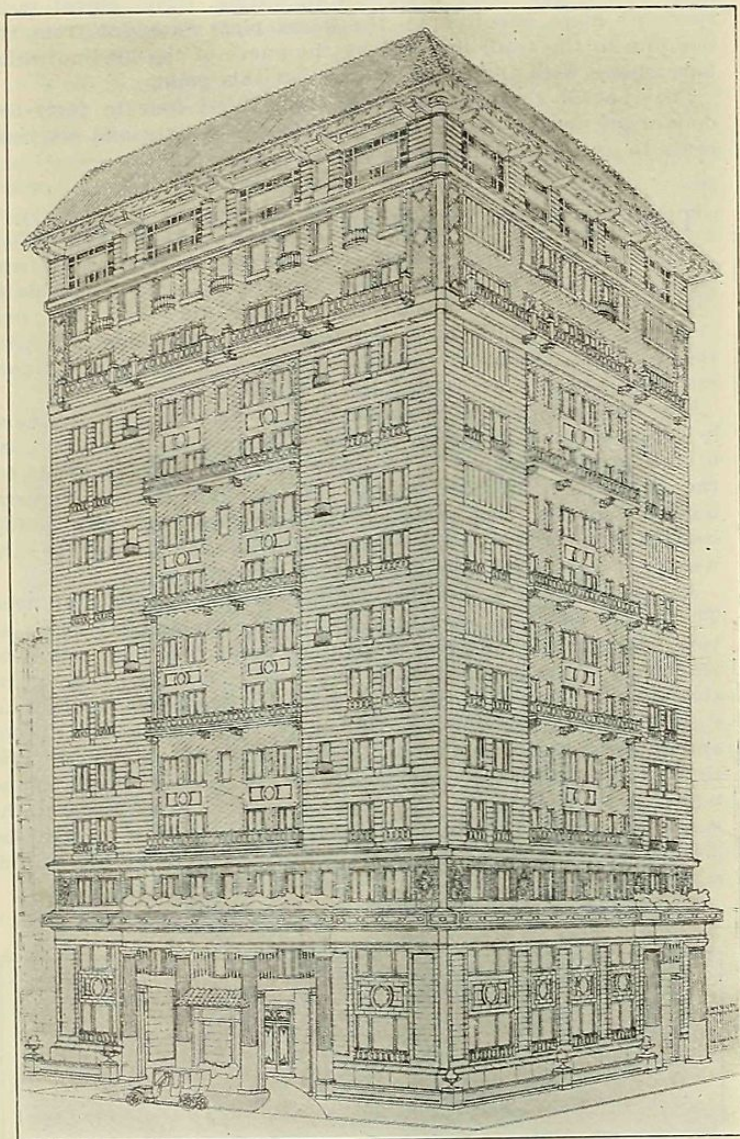
DESIGNING A CO-OPERATIVE HOUSE.

The Luxurious Living Assured to Its Owners—
Elegant Appointments of a C. P. W. Project.

THE New York Urban Real Estate Co., 160 Broadway, a New York Corporation capitalized at \$1,000,000, of which Mr. J. Harvey Wood, Jr., is president, has purchased the property known to most New Yorkers as "the Morgan mansion," at the southwest corner of Central Park West and 63d street, 100.5 ft. on Central Park West and 100 ft. on 62d st, and will immediately commence the erection thereon of a handsome thirteen story housekeeping apartment building, to be named "Harwood Court." The plans for the building are being prepared by Charles W. Buckham, architect, 307 Fifth avenue, who has gained a wide reputation in this field for originality of plan and artistic quality of design.

The popularity of large co-operative apartment houses and the success of those previously erected and their many conveniences appeal to both investors and occupants. It is the intention to operate this property co-operatively. Stockholders will be protected against business cares or worries and guaranteed against any assessment.

The building being located on a corner plot, comprises two street frontages; and both will be similar and equally attractive in design, with the exception of certain leading features directly applicable to the front facing the park. At the main entrance



"HARWOOD COURT."

Central Park West, s w cor 62d st.

Charles W. Buckham, Architect.

there will be a spacious elliptical driveway for carriages and automobiles, with sidewalks for foot passengers, enclosed by a colonnade of four large classic columns of polished granite. Between the two center columns will be an attractive oval flower garden and above the cornices of the columns will be decorative flower boxes of stone or terra cotta filled with flowers.

A special study has been made of the color scheme for the building. The general tone is to be a light warm gray approaching closely to the white and relieved by quiet tones of dull reds and greens, the green predominating. This together with the dull green Spanish tile of the roof garden, dotted here and there with numerous ornamental boxes and jardiniere for flowers, as provided by the designs, will tend to harmonize the building with its surroundings and situation adjacent to the park.

The first two stories will be faced with a light gray-buff Indiana limestone. The main body of the wall above, to the height of the building, will be of a warm white rough brick with window sills, ornamental string courses, etc., of white

terra cotta. Two large central panels extending through eight floors, form a central motive of color design laid in brickwork of a decorative pattern interspersed with panels of brick and Moravian tile in gray-buffs and dull greens and reds. A similar panel forming a frieze of the two upper stories extends across both frontages.

Opening directly off the main driveway will be one of the largest and finest lobby entrances of any apartment building in the city, 50 feet long, and 20 feet wide, the driveway entrance doors of ornamental iron and glass in the center and similar doors at the sidewalk entrances, with two large passenger elevators, at either end. This lobby will be panelled from floor to ceiling with white marble and constone and enriched vaulted panelled constone ceiling. The walls will be elegantly treated with large mural paintings sketches for which are being prepared by Mr. Elliot Clark, whose work preeminently distinguishes him among all art lovers.

Directly back of this main lobby in the center of the building will be a large dining-room. Leading features of the dining-room will be a dome in the ceiling of stained and leaded glass, and an imposing ingle-nook fireplace of constone. The ceiling will be beamed and panelled in rich treatment and the floor of Welsh quarry or Moravian tile laid in pattern work. Alongside of this dining-room are to be corridors opening into the dining-room with French doors glazed with glass and mirrors, and the woodwork of Flemish oak. Broad corridors also extend from the main lobby past the dining room to the public stairs and elevators in the rear.

At the rear on 62d st side will be another ample lobby with separate elevators giving access directly to the apartments on the 62d st side. This secondary lobby will be finished throughout with walls and ceilings of constone and a handsome tile floor.

The plan shows several noteworthy features unique in apartment house planning. The apartments are arranged in the increasingly popular "Duplex" or two-story arrangement, as well as in "Simplex" or single story arrangement, and so planned that each of the simplex and duplex apartments have rooms fronting on the park, and none being inside apartments. A notable feature of the plans is the large saving in space usually devoted to public halls, and the provision in each apartment of private vestibules opening directly from the passenger elevators. Many of the apartments will be lavishly finished with different varieties of hardwoods and splendidly decorated.

There will be installed a vacuum cleaning system, a refrigeration plant, mail chutes, and a filtration plant.

BUILDING IN MARCH AND THE FIRST QUARTER.

Reports to Bradstreet's from eighty-five cities as to building in March and the first quarter allow of a pretty close approximation as to the condition in the building and allied trades during those periods. It will be recalled that in January and February the expenditures for building showed a falling off from the like periods of a year ago, for which inclement weather has been held mainly responsible, though it should be remembered that comparisons are and have been with enormous totals last year, when a mild winter and reaction from depression favored almost record-breaking activity. In March, with unprecedentedly favorable weather, the immense expenditures of a year ago were, however, slightly exceeded. The result is a slight cutting down of the unfavorable showing made for the first two months of the year; but, nevertheless, for the first quarter of 1910 a decrease is shown from the same period a year ago.

For the month of March the building expenditures at eighty-five cities aggregated \$73,561,714, as against \$72,316,646 in March a year ago and \$39,470,115 in February, 1910. There is here shown an increase of 86 per cent. over February and of 1.7 per cent. over March, 1909. Contributing largely, of course, to the country's building total is New York, with an expenditure of \$19,030,571, a gain of 89 per cent. over February, but a decrease of 20 per cent. from March last year. Chicago, with a gain of 22.8 per cent. over March last year, however, furnishes more than the entire net gain shown by all cities over the same month of 1909. In all, forty-nine cities show gains over March last year, while thirty-six show decreases.

THE MAYOR MIGHT HELP.

Mr. Louis Risse, of 12 East 42d st, who was the Chief Engineer of the Department of Street Improvements in the Bronx in 1892, when the viaduct from Washington Bridge across the intervening valleys to the Grand Concourse and Boulevard was first proposed, remarked after reading Mr. Oscar L. Foley's proposition in last week's Record and Guide, that he could not advise the construction of the viaduct to Washington Bridge at this time. What is urgently required, he said, was the furnishing of the Boulevard with a suitable approach from Central Bridge, at 161st st, according to the original plan. In this case the city had bought and paid for the land necessary for the approach, and the question of immediately finishing the work and making the parkway usable ought to be brought directly to the attention of the Mayor and the Board of Estimate. The viaduct from Washington Bridge would be merely a connection, a possibility of the future, but not immediately so necessary, as the building of an approach.

PREVAILING RATE OF WAGES

An Issue in the Steamfitters' Dispute—A Statement of Facts—How the Prevailing Rate is Determined—Comptroller's Decision Awaited.

ONE of the situations arising in the steamfitters' controversy which is of particular interest to the Building Industry at this time is that of the filing of protests by members of the Enterprise Association against various members of the Master Steam and Hot Water Fitters' Association, claiming that the master steamfitters have not paid the prevailing rate of wages. These protests were filed with the Comptroller of the City of New York, who took evidence for three days in the matter. The arguments of Counsel representing the various interests involved took place before Deputy Comptroller Matthewson and was attended by members of the Union, members of the Master Steamfitters' Association, and by a number of citizens. Mr. Clarence J. Shearn represented the filers of the protests, which in amount aggregated over \$100,000. Mr. Ernest F. Eidlitz, of Eidlitz & Hulse, represented the Masters' Association and its members.

Decision was reserved by the Deputy Comptroller and has not yet been rendered.

Mr. Eidlitz's statement of facts and argument in behalf of the Masters' Association, was in part as follows:

"For a number of years prior to December 31, 1909, agreements had been in existence between the employers and employees in the steamfitting industry relating to conditions of employment, including the rate of wage to be paid. These agreements were from time to time renewed as they expired. The journeymen steamfitters were organized as a union known as the Enterprise Association. The employers, or a large number of them, were organized and known as the Master Steam and Hot Water Fitters' Association.

"It had been customary for the Enterprise Association and the Master Steam and Hot Water Fitters' Association, after mutual conference, to determine upon an agreement, and thereupon all independent firms that desired to employ the Enterprise Association were compelled to adopt this agreement. The last agreement, which had been in existence for a period of three years, provided, among other things, for a rate of five dollars per day, and expired on the 31st of December, 1909. This was the highest wage that had at any time been provided in any of these agreements.

"Prior to the termination of the agreement mentioned, the union notified the employers that the existing agreement would not be renewed, and demanded certain changes, both in working conditions and in the rate of wage, which rate was at first at six dollars and later at five and a half per day. These demands the employers were not willing to accede to, and after numerous conferences the parties failed to reach an agreement. The agreement having expired on the 31st of December, the members of the Enterprise Union withdrew from the work.

"During the first three weeks of January work in New York was practically suspended, the employers making no effort to obtain other employees. After this time work was resumed, commencing with about two hundred non-union men, and this number has been gradually augmented until at the time of the hearings in this matter there were between FIVE AND SIX HUNDRED NON-UNION STEAMFITTERS EMPLOYED. Failing to reach an agreement with the Master Association, the Union prepared an agreement as to conditions and wages, which agreement, it is claimed, was signed by sixteen independent employers prior to December 31, which number was increased to about sixty by the first of February, and at the time of the hearings to about eighty-two. It appears, however, that these concerns, with the exception of a few, are unimportant and have limited employing power.

"The employers' association, on the other hand, had, during December, been increased in number so that it consisted of fifty-two firms, all of whom were substantial and many being the largest employers in the city. Further, it appears that many concerns, including all the rest of the important employers who were not members of the employers' association, did not sign this agreement.

"When work was resumed by the employers' association the rate which for many years had been established, viz., five dollars, was paid on all city jobs, and this was the highest rate that was paid by any of the employers, both those who were in and those who were outside of the association, with the exception of the concerns that had signed the agreement with the union.

"The City of New York, as appears, continued to pay to its employees, after the first of January, the rate of five dollars a day, and in two of its official publications, the "City Record" and "The Chief," the rate of five dollars for journeymen steamfitters was therein published. On the other hand, it is claimed by the Union that during the first three weeks of January about one hundred of their members were at work at the rate of five dollars and a half per day, which number has gradually increased, so that at the time of these hearings there were from three to four hundred men at work. The accuracy of these estimates, however, is not to be relied upon, as they were given by persons who admitted that they had made no personal investi-

gation but relied upon the statements of the business agents, who were not called as witnesses.

"The employers' association has an employing power of about eighty per cent. of the entire employing power of this locality, which, with the additional firms who are paying five dollars per day, is increased to ninety per cent."

ARGUMENT.

The question to be determined in this controversy is, were the wages of five dollars per day paid to journeymen steamfitters less than the prevailing wage; or, stated in another way, was the prevailing rate of wages for journeymen steamfitters five dollars per day? To determine that question, Mr. Eidlitz said, we must decide what was meant by the legislature by the term "prevailing rate of wages":

"The Standard Dictionary defines the word 'prevailing' as 'most widely extended; commonly accepted;' and to prevail as 'to spread or extend widely, or have general vogue or currency or acceptance; to be predominant or very frequent'; also 'to gain the mastery or upper hand, be victorious or superior.' Haight, J., in *People ex rel Rogers*, says, 'it is the prevailing, current, general or common rate.' In other words, it is the market rate or that which the services are reasonably worth. Landon, J., in same case, says that the term 'prevailing rate of wages' is too indefinite in its meaning to be made a test or condition of a penalty or forfeiture.

In the further course of his argument, Mr. Eidlitz said:

We submit that a definition of the term "consistent" with the meaning of the legislature is "That well-established, permanent and natural rate which is concurred in by a large majority of employers and employees generally throughout the industry" and we believe that each one of the constituent elements of this definition are necessary. It must BE WELL ESTABLISHED not fluctuating but definitely fixed and ascertainable by a reasonable inquiry—not by a minute census taking. It must BE PERMANENT, either established for a reasonable length of time or under such conditions as to insure its permanence. It must BE NATURAL, the product of the operation of the ordinary economic laws not an artificial creation, the result of an interference with those laws. IT must be CONCURRED IN BY A LARGE MAJORITY of those engaged in the industry. It is not merely a question of just tipping the scale in numbers—the rate must have prevailed; that is, become predominant. And, lastly, and this factor is probably the most important, it must BE GENERAL. The entire industry must be permeated; the rate of wage must "spread or extend widely or have general vogue." If confined to a certain class or place within the locality it is not the prevailing rate.

"If, now, we examine the conditions existing as disclosed by the testimony and augmented by such facts as may easily be obtained by the Comptroller, we find that the proposition that five dollars and a half was the prevailing rate in New York does not meet the essential requisites above set forth. The Enterprise Union, consisting of approximately 1,000 men, disregarding the well-established and conceded prevailing rate of five dollars per day, were demanding five dollars and a half and had agreements with a number of employers promising that wage. These employers constitute less than ten per cent. of the employing power of the steamfitting industry, the remaining ninety per cent. refusing to pay more than five dollars. For a period of about three weeks immediately subsequent to the 31st day of December, 1909, there was practically a suspension of business, the employers making no effort to engage men. The fact that there were, as testified, a number of union men estimated at one hundred working for this increased wage does not establish a prevailing rate.

"As well might it be argued that if two or three of the employers, under unusual stress of circumstances, had paid to a larger number ten dollars per day, that such would have established a prevailing rate. Such a rate lacks the necessary permanency and general concurrence. In accordance with the elementary doctrine of presumption, the established rate of five dollars will be presumed to continue until it clearly appears that the same has been abrogated, and the change of such rate depends not upon the fiat of unions or associations of employers, but upon actual conditions, and such prior rate obtains until the new rate is generally throughout the industry accepted and actualized in general employment.

Further, these agreements are tentative merely and subject to change should an agreement with the Masters' Association be consummated. After the third week in January no agreement having been reached, the Masters' Association resumed work, commencing with two hundred employees, and this number was gradually increased until at the time of the hearings in this proceeding there were from six hundred to seven hundred employees, seventy-five per cent. of whom were receiving five dollars per day, the rest less and this number has been still further augmented, so that the work of those constituting ninety per cent. of the industry is proceeding to-day with substantially a full quota of men at not more than the five dollar rate. The claim of the Enterprise Union is that they had from three hundred to four hundred men working. According to the employers this estimate is entirely too high, and as the witnesses giving this testimony stated upon cross-examination that they had made no investigation themselves but depended upon the general statements of the business agents, who were not produced, these calculations must be received with caution.

In conclusion Mr. Eidlitz said the prevailing rate, however, was not fixed by the counting of noses during an industrial controversy where the interference with the natural laws creates artificial conditions and the pendulum of numbers swings from one side to the other. Not until a return to normal conditions could it be ascertained whether the rate established prior to the interruption had been displaced.

FORTY YEARS OF FACE BRICK.

PROGRESS in architecture and other realms of art is marked by epochs. The improvement in the manufacture of front brick and its growing popularity with architects and the public as an ornamental material have been very marked in recent years. Much more handsome effects from brick are to be observed in any new section of the city than was true of any new section of former eras. Buildings have been erected that are famous for their face brickwork. The Brooklyn Academy of Music, the Lotos Club in Manhattan and the Ritz-Carlton Hotel are only a few examples from many. In the new parts of Washington Heights and the East Bronx, where speculative apartment house work is being largely carried on, there is a far higher quality to the face brickwork than in former days. Instead of a paint-pot effect it has life and texture, and instead of only one side of a building being faced with light brick, it is not unusual for all the exposed sides to be so ornamented.



ARTHUR J. FLETCHER.

Mr. Arthur J. Fletcher, manager of the face brick department of the Sayre & Fisher Company, will complete this week forty years of service with that house. In looking back over this long period Mr. Fletcher recalls the beginning of the rise of light front brick into favor.

"New York after the war," said Mr. Fletcher this week, "began to tire of the sombre brown front and Philadelphia red brick which had offered about the only reasonable priced building material for decades. Something new was wanted and the initiative was finally taken here in 1873 and 1874 by McKim, Mead and White, who specified a polychrome effect in the construction of the "new" court house. The interior of the dome was constructed of yellow and blue alternating with black repressed brick. This was a startling departure from the conventional. In 1863-4, however, the Sayre & Fisher Company supplied buff front brick for the exterior of the new St. John's Episcopal Church in Elizabeth, N. J., and three years later a pinkish buff brick was used for the exterior of the Polytechnic building in Troy, N. Y. Then quickly followed another specification calling for buff brick from the architects of the Farmers & Mechanics' Bank in Albany.

New York City began to open its eyes to the beauty of the new color scheme in brickwork and the courthouse was adorned as I have said. Today none of this brick appears because the whole interior of the dome has been painted a bright yellow, although some years ago only the black brick were painted out.

"The demand for light brick increased and in the interior of the Capitol building at Albany some of the new brick was used. When the old Academy of Music was constructed in Montague street, Brooklyn, a large quantity of this new kind of brick was used there.

"The demand for more light increased, and entire fronts were equipped with this brighter and more cheerful looking material. As New York City grew tired of the plain smooth surface of the light brick it sought still other changes, and then different shapes and sizes, colors and mixtures were specified. The Sayre & Fisher Company, for instance, makes a Roman brick which measures 12x1½x4 inches. The first use of this brick was on the Tiffany home and that is how that kind of brick came to be known as the "Tiffany." But still the demand for even finer front brick grew until some of the brick discarded at the kilns were seized upon by certain leading architects for special effects, especially for producing the effect of age.

"Light became more essential each year and so enameled brick came to be used for shafts and side walls and even fronts in some of the finer structures. Then objection was made to the glare that was produced upon their sides by the rays of the sun. Again the Sayre & Fisher Co. devised a white brick, burned very hard, but which has a white, dull finished surface. Eight hundred thousand of these were used on the sides of the City Investing building and tenants, in adjoining structures, say that they have more light today than they had before the great building was erected. This is known as a porcelain brick of which 350,000 are being used in a building being put up for the Potter Trust by the George A. Fuller Co. at Astor place and Broadway on the front and side walls. These brick were also used on the side walls of the Brice-Hewitt buildings in Fourth avenue."

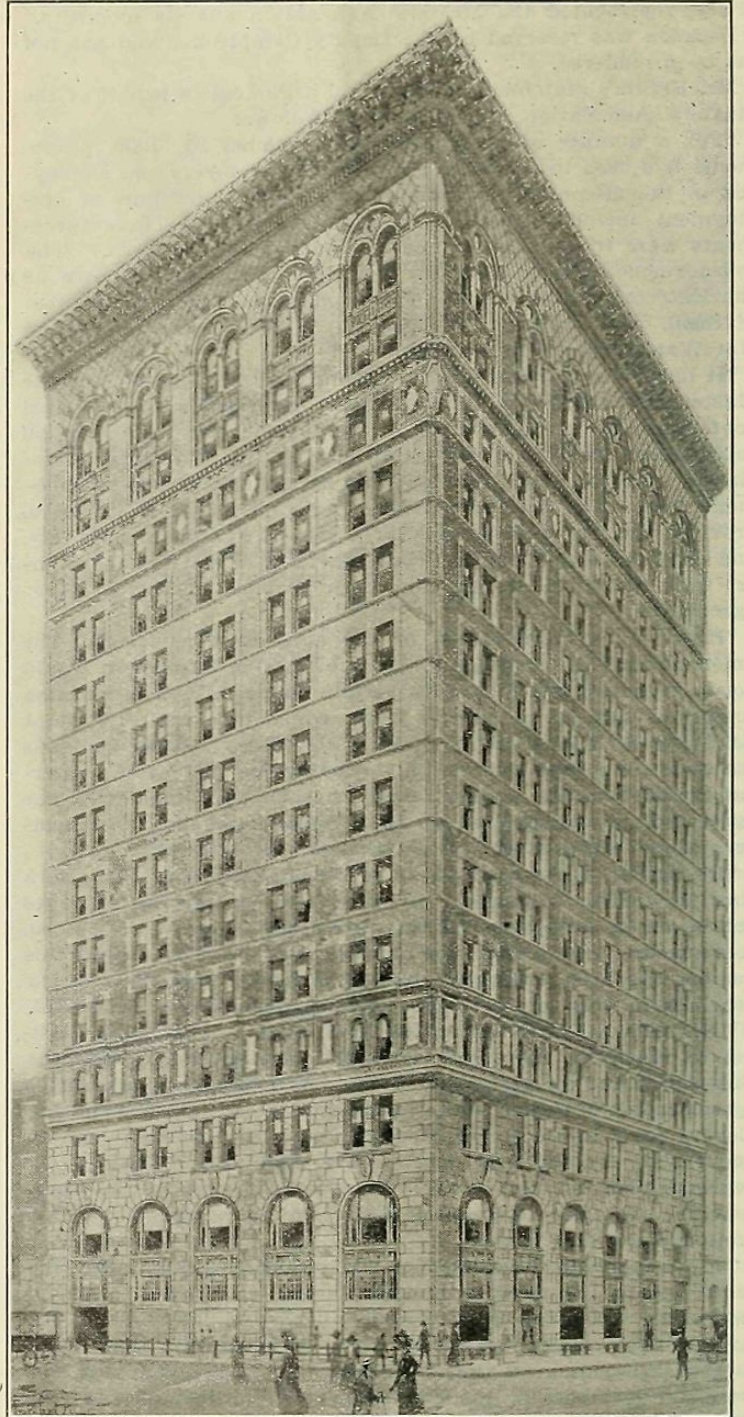
Mr. Fletcher's part in the development of this kind of building material dates from April 18, 1870, when he entered the employ of Sayre & Fisher. Today he is general manager of the New York office, although he began with the firm as office boy. When he opened the firm's New York office at Broadway

and Fulton st, there was not much building north of 59th st. He has seen his firm's plant grow from a one kiln affair on the banks of the Raritan river at Sayreville to a plant with 3,500 acres and over a mile of waterfront kilns with an annual output of 15,000,000 front brick. The output of common brick is almost double that figure.

Mr. Fletcher if not the pioneer in the front brick market in this city was at least one of the pioneers, and his firm can today point to thousands of buildings in which one or another shade or type of Sayre & Fisher brick is used.

BUILDING FOR THE DRY GOODS TRADE.

The new fourteen story fireproof building about to rise at the northwest corner of Fourth av and 22d st (illustrated herewith) for Messrs. Mills & Gibb, who are now located at No. 462 Broadway, will be the first high-class modern building to be constructed exclusively for the wholesale dry goods trade in this country, excepting the Marshall-Field building in Chicago, which is not strictly of the latest type. The construction is



DESIGN OF THE MILLS & GIBB BUILDING.

4th av, n w cor 22d st. Goldwin Starrett & Van Vleck, Archts.

to be of the highest order possible to obtain and has been designed to meet the special requirements of the owners, who will occupy it exclusively.

The exterior for the first three stores will be of moulded and polished granite base. The next three will be of Indiana limestone, and the balance above of Tapestry brick and terracotta, with a copper cornice. The interior trim and woodwork for the first and second stories will be of East Indiana Mahogany and all above of a selected oak.

The equipment will include two-high-speed passenger and two freight elevators, and also specially designed hoisting lifts for conveying packages to and from the various floors. The cost of the building will be about \$575,000. The architects are Goldwin Starrett & Van Vleck, of 45 Union Sq., and the George A. Fuller Co., of the Flatiron Building, has the general contract. The structural steel work will be started in about two weeks.



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.

TENEMENT DEPARTMENT'S CONCESSIONS.

THE CREDITABLE WORK OF THE NEW YORK SOCIETY OF ARCHITECTS.

To the Editor of the Record and Guide:

In your issue of this week, under the heading of "Departmental Rulings" and a sub-title announcing that "This department of news . . . is published under the auspices of the New York Chapter of the American Institute of Architects and the Building Trades Employers' Association," you give a list of sixty-six "questions, which were placed before Tenement House Commissioner Murphy for rulings," fifty-four of which were conceded by him.

From anything contained in your report or brief statement preceding the itemized list of objections, etc., no reference whatever is to be drawn, except that the men to be credited with this reform were members of the New York Chapter of the American Institute of Architects.

Will you not in the interest of truth and justice publish a statement to the effect that the men who have secured these concessions and benefits to the profession and general public, and who are still keeping up the fight for justice and business-like methods in the departments of the city government, are the NEW YORK SOCIETY OF ARCHITECTS, the name of which society is not at all mentioned in connection with your report. We ask you to give that statement at least as great prominence in your valued paper as the misleading announcement above referred to. Yours truly,

NEW YORK SOCIETY OF ARCHITECTS,
C. Whitley Mullin, Secretary.

PRINCIPLES OF PROFESSIONAL PRACTICE.

A CIRCULAR OF ADVICE FROM THE AMERICAN INSTITUTE OF ARCHITECTS.

The American Institute of Architects, seeking to maintain a high standard of practice and conduct on the part of its members as a safeguard of the important financial, technical and esthetic interests entrusted to them, offers the following advice relative to professional practice:

No set of rules can be framed which will particularize all the duties of the architect in his various relations to his clients, to contractors, to his professional brethren, and to the public. The following principles should, however, govern the conduct of members of the profession and should serve as a guide in circumstances other than those enumerated:

1. ON THE ARCHITECT'S STATUS.—The architect's relation to his client is primarily that of professional adviser; this relation continues throughout the entire course of his service. When, however, a contract has been executed between his client and a contractor by the terms of which the architect becomes the official interpreter of its conditions and the judge of its performance, an additional relation is created under which it is incumbent upon the architect to side neither with client nor contractor, but to use his powers under the contract to enforce its faithful performance by both parties. The fact that the architect's payment comes from the client does not invalidate his obligation to act with impartiality to both parties.

2. ON PRELIMINARY DRAWINGS AND ESTIMATES.—The architect at the outset should impress upon the client the importance of sufficient time for the preparation of drawings and specifications. It is the duty of the architect to make or secure preliminary estimates when requested, but he should acquaint the client with their conditional character and inform him that complete and final figures can be had only from complete and final drawings and specifications. If an unconditional limit of cost be imposed before such drawings are made and estimated, the architect must be free to make such adjustments as seem to him necessary. Since the architect should assume no responsibility that may prevent him from giving his client disinterested advice, he should not, by bond or otherwise, guarantee any estimate or contract.

3. ON SUPERINTENDENCE AND EXPERT SERVICES.—On all work except the simplest, it is to the interest of the owner to employ a superintendent or clerk of the works. In many engineering problems and in certain specialized esthetic problems, it is to his interest to have the services of special experts and the architect should so inform him. The experience and special knowledge of the architect make it to the advantage of the owner that these persons, although paid by the owner, should be selected by the architect under whose direction they are to work.

4. ON THE ARCHITECT'S CHARGES.—The Schedule of Charges of the American Institute of Architects is recognized as a proper minimum of payment. The locality or the nature of the work, the quality of services to be rendered, the skill of the practitioner or other circumstances frequently justify a higher charge than that indicated by the Schedule.

5. ON PAYMENT FOR EXPERT SERVICE.—The architect when

retained as an expert, whether in connection with competitions or otherwise, should receive a compensation proportionate to the responsibility and difficulty of the service. No duty of the architect is more exacting than such service, and the honor of the profession is involved in it. Under no circumstances should experts knowingly name prices in competition with each other.

6. ON SELECTION OF BIDDERS OR CONTRACTORS.—The architect should advise the client in the selection of bidders and in the award of the contract. In advising that none but trustworthy bidders be invited and that the award be made only to contractors who are reliable and competent, the architect protects the interests of his client.

7. ON DUTIES TO THE CONTRACTOR.—As the architect decides whether or not the intent of his plans and specifications is properly carried out, he should take special care to see that these drawings and specifications are complete and accurate, and he should never call upon the contractor to make good oversights or errors in them nor attempt to shirk responsibility by indefinite clauses in the contract or specifications.

8. ON ENGAGING IN THE BUILDING TRADES.—The architect should not directly or indirectly engage in any of the building trades. If he has any financial interest in any building material or device, he should not specify or use it without the knowledge and approval of his client.

9. ON ACCEPTING COMMISSIONS OR FAVORS.—The architect should not receive any commission or any substantial service from a contractor or from any interested person other than his client.

10. ON ENCOURAGING GOOD WORKMANSHIP.—The large powers with which the architect is invested should be used with judgment. While he must condemn bad work, he should commend good work. Intelligent initiative on the part of craftsmen and workmen should be recognized and encouraged and the architect should make evident his appreciation of the dignity of the artisan's function.

11. ON OFFERING SERVICES GRATUITOUSLY.—The seeking out of a possible client and the offering to him of professional services on approval and without compensation, unless warranted by personal or previous business relations, tends to lower the dignity and standing of the profession and is to be condemned.

12. ON ADVERTISING.—Advertising tends to lower the dignity of the profession and is therefore condemned.

13. ON SIGNING BUILDINGS AND USE OF TITLES.—The display of the architect's name upon a building under construction is condemned, but the unobtrusive signature of buildings after completion has the approval of the Institute. The use of initials designating membership in the Institute is proper in connection with any professional service and is to be encouraged as helping to make known the nature of the honor they imply.

14. ON COMPETITIONS.—An architect should not take part in a competition as competitor or professional adviser or juror unless the competition is to be conducted according to the best practice and usage of the profession as formulated by the Institute. Except as an authorized competitor, he may not attempt to secure work for which a competition has been instituted. He may not attempt to influence the award in competition in which he has submitted drawings. He may not accept the commission to do the work for which a competition has been instituted if he has acted in an advisory capacity either in drawing the programme or in making the award.

15. ON INJURING OTHERS.—An architect should not falsely or maliciously injure, directly or indirectly, the professional reputation, prospects or business of a fellow architect.

16. ON UNDERTAKING THE WORK OF OTHERS.—An architect should not undertake a commission while the claim for compensation or damages, or both, of an architect previously employed and whose employment has been terminated remains unsatisfied, unless such claim has been referred to arbitration or issue has been joined at law; or unless the architect previously employed neglects to press his claim legally; nor should he attempt to supplant a fellow architect after definite steps have been taken towards his employment.

17. ON DUTIES TO STUDENTS AND DRAUGHTSMEN.—The architect should advise and assist those who intend making architecture their career. If the beginner must get his training solely in the office of an architect, the latter should assist him to the best of his ability by instruction and advice. An architect should urge his draughtsmen to avail themselves of educational opportunities. He should, as far as practicable, give encouragement to all worthy agencies, and institutions for architectural education. While a thorough technical preparation is essential for the practice of architecture, architects cannot too strongly insist that it should rest upon a broad foundation of general culture.

18. ON DUTIES TO THE PUBLIC AND TO BUILDING AUTHORITIES.—An architect should be mindful of the public welfare and should participate in those movements for public betterment. In which his special training and experience qualify him to act. He should not, even under his client's instructions, engage in or encourage any practices contrary to law or hostile to the public interest; for as he is not obliged to accept a given piece of work, he cannot, by urging that he has but followed his client's instructions, escape the condemnation attaching to his acts. An architect should support all public officials who have charge of building in the rightful performance of their legal duties. He should carefully comply with all building laws and regulations, and if any such appear to him unwise or unfair, he should endeavor to have them altered.

19. ON PROFESSIONAL QUALIFICATIONS.—The public has the right to expect that he who bears the title of architect has the knowledge and ability needed for the proper invention, illustration and supervision of all building operations which he may undertake. Such qualifications alone justify the assumption of the title of architect.

Wages in the Dock Department.

The following order has been issued by the Commissioner of Docks and Ferries:

"The wages of all employes in the Department of Docks and Ferries now paid upon an hourly basis are hereby fixed at a per diem rate equal to eight times the present hourly rate for the position held.

"The full per diem rate shall be paid only to employes working the full day period of eight hours. Employes not completing the full day of eight hours shall be paid one-eighth of the per diem rate for each hour of employment."

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."

1—Demolishing
2—Excavating
3—Foundations
4—Masonry
5—Carpentry
6—Terra cotta blocks.
7—Steel and iron work
8—Reinforced concrete
9—Fireproofing
10—Tin roof
11—Roofing other than tin
12—Front brick

13—Granite
14—Limestone
15—Marble
16—Terra Cotta
17—Mosaic
18—Tile
19—Metal lath
20—Plaster partition blocks
21—Coping
22—Galvanized Iron skylights and cornices
23—Fire-escapes.

24—Plumbing
25—Heating
26—Elevators
27—Dumbwaiters
28—Electric power.
29—Electric wiring.
30—Lighting fixtures
31—Plate glass
32—Interior woodwork and trim
33—Paints
34—Hardware

Park Dept., 5th av and 64th st; 33, * Apr. 21.
Dept. of Charities, East 26th st; 10, * Apr. 18.
Commissioner Water Supply, Gas and Electricity; 24, * Apr. 20.
Pres. Borough Brooklyn; 33, * Apr. 20.
F. T. Arnold, Constructing Q. M., New London, Conn.; 28, 30, 25, Apr. 30.
Reiley & Steinback, 481 5th av, archts.; 12, 22, 16, 31.
Greenwich Investing Co., 67 West 138th st, owner; 12, 16, 22, 25.
Vanderbilt Tile Co., 150 5th av, owner; 12, 22, 15, 6.

Joseph Balmford, 457 W. 150th st, owner; 12, 22, 6.
Samuel Lipman, 1391 Mad av, owner; 12, 10, 21.
Chas. Weinstein, 1267 5th av, owner; 12, 6.
J. W. Dimick, 140 5th av, owner, 26.
C. E. Huntley & Co., 103 Park av, archts.; 7.
C. S. Palmer, Meriden, Conn., archt.; 8, 25, 26, *.
W. D. Johnson, Inc., Hartford, Conn., archt.; 14, 25, *.
E. E. Benedict, Waterbury, Conn., archt.; 24, 25, 30, *.
Board of Education, North Summit, N. J.; 18.

A. D. Snedon, 1 Nassau st, archt.; 3, 4, 5, 24, 25, *.
J. D. Baker & Co., 170 B'way, owner and builder; 4, 5.*
Patrick Gaffney, 533 West 148th st, owner; 8, 11, 12.
L. Minsky, 236 Eldridge st, owner and builder; 4, 5.
Hensle Const. Co., 3210 B'way, owner; 12, 16, 14.
Winston Holding Co, 320 B'way, owner; 12, 16, 14, 25.
Samuel Lipman, 1391 Madison av, owner; 12, 14, 25.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

10TH ST, s s, 96.11½ e Bleecker st, 6-sty brick and stone store and tenement, 39.10x82, tin roof, ranges, fireproof blocks; cost, \$35,000; owner, Chas. Weinstein, 1267 5th av; architect, C. B. Meyers, 1 Union sq. Plan No. 224.

15TH ST, s s, 150 w 8th av, 6-sty brick and stone tenement, 50x89.10, tin roof, steam heat, terra cotta coping; cost, \$30,000; owner, Samuel Lipman, 1391 Madison av; architect, C. B. Meyers, 1 Union sq. Plan No. 223.

205TH ST, n s, 100 w 9th av, 5-sty brick and stone tenement, 50x87.6, tin roof, terra cotta blocks, steam heat; cost, \$50,000; owner, Joseph Balmford, 457 West 150th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 222.

Contract by day's work.

178TH ST, s s, 100 w Wadsworth av, 5-sty brick and stone tenement, 50x87.7, plastic slate roof, galvanized iron skylights, marble coping, steam heat, terra cotta blocks; cost, \$55,000; owner, Vanderbilt Tile Co., 150 5th av; architects, Neville & Bagge, 217 West 125th st. Plan No. 221.

The owner builds.

WADSWORTH AV, n e cor 175th st, 5-sty brick and stone tenement, 50x90, plastic slate roof; cost, \$50,000; owner, Herbert Dongan Const. Co., 203 West 81st st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 236.

Dwellings.

5TH AV, No. 835, 5-sty brick and stone dwelling, 25x76.5, tile and metal roofing, steam heat, terra cotta, metal and stucco windows, Dover marble, limestone; cost, \$50,000; owner, John N. Herbert, 1 West 70th st; architect, H. A. Jacobs, 320 5th av. Plan No. 217.

Miscellaneous.

PARK AV, n e cor 50th st, 2-sty brick bottling plant, 62.3x58.3, slag roof, galvanized iron skylights; cost, \$18,000;

owner, The F. & M. Schaefer Brew. Co., 114 East 51st st; architects, Kastner & Dell, 1133 Broadway. Plan No. 219.

AV D, Nos. 8-12, 4-sty brick dance hall and lodge rooms, 56.2x90, tin roof, steam heat; cost, \$35,000; owner, L. Schaffler, 10 Av D; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 226.

MULBERRY ST, No. 81, 1-sty brick outhouse, 6x8.6; cost, \$500; owner, Carmela Bove, 56 Mott st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 231.

24TH ST, Nos. 251-255 West 6-sty brick and stone home, 60x43.6, tile roof; cost, \$70,000; owner, Jeanne d'Arc Home, 120 West 24th st; architects, Daus & Otto, 130 Fulton st. Plan No. 233.

PARK & LEXINGTON AVS, 98th, 99th sts, block, 1-sty concrete car shop, 26x15; cost, \$250; owner, Interborough Rapid Transit Co, 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 227.

Stables and Garages.

BROADWAY, n e cor 95th st, 2-sty brick store and garage, 125.10x121.4, plastic slate roof, steam heat; cost, \$150,000; owner, Real Const. Co., 170 Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 225.

56TH ST, Nos. 404-408 East, 3-sty brick garage, 75x100, tar and gravel roof; cost, \$40,000; owner, Peter Doelger, 407 East 55th st; architect, A. G. Koenig, 401 West 24th st. Plan No. 235.

Mortensen & Co., 401 West 24th st, has general contract.

158TH ST, No. 502 W, 6-sty brick and concrete stable, 25x96.11, slag roof; cost, \$16,000; owner, Patrick Gaffney, 533 W 148th st; architect, John P. Leo, 770 St. Nicholas av. Plan No. 228.

Stores, Offices and Lofts.

BROOME ST, s s, 40.4 w Thompson st, 7-sty brick loft, 40x60, slag roof, galvanized iron and wire glass skylights, terra cotta coping, steam heat; cost, \$50,000; owners, Greenwich Investing Co., 69 West 138th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 220.

MADISON AV, n w cor 90th st, 1 and 2-sty brick and stone store, 100.8x11.1, slag roof, galvanized iron skylights, wire glass, glazed terra cotta; cost, \$5,000; owners, Ida, Kate & Frances Campion, 28 East 10th st; architects, Reiley & Steinback, 481 5th av. Plan No. 218.

42D ST, Nos. 511-513 West, 8-sty brick and stone loft and store, 50x94, slag roof, terra cotta coping, steam heat; cost, \$70,000; owner, A. L. Thompson, 217 West 71st st; architect, C. B. Brun, 1 Madison av. Plan No. 216.

John Kennedy & Son, 103 Park av, have general contract.

JOHN ST, s s, 49.11½ w Nassau st, 6-sty brick and stone store and loft, 25x59; slag roof, terra cotta blocks, galvanized iron skylights; cost, \$40,000; owner, Seth Sprague Terry, 66 Broadway; architect, Francis Y. Joannes, 71 Broadway. Plan No. 215.

Richard Deeves & Son, 309 Broadway, have general contract.

MADISON AV, s e cor 43d st, 12-sty brick and stone office building, 25x100; felt and slag roof, terra cotta coping, galvanized iron skylights; cost, \$175,000; owner, Charles & Co., 43d st and Vanderbilt av; architect, Chas. I. Berg, 571 5th av. Plan No. 232.

GANSEVOORT ST, Nos. 94-98, 7-sty, brick and stone storage and loft, 59.8x83.5, felt and gravel roof; cost, \$70,000; owner, H. P. & Geo. K. Kirkham, Produce Exchange, N. Y.; architect, J. G. Glover, 166 State st, Brooklyn. Plan No. 234.

32D ST, s s, 189.10 e Broadway, through 31st st, n s, 121.3 e Broadway, 16-sty brick and stone store, office and loft, 41.4x197.6, slag roof; cost, \$500,000; owner, Arena Const. Co., 1182 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 237.

2D AV, s e cor 14th st, 7-sty brick and stone office building, 24.10x51.6, tin roof, terra cotta blocks, steam heat; cost, \$35,000; owner, L. Minsky, 236 Eldridge st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 229.

GRAND ST, No. 555, Madison st, No. 399, 9-sty brick and stone loft, 27.11x93.3, tin roof, terra cotta blocks, steam heat; cost, \$60,000; owner, Nathan Burnstein, 309 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 230.

MANHATTAN ALTERATIONS.

BROOME ST, No. 329, shaft, partitions to 5-sty brick store and tenement; cost, \$2,000; owner, J. B. Simpson, 53 Bond st; architect, Ph. Zeiger, 277 8th av. Plan No. 811.

DIVISION ST, No. 95, partitions, toilets, show windows to 6-sty brick tenement; cost, \$1,000; owner, Bernard Schlanowsky, 11 West 119th st; architect, Max Muller, 115 Nassau st. Plan No. 772.

DIVISION ST, No. 209, Clinton st, No. 196, alter front wall to 5-sty brick store and tenement; cost, \$250; owner, B. Gelewski, 26 West 120th st; architect, H. Horenburger, 122 Bowery. Plan No. 798.

DIVISION ST, No. 52, enlarge windows to 4-sty brick loft; cost, \$200; owner, Albert Stevane, on premises; architect, H. J. Feiser, 150 Nassau st. Plan No. 802.

HOUSTON ST, Nos. 342-344 West, West st, Nos. 344-346, new shed to 2-sty brick stable; cost, \$600; owners, Cornell & Underhill, 43 Beach st; architect, James Roe, 40 East 20th st. Plan No. 813.

HUDSON ST, Nos. 95-97, windows to 6-sty brick store and loft; cost, \$3,000; owner, Degenhardt Bros., 95 Hudson st; architect, H. Fouchaux, 105 Hudson st. Plan No. 765.

MADISON SQ, No. 31, 2-sty brick rear extension, 18.3x26, partitions, elevator shaft to 4-sty brick and stone dwelling; cost, \$15,000; owner, J. W. Dimick, 140 5th av; architect, Frank E. Wallis, 346 4th av. Plan No. 771.

MULBERRY ST, Nos. 81-83, partitions, alter windows to three 3 and 5-sty tenements; cost, \$4,000; owner, Carmela Bove, 56 Mott st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 795.

ROOSEVELT ST, Nos. 18-20, partitions, stairs to 6-sty brick ten; cost, \$400; owner, James Poggi, 285 Washington st; architect, Max Muller, 115 Nassau st. Plan No. 805.

SPRUCE ST No. 40, elevator shaft to 6-sty brick and stone store and loft; cost, \$1,500; owner, U. S. Trust Co., 45 Wall st; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 776.

UNION SQ, Nos. 1-3, alter show windows to 9-sty brick store and office; cost, \$4,000; owner, Wm. Crawford, Monroe, N. Y.; architects, Wm. H. Hume & Son, 1 Union sq. Plan No. 760.

WARREN ST, No. 36, steel beams to 5-sty brick store and loft; cost, \$450; owner, F. De R. Wissman, 149 Broadway; architects, Hoppin & Koen, 244 5th av. Plan No. 810.

2D ST, No. 215 East, toilets, windows to 5-sty brick tenement; cost, \$150; owner, Aaron Zwerdling, 403 South 5th st, Brooklyn; architect, J. Fisher, 296 East 3d st. Plan No. 775.

2D ST, No. 85, cut opening to 3-sty brick dwelling; cost, \$200; owner, Joseph T. McColgan, 25 West 42d st; architect, O. Reissmann, 30 1st st. Plan No. 800.

4TH ST, No. 94 East, partitions to 4-sty brick dwelling; cost, \$50; owner, M. S. Andrews, 283 Elizabeth st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 787.

4TH ST, No. 94 East, windows to 4-sty brick dwelling; cost, \$50; owner, M. S. Andrews, 283 Elizabeth st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 788.

5TH ST, No. 220 East, partitions, cut doors to 3-sty brick dwelling; cost, \$1,200; owner, Dr. P. Wolfman, 222 East 5th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 782.

7TH ST, No. 44, cut doors to 3-sty brick tenement; cost, \$400; owner, Elizabeth Schween, 17 2d av, Rockaway Park, L. I.; architect, O. Reissmann, 30 1st st. Plan No. 801.

14TH ST, No. 350 East, plumbing, show windows to 4-sty brick store and dwelling; cost, \$1,000; owner, Chas. Fitzgibbons, 350 East 14th st; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 820.

22D ST, Nos. 40-42 West, stairs, partitions to 12-sty brick loft; cost, \$100; owner and architect, Louis Korn, 353 5th av. Plan No. 822.

26TH ST, No. 339 East, alter stairs, floors to 4-sty brick factory; cost, \$460; owner, Bellevue Realty Corporation, 333 East 26th st; architect, E. K. Bourne, 122 West 29th st. Plan No. 767.

29TH ST, Nos. 327-329 East, partitions, windows, stairs to two 4-sty brick tenements; cost, \$1,000; owner, Francesco Genovese, 415 East 11th st; architect, Rocco Mega, 2857, West 5th st, City Island. Plan No. 763.

34TH ST, Nos. 160-164 East, partitions to 2-sty brick ball room; cost, \$500; owner, Wm. Waldorf Astor, 21 West 26th st; architect, Wilfred A. Campbell, 45 West 34th st. Plan No. 826.

37TH ST, No. 216 West, 2-sty brick rear extension, 25x18, walls to 4-sty brick tenement; cost, \$1,500; owner, Madison Square Mortgage Co., 12 West 27th st; architect, G. M. McCabe, 96 5th av. Plan No. 794.

40TH ST, Nos. 629-635 West, partitions, steel stack, pent house to 2-sty brick slaughter house; cost, \$2,000; owners, Figge & Hutwelker Bros, 327 West 40th st; architects, C. E. Huntley & Co., 103 Park av. Plan No. 762.

40TH ST, No. 114 West, alter floors to 4-sty brick club house; cost, \$1,800; owner, The New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 768.

40TH ST, Nos. 621-627 West, steel columns, girders to two 3-sty brick rendering plant; cost, \$50,000; owners, Figge & Hutwelker Bros, 327 West 40th st; architects, C. E. Huntley & Co., 103 Park av. Plan No. 761.

47TH ST, No. 12 West, partitions, show windows to 4-sty brick dwelling; cost, \$1,200; owner, Elizabeth Hyde; architect, M. A. Cantor, 314 Madison av. Plan No. 824.

48TH ST, Nos. 318-320 West, stairs, partitions to 5-sty brick and stone loft; cost, \$1,000; owner, C. I. Richter, 119 West 73d st; architect, Frank E. Wallis, 346 4th av. Plan No. 774.

48TH ST, No. 537 West, erect tank to 7-sty brick stable and loft; cost, \$500; owner, Salvation Army, on premises; architect, John Koch, 163 6th av. Plan No. 809.

54TH ST, Nos. 244-252 West, erect sign to 1-sty loft; cost, \$800; owner, 54th Street Realty Co., 11 Broadway. Plan No. 793.

58TH ST, No. 357 East, 4-sty brick rear extension to 4-sty tenement; cost, \$2,000; owner, John Burekhardt, 190 Bowery; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 780.

61ST ST, Nos. 138-140 West, 2-sty brick rear extension, 28x27, partitions, piers to two 4-sty brick tenements; cost, \$15,000; owner, The Dominican Sisters of the Sick Poor, 140 West 65th st; architect, John B. Mooney, 1511 3d av. Plan No. 773.

63D ST, No. 27 E., add 1-sty to extension, partitions, vent shaft, window to 4-sty brick dwelling; cost, \$3,000; owner, John A. Hartwell, 50 E 53d st; architect, Donn Barber, 25 E 26th st. Plan No. 807.

Patrick Reynolds, 102 E 12th st, has contract.

64TH ST, No. 116 East, shaft, stairs, partitions to 3-sty brick dwelling; cost, \$9,000; owner, M. E. Barron, 116 East

64th st; architect, S. E. Gage, 3 Union sq. Plan No. 825.

74TH ST, No. 126 East, 1-sty brick rear extension, 7.6x14, windows to 3-sty brick residence; cost, \$1,000; owner, Selena M. Campbell, 126 East 74th st; architect, Richard Van Houten, 17 West 42d st. Plan No. 796.

E. Van Houten, 17 West 42d st, has general contract.

75TH ST, No. 207 West, elevator shaft to 2-sty brick stable; cost, \$450; owner, Estate J. Rozell, 450 11th av; architect, John Sommerville, 156 West 30th st. Plan No. 790.

80TH ST, No. 130 E, 4-sty brick front extension, 18.4x8.8, alter stairs, shaft to 3-sty brick dwelling; cost \$9,000; owner, Samuel H. Lever, 25 Broad st; architect, Alex Mackintosh, 55 Bible House. Plan No. 808.

80TH ST, No. 173 East, 2-sty brick rear extension, 5x18.10, stairs, toilets, windows to 3-sty brick dwelling; cost, \$3,000; owner, Tracy Hoppin, 125 East 24th st; architect, A. C. Nash, 27 East 22d st. Plan No. 799.

107TH ST, No. 234 E, toilets, partitions, windows to 4-sty brick ten; cost, \$500; owner, Tomasso Naclerio, 234 E 107th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 806.

111TH ST, No. 301 East, partitions, toilets to 4-sty brick store and tenement; cost, \$500; owner, A. Faber, 87 Baxter st; architect, Chas. M. Straub, 147 4th av. Plan No. 816.

114TH ST, No. 282 West, alter floors to 5-sty brick tenement and store; cost, \$200; owner, Henry Kensing, 258 West 121st st; architect, Frank Hausle, 81 East 125th st. Plan No. 792.

AV C, No. 44, add 1-sty to extension, partitions, stairs to 4-sty brick store and tenement; cost, \$5,000; owner, Morris Lustig, 42 Av C; architect, Fred Ebeling, 420 East 9th st. Plan No. 803.

AV C, No. 2, stairs to 4-sty brick store and tenement; cost, \$200; owner, H. M. Erlanger, 154 East 92d st; architect, L. A. Sheinart, 192 Bowery. Plan No. 812.

BROADWAY, Nos. 1255-1261, partitions, doors to 11-sty brick and stone loft and office; cost, \$3,000; owner, Wm. R. H. Martin, 34th st and 6th av; architect, J. J. Robertson, Bronxville, N. Y. Plan No. 770.

BROADWAY, No. 1153, cut openings to 5-sty brick tenement and store; cost, \$250; owner, Estate John J. Emery; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 779.

BROADWAY, n w cor 31st st, terra cotta partitions, alter store front to 11-sty brick and stone store and loft; cost, \$5,000; owner, Hanan & Son, Front, Bridge and Water sts, Brooklyn; architects, Seymour & Schonewald, 18 West 31st st. Plan No. 785.

Leddy & Moore, 41 Christopher st, have contract.

LEXINGTON AV, No. 789, 5-sty brick front extension, 20x4.9, beams, walls to 4-sty brick and stone dwelling; cost, \$7,000; owner, Morris Blum, 714 Lexington av; architects, Gross & Kleinberger, Bible House. Plan No. 821.

MADISON AV, Nos. 571-591, store fronts, partitions to 2 and 3-sty studio and store building; cost, \$4,950; owner, Mary H. Lester, 453 West 143d st; architect, E. B. Chestersmith, 150 Nassau st. Plan No. 804.

MADISON AV, No. 176, 6-sty brick and stone front extension, 34.8x5, elevator shaft, stairs, columns to 4-sty brick and stone residence; cost, \$20,000; owner, Centerboro Realty Co., 176 Madison av; architect, Henry C. Pelton, 10 East 33d st. Plan No. 819.

PARK AV, s w cor 126th st, partitions to 1-sty brick store; cost, \$250; owner and architect, J. F. Fleischman, 55 Duane st. Plan No. 769.

WEST BROADWAY, Nos. 548-550, fire-proof ceiling to 4-sty brick tenement; cost, \$250; owner, John Solarila, 28 Oliver st; architect, O. Reissmann, 30 1st st. Plan No. 817.

1ST AV, No. 272, toilets, partitions, windows to 4-sty brick tenement; cost, \$1,500; owner, Arthur Astor Carey, 79 6th av; architect, T. H. Van Tine, Jr., 79 6th av. Plan No. 759.

1ST AV, n w cor 105th st, partitions, show windows to 6-sty brick tenement; cost, \$1,200; owners, F. & V. Garofalo, 419 East 116th st, and Rocco Donofrio, 413 East 116th st; architects, B. W. Berger & Son, Bible House. Plan No. 764.

1ST AV, No. 67, show windows, piers, doors, vent shaft, columns to 5-sty brick and stone tenement; cost, \$5,000; owner, August Witzel, 31 Belvedere Drive, Yonkers, N. Y.; architect, H. Regelmann, 133 7th st. Plan No. 786.

1ST AV, n e cor 78th st, partitions, toilets, store fronts to 7-sty brick tenement; cost, \$500; owner, Pincus Nathan, 156 Hester st; architect, Jacob H. Amsler, 1616 Crosby av. Plan No. 791.

2D AV, No. 1577, toilets, skylights to 4-sty brick tenement; cost, \$200; owner, Jacob Holzman, 649 Broadway; architect, Louis Korn, 353 5th av. Plan No. 823.

2D AV, No. 13, partitions, toilets to 4-sty brick dwelling; cost, \$700; owner, E. Plath, 39 7th st; architect, H. Horenburger, 122 Bowery. Plan No. 797.

3D AV, No. 1991, windows, cornices to 4-sty brick store and tenement; cost, \$700; owner, Payne Estate, 158 East 126th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 781.

3D AV, No. 1832, alter piers to 5-sty brick tenement; cost, \$260; owner, Florence Nathan, 373 West 116th st; architect, James Roe, 40 East 20th st. Plan No. 818.

5TH AV, No. 716, 56th st, No. 2 West, 1-sty brick rear extension, 25x15.10, partitions, steel beams, front wall to two 2 and 5-sty brick dwellings; cost, \$20,000; owner, Andrew C. Zabriskie, Red Hook, Dutchess Co., N. Y.; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 789.

5TH AV, n w cor 54th st, 1-sty brick rear extension, 25x11, windows, store-room to 9-sty brick and stone club; cost, \$1,000; owner, University Club, on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 814.

C. T. Wills, Inc., 156 5th av, has contract.

6TH AV, No. 359, wall to 5-sty brick store; cost, \$1,000; owner, not given; architects, Buchman & Fox, 11 East 59th st. Plan No. 784.

Ehrich Bros., 365 6th av, lessees.

7TH AV, Nos. 442-446, erect sign to 5-sty brick store and tenement; cost, \$450; owner, not given; the O. J. Gude Co., 935 Broadway, lessee. Plan No. 815.

7TH AV, No. 570, show windows to 5-sty brick tenement and store; cost, \$800; owner, James, Boyd, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 783.

8TH AV, Nos. 644-648, 42d st, No. 260 West, alter floors to 5-sty theatre; cost, \$2,500; owner, Wm. Morris, Inc., 260 West 42d st; architect, H. I. Cobb, 42 Broadway. Plan No. 778.

8TH AV, No. 352, alter piers, new shutters to 4-sty brick moving picture show and tenement; cost, \$250; owner, E. Janssen, 112 West 18th st; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 777.

10TH AV, No. 215, partitions, windows, store fronts to 4-sty brick store and tenement; cost, \$1,500; owner, Jacob Appell, 271 West 23d st; architect, H. Davidson, 400 West 23d st. Plan No. 766.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

KELLY ST, w s, 186.10 n Westchester av, 5-sty brick tenement, slag roof, 50x87.5; cost, \$50,000; owners, Dwyer & Carey, 1106 Southern Boulevard; architect, Edw. J. Byrne, 3029 3d av. Plan No. 365.

187TH ST, s w cor Valentine av, four brick tenements, slag roof, three 4-sty, 35x81; total cost, \$110,000; owners, Valentine Realty Co., W. T. Cunningham, 438 East 91st st, treasurer; architect, John P. Boyland, 103 East 125th st. Plan No. 360.

BECK ST, e s, 100 n Longwood av, eleven 4-sty brick tenements, plastic slate roof, 36.11x68; total cost, \$220,000; owners, Beck St. Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 354.

WINFORD PL, w s, 100 n 172d st, five 4-sty brick tenements, plastic slate roof, 36.2x68; total cost, \$90,000; owners, Foxvale Realty Co., 811 Fox st; architects, Koppe & Daube, 830 Westchester av. Plan No. 355.

TELLER AV, n w cor 163d st, two 5-sty brick tenements, tin roof, 45x90, 40x88; total cost, \$80,000; owners, Wm. Simpson Con. Co., 844 Grand av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 356.

CLAY AV, s w cor 166th st, 5-sty brick tenement, plastic slate roof, 38.11x90; cost, \$55,000; owner, Ernest Wenigman, 2013 Grand Concourse; architects, Neville & Bagge, 217 West 125th st. Plan No. 357.

HUGHES AV, w s, 100 n William st, 4-sty brick tenement, tar and gravel roof, 50x75.6; cost, \$25,000; owners, Carretta & Spota, 230 Mott st; architect, Eugene De Rosa, 423 East 117th st. Plan No. 373.

BEDFORD PARK BOULEVARD, n s, 75 e Bainbridge av, 4-sty brick tenement, tin roof, 25x74; cost, \$16,000; owner, Wm. J. Broderick, 222 Greene st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 370.

166TH ST, s e cor Teller av, 5-sty brick tenement, plastic slate roof, 50x92.25; cost, \$55,000; owner, Ernest Weingmann, 2013 Grand Concourse; architects, Neville & Bagge, 217 West 125th st. Plan No. 367.

167TH ST, cor Bryant av, three 5-sty brick tenements, slag roof, 37.7x86.7, 25x83.10, 25x84.3; total cost, \$105,000; owner and architect, Chas. Richardson, 105 5th st. Plan No. 368.

PROSPECT AV, e s, 50.10 n Fairmount pl, two 5-sty brick tenements, plastic slate roof, 50x88; total cost, \$90,000; owners, Plough, Fox Co., S. Harby Plough, 149th st and Melrose av, president; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 386.

KELLY ST, e s, 293 s 167th st, three 5-sty brick tenements, plastic slate roof, 40x88; total cost, \$105,000; owners, Boulevard Const. Co., Henry Gundlach, 2689 Heath av, president; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 387.

143D ST, s s, 550 e Willis av, 6-sty brick tenement, slag roof, 50.2x94.3; cost, \$60,000; owner, Henry S. Gamp, 1935 Clinton av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 377.

SO BOULEVARD, w s, 75 s 167th st, 5-sty brick tenement, tin roof, 50x87.8; cost, \$30,000; owner, Henry F. A. Wolf Co, 549 E 138th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 378.

WILKINS AV, s s, 225 s Jennings st, 5-sty brick store and tenement plastic slate roof, 50x106.8; cost, \$55,000; owners, Jacob Streifer Co, Jacob Striefler, 1424 Wilkins av, pres; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 375.

Dwellings.

WALDO AV, e s, 125 s 238th st, 2-sty frame dwelling, tin roof, 20x55; cost, \$7,500; owner, Marie L. Plaute, 229 East 80th st; architect, B. Ebeling, 1136 Walker av. Plan No. 350.

CEDAR AV, w s, 50 s 177th st, two 2-sty frame dwellings, tin roof, 16.8x49; total cost, \$7,500; owner, Patrick J. Murphy, 275 West 177th st; architect, John J. Kavanaugh, 371 East 144th st. Plan No. 358.

RYER AV, e s, 100 n 180th st, 2-sty brick dwelling, tin roof, 20x57; cost, \$6,500; owner and architect, E. J. Hefferman, 2111 Mapes av. Plan No. 359.

MORRIS AV, e s, 95 s 176th st, 2½-sty frame dwelling, shingle roof, 25x30; cost, \$5,000; owner, Ada M. Russell, on premises; architect, Chas. C. Clark, 445 Tremont av. Plan No. 371.

COMMONWEALTH AV, e s, 150 n Tremont av, two 2-sty brick dwellings, tin roof, 20x55; total cost, \$13,600; owner, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, president; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 372.

214TH ST, n s, 423 e White Plains av, 2-sty brick dwelling, tin roof, 20x44; cost, \$4,000; owner, Francesco Wilucci, 3651 Holland av; architect, L. Howard, 1861 Carter av. Plan No. 388.

CHANUTE AV, w s, 150 s Story av, 1-sty brick dwelling, tin roof, 25x25; cost, \$1,500; owner, A. Brewi, 289 East 136th st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 384.

225TH ST, n s, 400 e Paulding av, 2-sty frame dwelling, slag roof, 21x52; cost, \$4,500; owner, Thomas Lyon, 2508 Devoe Terrace; architect, J. C. Cocker, 2017 5th av. Plan No. 379.

MONTGOMERY AV, w s, 48 n 176th st, two 2½-sty frame dwellings, shingle roof, 21x58; total cost, \$11,000; owner, Mary Russhon, 1743 Montgomery av; architect, Hugo H. Avolin, 961 Stebbins av. Plan No. 382.

226TH ST, n s, 463 e Paulding av, 1-sty frame dwelling, shingle roof, 23.6x33; cost, \$1,500; owner, Jos. F. Provini, 821 E 226th st; owner, Edw. Shenahan, 228 W 31st st. Plan No. 376.

Factories and Warehouses.

CONCORD AV, s w cor 142d st, 1-sty brick storage, tin roof, 20x20; cost, \$500; owner, Guiseppe Lamonte, on premises; architect, Robt. E. La Velle, 1284 Southern Boulevard. Plan No. 363.

TIFFANY ST, w s, 237.11 n 167th st, 5-sty brick warehouse, 25x85, and 1-sty brick stable, 25x30, gravel roof; total cost, \$28,000; owner, Philippina Kraus, 1081 Union av; architect, Philip Bardes, 122 Bowery. Plan No. 390.

LIND AV, w s, 107 n 168th st, 1-sty frame storage, tar paper roof; 16x25; cost, \$150; owner and architect, August Nelson, 193 W 168th st. Plan No. 374.

Miscellaneous.

BRONX RIVER AV, n e cor Stephens av, 1-sty frame cane stand, gravel roof, 16x16; cost, \$200; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 352.

STEPHENS AV, e s, 500 s Clason Point road, 1-sty frame cane stand, gravel roof, 16x16; cost, \$200; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 351.

FORDHAM ROAD, n s, from Harlem River Terrace to Sedgwick av, gas holder foundation, concrete, 251.3 ft. diameter; cost, \$50,000; owners, Consolidated Gas Co. of New York, 4 Irving pl; architects, Bartlett Hayward Co., Baltimore, Md. Plan No. 380.

Schools and Colleges.

BROOK AV, e s, 104.7 n 159th st, 4-sty brick school, slag roof, 85x135; cost, \$140,000; owners, St. Peter and St. Paul's

R. C. Church, Rev. Wm. H. Murphy, 833 St. Ann's av, pastor; architect, M. J. Garvin, 3307 3d av. Plan No. 362.

Stables and Garages.

BLACKSTONE AND INDEPENDENCE AVS, 254th to 256th st, 1-sty brick garage, terra cotta block roof, 25x22.6; cost, \$3,500; owner, Mrs. Guilia Morosini, on premises; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 366.

191ST ST, s s, 100 w Creston av, rear 1½-sty brick garage, tile roof, 30x25; cost, \$2,500; owner, Henry F. Keil, 401 East 163d st; architect, Chas. A. Lipprain, New Rochelle. Plan No. 383.

Stores and Tenements.

BROOK AV, w s, 175 s Anna pl, 6-sty brick stores and tenements, tin roof, 50x77; cost, \$38,000; owner, Wm. Korn, 130 West 42d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 389.

Stores, Offices and Lofts.

MAIN ST, n s, 9.6 w West Farms road, 1-sty brick store, slag roof, size, irregular; cost, \$5,000; owner, James Butler, Inc., 390 Washington st; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 361.

BROADWAY, Nos. 5731-33, 2-sty brick stores and dancing academy, plastic slate roof, 50x100; cost, \$10,000; owner, J. R. Brady, on premises; architects, F. E. Glasser Co., 70 Manhattan st. Plan No. 364.

KINGSBRIDGE ROAD, 1,575 e Grand av, 1-sty frame office, shingle roof, 15x20; cost, \$500; owner, Thos. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 353.

TREMONT AV, n s, 85 e Castle Hill av, 1-sty frame office, 12x8; cost, \$300; owner, Erich Conchiglio, on premises; architect, J. Edward Cahill, Overing st and Frisby av. Plan No. 369.

WHITE PLAINS AV, w s, 220 n Clason Point road, 1-sty frame store, tar and gravel roof, 25x75; cost, \$1,200; owners, Cornely & Marksville, 730 Union av; architect, Adolph Schuler, 673 Union av. Plan No. 385.

Theatres.

151ST ST, 200 w Morris av, 2-sty brick theatre and hall, plastic slate roof, 50x100; cost, \$20,000; owner, Guiseppe Frisco, 409 East 116th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 381.

BRONX ALTERATIONS.

CLARK PL, No. 16, move and 1-sty frame extension, 18x10 to 1-sty frame dwelling; cost, \$500; owner, John Steinmiz, 1446 Cromwell av; architect, Thos. Niely, 1023 Woodycrest av. Plan No. 188.

FREEMAN ST, s s, 27.4 e Vyse av, move 2-sty frame dwelling; cost, \$400; owner, Martha Graham, 954 Freeman st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 189.

132D ST, No. 605, 1-sty brick extension, 9.2x12.4, to 5-sty brick factory; cost, \$150; owner, Amalia Ricca, 2382 7th av; architect, Richard W. Lawrence, 362 5th av. Plan No. 180.

138TH ST, s w cor Walnut av, new brick wall to 1-sty brick machine shop; cost, \$5,000; owners, De La Vergne Ref. & Machine Co., on premises; architect, R. J. Mansfield, 136th st and Southern Boulevard. Plan No. 170.

139TH ST, s s, 60.9 w Locust av, new steel beams 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. 185.

147TH ST, s e cor Southern Boulevard, new partitions to 3-sty brick and frame hotel; cost, \$250; owner, Mr. Tuizeker, on premises; architect, O Reissmann, 30 1st st. Plan No. 183.

148TH ST, No. 260, new storm door, new toilet, etc., to 5-sty brick store and

tenement; cost, \$1,000; owners, J. & M. Haffen, 398 East 152d st; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 174.

151ST ST, No. 239, 1-sty added to 2-sty frame dwelling and shop; cost, \$1,500; owner, James Pinto, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 168.

153D ST, s w cor Brook av, new smoke-house, new partitions, &c, to 2-sty brick market; cost, \$5,000; owners, Conron Bros, 40 10th av; architect, Jas'S Maher, 1267 Broadway. Plan No. 184.

157TH ST, n s, 100 w St. Ann's av, 1-sty brick extension, 14.3x25, and new partitions, etc., to 4-sty brick stores and tenements; cost, \$5,000; owner, Moses Rosenberg, 179 East 95th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 193.

180TH ST, n s, 70 e Clinton av, new store front to 3-sty frame store and dwelling; cost, \$150; owner, Jas. Linden, 171 Amsterdam av; architect, Frederick Jacobsen, 1204 Broadway. Plan No. 192.

ALEXANDER AV, No 225, new beams, new partitions, &c, to 4-sty brick tenement; cost, \$6,000; owner, H C Entwerp, 381 E 138th st; architect, Harold Lawrence Young, 1328 Broadway. Plan No. 181.

BROOK AV, s w cor 148th st, 1-sty of brick built upon 4-sty brick factory; cost, \$15,000; owner, Christopher E. Hertlin, on premises; architects, The Ogden Co., 21 Park Row. Plan No. 167.

BRYANT AV, e s, 64.10 n 178th st, new chimney, new windows to 2-sty and attic frame dwelling; cost, \$500; owner, Wm Schmitz, 1960 Anthony av; architect, Franz Wolfgang, 535 E 177th st. Plan No. 186.

CASTLE HILL AV, e s, 75 n Quimby av, move 2½-sty frame dwelling; cost, \$300; owner and architect, Jas. Reynolds, 938 Castle Hill av. Plan No. 171.

CASTLE HILL AV, n e cor Quimby av, move 2-sty frame dwelling; cost, \$300; owner and architect, Jas. Reynolds, 938 Castle Hill av. Plan No. 173.

CASTLE HILL AV, e s, 25 n Quimby av, move three 2-sty frame dwellings; cost, \$800; owner and architect, Jas. Reynolds, 938 Castle Hill av. Plan No. 172.

INDEPENDENCE AV, w s, 337 s 254th st, 2-sty frame extension, 23x20, and new plumbing, etc., to 3-sty frame dwelling; cost, \$15,000; owner, Wm. M. Harris, 149 Broadway; architect, R. M. Byers, 59 Pearl st. Plan No. 178.

LONGFELLOW AV, e s, 267.44 n Garrison av, move 1-sty frame store; cost, \$3,000; owner, Mrs. Ellen Quinlan on premises; architect, J. Edw. Cahill, Jr, Overing st and Frisby av. Plan No. 187.

MATILDA AV, e s, 200 n 240th st, 1-sty frame extension, 40x29.6, to 2-sty and attic frame dwelling; cost, \$500; owner, Mrs. Thos. Brogan, on premises; architect, Thos. Brogan, on premises. Plan No. 169.

NORTH OAK DRIVE, n w cor Pine st, 2½-sty frame extension, 9x15.6, to 2½-sty frame dwelling; cost, \$300; owner, Mrs. Marie Hall, 156 East 127th st; architect, Geo. H. Olphert, Jr., 677 East 224th st. Plan No. 176.

POWELL AV, n s, 230 w Havemeyer av, 1-sty frame extension, 18x14 to 2½-sty frame dwelling; cost, \$350; owner, Henry Dannenfelser, on premises; architect, Thos L Newman, 2164 Westchester av. Plan No. 182.

TINTON AV, e s, 74.6 s 155th st, 1-sty brick extension, 21x15, to 2-sty frame dwelling and store; cost, \$900; owner, S. J. Waters, on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 191.

UNION AV, e s, 91 s 156th st, 2-sty frame extension, 16x15, to 2-sty frame dwelling; cost, \$800; owner, Mrs. Lizzie Cohen, 726 Union av; architect, M. J. Garvin, 3307 3d av. Plan No. 177.

WEBSTER AV, No. 1225, new show window, new partitions to 5-sty brick store and tenement; cost, \$1,200; owner, Lillian Morrison, 546 West 163d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 179.

WESTCHESTER AV, No. 1039, 1-sty brick extension, 15x20, to 1-sty brick store; cost, \$800; owners, H. Morgenthau Co., 165 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 190.

WHITE PLAINS AV, n e cor 222d st move 2½-sty frame dwelling; cost, \$1,000; owner, Mrs. Agnus A. Havens, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 175.

ADVANCE REPORTS.

Commodore Bourne to Use a New Material.

OAKDALE, L. I.—Commodore F. G. Bourne, who never tires of making improvements in his country place at Oakdale, L. I., now plans to remove all the farm buildings to a point near the railroad. Here a collection of massive buildings of elaborate design, covering about six acres of ground, will probably be constructed of concrete tile with a covering of white stucco. This tile is a material recently invented by Mr. Ross F. Tucker, president of the Concrete Association.

The buildings will extend to a point about 600 feet south of the Long Island Railroad and consist of farm barns, horse and cow stables, dairy buildings of the most approved modern type, poultry houses, machine shops, blacksmith shops, etc. The present large and very complete farm buildings are all to be torn down and removed from that portion of the estate. The plans for the new buildings have been prepared by Burnett & Hopkins, of 11 East 24th st, New York, and are now in the hands of the contractors for estimates. Wm. Bason & Son, of Oakdale village, are among the building firms who are now figuring on the work. The estimated total cost is \$115,000.

New Factory for Brooklyn.

BROOKLYN.—The Anosonia Clock Company is building a fireproof factory on the south side of 12th street, east of 7th avenue, Brooklyn. The building will be six stories high, 125.6x64.4. The construction manager and engineer for the owner is Fred Dana Rhodes, 140 Cedar st. William Young & Company, 550 West 41st st, are the general contractors. Levering & Garrigues Co., 552 West 23d st, have the contract for steel work. Voightmann Co., 427 West 13th st, have the contract for hollow metal windows. The foundations are about completed. The building will have inside factory finish. It is expected a record will be made for economical construction for a building of this size and type. The building will not only conform to the New York building law but also to the requirements of the Boston Mutual Fire Insurance Companies, which requirements are more rigid regarding fire protection than the local Building Code. Estimated cost, \$90,000.

Whitney-Steen Co. Get Large Contract.

GARDEN CITY, L. I.—The Whitney-Steen Co., 135 Broadway, N. Y. C. has just received the general contract to erect the new manufacturing plant for Doubleday, Page & Co., publishers, of 133 East 16th st, N. Y. C., at Garden City. The structure is to be of reinforced concrete, steel and brick strictly fireproof. There will be a main building 2-stys 250x450 ft, in length, an auxiliary building, 1-sty, 60x100 ft, and a power plant, 1-sty, 30x40 ft. Henry P. Kirby, and John J. Petit, 103 Park av, N. Y. C. are the architects. Mr. W. D. Timmis, 150 Nassau st, N. Y. C. will be the electrical and steam engineer, G. H. Nicholas, of Trowbridge & Living-

stones office, No. 527 5th av, is the steel engineer. For complete details and illustrations, see issue Feb. 26, 1910, Brooklyn, Long Island Edition, Record & Guide.

No Architect Yet for Broadway and Reade Street Skyscraper.

BROADWAY.—The Record and Guide was informed on Thursday that no plans have yet been prepared or architect selected for the new office building which the East River Savings Institution, No. 280 Broadway, proposes to erect on the plot, 66.3x124 ft., just purchased at the northwest corner of Broadway and Reade st. The Institution has secured in addition a leasehold for a term of eighty years of the property adjoining in Reade st, having a frontage of 20 ft. and a depth of 80 ft. The entire ground floor will be reserved for the bank's accommodation. It is the intention to put up a handsome building, probably 20-stys, the facade being either of light granite or marble. The estimated cost is placed at about \$1,000,000.

Contracts for Manhattan Trust Building.

WALL ST.—The contract for the foundation work for the new Manhattan Trust Co., building to be erected at the northwest corner of Wall and Nassau sts, has just been awarded to the Foundation Co., of 115 Broadway. Another contract just placed is for about 175,000 cubic feet of white granite to be furnished by the New England Granite Works, of 489 5th av. Jacob Volk, of 56 Beaver st, has the contract for demolishing the present structure on the site. At the office of the Architects, Messrs. Trowbridge & Livingston, No. 527 5th av, on Monday, it was stated that no other contracts have yet been awarded. For further particulars and illustration see under another column of this issue.

"Oxford Theatre" Contract.

BROOKLYN.—J. Thatcher & Son, 60 Park av, Brooklyn, have received the general contract to erect the 2-sty brick and stone theatre building, 80x90 ft., to be erected by Cyrus B. Gale, of Flatbush av and Fulton st, in the south side of State st, 65 ft. west of Flatbush av, Brooklyn. Plans were prepared by W. H. McElfatrick, of 1402 Broadway, N. Y. C. The seating capacity will be about 700.

12-Sty Warehouse for 181st St.

181ST ST.—William Hobson, of Hobson Brothers (furniture), Amsterdam av, northeast corner 145th st, will soon begin the erection of a 12-sty fireproof storage warehouse in the south side of 181st st, 225 ft. west of St. Nicholas av. The building will measure 50x100 ft. Sketch plans have been submitted by three architects, the award to one of which has practically been settled. Announcement will be made within a few days.

Figuring for Brooklyn Church.

BROOKLYN—Builders are still figuring on the general contract for the new brick edifice for the First Church of Christ Scientist, of 404 Lafayette av, for which Henry Ives Cobb, 42 Broadway, N. Y. C., is the architect. The site is at the southwest corner of New York av and Dean st, Brooklyn, measuring 100x150 ft., and the estimated cost of the building alone is \$100,000. F. H. Leonard, 95 Brooklyn av, is first reader.

Plans for Stamford Library.

STAMFORD, CONN.—Architects Tracy, Swartwout & Litchfield, 244 5th av, N. Y. C., have submitted sketches for a proposed library building to be erected by the city of Stamford, on the Gothic Hall site. These architects will probably be

commissioned to prepare the working plans. The committee in charge consists of Schuyler Merritt, Judge Taylor and O. G. Fessenden.

\$250,000 Structure for Pearl St.

PEARL ST.—Architects Goldwin Starrett & Van Vleck, 45 Union sq, have been commissioned to prepare plans for a 12-sty fireproof store and loft structure to measure 63x99 ft., to be erected at Nos. 373 to 377 Pearl st, to cost in the neighborhood of \$250,000. Plans will not be ready for figures before about the middle of May. The owner's name is for the present withheld.

Central Railroad to Erect Jersey Station.

JERSEY CITY, N. J.—The Central Railroad of New Jersey, 143 Liberty st, N. Y. C., Geo. F. Baer, president, J. O. Osgood, chief engineer, is taking bids for a new passenger station, 30x100 ft., 1-sty, brick, stone, concrete and frame, to be erected at Arlington av, Jersey City, to cost about \$15,000. Bids will close about April 20.

12-Sty Store and Loft for 36th St.

36TH ST.—Architect Charles E. Birge, 29 West 34th st, is preparing plans for another 12-sty business building, to measure 55x100 ft., to be erected at Nos. 35 to 39 West 36th st, at a cost of about \$200,000. Ranald H. Macdonald, of 29 West 34th st, will have the general contract. The owner's name is withheld for the present.

Apartments, Flats and Tenements.

BELMONT AV, N. Y. C.—Excavation is under way for the erection of a 5-sty flat at the northeast corner of Belmont av and 183d st. John Violante, 667 East 181st st, owner.

166TH ST, N. Y. C.—Ernst Wenigmann, owner, is excavating the block front in the south side of East 166th st, between Clay and Teller avs, for the erection of two 5-sty and one 4-sty flats.

166TH ST, N. Y. C.—Excavating is under way at the southeast corner of east 166th st and Clay av, for the erection of a 4-sty flat, plot 25x100 ft. Ernst Wenigmann, on premises, is the owner.

21ST ST, N. Y. C.—C. B. Meyers, 1 Union sq, has prepared plans for a 6-sty flat, 46.8x irregular, for Samuel Lipman, 1391 Madison av, to be erected at Nos. 214-216 West 21st st, to cost \$30,000.

165TH ST, N. Y. C.—Excavating has started in the south side of 165th st, block front from Teller to Findlay avs, Bronx, for the erection of five 5-sty flats. The Mountain Con. Co., on premises, is the owner.

205TH ST, N. Y. C.—The new 5-sty flat building, to be erected by Joseph Balmford, of 457 West 150th st, owner, in the north side of 205th st, 100 ft. west of 9th av, at a cost of \$50,000, will be done by days work.

92D ST, N. Y. C.—The Winston Holding Co., 320 Broadway, will erect an 8-sty elevator apartment house, 57.8x irregular, in the south side of 92d st, 125 ft. east of Broadway, to cost \$150,000. Gronenberg & Leuchtag, 7 West 22d st, are preparing plans.

EMERSON ST, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty flat building, 90x155 ft., for the Hensle Const. Co., 3210 Broadway, to be erected at the southeast corner of Emerson st and Sherman av, to cost \$125,000.

Contracts Awarded.

63D ST, N. Y. C.—Patrick Reynolds, 102 East 12th st, has received the contract for extensive changes to the 4-sty resi-

dence No. 27 East 63d st, for John A. Hartwell, 50 East 63d st, from plans by Donn Barber, 25 East 26th st.

BROADWAY, N. Y. C.—Ledy & Moore, 41 Christopher st, have received the contract for interior changes to the store and loft building at the northwest corner of Broadway and 31st st for Hanan & Son, from plans by Seymour & Schonewald, 18 West 31st st.

42D ST, N. Y. C.—The general contract for the 8-sty loft and store building, 50x94 ft., which A. L. Thompson, of 217 West 71st st, is about to erect at Nos. 511-513 West 42d st, from plans by C. B. Brun, 1 Madison av, has been awarded to John Kennedy & Son, 103 Park av, to cost about \$70,000.

JOHN ST, N. Y. C.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect the 6-sty store and loft, 25x59 ft., in the south side of John st, 49.11 ft. west of Nassau st, for Seth Sprague Terry, of 66 Broadway, from plans by Francis Y. Joannes, 71 Broadway, to cost \$40,000.

SUNNYSIDE, L. I.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for the slag roofing and sheet metal work on the three umbrella sheds in course of erection in Sunnyside, L. I. City, for the P. T. T. R. Co., requiring 60,000 sq. ft. roofing. Brann & Stuart, of Philadelphia, are the general contractors.

5TH AV, N. Y. C.—The Harrison Engineering Co., of New York City, has the contract to install a complete heating and ventilating system consisting of Harrison Aertube Heaters and fans in the new 7-sty loft building to be built for A. Lowenbein's Sons at 586 5th av, designed by Denby & Nute, architects, and is being built by Grant & McCloskey, general contractors.

Banks.

SPRING VALLEY, N. Y.—Architect A. D. Snedon, 1 Nassau st, N. Y. C., is receiving figures on the general contract for a 1-sty fireproof limestone bank building, 23x70 ft., for the Spring Valley National Bank. New York builders are figuring.

EAST ORANGE, N. J.—Foundations have been put in for the 7-sty brick and limestone bank and office building, 35x70 ft., to be erected by the First National Bank at 4th st and the Erie Railroad. J. H. & W. C. Ely, 800 Broad st, Newark, are the architects. Wm. H. Connolly, 136 South 7th st, Newark, has general contract.

Churches.

PITTSFIELD, MASS.—Plans have been completed for the new Baptist edifice to be erected at Morningside. It will be 2-stys, brick, and cost about \$30,000. Address pastor for particulars.

141ST ST, N. Y. C.—No. 556 West 141st st has been purchased by the Lee Memorial Chapel of the Westminster Presbyterian Church of West 23d st. The Westminster Presbyterian Church will build a new church on the site.

5TH ST, N. Y. C.—Lee Samenfeld, architect, 371 Fulton st, Brooklyn, has plans and will take figures about May 1 for a 2-sty brick and limestone synagogue, 25x91 ft., for Mandel Titelbaum, at No. 622 East 5th st, to cost about \$12,000.

NEW HAVEN, CONN.—The Trinity Lutheran Church has purchased property in Orange st, between Grove and Wall sts, and will build a new church on the site. Nothing will be done until next year, but an architect may be selected this fall. Rev. John A. Timm, 106 York sq, is the pastor in charge.

NEW BRITAIN, CONN.—Architect J. J. McCarthy has been commissioned to prepare plans for the new church to be

erected in Washington st for the Russian Orthodox parish, of which Rev. Constantin Buketoff is pastor. It will be buff brick, about 50x93 ft., with stone trim. The kind of stone and other details will be decided later.

EAST ORANGE, N. J.—Architects Goldwin Starrett & Van Vleck, 45 Union sq, N. Y. C., are preparing plans for a large addition to the Calvary M. E. Church, at the northwest corner of Main and Walnut sts, East Orange, to cost about \$20,000. The addition will be used for a Sunday school. Rev. Fred Clare Baldwin, 287 William st, East Orange, is pastor. L. D. Baldwin, 27 Pine st, N. Y. C., is chairman building committee.

Dwellings.

74TH ST, N. Y. C.—E. Van Houten, 17 West 42d st, has the contract for interior changes to the 3-sty residence No. 126 East 74th st for Selena M. Campbell, of 126 East 74th st.

HARTFORD, CONN.—Reilly, Tullis & Blanchard, 1326 Broadway, N. Y. C., have the contract for the erection of a fine residence on Prospect av for Geo. D. Howell. The plans are by Architects Campbell & Warren, of N. Y. C. It will have hot water heat, gas and electric lights, mantels, fireplaces.

JAMAICA, L. I.—Cass Gilbert, architect, 11 East 24th st, N. Y. C., has taken bids on the general contract for a 2½-sty stucco residence, 28x50 ft., for the Jamaica Estates, of 334 5th av, to be erected at the southeast corner of Radner road and Dorchester Boulevard. Estimated cost, \$11,000.

Factories and Warehouses.

SPRINGFIELD, CONN.—The S. & I. Manufacturing Co. are contemplating the erection of a new factory in Governor st. It will be about 36x50 ft., 2-stys, built of concrete blocks.

SOUTH MANCHESTER, CONN.—The Orford Soap Co. is planning to build an addition to the plant in North Main st. A grinding shop, 35x50 ft., 2-stys, and a storehouse, 80x85 ft., 1-sty high, will be erected.

ROME, N. Y.—Chas. H. Kiehm, architect, Albany, N. Y., has completed plans for a \$50,000 addition to the plant of the Rome Mfg. Co. Reinforced concrete, fireproof, 2-stys, 60x300 ft. Albany contractors are figuring.

HOLYOKE, MASS.—Plans are being prepared for the erection of a new factory at the corner of Jackson and Canal sts for the Goetz Silk Manufacturing Co. It will be about 75x220 ft., 4-stys, of brick, with a tar and gravel roof.

OZONE PARK, L. I.—Architect M. R. Grimes, 39 East 47th st, N. Y. C., has completed plans and taken figures for a 3-sty brick factory, 120x180 ft., for the Liberty Incandescent Light Co., of 7 Chatham sq, N. Y. C., to be erected at Ozone Park, at a cost of \$60,000.

STAMFORD, CONN.—The contract for the three new buildings of the Yale & Towne Mfg. Co. at Stamford, Conn., for which plans were recently prepared by Charles T. Main, mill engineer and architect, Boston, Mass., has been awarded to the H. Wales Lines Co., of Meriden, Conn.

TORRINGTON, CONN.—Plans are being figured for a new factory for the Hendee Machine Co. It will be built of brick, steel frame construction, 60x122 ft., with a tar and gravel roof, reinforced concrete floors, steam heat, a freight elevator. C. S. Palmer, of Meriden, is the architect.

BRIDGEPORT, CONN.—Estimates are being made for two buildings at the plant of the Bridgeport Forge Co. The foundry will be built entirely of steel and the machine shop of brick and steel. Both will

be 1-sty, about 60x160 ft. Contracts will be let at once. Thomas Dunlap is in charge of the plant at present.

Halls and Clubs.

STORRS, CONN.—Sealed proposals will be received by C. M. Jarvis, chairman, Hartford, until April 20, for all the work required in the construction of a temporary dining hall for the Connecticut Agricultural College. The plans are by Architect C. S. Palmer, of Meriden.

HARTFORD, CONN.—This city has voted to appropriate \$170,000 for the purchase of property for a site for the proposed City Hall. An appropriation of \$300,000 was also voted for the erection of the building. Preliminary plans and specifications have been prepared by Architects Brocklesby & Smith.

Hotels.

WATERTOWN, N. Y.—Louis C. Greenleaf, 101 Moulton st, Watertown, contemplates the erection of a 4-sty brick hotel, 60x116 ft., containing 100 rooms. Estimated cost, \$30,000. Operations will probably go ahead this summer.

WATERBURY, CONN.—C. W. Murdock, of New Haven, has received the contract for the erection of a hotel and pavilion at Lake Quassapaug for the Connecticut Company. The hotel will be 78x88 ft., 2-stys, frame, and the work is to be completed by June 15.

SPRINGFIELD, MASS.—Plans will be prepared by Architect W. B. Reid, of Holyoke, for an addition to the Highland Hotel in Hillman st for Theodore Geisel. A 2-sty addition will be built on the entire building, making it a 6-sty structure. The plans will not be completed until after May 1.

KEANSBURG, N. J.—Contracts have just been awarded to John I. Wells for mason work and Frank Johnson, carpentry, both of Atlantic Highlands, N. J., for the brick and frame hotel, 3½-stys, for William A. Gelhaus, president of the New Point Comfort Beach Co., of Atlantic Highlands, at Keansburg, N. J., to cost about \$12,000. L. Jerome Aimar, of Atlantic Highlands, is the architect.

Miscellaneous.

OWEGO, N. Y.—T. I. Lacey & Son, architects, 1109 Kilmer Building, Binghamton, N. Y., have plans and are receiving bids for alterations to the 3-sty fireproof brick and stone jail at Owego, for the Board of Supervisors of Tioga County, N. Y., to cost about \$25,000. Twenty-four steel cages will be required.

Office and Loft Buildings.

MADISON AV, N. Y. C.—Jno. B. Snook's Sons, 73 Nassau st, are preparing plans for a 12-sty loft and store building to be erected fronting 75 ft. on Madison av and 52 ft. in 31st st, the northeast corner. The Associate Owners' Company is the owner.

5TH AV, N. Y. C.—Wm. Fitzpatrick, 39 East 42d st, has received the general contract to erect the 6-sty brick loft building, 28x121 ft., for the use of Henry Clews & Co. (bankers) at No. 630 5th av, to cost about \$25,000. F. H. Beneker, 604 West 125th st, is the architect.

ELMIRA, N. Y.—F. J. Nies, architect for the D., L. & W. R. R. at Hoboken, N. J., has completed plans for a con-

crete, fireproof 7-sty yard master's office building, 30x50 ft., to be erected at Elmira, N. Y., to cost about \$10,000. Bids will be taken about April 20.

LONG BRANCH, N. J.—Excavating is under way for the new brick telephone building for the New York & New Jersey Telephone Co., of 15 Dey st, N. Y. C., to cost about \$30,000. C. L. W. Eidlitz, 1123 Broadway, N. Y. C., is the architect, and I. R. Taylor & Co., of Asbury Park, N. J., has the general contract.

BROADWAY, N. Y. C.—J. D. Baker & Co., 170 Broadway, owners and builders, are ready to take figures on separate contracts for a 2-sty brick and limestone store building, to measure 125x127 ft., to be erected at the northeast corner of Broadway and 95th st. L. F. J. Weiher, 271 West 125th st, is the architect.

Schools and Colleges.

NEW HAVEN, CONN.—Architects Brown & Von Beren have plans ready for the new school in Truman st. Brick, containing 16 rooms, provided with steam heat.

CHICOPEE, MASS.—The appropriation of \$50,000 has been made by the city for the new school to be erected in West st. It will be 80x120 ft., 2-stys, tar and gravel roof, steam heat. Geo. P. B. Alderman & Bro., of Holyoke, are the architects.

NORTH SUMMIT, N. J.—The Board of Education of North Summit is ready for bids on the general contract for a 4-room hollow tile school building, 30x90 ft., to cost between \$12,000 and \$15,000. John N. Cady, Summit, N. J., has prepared plans. M. S. Sherwood is chairman building committee.

TEXTURE BRICKS

have an extremely rough face, the light and shadow producing a depth and richness of color difficult to obtain from smooth surfaces. The blended variation of shade makes brick work that is a delight to the eye.

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IS IN WAITING FOR LUMBER AND MATERIALS
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK
SAW, PLANING AND MOULDING MILLS

F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J.

WATERBURY, CONN.—Plans of Architect E. E. Benedict are being figured for an addition to the Russell school in West Main st for the city of Waterbury. The addition will be of brick, 2-stys, 69x72 ft., with slate roof, steam heated, new plumbing, slate blackboards and electric lights. The bids are to close May 2.

HARTFORD, CONN.—At a meeting of the voters of the Northwest School District, it was voted to build a 12-room addition to the school on Albany av. The plans have been completed by Architects W. D. Johnson, Inc., and estimates will be received at once. The entire work is to be included in the general contract. The building will be 117x60 ft., fireproof, 2½-stys, with brownstone trim, slate roof, steam heat for the new and part of the old building, two horizontal tubular boilers, wire wardrobes, iron and slate stairs, slate blackboards, etc. The top of the building will be used for a gymnasium.

Theatres.

PITTSFIELD, MASS.—Architect J. McArthur Vance is completing plans for the new theatre to be erected here for Sullivan Bros. The building will contain stores and offices in addition to the theatre.

7TH AV, N. Y. C.—S. S. Sugar, 104 West 42d st, architect and engineer, is still taking figures on alterations to the Harlem Casino, at the northeast corner of 7th av and 124th st, to cost \$100,000. M. Loew (Inc.), 701 7th av, is the lessee.

STAMFORD, CONN.—It has been announced that a new theatre will be built in Atlantic st by a syndicate composed of William H. Currie and A. M. Miller, of the Alhambra Theatre. Several New York architects are now submitting sketches and it is expected to award the contracts by June. The building will be about 80x120 ft., of brick and steel and will have a seating capacity of 1,500. It is estimated to cost about \$200,000.

Bids Opened.

Bids were opened by the School Board, Monday, April 11, for completing and finishing fireproof main stairs at P. S. 46, Manhattan, abandoned contract of John Fury. John D. McBrien submitted the lowest bid at \$383. Also for furnishing and delivering for the use of mechanics (Electrical Division, Building Bureau) in the public schools. Fredk. Pearce Co. was the only bidder.

Bids were opened on April 11 by the School Board for alterations and repairs to public schools 48, 80, 95, 102, 110, 128, 134, 139, 140, Brooklyn: P. S. 48, Joseph L. Bergen, \$616; P. S. 80, 134, C. L. Dooley, \$736 and \$1,366; P. S. 95, 139, Joseph Ryan, \$1,392 and \$1,892; P. S. 102, Neptune B. Smyth, \$1,074; P. S. 118, 128, Wm. Flanagan & Co., \$2,161 and \$981; P. S. 140, Joseph Ryan, \$1,920.

Bids were opened on Monday, April 11, for alterations and repairs to Public Schools 5, 9, 10, 43, 46, 54, 81, 93, 132, 157, 165, 166, 169, 170, 179, 184, 186, W. H. S., Manhattan: P. S. 5, 9, 93, 165, 166, A. Silberberg, \$1,375, \$1,095, \$665, \$935, \$995; P. S. 10, Samuel Rosen, \$1,323; P. S. 43, Christopher Nally, \$1,750; P. S. 46, Hugh McLean, \$1,950; P. S. 54, Chas. Schultz, \$820; P. S. 81, A. W. King, \$1,093; P. S. 132, 169, Herman Miller, \$560, \$837; P. S. 157, 170, Herman Sacks, \$1,646, \$719; P. S. 179, Aug. Wille, Jr., \$985; P. S. 184, \$837; P. S. 186, Bremen & Gladstein, \$867; W. H. S., L. Dornbush, \$750.

Government Work.

The contract for installing two electric passenger elevators in the new court house at San Francisco, Cal., has been awarded to the Otis Elevator Co., of New York City, at \$8,524; time, August 1, 1910.

PHILADELPHIA, PA.—Bids will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until May 7, for condensers, fire pump, feed-water heater and piping. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Holiday, Chief of Bureau.

FT. WRIGHT, N. Y.—Sealed proposals for construction, plumbing, heating, electric wiring and fixtures, of one double and two single company officers' quarters, one guardhouse, one ordinance shop, one coal shed, and one wagon shed at Fort H. G. Wright, N. Y., will be received until May 6. Address Capt. F. T. ARNOLD, Constructing Q. M., New London, Conn.

FORT HENRY, N. Y.—War Department, Office of the Constructing Q. M., New London, Conn., sealed proposals 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. Address F. T. ARNOLD, Constructing Q. M., New London, Conn.

HIGH POINT, N. C.—Sealed proposals will be received until the 17th day of May, 1910, for the construction complete (including plumbing, gas piping, heating apparatus and electric conduits and wiring), of the United States Post Office at High Point, North Carolina, in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at High Point, N. C., or at the office of the Supervising Architect.—James Knox Taylor, Supervising Architect, Washington, D. C.

BELLEVILLE, ILL.—Sealed proposals will be received until the 16th day of May for a plumbing and drainage system at the United States Post Office, Belleville, Ill. James Knox Taylor, Supervising Architect, Washington, D. C.

CENTRALIA, ILL.—Sealed proposals will be received until the 18th day of May, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Centralia, Ill. Jas. Knox Taylor, Supervising Architect, Washington, D. C.

Municipal Work.

NEW YORK.—Bids will be received by the Park Board, Thursday, April 21, No. 1 for furnishing and delivering lumber and painters' supplies for parks in Manhattan.

BROOKLYN.—The Commissioner of Bridges will open bids Thursday, April 21, for furnishing and erecting one duplex two-stage air compressor at the Brooklyn Bridge.

BROOKLYN.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, April 20, for furnishing paints and oils to the bureau of sewers, Brooklyn.

26TH ST, N. Y. C.—The Department of Public Charities will open bids April 18 for labor and materials required for alterations and repairs to building located on the westerly end of pier at the foot of East 26th St.

BROOKLYN.—Estimates will be received at the office of the Department of Public Charities, East 26th st, until 2.30 o'clock p. m., on Monday, April 18, for labor and materials required for doing certain roofing on the Cumberland st hospital.

RICHMOND.—The Commissioner of Water Supply, Gas and Electricity, will open bids on April 20, No. 1, for furnishing and delivering genuine wrought iron pipe and fittings. No. 2 for furnishing and delivering brass well strainers and fittings.

WESTCHESTER COUNTY.—Bids will be received by the Board of Water Supply, No. 299 Broadway, until 11 a. m., on Tuesday, April 26, for the construction of four field office buildings and five horse sheds, in the Croton, White Plains and Hill View divisions of the Catskill Aqueduct, in the towns of Mount Pleasant and Greenberg and the City of Yonkers, Westchester County, N. Y.

Brief and Personal.

The bill in the State Legislature licensing civil engineers has been withdrawn.

Mr. A. R. Whitney, of Whitney-Steen Co., 135 Broadway, has just returned from a business trip in the South.

Mr. Allen J. Huke and Mr. Charles H. Troxell, formerly of the Rockland-Rockport Lime Co., have resumed the positions they held with that concern some time ago.

The 1910 directory of Portland cement manufacturers, published by the Cement Era, Chicago and New York, is ready for distribution. It is bound in flexible leather, with gilt edges and contains 256 pages.

Fiske & Co., face brick, Fuller Building, will supply all the face brick to be used in the construction of the Mills & Gibb Building at 4th av and 22d st, of which Goldwin Starrett & Van Vleck are the architects.

The forty-second annual convention of the American Society of Civil Engineers will be held in Chicago, June 21 to 24, 1910. Arrangements are now in progress and detailed information regarding them will be sent to the members in a short time.

A public exhibition of the work of the school department of the General Society of Mechanics and Tradesmen will be held at the Mechanics' Institute, on next Monday evening, and the closing exercises of the school on Thursday evening, April 21, at Mendelssohn Hall.

The Berger Manufacturing Company has found it necessary for the convenience of its customers to open a warehouse in the Bronx, in addition to the Bronx office. Office and warehouse have been combined in 152d st, east of 3d av. The telephone number remains the same, Melrose 2853.

The Pennsylvania Railroad operated its first electric train through the tunnels under Manhattan Island and East River on April 13. The train, made up of six construction cars and an electric locomotive, ran from the station in New York to the Thompson av viaduct in Sunnyside Yard, Long Island City.

The offices of the White Fireproof Construction Company are now on the tenth floor of the new building, at 288 5th av, where they will have approximately triple the space they had formerly. The old quarters had been found entirely inadequate in size. They have also been compelled to more than triple the size of their shop and storehouse, in order to be able to continue to handle their business in the same expeditious way as before.

At Buffalo the enlargement of the Pierce Arrow Motor Car Co.'s plant goes on actively. The last of a series of five contracts has just been placed with the Aberthaw Construction Co., of Boston, Mass. This contract is for an addition to the office building of about 200 ft., practically doubling the length of the present structure. The new part will be joined to the present office building which it will resemble in appearance, general arrangement and interior finish. This contract also provides for a number of tunnels connecting various buildings. The previous contracts with the Aberthaw Co. provided for storage, nickel-plating, and truck assembly buildings, an addition to the motor testing building, a new garage and additions and improvements to the power plant. All the buildings are of reinforced concrete.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Slight Market Improvement Noted.

The demand for building material, all branches taken as a whole, showed a slight improvement this week, although it did not materialize until Thursday. The backward tendency is still noticeable in many lines, especially in common brick, cement and lumber. Plaster, lime and stone were in good demand, but there is still a scarcity of stone in this market. Iron and steel moved irregularly, small contracts ruling, with competition keen for desirable business.

Prices are maintaining a steady tone in every line. The contractors however, are not seeking new business with the aggressiveness that featured their endeavors last year at this time, but the feeling seemed to be growing this week that conditions would take a change for the better at once. Views expressed upon the Building Material Exchange coincided with this expression, and one man said that he had a chance to compare favorably with that of 1909. A summary follows:

Brick—Improving demand.
Cement—Steady.
Iron and Steel—Firmer.
Lumber—Better Inquiry.
Stone—Supply Scarce.

Brick.

Hudson River common brick felt a little better demand toward the latter part of the week, but it was not sufficient to advance prices. Raritan Rivers hold their own, with a firm call and no increase in price. Transactions for Hudson River for the week ending April 11 follow:

Left over, April 2; arrived, 71; sold, 68; left over, April 11, 9.

LIGHT HARDS HIT IN BROOKLYN.

The recent ruling against the use of light hard common brick in certain kinds of construction work in Brooklyn has been the source of considerable discussion among brick interests of late. Communications have been exchanged between the heads of various supply companies and organizations of brick manufacturers in which the question of what is to be done has been asked. No action has so far been taken, as far as could be learned this week.

The effect of this ruling upon the Hudson River brick companies may be more or less serious. There is always a certain amount of this kind of brick that is culled out of a burn. A market for this in varying quantities has been found in Brooklyn heretofore. If this market is shut off by the action of the Brooklyn Superintendent of Buildings, it may mean that the loss sustained by the manufacturer in not being able to market this material, will have to be added to the price of brick. Most of the New Jersey cities also prohibit the use of this kind of brick.

The situation is not serious at this time of the year, because there is comparatively little of this brick on hand. But as the season progresses they accumulate and they are shipped here. Two cargoes that came down this week are still at the docks and only one was sold.

BRICK COMPANY TAKES NEW OFFICES.

The old established firm of N. & W. J. Peck, dealers in masons and builders materials, for many years located at the foot of East 48th st, has opened offices in the Terminal building, 103 Park avenue, where all orders and telephone messages

will be received in the future. The company retains its yards at the foot of East 48th st, where it has excellent docking facilities.

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

	Per M.	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

Cement.

The Portland cement situation seemed to develop more strength this week, although conditions are not what they should be for April. Inquiry developed the statement from many sources that the outlook for the summer was good and that business would continue brisk well into the Fall. One man said that he thought the Summer would be more active than last year. The first of the month is expected to witness a general improvement in all lines of building material, he said. Others expressed the same view.

"The trouble at present," said one man, "is that employer and employee are playing at bluff. The only remarkable thing about it all is that both have carried it further this year than usual. In the meantime the material market is stagnant. This won't last long and the first of the month is expected to bring about better things."

Frank Vernon, who is the local agent for Atlantic brand Portland cement, at 103 Park av, is one of the optimistic cement men. He says he had had a very active Winter and a good Spring, with prospects of even a better Summer than last year. Some of the structures for which he has supplied cement have been the Brice-Hewitt Building, 4th av and 27th and 28th sts; the Gimbel Brothers store, 6th av, 33d and 34th sts; the Stock Quotation Building, 26 Beaver st; all Thompson-Starrett Co. operations; the Cameron Building, 34th st and Madison av, Whitney-Steen Co., builders; the interior of the new Chelsea Piers, North River, between 14th and 23d sts; the Wolff Building, West 26th st, V. J. Hedden & Sons Co., builders; the Liberty Tower, Liberty and Nassau sts, C. L. Gray Construction Co., builders; and the Heidelberg Building, 42d st, Broadway and 7th av, the George A. Fuller Co., builders. All these jobs were fireproofed by Gollick & Smith, fireproofers.

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

Iron and Steel.

The market for pig iron failed to show much improvement this week. Most of the business was done in Northern iron over the second half of the year. Comparatively little of this iron will go into Eastern construction work, a large part of it going to railroad and pipe interests. The U. S. Government came in with an inquiry for 750 tons for the Brooklyn navy yard. The tone of the market is generally easier in steel making irons.

Inquiry in the structural steel market shows unsatisfactory conditions, although there was more activity in contracts than has been reported in some time. Among these were 1,000 tons of steel shapes to Ravitch Brothers for a New York office building. The Potter Trust Building, originally calling for 2,000 tons, is being redesigned. Tenders have been submitted on 420 tons of steel shapes to be used in the construction of a theatre by the Newhouse interests, to the Thompson-Starrett Co., as general contractor. The week was not especially active as regards local building tonnages. Current prices follow:

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

Northern:	
No. 1 x Jersey City	\$18.00@ \$18.50
No. 2 x Foundry	17.50 18.25
No. 2 Plain	17.00 18.25

The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including litherage within litherage limits, N. Y. harbor, \$4.85:

Southern:	
No. 1 Foundry	\$17.75@ \$18.25
No. 2 Foundry Spot	17.25 17.75
No. 3 Foundry	16.75 17.25

STRUCTURAL STEEL.

Nominal prices f. o. b. dock N. Y.	
Beams and Channels, 15-in. and under	\$1.60@ \$1.65
Angles	1.65 1.70
Tees	1.65 1.70
Zees	1.70

BAR IRON FROM STORE (National Classification.)

ROUND AND SQUARE IRON.	
1 to 1½, base price	\$1.85 \$1.90
¾ and ⅝-in.	1-10c. extra

FLAT IRON.	
1½ to 4 in. x ⅝ to 1 in., base price	2.00
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1½ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.35
Norway Shapes	3.35
Burden Best Iron	\$3.15 base
Burden H. B. & S.	\$2.95 base
Machinery Steel, Iron Finish, base	2.00
Soft Steel Bars, base or ordy. sizes	2.00
Tool Steel, regular quality	7.00
Tool Steel, extra quality	13.00

SOFT STEEL SHEETS.

¼ and heavier	2.30
3-16	2.40
No. 8	2.50

Blue Annealed.	
No. 8	2.50
No. 10	2.50
No. 12	2.55
No. 14	2.60
No. 16	2.70

	One Pass, Cold Rolled.	Mill. Store, Cleaned American.
No. 16	\$2.90	\$3.00
No. 18	2.85	3.00
No. 21	2.25	2.90
No. 24	2.30	3.10
No. 25	2.35	3.10
No. 26	2.35	2.30
No. 27	2.35	2.30

GENUINE IRON SHEETS.—Galvanized.

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

TERNE PLATES.

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

About 40-lb. coating	@ \$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	\$10.90 11.45
About 8-lb. coating	8.30

RUSSIA, PLANISHED, ETC.	
Genuine Russia, according to assortment, per lb.....	11 1/4 @ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.....	22 24
GALVANIZED STEEL.	
Nos. 14 and 16.....Per 100 lbs.	\$3.10
" 18 and 20.....	" " 3.25
" 22 and 24.....	" " 3.45
" 26.....	" " 3.65
" 27.....	" " 3.85
" 28.....	" " 4.00
" 30.....	" " 4.65

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.

Lumber as a whole seems to keep close to the present range of prices, with little prospect for an immediate jump. Inquiry was more satisfactory than last week and an improvement in booked business was reported in certain sections, especially from firms dealing in specialties. Hardwood flooring maintains its strength. The lull in new business, general among the trade for the last two weeks or more, has given the mills a chance to catch up on deliveries. Maple is doing well in an improving market.

There has been a large call for timber for public work, but within the week it fell off somewhat. This was mostly in 12x12 sizes in long-leaf yellow pine. Factory grades of flooring in this wood has a better call this week from the suburbs. Competition is keen and collections are slow in this city and suburbs.

SLUMP IN SPECULATIVE BUILDING.

Lumber interests have been hit especially hard by the recent depression in business. Speculative builders are not going ahead. Therefore contractors are cleaning up and holding back for better conditions. This has caught certain retail lumber men with heavy stocks. In consequence, retard orders have been received by wholesalers, and unless things improve almost every firm in the city will be caught bad. At the same time, the situation is undoubtedly passing, and indications were apparent early in the week that a better undertone existed. This is a good time to buy for those who can dispose of material quickly and take it in quantity, according to the head of one big lumber company.

W. V. f. o. b. N. Y. within lighterage limits.
 2 x 8 and under, 14 ft. and under..\$23.50@24.50
 2 x 8 and under, 20 ft. and under.. 24.50 25.50
 14 to 16 in., 20 ft. and under..... 29.50 31.00
 Random cargoes, 6 to 9 inches, 10 and 12\$27.00@30.00
 One dollar per thousand should be added for every two feet over 20.

SHINGLING.
 Shingling, rough, spruce..... \$25.00
LATH.
 Eastern, 1 1/2 inch round, spruce.... \$4.00@ \$4.25

HARDWOOD FLOORING:
 Per M. ft.
 Standard clear grade, quarter sawn, white oak flooring, 13/16-in. thick, car lots, f. o. b. New York.....\$84.00
 Same in select grade..... 54.00
 Clear plain sawn..... 54.00
 Select plain sawn..... 43.00
 No. 1 Common, plain sawn..... 28.00
 No. 2 Common, plain sawn..... 23.00

Michigan hard maple flooring, 13/16-in. thick, standard grades:
 Clear..... 47.00
 No. 1..... 39.50
 Factory..... 28.00

Other hardwood prices follow:
PINE BOARDS.—Kiln dried, N. C., F. O. B. vessel:

	No.1.	No.2.	No.3.	Red Heart and Mill. Culls.
4-4 Edge, under 12 in.	28.50	26.50	20.00	13.00
4-4 Wide Edge, over 12 in.	42.50	35.50		
4-4x4 and 5	30.50	27.50	20.00	
4-4x6	32.50	28.50	21.00	
4-4x8	34.50	29.50	21.50	14.50
4-4x10	35.50	30.50	22.00	15.50
4-4x12	39.50	32.50	23.50	16.50
5-4 Edge, under 12 in.	30.50	28.50	21.00	
5-4 Wide Edge, over 12 in.	43.50	36.50		
5-4x10	37.50	32.50	23.50	
5-4x12	42.50	36.50	25.50	
6-4 Edge	34.50	31.50	23.00	
6-4x10	38.50	33.50	24.00	

6-4x12	43.50	37.50	26.00	....
8-4 Edge	35.50	32.50	24.00	....
8-4x10	39.50	34.50	25.00	....
8-4x12	44.50	38.50	27.00	....
Bark Strips	21.50			....

ASH.—White:				
	1st & 2d, 6 in.&up.	No. 1 Com., 4 in.&up.	No. 2 Com., 3 in.&up.	Log Run M.G.O.
4-4.....	51.00	35.00	23.00	34.00
5-4.....	56.00	41.00	25.00	....
6-4.....	56.00	41.00	25.00	....
8-4.....	58.00	42.00	27.00	....
10-4.....	67.50	46.00	32.00	....
12-4.....	72.00	46.00	32.00	....
16-4.....	76.00	52.00	33.00	....

ASH.—Brown:				
	1st & 2d, 6 in.&up.	No. 1 Com., 4 in.&up.	No. 2 Com., 3 in.&up.	Log Run M.G.O.
4-4.....	52.00	36.50	23.00	34.00
5-4.....	59.00	42.50	25.00	....
6-4.....	59.00	42.50	25.00	....
8-4.....	63.00	43.50	27.00	....
10-4.....	69.50	47.50	32.00	....
12-4.....	74.00	47.50	32.00	....
16-4.....	79.00	53.50	33.00	....

BASSWOOD:				
	1st & 2d, 6 in.&up.	No. 1 Com., 4 in.&up.	No. 2 Com., 3 in.&up.	Log Run M.G.O.
4-4.....	42.00	31.00	22.50	30.00
5-4.....	44.00	33.00	24.50	32.00
6-4.....	44.00	33.00	24.50	32.00
8-4.....	44.00	33.00	24.50	32.00

BEECH:				
	1st & 2d, 6 in.&up.	No. 1 Com., 4 in.&up.	No. 2 Com., 3 in.&up.	Log Run M.G.O.
4-4.....	28.00	21.00	16.00	20.00

BIRCH:				
	1st & 2d, Red—6 in. & up—Sap.	No. 1 Com., 4 in.&up.	No. 2 Com., 3 in.&up.	Log Run M.G.O.
4-4....	49.00 37.00	27.00	19.00	26.00
5-4....	51.00 39.00	28.00	20.00	28.00
6-4....	51.00 39.00	28.00	20.00	28.00
8-4....	53.00 41.00	30.00	20.00	30.00

FRAMING:				
	12-14-16 ft.	18-20 ft.	22-24 ft.	24 ft.
2x4 SISIE or S4S...	17.25	19.25	19.75	20.25
2x6 SISIE or S4S...	17.25	19.25	19.75	20.25
2x8 SISIE or S4S...	17.25	19.25	19.75	20.25
2x10 SISIE or S4S...	19.25	20.75	20.75	21.25
2x12 SISIE or S4S...	19.75	21.25	21.25	21.75

Short leaf timbers same as rough list.
 Clear quarter sawn White Oak.....\$88.00
 Clear quarter sawn Red Oak..... 88.00
 Select quarter sawn Red and White Oak.. 59.00
 Clear plain sawn White Oak..... 59.00
 Clear plain sawn Red Oak..... 59.00
 Select grade Red and White Oak..... 45.00
 No. 1 Common Red and White Oak..... 33.00
 No. 2 Common or Factory Red and White Oak..... 23.00

MAPLE FLOORING.
 Clear.....\$42.50
 No. 1..... 38.00
 Factory..... 25.50

Stone.

Building stone in all branches did not move rapidly this week, although there was a somewhat better undertone felt, as was the case in other lines. The supply is still scant and prices are firm. The railroads are bringing in some rough material, but most of it is contracted for, so that the cutter who is out of material now is having a hard time getting new supplies.

Granite and marble have had a better call within the last two weeks especially the latter coming from Maine. Labor troubles at various quarries are still a menacing factor in counting upon future shipments, although some quarries are assuring customers that they will be able to take care of them as usual.

STONE.—Wholesale rates, delivered at New York.				
Bennington building marble.....	\$1.40@	....	
Brownstone, Portland, Con.....	.60	\$1.25		
Caen.....	1.25	1.75		
Georgia building marble.....	1.40	2.00		
Granite, black.....	1.10	1.25		
Granite, grey.....	.70	1.25		
Granite.....	.75	1.00		
Granite, Milford, pink.....	1.25			
Granite, Picton Island, pink.....	1.25			
Granite, Picton Island, red.....	1.25			
Granite, Westerly, blue.....	1.25	3.75		
Granite, Westerly, red.....	1.25	3.25		
Hudson River bluestone, promiscuous sizes, per cu. ft.....	.70	.74		
Dressed, ditto.....	.82	.86		
Kentucky limestone.....	.85	.95		
Lake Superior redstone.....	1.05	....	
Limestone, buff and blue.....	.85	1.05		
Longmeadow freestone.....	.85	.90		
Ohio freestone.....	.80	1.00		
Portage or Warsaw stone.....	.90	1.00		
Scotch redstone.....	1.05	....	
South Dover building marble.....	1.25	1.50		
Tennessee marble.....	2.35	2.50		
Vermont white building marble.....	1.00	1.50		
Wyoming bluestone.....	.80	.90		

SLATE.—Prices are per square, delivered in New York in car lots.
 Bangor, Genuine, No. 1..... \$5.00 \$6.75
 Brownville & Monson Mine..... 7.50 9.50
 Chapman, No. 1..... 5.25 6.00
 Peach Bottom..... 6.90 7.50
 Red, No. 1..... 11.00 13.00
 Unfading Green..... 5.25 6.40

Another Old Firm Moves Uptown.

The Protective Ventilator Co., which has been located at 129 Fulton st since 1899, will be in new quarters by Monday at 110, 112 and 114 West 37th st, near the 6th av "L" station. The company moves into larger quarters made necessary by its constantly increasing business.

The Protective Ventilator Co. is the pioneer in its line in this city. It was established by Thomas W. Bracher in 1869 and later became known as the American Ventilator Co. In 1879 Mr. James H. Hummel, a newspaper manager and owner, bought out this company and has since conducted the business under the name of the Protective Ventilator Co. The product of this company was one of the ventilators recently tested by Mr. Coley, of the Douglas Robinson, Charles S. Brown Co., with the consent of the Department of Labor, results of which appeared in a recent issue of this paper.

A Man's House.

The walls of the dining-room in the new house of the City Athletic Club, at 50 West 54th st, are made of rich-toned buff bricks above a wainscoting of dark oak. Rather an unusual way of using brick, but the more architects study bricks the more they use them. This room has a heavy beamed ceiling. With but two elementary materials, brick and oak, the architects, Herts & Tallant, have produced a delightful effect.

Both the dining-room and the library are two-stories in height, with balconies and mezzanines. The library has a heavy beamed ceiling of plaster and here the color tones are grey, relieved by stencils of white and light grey. The book cases and furniture are of bog oak.

We find brick lined walls again in the gymnasium, while the ceiling is finished with a rough brown plaster. The swimming pool is lined with enameled brick, and all the bathrooms adjacent with white tile.

In a word, it's a man's house, all through—substantial, indestructible, unburnable. Fleischman Bros. Co. was the general contractor.

Whitney-Steen Co.'s Newark Contract.

The Whitney-Steen Co., engineers and builders, 135 Broadway, finished the Firemen's Insurance Company Building in Newark this week, fifteen days inside the contract time limit. The Prudential Insurance Co.'s buildings, across the street, and the Telephone Company's building in the same city, all large operations which started before the Firemen's Insurance Company operation, are still unfinished, yet foundation difficulties such as characterized the initial work of the Whitney-Steen job were not encountered by other contracting firms. This is said to be a most creditable accomplishment for this widely known concern. Reference has been made to the problems met with in the construction of this building in the Record and Guide of March 5. The Firemen's Insurance Company's Building is 16 stories high and is constructed of steel and stone.

The Whitney-Steen Co. will move to its new quarters in the German American Insurance Company's Building at Maiden lane and Liberty st on May first. This is one of the many buildings that this company has erected in this city, another being the Cameron Building at Madison av and 34th st. The company will have larger quarters in its new home and the transfer will be made without interfering with business in any of the departments.

The construction contract for the creation of the 12-sty Foster Building, costing about \$400,000, in Denver, Colo., and the Tramway office building, 16-stys high, and car barns, costing \$500,000, in the same city, were recently awarded to the Whitney-Steen Co.

tion has been quiet, was given this week when a plot, 25x100, on 5th av, 72 feet south of 85th st, was sold at auction by Joseph P. Day for \$128,000 to Joseph F. Cullman. The buyer owns the adjoining lot and also the south cor of 85th st. Ten years ago he paid \$55,000 for the adjoining plot, similar in size and not more desirable than this week's purchase. Within a decade the value of property in this section has increased more than 125 per cent. The development of the neighborhood has been sadly retarded by the unwillingness of the street railway people to sell the car barns at 85th st and Madison av. The old buildings—or rather the remains of the fire-swept structure—are considered a detriment to the adjacent property. Mention should also be made of the sale of the two high-class residences on the easterly side of 5th av, which show a renewed demand for expensive private dwellings. Mrs. Marion Story sold her 6-sty American basement dwelling, 25 Park av, and Mr. Fahnestock purchased one of the buildings in the group of the Villard houses, 24 East 51st st. He owns the adjoining corner, opposite Whitelaw Reid's residence.

The activity in the new loft-zone has not abated. Ex-Ambassador Joseph H. Choate sold 137 and 139 West 21st st, between 6th and 7th avs, to a builder. The northwest corner of 21st st and 9th av was sold to speculators and a number of other properties in this district figured in reported deals. As the principal transaction of the week the sale of 291, 293 and 295 Broadway, being the northwest cor of Reade st, can be considered. The East River Savings Institution has bought this parcel and also has secured a long-term lease of the property adjoining on Reade st. The purchase price is said to have been \$750,000. A new building, conforming in architecture to the surroundings and in costliness to the high-standing of the institution, will be erected on the site.

THE AUCTION MARKET

THE failure of Joseph P. Day to sell the Yerkes residence at public auction last Monday should not have caused any surprise or disappointment. High-priced property, restricted by the courts with an upset price, has never attracted many bidders. The valuation of \$1,400,000 might be based on a fair appraisal, but prospective buyers do not wish to submit bids when they know that there is a string tied to the offering. Since last Monday's experiment the courts have relented and



YERKES MANSION, 5TH AV., COR 68TH ST.
To be sold at auction April 19.

instructed the receiver to offer the Yerkes mansion again at public auction, this time without restriction as to an upset price.

The Yerkes stable, 139 East 69th st, was sold by Auctioneer Day to Robert E. Dowling, for \$29,600.

Several parcels at the Christopher st station of the Hudson-tunnel tubes, on Christopher, West 10th, Greenwich and Hudson streets, were sold by Mr. Day last Thursday. J. H. Goetschins bought most of these plots at bargain prices. The Tunnel Company had purchased the property about six years ago to obtain easements. A comparison of the prices paid by the Tunnel Company with the bids received at the auction sale does not show any increase in values of property in Greenwich Village.

Next week's offerings at auction include holdings of the estate of Benjamin T. H. Trask. The lots lie on 82d and 88th sts., between 5th and Madison avs, in a district which has displayed some activity during the last week.

The Advantage of Being a Broker in Manhattan.

Compare the scope of records available to a Manhattan broker and the cost of building them up, with the antiquated methods in vogue in other less fortunate sections, and the Manhattan broker has great cause for thanking the Record and Guide, that this publication, and others, such as the Real Estate Directory, the Checking Index, the Record and Guide Quarterly, and the Mortgage Indicator are at their disposal, at a cost which is trifling compared with the cost of building up even a fraction of these records in the individual office.

DEPUTY TAX COMMISSIONER ON TRIAL.

THE MAYOR HAS ASKED THE BOARD TO INVESTIGATE DOUBTFUL TRANSACTIONS.

A number of Deputy Tax Commissioners in Queens County have been charged by the Mayor with wilful neglect of duty and other transgressions of a serious nature. At the request of the Mayor the Board of Tax Commissioners has investigated the charges and the outcome will be a dismissal of some of the Deputies involved in a condemnation proceeding, by which the city was to be mulcted to the tune of \$15,000.

The Board of Tax Commissioners held an executive session yesterday afternoon to consider the report submitted by a sub-committee, which has investigated the charges. It appears that one Deputy Tax Commissioner is the owner of a piece of property in Queens a part of which the city intends to acquire. The property was assessed for tax purposes by a second Deputy at \$3,000. When the city instituted condemnation proceedings the second Deputy Commissioner was called as expert and he testified that the value was at least \$15,000.

A third Deputy Tax Commissioner, who is a member of the bar, appeared as counsel for the first Deputy (the property owner) to push the claimants valuation of \$15,000.

This is the substance of one of the cases on which three Deputy Tax Commissioners are being tried. The findings will be made public next week. Any one knowing the position assumed by the Mayor in these matters will not be in doubt as to the outcome.

Auction Sale of Bronx Lots.

Mr. Bryan L. Kennelly will offer at public auction at the Exchange salesroom, 389 Bronx lots on the line of the new Broadway-Lexington av subway route and 12 acres of land in the town of Unionport. The sale is scheduled for Wednesday, May 4, at 11 a. m. The lots are a part of the Catholic Protectors holdings, and lie on Unionport rd, Walker av, (formerly West Farms rd), Protectors, Archer, Olmstead and proposed Hoguet av, and Odell, Lyvere, Gray and Storrow sts, adjoining the Van Nest station of the New York, New Haven and Hartford R. R., and within a few blocks of the N. Y., Westchester and Boston R. R. station, and one block from the proposed Broadway-Lexington av subway on Westchester av.

The acreage tract is situated on Westchester and Seeberry creeks. It will be sold in one parcel, and is splendidly adapted for manufacturing purposes, with deep water front allowing the landing of freight vessels. It will be very attractive to building material and coal dealers, and all kinds of manufacturing, to locate plants for the necessities of the growing population in this section of the City. The terms of the sale are very favorable, as 70% of the purchase money may remain on mortgage.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

HUDSON ST.—H. J. Scheuber sold for Lottie Webster and Grace Ferguson 184 Hudson st, a 3-sty building, on lot 20.7x64, near Vestry st.

MADISON ST.—Lowenfeld & Prager sold to Lowenstein & Torshes the two 6-sty tenements 94 and 98 Madison st, on plot 50x100.

WATER ST.—Wm. A. White & Sons sold for August Klipstein the 4-sty building 82 Water st, on lot 22.10x60.

Joseph H. Choate Sells Two Dwellings.

21ST ST.—Wm. A. White & Sons sold 137 and 139 West 21st st for Jos. H. Choate. The same brokers also sold for the Franklin Trust Co., of Brooklyn, No. 141, adjoining, a 3-sty dwelling on lot 19x98.9. The buyer is a builder who will improve the combined plot, 58x98.9, with a 12-sty loft structure.

22D ST.—Max Solomon sold 147 and 149 West 22d st, a new 10-sty loft building, on plot 45x98.9, bet 6th and 7th avs. The buyer is an investor.

25TH ST.—Kaywood Realty Co. sold to John E. Olsen 127 to 131 West 25th st, a 5 and two 2-sty buildings, on plot 75x100. The Edgar P. Holdridge Co. were the brokers. A building loan of \$275,000 has been secured for the erection of a 12-sty loft building.

27TH ST.—Webster B. Mabie & Co. sold for the Manhattan Office Building Co. the new 12-sty loft structure at 45 and 47 West 27th st, on plot 50x98.9, adjoining the Hotel Earlington, bet Broadway and 6th av. The buyer is an investor. The structure, which has been under the management of Mabie & Co., was finished in January and is nearly all rented.

37TH ST.—I. Randolph Jacobs sold through Baumann & Osorio 251 West 37th st, a 3-sty dwelling, on lot 16x98.9. The buyer is the owner of 253, adjoining, which stands in the name of David Taylor.

38TH ST.—Martha Brady sold 268 West 38th st, a 4-sty building, on lot 16.8x98.9.

46TH ST.—A. J. Robertson sold for Dr. John F. Erdmann 21 West 46th st, a 4-sty and basement dwelling, on lot 26x100.5. The same broker sold for Dr. Leonard Weber the adjoining parcel, 25 West 46th st, a 4-sty dwelling, on lot 21x100.5. The buyer is an investor. Dr. Erdmann bought No. 21 through the same brokers some months ago. The property is diagonally opposite the 5th Av Baptist Church.

48TH ST.—David Israel sold to Annie De Mott the 3-sty dwelling 315 West 48th st, on lot 18x100.5, for \$16,500.

Sale of One of the Villard Houses.

51ST ST.—Mr. H. G. Fahnestock bought from B. Crystal & Son the 4-sty and basement dwelling 24 East 51st st, on a lot 48x70 ft., for \$120,000. Mr. Fahnestock owns the adjoining Madison av corner and also No. 26 East 51st st. This is one of a group of houses known

as the "Villard houses." The other owners of the group are Hon. Whitelaw Reid, of the large house at the 50th st corner, and Artemas H. Holmes, Edward D. Adams, owners of the other two houses occupying the Madison av front.

52D ST.—Pease & Elliman resold 63 East 52d st, a 3-sty dwelling, on a lot 13.10x100.5, to Percy Jackson.

Banks Buy and Sell Broadway Corner.

BROADWAY.—Wm. C. Walker's Sons sold for the Emigrant Industrial Savings Bank to the East River Savings Institution the northwest corner of Broadway and Reade st, consisting of old 5 and 7-sty buildings, on a plot 66.3x124.1. The price is said to have been close to \$1,000,000. No. 291 was sold in 1896 for \$402,000. The plot just sold was purchased by the Emigrant Bank in 1903 for \$700,000. It contains 6,218 sq. ft. The square foot price in 1903 was \$112.57; if sold for \$1,000,000, it would be \$160.82, which is, as far as is known, a high figure for that section of Broadway. The East River Savings Bank was formerly in its own building on Chambers st, near Park row, which was purchased last year by the city, as it was needed for the new municipal building, foundations of which are now being prepared. Definite plans for the improvement of the purchase have not been formulated by the bank, but it was stated by one of its officers that it was the intention to erect a tall building, probably 18 stories high, similar to the Barclay Building, which takes up the remainder of the Broadway block front to Reade st. The street floor and basement will be designed for the occupancy of the bank.

MADISON AV.—The Associate Owners, who control a large plot surrounding the northeast corner of Madison av and 31st st, added to their holdings at that point by the purchase of two parcels through Pease & Elliman. From Albert Tuttle, trustee of the Langdon estate, the company bought 137 Madison av, a 4-sty dwelling, on lot 24.8x78, and from Mrs. Frances Schroeder 27 East 31st st, a 4-sty dwelling, on lot 15x98.9. With these purchases the company now controls a plot fronting 75 ft. on Madison av and 52 ft. on 31st st, which will immediately be improved with a 12-sty store and loft building from plans by J. B. Snook & Sons.

MADISON AV.—Wm. J. Roome & Co. sold for Mrs. Augusta Buhning 72 Madison av, and for Sophie Brandt and Sophie Hatkin 74 Madison av, on a lot 50x95. This property adjoins the southwest corner of 28th st and Madison av, on which is now being erected a 12-sty store and loft building, which has been leased for 21 years to a large wholesale millinery concern. The purchaser of 72 and 74 Madison av, Seymour Schampain, proposes to have plans prepared immediately for a 12-sty loft building.

PARK AV.—Frederick Winant sold for the Strauss Building & Realty Co. the 4-sty flat at 580 Park av, on the northwest corner of Park av and 63d st, on a plot 20.5x75.

PARK AV.—Pease & Elliman sold for Mrs. Marion H. Story 25 Park av, a 6-sty American basement dwelling, on lot 24.8x80. The house was formerly the residence of Colgate Hoyt, Edward F. Whitney, of J. P. Morgan & Co., owns the property adjoining on the north, as well as 103 East 35th st, abutting the property just sold. J. Hampton Robb's residence is on the corner.

1ST AV.—Patrick Kiernan sold the northwest cor of 24th st and 1st av, two 5-sty brick tenements, on a lot 24.9x100.

4TH AV.—Jacob Needle, who recently acquired the property 420 and 422 4th av, and 49 and 51 East 29th st, forming an "L" around the northwest corner of these thoroughfares, is reported to have bought the corner parcel, a 4-sty building, on lot 23x40. This would give him control of a plot fronting 107.6 ft. on 4th av and 80 ft. on 29th st.

6TH AV.—E. W. Chapman is reported to have sold 436 6th av, a 4-sty building, on lot 24.8x100, adjoining the northeast corner of 26th st.

10TH AV.—Lowenfeld & Prager are reported to have resold the northwest corner of 10th av and 44th st, a 5-sty loft building, and a 2-sty stable, on lot 75.3x100. The property was secured at auction recently by the sellers for \$60,100.

NORTH OF 59TH STREET.

64TH ST.—The Douglas Robinson, Chas. S. Brown Co. sold for the estate of David Einhorn 176 East 64th st, a 3-sty dwelling, on lot 20.10x100.5.

69TH ST.—Morris Klinkowstein sold 356 East 69th st, a 2-sty dwelling, on lot 16.8x77.4, to a Mrs. Fries.

78TH ST.—Pease & Elliman sold for Henry F. Deane to Louis Watjen 62 East 78th st, a 4-sty dwelling, on lot 17x102.2.

79TH ST.—Edgar A. Levy bought through A. & C. Levis from Annie L. Fitzgibbon 150 West 79th st, a 3-sty and basement dwelling, on lot 16.8x102.2. Some time ago Mr. Levy bought through the same brokers 152 to 158, adjoining, and now controls a plot 84x102.2. The site will be improved with a 12-sty apartment house. The plot at 147 to 153, on the opposite side of the st, was recently sold to a builder for a similar improvement.

80TH ST.—The Schwartz estate has sold 171 East 80th st, a 3-sty dwelling, on lot 16.8x100.

82D ST.—Mrs. F. Gaynor sold 159 East 82d st, a 3-sty dwelling, on lot 19.2x82, to a Mr. Abraham.

82D ST.—Israel J. Brown sold 163 East 82d st, a 3-sty dwelling, on lot 19.2x82.

82D ST.—The Frank L. Fisher Co. sold for O. M. Russell the 4-sty and basement dwelling 33 West 82d st, on lot 20x102.2. The house is under lease, and was bought for investment.

82D ST.—Pease & Elliman sold 313 West 82d st, a 4-sty dwelling, on a lot 20x60x102.2, for the Stronghold Realty Company.

91ST ST.—McKee, Hayward & Co. sold for Emiline J. Darrow 308 West 91st st, a 3-sty dwelling, on lot 17x100.8, to a client for occupancy.

97TH ST.—Margaretta A. Bernard has sold 300 West 97th st, a 4-sty dwelling, on lot 33x25.2.

103D ST.—S. Osgood Pell & Co. sold for Mrs. John V. Goodwin 315 West 103d st, near Riverside Drive, a 3-sty and basement dwelling, on lot 20x100.11, to Mrs. E. Raub.

104TH ST.—The Union Theological Seminary added to its holdings on East 104th st, by acquiring 231 and 233, adjoining its present quarters. The property, which was bought by Edmund Coffin, acting for the seminary, from Mandelbaum & Lewine, consists of two 3-sty dwellings, on plot 37.62x100.11, between 2d and 3d avs.

122D ST.—Porter & Co. have sold for the Geo. W. Ruddell Co. to a client for occupancy the 3-sty dwelling 112 West 122d st, on lot 18x100.11.

BRYAN L. KENNELLY, Auct'r

will sell at AUCTION

Wednesday, May 4, 1910

At the Exchange Salesroom, 14-16 Vesey St.

Absolute Trustees' Sale

389 Bronx Subway Lots

By Order of the Trustees

THE NEW YORK CATHOLIC PROTECTORY
SITUATED ON

THE LINE OF BROADWAY-LEXINGTON AVE. SUBWAY

Adjoining Van Nest Station of N. Y., N. H. & H. R.R.

Near New Westchester and Boston Railroad

70% May Remain on Mortgage, 1, 2 or 3 Years, at 5%

TITLES INSURED FREE

JOSEPH T. RYAN, Attorney, 149 Broadway

SAME DAY

By order of the Trustees of

THE NEW YORK CATHOLIC PROTECTORY

11⁸⁰/₁₀₀ Acres of Land

on WESTCHESTER and SEEBERRY CREEKS

Adjoining Gebrie Park, Town of Unionport (Bronx)

SEND FOR BOOKMAP

TO ATTORNEY'S OR TO AUCTIONEER'S OFFICES, 156 BROADWAY

140TH ST.—N. A. Berwin & Co. sold for the West Side Construction Co., J. Axelrod, president, to an investor, the 6-sty elevator apartment house, on plot 108x100, situated at the southeast corner of 140th st and Hamilton pl, known as the Talledega. This property is opposite the present site of Montefiore Home, which is to be improved with a 12-sty fireproof building.

141ST ST.—Moore & Rowe Co. sold for Jane and Hannah Purcell 556 West 141st st, a frame building, on plot 50x99.11, to a client for occupancy.

162D ST.—Du Bois & Taylor sold for Geo. D. Bangs to a Mr. Taylor the 3-sty and basement dwelling 431 West 162d st, on lot 18.6x112.6, being opposite the Jumel Mansion Park. Mr. Taylor will occupy the house.

163D ST.—Frank L. Fisher Co. sold for Julius Seymour the 5-sty triple flat house 465 West 163d st, on a lot 25x112.

181ST ST.—William Hobson purchased through M. Webb, Jr., from David L. Phillips, the vacant plot on the south side of 181st st, 225 ft. west of St. Nicholas av, and is having plans drawn for a 12-sty fireproof storage warehouse to be erected thereon.

211TH ST.—Meyer Hellman bought from the Bradley estate and J. E. & L. A. Henry the plot 50x86 on the south side of 211th st, 275 ft. east of Columbus av.

BROADWAY.—W. S. Baker and John H. Davidson sold for the Realty Transfer Co. to Dr. Arthur Bookman Washington court, a 6-sty elevator apartment house on plot 100x100, at the southeast corner of Broadway and 144th st. The Bookman estate now owns all the property on the east side of Broadway, between 142d and 144th sts.

COLUMBUS AV.—Frank L. Fisher Company sold for Addison Brown the 5-sty bachelor apartment house known as the Brandon, 430 Columbus av.

EDGEcombe AV.—Charles I. Fleck & Co. sold for John Volz to a construction company for improvement the triangle 190.4 ft. on Edgecombe av by 188.9 ft. on Bradhurst av, by 72.3 ft. rear line and 20.2 ft. on 142d st.

FORT WASHINGTON AV.—The Sykes Realty Corp. (Chas. S. Sykes, president) has sold the plot of 10 lots comprising the block front on the west side of Fort Washington av, bet 177th and 178th sts. The property has frontages of 255.2 ft. on Fort Washington av and 100 ft. on each st, and was bought by the selling company at the auction sale of the Fort Washington Syndicate's holdings last June for \$128,000. The Hargood Realty & Construction Co. are the buyers. They will erect apartment houses.

LENOX AV.—George Ranger sold for Mrs. Estelle Scholle 244 Lenox av, a 4-sty dwelling, on lot 22x100, to Dr. Herbert D. Burnham, who owns 242 adjoining.

Activity on Park Av.

PARK AV.—Pease & Elliman sold for Mrs. Tew Nichols 604-606 Park av, two 4-sty high-stoop houses, each 13.6x76, to a client for investment. These properties are midway in the block between 64th and 65th sts, and will be benefited very much in the near future by the erection of a handsome private house on the adjoining corner of 64th st for Jonathan Bulkley, where an old flat and stores now stand.

Site for a Large Co-operative Apartment House.

PARK AV.—Janpole & Werner bought a parcel containing over six lots at the southeast corner of Park av and 78th st, which they plan to improve with a high-class apartment house, and which will be the largest in this section. The property has frontages of 153.6 ft. on Park av and 100 ft. on 78th st, and adjoins the 12-sty co-operative apartment house at the northeast corner of 77th st. Archibald D. Russell was the seller of the five 4-sty houses at 871 to 879 Park av, cor of 78th st. The two 5-sty flats at 867 and 869 Park av were secured from Cornelia A. Beekman and Mary H. Maynard, respectively. 102 and 104 East 78th st, two 4-sty dwellings, were sold by Herman Buchtenkirch. Edward C. Williams & Co. were the brokers.

More Building for Upper Riverside Drive.

RIVERSIDE DRIVE.—Samuel H. Stone, Heilner & Wolf and A. L. Mordecai & Son sold the plot 103.3x153.6 at the southwest corner of Riverside Drive and 151st st to Manuel Goldberg. A 12-sty apartment house will be erected.

ST. NICHOLAS AV.—Thomas F. Burke is reported to have sold 252 St. Nicholas av, a 3-sty brick dwelling, on lot 21.9x100, near 173d st.

ST. NICHOLAS PL.—J. D. Brockway sold for John C. Rogers 10 St. Nicholas pl, northeast corner of 150th st, a 3-sty brownstone dwelling, on lot 62.6x100. The buyer is Dr. Louis Schaefer, of Maywood, N. J., who will occupy. The house was built by the late James A. Bailey, the showman, and was occupied by him for several years.

WEST END AV.—Slawson & Hobbs sold for Juliet B. Earl 866 West End av, near 102d st, a 4-sty limestone and brick front dwelling, 20x80x92, to a client for occupancy.

WEST END AV.—H. C. Senior & Co. sold for Annie E. Taylor the 4-sty dwelling 902 West End av, on lot 20x72, to D. J. O'Connor for occupancy.

5TH AV.—Davis & Robinson sold premises 1015 Fifth av for William Hall's Sons, a 5-sty American basement fireproof house on lot 25x100 ft. to George J. Gould.

7TH AV.—C. F. Heitmann sold for Max Marx to a client for investment the northwest corner of 7th av and 144th st, a 6-sty flat, on lot 40x100.

BRONX.

COSTER ST.—Mulhall Realty Co. sold 712 Coster st, a private dwelling, on lot 18x100. This is the 6th house to be disposed of out of a row of 8. These lots were purchased from the Hunt's Point Estates last fall.

HALL PL.—Lauter & Blackner sold for the Martha Realty Co. a parcel on the east side of Hall pl, running east through to Intervale av, 30x99x89x28, to a builder for improvement.

MANIDA ST.—Lauter & Blackner sold for Leo Levinson to a client a 2-sty 2-family house 725 Manida st, in the Hunt's Point section.

150TH ST.—Julius Trattner sold for Mrs. Carson to N. Kiesel 533 East 150th st, a 5-sty double flat, on lot 25x100.

ANTHONY AV.—Ida K. Brenner sold the 1-family dwelling 2165 Anthony av, 16.8x100, to a buyer for occupancy.

CASTLE HILL AV.—The Meister & Bache Realty Co. sold to Andrew Brown the 2½-sty dwelling 1360 Castle Hill av; also the two 1-family dwellings 1504 and 1508 Castle Hill av.

CYPRESS AV.—Harry Goodstein sold three of the row of eleven 5-sty flats he erected at the northeast corner of Cypress av and 138th st. The purchaser is the Sykes Realty Co., and the property was traded for the block front on the west side of Fort Washington av, between 177th and 178th sts. The deal was negotiated by Arnold, Byrne & Baumann and W. D. Morgan. Mr. Goodstein recently sold the corner house on Cypress av to the Peter Doelger Brewing Co.

HEATH AV.—Henry Beck, of L. N. Clark & Co., sold for the Fordham Realty Co. one of its new dwellings on the west side of Heath av, 75 ft. south of Knox pl.

MONTGOMERY AV.—Sidney H. Jones sold for Bernard Lynch the plot, 50x100, on the west side of Montgomery av, 50 ft. north of 176th st. The purchaser is a builder, who will erect two 2-family dwellings.

POPHAM AV.—Harold H. Harding sold for W. C. Clark the plot of 3 lots at the southwest corner of Popham av and Palisade pl to Wm. H. Gunnell, who will improve it with high-class dwellings.

PROSPECT AV.—T. Schiffman and I. Solomon have resold the 3-family house 882 Prospect av, on lot 20x72x irregular.

STORROW AV.—Andrew Hally sold for Fredk. C. Schulze a lot on the southwest corner of Storrow and McGraw avs; also two lots on the northwest corner of Storrow and Benedict avs, Unionport.

VALENTINE AV.—Le Roy Construction Co., Frank St. John Burke, president, purchased the southwest corner of Valentine av and Fordham road, a plot 110x135, and will erect a 6-sty elevator apartment house, modern in every particular, with suites for 44 families, from designs by J. C. Cocker. There will be 44 rooms on a floor. Through Smith & Phelps a building loan of \$130,000 has been obtained from the American Mortgage Co., Bowers & Sands.

WASHINGTON AV.—Morris Williams sold to Thomas Conners 1314 and 1316 Washington av, 2 tenements, on a plot 50x109x104x irregular.

WHITE PLAINS ROAD.—Hall J. How & Co. sold for Robt. E. Hope to John O'Brien the lot, 28x80, on the west side of White Plains road, 50 ft. north of 223d st.

3D AV.—Schwab & Co. sold for Thomas Conner to Morris Williams the northwest corner of 3d av and 170th st, 58x91.7x87.9x53.5.

LEASES.

Daniel H. Renton & Son have leased for the estate of Richard Stacpoole 736 St. Nicholas av, a 3-sty and basement dwelling, for a term of years.

Louis Schrag has leased for Mary McDonald and Margaret M. Fitzpatrick the dwelling 240 West 22d st to Vincenzo Matto for a term of years; for John Noonan the dwelling 252 West 25th st to Esther Boros for a term of years.

Pierre M. Clear has leased for Louis Minsky for a term of ten years to a client the four stores in the 7-sty office building he is erecting at the southeast corner of 2d av and 14th st, and has also leased the basement of said building to a restaurant concern for a term of ten years.

Gustave Britt has leased for the Woodcock Estate the dwelling, 24 Bank st, to Saml. Dunlop; for W. S. & A. C. Bogert the stable, 33 Bethune st, to W. W. Whitesell; for Chas. McManus Sons the dwelling, 137 W. 13th st, to Arthur Kendle, and for C. M. Benson to Mary Page 261-265 W. 11th st; for Geo. H. Leatherbee the Chelsea Club 161 8th av.

M. & L. Hess have leased for the Flemish Realty Co. to Edward McConnell & Co., the store, basement and first loft in the 12-sty and basement building, now in the course of construction, at 17-21 East 22d st, 91x98.9, for a term of years, at a rental aggregating \$200,000; for the 40 East 22d St. Co. to Rand, McNally & Co., the store and basement at 40-2 East 22d st, for a term of years at a rental aggregating \$50,000. This lease completes the renting of the entire building.

The Chas. F. Noyes Co. has leased offices in the Fulton-Chambers Building, 102-104 Fulton st, for the 102-104 Fulton St Co., to Moscowitz Bros.; offices in 95-97 Liberty st, for Mary P. Satterlee et al to Wm. R. Thomas; for the Bertfield Realty Co., offices in the Hanover Square Building, 130-32 Pearl st, to Jas. T. Johnstone and Walter Winter, and large suites of offices in 37-39 Liberty st, for the Lawyers' Title Ins. & Trust Co., to Walter G. Jones, Theodore Heinzhe and Henry A. Czerny.

Lovejoy & Hanrahan have negotiated the following leases: Loft at 214 Bowery for Sliman Tanora to Goldstein & Co.; building at 171 Front st for the Haynes Co. to the Produce Trading Co.; loft at 131 West 28th st for Harry McNally to F. J. Lawson; loft at 121 Chambers st for Goldberg Bros. to Chas. H. Westervelt; the upper part of the building at 66 Cortlandt st for Vivian L. Fisher and Howland Bowne to W. B. Graham; store at 663 Broadway for the Hotel Raleigh to Lieberman Bros., and store at 320 Pearl st for Robt. B. Lawrence to P. M. Praeter.

Frederick Fox & Co. have leased for the 29th Street Realty Co. the 9th loft, containing 10,000 sq. ft. of space, in the Stewart Building, 134-140 West 29th st, for a long term of years to the Current Literature Publishing Co.; for the Brevoort Const. Co. the fifth loft, containing 5,000 sq. ft., in the new building 6 and 8 West 18th st for a long term of years to Schneiderman Bros.; for the Devine Press (Inc.) the seventh loft, 21-23 East 4th st, for a term of years to the Monte Christo Panama Hat Co., Inc., and for Henry Trowbridge second loft, 18 Waverly pl, to Weintraub, London & Goldstein.

UPPER FIFTH AVENUE CORNER LEASE.

M. & L. Hess have leased in conjunction with Frank D. Veiller for the Baudouine estate to Charles Duveen, trading as "Charles," now at 251 5th av, 718 5th av, southwest corner 56th st, a 5-sty building on a lot 27x100, for a term of twenty-one years at a rental aggregating \$900,000. With the leasing of this building to Charles Duveen, together with the lease reported to Duveen Brothers on the opposite corner, and with the lease recently negotiated by M. & L. Hess for A. C. Zabriskie to Charles Schuman's Sons at 716 5th av, immediately adjoining the property leased to Charles Duveen, with "Brandus" and "Allaviene" already located on this block, establishes this location as an art centre of firms of the very highest character.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 83, of which 22 were below 59th st, 39 above, and 22 in the Bronx. The sales reported for the corresponding week last year were 105, of which 26 were below 59th st, 38 above, and 41 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 156, as against 217 last week, and in the Bronx, 105, as against 148 last week. The total amount was \$5,368,587, as against \$8,505,357 last week.

The amount involved in the auction sales this week was \$1,200,454 and since January 1, \$21,591,235. Last year the total for the week was \$1,889,781, and from January 1, \$20,672,358.

122D ST.—N. A. Berwin & Co. sold for a client to an investor the 5-sty flat 59 East 122d st, on lot 19x100.11.

16TH ST.—Charles B. Gumb sold 320 and 322 West 16th st, two 4-sty buildings, on plot 37.6x40x irregular. Rose Brown holds title.

EAST BROADWAY.—Mandelbaum & Lewine bought from Col. William Jay, executor of the Lawrence estate, through the Douglas Robinson, Chas. S. Brown, Co., the two 5-sty tenements and stores 110 East Broadway, and 101 Division st, each on lot 21x65. This is the first sale of the property in nearly a century.

72D ST.—Eliza McManus sold 124 East 72d st, a 4-sty and basement dwelling, on lot 20x102.2.

87TH ST.—Pease & Elliman sold for the estate of Louis Taylor 321 West 87th st, a 3-sty and basement dwelling, on lot 20x102.2. The buyer, who was represented by Bingham & Wagner, attorneys, will occupy the house.

239TH ST.—Kurz & Uren sold for Chas. H. Zumbuehl a plot 50x100 on the south side of 239th st, between Concord av and White Plains road.

HONEYWELL AV.—March & White sold for E. Gallagher to F. Locke 2061 Honeywell av, a 1-family house on lot 20.6x100.

MANIDA ST.—The Manida Building Co. sold to a Mr. McOwen 861 Manida st, a semi-detached 2-family brick house, on lot 25x100, in the Hunt's Point section.

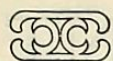
VYSE AV.—John A. Steinmetz sold for the Bolton estate 1901 Vyse av, a dwelling, on plot 50x150, to Robert Adelman.

VYSE AV.—J. J. Haggerty sold for Moses Finkelstein the 3-sty 2-family dwelling 1555 Vyse av, on lot 25x100, to Mrs. Adelaide Stuve.

3D AV.—N. A. Berwin & Co. sold for a client to a builder for improvement the plot 81x120 on the west side of 3d av, 78 ft. south of 170th st. The property has not changed hands in over 30 years.

WEST FARMS ROAD.—Ratner, Cohen & Glauber bought from the Tiffany estate the plot 57x86x189, at the northeast corner of West Farms road and Home st.

45TH ST.—The book publishing firm of G. P. Putnam's Sons have leased quarters in the 75-ft. building now in process of construction on 45th st, adjoining the southwest corner of 5th av, formerly the site of the New York Cab Com.'s stable. Putnam's will be tenants of the Brevoort Construction Co., under a long-term lease, arranged for them with the owners by Tucker, Speyers & Co. The lease affects the store, basement and first floor of the 12-sty structure, for which an aggregate rental of between \$400,000 and \$500,000 will be paid.



WANTS AND OFFERS



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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.

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FOR SALE

Record and Guides, 1888 to date, bound, indexed; Hyde's Atlases, Manhattan, 4 vols.; 1 vol. Bronx 2B; also file cases, etc.; good opportunity for brokers to secure office fittings. Apply ROOM 36, 40 Wall Street.

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LOFT TO LET, 25x95, 3d floor, light on four sides, steam heat, large elevator, possession may be had on first of May. Inquire Davis Brown, 306 East 40th st.

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

FOR SALE, two-story, seven-room cottage, five minutes station; spacious grounds, tenanted, unrestricted; bargain—investigate. H. RISLEY, Agt. Pleasantville, N. Y.

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REAL ESTATE NOTES

Baxter & Howell have opened offices for the running of a general real estate business at 2283 Westchester av.

William G. A. MacLean, formerly of the Ernestus Gulick Company, is now associated with William J. Roome & Co. in their leasing department.

Samuel Goldsticker, 149 Broadway, has been appointed receiver of rents of the apartment house 117 and 119 West 116th street pending a foreclosure suit.

Mr. L. N. Kohler, for many years connected with Fredk. Southack & Alwyn Ball, Jr., will hereafter be associated with the office of Frederick Fox & Co.

Thomas A. Wilson for fifteen years with Hall J. How & Co., real estate brokers, has opened offices at 200 Broadway where he will conduct a general brokerage business.

Charles I. Fleck & Co. have removed their office to the Kosuth, at the northwest corner of St. Nicholas av and 174th st. The firm has been appointed agents for the building.

The real estate business heretofore carried on by Walter E. Brown and William I. Brown under the name of R. I. Brown's Sons has been incorporated under the firm name of W. E. & W. I. Brown. Their offices are at 3428 3d av.

At a meeting of the Board of Governors held Tuesday, April 12, the following were unanimously elected members of the Real Estate Board of Brokers: Austin Finegan, 35 Nassau st;

Lewis B. Preston, 165 Broadway, and Charles H. Schnell, 1324 Lexington av.

The firm of Joseph Corbit & Co., for many years located in the Chelsea section, will be dissolved on May 1. Mr. Thomas Watson, who for a number of years was the senior member of the firm, and Mr. J. Stewart Watson, who has been identified with the company for the past nine years, have formed a co-partnership and will conduct a general real estate and insurance business at the old location 200 9th av, under the firm name of Thomas Watson & Son.

The firm of Joseph Corbit & Co., established over fifty years ago by Mr. Joseph Corbit and now conducted by Mr. Thomas Watson and myself at No. 200 9th av, will dissolve on May 1, 1910. William H. Archibald, who was in the employ of Mr. Corbit for many years prior to the death of the latter, and under whose will he became a member of the firm in 1901, will carry on a general real estate business at 316 West 23d st, giving special attention to the care and management of property.

Jacob A. King has just opened his new real estate offices at 1 Union Square which hereafter will be his only New York office. Mr. King in addition to his city business makes a specialty of property along the Jersey coast and will keep at his New York office a list of all properties for rent between Long Branch and Ocean Grove. He publishes maps of Asbury Park, Long Branch, Deal and Allenhurst, which he will be pleased to send to anyone interested upon the receipt of two cents in postage. His offices at Asbury Park and West End, N. J., he will continue as heretofore.

UNNECESSARY IMPROVEMENTS

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

A Case That Exposes the Little Consideration Sometimes Given to the Rights of Property—How a Heavy Assessment Might Have Been Avoided—Property Owners' Societies Should Carefully Scrutinize Local Improvements.

THERE are several ways in which injury results to the property owners whenever an assessment is levied for local improvement, but there does not appear any one way to protect him against excessive cost of the work or a legally enforced contribution for unnecessary and undesirable construction.

The question of the assessment for the regulating and grading of East 174th st, now before the Board of Assessors, illustrates and brings to light what little consideration was paid by the authorities in 1906 and 1907 to either the rights of the citizens owning the property on the street, or to the rights of the taxpayers of the city at large. This case also proves that taxpayers' associations have been remiss in diligence and lacking in understanding. Timely action on their part would have prevented a heavy assessment on property belonging to some of their members.

An unknown petitioner asks the Borough President and the Local Board to build steps in East 174th st, between Anthony and Clay avs. The street had a natural grade of 20 per cent., too steep for vehicles, but practicable for ordinary travel. The petition was granted and the construction completed. Not a word of objection was heard at the time of the initiation of the improvement. Neither before the Local Board nor the Board of Estimate was anything said or done to prevent the construction of the steps. Now the work is finished and an assessment of \$15,000 will be levied on a small area. Real estate owners affected by this heavy assessment take steps to avoid the payment. Hearings are held by the Board of Assessors and it was proven that the cost would have been less than \$1,000 to have worked the legally established grade on East 174th st, between Anthony and Clay avenues. It was shown by former Corporation Counsel Stephen O'Brien, who has instituted proceedings on behalf of some of the property owners for damages and cancellation of the assessment, that those in authority had not taken any legal steps to change the established grade. The officials simply proceeded and regulated the street between the above avenues at an elevation of from six to twelve feet above the true grade, and erected therein stone steps with railings and a solid stone wall, thereby preventing all vehicular traffic, and preventing the owners of abutting property from using their frontage on East 174th st, and this at a cost of \$8,600 or \$7,500, more than it would have cost to have done the work on grade. Owners of property complain that this additional cost for which they are assessed—taken in connection with the great damage done to their property—works a practical ruination to their property.

HOW PROPERTY OWNERS WERE IMPOSED UPON.

Further imposition was worked upon the owners of property at this point by reason of the fact, that originally East 174th st was of the width of fifty feet, but the city took proceedings to widen it, making it sixty feet; and for this widening the owners of property were assessed in this block upwards of \$1,200. The street was widened for the purpose of making it a thoroughfare, and in place of a thoroughfare, a practical cul-de-sac was created by the erection of these steps and wall, and the poor property owners, having paid for the widening, are now called upon to pay for the obstruction.

It does not appear from the records that anyone of the many taxpayers' associations of the Bronx had taken the slightest interest in the whole matter. To prevent the execution of this improvement would have been an easy matter. Objections submitted to the Borough President or Local Board, and if of no avail, with these officials, to the Board of Estimate, could have saved expense and worry to the property owners on East 174th st.

Would it not be advisable for organizations to consider every local improvement within their district? The Record and Guide

contains the necessary information. All petitions in the nature of local assessable improvements are published, and the work, as it progresses, is followed from department to department, and its status announced each week.

The only remedy for unnecessary and excessive cost of improvements seems to be a strict supervision of all departments. In many cases contracts have been let for the regulating and grading of a street to a supposed grade which did not, as a matter of fact, exist and was not a legally established grade. The engineers in the Borough President's office ought to know the facts as to grades before they pass the contracts. In a report made by a former Corporation Counsel it is held that an assessment for the regulating and grading of a street to a grade not duly established would be illegal and its collection could not be enforced. This opinion would apply to the foregoing case and the assessed property owners in East 174th st might be able to evade payment by applying to the courts for relief.

INFLATION OF ASSESSMENTS.

Official records contain many instances of practices tending to inflation of assessments. The Commissioners of Accounts have reported that an examination of the assessment books of the Bureau of Highways in one of the boroughs "disclosed a practice which is not only reprehensible as a system of account keeping, but in the opinion of this Commission constitutes an infraction of both the Charter and Penal Code. This practice consisted in elaborate false entries for engineers' time in the assessment ledgers, and the consequent overcharge or undercharge of property owners, along the lines of assessable improvements for such engineering services, together with a false certification of payrolls to the Department of Finance for charge to particular funds. This does not mean that engineers received pay for service not rendered to the city, but that, as between property owners along particular proceedings, their time was improperly and illegally charged to one group, to the relief of the other, or to several groups along several proceedings, to the relief of an appropriation account.

"It also becomes apparent that particular assessment proceedings have been overcharged and undercharged in given months, and that the proceeding so overcharged or undercharged will, at its completion, contain in the assessment list certified for levy, an over or an undercharge, unless, upon all months taken together, such false charges accidentally balance. An examination of all charges to assessment proceedings for engineers' time showed that in not one case did the false charges balance, but that in every case there was either an overcharge or an undercharge."

In the annual appropriation for the Bureau of Highways of each borough there is included a sum for preliminary surveys. This money was to be used by the Borough Presidents to gather and furnish information to the Local Boards in all matters pertaining to improvements. The above mentioned report states:

A SUNDAY AND HOLIDAY FUND.

"In point of fact this annual appropriation for preliminary surveys has been utilized by the Borough President's office as a sort of Sunday and holiday fund, out of which to pay the salaries of men not chargeable specifically to some other fund."

The cost of the information needed for the guidance of the Local Boards was charged to the Construction Account and levied as part of the assessment. The regular appropriation made for expenses caused by preliminary work went into a different channel. The taxpayer may draw his conclusions as he deems best, but to repeat: **THERE ARE SEVERAL WAYS IN WHICH INJURY RESULTS TO THE PROPERTY OWNER! IS THERE ONE WAY TO PROTECT HIM?**

THE PROPERTY OWNER'S SILENT PARTNER.

ELSEWHERE, under the heading "Unnecessary Improvements," will be found a story which we very earnestly commend to the attention of our readers. It is not an exceptional case; it is typical. Property owners are continually meeting these surprises. An enormous amount of "kicking" follows, but all to no purpose, for the improvement has been made, the expenses incurred, and there is nothing for the property owner to do but pay up. Property owners in this city must learn, sooner or later, that ownership of real estate has become, in some measure, a business. A man may own \$50,000 worth of any other kind of property in the world, and it is nobody's business but his what he does with it. Real estate, however, is different. The man who buys real estate has entered into a loose sort of partnership with the city, and this silent partner is very exacting and dictatorial. He commands his associate partner to do a great many things which properly he should do himself. He imposes tribute and shirks responsibility, leaving it always to the working member of the firm to solve the problem and find a method of distributing the burdens. Property owners, if they are only reasonably careful about their rights, should follow all real estate proceedings of street openings, improvements, assessments and the like, to see whether their property is affected by them. The property owner, however, seems to be very much like anybody else. He neglects this protective duty, allows the contemplated action to be performed, without raising his voice; and then, when the bill is presented to him, he rages like a spoiled child. If he will take the plums, why does he object to the spanking that comes afterwards? All the information needed by the real estate owner is published weekly in the Record and Guide, and at an expenditure of fifteen cents a week, or about two cents a day, he can insure himself against all the actions of his tyrannous sleeping partner—the city. The Record and Guide receives hundreds of letters of complaint asking us to denounce this or that, but in certainly eight out of ten of the cases, the owner himself is the man to blame, because he has not attended to his own affairs. He has let them go by the board, usually through laziness, and afterwards wants to blame someone else for his own delinquencies.

THE NEW VENTILATION ACT.

Property Owners Consider It a Great Relief—A Ventilator Manufacturer Points Out An Alleged Unconstitutional Provision

COMMISSIONER WILLIAMS, of the Department of Labor when interrogated this week by the Record and Guide said he did not wish to enter into an extended discussion of the bill to amend the provision of the law relating to ventilation in factories, further than to say that the present law is unsatisfactory by reason of its indefinite character as to what constitutes proper and sufficient ventilation, and also as to the question of responsibility for compliance therewith. Hence the preparation and introduction of the new legislation.

One of the most important provisions in the bill is that when the occupier has agreed in writing to comply with the ventilation law, he instead of the owner, lessee or agent shall be responsible for the performance of the duty. This will take a great burden from owners, especially in cases where frequent alterations are necessary, under the existing law, owing to changes in occupancy. It will then be the duty of the occupier of the tenant factory to maintain proper and sufficient ventilation in each workroom.

What is meant by proper and sufficient ventilation is specifically stated in the bill (see Record and Guide, April 9, page 772). Between the hours of 9 A. M. and 4 P. M. a workroom shall be deemed to be sufficiently ventilated only when the air therein shall not contain more than ten parts of carbon dioxide in ten thousand volumes of air.

WHAT IS THOUGHT OF THE PROPOSED NEW LAW?—REALTY LEAGUE CONSIDERS IT A GREAT GAIN FOR OWNERS.

At a conference between representatives of realty interests, "The Commissioner seemed to be fair and reasonable," says 8th inst. to discuss the proposed bill, which had been prepared to meet the objections to the existing law, there was a harmonious and pleasant discussion.

"The Commissioner seemed to be fair and reasonable," said Counselor Carlisle Norwood of the Realty League. "The conference resulted in some changes in the proposed bill and, among others, one which seemed to me that was important was to make it apply to existing leases so that where under a lease made prior to the new enactment the lessee had agreed to comply with the orders of the Department of Labor he would become responsible for ventilation which might be ordered.

"It seemed to me that as the bill was drawn inadvertently doubtless this point was not covered. In my opinion the new

GONE TO A BETTER PLACE ABOVE

The Protective Ventilator Company, formerly of 129 Fulton Street, is now at 110-112-114 West 32d Street.

A record of forty-one years' constant experience in the ventilating business speaks for itself.

Protective Ventilators installed in 1879 are still in daily use.

With improved facilities The Protective Ventilator Company is prepared to furnish all kinds of power ventilation, as well as the best window ventilators, and do the most efficient work in the best mechanical manner—promptly.

The PROTECTIVE VENTILATOR CO.

110-112-114 WEST 32d STREET

NEAR 6th AVE. "L"

TEL. 3098 MAD. SQ.

bill is a great gain for the owners in every respect, particularly in that it fixes a standard of ventilation with which, whoever may be compelled to conform to it, can do so regardless of the methods which he may employ.

"That is, he may adopt any proper system of ventilation provided he gets results, and in addition to that, after he has obeyed the law, he will be protected from demands which might have been made by successive Commissioners holding different views of ventilation and who could because thereof repudiate the action of one of their predecessors."

Mr. James H. Hummel, who has been in the ventilator business in this city continuously since 1879, and who has had a very wide and thorough experience in the science of ventilation, gave the following as his view of the proposed new law:

"The best way to discuss this proposed new law is to start at the beginning. On April 2 I wrote this letter:

Hon. John Williams, Com. of Labor.

Dear Sir: On March 15th we wrote you a letter stating that we had a large number of prospective customers for whom we were estimating for work for their lofts. This letter was turned over to Mr. Walling, who answered the same on March 16th, but his reply to same was not definite enough for us to proceed in the matter. We would like to have some information from your Department that would enable us to go ahead with the work.

Your Mr. Walling stated to our Superintendent that no more ventilating appliances would be endorsed in advance, and if you would write us a letter to that effect and state what your ruling in the future will be in this matter we will then have tangible basis for going ahead with our work.

Thanking you for an early reply, we remain,

Very truly yours,

PROTECTIVE VENTILATOR CO.,

James H. Hummel, Mgr.

April 2, 1910.

"On April 4 I received this reply:

April 4, 1910.

The Protective Ventilator Company, 129-133 Fulton Street, New York City.

Gentlemen: Your letter of the 2d instant is received. Your information regarding the approval of ventilating plans and appliances is correct. This Department has discontinued the practice. We will pass installations which properly and sufficiently ventilate factory workrooms so as to maintain the air therein at a standard of purity which shall not contain more than ten parts of CO₂ in ten thousand volumes of air without causing uncomfortable or injurious draughts of air.

Yours very truly,

JOHN WILLIAMS,

Commissioner.

"The law, if it does nothing else, simplifies the ventilation situation at least. Every manufacturer now knows what standard he has to meet, which he did not know before the Record and Guide took up its most commendable fight. It is, therefore, possible, for the various manufacturers of devices to go ahead with business that has piled up.

"But why the standard was made 10 parts CO₂ instead of the 12 to 15 parts in 10,000 volumes of pure air, is a mystery to me. There seems to be no good reason for it, as 12 parts CO₂ to 10,000 volumes of pure air is considered as not indicating the presence of a particularly harmful percentage of impurities.

"Down at the bottom of the proposed new law I find this paragraph:

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.

"That is unconstitutional. If the foreman of a factory opens a window and the workman sitting along side of it has a cold

or is in delicate health and closes it, the occupier is liable to a fine of \$20 a day. I do not think that that can stand the test of law. When you try to curtail individual rights you will find yourself immediately up against it. Therefore I do not think the law is clear."

Property Owners Demand Hearing on Ventilation Law.

"Give us a chance before you act," is the almost unanimous sentiment of the property owners and ventilating experts heard this week on the proposed new ventilation law that Commissioner Williams of the Department of Labor contemplates introducing into the present Legislature for immediate passage.

Many persons seen were free in the expression of views regarding the latest purpose of the Commissioner to remedy existing evils in the Factory Inspection department, but through reluctance in taking an aggressive stand in criticism of the department, for business and other reasons, they would not consent to speak for publication.

Most manufacturers and property owners have the idea that if they criticize the action of the Commissioner in this matter of ventilation, their actions will be interpreted by certain interests as being opposed to sanitary factory conditions and to the anti-tuberculosis movement. At the present stage of the fight for better conditions, as a rule, they prefer to remain silent.

Many of these owners, however, are also owners of tenements and the beneficial changes in the conduct of the Tenement House Department resulting from the meeting called by Commissioner Murphy in the City Hall are pointed to as an evidence of similar good that could be accomplished from a face to face meeting with the Commissioner for an exchange of views as to what would be a proper division of responsibility between owner and occupier in the matter of installing and maintaining proper and sufficient ventilation. Haste in the enactment of such an important law as this is deplored by nearly every one interested and they point out that should such a law be enacted, it could not be enforced until next winter because in most factories there is natural ventilation enough, in summer. Should enactment be deferred, the questions at issue could be carefully considered and an understanding might be reached whereby the law would serve all purposes for which it is intended, and at the same time not place unnecessary burdens upon property owners and tenants.

WHY THERE SHOULD BE A HEARING.

Mr. Robert B. Moyer, Secretary for the E. W. Bliss buildings, 312 East 23d st, who represents seven loft structures and who faced a requirement to spend more than \$10,000 in providing proper and sufficient ventilation for the lofts and factories under his control, discussed the new law as follows:

"The proposed new law is a great improvement on the present one. In fact, I do not believe the present law would be sustained in the higher courts, for the reason that it is vague and indefinite and does not establish any standard. It has the effect of delegating legislative powers to an executive officer and on this ground is probably invalid.

"The fact that the Factory Inspector makes his own standards leaves the property owner entirely in the dark as to the means of complying with such standard excepting as the propositions were laid before them by commercial companies.

"Mr. Walling shows every disposition to give the property owner an opportunity to study the matter and to get proper estimates in hand, granting extensions of time for so doing, but the ideas of the various companies which manufacture ventilating apparatuses (Mr. Moyer is here speaking particularly of blower and fan devices) differ considerably and the cost of installation proposed by them varies accordingly. The property owner is disinclined to accept the most expensive and perhaps pay out more than necessary and is afraid to deal with some companies which assert that a less expensive equipment would suffice.

"In my own experience I procured approximate estimates from three companies out of four whose names were furnished me by the factory inspector upon my request for advice. One of the four refused to make any estimate, another which did, informed me that it was not his firm's policy to get the approval of the Department in advance of doing the work, because they were competent to say what was proper and sufficient ventilation and the department was obliged to approve their system of ventilation.

"As the Factory Inspector insisted upon plans and specifications being submitted to him for approval in advance, the property owner hesitates to take chances of getting the approval of the Inspector after the installation had been made and when plans had not previously been submitted to the department chief.

"The new law establishes a definite standard and, in so far as this is concerned, it must be considered as an improvement, although it is said that the standard as set forth is higher than has been enforced by the Factory Inspector under the present law. The question is whether the new standard is feasible to comply with, giving due regard for the necessity of protecting workers in factories, which is the object of the law. It must still be borne in mind that the premises must be useable. Whether so high a standard of purity can be maintained without creating injurious or uncomfortable draughts

of air I am not competent to say. Means for obviating such draughts and excessively low temperatures have been suggested by the Factory Inspector and by the ventilator companies but these means are very expensive and very objectionable on other grounds.

"Air ducts have been required with all fans over eighteen inches in diameter. These ducts are expensive, they disfigure the room, interfere with shafting, light and the sprinkler system. In this connection it may be said that the property owner might reasonably ask that the Department of Labor study with care the requirements of the Board of Underwriters with a view to causing the least possible trouble and expense to the property owner.

"Where large ducts are installed it sometimes necessitates expensive rearrangement of the sprinkler systems as they interfere with the spread of water from the sprinkler head.

"In order to prevent too great reduction of temperature in rooms special heaters are required by the department. These are installed in the upper sash of each window. Their installation is expensive, the cost being felt not only in the heaters and their connections but in coal bills as well. Further, it should be borne in mind that each fan installed in a window and each window heater of the type described, cuts off the light from the whole upper sash of one window and of course the upper sash is of more value for light than the lower.

"As light in a loft is one of the most valuable features to the landlord in renting and to the tenant in the use of premises this is a very serious objection.

"I do not pretend to say how these difficulties will be obviated or best dealt with, but they should have careful consideration from the commissioner before he acts.

"It seems to me that before the enactment of such law cooperation on the part of the property owner is most essential so as not to make the new law any worse than the old one. A public hearing at which these matters could be discussed, like that held by Commissioner Murphy of the Tenement House Department, would be the most desirable way of adjusting these differences, I firmly believe.

"During the summer season the use of ventilator systems is not necessary except in special cases and it would seem that if this bill went over until the next session of the Legislature, it would give the property owner more time for the thorough consideration of the matter.

"If we are to have a new law, let it be a permanent one, one that will not have to be changed next year or when a new department head takes hold. Ventilator installations cost money, so let us have the law fixed satisfactorily once and for all time."

BAY STATE BROKERS VISIT NEW YORK AND DINE AT THE ASTOR—GUESTS OF THE NEW YORK BOARD.

Members of the Massachusetts Real Estate Exchange and a number of officers of the Bay State government were entertained last evening at a dinner arranged jointly by the Real Estate Board of Brokers of New York and the New Jersey-New York Real Estate Exchange. Real Estate Brokers to the number of one hundred and fifty, accompanied by Mayor James F. Fitzgerald, of Boston, Lieutenant-Governor Frothingham, of Massachusetts, and Speaker Walker, of the Assembly, came to New York on a special train yesterday afternoon to inspect tunnels, subways and other transit facilities of the Metropolis. They were met by a committee of the Board of Brokers and after the inspection trip they were the guests of their New York colleagues at the Hotel Astor. After the dinner a number of speeches were made by Mayor Gaynor, Borough President Mitchell, Chairman Willecox of the Public Service Commission; J. G. Tarbel, President of the Garden City Company; W. C. Brown, President of the New York Central Railroad; J. C. Mellen, President of the New York & New Haven Railroad; G. Vipont Davies, Chief Engineer of the Hudson Tunnel; Francis E. Ward, and other guests. The Boston real estate men did not fail to express their appreciation of the hospitality extended to them. Mr. Joseph P. Day, President of the Board of Brokers, was Toastmaster at the dinner and was also in charge of the sight-seeing trip.

LEGISLATION OF INTEREST TO PROPERTY OWNERS.

The cost of opening, extending and widening Sedgwick av, from Jerome av to 169th st, is to be borne by the city if a bill introduced by Senator Schulz in the Legislature should become law. It authorizes the Board of Estimate to direct that the entire or any portion of the cost of this improvement shall not be levied as an assessment for benefit.

Senator Schulz has introduced another bill of interest to real estate owners. His bill classifies the more expensive pavements such as sheet asphalt, asphalt block, wood block, granite block, as class A pavements, and the less expensive and less permanent pavements, such as bituminous macadam, as class B pavements. It provides that if a street is repaved, a class B pavement shall not be substituted for an old class B pavement unless property owners petition for a class B pavement, and both the local board and the board of estimate consent.

FOR A COMMISSION ON CONGESTION.

Campaign Culminates in a Resolution to the Board of Aldermen—Mass Meeting at Cooper Union—Opinions Voiced by the Board of Brokers.

AN ordinance creating a Commission on Congestion is at present before the Board of Aldermen and to press the adoption of this municipal law a meeting was held at Cooper Union last Monday evening. The ordinance calls for a commission consisting of nineteen members, ten to be Aldermen, giving the Board a majority. This part of the ordinance was condemned by most of the speakers at the meeting, the necessity and expediency of a smaller Commission, consisting of experienced social workers and real estate men, being urged.

Dr. Felix Adler spoke of the evils of congestion. "How is it possible," he asked, "to keep up those reticences which make for morality when a whole family and three or four lodgers are crowded into a few rooms? From such homes it is natural for the young people to try to get away after working hard all day. Why do you allow such homes to exist? What ails you people of New York to suffer such conditions?"

GROWTH OF HOME INDUSTRIES.

The aggravation of congestion caused by the growth of the number of home industries was described by Miss Pauline Goldmark, former secretary of the National Consumers' League.

She said that in one room not much larger than in a hall-bedroom she had found five persons, who paid \$3 a week for the privilege of sleeping. The mother and daughter finish trousers at three cents a pair, and they can finish between them ten pairs a day.

The East Side tenements were filled with sweatshops where artificial flowers were made. The workers received four or five cents per gross of violets and ten cents for tying sixty rosebuds on each of a dozen wreaths.

"It is high rents," exclaimed Miss Goldmark, "that have forced manufacturers to go in for home industries, and there are twelve thousand tenements that have been licensed for such work. This work is largely seasonal in character, and the result is that as those who live by it have to apply for relief at certain points of the year, the industries are practically subsidized by the charities. Moreover, they force out of business modern factories in other parts of the country, which, in spite of their low rents, cannot compete with New York sweatshop industry."

MR. RIIS BLAMES HIGH RENTS.

Jacob A. Riis declared that "the reason of the terrible congestion is that rents are so high that no longer can a man, according to the old economic law, obtain shelter for one-fourth of his income, and he is forced to take lodgers who help to pay his rent."

Lucian C. Knapp, of Queens, suggested every improved house should be exempted from taxation to the extent of \$3,000. He said houses should be taxed according to the number of stories above three, and the State laws of usury should be amended so as to make it easier to borrow money on real estate. Tax Commissioner Alfred J. Boulton, of Brooklyn, agreed with the idea of a \$3,000 exemption on houses. He also favored the remission of taxation on tenements built after approved models. The resolution in favor of an unpaid Commission on Congestion was adopted, not unanimously though, some speakers objecting and declaring that some of the well-meaning people are looking through a magnifying glass to discover the evils of congestion.

NATURE OF THE PROPOSED BILL—DOES NOT AFFECT MANHATTAN.

The bill which the Committee on Congestion of Population has prepared for introduction in the Legislature at Albany DOES NOT DIRECTLY AFFECT MANHATTAN BOROUGH. Its design is rather to make regulations which will cause population to be more equally distributed IN THE NEW SECTIONS OF THE CITY than it has been in the old.

The Committee has been asked by various interests to prepare a bill which will regulate the height of tenement and apartment houses in Manhattan, but has thought it wiser not to take up the Manhattan problem for adjustment at this time. The present proposition is, therefore, simply to limit the height of tenement houses and the percentage of lot space to be occupied IN THE OUTER BOROUGHES ONLY. The provisions of the bill affecting the Bronx will be found printed in the Record and Guide of April 2. Facts in Manhattan are cited in the campaign which the committee is making virtually as an object lesson and warning to the other boroughs against the way they, too, may be afflicted if they don't watch out and take early precautions.

AN INVESTIGATION BY SETTLEMENT WORKERS.

An investigation made for the Committee on Congestion in February, 1910, by the Settlements in various sections of Manhattan and some of the congested wards of Brooklyn, showed that of 91 families reported less than one-half had two oc-

cupants per room or less, while about one-fourth had two and one-half occupants per room, one-seventh three, one-ninth three and one-half, and one-eighth four occupants to a room or over. Two cases of six occupants to a room were reported, one in a basement and one in an attic.

One-sixth of the families were living in two-room apartments and one-half in three rooms, in every case including the kitchen. Usually the families took in lodgers to help pay the rent. In several instances parents, children and three to eight adult boarders occupied a small apartment of two, three and four rooms.

These are not charity but typical families, and the Nurses Settlement reports that 95 per cent. of the families which they know, that is all through the lower East Side, have three occupants per room or over, and this is apparently not exceptional in many sections of Manhattan, the Bronx and Brooklyn, in spite of this fact from 5 per cent. to 15 per cent. of the apartments, good or bad, in most parts of Manhattan are constantly vacant.

There were 30 blocks in Manhattan having a density of 1,000 per acre or over, and 122 blocks having 750 per acre or over.

Overcrowded in Rooms.—Overcrowding in rooms is most difficult to detect and to prevent. It is due generally to poverty, i. e., inability to pay rent for adequate space on costly land, small rooms, and the necessity of being near work; but also to low standards and to a misapprehension of thrift, which leads some families to crowd into two or three rooms to save money. Over two persons to a room is generally considered overcrowding.

LAND VALUES AND THE LAND SYSTEM.

A report issued this week by the Committee of Congestion of Population, whose office is now at 50 Church st, expresses the opinion that the high cost of land is the first and most inevitable cause of congestion of population. To pay a net return of 8 per cent. on land worth \$2 per square with density of 250 inhabitants per acre, each family of five must pay for the use of the land alone \$121.96. With land worth \$6 per square foot, even with a density of 750 per acre, the same amount must be paid by each family for the use of land alone.

"Terrible Facts.—Unskilled wage earners cannot be properly housed on land worth over \$1 per square foot. There are only 42 blocks in Manhattan with any land assessed for less than \$1 per square foot, and most of Manhattan's residents are unskilled wage earners. The assessed land value of the most congested blocks in Manhattan runs from \$3 to \$14 per square foot.

"Of the 2,795 blocks in Manhattan only 1/62 have lots assessed for less than \$1 per square foot, only 1/13 for less than \$2 per square foot, while a little more than one-fourth have any lots assessed for less than \$3.50 per square foot, while about one-fifth have assessed values of over \$8.50 per square foot, including the Wall street section with its \$225 per square foot values.

INDUSTRIAL CONDITIONS IN NEW YORK CITY.

"Heights of Buildings Used as Factories.—In Manhattan in 1907 out of 4,039 buildings used as factories nearly seventeenth-tenths were 6 stories high or less, about one-tenth 7 to 9 stories, and only 165 over 10 stories high. In Brooklyn in 1908 out of 2,803 buildings used as factories all but 31 were 6 stories high or less, and these 31 only 7 to 9 stories high. In the 23d Ward of the Bronx in 1907 out of 2,014 buildings used as factories, only seven were over 6 stories high and those 7 to 9 stories.

"Concentration of Factories and Workers in Factories in New York in 1906—The largest number of workers reported during the year in all the factories of the 209,218 acres of Greater New York was 662,749. Of this number 481,856, or over two-thirds, were in Manhattan on less than one-fiftieth of the area of the city, while 321,468, practically one-half, were located below 14th st in Manhattan on 2,717 acres, or virtually one-seventieth of the area of the city. In the Sixth Assembly District, bounded by Broadway, 4th st, 3d av, St. Marks pl, 2d av, East 2d st, 1st av, East Houston, Stanton, Chrystie, Division sts, Bowery and Canal st, and comprising only 186 acres, there were 56,598 workers in factories, or approximately one-eleventh of all the workers of the city on one eleven hundred and twenty-fourth of all the city's area. In 1907 the average assessed value of 100 lots scattered throughout this Sixth Assembly District was \$660,850.20 per acre.

"Brooklyn, with nearly one-fourth of the city's area, had only about half the number of workers to be below 14th st, in Manhattan.

THE LONG DAY AND CONGESTION OF POPULATION.

"Out of 3,025 men engaged in the manufacture of food products with a ten-hour day nearly three-fourths, 74 per cent.,

lived in Manhattan, many of them within walking distance of their work; one-tenth in Brooklyn, and one-tenth in the Bronx, the rest scattered. Out of 2,319 men working in printing concerns, with an eight-hour day and good wages, less than one-third lived in Manhattan, about one-half in Brooklyn, one-seventh in the Bronx, and one-tenth in New Jersey.

"Even with good wages and long hours wage earners live near their work.

"Out of 402 men working in breweries, whose average weekly wages were \$16.48 and who worked ten hours a day, nine-tenths lived in Manhattan, the rest in Brooklyn, the Bronx and New Jersey.

"Out of 1,250 tobacco workers (of whom three-quarters were women) working 9.8 hours per day and earning an average weekly wage of \$13, nine-tenths lived in Manhattan, one-sixteenth in Brooklyn, and only one twenty-fifth in the Bronx.

LABOR UNION WAGES.

"Although \$800 is the minimum amount upon which a man can support himself and three children under working age in Manhattan and most of Brooklyn and the Bronx, in the year 1905 the average wage of 339,221 wage earners in Manhattan and the Bronx was but \$543.17; of 104,995 in Brooklyn, \$519.42; in both cases over \$260 less than the amount required to maintain a decent existence for a family with three children under working age.

Board of Brokers Take Action.

At the regular meeting of the Board of Governors of the Real Estate Board of Brokers on April 12, the following resolution was unanimously adopted:

"Whereas, it has been noted that the Board of Aldermen of this city are considering the advisability of appointing a commission to investigate the congestion of population in the City of New York, and whereas we further deem it advisable that such a commission be appointed be it:

Resolved, that the Real Estate Board of Brokers approve of the appointment of a Municipal Commission to investigate the congestion of population in the city of New York; and would respectfully commend the Mayor's attention to the advisability of selecting a committee of laymen to serve with a committee appointed by the Board of Aldermen. This commission when appointed should contain representatives of the Real Estate Interests and Tax Payers Organizations."

Mr. A. N. Gitterman, the introducer of these resolutions, was appointed chairman of a committee to report on this matter at the next meeting of the Board of Governors; after conferring with the other interests now working in this field and when interviewed yesterday, he said:

"The problem of congestion of population in cities such as ours is of greatest importance to not only real estate owners, but brokers and agents as well. It is not a question of vacating tenements and other overcrowded houses by a legal process, but the advisability of dividing the City into zones and sections, wherein the height of houses should be limited as well as the area which they occupy on a lot.

"This idea, if properly carried out, would cause builders and investors to have such attractive residential sections, that the tenement dweller, who is in the habit of paying small rents, would be housed economically and cheaply in surroundings not only pleasurable, but healthful and invigorating. When put in competition with the average tenement, he would naturally prefer the large and airy rooms, even if located at a distance from his work, necessitating an expenditure of carfare and time.

In this connection it is to be hoped that the present administration's stand in relation to rapid transit and school facilities, be effectively put into operation. When the owner of an overcrowded tenement realizes that his tenants are moving to other quarters, it may be advantageous for him to demolish his present building and erect attractive large rooms, which can be rented at prevailing prices.

As soon as owners of improved real estate realize the good concerted action would have on eliminating over crowded living quarters the better their investments would become, and the lower the tax rate would be. The great saving on taxes would be brought about by reducing the cost of maintaining hospitals, the various asylums and the jail, because of the better living of the greatest masses."

A MIGHTY MAN IS HE.

RECORD OF ONE DAY'S DOINGS IN THE MAYOR'S OFFICE.

The Mayor does not eat a man for breakfast, another for lunch and a third for dinner, as people are inclined to believe. He stated so in a meeting of ministers last Tuesday afternoon, and no evidence to the contrary having been submitted, his word must be accepted as final. But to prove his mettle his record of the following day is given:

1. Denounced as fraud a lease of a strip in the lumber yard adjoining an approach to the temporary Madison Av Bridge over the Harlem River. The city has for five years paid an annual rental of \$21,500 for the use of the land, the assessed value of which is \$60,000. "We've spent in two years nearly what

the property is worth," the Mayor said, "and since the entire length of the lease \$97,000." He ordered an investigation.

2. Requested Borough President Gresser, of Queens, who has asked for an appropriation of \$19,000 a year to keep the Queens County Court House clean, to do the work for one-third of this amount. He says:

"I know how desirous you are of doing away with the waste and dishonesty which has heretofore existed in the Borough of Queens. Do you not think that under honest management the work can be done for one-third of \$19,000?"

"I take this occasion of expressing my thanks to you for the work you are doing in co-operation with the Commissioner of Accounts to get rid of dishonest officials in the Borough of Queens."

3. Announces his intention to abolish the Grade Damage Commission. When the request for a renewal of the lease of their offices at 280 Broadway was submitted to the Sinking Fund Commission, he remarked:

"I would like to have that held up. The Commissioners probably will not need the room much longer. Isn't that the Commission that has been sitting in the Bronx for twelve years?"

There are three members of the Commission, each of whom receives \$3,000 a year. They are William F. Stillings, Cy. C. Norton and Lewis A. Abrams. The clerical force of the Commission and the rental brings its total payroll up to \$16,700 a year.

There is no need to continue the narration of a day's work in the present Mayor's office. It is sufficient for the taxpayer to know that his interests are being looked after.

A MENACE TO REALTY OWNERS.

MR. PLEYDELL ARGUES IN FAVOR OF THE ABOLITION OF TAXES ON PERSONALTY.

THAT Real Estate Owners would benefit directly and indirectly by the abolition of the personal property tax, is asserted by A. C. Pleydell, secretary of the Tax Reform Association. Directly, by the removal of their own liability to the tax, and indirectly, by the increase in real estate values. Speaking to a representative of the Record and Guide, he said:

"If an attempt were made to tax personal property here as in other States, most small owners of real estate, and many large owners, would find themselves liable for a larger tax on personal property than this increase in the rate would add to their real estate tax.

"On a two-family house, assessed at \$5,000, an increase of six cents in the rate would be \$3 a year. Three dollars is less than the personal tax on \$200 worth of household furniture or similar property. On a \$20,000 tenement, the increased tax would be \$12, which represents a tax on a personal property assessment of about \$725. Under a strict enforcement of personal property taxation, it is probable THAT THE MAN WHO COULD OWN A \$20,000 TENEMENT WOULD BE ASSESSED FOR A GOOD DEAL MORE PERSONALTY THAN \$725; and that at least as much would be assessed against his tenants, diminishing to that extent their ability to pay rent, and in the long run holding down realty values.

"As long as the personal tax law is not repealed, it is a menace to business and realty owners alike, continually inviting attempts to enforce it and to make its provisions more severe.

"Those real estate owners who oppose its repeal because they fear the slight increase in the rate are pursuing a short-sighted policy. The real estate assessment has been increasing about \$300,000,000 a year, while the receipts from the personal tax are stationary or declining. So the effect of exemption on the tax rate of ten or fifteen years hence will be a negligible quantity.

WOULD ATTRACT BUSINESS ENTERPRISES.

"To abolish the personal property tax now will attract and retain business enterprises and productive capital that are now induced to locate in neighboring States by exemption or promises of under assessment. THE ENORMOUS INCREASES IN THE VALUE OF NEW YORK CITY REAL ESTATE HAVE BEEN DUE TO THE FACT THAT PEOPLE COULD PROFITABLY CONDUCT BUSINESS HERE. Partly, this has been because our tax laws were better than those of most States, and partly because their bad features have not been thoroughly enforced; at least, there have been a good many legal exemptions from the personal property tax of which business men have been able to take advantage. To remove the menace to business, which is always present in the existing statutes, would still further increase real estate values.

"Many real estate owners see this clearly. A number of replies in our recent canvass were from heavy payers of real estate taxes, who pay no personal tax at all, but said they believed that to abolish the personal tax would benefit their real estate. And the same opinion is held in other cities. Last year I spoke before the Utica Chamber of Commerce on the exemption of manufacturing. At that meeting Mr. John D. Kernan, of that city, said, in substance, that he was the largest individual owner of real estate in Utica; that he owned business property, residence property and vacant lots; that he would be willing to have personal property in Utica exempted entirely, believing that, while this would mean some increase in his taxes now, HE WOULD BE MORE THAN COMPENSATED BY THE ADDITIONAL VALUE THAT WOULD COME TO HIS REAL ESTATE by making that city an attractive place for manufacturers. And he is now working

energetically to secure relief for manufacturers from the personal property tax.

THE PRACTICE IN PHILADELPHIA.

"Mr. Kernan's views are similar to those expressed by a committee of Common Councils in Philadelphia forty years ago, when it was proposed to tax personal property (then exempted and still so) in that city. The committee reported that "If a tax imposed on the business interests of the city would have an unfavorable effect upon its growth and prosperity, the transfer of a part of the tax levy to property in business would, in effect, be an injury to the owners of real estate. This we think would be the result." A similar argument was made by Tax Commissioner Andrews of this city in 1874, when he told a legislative committee that "The real estate of the State needs for its development and prosperity residents, capital and business. These are the elements which, coursing through the veins of the community, give it life and health. Without these real estate must droop and languish, but with these trade must flourish, mechanics find employment, stores and tenements be fully occupied, the farmer find a ready market for his produce, and the sunshine of prosperity gladden every heart and lighten every burden."

"But it is not merely a question of attracting business away from other cities, although this motive is not open to criticism. If abolishing the personal property tax did not attract anyone to this city, it would still be worth doing from the standpoint of real estate interests. All taxes that interfere with production, tend to keep a community poor, diminish its ability to pay rent, and so depress realty values.

"President Purdy, of the Tax Department, has summed up the argument in a paragraph: "Real estate has value in proportion to the number and productive capacity of the population; it has its greatest value where there is the largest amount of the most valuable personal property placed upon it. When the production of wealth is no longer punished by fines and penalties, real estate owners will get their share of the general prosperity. In addition to these considerations, the improvement in the morals and conscience of the community which would ensue from the abolition of this terrible temptation to perjury and fraud is worth the earnest effort of the greatest statesmen."

BOARD OF ESTIMATE.

No action on any public improvement matter of importance was taken at yesterday's meeting of the Board of Estimate. A good spanking, figuratively speaking, was applied to the Board of Aldermen for refusing to grant to the President of their Board, Mr. Mitchel, an additional salary account of \$15,000. The Board of Estimate appropriated this sum by transferring a similar amount from an unexpended balance in the office of the Manhattan Borough President to Mr. Mitchel's allowance. It will be remembered that the Board of Aldermen has based its refusal for appropriating the money on the unwillingness of Mr. Mitchel to share the patronage of his office with the leaders in the Board of Aldermen. The attempted holdup was frustrated by the action taken at yesterday's meeting of the Board of Estimate.

A report submitted to the Board by the president of the Jamaica Bay Improvement Commission shows that the work of establishing harbor lines is nearly completed. The Board made an appropriation to compensate the Commission for its services which will be no further needed after May 1. The board has already set aside \$1,000,000 for the preliminary work and the Rivers and Harbors Bill in Congress carries an initial appropriation for the undertaking.

The Borough President of Manhattan was asked to report at the next meeting of the board on the suggested extension of Irving pl southwardly to a point near 12th st. The Public Service Commission is desirous of laying out one of the proposed subway routes on Irving pl.

The Chief Engineer was designated to represent the Board of Estimate at a conference to be held at Rochester in May on city planning and the problems of congestion.

GAYNOR IN A CONFIDENTIAL MOOD.

THE MAYOR ANNOUNCES THE CITY WILL MAKE USE OF THE STEINWAY TUBE.

MAYOR GAYNOR'S invitation to the public to submit suggestions for new subway routes was accepted by nearly four hundred citizens who gathered in City Hall last Tuesday to tell the Rapid Transit Committee of the Board of Estimate of the needs of their respective sections. The Mayor presided and enlivened the hearing by occasional remarks tending to stop the flow of oratory of enthusiasts who were repeating arguments made by preceding speakers. That the Mayor is in favor of taking over or at least of making use of the Steinway tube was mentioned by him incidentally. John Adikes, of the United Civic Association of Queens, had spoken on the "iniquity" of forcing people to go to the Bronx to buy homes when farms in Queens could be had much cheaper. He asked for a subway to Queens.

"The Steinway tunnel will be opened within a short time and extended to Times Square. How does that suit you," asked the Mayor.

"We are not sure of that," replied Mr. Adikes.

"I am telling you so now, confidentially," was the Mayor's response.

After the hearing the Mayor intimated that he understood a proposition to use the Steinway tube would be made within a short time. The Interborough intends to operate their cars through the tube and up to Times Square for a five-cent fare.

At the hearing the Mayor also announced that the subway would be extended southward in 7th av to connect with the Pennsylvania station and across the River to Pineapple st, Brooklyn.

A subway in Jerome av was opposed by Peter H. Schlosser, who said: "I don't believe the city should be used to let backwoods lot owners in Yonkers and elsewhere sell their land. We are getting a new water supply now and graft in it can be smelled as far away as London, even by a man who has got grip from the fog there."

John W. Parish, President of the Long Island Real Estate Exchange, recited the necessity of transit facilities in Queens. He told of a meeting recently held which was attended, he said, by Timothy L. Woodruff, the Chairman of the Republican State Committee. When Mr. Parish remarked he wished Mr. Woodruff were present to urge rapid transit routes for Queens, the Mayor replied: "We are not going to run subways to Queens just to improve land that Mr. Woodruff is interested in."

Mrs. Leander Brown submitted a set of resolutions adopted at a massmeeting held in Union Square "to protest against a steal of the Broadway-Lexington av Subway Line."

HEARINGS FOR SUBWAY CONSTRUCTION.

The Public Service Commission for the First District yesterday adopted a resolution providing for a public hearing on the draft form of contract for the construction, equipment and operation of the triborough rapid transit railroad (consisting of the Broadway-Lexington avenue line, the Canal street line, the Broadway-Lafayette avenue line and the Fourth avenue line and operating rights in other subways) to be held on the ninth day of May, 1910, at 2:30 p. m., and for a public hearing on the draft forms of contracts for the construction of such lines by sections at municipal expense to be held on the sixteenth day of May, 1910. Both hearings will take place before the whole commission in the large hearing room on the third floor of the Tribune Building.

"The hearing on May 9th will be devoted to the discussion of the contract for construction, equipment and operation of the entire triborough system, consisting of the Broadway-Lexington avenue, the Broadway-Lafayette avenue and Canal street lines and the Fourth avenue extensions, with the privilege of operating the Fourth avenue line, and operating rights in the Centre street loop," was the explanation given by Chairman Willcox. "The hearing on May 16th will be on the form of contract for municipal construction section by section of the lines before mentioned. These hearings are to be held on the forms of contract in accordance with the terms of the Rapid Transit law, and after the hearings have been held and due consideration had of the various suggestions made at the hearings, these contracts will then be placed in form for approval by the Corporation Counsel. After such approval has been obtained advertisements will be begun for letting the contracts.

"Should no satisfactory bid be received for equipment, construction and operation, the commission can then, with the approval of the Board of Estimate and Apportionment, let contracts for as many sections of this system as can be done with the money available for that purpose. The Board of Estimate and Apportionment has recently announced that it was ready to set aside for subway purposes \$13,000,000 after July 1, 1910, and also the \$47,000,000, which it is hoped will be obtained as a result of the passing of the constitutional amendment at the last election, authorizing the exemption of revenue producing bonds from computation in ascertaining the debt limit.

"Before this \$47,000,000 will be available for transit purposes, the bill now pending in the Legislature providing for determination by the Appellate Division of the amount of bonds actually self-supporting must be passed, and it will be seen that after this bill becomes a law, a proceeding must be brought in the Appellate Division and a determination had before the \$47,000,000 will be available.

"As the Appellate Division adjourns at the end of June, it is of the greatest importance that the bill on this subject now pending in Albany, should be passed at the earliest moment. With the \$13,000,000 pledged by the Board of Estimate and Apportionment, and available after July 1, 1910, and with the \$47,000,000 available after this bill has been passed, and determination had by the Appellate Division, it will be possible to let contracts for municipal construction section by section aggregating \$60,000,000."

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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 18.

- KINGSBRIDGE AV.—From 230th st to Bailey av; 4 p. m.
MAGENTA ST.—From White Plains road to Colden av; 10 a. m.
ST. LAWRENCE AV.—From Westchester av to Clason Point rd; 2 p. m.
WEST FARMS ROAD.—From Bronx River to Westchester Creek; 3 p. m.
ST. NICHOLAS PARK.—From Hamilton terrace to 141st st; 2 p. m.
LUDLOW AV.—From Tremont av to Whitlock av; 1 p. m.
WEST 184TH ST.—From Broadway to unnamed st; 10 a. m.
SEDGWICK AV.—From Jerome av to 169th st; 1 p. m.

Tuesday, April 19.

- BRONX ST.—From East 177th to East 180th st; 12 m.
NORTHERN AV.—North of 181st st; 3.30 p. m.
WEST 174TH, 175TH, 176TH STS.—From Aqueduct av to Undercliff av; 10 a. m.
TAYLOR ST.—From East River to Westchester av; 10.30 a. m.

Wednesday, April 20.

- WEST 177TH ST.—From Amsterdam av to Riverside Drive; 2 p. m.
METCALF AV.—From Bronx River to East 177th st; 2.30 p. m.

Friday, April 22.

COMMISSIONERS OF ESTIMATE AND APPRAISAL,
258 BROADWAY.
Monday, April 18.

- LOOP 3, RAPID TRANSIT.—City's proof of value; 2 p. m.
15TH TO 18TH ST, NORTH RIVER.—Claimant's proof of value; 2 p. m.

Tuesday, April 19.

- FT. GEORGE RAPID TRANSIT.—City's proof of value; 10 a. m.
15TH TO 18TH ST, NORTH RIVER.—Claimant's proof of value; 2 p. m.

Wednesday, April 20.

Thursday, April 21.

- FT. GEORGE RAPID TRANSIT.—City's proof of value; 10 a. m.
LOOP 5, RAPID TRANSIT.—City's proof of value; 11 a. m.
PIERS 32 AND 33.—Claimant's proof of value; 11 a. m.
LOOP 3, RAPID TRANSIT.—City's proof of value; 2 p. m.

Friday, April 22.

- 15TH TO 18TH ST, NORTH RIVER.—Claimant's proof of value; 2 p. m.
ONDERDONK AV, QUEENS.—Hearing on objections; 2.30 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU ST.
Monday, April 18.

MANHATTAN BRIDGE THREE-CENT LINE.—Application for certificate of public convenience and a necessity for street railroad over Manhattan Bridge and on certain streets—Commissioner Bassett; 2.30 p. m.

DOWNTOWN INTERBOROUGH ASSOCIATION.—Transit facilities downtown—whole commission; 2.30 p. m.

Wednesday, April 20.

3D AV. R. R. CO.—Application of bondholders' committee for approval of issue of securities under second reorganization plan—Chairman Willcox and Commissioner Maltbie; 2 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.

BOARD OF ESTIMATE.

PUBLIC IMPROVEMENTS.

Hearings in City Hall, April 22, 10.30 a. m.

THERIOT AV.—The Board of Estimate and Apportionment is considering the advisability of instituting proceedings to acquire title to the lands and premises required for the opening and extending of Theriot av, from Gleason av to West Farms rd, and of Leland av, from Westchester av to West Farms rd, in the Borough of The Bronx and hereby gives notice that the following is the proposed area of assessment for benefit in this proceeding: Beginning at a point on a line midway between Taylor av and Theriot av distant 100 ft. southerly from the southerly line of Gleason av, and running thence northwardly and always midway between Taylor av and Theriot av, and the prolongations of the said streets, to the intersection with the southerly property line of the New York, New Haven & Hartford Railroad; thence eastwardly along the said property line to a point distant 100 ft. easterly from the easterly line of White Plains rd, the said distance being measured at right angles to White Plains rd; thence southwardly and always distant 100 ft. easterly from and parallel with the easterly line of White Plains rd to the intersection with a line distant 100 ft. southerly from and parallel with the southerly line of Westchester av, as this street is laid out between White Plains rd and Leland av, the said distance being measured at right angles to Westchester av; thence westwardly along the said line parallel with Westchester av to the intersection with a line midway between Theriot av and Leland av; thence southwardly along the said line midway between Theriot av and Leland av to a point distant 100 ft. southerly from the southerly line of Gleason av; thence westwardly along the said line parallel with Gleason av to the point or place of beginning.

BOARD OF ASSESSORS.

The Board of Assessors give notice that the following proposed assessments have been completed and lodged with the Board of Assessors for examination. Objections must be filed with the Secretary at the office of the Board, 320 Broadway, on or before May 10, 1910:

BOROUGH OF MANHATTAN.

168TH ST.—Regulating, grading, curbing, flagging West 168th st, from Broadway to Fort Washington av. Area of assessment: Both sides of 168th st, from Broadway to Fort Washington av.

160TH ST.—Regulating, grading, curbing, flagging, reflagging and constructing retaining wall, guard rail and laying necessary drain pipe in West 160th st, from Broadway to Riverside Drive. Area of assessment: Both sides of 160th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts.

SHERMAN AV.—Paving with asphalt blocks, curbing and recurbing Sherman av, from Broadway to 10th av. Area of assessment: Both sides of Sherman av, from Broadway to 10th av, and to the extent of half the block at the intersecting sts.

174TH ST.—Sewer in 174th st, between Audubon and Wadsworth avs. Area of assessment: Both sides of 174th st and north side of 173d st, between Audubon and Wadsworth avs; east side of Wadsworth av; both sides of St. Nicholas av and west side of Audubon av, from 173d st to 174th st.

169TH ST.—Sewer in West 169th st, between Broadway and Fort Washington av. Area of assessment: Both sides of 169th st, from Fort Washington av to Broadway; east side of Fort Washington av, between 169th and 170th sts.

217TH ST.—Paving with asphalt blocks, curbing and recurbing 217th st, from the easterly line of 9th av to 10th av. Area of assessment: Both sides of 217th st, between 9th and 10th avs, and to the extent of half the block at the intersecting sts.

129TH ST.—Paving with asphalt blocks, curbing and recurbing 129th st, from Convent av to St. Nicholas terrace. Area of assessment: Both sides of 129th st, from Convent av to St. Nicholas terrace.

152D ST.—Paving with asphalt blocks, curbing and recurbing 152d st, from Broadway to Riverside Drive. Area of assessment: Both sides of 152d st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts.

ST. NICHOLAS TERRACE.—Paving with asphalt blocks, curbing and recurbing St. Nicholas terrace, from 128th st to 130th st. Area of assessment: Both sides of St. Nicholas terrace, from a point about 100 ft. south of 128th st to 130th st, and to the extent of half the block at the intersecting sts.

48TH ST. No. 10. Repairing sidewalk in front of No. 250 East 48th st.

NEW CHAMBERS ST. No. 11.—Repairing sidewalk in front of No. 80 New Chambers st.

118TH ST. No. 12.—Repairing sidewalk in front of Nos. 417 and 419 East 118th st.

121ST ST. No. 13.—Repairing sidewalk in front of No. 517 West 121st st.

175TH ST. No. 14.—Repairing sidewalk in front of southwest corner 175th st and Amsterdam av.

OLIVER ST. No. 15.—Repairing sidewalk in front of Nos. 96 and 98 Oliver st.

68TH ST. No. 16.—Repairing sidewalk in front of Nos. 250 to 254 West 68th st.

23D ST. No. 17.—Repairing sidewalk in front of No. 307 East 23d st.

The following are the areas assessed for Nos. 10 to 17, inclusive:

No. 10. Lot 29½ of Block 1321.

No. 11. Lot 30 of Block 111.

No. 12. Lot 9½ of Block 1806.

No. 13. Lots 18 and 19 of Block 1976.

No. 14. Lots 42, 43, 44, 45, 46 and 47 of Block 2131.

No. 15. Lots 28 and 29 of Block 251.

No. 16. Lots 56, 57, 58 and 59 of Block 1159.

No. 17. Lot 7 of Block 929.

ASSESSMENTS DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned 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:

BRONX.

MARMION AV.—Sewer, from East 177th st to a point about 130 ft. north of East 179th st. Area of assessment: Both sides of Marmion av, from 177th st to 179th st; west side, between 179th st and 180th sts; both sides of 179th st and 178th st, from Marmion av to Mapes av; east side of Mapes av, between 177th and 179th sts. Due June 11.

WESTCHESTER AV.—Sewer, between Whitlock av and West Farms road. Area of assessment: Both sides of Westchester av, from Bryant av to Home st; both sides of Longfellow av, from Westchester av to West Farms road; both sides of Westchester av, from Hoe av to Bryant av, and both sides of 167th st, from West Farms road to Longfellow av. Due June 6.

PARK AV WEST.—Sewer, between East 178th st and 180th st. Area of assessment: Both sides of Park av West, from 178th st to 180th st. Due June 6.

MOSHOLU PARKWAY NORTH.—Sewer, between Perry av and Jerome av. Area of assessment: Both sides of Mosholu Parkway, from Perry av to Jerome av; both sides of Bainbridge av, 206th st and Van Cortlandt av, from Mosholu Parkway North to Woodlawn road; both sides of Steuben av, from Mosholu Parkway North to Gun Hill road; both sides of Rochambeau av, from Bainbridge av to Gun Hill road; both sides of 208th st, from Woodlawn road to De Kalb av; both sides of Kossuth pl, from East 208th st to De Kalb av; both sides of De Kalb av, from Kossuth pl to Gun Hill road; both sides of 210th st, from Woodlawn road to Kossuth pl; both sides of Gun Hill road, from Woodlawn road to De Kalb av. Due June 6.

MANHATTAN.

116TH ST.—Paving, curbing and recurbing, between Broadway and Riverside Drive. Area of assessment: Both sides of 116th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts. Due June 11.

WEST 146TH ST.—Reregulating, regrading, recurbing and reflagging, from a point 234.08 ft. west of Broadway to the easterly side of Riverside Drive. Area of assessment: Both sides of 146th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts. Due June 6.

WEST 152D ST.—Reregulating, regrading, curbing and recurbing, flagging and reflagging and building a retaining wall, between Broadway and Riverside Drive. Area of assessment: Both sides of West 152d st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts. Due June 6.

BILL OF COSTS.

NEW ST.—Opening and extending of the New st located between Broome and Spring sts, and extending from the Bowery to Elm st. The commission in the above proceeding give notice that an additional bill of costs will be presented to the Supreme Court for taxation April 22.

REPORTS COMPLETED.

PLEASANT AV.—The commissioners appointed to acquire title to the lands required for the opening and extending of Pleasant av (now Olin av), from Gun Hill road to East 219th st, in the 24th Ward, Borough of the Bronx, have completed their supplemental and amended estimate of damage. Objections thereto must be presented on or before April 29 at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 23.

LELAND AV.—The commissioners appointed to acquire title to the lands required for the opening and extending of Leland av, from Westchester av to Ludlow av, in the 24th Ward, Borough of the Bronx, have completed their estimate of damage. Objections thereto must be presented on or before May 3, at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 7.

TAYLOR ST.—The commissioners appointed to acquire title to Taylor st (although not yet named by proper authority), from Morris Park av to West Farms road, in the 24th Ward, Borough of the Bronx, have completed their supplemental and amended estimate of assessment for benefit. Objections thereto must be filed at the office of the commissioners, 90 West Broadway, on or before May 2. Final report will be presented for confirmation to the Supreme Court July 12.

EXTENSION OF 6th AND 7th AVENUES.

A NUMBER OF PLANS SUBMITTED AT A HEARING BEFORE THE BOARD OF ESTIMATE.

THE proposed extension of 6th and 7th avs with the widening of connecting streets was discussed at a hearing held by the Board of Estimate on Tuesday evening at City Hall. Property owners of the affected district and brokers appeared in favor of the improvement, but they insisted that the city should pay the cost and not levy all or any part of it on the adjoining property. The plan most likely to be adopted by the city was presented by the Municipal Art Society. It provides for the widening of Carmine st from 6th av to Varick st; the widening of Varick from its junction with Carmine south to Canal, and the extension of 7th av to the junction of Carmine and Varick sts. It has been estimated that it could be carried out at a cost of only \$3,798,000.

A project recommended by the City Improvement Commission provides for an extension of 6th av southward to Chambers and West sts, and an extension of 7th av to Canal and West.

DIRECTORY OF TAXPAYERS' ORGANIZATIONS.

In printing the following list of taxpayers' organizations, the Record and Guide is aware that the register is incomplete. To make this list a valuable aid to all real estate interests, the secretaries and other officers of organizations are requested to send in the names, meeting places and other information relating to their association:

- | Name. | Address. |
|---|---|
| Allied Real Estate Interests, | 165 Broadway. |
| Bedford Park Property Owners' Ass'n, | Arcanum Hall, 197th st and Webster av. |
| Belmont Association, | Bronx. |
| Bronxwood Park Improvement League. | |
| Bronx Real Estate Board of Brokers, | 634 East 140th st. |
| Bronx Borough Agitation Committee, | 11 Wall st. |
| Casanova Association, | Bronx. |
| City Improvement Society, | 571 5th av. |
| City Island Association. | |
| Claremont Heights Property Owners' Association. | |
| Central Improvement Ass'n. | |
| Dyckman Taxpayers' Ass'n, | 1 West 34th st. |
| Eighteenth and Twenty-first Wards Taxpayers' Ass'n, | 52 Lexington av; second Friday. |
| East Morrisania Property Owners' Association. | |
| Edenwald Property Owners' Association. | |
| East Side Improvement Ass'n, | 155 East 51st st. |
| East Tremont Taxpayers' Ass'n, | 1009 East 180th st. |
| Fifth Avenue Ass'n, | 542 5th av. |
| Fordham Association. | |
| Fox Estate and Vicinity Property Owners' Association. | |
| Forty-Second St Property Owners' Ass'n, | 500 5th av. |
| Greater New York Taxpayers' Ass'n. | |
| Greenwich Village Public Service Committee, | 1193 Broadway. |
| Harlem Property Owners' Ass'n, | 147 East 125th st; second and fourth Thursdays. |
| Highbridge Taxpayers' Association. | |
| House and Real Estate Owners' Ass'n, | Turn Hall, Lexington av and 85th st; second Friday. |
| Kingsbridge Improvement Ass'n. | |
| Kingsbridge, Spuyten Duyvil, Van Cortlandt and Riverdale Ass'n. | |
| Manhattan Central Improvement Ass'n, | Waldorf-Astoria. |
| Morris Heights Association. | |
| Morris Park Taxpayers' Association. | |
| Mosholu Parkway North Association. | |
| New York State Taxpayers' Protective Ass'n, | 56 Pine st. |
| New York Tax Reform Ass'n, | 56 Pine st. |
| Park Avenue Ass'n. | |
| Protective Association, | Mapes Estate. |
| Public Utilities Vigilance Committee, | 27 William st. |
| Property Owners' Ass'n of Vyse Estate and Vicinity; | second Saturday; Home st and Hoe av. |
| Real Estate Board of Brokers, | 156 Broadway. |
| Real Estate Owners' Protective Ass'n of 12th and 22d Wards; | Colonial Hall, 101st st and Columbus av. |
| Realty League, | 68 William st. |
| Riverside and Morningside Ass'n, | 100 Broadway. |
| Realty Operators and Builders' Ass'n, | 171 Broadway. |
| South Bronx Property Owners' Ass'n, | 549 East 138th st. |
| Springhurst Association, | Bronx. |
| Tax and Rentpayers' Alliance of Wakefield. | |
| Taxpayers' Congress, | 156 Broadway. |
| Taxpayers' Conference, | 165 Broadway. |
| Taxpayers' Alliance of the Bronx, | 4214 3d av. |
| Taxpayers' Association of the 10th, 11th and 17th Wards, | 101 Av A; first Friday of each month. |
| Tremont Association. | |
| Twenty-third Street Improvement Ass'n, | 240 West 23d st. |
| Twenty-second Ward Property Owners' Ass'n, | 433 West 53d st. |
| Taxpayers' Ass'n of the 18th and 21st Wards, | 166 East 23d st. |
| Throggs Neck Association. | |
| Twenty-third Ward Property Owners' Ass'n, | 2833 3d av. |
| Unionport Association, | Bronx. |
| United Real Estate Owners' Associations, | 206 Broadway. |
| Van Nest Association. | |
| Vyse Estate Wakefield Association. | |
| Washington Square Ass'n, | 33 West 12th st. |
| Washington Heights Taxpayers' Ass'n, | 3781 Broadway. |
| West End Ass'n, | 32 Broadway. |
| West Morrisania Club. | |
| West Side Taxpayers' Ass'n, | 267 West 34th st; third Friday. |
| West Side Improvement Ass'n, | 52 Broadway. |
| Williamsbridge Improvement Association. | |
| Woodlawn Taxpayers' Ass'n, | East 233d st. |
| Woodlawn Heights Association. | |

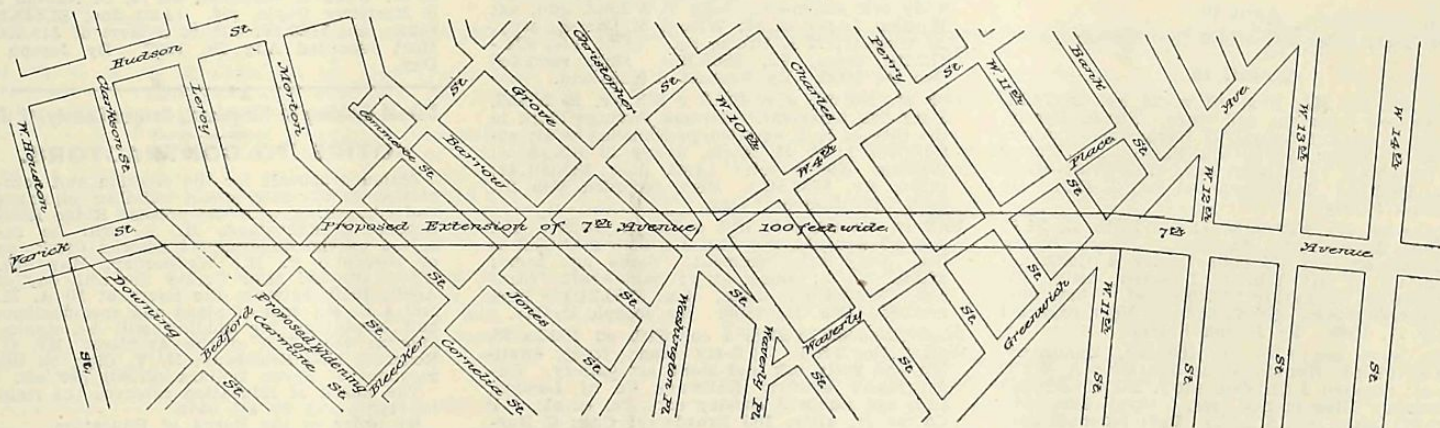


DIAGRAM OF THE PROPOSED EXTENSION OF 7TH AV, FROM GREENWICH AV TO VARICK ST, AS PROPOSED BY THE GREENWICH VILLAGE PUBLIC SERVICE COMMITTEE.

This plan calls for an expenditure of \$16,926,000 and will probably be rejected on that account.

The engineers of the Board of Estimate have prepared a plan which provides for the extension of 7th av to the intersection of Carmine and Varick sts, a deflection being made in the line of Greenwich av; the widening of Christopher st on its southerly side, between Greenwich st and Greenwich av; the widening of Carmine st on its northerly side, between 6th av and Varick st; the widening of Varick st on its easterly side, between Carmine and Canal sts, and the widening of Vestry st on its northerly side, between Varick and West sts. The approximate cost of this improvement will be \$7,300,000.

The Greenwich Village Public Service Committee has indorsed the plan of the city's engineers. Dr. Edwin Zimmerman, president of the society, submitted a memorandum at the hearing, and some of the members, among others Edward J. McGuire, F. J. Clair, M. Hallanau, F. Demuth and Bernard McFarland, explained the details of the plan.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 15, 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.

- 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. (Partition.) Samuel Duncan25,250
- *133d st, Nos 42 to 48, s s, 80 e Madison av, 80x99.11, four 3-sty and basement stone front dwellings. (Amt due, \$10,828.61; taxes, &c, \$576.96.) Louis Lese32,566
- *45th st, No 524, s s, 350 w 10th av, 25x100.4, 5-sty brk tenement and store. (Amt due, \$14,889.59; taxes, &c, \$315.04.) John M Bowers, exr, &c13,500
- 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. (Amt due, \$1,639,167.67; taxes, &c, \$—.) Adj to April 27.....
- *8th av, No 2690s e cor 143d st, 25.1x75, 4-sty brk tenement and store. 143d st, No 278 | (Amt due, \$8,360.62; taxes, &c, \$352.38; sub to a first mort of \$28,000.) Samuel A Tanenbaum.....36,082
- *97th st, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty brk tenement. (Amt due, \$13,778.88; taxes, &c, \$367.82.) Bernhard Mayer.....14,000
- *2d av, No 1824 n e cor 94th st, 25.8x79.9, 5-sty brk tenement and stores. 94th st, No 301 | (Amt due, \$9,913.33; taxes, &c, \$—; sub to a first mort of \$23,000.) John A Schappert.....32,189
- *109th st, No 205, n s, 110 e 3d av, 19.10x100.11, 4-sty brk tenement. (Amt due, \$8,824.23; taxes, &c, \$422.04.) Sarah R Wells, trustee, &c9,450
- *1st av s e cor 95th st, —x103, vacant. (Amt due, \$32,101.22; taxes, &c, 95th st | \$2,147.71.) Francis E Grant et al.....33,500
- *156th st, No 491, n s, 74.10 w Brook av, 24.11x100, 5-sty brk tenement and stores. (Amt due, \$17,946.59; taxes, &c, \$392.50.) Bella Schu-lein19,000
- *142d st, No 221, n s, 275 w 7th av, 25x99.11, 6-sty brk tenement and store. (Amt due, \$4,923.05; taxes, &c, \$503.41.) Abraham H Vogel, 28,750
- 32d st, Nos 39 & 41, n s, 182 e Broadway, 43x98.9, 4 and 5-sty stone front dwellings. (Voluntary.) Bid in at \$240,000.....
- 28th st, No 16, s s, 145 w Madison av, 25x98.9, 5-sty stone front dwelling. (Partition.) J S Cushman.....90,000
- 137th st, No 217, n s, 231 w 7th av, 18.6x99, 3-sty stone front dwelling. (Exrs sale.) Frederick Hoch.....13,200
- 57th st, No 401 n w cor 9th av, 25x100.5, 5-sty stone front tenement 9th av, No 885 | with stores. (Exrs sale.) Albert J Appell.....86,300
- 10th st, s s, 407.5 e Av D, 75x92.3, vacant. (Exrs sale.) Frederick Hoch15,500
- 38th st, Nos 411 & 413, n s, 150 w 9th av, 50x98.9, two 3-sty brk build-ings with store. (Voluntary.) Benj Klinsger.....31,900
- 10th st, Nos 258 & 260 | s e cor Greenwich st, runs s 106.10 x e 85.9 Greenwich st, Nos 687 to 695 | x n 25.10 x n e 26.10 x n 108.8 to 10th st, x s w 107.5, three 3-sty brk dwellings, 4-sty brk tenement, 5-sty brk and stone tenement, 2-sty frame dwelling with two stores and 5-sty brk stable. (Voluntary.) J H Goetschius.....115,750
- Christopher st, No 135, n s, 98.6 e Greenwich st, 26x91.11x irreg, vac-ant. Chas E Duross for a client.....14,650
- Hudson st, Nos 503 to 507, w s, 26.9 n Christopher st, 70x100x—x99.7, three 2½-sty brk dwellings with store and 2-sty brk stable in rear. (Voluntary.) P C Miller.....44,900
- *107th st, No 228, s s, 225 w 2d av, 25x100.11, 4-sty brk tenement and store. (Amt due, \$9,454.22; taxes, &c, \$603.35; sub to prior mort of \$10,000.) Frederick W Beinbauer13,706

- *113th st, Nos 339 & 341, n s, 200 w 1st av, 33.4x100.11, 6-sty brk tenement and stores. (Amt due, \$32,874.30; taxes, &c, \$1,597.41.) Louis C Tiffany gdn30,000
- 142d st, No 454, s s, 118 w Convent av, 18x99.11, 4-sty stone front dwelling. (Voluntary.) Samuel Raisler. (Corrects error in last issue when description read 142d st, No 554.).....19,550
- (On the premises.)
- 69th st, No 139, n s, 150 e Lexington av, 25x100.5, 3-sty brk stable. (Receiver's sale.) Robert E Dowling.....28,000
- 5th av, e s, 72.5 s 85th st, 25x100, vacant. (Voluntary sale.) Joseph F Cullman128,000

BRYAN L. KENNELLY.

- Verio av n w cor 236th st, 27.6x96.10x25x75.4, vacant. (Exrs sale.) A 236th st | Lehman1,600
- Verio av, w s, 27.6 n 236th st, 27.6x98.5x25x96.10, vacant. (Exrs sale.) D M Mihan1,400
- Verio av, w s, 55 n 236th st, 109.6x144.7x99.4x98.5, vacant. (Exrs sale.) O'Hara Bros5,600
- Southern Boulevard, e s, 125 s Jennings st, 75x100, vacant. (Volun-tary.) H H Howard17,250
- Tiebout av | s e cor 187th st, 50x80, three 3-sty frame dwellings. (Vol-187th st | untary.) Thomas B Robertson.....15,750
- 187th st, s s, 130 e Tiebout av, 40x50, 3-sty frame dwelling. (Volun-tary.) C Meyer5,400
- 105th st, No 41, n s, 86.10 e Manhattan av, 16.4x100.11, 3-sty and base-ment stone front dwelling. (Amt due, \$3,704.01; taxes, &c, \$438.50; sub to three morts aggregating \$11,700.) Adj sine die.....
- *152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. (Amt due, \$24,889.89; taxes, &c, \$—; sub to a mort of \$40,000.) Henry H Jackson64,000
- *161st st, No 563, n s, 246.9 e Broadway, 18x99.11, 4-sty and basement brk dwelling. (Amt due, \$18,613.46; taxes, &c, \$—.) N Y Life Ins Co15,000

JAMES L. WELLS.

- *162d st, n s, 139.11 e Courtlandt av, 50x100, vacant. (Partition.) Annie A Drummond8,800
- 3d av, No 2719, w s, 100 s 145th st, 25x100, 2-sty brk tenement and store. (Partition.) William P Rooney31,000
- *137th st, No 282, s s, 125 e Lincoln av, 25x100, 5-sty brk tenement. (Amt due, \$2,804.42; taxes, &c, \$629.59; sub to a first mort of \$14,000.) Henry Nembach15,662

HERBERT A. SHERMAN.

- 191st st, No 601, n s, 85 w Hughes av, late Frederick st, 40x60, 2-sty frame dwelling and vacant. (Amt due, \$2,671; taxes, &c, \$88.85.) Chester A Arnstein3,200
- *Goerck st, Nos 417 & 419 on map Nos 147 to 151 | n w cor Houston st, Houston st, Nos 480 to 486, on map Nos 476 to 482 | 68.6x100.3, two 6-sty -brk tenements and stores. (Amt due, \$51,862.86; taxes, &c, \$—; sub to two morts aggregating \$80,000.) Bella Hillman.....106,499

SAMUEL MARX.

- 135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tenement. (Amt due, \$7,982.06; taxes, &c, \$—; sub to a prior mort of \$25,000.) Joseph Meyer33,500
- 141st st, No 551, n s, 200.1 e Broadway, 24.11x99.11, 3-sty and basement brk dwelling. (Amt due, \$9,852.70; taxes, &c, \$263.) Wm H Keogh.....18,000

J. H. MAYERS.

- *Broadway | s e cor 183d st, 105x2, vacant. (Partition.) Clarence G 183d st | Friend et al1,000

Total	\$1,200,454
Corresponding week, 1909.....	1,889,781
Jan. 1st, 1910, to date.....	21,591,235
Corresponding period, 1909.....	20,672,358

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the prop-erty, 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 1908.

9th.—T. S. preceding the consideration in a conveyance means that the conveyance is recorded under the Torrens system.

CONVEYANCES

April 8, 9, 11, 12, 13 and 14. (No. 120.)

BOROUGH OF MANHATTAN.

- Broome st, No 35 | s w cor Goerck st, 25.2x100x25.3x100, 5-sty Goerck st, Nos 13 to 19 | brk tenement and stores. Isador Bosow-sky to Hannah Straus and Bernhard, Ferdinand, Samuel and Fanny Rosenstock. Mort \$38,500 and all liens. Apr 7. Apr 9, 1910. 2:326—47. A \$20,000—\$45,000. other consid and 100
- Broome st, No 49 | s w cor Lewis st, 25x60, 3-sty brk Lewis st, Nos 19 and 19½ | tenement and stores. FORECLOS. Mar 9, 1910. Sumner Gerard referee to Manhattan Holding Co. Apr 9. Apr 11, 1910. 2:326—15. A \$20,000—\$25,000. 19,815
- Broome st, No 35 | s w cor Goerck st, 25.2x100x25.3x100, 5-Goerck st, Nos 13 to 19 | sty brk tenement and stores. Eva wife Isaac Male to Hannah Straus and Bernhard, Ferdinand, Samuel and Fanny Rosenstock. Q C and correction deed. Apr 12. Apr 14, 1910. 2:326—47. A \$20,000—\$45,000. nom
- Bleecker st, No 171 | n w cor Sullivan st, 25x100, 5-sty brk Sullivan st, Nos 204 and 206 | tenement and stores. Citizens In-vesting Co to Giuseppe Demartini. Mort \$40,000. Apr 14, 1910. 2:540—36. A \$28,000—\$43,000. nom
- Cannon st, No 102, e s, about 25 s Stanton st, 25x100, 5-sty brk tenement and store. Samuel Weisberger HEIR & Aron Weis-berger to Josephine Lowenfeld. All title. B & S. Apr 8. Apr 9, 1910. 2:329—13. A \$16,000—\$34,000. nom

- Same property. Josephine Lowenfeld to Nettie Wolf. Mort \$23,-000. Apr 8. Apr 9, 1910. 2:329. other consid and 100
- Same property. Nettie Wolf to Lazar M Low. Mort \$29,000. Apr 8. Apr 9, 1910. 2:329. other consid and 100
- Cannon st, No 98, e s, 75 s Stanton st, 34.4x100, 6-sty brk tenement and stores. FORECLOS. (Mar 31, 1910.) Lewis J Conlan (Ref) to Max Lipman and Max Gold. Mort \$37,000. Apr 11. Apr 12, 1910. 2:329—11. A \$23,000—\$50,000. \$6,000 over and above 1st mort, for 37,000
- Charles st, No 5, n s, 82.2 w Greenwich av, runs w 22 x n 95 x — 18 x s 21 x — 74.3 to beginning, 4-sty and basement brk dwelling. Cortlandt F Bishop et al EXRS &c. Matilda W White to Frank C Titus Jr. Mar 22. Apr 12, 1910. 2:612—66. A \$11,000—\$13,500. 15,000
- Charles st, No 5, n s, 82.2 w Greenwich av, runs w 22 x n 95 x — 18 x s 21 and 74.3 to beginning, 4-sty and basement brk dwell-ing. Frank C Titus Jr to Kath H wife Joseph S Auerbach of Hewlett, L I. C a G. Mort \$9,000. Apr 11. Apr 12, 1910. 2:612—66. A \$11,000—\$13,500. nom
- Chrystie st, No 111, w s, about 70 n Grand st, 25x100, 6-sty brk tenement and stores. Fanny Klein to Annie Levy. Mort \$36,-000. Apr 11. Apr 12, 1910. 2:423—25. A \$20,000—\$40,000. nom
- Gansevoort st, s s, 124.6 e West st, strip 0.6x84. Archibald D Russell to Henry P and Geo K Kirkham. B & S. Apr 8. Apr 14, 1910. 2:643. other consid and 100
- Division st, Nos 23 and 23½ | s s, about 275 e Catharine st, 25x— to East Broadway, No 36 | s s East Broadway, 2-sty brk tenement and store and 5-sty brk loft and store bldg. Release mort. Rebecca T Mathews to Nathan Roggen. Apr 11. Apr 12, 1910. 1:281—16 and 53. A \$33,000—\$50,000. nom

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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

- Greenwich st, Nos 537 to 545, e s, 50 s Charlton st, 100x100, two 6-sty brk storage buildings. St Johns Park Realty Co to Broadway Development Co. Mort \$145,000. Apr 14, 1910. 2:597-39 to 43. A \$12,000-\$45,000. other consid and 100
- Grand st, No 548, n s, 75.2 e Cannon st, 25x100, 5-sty brk tenement and stores. Wm F Gaston et al, TRUSTEES, HEIRS, &c, Susan J Palmer to Moe Sturtz, of Brooklyn. Apr 7. Apr 14, 1910. 2:326-28. A \$20,000-\$35,000. nom
- Grand st, No 570, n s, about 50 w Goerck st, 25x75.
Grand st, No 572, n s, about 25 w Goerck st, 25x75.
two 3-sty frame brk front tenements and stores.
Joseph Freyer to Sundel Hyman. All liens. Mar 8. Apr 13, 1910. 2:326-55 and 56. A \$28,000-\$35,000. other consid and 100
- Gramercy Park East, No 36, on map Nos 35 to 38, e s, 39.5 s 21st st, runs e 80 x s 39.5 x e 2.11 x s 44 x w 82.11 to Gramercy Park East x n 83.5 to beginning, 12-sty brk and stone tenement. Gramercy Park Construction Co to Gramercy Park Club, a corpn. Mort \$300,000. Mar 1. Apr 9, 1910. 3:876-21. A \$100,000-\$— nom
- Hester st, No 167, n s, about 70 w Elizabeth st, 23.6x100, 3-sty brk tenement and store and 4-sty brk tenement in rear. Carmine Luongo to Adelina Anselma. Mort \$24,000 and all liens. Apr 2. Apr 8, 1910. 1:238-36. A \$16,000-\$23,000. other consid and 100
- Mercer st, Nos 165 and 167, w s, 150 s Houston st, 50x100, 5-sty brk loft and store building. Harris Damsy to Penrose Realty Co. B & S. Apr 5. Apr 11, 1910. 2:513-23 and 24. A \$58,000-\$84,000. other consid and 100
- Mangin st, No 69, w s, 100 s Rivington st, 25x99x25x90, 5-sty brk tenement and stores. Herman Flomenhaft to Kalman Flomenhaft. 1/2 part. Mort \$27,250 and all liens. Apr 14, 1910. 2:323-20. A \$10,000-\$28,000. nom
- Norfolk st, No 179, w s, 150 s Houston st, 25x100, 6-sty brk tenement and stores. David Strauss to Charles Becker. All liens. Apr 9. Apr 14, 1910. 2:355-22. A \$22,000-\$43,000. nom
- Nassau st, Nos 89 and 91 | s w cor Fulton st, 32.9x112.2x25.7x
Fulton st, Nos 126 to 136 | 113.9.
Nassau st, No 87, w s, 32.7 s Fulton st, 25.1x110.9x24.8x112.3.
9-sty brk and stone office and store building.
Lewis S Wolff to Abraham Wolff. 1/2 part. Mort 1/2 of \$225,000. Nov 11, 1891. Apr 11, 1910. 1:79-1. A \$523,000-\$730,000. nom
- Same property. Same to Addie W wife of Otto H Kahn of Morristown, N J. 1/2 part. Apr 7. Apr 11, 1910. 1:79. other consid and 100
- Orchard st, No 178, e s, 75.6 n Stanton st, 26x87.9, 6-sty brk tenement and stores. Celi Cantor to Harry Wallfish. Mort \$38,000. Apr 8. Apr 9, 1910. 2:412-4. A \$21,500-\$42,000. other consid and 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 to st, x n e 21.9 to beginning, 5-sty brk tenement and store. FORECLOS, Apr 7, 1910. Abel C Thomas, ref, to Beinecke & Co, a corpn. Apr 13, 1910. 1:39-8. A \$22,400-\$31,000. 1,000
- Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2x40.2, 5-sty brk loft and store bldg. Geo W Cisney to H Lee Bragg. Mort \$19,000. Mar 30. Apr 12, 1910. 1:39-11. A \$11,000-\$16,000. nom
- Prince st, No 156, s s, 47.5 w West Broadway, 23.7x101x23.9x101, 6-sty brk tenement and store. FORECLOS (Apr 5, 1910) Leopold W Harburger (Ref) to Jonas Weil and Bernhard Mayer. Mort \$30,000. Apr 8, 1910. 2:502-21. A \$20,000-\$40,000. 5,000
- Rivington st, Nos 255, 257 and 257 1/2, on map Nos 255 and 257. s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. FORECLOS, Mar 28, 1910. Royal E T Riggs, ref to Jacob Chaimowitz. Mort \$45,000. Apr 14, 1910. 2:333-13. A \$32,000-\$68,000. 18,000
- Waverly pl, Nos 202 and 204 | s w cor Charles st, 38.10x75. 3-sty
Charles st, Nos 28 and 34 | frame brk front tenement and store
and 3-sty brk tenement and store. Arianna M Kahn to Samuel
Radt and Jacob Lipman. Mort \$20,500. Apr 14, 1910. 2:611
-22 and 23. A \$20,000-\$22,500. other consid and 100
- Watts st, No 51 (old Nos 11 and 59), s s, 207.8 e Varick st, 21.2 x76 to alley x-x60, e s, with rights to alley, 3-sty frame (brk front) tenement and 2-sty brk stable in rear. August W Rabe to Charles Burkelman. Mort \$6,500. Apr 12. Apr 13, 1910. 2:477-16. A \$8,500-\$9,500. other consid and 100
- West st, No 152, on map Nos 151 and 152, e s, 43.6 n Barclay st, 19.8x83.3x20x82.8, 4-sty brk loft and store building. N Y Life Ins & Trust Co and Edmund L Baylies, EXRS, &c, Mary R King to Serena Rhinelander. Apr 7. Apr 13, 1910. 1:128-32. A \$18,500-\$22,000. 28,000
- William st, No 72, e s, 60.1 s Liberty st, 21.6x68.6x24.2x68.1, 4-sty brk office bldg. Herbert Parsons et al TRUSTEES Matilda W White to Cortlandt F Bishop, David Wolfe Bishop and Florence V C Parsons, EXRS &c David W Bishop. 1/2 part. Feb 16. Apr 12, 1910. 1:42-23. A \$112,300-\$120,000. other consid and 100
- 2d st E, No 65, s s, 300 e 2d av, 25x57.9x25.2x54.6, 3-sty dwelling. Adolph Granet to Eliza Granet his wife. Mort \$—, Apr 7. Apr 8, 1910. 2:443-19. A \$10,000-\$12,000. nom
- 9th st E, No 714, s s, 183 e Av C, 25x93.11, 5-sty brk tenement and stores. Samuel S Manheimer and Henrietta his wife to Daniel Sand of Brooklyn. All liens. Apr 7. Apr 9, 1910. 2:378-14. A \$16,000-\$27,000. other consid and 100
- Same property. Daniel Sand to Henrietta Manheimer of Brooklyn. All liens. Apr 7. Apr 9, 1910. 2:378. other consid and 100
- 10th st E, No 327, n s, 220.6 w Av B, 25x94.8, 5-sty brk tenement. Isidor Berger and Gisella his wife to Hermine Berger. 1/2 part all title. Mort 1/2 of \$24,000. Apr 14, 1910. 2:404-42. A \$20,000-\$28,000. other consid and 100
- 12th st W, No 129, n s, 282.8 w 6th av, 22.6x103.3, 4-sty and basement brk dwelling. Margt A Kean to Anna S Wilner. Mort \$16,000. Mar 19. Apr 13, 1910. 2:608-57. A \$15,000-\$18,500. 100
- 13th st E, No 442, s s, 124.3 w Av A, 24.3x103.3, 4-sty brk tenement and store and 4-sty brk tenement in rear. Eliz G Schmid EXTRX and TRUSTEE Marie Klemann to Anthony F Scala. Mort \$8,000. Apr 11, 1910. 2:440-29. A \$17,000-\$32,000. 19,000
- 16th st E, Nos 610 and 612, s s, 438 w Av C, 50x103.3, two 4-sty brk tenements and stores and 2-sty brk stable in rear. Rachel Cohen to Anna Schneidin. All liens. Mar 29. Apr 11, 1910. 3:983-50. A \$17,000-\$25,000. other consid and 100
- 16th st E, No 116, s s, about 100 w Irving pl, 25x103.3, 3-sty and basement brk dwelling. Emily M Roemer to Second Manhattan Office Building Co, a corpn. Apr 2. Apr 8, 1910. 3:871-70. A \$26,000-\$30,000. other consid and 100
- 16th st E, No 114, s s, 268.6 e 4th av, 31.6x103.3, 3-sty and basement brk dwelling. Charles Soosmith to Second Manhattan Office Building Co. B & S. Apr 2. Apr 8, 1910. 3:871-72-A \$30,000-\$42,000. nom
- 17th st W, No 115, n s, 190 w 6th av, 20x1/2 block, 3-sty and basement brk dwelling. Mary E Clark to Edward Jansen. Mort \$13,500. Apr 12, 1910. 3:793-27. A \$11,000-\$14,000. other consid and 100
- 18th st E, No 530, s s, 183 w Av B, 43.9x92, 6-sty brk tenement and stores. FORECLOS. (Apr 6, 1910.) James Kearney (Ref) to Paul Hellman. Mort \$30,000. Apr 8. Apr 9, 1910. 3:975-36. A \$10,500-\$14,000. 15,000
- 22d st W, No 142, s s, 320.10 e 7th av, 20.10x98.9, 3-sty and basement brk dwelling. Isaac H Levy to Fredk W Marks. Mort \$22,000. Feb 15. Apr 8, 1910. 3:797-66. A \$18,000-\$21,000. nom
- 22d st E, Nos 306 to 314, s s, 100 e 2d av, 135x97.6, part 10-sty brk loft and store building and 5-sty brk storage building. Centre st, No 138, e s, abt 150 s Walker st, 25.10x108.8x17.7x 111.1 s s.
Centre st, No 140 (68), s e s, 127.6 s Walker st, 22.6x109x22.6 x106,
6-sty brk loft and store building.
Release dower. Gertrude S wife George Schlegel to said George Schlegel. All title. Q C. Apr 7. Apr 11, 1910. 3:927-48. A \$60,000-\$—; 1:198-1. A \$48,000-\$80,000. nom
- 23d st E, No 226, s s, 275 w 2d av, 16.8x98.9, 4-sty brk dwelling. Anna A Owen and ano to Augusta M Gay. All liens. Mar 28. Apr 11, 1910. 3:903-46. A \$12,000-\$14,000. other consid and 100
- 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 H-N W Co, a corpn. Mort \$65,000. Apr 2. Apr 4, 1910. 3:800-57 and 58. A \$40,000-\$42,000. Corrects error in last issue, when grantees were the L N-N W Co. nom
- 26th st W, No 140, s s, 450 w 6th av, 25x98.9, 4-sty brk tenement and 2-sty frame tenement in rear. Gustave W Cahen to Florence Cahen. 1/4 part. All title. Mort \$36,000. Apr 7. Apr 11, 1910. 3:801-64. A \$22,500-\$25,500. other consid and 100
- 26th st W, s s, 193.9 e 8th av, strip runs s 98.9 x w 1.9 x n w — to pt 190.3 e 8th av x e 3.6 to beginning. Andrew S Hamersley and ano HEIRS &c Andrew S Hamersley decd to the Farmers Loan & Trust Co as TRUSTEES Jacob G Fundis. Q C. Feb 4. Apr 12, 1910. 3:775. 250
- 26th st W, Nos 161 and 163, n s, 144 e 7th av, 44x107.6, two 3-sty brk tenements and two 3-sty brk tenements in rear. Henry Harburger and Fay Realty Co to Criterion Construction Co. Mort \$65,000. Apr 11. Apr 12, 1910. 3:802-8 and 9. A \$40,000-\$44,000. other consid and 100
- 26th st W, No 326, s s, 500 e 9th av, 25x98.9, 5-sty brk tenement and store. Jeanie L Musgrave HEIR David D Field to John E Ludin, 1-9 part, Jules F Ludin, 4-9 parts, and Eugene C Ludin, 4-9 parts. Mar 18. Apr 13, 1910. 3:749-58. A \$10,500-\$17,000. 100
- 27th st W, Nos 45 and 47, n s, 200 e 6th av, 50x98.9, vacant. Manhattan Office Building Co to Andrew J Bastine. Mort \$300,000. Apr 8. Apr 9, 1910. 3:829-11 and 12. A \$111,500-\$125,000. other consid and 100
- 27th st W, No 152, s s, 232.4 e 7th av, 22.2x98.9, 6-sty brk tenement and store. Simon Fink to Peoples Cooperative Property Co. Mort \$26,000. Apr 13. Apr 14, 1910. 3:802-69. A \$20,500-\$37,000. other consid and 100
- 28th st W, No 310, s s, about 150 w 8th av, 25x98.9, 3-sty brk dwelling. Annie M Devery of Far Rockaway, L I to Florence I Oliver. Mort \$7,500. Apr 12, 1910. 3:751-50. A \$12,500-\$16,500. other consid and 100
- 28th st W, No 9, n s, 174.6 w 5th av, 25.6x98.9, 5-sty stone front building and store. Thos B Hidden to Sarah A Knight. Mort \$65,000 and all liens. Mar 26. Apr 11, 1910. 3:830-33. A \$75,000-\$85,000. other consid and 100
- 28th st E, No 128, s s, 77 w Lexington av, 23x98.9, 4-sty stone front tenement and store with 2-sty brk extension. International Society of Hotel Employees in America, founded in Geneva, Switzerland in 1877, a corpn to Martin Burke. Apr 7. Apr 9, 1910. 3:883-76. A \$19,500-\$27,500. other consid and 100
- 35th st W, No 32, on map No 22, s s, 342 w 5th av, 21x71, 5-sty brk building and store. Bonwit Realty Co to Louis Stewart. Mort \$80,000. April 7. April 8, 1910. 3:836-56. A \$77,000-\$88,000. other consid and 100
- 37th st W, No 61, n s, 75 e 6th av, 23.6x98.9, 4-sty stone front tenement and store with 1-sty brk extension. William Sittenham to Cath A F Ughetta. B & S. Mort \$60,000. Apr 7. Apr 12, 1910. 3:839-7. A \$58,000-\$68,000. other consid and 100
- 38th st W, No 43, n s, 310 e 6th av, 21x98.9, 4-sty stone front dwelling. Hermann H Cammann to Burton S Castles. B & S. Apr 6. Apr 8, 1910. 3:840-18. A \$60,000-\$68,000. other consid and 100
- 41st st W, No 431, n s, 366.8 e 10th av, 16.8x98.9, 4-sty brk tenement and store. Order of court establishing right of inheritance, heirship, &c, of Joseph Chur of B of R, & Henry and Charles Chur, N Y, 1-3 part to each, as HEIRS of Henry Chur, decd. Apr 11. Apr 13, 1910. 4:1051-15 1/2. A \$7,500-\$9,000. court order
- 45th st W, No 532, s s, 325.6 e 11th av, 24.6x100.5, 5-sty brk tenement. Ethel Bauer to The Acreage Improvement Co. Mort \$22,000 and all liens. Apr 6. Apr 14, 1910. 4:1073-51. A \$9,000-\$18,000. 100
- 46th st W, No 28, s s, 387.6 w 5th av, 20x100.5, 4-sty stone front dwelling. Joseph Keen to Josephine Richards. Mort \$55,000. Apr 12. Apr 14, 1910. 5:1261-53 1/2. A \$47,500-\$53,000. nom
- 46th st W, No 403, n s, 62.6 w 9th av, 18.9x75.3, 4-sty brk dwelling. Patrick H Glennon to Mary J Glennon. Apr 12, 1910. 4:1056-29. A \$8,500-\$10,000. other consid and 100
- 46th st W, No 73, n s, 70.8 e 6th av, 19.9x50.8, 4-sty stone front dwelling. Walter H Barry to Bridget D Fitzpatrick EXTRX, &c, Philip Fitzpatrick. Mort \$22,000 and all liens. Apr 8. Apr 13, 1910. 5:1262-1 1/2. A \$20,000-\$23,000. nom

Ramsdell's Metallic Wash Tub Covers

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Insure perfect sanitation and cleanliness. No warping or splitting. No vermin can germinate. Made to fit any tub. The recognized cover in the building trade.

Ramsdell Manufacturing Co.
83-85 Manhattan St., New York

- 48th st W, No 315, n s, 180 w 8th av, 18x100.5, 4-sty stone front dwelling. CONTRACT. David Israel to Annie De Mott. Mort \$14,000. Mar 14. Apr 8, 1910. 4:1039-24. A \$11,000-\$12,000. 16,500
- 49th st E, No 58, s s, 120 w Park av, 20x100.5, 4-sty stone front dwelling. Edward A Le Roy to N Y State Realty & Terminal Co. All liens. Apr 13. Apr 14, 1910. 5:1284-42. A \$36,000-\$40,000. nom
- 50th st W, Nos 224 to 232, on map No 230, s s, 250 e 8th av, 75x100.5, 7 and 8-sty brk and stone tenement. The Robespierre Realty & Construction Co to Bonwit Realty Co. Mort \$135,000. Apr 7. Apr 8, 1910. 4:1021-52. A \$95,000-\$195,000. other consid and 100
- 53d st W, No 206, s s, 51 w 7th av, 17x50.5, 4-sty and basement stone front dwelling. Geo P Knott, HEIR & Geo A Knott to Henry E Tobey of Brooklyn. Q C. Oct 7, 1903. Apr 12, 1910. 4:1024-36c. A \$13,000-\$14,000. nom
- Same property. Henry E Tobey to Amos F Eno. B & S. Oct 20, 1903. Apr 12, 1910. 4:1024. nom
- 55th st W, Nos 202 and 204, s s, 100 w 7th av, 75x100.5, 7-sty brk and stone hotel, Woodward. Edward H Titus to Lord & Taylor, a corpn. Mort \$260,000. July 20, 1906. Apr 12, 1910. 4:1026-37. A \$135,000-\$280,000. nom
- 55th st W, Nos 13 and 15, n s, 200 w 5th av, 50x105.10, vacant. 55,000
- 55th st W, No 17, n s, 250 w 5th av, 25x100.5, 2 and 3-sty brk stable. Harry B Hollins and Evelina K his wife to Baltimore Realty Co. Mort \$150,000. Apr 5. Apr 8, 1910. 5:1271-27 and 28. A \$238,000-\$245,000. nom
- 56th st W, No 12, s s, 275 w 5th av, runs s 100 x e 25 x n 5 x e 25 x n 95 to st, x w 50 to beginning, 5-sty brk and stone dwelling. Evelina K Hollins to Baltimore Realty Co. Apr 5. Apr 8, 1910. 5:1271-47. A \$160,000-\$240,000. nom
- 60th st W, No 246, s s, 200 e West End av, 25x100.5, vacant. William McGowan to Wm G Rose. Mort \$4,250. Apr 20, 1903. Apr 13, 1910. 4:1151-56. A \$6,000-\$6,000. nom
- 60th st E, No 112, s s, 120 e Park av, 20x100.5, 4-sty and basement stone front dwelling. Fredk W Herbert to Walter F Taylor. Mort \$30,000. Apr 7. Apr 9, 1910. 5:1394-68. A \$30,000-\$37,000. other consid and 100
- 62d st E, No 45, n s, 150 w Park av, 25x100.5, 2 and 3-sty brk stable. Chas H Sanford et al EXRS, &c, Sarah F Sanford to Benj M Day. Mar 24. April 13, 1910. 5:1377-30. A \$40,000-\$47,000. 55,000
- 64th st W, No 227, n e s, 350 n w Amsterdam av, 25x100.5, 1-sty frame shop. Libman-Lewine Co, a corpn, to Abram L Libman. Mort \$6,500. Apr 13, 1910. 4:1156-18. A \$6,000-\$6,500. other consid and 100
- 64th st W, Nos 221 and 223, n s, 300 w Amsterdam av, 50x100.5, 2-sty brk garage. Herman Boymann to John Wolters. Mort \$44,000. Apr 8. Apr 11, 1910. 4:1156-19. A \$14,000-\$21,500. other consid and 100
- 65th st E, No 62, owned by party 1st part. 65th st E, No 60, party 2d part holds two mort against this. Party wall agreement, &c. Ellsworth Eliot, Jr, with Charles Liebmann. Apr 13. Apr 14, 1910. 5:1379. nom
- 67th st E, No 34, s s, 100 e Madison av, 20x100.5, 3-sty and basement stone front dwelling. Isaac Metzger to Ellsworth Eliot, Jr. Apr 11. Apr 14, 1910. 5:1381-48. A \$55,000-\$62,000. other consid and 100
- 68th st E, No 228, s s, 264.8 e 3d av, 18.2x100, 3-sty and basement stone front dwelling. Ella Bernhard to Moses and Abraham Gluck. Mort \$7,500. Apr 12. Apr 14, 1910. 5:1422-38. A \$8,000-\$12,000. other consid and 100
- 70th st E, No 30, s s, 100 e Madison av, 25x100.5, 4-sty and basement brk dwelling. Jane S Dows to Mary S wife Ogden H Hammond. Mar 19. Apr 14, 1910. 5:1384-48. A \$60,000-\$80,000. other consid and 100
- 70th st E, No 16, s s, 95 w Madison av, 17.6x100.5, 4-sty and basement brk dwelling. Isabel P Benedict and ano EXRS &c James H Benedict to Emily B Hopkins. Apr 8, 1910. 5:1384-60. A \$60,000-\$75,000. other consid and 100
- 71st st W, No 55, n s, 210.6 e Columbus av, 18x102.2, 4-sty and basement stone front dwelling. Ralph P Buell of Bayside, L I, to Columbia Trust Co as TRUSTEE. Q C. Mort \$36,000. Mar 31. Apr 13, 1910. 4:1124-9. A \$16,000-\$25,000. nom
- 71st st E, No 131, n s, 300 e Park av, 17x102.2, 3-sty and basement stone front dwelling. Douglas L Elliman to Elsie De Wolfe. Mort \$20,000. Mar 29. Apr 11, 1910. 5:1406-13½. A \$23,000-\$27,500. nom
- 73d st W, No 271, n s, 118 e West End av, 18x102.2, 4-sty and basement brk dwelling. Harriet M wife of and Chas E Bentley to Emma F wife Thomas MacRae. Apr 4. Apr 14, 1910. 4:1165-5. A \$14,000-\$27,000. other consid and 100
- 74th st E, No 161, n s, 230 w 3d av, 20x102.2, 4-sty stone front tenement. Allison W Post to Stowe Phelps of Morristown, N J. Mort \$14,000. Apr 7. Apr 8, 1910. 5:1409-27. A \$13,500-\$19,000. other consid and 100
- 77th st E, Nos 248 and 250, s s, 100 w 2d av, 50x100, two 4-sty stone front tenements. Jennie Israel to Morris A Eiseman. Mort \$27,000. Apr 4. Apr 8, 1910. 5:1431-29 and 30. A \$22,000-\$32,000. nom
- 77th st E, Nos 404 and 406, s s, 80 e 1st av, —x—, 2-sty brk store and 4-sty brk loft and store bldg. Release dower. Lizzie Cohen divorced wife of Harry Heumann to whom it may concern. Apr 9. Apr 12, 1910. 5:1471-44½ and 45½. A \$12,000-\$21,500.
- 78th st W, No 137, n s, 390 e Amsterdam av, 20x102.2, 3-sty and basement stone front dwelling. Wm V Lawrence to Burnett C MacIntyre. Mort \$15,000. Apr 11. Apr 12, 1910. 4:1150-16. A \$13,000-\$22,000. other consid and 100
- 78th st E, Nos 226 to 230, s s, 238.4 e 3d av, 40x102.2, 6-sty brk tenement and stores. FORECLOS (Apr 5, 1910) Arthur D Truax (Ref) to Henry Kern. Mort \$40,000. Apr 7. Apr 8, 1910. 5:1432-38. A \$18,000-\$52,000. \$12,500 over and above mort for 40,000
- 78th st E, No 62, s s, 133 w Park av, 17x102.2, 4-sty stone front dwelling. Bertha A Deane to Johanna H Watjen. Mort \$20,000. Apr 7. Apr 13, 1910. 5:1392-42. A \$22,000-\$28,000. nom
- 79th st E, n s, 223 e Av A, 90x102.2, 1-sty frame building and vacant. Thos E Brigham to Abraham Ruth. Mort 2-5 of \$65,625. Jan 28, 1909. Apr 11, 1910. 5:1576-10. A \$30,600-\$30,600. other consid and 100
- Same property. Abraham Ruth to Gaston Construction Co. Mort as above. Apr 6. Apr 11, 1910. 5:1576. other consid and 100
- 83d st E, No 325, n s, 250 w 1st av, 25x102.2, 5-sty stone front tenement. Mary J Clark to Albert Pflug. Mort \$24,000 and all liens. Apr 7. Apr 8, 1910. 5:1546-16. A \$9,000-\$22,000. 100
- 83d st E, No 216, s s, 228.9 e 3d av, 25.5x102.2, 5-sty brk tenement. Maria Ruff to Herman Fath. Mort \$18,000. Apr 12. Apr 13, 1910. 5:1528-39. A \$11,000-\$28,000. 100
- 87th st E, No 512, s s, 189 e Av A, 18x62.4x18x62.8, 3-sty stone front dwelling. Malvina Singer to Masters School Day Nursery Association. Mort \$8,400. Apr 7. Apr 8, 1910. 5:1583-45½. A \$4,500-\$7,500. other consid and 100
- 90th st E, No 71, n s, 85.6 w Park av, 19x100.8, 3-sty stone front dwelling. Leopold Hellinger to Delia Rush. Mort \$13,000. Apr 11, 1910. 5:1502-32. A \$16,000-\$20,000. other consid and 100
- 92d st E, No 125, n s, 275 e Park av, 25x100.8, 3-sty brk dwelling. Joseph King to Geo H Creasy. Mort \$15,500. Apr 11. Apr 12, 1910. 5:1521-12. A \$15,000-\$16,500. 100
- 93d st E, No 124, s s, 233.4 e Park av, 16.8x100.11. Power of attorney. Adolph F J Geiler to Daniel F Kiely, of Brooklyn. Mar 29. April 13, 1910. 5:1321.
- 97th st E, No 215, n s, 238 e 3d av, 24.6x100.11, 5-sty brk tenement. Release judgment. Sophie Schmitt EXTRX Henry Schmitt to Minnie Gasman. Apr 9. Apr 11, 1910. 6:1647-10. A \$9,000-\$19,000. 20
- 98th st E, Nos 156 and 158, s s, 100 w 3d av, 50x100.11, two 4-sty stone front tenements. Moses A Horowitz to Horowitz Brothers and Margaretten, a corpn. Correction deed. Mar 31. Apr 9, 1910. 6:1625-41 and 42. A \$16,000-\$32,000. nom
- Same property. Horowitz Brothers & Margaretten, a corpn, to Hecker-Jones-Jewell Milling Co, a corpn. All liens. Apr 8. Apr 9, 1910. 6:1625. nom
- 100th st W, No 23 | n s, 275.3 w Central Park West, runs n 25.11 Manhattan av, No 2 | x w 94.8 to e s Manhattan av, x s 25.11 to st, x e 94.8 to beginning, 6-sty brk tenement and store. Reuben E Fichtorn to Sound Realty Co. Mort \$57,000. Apr 2. Apr 13, 1910. 7:1836-21. A \$21,000-\$50,000. other consid and 100
- 100th st E, No 226, s s, 180 w 2d av, 25x100.7, 5-sty brk tenement. Charles Gerst to Jacob Robbins of Brooklyn. All liens. Apr 8. Apr 13, 1910. 6:1649-32. A \$9,000-\$21,000. nom
- 105th st E, No 232, s s, 266.8 w 2d av, 16.8x100.9, 3-sty brk dwelling. John Little to Annie O'Mahoney. Mort \$6,000. June 6, 1905. Apr 9, 1910. 6:1654-35½. A \$5,500-\$7,000. nom
- 105th st E, Nos 336 and 338, s s, 193.9 w 1st av, 37.6x100.9, 6-sty brk tenement and stores. Henrietta Weiss to Samuel Fleck, Jr. ½ part. All liens. Apr 8. Apr 11, 1910. 6:1676-35. A \$11,000-\$43,000. other consid and 100
- 107th st E, No 166, s s, 167.9 w 3d av, 28.3x100.11, 4-sty stone front tenement. Esther Willner to Oscar A, Antoinette and Fanny Faulborn. Mort \$16,000. Apr 7. Apr 8, 1910. 6:1634-43. A \$11,000-\$17,000. nom
- 107th st W, n s, 100 w Amsterdam av, 50x100.11, vacant. Susan Mount to Hennessy Realty Co. Apr 7. Apr 8, 1910. 7:1879-27 and 28. A \$24,000-\$24,000. other consid and 100
- 107th st E, No 60, s s, 175 e Madison av, 25x100.11, 5-sty brk tenement and store. Release judgment. Jacob Gorodess to Israel Jacobson. Apr 6. Apr 13, 1910. 6:1612-45. A \$11,000-\$24,000. nom
- 109th st E, No 129, n s, 280 e Park av 25x100.11, 5-sty stone front tenement. Lewis Krulewitch to Christopher F Campbell. Mort \$19,500. Apr 12, 1910. 6:1637-13. A \$10,000-\$22,000. other consid and 100
- 111th st W, Nos 121 and 123, n s, 392 e 7th av, 24x100.11, two 4-sty and basement brk dwellings. 111th st W, No 139, n s, 250 e 7th av, 18.6x100.11, 4-sty and basement brk dwelling. David J King et al, EXRS, &c, Edw J King to Philip King. Apr 13. Apr 14, 1910. 7:1821-12, 17½ and 18. A \$25,000-\$36,500. 100
- 111th st W, s s, 75 e Broadway, 250x100.11, vacant. Isaac L Kip TRUSTEE Wm V Brady, deed, for Cornelia B Kip and ano to Sheldon B Shaw. Nov 23, 1909. Apr 13, 1910. 7:1882-51 to 60. A \$140,000-\$140,000. nom
- 111th st W, s s, 75 e Broadway, 83.4x100.11, vacant. Sheldon B Shaw to Riverside Viaduct Realty Co. Nov 23, 1909. Apr 13, 1910. 7:1882-58 to 60 and part lot 57. A \$—\$. other consid and 100
- 111th st W, s s, 158.4 e Broadway, 166.8x100.11, vacant. Sheldon B Shaw to Carnegie Construction Co. Nov 23, 1909. Apr 13, 1910. 7:1882-51 to 56 and part 57. A \$—\$. other consid and 100
- 111th st W, No 137, n s, 268.6 e 7th av, 18.6x100.11, 4-sty and basement brk dwelling. David J King et al, EXRS, &c, Edw J King to John J Aaron and Isaac Berman. Apr 13. Apr 14, 1910. 7:1821-13. A \$8,800-\$13,000. 13,000
- 111th st W, Nos 125 to 135, n s, 287 e 7th av, 105x100.11, six 4-sty and basement brk dwellings. David J King et al, EXRS, &c, Edward J King to Chas E Hess. Apr 13. Apr 14, 1910. 7:1821-13½ to 17. A \$50,000-\$74,000. 100
- 111th st W, Nos 125 to 135, n s, 229.11 w St Nicholas av, 105x100.11, six 4-sty and basement brk dwellings. Chas E Hess to Samuel H Stone. Mort \$60,000. Apr 14, 1910. 7:1821-13½ to 17. A \$50,000-\$74,000. other consid and 100
- 112th st E, No 324, s s, 300 e 2d av, 25x100.10, 6-sty brk tenement and store. Semi Nowak to Sarah Weinstein. Mort \$25,000. Apr 8. Apr 12, 1910. 6:1683-40. A \$7,000-\$30,000. 100
- 113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tenement. Louis Starr et al to Mitral Realty & Construction Co. Mort \$16,000. Apr 9. Apr 11, 1910. 6:1618-63. A \$9,000-\$18,000. other consid and 100

114th st W, No 10, s s, 120 w 5th av, 18.2x100.11.
 114th st W, Nos 12 and 14, s s, 138.4 w 5th av, 35.3x100.11.
 Three 3-sty and basement stone front dwellings. Bessie Rosenthal to Newman & Wischer Construction Co. Mort \$31,750. Apr 9. Apr 12, 1910. 6:1597-41 to 42. A \$27,500-\$37,500. 100
 115th st W, n s, 500 w Lenox av, 40x100.11, vacant. The Church Extension Committee of the Presbytery of N Y to Mitral Realty & Construction Co, a corpn. Apr 9. Apr 11, 1910. 7:1825-part lot S. A Exempt-exempt. 23,000
 116th st W, No 11, n s, 143 w 5th av, 61x100.11, 1-sty stone front church. Emma Starr et al to Mitral Realty & Construction Co. Mort \$55,000. Apr 9. Apr 11, 1910. 6:1600-30. A Exempt other consid and 100
 117th st E, No 409, n s, 127.4 e 1st av, 16.8x100.11, 4-sty brk tenement. Angelo D'Antuoni to Domenick De Luise. Mort \$6,000. Apr 6. Apr 8, 1910. 6:1711-6. A \$4,000-\$9,000. other consid and 100
 121st st E, No 404, s s, 100 e 1st av, 25x100.11, 5-sty brk tenement. Moses Rosenthal to Sarah Wodiska. Mort \$12,000. Apr 7. Apr 8, 1910. 6:1808-46. A \$6,000-\$16,000. other consid and 100
 121st st E, No 229, n s, 325 e 3d av, 25x100.10, 6-sty brk tenement and store. Rose Bardach to Bernard Bromberg of Newark, N J. Mort \$26,000. Apr 12, 1910. 6:1786-14. A \$10,000-\$31,000. 100
 121st st E, No 107, n s, 107 e Park av, 17x100.11, 3-sty brk dwelling. Sophia R E Gentles to Ida Wershing. Apr 14, 1910. 6:1770-6. A \$6,000-\$9,500. other consid and 100
 123d st E, Nos 408 to 412, s s, 136.6 e 1st av, 75.6x100.11.
 94th st E, No 310, s s, 175 e 2d av, 25x100.8, 5-sty brk tenement. Brook av, No 460 e s 99.8 n 145th st, 25x100, 5-sty brk tenement and store.
 Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tenement and store.
 Also any and all real property of which Ernst F Schilling died seized.
 Louisa Hotz by William Bartels ATTY to Frederick, George, August, Ernst, Charles, William and Wilhelmine Schilling, Kate Boyle, Wilhelmine Kornman, Fredrika Augustine, Pauline Bartsch and Anna D Bartels, and all persons deriving title to lands under Ernst F Schilling. All title. Release dower, &c. Q C. Jan 8, 1907. Apr 11, 1910. 6:1810-41 to 43. A \$18,000-\$40,500; 5:1556-45. A \$8,500-\$17,500; 9:2272. nom
 123d st E, No 47, n s, 132.9 e Madison av, 17.3x100.11, 3-sty stone front dwelling. Julia Lewis to Morris B Arnold. B & S. Mort \$9,000. Apr 7. Apr 9, 1910. 6:1748-43. A \$7,000-\$11,500. nom
 123d st E, No 45, n s, 115.6 e Madison av, 17.3x100.11, 3-sty stone front dwelling. Esther Lewis to Morris B Arnold. B & S. Mort \$9,000. Apr 7. Apr 9, 1910. 6:1748-42. A \$7,000-\$11,500. nom
 123d st E, Nos 408 to 412, s s, 136.6 e 1st av, 75.6x100.11, three 1-sty brk tenements. Anna D Bartels to Henry Hof. Mort \$10,000. Apr 4. Apr 11, 1910. 6:1810-41 to 43. A \$18,000-\$40,500. exch
 123d st E, Nos 408 to 412, s s, 136.6 e 1st av, 75.6x100.11, three 4-sty brk tenements.
 94th st E, No 310, s s, 175 e 2d av, 25x100.8, 5-sty brk tenement. Release dower. Louisa Hotz to Anna D Bartels. All title. Q C. Dec 21, 1909. Apr 11, 1910. 6:1810-41 to 43. A \$18,000-\$40,500; 5:1556-45. A \$8,500-\$17,500. 800
 124th st W, No 63, n s, 177.5 e Lenox av, 20.1x100.11, 3-sty and basement frame dwelling. William McGowan to Wm G Rose. Mort \$20,000. Dec 21, 1908. Apr 12, 1910. 6:1722-9. A \$14,000-\$16,000. other consid and 100
 125th st E, Nos 17 and 19, n s, 130 e 5th av, 30x99.11, 3-sty brk store. William McGowan to Wm G Rose. Mort \$75,000. Dec 21, 1909. Apr 11, 1910. 6:1750-6. A \$39,000-\$52,000. other consid and 100
 125th st W, No 543, n s, 175 e Broadway, 25x99.11, 5-sty brk tenement and store with 1-sty brk extension. FORECLOS. (Mar 7, 1910) Joseph Gallagher (Ref) to Wilgro Realty Co. Mort \$14,000. Apr 7. Apr 8, 1910. 7:1980-9. A \$11,000-\$21,000. \$7,550 over mort of \$14,000
 126th st E, No 204, s s, 80 e 3d av, 27.6x99.11, 5-sty brk tenement and store. Louis Joseph et al to Louis E Lewis. B & S. Mort \$23,200 and all liens. Apr 12, 1910. 6:1790-45½. A \$10,000-\$25,000. nom
 127th st W, Nos 413 to 419 | n s, 166.11 w Convent av, runs n 99.11
 128th st W | x w 25 x n 99.11 to s s 128th st x w 7.3 x s w 212.9 x s e 30.2 to n s 127th st x e 99.6 to beginning, three 2 and two 3-sty frame dwellings and vacant. PARTITION, Mar 8, 1910. John J Kuhn, ref, to Bernheimer & Schwartz Pilsener Brewing Co. Apr 12. Apr 14, 1910. 7:1967-63. A \$29,000-\$29,000. 36,500
 128th st W, No 215, n s, 183.4 w 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Carrie L Frear to David Vogel. Mort \$10,500. Apr 1. Apr 13, 1910. 7:1934-24. A \$7,300-\$10,000. nom
 128th st W, No 60, s s, 172.6 e Lenox av, 37.6x99.11, 6-sty brk tenement. Georgina, wife of and John Rendall to Longvale Construction Co. Mort \$51,000. Apr 1. Apr 9, 1910. 6:1725-64. A \$18,000-\$56,000. nom
 129th st W, No 147, n s, 291.8 e 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Frances A Reynolds to Geo P Cummings. Apr 14, 1910. 7:1914-13½. A \$7,300-\$9,500. 100
 133d st E, Nos 42 to 48, s s, 80 e Madison av, 80x99.11, four 3-sty and basement stone front dwellings. FORECLOS. Apr 12, 1910. Thos J McManus, ref, to Belwood Realty Co. Mort \$26,000. Apr 13. Apr 14, 1910. 6:1757-47 to 49. A \$22,000-\$32,000. 6,000
 134th st W, No 87, n s, 102.6 e Lenox av, 17.6x99.11, 3-sty and basement stone front tenement and store. Eugene A Dungey to Amelia Smith. All liens. Apr 7. Apr 11, 1910. 6:1732-6. A \$7,000-\$9,000. other consid and 100
 146th st W, No 552, s s, 125 e Broadway, 37.6x99.11, 5-sty brk tenement. Mort \$44,196.50.
 146th st W, No 550, s s, 162.6 e Broadway, 37.6x99.11, 5-sty brk tenement. Mort \$45,196.50.
 Twenty-third Ward Bank to Morris Kaufman. Apr 13. Apr 14, 1910. 7:2077-55 and 57. A \$30,000-\$80,000. 100
 160th st W, No 514, s s, 175 w Amsterdam av, 25x99.11, 5-sty brk tenement. Albert Hirsch to Henrietta Hirsch. All title. Mort \$25,500 and all liens. Jan 5. Apr 14, 1910. 8:2118-31. A \$8,000-\$23,000. 1,500
 175th st W, s s, 475 w Amsterdam av and 25 w Audubon av, 125x131.5x125.6x143.3, vacant. 8:2131-13 and 17. A \$36,000-\$36,000. To Joanna M Hart.
 215th st W | s w s, at s e s Park Terrace West, 50x100, vacant. 8:2243-349. A \$4,000-\$4,000.
 215th st W | s w s, at n w s Park Terrace West, 100x100, vacant. 8:2243-part lot 354. A \$-\$.
 Seaman av, s e s, 25 s w 215th st, 75x100, vacant. 8:2243-part lot 354. A \$-\$. To Kate C McAvoy.

176th st W | s s, 100 e Wadsworth av, runs s 199.10 to n s 175th
 175th st W | st x e 75 x n 154.5 x w 25.1 x n 43.1 to 176th st x | w 50 to beginning, three 1 and one 2-sty frame buildings. 8:2144-66 and 69. A \$35,000-\$35,000. To Minna E Hurst.
 John J Hart, Thos F McAvoy and Wm H Hurst, all the stockholders of the John J Hart Co, a corpn, to parties as above. All title. Q C. Mar 14. Apr 14, 1910. nom
 176th st W, Nos 509 to 513, n s, 185 w Amsterdam av, 85x99.11, 2 5-sty brk tenements. John M Ruhl to the Jonward Co, a corpn. All liens. Apr 11. Apr 12, 1910. 8:2132-94 and 96. A \$17,000-\$70,000. other consid and 100
 178th st W, s s, 100 w Wadsworth av, 50x100, vacant. Francis S McAvoy to Vanderbilt Tile Co. Mar 30. Apr 11, 1910. 8:2145-33. A \$15,000-\$15,000. other consid and 100
 187th st W, n s, 100 w Amsterdam av, 175x94.10, vacant. Joseph King to Joseph King Construction Co. All liens. Apr -, 1910. Apr 8, 1910. 8:2159-25. A \$42,000-\$42,000. other consid and 100
 211th st W, s s, 275 e 9th av, 25x88.2x25x86.5, vacant. James A Reed et al, EXRS, &c. Susan Bradley to Corn Exchange Realty Co. Feb 25. Apr 14, 1910. 8:2191-17. A \$2,200-\$2,200. 2,400
 Av A, No 204, e s, 51.9 s 13th st, 25.9x96, 4-sty brk tenement and store. George Schworer et al, EXRS, &c. Louis Schworer to Hyman Simanowitz. Mort \$10,000. Apr 13. Apr 14, 1910. 2:406-6. A \$20,000-\$24,000. 24,500
 Same property. Emma Schworer, widow to same. B & S. Mort \$10,000. Apr 13. Apr 14, 1910. 2:406. nom
 Av A, No 209 | s w cor 13th st, 26x100, 4-sty brk tenement and stores. Barbara and Benj F Ochs EXRS Martin B Ochs to Max Bruckner. Mort \$25,000. Apr 7. Apr 8, 1910. 2:440-31. A \$31,000-\$42,000. 36,400
 Av A, Nos 389 to 395 | s w cor 24th st, 98.9x81.5, 4-sty brk tenement and store and several 1 and 2-sty brk and frame bldgs. Edward H Titus et al EXRS Edward P Hatch to Lord & Taylor, a corpn. Apr 8. Apr 10, 1910. 3:955-28 to 31. A \$41,500-\$42,000.
 Stock of said corpn issued to Edw P Hatch during his lifetime Audubon av, No 92, w s, 25 s 170th st, 25x100, 2-sty frame dwelling. Caroline Ahrens to George A Fisher Co. Apr 11. Apr 12, 1910. 8:2126-15. A \$8,000-\$9,500. other consid and 100
 Audubon av | s w cor 179th st, 25x100, 2-sty frame dwelling. Prob-179th st | able error, should be 170th st. James F McGarry to George A Fisher Co, a corpn. Mort \$12,000. Apr 11. Apr 12, 1910. 8:2126-14. A \$12,000-\$13,500. other consid and 100
 Amsterdam av | n w cor 173d st, 100x35, vacant. Margt E Ungrich 173d st | to David Shaff. Apr 13. Apr 14, 1910. 8:2130-48. A \$23,000-\$23,000. other consid and 100
 Bowery, No 221, e s, 75.3 n Rivington st, 21.6x99.8x21.6x97.11, 5-sty brk lodging house and store. Van Norden Trust Co to Michael F Lyons. Morts \$30,000. Apr 5. Apr 8, 1910. 2:426-4. A \$19,000-\$32,000. other consid and 100
 Bowery, No 221, e s, 74.9 n Rivington st, 22x99.8x22x98.1, 5-sty brk lodging house and store. Michael F Lyons to Joseph H and Harris Schwartz. Apr 7. Apr 8, 1910. 2:426-4. A \$19,000-\$32,000. other consid and 100
 Broadway, No 3470, e s, 79.11 s 142d st, 20x70, 3-sty and basement stone front dwelling. T J McLaughlin's Sons a corpn to Walter A Wells. Mort \$11,000. Mar 31. Apr 8, 1910. 7:2073-64. A \$9,500-\$18,000. 23,000
 Broadway, Nos 1722 to 1728 | s e cor 55th st, 77.9x86.3x75.5x105.4, 55th st | 12-sty brk and stone hotel, Woodward. Henry Smith to Lord & Taylor, a corpn. Mort \$565,000. Apr 20, 1906. Apr 12, 1910. 4:1026-41. A \$300,000-\$625,000. nom
 Broadway, Nos 3121 to 3131, w s, 100.11 s 125th st, 140.11x100, 6-sty brk tenement. Surety Construction Co to The Marcy Realty Co. C a G. Morts \$262,000. Apr 13. Apr 14, 1910. 7:1993-23. A \$-\$. other consid and 100
 Colonial Parkway, late Edgecombe av, w s, 25.4 s 165th st, 25.4 x10.1 to w s of said av as shown on partition map of Shephard Knapp, vacant. This deed given to ratify and confirm foreclosure deed made Apr 18, 1889, by the Referee to Thos J Callaghan, since decd, for \$2,550 of the following: Edgecombe av, w s, 25.4 s 165th st, 25.4x92.8x25x88.4, from which all title to land in bed of av was omitted. Fredk P Forster (Ref) to Chas S, Eliz, Thos J, Florence H and Saml Callaghan. Mar 16. Apr 12, 1910. 8:2111-23. A \$-\$. nom.
 Edgecombe av, No 141, w s, about 200 n 141st st, 30x104.6x30x109.10, s s, 6-sty brk tenement. Valuation \$50,000. Mort \$35,000. CONTRACT to exchange for Edgecombe av, No 191, w s, abt 425 s 145th st, 17x100, 3-sty and basement brk dwelling. Valuation \$14,000. Wilgro Realty Co with Herman Ahrens. Apr 9. Apr 12, 1910. 7:2051-15 and 78. A \$5,500-\$-\$. exchange
 Fort Washington av | s e cor 181st st, runs e 140.5 x s 150 x w 32 181st st | x s 10 x w 100 to av x n 173.10 to beginning, vacant. Gustavus L Lawrence to Isaac M Getskay. Morts \$157,000 and all liens. Apr 14, 1910. 8:2176-104. A \$9,800-\$9,800. other consid and 100
 Greenwich av, No 77, s w s, 88.3 s Bank st, 26x95.3x25x90.1, 3-sty brk tenement and store. Ella Burdge, EXTRX Franklin Burdge to Philip Smith. Apr 14, 1910. 2:614-60. A \$15,000-\$16,500. 15,500
 Greenwich av, Nos 111 and 113 | s w cor Jane st, 39.4x70.10x43.6x Jane st, No 2 | 63.6, 6-sty brk tenement and stores. Charles Reusse to Emma wife Charles Reusse. Mort \$63,000. Apr 7. Apr 13, 1910. 2:615-76. A \$29,000-\$57,000. other consid and 100
 Lexington av, Nos 215 and 217 | s e cor 33d st, 50.9x95, 4-sty brk 33d st | stable. Joseph M Smith and ano EXRS, &c. Eliza Smith to The Joseph Smith Realty Co. Confirmation deed. Apr 11. Apr 13, 1910. 3:888-57. A \$68,000-\$83,000. 9,614.69
 Lexington av | n w cor 120th st, 100.11x65, vacant. 120th st, Nos 129 to 133 | FORECLOS Apr 7, 1910. Joseph W Keller to Henry C Howard. Apr 9. Apr 11, 1910. 6:1769-15. A \$45,000-\$45,000. 51,000
 Madison av, No 2119 | s e cor 133d st, 19.11x80, 4-sty stone front 133d st, No 40 | tenement and store. Alexander Rothschild et al to Herald Construction Co. Mort \$17,500. Feb 24. Apr 13, 1910. 6:1757-50. A \$12,000-\$20,500. other consid and 100
 Madison av | s e cor 70th st, 32x70.
 70th st
 70th st, s s, 70 e Madison av, 25x100.5.
 Agreement as to projection of cornice, etc. Mary Herter, of Santa Barbara, Cal, with Jane S Dows. Mar 30. Apr 14, 1910. 5:1384. nom
 Pinehurst av, e s, 100 n 180th st, 75x102.4x75x101.7, vacant. Charles Lowen to Albert V Donellan. Mort \$16,500 and all liens. Apr 11. Apr 12, 1910. 8:2177-142. A \$-\$. other consid and 100

Pinehurst av s w cor 178th st, 130x92.8x130.1x87.2, vacant. Jacob 178th st | Hirsh to Peto Realty Co. Mort \$35,000. Apr 8.
Apr 9, 1910. 8:2177-39. A \$— other consid and 100
Pleasant av, No 380, e s, 16.9 n 120th st, 16.8x71.3, 4-sty stone
front tenement. Nicolo Riccio to Filomena Riccio. Mort \$7,500.
Apr 7. Apr 8, 1910. 6:1817-1½. A \$3,500-\$7,500.

other consid and 100
Riverside Drive | n e cor 150th st, deed reads, lots begins 99.11 s
150th st | 151st st and 300 w Broadway, runs s 99.11 x w
96.10 to e s Riverside Drive x n 103.9 to point 99.11
s 151st st and e 125 to beginning, vacant. Ettie Goldberg
to Manuel Goldberg. ½ part. Mort \$40,000. Apr 8. Apr 12,
1910. 7:2097-14. A \$28,000-\$28,000. other consid and 100
St Nicholas av, e s, 75 n 187th st, 50x100, vacant. John Burlin-
son to Louis Haberstroh. Mort \$15,000. Mar 12. Apr 8, 1910.
8:2158-4 and 5. A \$20,000-\$20,000. other consid and 100
St Nicholas av, No 1547, late 11th av, No 2516, w s, 55.10 n 187th
st, 19.6x80, 3-sty brk dwelling. William Fredricks to Henry
Fredricks. Mort \$7,000. Apr 13, 1910. 8:2168-20. A \$6,-
000-\$9,500. nom
West End av, No 253, w s, 86.11 s 72d st, 17x100, 4 and 5-sty
brk dwelling. Lewis W Parker to Annie C wife Lewis W
Parker. Nov 18, 1905. Apr 13, 1910. 4:1183-33. A \$12,000
-\$28,000. nom
West End av, No 878 | s e cor 103d st, 20.11x80, 4-sty and basement
103d st, No 256 | stone front dwelling. Amelia Drake widow
and ano to Lillian Sims. Mort \$25,000. Apr 8, 1910. 7:1874-
61. A \$20,000-\$42,000. 100

Wadsworth av | s e cor 182d st, 70x50. Satisfaction of assign-
182d st | ment of rents recorded July 30, 1909. The Royal
Bank of N Y to Schuylkill Realty Co. Apr 6. Apr 14, 1910.
8:2165. nom
Wadsworth av | s e cor 182d st, 70x50. Satisfaction of assignment
182d st | of rents recorded Sept 18, 1908. The Royal Bank
of N Y to Emily Uthe. July 15, 1909. Apr 14, 1910. 8:2165.
nom

Wadsworth av, No 177 | s e cor 182d st, 70x50. Assignment of
182d st | rents for \$2,000. Schuylkill Realty Co to
The Royal Bank of N Y. Apr 12. Apr 13, 1910. 8:2165. 2,000
1st av, No 411 | n w cor 24th st, 24.9x100, two 5-sty brk
24th st, Nos 345 and 347 | tenements and stores. Patrick Kiernan
to Peter Doelger. Apr 12, 1910. 3:930-27. A \$20,000-\$30,-
000. other consid and 100
1st av | n w cor 57th st, 100.5x42.
57th st, Nos 355 and 357 |
57th st, Nos 351 and 353, n s, 42 w 1st av, 39.6x100.5,
two 6-sty brk tenements and stores.
Samuel Fleck, Jr, to Henrietta Weiss. ½ part all liens. Apr 8.
Apr 11, 1910. 5:1350-22 and 23. A \$55,000-\$130,000.

other consid and 100
1st av, No 1541, w s, 107.5 s 81st st, 30.8x100, 5-sty stone
front tenement and stores.
2d av, No 1035, w s, 75.5 n 54th st, 25x75, 4-sty brk tenement
and store.
2d av, No 1065, w s, 25 n 56th st, 25x75, 4-sty brk tenement
and store.
Joseph J Haupt and ano EXRS Susan Haupt to Joseph J Haupt
of Montclair, N J. Mort on last parcel \$12,000. Jan 6. Apr
11, 1910. 5:1543-26. A \$15,000-\$31,000; 1328-24. A \$13,-
000-\$20,000; 1330-22. A \$13,000-\$20,000. 91,500
2d av, No 2068, e s, 50.9 n 106th st, 25x75, 4-sty brk tenement
and store. James Roberts to Elizabeth Lancaster (Roberts).
Q C. Mar 31. Apr 12, 1910. 6:1678-3. A \$8,700-\$17,000.

other consid and 100
2d av, No 831, w s, 98.7 s 45th st, runs w 100 x s 22.7 x s e 3.8
x e 96.9 to av, x n 24.4 to beginning, 5-sty stone front tenement
and stores. Max Cohen and ano to Clara Levin. All
liens. Apr 12. Apr 13, 1910. 5:1318-26. A \$15,000-\$26,000.
other consid and 100
2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-
sty brk tenement and store. Hannah Weiss to David J Gluck.
Mort \$20,000. Apr 5. Apr 13, 1910. 6:1663-23. A \$10,000
-\$25,500. nom
3d av, No 1674, w s, 25.5 s 94th st, 26x100, 5-sty stone front
tenement and store. Wm Silverman et al to Wm S Bennet. B
& S. Mort \$26,000. Mar 23. Apr 13, 1910. 5:1522-39. A
\$19,000-\$29,000. nom

3d av, No 1884 | n w cor 104th st, 22x71.8, 4-sty stone
104th st, Nos 185 and 187 | front tenement and store. Henry L
Wolff to Wm F Mattes. Apr 12. Apr 13, 1910. 6:1623-33.
A \$21,000-\$26,000. other consid and 1,000
3d av, Nos 2231 and 2233 | s e s, 50.5 s w 122d st, runs w 75.8 x
122d st | s e 105.6 to former c 1 Old Church lane
(closed) x e 31.7 x n e 5.3 x n w 25 x n e 100.11 to s w s 122d
st x n w 5 x s w 50.5 x n w 100 to beginning. 4-sty brk hall
with 1-sty brk extension. Andrew Davey to John H Degelman.
Mort \$130,000. Apr 7. Apr 8, 1910. 6:1786-4. A \$90,000-
\$120,000. other consid and 100

5th av, No 1015, e s, 52.2 s 83d st, 25x100.4 and 6-sty stone
front dwelling. Wm W Hall to Geo J Gould of Lakewood, N J.
Apr 11. Apr 12, 1910. 5:1494-71. A \$105,000-\$175,000.

other consid and 100
5th av, No 104, w s, 97.2 n, 15th st, 36.2x80.
Alley, e s, 71.2 n 15th st and 119.6 or 140(?) w 5th av, runs e
40.3 x n 20 x w 43.9 x s 10.2 to beginning; also the land lying
bet n and s line of above extended to said alley with right of
way through alley to 15th st.
3-sty and basement stone front dwelling and 2-sty brk stable in
rear.
Jonathan Thorne et al, EXRS, &c, Joel B Wolfe to Jacob Roths-
child. All liens. Mar 11. Apr 14, 1910. 3:817-41 and 49. A
\$145,000-\$150,000. 131,000

Same property. Consent of sale as above by Sarah C Wolfe, sister
of Joel B Wolfe. Mar 11. Apr 14, 1910. 3:817.
7th av, Nos 64 and 66 | n w cor 14th st, 96x25, 5-sty stone front
14th st, No 201 | hotel. Thomas Byrnes to Ophelia A Byrnes.
B & S. Apr 11. Apr 12, 1910. 3:764-37. A \$45,000-\$65,000.

7th av, No 2259 | s e cor 133d st, 25x100, 5-sty brk tenement and
133d st, No 172 | store. Isaac Goodstein to Harry Goodstein. All
title. All liens. Apr 11. Apr 12, 1910. 7:1917-61. A \$24,-
000-\$50,000. other consid and 100
8th av, No 2494, e s, 50 n 133d st, 25x100, 5-sty brk tenement
and store. Casper D P Schnoor to Henry Breimer. Mort \$20,-
000. Apr 12, 1910. 7:1939-3. A \$16,000-\$28,000.

other consid and 100
8th av, No 2430 | n e cor 130th st, 25x100, 5-sty brk tenement
130th st, No 267 | and stores. Anna V Kenealy to Henry Prigge.
B & S. All liens. Apr 5. Apr 9, 1910. 7:1936-1. A \$25,000
-\$42,000. other consid and 100

Interior strip begins 180 s 14th st, and 66 e 1st av, runs s 0.6 x e
28 x n 0.6 x w 28 to beginning. Francis A and Philip H Dugro
INDIV and EXRS &c Anthony Dugro and Dorothea Buttles,
heir of Anthony Dugro to Henry Fuldner. Apr 6. Apr 9, 1910.
2:441. 80

MISCELLANEOUS.

Deed of trust of stocks, bonds, other securities, cash, &c. Ione
Loeffelholz von Colberg of Middlesex County, Eng to Wade
Chance and Colonel — Sait, both of England as TRUSTEES.
Apr 5. Apr 12, 1910. nom

Exemplified copy last will of John Gamble, late of Fallsburgh, N
Y. Sept 18, 1899. Apr 12, 1910.

General release. James Quinn INDIVID and EXR Eliz D Quinn
to Smith Williamson. Apr 8. Apr 11, 1910. nom

General release of dower to all lands of which Frederick Bach-
mann died seized, except parts conveyed to party 1st part.
Anna L Bachmann widow to Louis C Mouquin, Jacob L Mark
and Oscar A Kruger EXRS Frederick Bachmann dec'd and Will-
iam R Bachmann et al HEIRS, &c, under said will and to per-
sons to whom the said Frederick Bachmann conveyed any lands
during his life time in which the said Anna L Bachmann did
not join, &c. All title. Q C. Mar 31. Apr 9, 1910. nom

Power of attorney. Delia Coneys to John Hackett. Sept 7, 1909.
Apr 9, 1910.

Power of attorney. Firm of Neuss, Hesslein & Co, composed of
Edgar J Hesslein et al to Matthew J Cuffe. Mar 8. Apr 8,
1910.

Power of attorney. Fanny M McCreery to J Crawford McCreery
and Andrew B and Robt S McCreery. Apr 16, 1909. Apr 11,
1910.

Power of attorney. Matilde R de Gonzales to Antonio C de Gon-
zales her husband. Jan 10, 1902. Apr 12, 1910.

Power of attorney. Edith, Baroness Henri Mautpoint de Vandeuil,
of Paris, France, to Stuart F Randolph. Dec 7, 1909. Apr 13,
1910.

Power of attorney. Georgette Dickinson to Chas C Dickinson. Mar
24. Apr 14, 1910.

Revocation of power of attorney. Ferdinand Blumenthal and
Julien S Ulman to Edward J Bunn, Louis Halle, Robt H Park-
hurst and Paul H Van Bloem. Mar 30. Apr 12, 1910.

Revocation of power of attorney. Delia Coneys to John Hackett.
Apr 8. Apr 9, 1910.

BOROUGH OF THE BRONX.

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

Devoe terrace, late Park View pl, n w s, 430.8 s 190th st, runs
n w 70 x s w 52.2 and 3.7 x s e 94.10 to pl x n e 50 to beginning,
vacant. Philip Cahill to Wm D Cameron. B & S and C a G. Jan
10. Apr 11, 1910. 11:3219. 100

*Forest st, e s, 150 n West Farms rd, 37.6x104.5x37.6x106.9.
FORECLOS. (Mar 15, 1910.) William Klein (Ref) to O'Connell
& Meyer, a corpn. Apr 8. Apr 11, 1910. 1,525

*Same property. Walter J Gleason EXR Joseph J Gleason to same.
Correction deed. Mar 15. Apr 11, 1910. nom

Garden st, Nos 706 and 708, s s, 66.1 e Crotona av, 37.5x100, two
2-sty brk dwellings. Henry Hof to Anna D Bartels. Morts
\$10,000. Apr 1. Apr 11, 1910. 11:3099. exch

Jennings st, No 1050 | s w cor Chisholm st, 76.6x25. Assign rents
Chisholm st | to extent of \$350. Adelina Gollubier to
Nathan J and Moses Packard, firm Packard & Co. Feb 18. Apr
8, 1910. 11:2971. 350

Kelly st, e s, 149.1 n 167th st, 100x116.11x100.7x106.2, vacant.
Solomon Cohen to Longfellow Realty Corpn. Mort \$11,500. Apr
7. Apr 8, 1910. 10:2706. 22,500

Kelly st, w s, 346 n Longwood av, 410x100, vacant. Emanuel
Stern to Longvale Construction Co. All liens. Mar 24. Apr 9,
1910. 10:2702. nom

Same property. Longvale Construction Co to Irvine Realty Co.
B & S. Mort \$63,000. Apr 1. Apr 9, 1910. 10:2702.

other consid and 100
*Lafayette st, e s, 50 s St Raymond av, 25x100 and being lot 136,
map No 277, of St Raymond Park, except part for Castle Hill av.
Hudson P Rose Co to Chas S McGarry. All liens. Apr 5. Apr
8, 1910. nom

*Magenta st, s s, 101 w Olinville av, 24.6x100.6. Raffo Sellite to
Michael Murtha. Mort \$5,000. Apr 8. Apr 9, 1910.

other consid and 100
*Oak st, w s, 275 n Cornell av, 25x100, Westchester. Adolph
Wexler to Patrick Burke. Apr 4. Apr 8, 1910.

other consid and 100
*Oak st, w s, 275 n Cornell av, 25x100, Westchester.
259th st, late Rock st, s s, 325 e Tyndall av late Hill st, 25x86.1
x27.5x97.6.

Release mort. Bronx Borough Bank to Adolph Wexler. Mar
7. Apr 8, 1910. 13:3423 and A D. nom

*Poplar st's s, 222 e Bear Swamp road, 76x145 to Walker st x75
Walker av | x130.

Poplar st, s s, 151 w Chauncey st, 50x159 to Walker av x50x168,
and being lots 47, 48, 41, 42, 43 map in partition of Wells
et al vs Storer et al with fee of Poplar st. Louis Silberman
to Otto Silberman. Nov 1, 1907. Apr 12, 1910.

other consid and 100
Parkside pl, n s, 143.1 s w 207th st, 75.1x106.8x75x102.2, vacant.
William McGowan to Wm G Rose. Mort \$4,500. Sept 30, 1908.
Apr 13, 1910. 12:3354. other consid and 100

Ritter pl, Nos 826 and 828, s s, 92.11 w Prospect av, 42x77.2, two
2-sty frame dwellings. Louis Solomon to Moses Solomon. Mort
\$6,000. Apr 11. Apr 14, 1910. 11:2968. other consid and 100

Tiffany st | n w cor Maxwell st, runs w — to e s Western Bay
Maxwell st | av x n — x e to w s Tiffany st x s — to begin-
Western Bay av | ning, vacant. Cora M Bramwell and ano to
Arthur Knox. 109-110 parts. All title. Apr 13. Apr 14, 1910.
10:2774. nom

*4th st, w s, 180.4 n Greene lane and being Lots 174 and 175,
map (No 398) sec 2, St Raymond Park, 50x100. Elisa Dietrich
to James Coolican. 1-3 part. Mort \$2,000. Apr 8, 1910. nom

*5th st, s s, 305 w Av B, and being n ½ of lot 89, map Unionport,
begins at n e cor lot 88, runs s 108 x e 100 to w s lot 90 x n
108 to st x w 100 to beginning. Barbara Meyer et al HEIRS &c
John Meyer to Barbara Meyer. Mar 20. Apr 9, 1910. 100

*12th st, s s, 205 w Av C, and being n e ¼ of lot 291, map Union-
port, 50x108, begins at line bet lots 290 and 291. James Quinn
to Fred Judge. B & S. Mar 31. Apr 9, 1910.

other consid and 100
*12th st, s s, — w Av C and being part lot 291, map Unionport.
General release of all claim in connection of sale of above etc.
James Quinn to Fred Judge. Apr 8. Apr 9, 1910. 2,200

132d st, Nos 679 and 681, n s, 95 e Trinity av, 30x110, 3-sty frame factory and 2-sty frame stable in rear. Illinois Surety Co, a corpn, of Illinois, to Emma Quandt. All title. Q C and C a G. Dec 31, 1909. Apr 13, 1910. 10:2561. nom

137th st, No 373, old No 627, n s, 180.6 w Willis av, 25x100, 5-sty brk tenement. Frank Krother to Richard Krother. Mort \$11,000. Mar 12. Apr 13, 1910. 9:2300. other consid and 100

137th st, No 375, old No 629, n s, 156.6 w Willis av, 25x100, 5-sty brk tenement. Frank Krother to Richard Krother. Mort \$15,250. Mar 12. Apr 13, 1910. 9:2300. other consid and 100

141st st, No 486, old No 682, s s, 821.6 e Willis av, 37.6x100, 5-sty brk tenement. Samuel Joseph to Lena wife Samuel Joseph. Mort \$31,500. Apr 12. Apr 13, 1910. 9:2285. other consid and 100

143d st, No 416, s s, 175 e Willis av, 18.9x100, 3-sty frame dwelling. Geo E Goeller EXR Thomas Phillips to Rosetta Wylie. Mort \$3,500. Apr 11. Apr 12, 1910. 9:2287. 7,250

145th st, Nos 475 and 477, n s, 115 w Brook av, 50x99.11, 5-sty brk tenement. John H Schroder to Emily Feder. Mort \$45,250 and all liens. Apr 12, 1910. 9:2290. nom

145th st, No 438, s s, 375 e Willis av, 25x100, 2-sty brk rear dwelling. FORECLOS, Feb 15, 1910. James E McDonald referee to Oscar Ehmann. Apr 12, 1910. 9:2289. 5,500

146th st, a strip, bet n s 146th st and n s Cottage st, in continuation of e and w s of lot 181 on map of Mott Haven. The Mott Haven Co, a corpn, to Rockland Realty Co. Q C. Apr 7. Apr 12, 1910. 9:2329. nom

156th st, No 379, n s, 298.11 e Courtlandt av, 25.4x100, 2-sty frame dwelling and 2-sty frame dwelling in rear. Sarah Lese to Benjamin Benenson. Mort \$4,500. Apr 1. Apr 12, 1910. 9:2403. other consid and 100

156th st, No 868, late Leggett av, s s, 200 e Prospect av, 25x87.3x25.4x90.5, 2-sty frame dwelling. Cecilia Weiss to Ida Benjamin. All title. All liens. Apr 12, 1910. 10:2687. nom

162d st, No 507, n s, 162.9 w 3d av, 25x100, 5-sty brk tenement. Martha Hungerbuhler et al HEIRS, &c, George Ott to Jacob Hollinger. Mort \$13,000. Apr 4. Apr 13, 1910. 9:2367. other consid and 100

178th st, Nos 911 to 917, n s, 33.6 w Daly av, 76.10x65.1x76.10 65.2, three 3-sty brk dwellings. Wahlig & Sonsin Co to Adolph Seyfarth. Mort \$31,500. Apr 9. Apr 11, 1910. 11:3122. nom

Same property. Adolph Seyfarth to Wahlig & Sonsin Co, a corpn. Mort \$31,500. Apr 9. Apr 11, 1910. 11:3122. nom

186th st, No 466, s s, 260 e Park av, 20x100, 4-sty brk tenement. Rachel Singer to Albert Bossert. Mort \$8,750. Apr 14, 1910. 11:3039. other consid and 100

187th st, No 417, n s, 23 w Park av, 33.4x100, 4-sty brk tenement. Release mort. Bronx Borough Bank to Irvine Realty Co. Apr 2. Apr 8, 1910. 11:3032. nom

190th st | n e cor Morris av, 35x114, vacant. Le Roy Construction Co to Rose M Stanton. Mort \$3,500. Apr 12, 1910. 11:3175. 100

196th st, n s, 25.1 e Creston av, 54.5x99x44.4x102.11, vacant. Margt Watt (widow) to Wm H Rooney. Apr 7. Apr 8, 1910. 12:3315. other consid and 100

197th st, n s, lot 34 map (No 903) of Met Real Estate Assoc at Fordham Ridge, except part for st. Wallace C Richardson to Philip Cahill. Mort \$1,100. Apr 14, 1910. 12:3304. 100

197th st, lot 29 same map, except part for st. Wm A Cameron to Philip Cahill. Mort \$1,500. Apr 14, 1910. 12:3304. other consid and 100

*223d st, late 9th av, n s, 80 e White Plains road, and being 1/2 of lot 678 map of Wakefield, 50x114. Gustav A Johnston to Selema J Johnston. Mort \$970. Apr 9. Apr 11, 1910. 100

*224th st, No 832, s s, 325 e 4th av, being e 1/2 of w 1/2 lot 315 map Wakefield, 25x114. Bertha Garry to William Burkley. Mort \$4,000. Apr 11. Apr 12, 1910. other consid and 100

*225th st, s s, 100 e Paulding av, and being lot 183 map of 329 lots part of Schieffelin estate, 22.7x109.6. CONTRACT. A Shatzkin & Sons, a corpn, with John and Anna Leotti. Mort \$700 and all liens. June 8, 1909. Apr 12, 1910. 1,000

*225th st late 11th av, n s, 330 e White Plains road, and being e 1/2 of lot 596 map Wakefield, 50x114. Patrick Cleary to Anne G Donnelly, his daughter. B & S. Apr 13. Apr 14, 1910. gift

*225th st late 11th av, n s, 280 e White Plains rd, and being w 1/2 of lot 596 map Wakefield, 50x114. Patrick Cleary to Ellen C Bradley, his daughter. B & S. Apr 13. Apr 14, 1910. gift

*225th st, n s, 300 w 4th av, and being east 1/2 of lot 558 same map, 50x114. Same to Anne G Donnelly, his daughter. All title. Q C. Apr 13. Apr 14, 1910. gift

*225th st, n s, 350 w 4th av, and being w 1/2 of lot 558 map of Wakefield, 50x114. Patrick Cleary to Ellen C Bradley, his daughter. Q C. All title. Apr 13. Apr 14, 1910. gift

*226th st late 12th av, n s, 80 e White Plains road, and being lot 672, map of Wakefield, 100x114. Patrick Cleary to Mary L Cleary, TRUSTEE for Cath, Lawrence and Anne Cleary, grandchildren of said Patrick Cleary, in trust. B & S. Apr 13. Apr 14, 1910. gift

*228th st, late 14th av, n s, 180 e White Plains rd, and being lot 628 map of Wakefield, 100x114. 229th st late 15th av, s s, 27 e White Plains road and being e 1/2 of lot 708 same map, 52.6x114. Patrick Cleary to Michael J Cleary his son. B & S. Apr 13. Apr 14, 1910. gift

*229th st late 15th av, s s, abt 179 e White Plains road, and being lot 627 map of Wakefield, 100x114. Patrick Cleary to Michael J Cleary. All title. Q C. Apr 13. Apr 14, 1910. gift

234th st, No 243, n s, 435 w Katonah av, 25x100, 2-sty frame dwelling. Bernard Schultz to John C Schlapp. Mort \$4,100. Apr 9. Apr 11, 1910. 12:3375. 100

259th st, late Rock st, s s, 325 e Tyndall av, late Hill st, 25x86 x 27.5x97.6, except part for 259th st, vacant. Adolph Wexler to Patrick Burke. Apr 6. Apr 8, 1910. 13:3423. other consid and 100

Boscobel av, e s, 328.9 n Plympton av, 25x74.1x25.4x69.9, and being lot 34 parcel 19 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. Fidalina Del Genovese to Ida Lopez. Jan 15, 1909. Apr 11, 1910. 11:2875. nom

*Bracken av, w s, 175 n Randall av, 50x100. Joseph Steen to Neden Realty Co. Mar 31. Apr 14, 1910. 100

*Bracken av, w s, 100 n Randall av, 50x100. Joseph Steen to Neden Realty Co. Mar 31. Apr 14, 1910. 100

*Bracken av, w s, 400 s Jefferson av, 25x100. Land Co "A" of Edenwald to Hanna Frank. All liens. Nov 10, 1909. Apr 14, 1910. nom

Briggs av, No 2580 | e s, 452.7 s 194th st, 19.2x86.10 to w s Poe Poe pl | pl, 19.1x85.4, with all title to land in Poe pl, 2-sty brk dwelling. Sarah L Taylor to Lucy J Yule. B & S. Mort \$7,000. Feb 14. Apr 8, 1910. 12:3293. nom

Briggs av, No 2856, s e s, 128.8 n e 198th st, 25x100, 2-sty frame dwelling. Patrick Burke to Chas P Loughran. Mort \$5,000. Feb 19. Apr 11, 1910. 12:3296. other consid and 100

Briggs av, No 2793 | s w cor 197th st, 25x92.9x25x92.2, 2-sty 197th st | frame dwelling. Frederick Stubenvoll et al to Anna Niemann. Mort \$7,000. Apr 9. Apr 13, 1910. 12:3304. other consid and 100

*Blondell av | n e cor Evadna st, 25x100. Agreement to release Evadna st | damages, &c, for widening Evadna st, also as to removal of house from Main st, Westchester, to above plot. Wm J Hyland and Alonzo S Buhre with the City of N Y. Apr 6. Apr 13, 1910. nom

Bryant av, w s, 175 s Seneca av, and being lots 63 and 64 map (No 1273) of 369 lots Hunts Point Realty Co, 46.11x101.10x66x100. The Benioff Realty Corpn to John Ferguson Co, a corpn. Mort \$840 and all liens. Apr 4. Apr 11, 1910. 10:2761 and 2762. nom

Boston rd, Nos 2145 and 2147 | n w cor 181st st, 124 to s s 182d st 181st st | x 100x130x100, two 3-sty frame 182d st | dwellings and vacant. Celeste B Levy to the U S Fidelity & Guaranty Co of Baltimore, Md. 1/2 part. All liens. Apr 9. Apr 11, 1910. 11:3138. nom

Boscobel av, e s, abt 453.9 n Plympton av, 75x108.11x77.2x91.4, and being lots 27 to 29 parcel 19 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Boscobel pl, s e cor Undercliff av, 50x100. Undercliff av, e s, 100 s Boscobel pl, 25x123.4x25x125.4, and being lots 10 to 12 parcel 25 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Chas V Halley to Aqueduct-Boscobel Co. Mort \$21,385. and all liens. Apr 11. Apr 12, 1910. 9:2537, 11:2875. other consid and 100

Boston road, No 1442, s s, 94.6 e Prospect av, 25x90, 4-sty brk tenement and store. Marie M Schmidt to Emily Feder. Mort \$17,900. Apr 12, 1910. 11:2963. other consid and 100

Boston road, No 1013, w s, abt 45 s 165th st, runs w 73.9 x n 25 x e 82.10 to road x s 21 to beginning, 3-sty frame dwelling. Mort \$4,500.

Boston road, No 1015, w s, abt 22 s 165th st, 29.2x82.10x32.11 x95.4, except part for East 165th st, vacant. Mort \$3,500. Caroline Kling to Charles Kling. Apr 11. Apr 12, 1910. 10:2607. other consid and 100

Bryant av, No 1331, w s, 225 s Jennings st, 25x100, 3-sty brk dwelling. Louise C Hall to Betty Gersmann. Mort \$10,000. Apr 11. Apr 12, 1910. 11:2994. other consid and 100

Broadway, w s, adj land of Augustus Van Cortlandt, runs n w 145.10 to c l Tibbetts Brook x s w 28.1 x s e 166 to Broadway x n e 28.1 to beginning, being part of land of Wm Foster, Jr, at Kingsbridge, excepts part taken for Kingsbridge av, from West 230th st to Broadway. James K Walter to Louisa Dash. All liens. Apr 11. Apr 12, 1910. 13:3406. other consid and 100

Brook av, Nos 531 and 533 | s w cor 149th st, 35x90x43.11x90.5, 149th st, No 456 | 2 | 5-sty brk tenement and stores. William McGowan to Wm G Rose. Mort \$50,000. Jan 26. Apr 12, 1910. 9:2293. other consid and 100

Brook av, Nos 1064 and 1066, e s, 64 n from w s N Y & Harlem R R, 46.2x49.11 to w s said railroad x42x31.3 to beginning, two 3-sty brk tenements and stores. Leo Levinson to Jennie G Whitehead. Mort \$16,500 and all liens. Apr 2. Apr 12, 1910. 9:2392. other consid and 100

College av, 1267, w s, 400 s 169th st, 20x85, 2-sty frame dwelling. Phelan Bros Construction Co to Sarah J Phelan. Mort \$6,000. Nov 1, 1909. Rerecorded from Jan 6, 1910. Apr 12, 1910. 9:2439. other consid and 100

Carter av, w s, 30.8 s Prospect pl, and being lots 21 to 23 map John P H Schmenger, 23d Ward, 75x108.8x63.1x130.5, vacant. CONTRACT. Josephine K McOwen with Warren J Mitchell. Mort \$1,575. Mar 10. Apr 13, 1910. 11:2890 and contracts. 5,780

Davidson av | s w cor Clinton pl, 200 to n s 181st st x200 to e s Grand av | Grand av x200 to s s Clinton pl x200, vacant. Re-Clinton pl | lease mort, vacant. The Farmers Loan & Trust Co 181st st | as TRUSTEE under trust mort to Fleischmann Realty & Construction Co. Q C. Apr 12. Apr 13, 1910. 11:3195. other consid and 100

Same property. Fleischmann Realty & Construction Co to Seth S Terry. Mort \$30,000. Apr 11. Apr 13, 1910. 11:3195. other consid and 100

*Doon av, w s, 100 s Jefferson av, 20x100x25x100, Edenwald. Frederick Schlup to Lisette Yaun. Apr 7. Apr 13, 1910. nom

*Eastern Boulevard, e s, 275 n Fairmount av, 39x-x25.9x100, and being lot 368 map (No 1275) of Lohbauer Park. Emile Coletti to Alphonse J Simendinger. All liens. Mar 19. Apr 13, 1910. nom

Forest av, No 782, e s, 66.8 s 158th st, 16.8x75, 2-sty frame dwelling. Albert Bossert to Rachel Singer. Mort \$2,000. Apr 14, 1910. 10:2655. exch

*Gillespie av, e s, 66.2 s Coddington av, and being lots 185 and 186 map (No 1354) of 214 lots Koch homestead at Westchester, 50x100. Margaret Berrian et al to Albert and John J Neller. Apr 8. Apr 12, 1910. nom

*Gillespie av, w s, 21.6 n Harrington av, 26.11x97.4x25x88.3, and being lot 160 same map. Same to Eleanor Chalmers. Apr 8. Apr 12, 1910. nom

Grand Boulevard and Concourse, e s, 125 s Field pl (2d st), 25x34, vacant. Joseph R Zubrod to Mary S Frost. Apr 9, 1910. 11:3159. 100

Grand Boulevard and Concourse, e s, 125 s Field pl (2d st), 25x34, vacant. Release mort. Sidney J H Hawes to Joseph R Zubrod. Apr 5. Apr 9, 1910. 11:3159. nom

*Grace av | n e cor Rose pl, 25x100, with all title to awards for Rose pl | opening Glover st and Stearns st. Margt L Callaghan to Frank Gass. Mort \$5,500. Apr 9. Apr 11, 1910. other consid and 100

*Harrington av, s s, 120.6 e Fort Schuyler road, 25x105, and being lot 165 map (No 1131C) of Harrington estate. Emile Coletti to Alphonse F Simendinger. Mar 19. Apr 13, 1910. nom

Hughes av, Nos 2013 to 2019 | n w cor 179th st, 107.7x85.8x94.8x 179th st, No 621 | 86.8, two 4 and one 5-sty brk tenements, stores on cor. Release mort. N Y Trust Co to O'Leary Realty & Construction Co. Apr 11. Apr 12, 1910. 11:3069. other consid and 1,000

Honeywell av | s e cor 178th st, runs e 62.5 x s 81.4 x w 2.5 x s 178th st | 18.8 x w 60 to e s of av x n 100 to beginning, vacant. John A Warch to Warch Construction Co. Apr 6. Apr 12, 1910. 11:3121. other consid and 100

Honeywell av, Nos 2006 and 2008, e s, 24.11 n 178th st, 40x88.8, two 3-sty brk dwellings. Mellwin Realty & Construction Co to Emilie A Winter. Mort \$23,500 and all liens. Nov 5, 1909. Apr 12, 1910. 11:3122. nom

Brooklyn
L. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.

BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS
CHARLES W. TREMBLEY, 171 Broadway, N. Y.

East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

*Hughes av, w s, 75 s Libby st, 50x100.
Arnold av, e s, 25 n James st, 50x100, Throggs Neck.
Margaret Schumacher widow et al HEIRS, &c, Henry Schumacher to Lena S Cole. All title. Dec 4, 1909. Apr 12, 1910. nom

Kingsbridge rd, No 32 s w cor Morris av, 18x80, 3-sty brk dwelling.
Morris av | H U Singhi Realty Co to Ida E L Schaefer.
Mort \$8,500. Apr 5. Apr 8, 1910. 11:3191. other consid and 100

Kingsbridge road n e cor Morris av, late Kirkside av, 57.11x Morris av | 112.4x54.3x107, except part for road, vacant.
Minnie A Kurz to William Guggolz Construction Co, a corpn.
Mort \$5,000 and all liens. Apr 11. Apr 12, 1910. 12:3316. other consid and 100

Kingsbridge road, Nos 24 and 26, s s, 50 w Morris av, 32x80.
Kingsbridge road, Nos 14 and 16, s s, 130 w Morris av, 32x80.
four 3-sty brk dwellings.
Fleischmann Realty & Construction Co to Walter J Murray.
Mort \$26,000. Apr 11. Apr 13, 1910. 11:3191. other consid and 100

Kingsbridge road, No 14, s s, 146 w Morris av, 16x80, 3-sty brk dwelling.
Kingsbridge road, No 16, s s, 130 w Morris av, 16x80, 3-sty brk dwelling.
Kingsbridge road, No 26, s s, 50 w Morris av, 16x80, 3-sty brk dwelling.
Release mort. Farmers Loan & Trust Co as TRUSTEE under trust mort to Fleischmann Realty & Construction Co. Q C.
Apr 12. Apr 13, 1910. 11:3191. 2,100

*Lydig av, n w cor Matthews av, 100x100 and being lots 58 to 61, block 73, map sec 1, Morris Park. Fidelity Development Co to Eliz B Davis. Feb 2. Apr 8, 1910. 100

Lafontaine av s e cor 180th st, 36.4x100x21x101.1, vacant. Chas 180th st | A Hitchcock to Tommaso Giordano. Apr 8. Apr 9, 1910. 11:3069. nom

Longfellow av, Nos 1409 and 1411, w s, 25 n Freeman st, 75x100, two 5-sty brk tenements. Wm McGowan to Wm G Rose. Mort \$59,000. Sept 29, 1908. Apr 11, 1910. 11:2999. other consid and 100

Liebig av (Forest st), w s, 200 s 260th st (Beech st), 50x100, vacant. Alois Geiger to Thos J Totten. Apr 9. Apr 11, 1910. 13:3423. other consid and 100

*Lampport av, n s, 100 e Rosedale lane, and being lot 95 map (No 1098) Tremont Heights, 25x100. Lampport Realty Co to Nathan Schuldkin. Jan 5. Apr 11, 1910. other consid and 100

*Morris Park av s w cor Victor st, 20x100, lot 20, map portion Victor st | Hunt Estate, Van Nest. Harris Damsky to Penrose Realty Co. 1/2 part. Apr 5. Apr 8, 1910. other consid and 100

Morris av, No 2426 (No 2398), e s, 425.9 n 184th st, 37x120, 2-sty frame dwelling. Albert L Lowenstein to Carrie Damm. All liens. Apr 7. Apr 8, 1910. 11:3173. other consid and 100

*Morris Park av, n s, 340 e White Plains rd, 100x95, plot begins 340 e White Plains rd at point 95 n, along same from Morris Park av, runs e 100 x n 50 x w 100 x s 50 to beginning, with right of way over strip to Morris Park av. Regent Realty Co to John P McCabe. Apr 7. Apr 8, 1910. nom

*Murdock av, w s, 100 n Randall av, 50x100, Edenwald. Oscar W Anderson to Josef Anderson. Mort \$200. Apr 7. Apr 8, 1910. nom

*Same property. Josef Anderson to Oscar W Anderson. Mort \$200. Apr 7. Apr 8, 1910. nom

Martha av, No 4382, e s, 25 s 241st st, 25x100, 2-sty frame dwelling. Ernst Keller to Minna Nickelsburg. Mort \$4,750. Apr 9. Apr 11, 1910. 12:3394. other consid and 100

Nelson av, s e s, — n w Featherbed lane and being s w part of lot 171, map of Century Investing Co, a gore adjoining lot 125, 15.2 on av x 18.6 on lot 125x10.7 on e s. Release mort. U S Realty & Improvement Co to Chelsea Realty Co. Apr 8, 1910. 200

Same property. Chelsea Realty Co to Joseph H Jones. Apr 7. Apr 8, 1910. 11:2876. other consid and 100

Nelson av, No 1619, old No 25, w s, 175.5 n 164th st, 25x64.7x25x62.9, 3-sty frame dwelling. Benj C Lamude to Jane E Lamude. Mort \$4,500. Apr 7. Apr 11, 1910. 9:2512. other consid and 100

*New Haven R R av, s e s, 150 s w Union av, 50x100, Westchester. Mary O'Neill widow to Mary O'Neill her daughter and HEIR of Barney O'Neill. All title. Apr 11, 1910. nom

*Pratt av, e s, 215.3 s Kingsbridge road, 50x100, Edenwald. Theresa Fikar widow et al to Herman Payeken. May 25, 1905. Apr 12, 1910. nom

Prospect av, No 759 n w cor 156th st, 25x95.5x28.9x94.3, 3-sty 156th st, No 849 | frame tenement and store and 1-sty frame store in street.

Prospect av, w s, 25 n 156th st, a strip 0.3x95.5.
Celeste B Levy to the U S Fidelity & Guaranty Co of Baltimore, Md. 1/2 part. All liens. Apr 9. Apr 11, 1910. 10:2676. nom

Prospect av, No 1024, e s, 65 n 165th st, also 106.6 n from n w cor plot 67, 22.10x100, being part plot 67 map (232 in Westchester Co) of Woodstock, except part for av, 2-sty frame dwelling. FORECLOS Mar 11, 1910. Denis O'L Cohalan referee to John C Heintz. Apr 11, 1910. 10:2691. 6,500

Park av | s e cor Wendover av, strip 1.5x150x0.3x150. Harriet Wendover av | T Stanly to the Fulton-Wendover Construction Co. Apr 5. Apr 8, 1910. 11:2903. other consid and 100

Park av | e s, 1.5 s Wendover av, 150x150, five Wendover av, Nos 438 to 448 | 1-sty brk stores. Mary M wife of and Paul Coolidge et al to Harry Ufand. All liens. Apr 5. Apr 8, 1910. 11:2903. other consid and 100

Same property. Harry Ufand to Elias A Cohen. Mort \$37,000. Apr 7. Apr 8, 1910. 11:2903. other consid and 100

Prospect av, No 575 | w s, 225 n 149th st, as in 1899 and 25 to s 150th st, No 850 | 150th st, lat Fox st, x 100, 2 and 3-sty frame tenement and stores. Bertha Katcher to Pauline Dauere. Mort \$8,500. Apr 7. Apr 8, 1910. 10:2674. nom

*Robin av, w s, 300 n Tremont rd, 50x100, Tremont terrace. 1 Bankers Realty & Security Co to Lizzie Gewirtz. All liens. Mar 31. Apr 8, 1910. other consid and 100

*Rosedale av, No 1493, and being lots 465 and 466, blk P amended map (No 514) of Mapes estate. Robert Adelmann to Oscar A Boch of Brooklyn. Mort \$4,600. Apr 7. Apr 12, 1910. other consid and 100

Ryer av, e s, 210.3 s 184th st and 50 n line bet lots 16 and 17, and being part lot 16 map (No 315 in Westchester Co) of south part farm Peter Valentine, 50x100, vacant. Gerald C Connor to Martin A and Edw V Handy, joint tenants. Mort \$3,635. Apr 12. Apr 13, 1910. 11:3151. 100

Sedgwick av, e s, 125 n Washington Bridge Park, 25x140, and being lot 47 parcel 35 map subdivision Est Wm B Ogden at High-bridge filed May 24, 1907, vacant. Fidalina Del Genovese to Teresina Lopez. Jan 12, 1909. Apr 11, 1910. 11:2880. nom

Southern Boulevard, e s, 144.5 n 136th st, 57.9x94.11x50x123.10, vacant.

137th st, s s, 80.5 e Southern Boulevard, 50x100, vacant.
Wm McGowan and ano to Wm G Rose. Mort \$13,500. June 4, 1906. Apr 12, 1910. 10:2565. other consid and 100

Southern Boulevard, Nos 2419 and 2421, w s, 200 n 187th st, 25x98.3x24.8x102.1, two 2-sty frame dwellings. Geo E Goeller EXR Thomas Phillips to Bella A Jorn. Mort \$2,000. Apr 11. Apr 12, 1910. 11:3115. 4,100

Southern Boulevard, w s, 75 s 167th st, 50x100, vacant. Henry F A Wolf to Henry F A Wolf Co. All liens. Apr 11. Apr 13, 1910. 10:2727. nom

Southern Boulevard, No 1057 | w s, at n w s Westchester av, Westchester av, Nos 1049 and 1051 | 63.8x50x98.2x60.9, 3-sty brk hotel. Beattie Realty Co to Charles Kling. B & S. Morts \$50,000. Apr 8. Apr 13, 1910. 10:2727. other consid and 100

*Seton av, e s, 200 s Randall av, 50x100, Edenwald. Charl A Anderson to Oscar W Anderson. Apr 7. Apr 8, 1910. nom

Same property. Oscar M Anderson to Charl A Anderson. Apr 7. Apr 8, 1910. nom

*Seton av, e s, 150 s Randall av, 50x100. Carl (signs Charl) A Anderson to Josef Anderson. Apr 7. Apr 8, 1910. nom

Same property. Josef Anderson to Charl A Anderson. Apr 7. Apr 8, 1910. nom

St Anns av, No 210 s e cor 137th st, 45x103.11x45x105, 6-sty brk 137th st, No 570 | tenement and stores. Geo S Runk to Frank Aranow. All liens. Apr 8. Apr 11, 1910. 10:2549. other consid and 100

St Anns av, No 210 s e cor 137th st, 45x103.11x45x105, 6-sty brk 137th st, No 570 | tenement and stores. Frank Aranow to Geo S Runk. All liens. Apr 8. Apr 11, 1910. 10:2549. other consid and 100

*Scribner av, n s, 96.2 e Balcom av, 25x100, Westchester. Release mort. Robert Miller to John R Peterson. Apr 7. Apr 11, 1910. nom

*Same property. John R Peterson to Olof Thompson. Apr 7. Apr 11, 1910. other consid and 100

Topping av, No 1757 (Lafayette av), w s, 280 n 174th st, and being lots 13 and 14 map (No 282) of Julia Hard at Mt Hope, Tremont, 50x100, except part for av, 2-sty frame dwelling. Caryl A Montgomery to Eugene Spook, of Yonkers, N Y. Mort \$6,000. Apr 8. Apr 12, 1910. 11:2802. other consid and 100

Topping av, No 1779, w s, 100 s 175th st, 50x100, except part for av, 2-sty frame dwelling. Kate C Clark to Grace D Clark. Mort \$7,850. Jan 12. Apr 11, 1910. 11:2798. other consid and 100

Tinton av, late e s, 175 n 149th st, old line, 75 to s s 150th st Beach av | proposed x 120, vacant. Herman Lakritz to Paul-150th st | ine Cohen. Mort \$20,500. May 19, 1908. Apr 8, 1910. 10:2664. other consid and 100

Same property. Pauline Cohen to Longfellow Realty Corporation. Mort \$20,500 and all liens. Apr 7, 1910. Apr 8, 1910. 10:2664. other consid and 32,500

Tremont av, No 231, n s, 352.3 w Anthony av late Prospect av, 51x100x52x100, except part for av, 2-sty frame dwelling. Max F Schmidt to Anna J Schmidt. Mort \$5,000. Apr 5. Apr 14. 1910. 11:2809. other consid and 100

*Tremont av, n s, 82 e Taylor av, and being lot 163, map of 370 lots, McGraw Estate, Van Nest, except part for Tremont av, —x—. Rose E wife Chas E Nance to Margaretha and John Jr Kunn. Apr 7. Apr 8, 1910. other consid and 100

*Tremont rd, s s, 50 e Robin av, 100x100. Wm A Mallett to Emil Doelzer. Apr 9. Apr 11, 1910. other consid and 100

Union av, w s, 103.7 n 147th st, 117.10x100, vacant. Thomas Carroll to Chas S Carrington of Brooklyn. Q C. Apr 6. Apr 11, 1910. 10:2582. 75

Union av, w s, 221.5 n 147th st, 78.6x100, vacant. Edmund O Cox to Chas S Carrington of Brooklyn. Q C. Apr 6. Apr 11, 1910. 10:2582. 50

Union av, w s, 25 n 147th st, 78.7x100, vacant. Joseph Cucunello to Chas S Carrington of Brooklyn. All liens. Apr 11, 1910. 10:2582. nom

Van Cortlandt av | n w cor Rochambeau av, 29.2x117.11x25x Rochambeau av | 102.11, and being lot 33 same map, vacant. FORECLOS, Mar 14, 1910. Reid L Carr referee to Frank E Duffield, Jr. Apr 12, 1910. 12:3336. 1,600

Vyse av, No 1901, n w s, 190.2 n Boston rd and adjoining land heretofore sold to Wm H Ward, runs n w 150 x n e 50 x s e 150 to av x s w 50 to beginning, 2-sty frame dwelling and 2-sty frame stable in rear. Geo S Wright EXR Lavinia M Bolton to Robt Adelmann. Mort \$8,100. Apr 1. Apr 9, 1910. 11:2992. 9,600

Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. Joseph S Marcus to Ellis L Amdur. Q C. Mar 26. Apr 8, 1910. 10:2752. nom

Same property. Sarah Bernstein to same. Q C. Mar 16. Apr 8, 1910. 10:2752. nom

Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. Ellis L Amdur to Thornton Earle. Mort \$8,000 and all liens. Apr 7. Apr 8, 1910. 10:2752. nom

*Valentine av, w s, 100 n Town Dock road, being lots 264 to 268 map (No 1275) of Lohbauer Park, 125x100. Sidney B Hickox to Margt L Callaghan and Thos J Ford. Mort \$1,120. Apr 9. Apr 11, 1910. other consid and 100

Woodlawn road, w s, 75 n 208th st, 50x100, and being lots 124 and 125 map (No 1103) of 181 lots Varian estate, vacant. FORECLOS Mar 14, 1910. Reid L Carr referee to Julius Mayer. Apr 12. Apr 13, 1910. 12:3338. 2,900

Woodlawn road, w s, 125 n 208th st, 50x100, and being lots 126 and 127 same map, vacant. FORECLOS Mar 14, 1910. Same to same. Apr 12. Apr 13, 1910. 12:3338. 2,900

Woodlawn road, w s, 25 n 208th st, 50x100, and being lots 122 and 123 same map, vacant. FORECLOS Mar 14, 1910. Same to same. Apr 12. Apr 13, 1910. 12:3338. 3,000

Woodlawn road, w s, 400 n 208th st, 50x100, and being lots 137 and 138 same map, vacant. FORECLOS Mar 14, 1910. Same to same. Apr 12. Apr 13, 1910. 12:3338. 2,650



WATER-FRONT PROPERTIES

Factories, Factory Sites FLOYD S. CORBIN, 10 Wall St.

Tel., 1094 Rector

Walton av, No 1764, e s, 180.9 n 175th st, runs s 28.9 x e 85.9 x n 50.7 x w 61.9 to beginning, 2-sty frame dwelling. Release mort. Geo E Buckbee to Nathan B Levin Co. Apr 7, 1910. 11:2826.
 other consid and 100
 Same property. Nathan B Levin Co to Helen Le Roy Langridge. Mort \$5,500. Apr 7, 1910. 11:2826.

Walton av, w s, 92.7 s Tremont av, 75x100, vacant. Palisade Building Co to Wm F Gleason, of New Britain, Conn. Mort \$4,500. Apr 5, 1910. 11:2853.

Walton av, No 2267, w s, 128 s 183d st, 20x95, 2-sty brk dwelling. Bedford Park Construction Co to Our Realty Co. Mort \$7,500 and all liens. Apr 13, 1910. 11:3186.

Weeks av, No 1654, old No 1658, e s, 95 s 173d st, 20x95, 2-sty brk dwelling. Sarah Samolar to Max Steinberg. Mort \$8,500. Apr 11, 1910. 11:2792.

Weeks av, No 1646, old No 1650, e s, 175 s 173d st, 20x95, 2-sty brk dwelling. Sarah Samolar to Isaac Rosenzweig. Mort \$7,000. Apr 11, 1910. 11:2792.

Woodlawn road, w s, 450 n 208th st, 50x100. Van Cortlandt av n w cor Rochambeau av, 29.2x117.11x25x Rochambeau av | 102.11, and being lots 139, 140 and 33 map 181 lots Varian estate, vacant.

Frank E Duffield, Jr, to Robert N Quinn. Mort \$2,700. Apr 12, 1910. 12:3336.

Woodlawn road, w s, 450 n 208th st, 50x100, and being lots 139 and 140 map (No 1103) of 181 lots Varian estate, vacant. FORECLOS Mar 14, 1910. Reid L Carr referee to Frank E Duffield, Jr. Apr 12, 1910. 12:3338.

Westchester av, No 453, n s, 169.11 e Bergen av late Retreat av, 25x66, 2-sty frame dwelling store. Morris Dietsch to August W Zuber. Mort \$4,000. Apr 11, 1910. 9:2361.

*White Plains av | n w cor 226th st late 12th av, 60x125, except 226th st part for av.

White Plains av | n e cor 226th st late 12th av, 114x105, except 226th st part for av.

White Plains av | n e cor 228th st late 14th av, 114x105, except 228th st part for av.

Old Boston Post road, w s, lot 139 map of Olinville, 100.8x95x100 x86.4. Patrick Cleary to Mary L Cleary his daughter. B & S. Apr 13, 1910. 12:3336.

*White Plains road late 3d st | w s, extends from n s 224th st late 224th st 10th av to s s 225th st late 11th av, 228x103, Wakefield. James C Crawford et al to Alberto de Verastegui, of Dobbs Ferry, N Y. Apr 7, 1910. 12:3338.

3d av | n w cor 170th st, 58x91.7x53.5x87.9, except strip on n s 170th st | abt 0.10 1/4 wide, vacant; valuation \$16,500. CONTRACT to exchange for

Washington av, Nos 1314 and 1316, e s, abt 200 n 169th st, 50.10 x104, 6-sty brk tenement and store, valuation \$64,000. Mort \$40,000.

Thomas Connor with Samuel Williams. Apr 8, 1910. 11:2911 and contracts.

Walton av, No 2265, w s, 148 s 183d st, 20x95, 2-sty brk dwelling. Bedford Park Construction Co to Johanna R Ernst. Mort \$7,500 and all liens. Apr 13, 1910. 11:3186.

*5th av, w s, 100 n Nelson av, 25x100, Edenwald. Land Co D of Edenwald to Hilda C wife Rudolph Swenson. Mar 2, 1910. 12:3338.

*Lot 19 blk 18 map (No 599 in Westchester Co) of Pelham Park. Wm C Heberd et al HEIRS, &c, Matilda Heberd to Henry A Mark. All title. Q C. Apr 9, 1910. 12:3338.

*Lot 190 map of lots near Williamsbridge Station. Release mort. Ralph Hickox to Guiseppe Campanella. Mar 31, 1910. 540

*Lot 17 map (No 1061) Westchester. Nettie J Jones to Fredk L Clew and Nora C his wife as tenants by entirety. Apr 14, 1910. 12:3338.

Lot 35 map (Nos 903 or 902) of Met Real Estate Assoc, Fordham Ridge, except part taken by city. Michael H Eisman to Philip Cahill. B & S and C a G. Apr 11, 1910. 12:3304.

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 8, 9, 11, 12, 13 and 14.

BOROUGH OF MANHATTAN.

Broome st | s w cor Allen st, store and basement. Harris Fine Allen st | to Jacob Blaustein; 4 years, from May 1, 1910. Apr 12, 1910. 2:413.

Broome st | s w cor Allen st. Assign lease. Jacob Blaustein to Allen st | Ebling Brewing Co. Mar 16, 1910. 2:413.

Fulton st, No 178, 2d loft. Albert A Newman to Pass & Seymour, Inc; 5 years, from May 1, 1910. Apr 12, 1910. 1:80.

Hester st, No 25, east store. Mary Leschnik to Ignatz and Sigmund Noschkes; 4 years from May 1, 1910. Apr 14, 1910. 1:312.

James st, Nos 44 and 46, south cor Madison st, cor store. Saml Rosenberg to Emanuel Perillo; from June 1, 1910, to Apr 30, 1915. Apr 11, 1910. 1:278.

Jay st, Nos 19 to 25 | 3 lots. Jessica T Van Beuren and Greenwich st, Nos 339 to 343 | Albert J Mohlman to Louise C Mohlman widow, Brielle, N J. Mar 18, 1910. Life lease, from Feb 15, 1910. Apr 13, 1910. 1:180.

Same property. Geo A Mohlman to same. Mar 18, 1910. Life lease from Feb 15, 1910. Apr 13, 1910. 1:180.

Jay st, Nos 23 and 25 | n e cor Greenwich st, ——. 1,300 to 1,500

Greenwich st, Nos 339 to 343 | repairs, taxes, &c, and 1.00

Jay st, No 21. 1,300 to 1,500

Jay st, No 19. 1,300 to 1,500

Assign three leases. Geo A Mohlman et al to Louise C Mohlman, of Brielle, N J. All title. Apr 13, 1910. 1:180.

Ludlow st, No 67, all. Abraham Scheinberg to Abraham Shatz; 2 5-12 years, from Dec 1, 1909. Apr 13, 1910. 2:408.

Madison st, No 390, all. Estate of Hannah Michael and Samuel C Baum as TRUSTEE and INDIVID to Isaac Shatzkin; 3 yrs, from May 1, 1910. Apr 9, 1910. 1:265.

Nassau st, No 51, all. Henry Brash to Edward Wiener and Barney Greenstone; 10 years, from May 1, 1910. Apr 9, 1910. 1:64.

Oliver st, No 44, all. Morris Levy and ano to Rosa De Meo; 3 years, from Apr 1, 1910. Apr 11, 1910. 1:278.

Rutgers pl, No 12, store. Nathan Randell to Louis Meyerson and Abraham Friedman; 3 years, from Apr 15, 1910. Apr 9, 1910. 1:248.

Stone st, No 60 | store and basement. George Ehret to Bruto Pearl st, No 95 | & Jacks Restaurant & Cafe Co; 4 years, from May 1, 1910. Apr 12, 1910. 1:29.

St Marks pl, No 7, all. Meyer Mirken and Chas J Fox to Morris Stahl; 3 1-12 years, from Apr 1, 1910. Apr 13, 1910. 2:464.

3d st, No 285, n s, 146 e Av C, 21x96.2. Assign lease. Rosa Lewis to Abraham Heller. Apr 14, 1910. 2:373.

9th st, No 614 East, store and part cellar. Theresa Straukamp to Walter Mikulski; 5 years, from May 1, 1910. Apr 11, 1910. 2:391.

Little West 12th st, Nos 24 and 26, s s, 52x88.6x—x106 e s, the land. Mary C Andrews et al to The American Transfer Co; 10 years, from Apr 1, 1910. Apr 9, 1910. 2:644.

14th st, No 300, s e cor 2d av, store and basement. Louis Minsky to Nicholas and Andreas Calamaras; 10 years, from Oct 1, 1910. Apr 11, 1910. 2:455.

14th st, n s, 225 e 5th av, 25x103.3. Surrender and merger of lease. Emily O Butler, INDIVID and EXTRX Charles Butler to Frederick T Van Beuren et al. Apr 13, 1910. 3:842.

21st st, No 11 West, 3 upper floors. Herman Gordon to Elizabeth Canton; 4 9-12 years, from May 1, 1909. Apr 8, 1910. 3:823.

23d st, Nos 536 to 546 West. ground floor and part basement. Dudley T Lyall et al to Geo H Morris firm Johnson & Morris; 5 1-12 years, from Jan 1, 1910. Apr 8, 1910. 3:694.

33d st, No 203 East. Assign lease. Gustav Baumler to Eliz Maze. Apr 1, 1910. 3:914.

34th st, Nos 32 and 34 West. Assign lease. Bonwit Realty Co to Robespierre Realty & Construction Co. Apr 7, 1910. 3:835.

Same property. Assign lease. Paul J Bonwit to Bonwit Realty Co. Apr 6, 1910. 3:835.

34th st, No 200 West, Terminal Bldg, stores Nos 1 to 7 and part of No 8. Walter J Salomon to Hygrade Wine Co; 5 1/2 years from Mar 1, 1910. Apr 14, 1910. 3:783.

37th st, No 206 West. Assign lease. Wm Banks to Karsch Brewing Co of College Point, L I. Apr 12, 1910. 3:786.

38th st, No 13 West, space on 2d floor. Millius Meyer to G W Berger, Treasurer of Spencer Corset Co; 3 years, from May 1, 1910, with 2 years renewal at \$1,300 per year. Apr 12, 1910. 3:840.

39th st, No 311 West, store, basement and rear rooms on 2d floor. Elizabeth Carl to Louis Bentz; 3 1/2 years, from Nov 1, 1909. Apr 13, 1910. 3:763.

46th st, No 1, n s, 75 w 5th av, 24x63.9, all. Charles Thorley, a corpn, to Dudley T Larimore doing business as Larimore & Co; 9 years, 11 months and 29 days, from May 1, 1910, with privilege 10 years renewal. Apr 12, 1910. 5:1262.

49th st, No 57 West, Consent to assign lease. TRUSTEES of Columbia College in City of N Y to Johanna R Linsly. Apr 7, 1910. 5:1265.

Same property. Assign lease. Johanna R Linsly to Ethel C Remington. Apr 8, 1910. 5:1265.

89th st, Nos 123 and 125 West, 50x100.8, all. Francis J Welton to Chas J Fendt and James R Valentine doing business as Bonavista Stable Co; 5 years, from May 1, 1909, privilege of 5 years renewal at \$6,500 per year. Apr 13, 1910. 4:1220.

98th st, Nos 330-334 East, 65x96, all. Anthony Poth and ano EXRS Benj Poth to Gluckstern & Schwartz Co, a corpn; 5 years, from Mar 1, 1910, with 5 years renewal. Apr 12, 1910. 6:1669.

106th st, No 415 East, all. Antonio Caggiano to Vincenzo Colantonio; 3 years, from May 1, 1910. Apr 12, 1910. 6:1700.

117th st, Nos 441 to 445 East, store. Hyman Levin to Carmela Caggiano; 5 years, from July 1, 1909. Apr 11, 1910. 6:1711.

117th st, Nos 441 to 445 East, Assign lease. Carmela Caggiano to Guiseppe Piersanti. Mar 31, 1910. 6:1711.

125th st, No 188 East, store and basement. Margt G Kopper to John Panos and Samuel Malekotses; from Aug 1, 1910, to May 1, 1915. Apr 11, 1910. 6:1773.

133d st, No 173 W n e cor 7th av, 5-sty building. Patrick Oates 7th av, No 2261 | to Jerome B Buese; 5 years, from May 1, 1910. Apr 12, 1910. 7:1918.

Av A, No 1440, north store. John G Bauer to William Matejka; 2 years, from July 1, 1910. Apr 12, 1910. 5:1488.

Av B, No 285, store and cellar. George Merz to John Semler; 5 years, from May 1, 1910. Apr 12, 1910. 3:984.

Amsterdam av, No 300, store and basement. William Sporb to Abraham Reineman; 3 4-12 years from May 1, 1912. Apr 14, 1910. 4:1166.

Amsterdam av, No 168, south store. Gustav Seuffer to Robt Wigger; 5 years from May 1, 1910. Apr 14, 1910. 4:1159.

Broadway, s e cor 38th st, ——. leasehold. Agreement as to ratification of lease. Herman Wronkoff with Rice Electric Display Co and The O J Gude Co. Apr 11, 1910. Apr 13, 1910. 3:813.

Columbus av, Nos 900 to 906 | n w cor 104th st, 37x101.10, all. 104th st | Danl Buckley to Henry C F and Chas F Gossler; 15 years, from May 1, 1910. Apr 13, 1910. 7:1859.

Columbus av, Nos 900 and 902. Leasehold. Release mort. The J Chr G Hupfel Brewing Co to Henry C F Gossler. Apr 7, 1910. 7:1859.

NORWOOD LONG ISLAND CITY

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

Same property. Surrender lease. Henry Gossler (signs H C F Gossler) and Chas F Gossler to Daniel Buckley. Apr 7. Apr 11, 1910. 7:1859. ... Lenox av, No 619 s w cor 141st st, store and part basement. 141st st | J Frederick Menke to Diedrich Muller; 5 years, from Apr 1, 1910. Apr 12, 1910. 7:2009...1,300 to 1,500

Albany av, No 34, Kingsbridge, store, cellar and 5 rooms on second floor. Guiseppa Guadagno to Alfonso Bisogno; 2 years, from May 1, 1907 (with renewal at 660). Apr 8, 1910. 12:3267.....600 Bathgate av, No 2283, store, &c. Leonord S McLaine to Bernard Munday; 5 years, from May 1, 1910. Apr 13, 1910. 11:3050. ... Bathgate av, No 2087, all. John Clune to Mary E Clune Harkins; 20 years, from May 1, 1910. Apr 11, 1910. 11:3046.....360

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

BOROUGH OF THE BRONX.

133d st, s s, 150 w Alexander av, 50x150, all. Christian A Jacobs to Behning Piano Co; 10 years, from May 1, 1909. Apr 13, 1910. 9:2308.7,000 to 8,000 148th st, No 260 East, s w cor Morris av, all. John and Mathias Haffen to Roger Di Pasca; 5 years, from May 1, 1910. Apr 9, 1910. 9:2336.1,860

BOROUGH OF MANHATTAN.

Alexander, Abraham to Alfred L Rheinhold. 112th st, No 257, n s, 193.9 e 8th av, 31.3x100.11. Prior mort \$35,000. Mar 8. 1 year, 6%. Apr 9, 1910. 7:1828.1,000 American Female Guardian Society and Home for the Friendless with Mary B D Caldwell. 82d st, No 144 West. Extension of \$17,000 mort until Mar 14, 1913, at 4 1/2%. Mar 1. Apr 14, 1910. 4:1212.nom

OTTO G. LINDBERG,

Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK

ENGINEERING AND GENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

Berliant Realty Co and Henry Feldmann with Chas Cahn. 7th st, No 67, n s, 275 w 1st av, 25x92.6. Subordination agreement. Apr 11, 1910. 2:449.

Berlin, Saml A and Bernard or Bernhard Trosky to Eliz H Gates. Broome st, Nos 334 and 336, n s, 69.8 e Bowery, 40x93.8. Mar 28, 5 years, 5%. Apr 12, 1910. 2:424.

Breimer, Henry to Fred Kalb. 8th av, No 2494, e s, 50 n 133d st, 25x100. Prior mort \$20,000. Apr 11, 3 years, 6%. Apr 12, 1910. 7:1939.

Bendien, Geo to Isidor Blumenkrohn. Amsterdam av, Nos 1292 and 1294, w s, 40.11 s 124th st, 40x100. Prior mort \$48,000. Apr 11, 1910, 3 years, 6%. 7:1978.

Burns, William to Robert Graves et al exrs Margt J P Graves. Weehawken st, No 13, n e cor Christopher st, No 185, runs e 30.5 x n 63.9 x w 12.1 to Weehawken st x s 65.11 to beginning. Apr 8, 1910, 5 years, 4 1/2%. 2:636.

Broadway & 43d St Building Co to TITLE GUARANTEE & TRUST CO. Broadway, Nos 1482 to 1490, s e cor 43d st, Nos 144 to 156, runs e 193.9 x s 100.5 x w 165.9 to Broadway x n 104.3 to beginning. Leasehold. Prior mort \$500,000. Feb 1, due Feb 1, 1922, 6%. Apr 8, 1910. 4:995.

Blum, Albert L with BANK FOR SAVINGS in City of N Y. Morningside av East, s e cor 117th st, No 368, 27.7x100x27.5x100. Extension of \$31,000 mort until May 27, 1915, at 4 1/2%. Mar 30, Apr 8, 1910. 7:1943.

BANK FOR SAVINGS in City of N Y with Ana Pomares. 78th st, No 136, s s, 375 w Columbus av, —x—. Extension of \$12,500 mort until Apr 5, 1913, at 4 1/2%. Apr 4, Apr 8, 1910. 4:1149.

Bohemian-American Workingsmens Gymnastic Assoc (Sokol), a corpn, to Bernheimer & Schwartz Pilsener Brewing Co. 73d st, s s, 373 e Av A, 75x93.4. Prior mort \$7,500. Apr 7, 3 years, 6%. Apr 8, 1910. 5:1484.

Bigelow, Warren, trustee and Maddelena Cellilo to LAWYERS TITLE INSURANCE & TRUST CO. Baxter st, Nos 38 and 40, w s, 70.3 s Leonard st, 35x90. Apr 8, 1910, 5 years, 5%. 1:166.

Bigelow, Warren as trustee under deed of trust and Henry de F Weekes with LAWYERS TITLE INSURANCE & TRUST CO. Baxter st, Nos 38 and 40. Subordination agreement. Apr 8, 1910. 1:166.

Becker, John to BOWERY SAVINGS BANK. 13th st, No 524, s s, 320 w Av B, 25x103.3. Apr 7, 3 years, 4 1/2%. Apr 8, 1910. 2:406.

Bonwit Realty Co to Robespierre Realty & Construction Co. 50th st, Nos 224 to 232 on map No 230, s s, 250 e 8th av, 75x100.5. P.M. Prior mort \$135,000. Apr 7, 5 years, 6%. Apr 8, 1910. 4:1021.

Broadway & Forty-Third Street Building Co to TITLE GUARANTEE & TRUST CO. Broadway, s e cor 43d st, —x—. Leasehold. Certificate as to mort for \$600,000. Jan 29. Apr 8, 1910. 4:995.

BANK FOR SAVINGS in city N Y with Sadie Bonwit. Park av, No 1126. Extension of \$35,000 mort until Apr 4, 1915, at 4 1/2%. Mar 10. Apr 8, 1910. 5:1502.

Blanchard (J F) Co to UNION EXCHANGE NATIONAL BANK of N Y. Certificate as to mort for \$30,000 on land in Long Island City. Apr 8, 1910. (File).

Bennet, Wm S to Jennie Silverman. 3d av, No 1674, w s, 25.5 s 94th st, 26x100. Apr 2, 1 year, 6%. Apr 13, 1910. 5:1522.

City of New York to Louis W Rice, care Hugo S Mark, No 5 Beekman st. Transfer of tax lien for years 1871 to 1907. Assessed to unknown. Lot 57 1/2 on West End av, w s, bet 91st st and 92d sts. Oct 14, 1909, 3 years, without interest. Apr 8, 1910. 4:1251.

Christman, Chas A to DRY DOCK SAVINGS INSTITUTION. 8th av, Nos 680 to 686, n e cor 43d st, Nos 259 to 265, 75.3x100. Apr 8, 1910, due, &c, as per bond. 4:1015.

Castellano, Ernesta to MAIDEN LANE SAVINGS BANK. 102d st, No 320, s s, 300 w 1st av, 25x100.11. Apr 2, due, &c, as per bond. Apr 8, 1910. 6:1673.

Same and Herman and John Ahrens with same. Same property. Subordination agreement. Apr 2. Apr 8, 1910. 6:1673.

City of N Y to Henry Neugass of 415 W 145th st. Transfer of tax lien for year 1904 assessed to Mary A McBride. Lot 7 on Gansevoort st, s s, bet Greenwich and Hudson sts. June 17, 1909, 3 years, 7 1/2%. Apr 9, 1910. 2:627.

Corlears Realty Co to Annie Cohen. Convent av, No 8, w s, 60.3 n 127th st, 20.1x46.6x19.9x47.2. Prior mort \$6,500. Feb 14, due, &c, as per bond. Apr 9, 1910. 7:1967.

Corlears Realty Co to Annie Cohen. Convent av, No 10, w s, 80.4 n 127th st, runs w 46.6 x n 9.10 x n 10.11 x e 48.1 to av x s 20.1 to beginning. Prior mort \$6,500. Feb 14, due, &c, as per bond. Apr 9, 1910. 7:1967.

Chodorov, Keba to Paul Hellingner. Bleecker st, Nos 17 and 19, n s, 210 w Bowery, 40x65.4x40x63.8. Prior mort \$—. Apr 1, 1 year, 6%. Apr 11, 1910. 2:529.

City of New York to Anna E Haas, of 19 W 130th st. Transfer of tax lien for years 1873 and 1907. Assessed to unknown. Lot 12 1/2 on 33d st (rear), n s, bet 9th and 10th avs. June 17, 1909, 3 years, 10%. Apr 11, 1910. 3:731.

City of New York to Anna E Haas, of 19 W 130th st. Transfer of tax lien for year 1905. Assessed to L C Ledyard. Lot 55 on 36th st (rear), s s, bet 3d and Lexington avs. July 1, 1909, 3 years, 7 1/2%. Apr 11, 1910. 3:891.

City of New York to Anna E Haas, of 19 W 130th st. Transfer of tax lien for years 1894 to 1907. Assessed to Geo F Johnson. Lot 40 on 1st st, n s, bet Bowery and 2d av. June 17, 1909, 3 years, 6 3/4%. Apr 11, 1910. 2:457.

City of New York to Anna E Haas, of 19 W 130th st. Transfer of tax lien for years 1890 and 1907. Assessed to W A King. Lot 73 on Greenwich st, s w cor Spring st. June 17, 1909, 3 years, 7 1/4%. Apr 11, 1910. 2:595.

City of New York to Anna E Haas of 19 W 130th st. Transfer of tax lien for year 1891. Assessed to Alice B Slade. Lot 36 on 22d st, n s, bet 9th and 10th avs. June 17, 1909, 3 years, 7 3/4%. Apr 11, 1910. 3:720.

Campbell, Christopher F to Society for the Prevention of Crime. 109th st, No 129, n s, 280 e Park av, 25x100.11. P.M. Apr 12, 1910, 3 years, 5%. 6:1637.

Campbell, Christopher F to Lewis Krulewitch. 109th st, No 129, n s, 280 e Park av, 25x100.11. P.M. Prior mort \$22,000. Apr 12, 1910, 1 year, 6%. 6:1637.

Colantonio, Vincenzo and Maria to Kips Bay Brewing & Malting Co. 106th st, No 415 East. Saloon lease. Apr 1, demand, 6%. Apr 12, 1910. 6:1700.

Cohen, Joseph to Henrietta Katz. 53d st, No 238, s s, 190 w 2d av, 20x100.5. Prior mort \$10,000. Apr 11, 3 years, 6%. Apr 12, 1910. 5:1326.

Criterion Construction Co to Fay Realty Co. 26th st, Nos 161 and 163, n s, 144 e 7th av, 44x107.6. P.M. Prior mort \$65,000. Apr 11, 2 years, 6%. Apr 12, 1910. 3:802.

Cohn, Eliza to Lillian Chaucer. Monroe st, Nos 237 and 239, n s, 239.6 e Scammel st, runs n 95.1 x w 48 x s 95.5 to st, x e 48 to beginning. Prior mort \$70,000. Mar 1, 3 years, 6%. Apr 13, 1910. 1:266.

Carnegie Construction Co to METROPOLITAN LIFE INS CO. 111th st, s s, 158.4 e Broadway, 2 lots, each 83.4x100.11. Two morts, each \$200,000. Apr 12, due Apr 1, 1920, 6%, until completion of buildings, 5 1/2% until Apr 1, 1915, and 5% thereafter. Apr 13, 1910. 7:1882.

Same to same. Same property. Two certificates as to above morts. Apr 12. Apr 13, 1910. 7:1882.

Cohen, Bertha, doing business as "Mme Bertha" to John Berg. 3d av, No 1012, w s, 20.5 n 60th st, 20x55. Leasehold. Dec 1, 1909, demand, 6%. Apr 14, 1910. 5:1395.

Cummings, Geo P to Frances A Reynolds. 129th st, No 147, n s, 291.8 e 7th av, 16.8x99.11. P.M. Apr 14, 1910, 3 years, 5%. 7:1914.

Corn Exchange Realty Co to Sara Dahlmann. 211th st, c 1, 275 e 9th av, 25x118.2x—x116.5, except part for st. P.M. Apr 14, 1910, 3 years, 5%. 8:2191.

Chaimowitz, Jacob to LAWYERS TITLE INS & TRUST CO. Rivington st, Nos 255 to 257 1/2, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60. Apr 14, 1910, 5 years, 5%. 2:333.

Carnegie Construction Co to Sheldon B Shaw. 111th st, s s, 158.4 e Broadway, 166.8x100.11. P.M. Prior mort \$400,000. Nov 2, 1909, 1 year, 6%. Apr 14, 1910. 7:1882.

De Luise, Domenick to Angelo D'Antuoni. 117th st, No 409, n s, 127.4 e 1st av, 16.8x100.11. P.M. Prior mort \$6,000. Apr 7, 2 years, 6%. Apr 8, 1910. 6:1711.

Degelman, John H to Andrew Davey. 3d av, Nos 2231 and 2233, s e s, 50.5 s w 122d st, runs s w 75.8 x s e 105.6 x e 31.7 x n e 5.3 x n w 25 x n e 100.11 to s s 122d st x n w 5 x s w 50.5 x n w 100 to beginning. P.M. Prior mort \$130,000. Apr 7, 4 years, 6%. Apr 8, 1910. 6:1786.

de Jonge, Charles E to TITLE INSURANCE CO of N Y. 46th st, No 424, s s, 350 w 9th av, 25x97.3. Apr 11, 1910, 5 years, 4 1/2%. 4:1055.

Doelger, Peter to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 411, n w cor 24th st, Nos 345 and 347, 24.9x100. P.M. Apr 12, 1910, 5 years, 4 1/2%. 3:930.

Di Georgio, Salvatore to Joseph Doelgers Sons. Mulberry st, No 83. Saloon lease. Feb 8, demand, 6%. Apr 12, 1910. 1:199.

Davis & Lawrence Co to BANK FOR SAVINGS in City N Y. Christopher st, Nos 10 and 12. Extension of \$30,000 mort until Apr 11, 1913, at 4 1/2%. Apr 6. Apr 13, 1910. 2:593.

EMIGRANT INDUSTRIAL SAVINGS BANK with Louis Solinsky. Av A, Nos 195 and 197, and 12th st, Nos 441 to 445 East. Extension of \$85,000 mort until Oct 16, 1915, at 5%. Mar 24. Apr 14, 1910. 2:440.

Eytange, Viola P dividind and trustee for and Annie C Parker to UNION DIME SAVINGS BANK. West End av, No 157, w s, 87.4 s 72d st, 17x100. Apr 11, due, &c, as per bond. Apr 13, 1910. 4:1183.

Ellison, Adolph S with Moses Goldsmith. 101st st, No 133 West. Extension of \$20,000 mort until May 4, 1913, at 5%. Apr 8. Apr 11, 1910. 7:1856.

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Joseph and Frank Goodman. 8th av, Nos 681 to 685. Extension of \$125,000 mort until Jan 1, 1915, at 5%. Apr 8. Apr 12, 1910. 4:1034.

Elias (Henry) Brewing Co with BOWERY SAVINGS BANK. 1st av, No 552. Extension of \$15,000 mort until June 30, 1915, at 4 1/2%. Apr 2. Apr 12, 1910. 3:963.

Entz, Mary L to N Y LIFE INS & TRUST CO. Madison av, No 1065, e s, 56.7 s 81st st, 20x85. Prior mort \$—. Apr 8, 1910, 3 years, 4 1/2%. 5:1492.

Forlenza, Nunzianto to Michl N Salmore. Centre Market pl, No 7, Prior mort, \$—. Mar 8, demand, 6%. Apr 8, 1910. 2:471.

Fox, Bernard with Oscar A, Antoinette and Fanny Faulborn. 107th st, No 166, s s, 167.9 w 3d av, 28.3x100.11. Extension of \$2,500 mort until Sept 7, 1911, at 6%. Apr 7. Apr 8, 1910. 6:1634.

Fitzmaurice, Michael T to John McKee. 138th st, No 315, n s, 155 e Edgecombe av, 17.6x99.11. Prior mort \$11,000. Apr 8, 1910, due, &c, as per bond. 7:2041.

Fisher (Geo A) Co to Caroline Ahrens. Audubon av, No 93, w s, 25 s 170th st, 25x100. P.M. Apr 11, due, &c, as per bond. Apr 12, 1910. 8:2126.

Falconer, Wm H to MUTUAL LIFE INSURANCE CO of N Y. 41st st, Nos 310 and 312, s s, 125 e 2d av, 32x88.9x35.1x74.3; 41st st, Nos 322 and 324, s s, 221 e 2d av, 32x98.9; 41st st, No 334, s s, 317 e 2d av, 32x98.9. Apr 11, due, &c, as per bond. Apr 12, 1910. 5:1333.

Felstiner, Moritz and Bernard Turkel to Peter Donald. 103d st, No 52, s s, 260 w Park av, 40x100.11. Apr 11, 5 yrs, 5%. Apr 12, 1910. 6:1608.

Falconer, Wm H to MUTUAL LIFE INSURANCE CO of N Y. 13th st, Nos 230 and 232, s w s, 132.7 s e Greenwich av, runs s e 40 x s w 51 x n w 20 x w 2 x n 20 x n e 2 x n 20 x e 20 x — 8.8 to beginning. Apr 11, due, &c, as per bond. Apr 12, 1910. 2:617.

Flomenhaft, Kalman to Herman Flomenhaft. Mangin st, No 69, w s, 100 s Rivington st, 25x99. P.M. Prior mort \$—. Apr 14, 1910, installs, 6%. 2:323.

Frank, Julius J and Henry S Herrman, exrs Simon Adler with Samuel Hanes. Lexington av, No 1701, e s, 46.11 s 107th st, 27x82.9. Extension of \$2,000 mort until Oct 13, 1913, at 6%. Apr 7. Apr 14, 1910. 6:1634.

Folsom, Lydia F wife Wm H to Fredk A Schermerhorn, trustee Adeline E Schermerhorn. 62d st, No 57, n s, 222.4 w Park av, 13.9x100.5. Apr 14, 1910, 3 years, 4 1/2%. 5:1288.

Fisher, L Emily to LAWYERS TITLE INS & TRUST CO. 23d st, No 349, n s, 75 w 1st av, 22x78.5, 5 years, 5%. Apr 14, 1910. 3:929.

JOHN C. ORR CO., India, Java and Huron Sts., and East River SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 G. endpoint

Fath, Herman to Maria Ruff. 83d st, No 216, s s, 228.9 e 3d av, 25.5x102.2. P M. Prior mort \$18,000. Apr 12, 5 years, 6%. 9,000
Apr 13, 1910. 5:1528.
Felstiner, Moritz and Abraham I Spiro with Peter Donald. 103d st, No 52 East. Subordination agreement. Apr 12. Apr 13, 1910. 6:1608. nom
Gilbert Realty Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$3,500 on land in Queens Borough. Apr 4, 1910. Apr 13, 1910.
Geiler, Fredk, of Alberta, Canada, Jos Geiler, of Spokane, Wash, and Max F Jr, Walter F J, Wm and Max Geiler and Theresa Reardon, all of New York, to TITLE GUARANTEE & TRUST CO. 93d st, No 124, s s, 233.4 e Park av, 16.8x100.11. Mar 22, due, &c, as per bond. Apr 13, 1910. 5:1521. 7,000
GREENWICH SAVINGS BANK with Wm T Koch. Erduin Von der H Koch and Adolph Riesenber. 125th st, Nos 35 to 43 West. Extension of \$100,000 mort until May 18, 1913, at 4½%. Apr 9. Apr 13, 1910. 6:1723. nom
Gabriel, Abraham to Edw A Le Roy Stewart, exr Helen L R Stewart. 150th st, Nos 304 to 310, s s, 100 w 8th av, 100x99.11. Prior mort \$101,000. Mar 31, installs, 6%. Apr 14, 1910. 7:2045. notes 2,500
Getskay, Isaac M to Gustavus L Lawrence. 181st st, s e cor Fort Washington av, runs e 140.6 x s 150 x w 32 x s 10 x w 100 to av x n 173.10 to beginning. P M. Prior mort \$105,000. Apr 14, 1910, due, &c, as per bond. 8:2176. 52,000
Goldberg, Manuel to Realty Mortgage Co et al. Riverside Drive, n e cor 150th st, 103.7x125x99.11x96.10. Prior mort \$40,000. Apr 8, due, &c, as pre bond. Apr 12, 1910. 7:2097. 25,000
Goldbaum, Gershon and Saml D Douglas with UNION TRUST CO. 73d st, No 308 East. Subordination agreement. Apr 11. Apr 12, 1910. 5:1447. nom
Goldmann, Isabelle L wife Frank J Goldman to T O'Connor Sloane. 5th av, Nos 1360 to 1366, n w cor 113th st, Nos 1 and 3, 100.10 x 120. Jan 15, due, &c, as per bond. Apr 12, 1910. 6:1597. 1,500
Greenwood, Langdon to TITLE GUARANTEE & TRUST CO. 43d st, No 202, s s, 60 w 7th av, or Broadway, 20x60.5; also ½ part of Broadway, No 1491 or 7th av, s w cor 43d st, No 200, 20.5x 60. Apr 12, 1910, due, &c, as per bond. 4:1014. 80,000
Gaston Construction Co to Wilson M Powell. 79th st, n s, 223 e Av A, 90x102.2. Apr 8, 1 year, 5½%. Apr 11, 1910. 5:1576. 50,000
Same to same. Same property. Consent to above mort. Apr 8. Apr 11, 1910. 5:1576.
Same to same. Same property. Certificate as to above mort. Apr 8. Apr 11, 1910. 5:1576.
Gay, Augusta M to Anna A Owen and ano. 23d st, No 226, s s, 275 w 2d av, 16.8x98.9. P M. Mar 28, due Apr 11, 1915, 5%. Apr 11, 1910. 3:903. 13,200
Goldbaum, Gershon to UNION TRUST CO. 73d st, No 228, s s, 150 w 2d av, 25x102.2. Apr 11, 1910, 5 years, 4½%. 5:1447. 11,000
Goldberg, Abraham to TITLE INSURANCE CO of N Y. Amsterdam av, No 734, s w cor 96th st, No 200, 25.8x89.9. Apr 11, 1910, 5 years, 4½%. 4:1243. 40,000
Goodman, Frank and Joseph to EQUITABLE LIFE ASSUR SOC of the U S. 8th av, Nos 681 to 685, n w cor 43d st, Nos 301 to 305, 60x100. Equal lien with mort dated Jan 16, 1906. Apr 8, 1910, due Jan 1, 1915, 5%. 4:1034. 20,000
Goshen Savings Bank with Geo J Jackson. 78th st, No 162 West. Extension of \$19,500 mort until Feb 17, 1915, at 5%. Feb 28. Apr 8, 1910. 4:1149. nom
Hennessy Realty Co to Susan Mount. 107th st, s s, 100 w Amsterdam av, 50x100.11. P M. Apr 7, 1 year, 5%. Apr 8, 1910. 7:1879. 36,000
Hunt, Lizzie N of Nyack, N Y to Frank P Hunt. 116th st, No 156, s s, 66.8 e Lexington av, 16.8x100.11. Prior mort \$10,000. Apr 12, 1910, due, &c, as per bond. 6:1643. 1,500
Herter, Albert to Scholle Brothers, a co-partnership. 32d st, No 9, n s, 220 w Madison av, 25x98.9. Apr 12, 1910, 5 years, 4%. 3:862. 20,000
Herman, Dora C to Louise Constable. Madison av, No 1782, s w cor 117th st, No 26, 25.11x90. Apr 12, 1910, due May 1, 1915, 4½%. 6:1622. 38,000
Hoeffer, Lena W to Stephen Duncan. Broadway, No 3478, s e cor 142d st, No 558, 20x70. Apr 12, 1910, 5 years, 4½%. 7:2073. 22,000
Henschel, Lina to Joseph Hesdorfer. 115th st, No 122, s s, 375 w Lenox av, 25x100.11. Apr 12, 1 year, 5%. Apr 13, 1910. 7:1824. 1,000
Herzenberg, Annie to Patrick Flynn. 35th st, No 447, n s, 537.6 w 9th av, 25x98.9. Prior mort \$—. Apr 7, due June 30, 1911, 6%. Apr 13, 1910. 3:733. 4,000
Hanes, Saml with Louise Constable et al exrs Fredk A Constable. Lexington av, No 1701, e s, 46.11 s 107th st, 27x82.9. Extension of \$17,000. Mort until Oct 13, 1913, at 5%. Jan 15. Apr 13, 1910. 6:1634. nom
Hendricks, Harmon W trustee Fanny Hendricks for benefit Blanche Hendricks with Chas L Smith of South Orange, N J. Madison av, No 692, w s. Extension of mort for \$25,000 to Nov 21, 1912, at 5%. Apr 11. Apr 13, 1910. 5:1377. nom
Hopkins, Emily B widow to Fredk A Clark. 70th st, No 16, s s, 95 w Madison av, 17.6x100.5. Apr 11, due, &c, as per bond. Apr 14, 1910. 5:1384. 50,000
Hammond, Mary S wife Ogden H Hammond to Jane S Davis. 70th st, No 30, s s, 100 e Madison av, 25x100.5. P M. Mar 19, due, &c, as per bond. Apr 14, 1910. 5:1384. 55,000
Heller, Abraham to Rosa Lewis. 3d st, No 285, n e s, 146 s e Av C, 21x92.6. Leasehold. Apr 14, 1910, due, &c, as per bond. 2:373. 1,200
Hess, Chas E to Claudia B Stone. 111th st, Nos 125 to 135, n s, 229.11 w St Nicholas av, 105x100.11. P M. Apr 14, 1910. 5 years, 4½%. 7:1821. 60,000
Isson, Paul to Bluthenthal & Bickart, Inc. Murray st, No 34. Store lease. Apr 8, installs, 6%. Apr 9, 1910. 1:126. 2,000
Jupiter Realty Co to Gotham Mortgage Co. 74th st, No 328, s s, 275 e 2d av, 25x102.2. Prior mort \$14,000. Apr 12, 1910, 1 year, 6%. 5:1448. 2,500
Klausner Rachel to Jonah J Goldstein. Henry st, No 29, n s, 174.10 e Catharine st, 25x100. Apr 7, 3 years, 6%. Apr 11. 1910. 1:280. 2,000

Kraus, Philip to David J King et al, exrs, &c, Edw J King. 111th st, Nos 121 and 123, n s, 392 e 7th av, two lots, each 17x100.11. Two P M morts, each \$8,000. Apr 14, 1910, 3 years, 4½%. 7:1821. 16,000
Kraus, Philip to David J King et al, exrs, &c, Edw J King. 111th st, No 139, n s, 250 e 7th av, 18.6x100.11. P M. Apr 14, 1910, 3 years, 4½%. 7:1821. 8,000
KINGS COUNTY SAVINGS INSTITUTION with Henry Schultz. 72d st, No 417, n s, 325 w Av A, 25x102.2. Declaration and agreement as to morts for \$18,000. Mar 30. Apr 14, 1910. 5:1467.
Kaufman, Morris to Isaac L Kip and ano, exrs, &c, Cornelia B Kip. 146th st, Nos 550 and 552, s s, 125 e Broadway, two lots, each 37.6x99.11. Two P M morts, each \$40,000. Apr 13, 3 years, 5%. Apr 14, 1910. 7:2077. 80,000
Same and TWENTY-THIRD WARD BANK of City N Y with same. Same property. Two subordination agreements. Apr 13. Apr 14, 1910. 7:2077. nom
Kahn, Arienna M to Saml Rodt and ano. Christopher st, Nos 114 and 116, s s, 85.2 e Bedford st, runs s e 50.10 x s 97.10 x w 32.3 x n 8.9 x n w 18 x n 95.8 to beginning. P M. Prior mort \$48,000. Apr 1, 5 years, 6%. Apr 14, 1910. 13,500
Koppelman, Beckie to Abraham Reich. Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8. Oct 19, demand, 6%. Apr 13, 1910. 2:334. 600
Klingenstein, Jacob with Lawyers Mortgage Co. 112th st, No 324, s s, 300 e 2d av, 25x100.11. Agreement as to share ownership in mort. Apr 9. Apr 12, 1910. 6:1683. nom
Kashowitz, Joseph to TRUST CO OF AMERICA, exr, &c, Josephine B Chambers. Madison st, Nos 287 and 289, n s, 92.1 w Montgomery st, 43x100. Apr 12, 5 years, 4½%. Apr 13, 1910. 1:269. 50,000
Loth, Bernard to Geo S Runk. Fort Washington av, w s, 2,003.5 n 181st st, 100x218 to Northern av, 100x217. Apr 12, 1910, 3 years, 5%. 8:2179. 35,000
Lawyers Mortgage Co with Sarah Bernstein. 115th st, No 22 East. Extension of mort for \$20,000 to Mar 28, 1915, at 5%. Mar 2. Apr 12, 1910. 6:1620. nom
Lawyers Mortgage Co with Abraham Fine. 112th st, No 335 East. Extension of \$18,000 mort until Mar 28, 1915, at 5%. Mar 23. Apr 12, 1910. 6:1684. nom
Lowenfeld, Josephine wife Charles Lowenfeld with Trustees of Congregation Shearith Israel. Stanton st, No 102, e s, 25x100. Extension of \$23,000 mort until Mar 27, 1915, at 5%. Apr 5. Apr 11, 1910. 2:329. nom
Lawyers Mortgage Co to NEW YORK LIFE INSURANCE CO. Central Park West, No 302, s w cor 91st st, No 2, 100.8x100. Agreement as to share ownership in mort. Apr 6. Apr 11, 1910. 4:1204. nom
Lipkowitz, Jacob D to Margt Conway. Av A, No 1648, e s, 48.10 s 87th st, 15.7x81x14.10x81. Apr 12, 1910, 5 years, 5%. 5:1583. 7,500
Levy, Rachel, wife Jacques to NEW YORK SAVINGS BANK. 97th st, No 131, n s, 508 e Amsterdam av, 16x100.11. Apr 11, 1910, due, &c as per bond. 7:1852. 10,000
Lewis, Israel to Mary Ferguson. 17th st, No 421, n s, 250 w 9th av, 25x92. Apr 7, 3 years, 5%. Apr 8, 1910. 3:715. 22,000
Same and Nathan Kirsh with same. Same property. Subordination agreement. Apr 7. Apr 8, 1910. 3:715. nom
Lewis, Israel to Estella S Horkheimer. 17th st, No 423, n s, 275 w 9th av, 25x92. Apr 7, 5 years, 5%. Apr 8, 1910. 3:715. 22,000
Same and Nathan Kirsh with same. Same property. Subordination agreement. Apr 7. Apr 8, 1910. 3:715. nom
Levine, Jacob B and Max Posner to BOWERY SAVINGS BANK. 119th st, Nos 523 to 533, n s, 323 e Pleasant av, 150x100.10. Mar 31, 5 years, 4½%. Apr 8, 1910. 6:1816. 27,500
Levine, Jacob B and Max Posner to Cath W Hochstaetter. 119th st, Nos 523 to 533, n s, 323 e Pleasant av, 150x100.10. Prior mort \$—. Apr 8, 1910, 3 years, 6%. 6:1816. 9,000
Lehr, Edward to Leo Benjamin. 1st av, No 1488, e s, 76.7 s 78th st, 25.6x59.7x25.11x65.5. Prior mort \$10,000. Apr 7, 2 years, 6%. Apr 8, 1910. 5:1472. 4,000
Ludin, John E, Jules F and Eugene C to Jeanie L Musgrave. 26th st, No 326, s s, 500 e 9th av, 25x98.9. P M. Mar 18, 5 years, 5%. Apr 13, 1910. 3:749. 17,500
Lamprecht, Anna, widow and devisee Hugo Lamprecht to BOWERY SAVINGS BANK. 120th st, No 514, s s, 195 e Pleasant av, 20x100.5. Apr 13, 1910, 1 year, 4½%. 6:1816. 1,300
LAWYERS TITLE INS & TRUST CO with Hermina Schlieff. 120th st, No 219 West. Extension of \$20,000 mort until May 19, 1915, at 5%. Apr 14, 1910. 7:1926. nom
LAWYERS TITLE INS & TRUST CO with Rachel Goldstein. 117th st, No 139 West. Extension of mort for \$22,000 to May 23, 1913, at 5%. Mar 23. Apr 14, 1910. 7:1902. nom
LAWYERS TITLE INS & TRUST CO with Jacob Lippmann. Bayard st, Nos 94 and 96, n w cor Mulberry st, Nos 71 and 71½. 52.2x74.6. Extension of \$48,000 mort until Apr 22, 1913, at 5%. Apr 1. Apr 14, 1910. 1:199. nom
Marshall, Wilson of Bridgeport, Conn, with Baruch Kahn. Waverly pl, No 202, w s, 20 s Charles st, 18.10x75. Extension of mort for \$7,000 to Jan 1, 1913, at 5%. Dec 21, 1909. Apr 14, 1910. 2:611. nom
Mayo, Clayton to Robt C Ogden and ano. Fort Washington av, e s, being parcel Q map Lucius Chitenden, runs s e 304.8 x n e 109.10 x n w — to av x s 123 to beginning. Mar 1, 1 year, 6%. Apr 12, 1910. 8:2180. 20,000
MacRae, Emma F wife of and Thomas Harriet M Bentley. 73d st, No 271, n s, 118 e West End av, 18x102.2. P M. Apr 14, 1910, due Mar 23, 1915, 4½%. 4:1165. 22,500
Mundt, Arthur M with Barnet Appel. 9th st, No 635 East. Extension of \$3,500 mort until Jan 1, 1913, at 6%. Apr 14, 1910. 2:392. nom
Mattes, Wm F to Geo Ehret. 3d av, No 1884, n w cor 104th st, Nos 185 and 187, 22x71.8. P M. Apr 13, 1910, 1 year, 5%. 6:1632. 35,000
Mikulski, Walter to Lion Brewery. 9th st, No 614 East. Saloon lease. Apr 4, demand, 6%. Apr 11, 1910. 2:391. 1,500
Mooney, John J to Fredk J Feuerbach. Vermilyea av, w s, 150 n Academy st, 75x150. Prior mort \$6,000. Apr 12, 1 year, 6%. Apr 13, 1910. 8:2234. 3,600

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

Mann, Max to VAN NORDEN TRUST CO. Forsyth st, No 188, e s, 75 s Stanton st, 25x100; Av C, No 202, e s, 51.9 n 12th st, 25.9x62.6; Av C, No 201, w s, 51 n 12th st, 25x70. Prior mort \$58,050. Apr 6, installs, 6%. Apr 9, 1910. 2:395-382-421. 3,000

Mann, Moses to VAN NORDEN TRUST CO. Hester st, No 64, s s, abt 45 e Orchard st. 21x42. Prior mort \$22,000. Apr 6, 1 year, 6%. Apr 9, 1910. 1:298. 500

Mackeown, Harriet M to N Y LIFE INS CO. 5th av, No 2014, w s, 51.4 s 125th st, 16.8x85. Apr 6, 5 years, 5%. Apr 8, 1910. 6:1722. 8,000

Marcy Holding Co to Murtha J Garry. 145th st, Nos 505 to 509, n s, 160 w Amsterdam av, 40x99.11. Certificate as to mort for \$10,000. Dec 7. Apr 8, 1910. 7:2077. —

Martin, Edith T to Scholle Brothers, a copartnership. 35th st, No 5, n s, 150 e 5th av, 25x98.9. Prior mort \$50,000. Apr 11, 1910, due May 1, 1915, 4½%. 3:865. 10,000

Mitral Realty & Construction Co to Joseph G Engel. 113th st, No 14, s s, 225 e 5th av, 18.9x100.11; 116th st, Nos 11 and 13, n s, 143 w 5th av, 61x100.11; 118th st, No 306, s s, 125 w 8th av, 25x100.11; 115th st, n s, 500 w Lenox av, 40x100.11. Prior mort \$— Apr 11, 1910, 1 year, 6%. 6:1600 and 1618; 7:1944 and 1825. 7,000

Same to same. Same property. Certificate as to above mort. Apr 9. Apr 11, 1910. 6:1600 and 1618; 7:1944 and 1825. —

Mitral Realty & Construction Co to Isaac Marx. 115th st, n s, 500 w Lenox av, 40x100.11. P M. Apr 9, 3 years, 5½%. Apr 11, 1910. 7:1825. 18,000

Muller, Diedrich to Beadleston & Woerz. Lenox av, No 619, s w cor 141st st. Saloon lease. Apr 11, demand, 6%. Apr 12, 1910. 7:2009. 2,000

Meurer, Annie C widow to Louisa Wilson. 153d st, No 510, s s, 200 w Amsterdam av, 25x99.11. Apr 12, 1910, 3 yrs, 4%. 7:2084. gold 4,000

Miner, Howard B heir John D Miner to Margt H Kilpatrick of Woodcliff Lake, N J. 133d st, No 116, s s, 190 w Lenox av, late 6th av, 20x99.11. 1-5 part. Apr 11, due, &c, as per bond. Apr 12, 1910. 7:1917. 500

McGuckin, Emily to NORTH RIVER SAVINGS BANK. 76th st, No 307, n s, 107 w West End av, 22x102.2. Prior mort \$10,000. Apr 12, 1910, 3 years, 4½%. 4:1185. 14,000

New York Historical Society with Sarah Weiss. 101st st, Nos 322 and 324 East. Extension of mort for \$30,000 to Mar 29, 1915, at 5%. Mar 1. Apr 12, 1910. 6:1672. nom

NEW YORK LIFE INSURANCE & TRUST CO with Mary L Entz. Madiscn av, No 1065. Extension of \$18,000 mort until Apr 8, 1913, at 4½%. Apr 8, 1910. 5:1492. nom

Newton Holding Co with Alice F Brown. St Nicholas av, No 1086, e s, 79.11 n 164th st, runs e 109.9 x n 25 x e 40 x s 99.11 to n s 164th st x w 121.10 to av x n 79.11 to beginning. Extension of two morts aggregating \$13,000 until Apr 11, 1911, % as per bond. Apr 11. Apr 14, 1910. 8:2121. nom

Openhym, Christine G and Augustus W and Robt B Hirsch, trustees Adolphe Openhym with Bohemian-American Real Estate Assn Bee, a corpn. 72d st, No 533 East. Extension of \$10,000 mort until Apr 29, 1913, at 5%. Mar 7. Apr 14, 1910. 5:1484. nom

Oakley, John T to LAWYERS TITLE INS & TRUST CO. 13th st, No 234, s w s, 235 n w 2d av, 21.5x103.3. Apr 14, 1910, 5 years, 5%. 2:468. 13,000

Ottmann, William to BROOKLYN SAVINGS BANK. 116th st, Nos 620 to 624, s s, 325 w Broadway, 75x100.11. Apr 13, 1910, due Oct 15, 1910, 5%. 7:1896. 25,000

Same and Madeline L Ottmann with same. Same property. Subordination agreement. Apr 13, 1910. 7:1896. nom

Openhym, Christine, gdn Geo J Openhym with Pauline Lyons. 115th st, No 10 West. Extension of \$22,000 mort until Aug 6, 1913, at 5%. Mar 13. Apr 8, 1910. 6:1598. nom

Pescatore, Agostino to Antonio De Nicola. Mulberry st, Nos 78 and 80, e s, 150 n Bayard st, 50x100. ½ part. Prior mort \$— Mar 22, 1 year, 6%. Apr 12, 1910. 1:200. 5,000

Pfizenmayer, Charles F to TITLE GUARANTEE & TRUST CO. Carmine st, No 41, n s, 100 e Bedford st, 25x100. Apr 11, 1910, due, &c, as per bond. 2:586. 12,000

Piersanti, Guiseppe to Lion Brewery. 117th st, Nos 441 to 445 East. Saloon lease. Mar 31, demand, 6%. Apr 11, 1910. 6:1711. 450

Peto Realty Co to Jacob Hirsh. Pinehurst av, s w cor 178th st, 130x92.8x130.1x87.2. Building loan. Prior mort \$61,000. Apr 8, 2 years, 6%. Apr 9, 1910. 8:2175. 110,000

Same to same. Same property. Certificate as to above mort. Apr 8. Apr 9, 1910. 8:2175. —

Same to same. Same property. P M. Prior mort \$35,000. Apr 8, 2 years, 6%. Apr 9, 1910. 8:2175. 26,000

Phoenix, Lillie G with Lina Riess. 114th st, No 232 West. Extension of \$22,000 mort until Mar 1, 1915, at 5%. Mar 21. Apr 13, 1910. 7:1829. nom

Peoples Co-operative Property Co to Simon Fink. 27th st, No 152, s s, 232.4 e 7th av, 22.2x98.9. P M. Prior mort \$26,000. Apr 14, 1910, due July 14, 1910, 6%. 3:802. 7,500

Prince, Adolf with Reginald S Blake as exr, &c, Marie E Blake. 126th st, No 38, s s, 20 w Madison av, 18x83. Extension of \$12,000 mort until May 1, 1910, at 5%. Apr 27, 1905. Apr 14, 1910. 6:1750. nom

Riddle, Florence M, of Atlantic City, N J, to Simson Wolf and ano, exrs Herrman Schiffer. 7th av, No 454, w s, 112.1 n 34th st, 18x75. Apr 8, due June 1, 1912, 5%. Apr 13, 1910. 3:784. 12,000

Robinson, John with Walter F Kingsland, of Paris, France. Madison st, No 143, n s, 25x100. Extension of mort for \$25,000 to May 22, 1915, at 4½%. Jan 17. Apr 11, 1910. 1:275. nom

Rovegno, Joseph to TITLE GUARANTEE & TRUST CO. Roosevelt st, Nos 14 and 16, e s, 220 n New Bowery, runs n 43.3 x e 131.7 x s 26 x s 17.4 x w 133.3 to beginning. Apr 8, due, &c, as per bond. Apr 13, 1910. 1:117. 55,000

Riverside Viaduct Realty Co to METROPOLITAN LIFE INS CO. 111th st, s s, 75 e Broadway, 83.4x100.11. Apr 12, due Apr 1, 1920, 6% until completion of building, 5½% thereafter until Apr 1, 1915, and 5% thereafter. Apr 13, 1910. 7:1882. 200,000

Same to same. Same property. Certificate as to above mort. Apr 12. Apr 13, 1910. 7:1882. —

Rosenberg, Harris and Edward London with Adelia A Carpenter, trustee Isaac T Carpenter. 135th st, No 39, n s, 410 e Lenox av, 37.6x99.11. Extension of \$30,000 mort until Apr 11, 1915, at 4½%. Apr 11. Apr 14, 1910. 6:1733. nom

Riverside Viaduct Realty Co to Sheldon B Shaw. 111th st, s s, 75 e Broadway, 83.4x100.11. P M. Prior mort \$200,000. Nov 23, 1 year, 6%. Apr 14, 1910. 7:1882. 13,333.34

Rodt, Saml and Jacob Lipman to Samson Lachman. Charles st, Nos 28 and 34, s w cor Waverly pl, Nos 202 and 204, 75x38.10. Prior mort \$20,500. Apr 12, 1 year, 6%. Apr 14, 1910. 2:611. 25,000

Rosner, Hyman with John W Raymond guardian. 105th st, No 225, n s, 260 e 3d av, 25x100.11. Extension of \$23,000 mort until Apr 7, 1913, at 5%. Apr 7. Apr 8, 1910. 6:1655. nom

Ruth, Abraham with Moritz Rosett. Colonial Parkway, late Edgecombe av, w s, 359.9 n 145th st, 129.11x100. Subordination agreement. Feb 21. Apr 8, 1910. 7:2053. nom

Rafter, Edward to Michael J Egan. St Nicholas av, Nos 1416 to 1420, s e cor 181st st, 100x25. Prior mort \$35,000. Apr 6, due, &c, as per bond. Apr 8, 1910. 8:2153. 10,000

Rendall, Georgina with Gustav Basch. 128th st, No 60, s s, 172.6 e Lenox av, 37.6x99.11. Extension of \$8,000 mort until June 20, 1911, at —% as per bond. Apr 7. Apr 9, 1910. 6:1725. nom

Rubinger, Charles to GERMAN SAVINGS BANK. 8th st or St Marks pl, No 113, n s, 188 w Av A, 25x93.11. Apr 12, 1910, 3 years, 4½%. 2:436. 21,000

Recht, Rudolph to TITLE GUARANTEE & TRUST CO. Av A, No 1323, w s, 45.4 s 71st st, 25x100. Apr 11, due, &c, as per bond. Apr 12, 1910. 5:1465. 14,000

Rafter, Celia M with SEAMENS BANK FOR SAVINGS. 86th st, No 43 West. Extension of mort for \$40,000 to May 15, 1915, at 4½%. Mar 30. Apr 12, 1910. 4:1200. nom

Rubinger, Chas to GERMAN SAVINGS BANK. 26th st, Nos 137 & 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 x w 46.8 to beginning. Apr 12, 1910, 3 years, 4½%. 3:882. 60,000

Rubinger, Chas and Joseph L Bittenwieser with GERMAN SAVINGS BANK. 25th st, Nos 244 to 248, s s, 405 w 7th av, 20x98.9. Subordination agreement. Apr 12, 1910. 3:774. nom

Rubinger, Charles & Joseph L Bittenwieser with GERMAN SAVINGS BANK. 26th st, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st x w 46.8 to beginning. Subordination agreement. Apr 12, 1910. 3:882. nom

Rubinger, Charles to GERMAN SAVINGS BANK. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x w 15 x s 20 x w 30 x n 98.9 to st x e 45 to beginning. Apr 12, 1910, 3 years, 4½%. 3:774. 60,000

Second Manhattan Office Building Co to Francis B Robert. 16th st, Nos 114 and 116, s s, 268.6 s e 4th av or Union Sq East, 56.6x103.3. Bldg loan. Apr 6, due Mar 9, 1911, 6%. Apr 8, 1910. 3:871. 262,500

Same to same. Same property. Certificate as to above mort. Apr 5. Apr 8, 1910. 3:871. —

Same to same. Same property. P M. Prior mort \$262,500. Apr 6, due Mar 9, 1911, 6%. Apr 8, 1910. 3:871. 5,630

Schilp, Franz of Brooklyn, N Y, with BANK FOR SAVINGS in City N Y. 87th st, No 533 East. Extension of \$14,000 mort until Apr 1, 1915, at 4½%. Apr 1. Apr 8, 1910. 5:1584. nom

Stern, Wm to Chas H Hyde as chamberlain of City N Y. 1st av, No 1143, w s, 75.5 s 63d st, 25x80. Apr 6, 5 years, 5%. Apr 8, 1910. 5:1437. 18,000

Sims, Lillian to TITLE GUARANTEE & TRUST CO. West End av, No 878, s e cor 103d st, No 256, 20.11x80. P M. Apr 8, 1910, due, &c, as per bond. 7:1874. 30,000

Singer, Morris to TRUST CO of AMERICA as exr, &c, Josephine B Chambers. Stanton st, No 122, n e cor Essex st, No 160, 25x65.10. Apr 8, 1910, 5 years, 4½%. 2:355. 42,000

Scala, Anthony F to American Mortgage Co. 13th st, No 442, s s, 124.3 w Av A, 24.3x103.3. P M. Apr 11, 1910, 3 years, 5%. 2:440. 14,000

Same to same. Same property. P M. Prior mort \$14,000. Apr 11, 1910, 1 year, 6%. 2:440. 2,000

Sullivan, Margt to American Mortgage Co. 1st av, No 519, w s, 49.5 n 30th st, 24.8x75. Apr 11, 1910, 3 years, 4%. 3:936. 5,000

Sakser, Frank to Fredk A Clark of Cooperstown, N Y. Cortlandt st, No 82 (72) n s, about 55 w Washington st, 24x54.6x24x54.4, e s. Apr 11, 1910, due, &c, as per bond. 1:59. 30,000

Sutphin, Wm L to Investors & Traders Realty Co. 34th st, No 163, n s, 100 e 7th av, 25x98.9. Prior mort \$— Apr 11, due Oct 11, 1911, 6%. Apr 13, 1910. 3:810. 10,000

Scholle Brothers, a corpn, with Edith T Martin. 35th st, No 5 East. Extension of mort for \$50,000 to May 1, 1915, at 4%. Apr 11, 1910. 3:865. nom

Starr, Alfred R to Caroline F wife Millard F Griffiths. 92d st, No 10, s s, 158 e 5th av, 17x100.8; all title to 92d st, s s, 175 e 5th av, 1.11x100.8. Apr 13, 1910, 1 year, 4%. 5:1503. 4,000

STATE BANK with Saml Stern. Av D, Nos 94 and 96, n e cor 7th st, Nos 287 and 289, 48.4x85. Extension of \$12,000 mort until Apr 10, 1913, at 6%. Apr 9. Apr 12, 1910. 2:363. nom

Simanowitz, Hyman to George Schworer et al, exrs, &c, Louis Schworer. Av A, No 204, e s, 51.9 s 13th st, 25.9x96. P M. Prior mort \$10,000. Apr 13, 12 years, 5½%. Apr 14, 1910. 2:406. 11,000

Sturtz, Moe to Arnold Hague, trustee Geo W Robins. Grand st, No 548, n s, 75.2 e Cannon st, 25x100. P M. Apr 7, 5 years, 5%. Apr 14, 1910. 2:326. 24,000

Siegel, Abraham to LAWYERS TITLE INS & TRUST CO. Lexington av, Nos 752 to 764, s w cor 60th st, No 138, 100.5x22.6. Apr 14, 1910, 3 years, 5%. 5:1394. 75,000

Sanders, Minnie with Sephen Valentine et al trustees, &c, Saml T Valentine. Thompson st, No 25, w s, 62 n Grand st, 39x100. Extension of mort for \$40,000 to Mar 10, 1915, at 5%. Apr 4. Apr 14, 1910. 2:476. nom

Shaff, David to Margt E Ungrich and ano. Amsterdam av, n w cor 173d st, 100x35. P M. Apr 13, due, &c, as per bond. Apr 14, 1910. 8:2130. 25,000

Singer, Morris to Geo W Folsom as Committee Margt W Folsom. 1st av, No 278, e s, 50 n 16th st, 19x94. Apr 12, 1910, 5 years, 5%. 3:948. 21,000

Schuylkill Realty Co to LAWYERS TITLE INSURANCE & TRUST CO. Wadsworth av, Nos 177 and 179, s e cor 182d st, about 70x50. Certificate as to mort for \$50,000. Apr 7. Apr 12, 1910. 8:2165. —

Same and VAN NORDEN TRUST CO with same. Same property. Subordination agreement. Apr 7. Apr 12, 1910. 8:2165. nom

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Schuylkill Realty Co to LAWYERS TITLE INSURANCE & TRUST CO. Wadsworth av, Nos 177 and 179, s e cor 182d st, 70x50. Apr 11, 5 years, 5%. Apr 12, 1910. 8:2165. 50,000

Sittenham, Wm with Charles Rhodes exr Jane Rhodes. 37th st, No 61 West. Extension of \$60,000 mort until Apr 10, 1914, at 5%. Feb 15. Apr 12, 1910. 3:839. nom

Stern, Joseph W and Edward B Marks to SEAMEN'S BANK FOR SAVINGS in City N Y. 21st st, No 34, s s, 273.5 e Broadway, 25x92. Apr 12, 1910, due May 15, 1913, 4½%. 3:849. 10,000

Same with same. Same property. Extension of \$25,000 mort until May 15, 1913, at 4½%. Apr 12, 1910. 3:849. nom

Same with same. Same property. Extension of \$10,000 mort until May 15, 1913, at 4½%. Apr 12, 1910. 3:849. nom

S & L Construction Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$17,500 covering land in Queens County. Mar 31. Apr 12, 1910. —

Titus, Frank C Jr to TITLE GUARANTEE & TRUST CO. Charles st, No 5, n s, 82.2 w Greenwich av, runs w 22 x n 95 x — 18 x s 21 x — 74.3 to beginning. Apr 11, due, &c, as per bond. Apr 12, 1910. 2:612. 9,000

Toal, Eliz C with Eliz A Toal. 1st av, w s, bet 79th and 80th sts, lot 24 on tax map. Subordination agreement. Apr 5. Apr 13, 1910. 5:1453. nom

Vanderbilt Tile Co to City Real Estate Co. 178th st, s s, 100 w Wadsworth av, 50x100. Building loan. Apr 11, 1910, due Oct 1, 1915, 5%. 8:2145. 50,000

Same to same. Same property. Certificate as to above mort. Apr 11, 1910. 8:2145. —

Same to Henry A Mark and ano. Same property. P M. Prior mort \$50,000. Apr 11, 1910, due, &c, as per bond. 8:2145. 3,500

Wilner, Anna S to Margt A Kean. 12th st, No 129, n s, 282.8 w 6th av, 22.6x103.3. P M. Prior mort \$16,000. Mar 19, 1 year, 6%. Apr 13, 1910. 2:608. 8,000

Weekes, John A and Bernard Golden to Henry De F Weekes, trustee Chas H Isham. Roosevelt st, Nos 94 and 96, e s, 79.8 n Cherry st, 40.8x62.10x40.2x61.5. Apr 11, due May 1, 1915, 5%. Apr 13, 1910. 1:111. 30,000

Washington, Lamar with Georgia T Hollister. 91st st, No 61, n s, 210 w Park av, 17.4x100.8. Extension of \$3,000 mort until July 1, 1911, at 6%. Apr 11. Apr 12, 1910. 5:1503. nom

Weinhandler, Sampson H to Winthrop A Chanler and ano, exrs John W Chanler. Madison av, No 1781, s e cor 117th st, No 50, 25.11x91. Apr 13, 3 years, 4½%. Apr 14, 1910. 6:1622. 32,500

Wolf, Fannie and Henry L Liebmann with Philip Pretzfeld. Essex st, No 33. Subordination agreement. Mar 31. Apr 12, 1910. 1:310. nom

Wilgro Realty Co to Sere Fried. 125th st, No 543, n s, 175 e Broadway, 25x99.11. P M. Prior mort \$14,000. Apr 7, 3 years, 6%. Apr 8, 1910. 7:1980. 4,000

Wolf, Fannie to Philip Pretzfeld. Essex st, No 33, w s, about 125 n Hester st, 25x87.6. Apr 11, 1910, 5 years, 5%. 1:310. 34,000

Wolf, Nettie to Anna Backer. Cannon st, No 102, e s, abt 25 s Stanton st, 25x100. P M. Prior mort \$23,000. Apr 8, 5 years, 6%. Apr 9, 1910. 2:329. 6,000

Wells, Walter A to T J McLaughlins Sons, a corpn. Broadway, No 3470, e s, 79.11 s 142d st, 20x70. P M. Mar 31, due Sept 15, 1913, % as per bond. Apr 8, 1910. 7:2073. 6,500

Zwerdling, Annie with BANK FOR SAVINGS in City N Y. De Lancey st, No 194, n w cor Ridge st, Nos 69 and 71, 41.10x 51.10. Extension of \$30,000 mort until June 19, 1913, at 4½%. Mar 31, Apr 8, 1910. 2:343. nom

Zunino, Louisa and Angelina F Casazza with TITLE GUARANTEE & TRUST CO. Roosevelt st, Nos 14 and 16. Subordination agreement. Apr 8. Apr 13, 1910. 1:117. nom

BOROUGH OF THE BRONX.

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

Avenue St John Realty Co to Max J Kramer. Kelly st, s e cor Av St John, 250 to Beck st x 100.5, except part for sts. Apr 6 demand, 6%. Apr 8, 1910. 10:2685. 13,500

Altschul, Nettie to Abraham H Altschul. Prospect av, No 787, w s, 307.6 s Westchester av, runs s 40 x w 122.4 x n e 50.2 x n w — x e 92 to beginning. Prior mort \$—. Apr 6, 1 year, 6%. Apr 9, 1910. 10:2676. 4,000

*Anderson, Charl A to Carl Carlson. Seton av, e s, 150 s Randall av, 50x100. Apr 7, 3 years, 6%. Apr 8, 1910. 500

Aqueduct Boscobel Co to Wm J Hoe. Undercliff av, e s, 100 s Boscobel pl, 25x123.4x25x125.4 and being lot 12, parcel 25, map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. P M. Apr 11, 3 years, 5½%. Apr 12, 1910. 9:2537. 2,000

Same to same. Same property. Certificate as to above mort. Apr 11. Apr 12, 1910. 9:2537. —

Same to same. Boscobel av, e s, 478.9 n Plimpton av, 50x108.11x 51.10x95 and being lots 27 and 28, parcel 19, map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. P M. Apr 11, 3 years, 5½%. Apr 12, 1910. 11:2875. 8,000

Same to same. Same property. Certificate as to above mort. Apr 11. Apr 12, 1910. 9:2537. —

*Burlkey, Wm to Bertha Garry. 224th st, No 832, s s, 235 e 4th av and being e ½ of W ½ of lot 315, map Wakefield, 25x114. P M. Prior mort \$4,000. Apr 11, 4 years, 6%. Apr 12, 1910. 1,300

Bunt, Thomas J and Mary H to Ellen M Phillips. 158th st, Nos 315 and 317, n s, 148 w Courtlandt av, 50x101.6. Apr 9, 3 years, 6%. Apr 11, 1910. 9:2418. 7,000

Benenson, Benj to American Mortgage Co. 155th st, s s, 70 e Melrose av, 100x100. Bldg loan. Apr 7, 1 year, 5½%. Apr 8, 1910. 9:2376. 40,000

Brinckmann, Henry to August Brinckmann. Southern Boulevard, s s, 225 e St Anns av, 100x138.2x100x115.7, except part for 133d st. Apr 7, 3 years, 6%. Apr 8, 1910. 10:2546. 2,288

Brill, Annie to John L Thomas. Hoffman st, s e cor 191st st, 25x100. Apr 6, due July 6, 1910, without interest. Apr 8, 1910. 12:3273. 1,000

Baum, John D to Marie Staats. Beck st, e s, 100 n 156th st, 25x 100. Prior mort \$6,500. Apr 13, 1910, due July 1, 1913, 6%. 10:2709. 3,000

Barron, John to EAGLE SAVINGS & LOAN CO. Hughes av, No 2540, e s, 308 n Pelham av, 14.2x87.6. Apr 13, installs, 6%. Apr 14, 1910. 12:3273. 3,950

Casco Building Co to Daniel Frohman, trustee Georgia E Cayvan. Vyse av, e s, 150 s 172d st, 25x100. Apr 14, 1910, 3 years, 5%. 11:2995. 10,500

Same to same. Same property. Certificate as to above mort. Apr 13. Apr 14, 1910. 11:2995. —

*Costar, Geo to TITLE GUARANTEE & TRUST CO. Southern Westchester Turnpike, n e cor Washington av, 100x169x100x167, Westchester Village. Apr 7, due, &c, as per bond. Apr 14, 1910. 8,000

*Chalmers, Eleanor to Wm Koch. Gillespie av, w s, 21.6 n Harrington av, and being lot 160, map No 1354 of 214 lots, Koch Homestead, 26.11x97.4x25x88.3. P M. Apr 8, 3 years, 5%. Apr 12, 1910. 420

Cameron, Wm D to Lucy Edwards. Webster av, n w cor 181st st, 100x100x100x100.1. Jan 3, due, &c, as per bond. Apr 13, 1910. 11:3143. 4,000

*Doughty, Frank B to Charles Benda. Huguenot st, s w s, at s e s Robertson pl, 100x66.8. Prior mort \$—. Apr 12, 3 years, 6%. Apr 13, 1910. 1,500

*Donohoe, Mary L, Thos J and Eliz T, Anne L Jones to DOLLAR SAVINGS BANK of City N Y. Zulette av, s s, 200 w Mapes av, 75x100. Apr 12, due June 1, 1913, 6%. Apr 13, 1910. 4,000

*Same to Nina Muller. Same property. Prior mort \$—. Apr 13, 1910, 3 years, 6%. 500

*Doyle, James to Eliz O Dewing. Louise st, w s, 175 n Columbus av, 25x100, and being lot 135 map portion Hunt estate, Van Nest. Apr 8, due May 1, 1913, 5%. Apr 13, 1910. 1,200

Dunn, John P to T O'Connor Sloane. Creston av, n e cor 192d st, 150x218.4 to Grand Boulevard and Concourse x 150 x 214.11. Prior mort \$15,000. Apr 11, due, &c, as per bond. Apr 12, 1910. 11:3168. 15,000

Diener, Louisa B to Albert H Ammidown. Home st, s s, 38 w from cor formed by s s Home st and s s land acquired for widening Home st at junction of Home st with Intervale av and 169th st, runs w 25 x s 42.8 x e 17.11 x n 26 x w 15.2 x n 32.7 to beginning. Apr 12, 1910, due, &c, as per bond. 10:2692. 6,500

Diener, Louisa B to Albert H Ammidown. Intervale av, w s, 50 s from land acquired by City N Y for widening Home st at junction of Home st with Intervale av and 169th st, runs s 25 x w 57.4 x n 26 x e 49.11 to beginning. Apr 12, 1910, due, &c, as per bond. 10:2692. 6,500

Duffield, Frank E Jr to Louis Levi and Louis M Simson. Woodlawn rd, w s, 450 n 208th st, 50x100 and being lots 139 and 140, map (No 1103) of 181 lots. Varian Estate. P M. Apr 12, 1910, 3 years, 5½%. 12:3338. 1,750

Same to same. Van Cortlandt av, n w cor Rochambeau av, 29.2x 117.11x25x102.11 and being lot 33, same map. P M. Apr 12, 1910, 3 years, 5½%. 12:3336. 950

*Danitz, Arthur to Marie Danitz. Bronxwood av, e s, 150 s Putman av, 25x102, and being lot 94, map No 876 of 250 lots. Thompson-Rose Estate. Apr 9, 1 year, 5%. Apr 12, 1910. 500

Damm, Albert to Jacob Gotthoffer. Park View terrace, e s, 200 n 196th st, late Wellesley st, 125x125, except part for Park View terrace. Apr 7, 1 year, 6%. Apr 8, 1910. 12:3318. 2,000

*De Canio, Felix to Dina Conrad. Davis st, n e cor Harrison st, 113.11x25.10x100x80.4. Prior mort \$8,500. Apr 6, 2 years, 6%. Apr 9, 1910. 2,500

Dauere, Pauline to Emma C Linson and ano. Prospect av, No 575, s w cor 150th st, No 850, 24.11x100x25x100. Apr 8, 1910, due, &c, as per bond. 10:2674. 16,000

*Davis, Eliz B to Fidelity Development Co. Lydig av, n w cor Matthews av, 100x100 and being lots 58, 59, 60 and 61, block 73, map Sec 1 Morris Park. Feb 2, 3 years, —% as per bond. Apr 8, 1910. 6,800

Davidson, Ellen with Maria Hirt. Tremont av, late Locust av, s s, 108.4 e Daly av, late Elm st, 51.4x130, except part for 177th st. Extension of \$1,500 mort until Apr 1, 1913, at 5%. Apr 11, 1910. 11:2992. nom

Ehmann, Oscar to DOLLAR SAVINGS BANK of City N Y. 145th st, No 438, s s, 375 e Willis av, 25x100. P M. Apr 12, 1910, due June 1, 1913, 5%. 9:2289. 4,000

Evans Realty Co to HARLEM SAVINGS BANK. Aqueduct av, e s, 863.7 n 183d st, 43.9x102.9x43.9x103. Apr 14, 1910, 3 years, 5%. 11:3212. 24,000

Same to same. Aqueduct av, e s, 907.4 n 183d st, 43.9x102.5x43.9 x102.9. Apr 14, 1910, 3 years, 5%. 11:3212. 24,000

Same to same. Aqueduct av, e s, 863.7 n 183d st, 87.6 x abt 102. Consent to two mort for \$24,000 each. Apr 14, 1910. 11:3212. —

Same to same. Same property. Certificate as to two mort for \$24,000 each. Apr 14, 1910. 11:3212. —

*Field, Frank E to Eliz K Dooling. Lots 6 to 9 on map lands of heirs of Capt Cornell Ferris at Westchester, except for Westchester av and Main st. Prior mort \$9,000. Apr 13, 1 year, 6%. Apr 14, 1910. 4,000

Ferguson (John) Co to Central Mortgage Co. Bryant av, w s, 175 s Seneca av, 26.11x100. Jan 1, 3 years, 5½%. Apr 11, 1910. 10:2761 and 2762. 4,250

Same to same. Bryant av, w s, 201.11 s Seneca av, 20x101.10x 39.3x100, except strip 1.11 wide. Jan 1, 3 years, 5½%. Apr 11, 1910. 10:2761. 4,250

Fulton-Wendover Construction Co to Harriet T Stanly. Wendover av, s e cor Park av, runs s 1.5 x e 150 x n 0.3 x w 150 to beginning. P M. Apr 2, 10 years, 5%. Apr 8, 1910. 11:2903. given to secure assessments 18,000

*Greenlees, Wm and Thomas to Cath C Hill. Lots 43 and 44, map No 1, Olinville. Apr 8, 3 years, 6%. Apr 9, 1910. 5,000

Giordano, Tommaso to Sarah A Hitchcock. Lafontaine av, s e cor 180th st, 36.4x100x21x101.1. P M. Apr 8, due, &c, as per bond. Apr 9, 1910. 11:3069. 6,000

Gerhards (Albert) Inc to Victor Gerhards. Freeman st, n w cor Longfellow av, 100x25. Prior mort \$30,000. Apr 11, 1910, due, &c, as per bond. 11:2999. 1,200

Same to same. Same property. Certificate as to above mort. Apr 11, 1910. 11:2999. —

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Guggolz (William) Construction Co to Minnie A Kurz. Kingsbridge rd, n e cor Morris av, late Kirkside av, 57.11x112.4x54.3x107, except part for road. P M. Prior mort \$5,000. Apr 11, due June 11, 1910, 6%. Apr 12, 1910. 12:3316. 2,500

*Gleason, Wm F, of New Britain, Conn, to Kate Williams. Lots 237 and 238 map land of Est Joseph Husson at Clasons Point. Apr 1, 2 years, 5 1/2%. Apr 14, 1910. 3,000

*Same to same. Lot 258 same map. Apr 1, 2 years, 5 1/2%. Apr 14, 1910. 1,000

Gleason, Wm F, of New Britain, Conn, to Fannie McGay. Walton av, w s, 92.7 s Tremont av, 75x100. Apr 8, due Jan 1, 1912, 6%. Apr 14, 1910. 11:2853. 2,000

Guttag, Leopold to Kathleen G Turle. Alexander av, w s, 25 n Southern Boulevard, 25x75. Apr 14, 1910, 5 years, 5%. 9:2309. 12,000

Hollinger, Jacob to Martha Hungerbuhler et al. 162d st, No 507, n s, 162.9 w 3d av, 25x100. Prior mort \$13,000. Apr 13, 1910, 2 years, 6%. 9:2367. 4,000

Irvine Realty Co to Longvale Construction Co. Kelly st, w s, 346 n Longwood av, 410x100. Prior mort \$63,000. Apr 1, 3 years, 6%. Apr 9, 1910. 10:2702. 36,000

Irvine Realty Co to Joseph H McGuire. 187th st, No 417, n s, 23 w Park av, 33.4x100. Apr 2, 3 years, 5%. Apr 8, 1910. 11:3032. 16,000

Same to same. Same property. Certificate as to above mort. Apr 8, 1910. 11:3032.

Jorn, Bella A to Geo B Liebers. Southern Boulevard, Nos 2419 and 2421, w s, 200 n 187th st, 25x98.3x24.8x102.1. P M. Prior mort \$2,000. Apr 11, due, &c, as per bond. Apr 12, 1910. 11:3115. 1,500

Juliette Construction Co to Emil W Klappert. Fordham road, s w cor Loring pl, runs s 130 x w 50 x n 102.5 to road x e 57.1 to beginning. Prior mort \$47,000. Apr 13, 1910, 3 years, 6%. 11:3225. 10,000

Same to same. Same property. Certificate as to above mort. Apr 11, Apr 13, 1910. 11:3225.

Kraemer, Edith V wife of Geo J to Emil W Klappert. Morris (Kirkside) av, e s, 644.9 n 196th (Wellesley) st, 50x100.2x50x100.4, except part for Morris av. Prior mort \$5,000. Apr 13, 1910, 1 year, 6%. 12:3318. 2,500

Kuehn, Maximilian with Christenah Vossler. 191st st, late College st, n s, 850 e Emmet st, 25x157.10. Extension of 2,000 mort until Jan 3, 1913, at % as per bond. Jan 3. Apr 12, 1910. 12:3273. nom

Kaplan, Jacob to John C Robinson. 152d st, n s, 50 w Wales av, 25x72.4x28.11x86.11. Apr 14, 1910, due May 1, 1913, 5%. 10:2644. 11,000

Kling, Charles to Caroline Kling. Boston rd, No 1013, w s, about 45 s 165th st, 21x82.10x25x73.9; Boston rd, No 1015, w s, about 22 s 165th st, 29.2x82.10x32.11x95.4. P M. Prior mort \$8,000. Apr 11, 5 years, 5%. Apr 12, 1910. 10:2607. 12,000

Krupp (Felix) Construction Co to City Mortgage Co. Grand av, e s, 50 n Buchanan pl, 25x100. Bldg loan. Apr 7, demand, 6%. Apr 8, 1910. 11:3196. 17,000

Same to same. Same property. Certificate as to above mort. Apr 7. Apr 8, 1910. 11:3196.

Kelly, Martin to Patrick Kane. Hoe av, w s, 225 s Jennings st, 25x100 and being lot 155, map Sec A, Vyse Estate, 25x100. Apr 1, 5 years, 5%. Apr 9, 1910. 11:2986. 5,000

Lynch, Julia C to New York & Suburban Co-operative Building & Loan Assoc. Forest av, e s, 79 n 165th st, 40x102.5x40x102.8; Forest av, e s, at n s lot 65 revised map of Eltona, runs w - x s 40 x e - to av x n 40 to beginning. Apr 7, 1 year, 6%. Apr 11, 1910. 10:2660. 2,000

Levinson Improvement Co to Manhattan Mortgage Co. 180th st (Samuel st), s s, 70.2 w Mapes av, 25x88. Prior mort \$—. Apr 7, due, &c, as per bond. Apr 8, 1910. 11:3109. 7,000

Same to same. Same property. Certificate as to above mort. Apr 7. Apr 8, 1910. 11:3109.

Levinson Improvement Co to Christiane Realty & Construction Co. 180th (Samuel) st, s s, 70.2 w Mapes av, 25x88. Prior mort \$7,000. Apr 7, 2 years, 6%. Apr 8, 1910. 11:3109. 2,000

Same to same. Same property. Certificate as to above mort. Apr 7. Apr 8, 1910. 11:3109.

Langridge, Helen Le Roy to Nathan B Levin Co. Walton av, No 1764, e s, 180.9 n 175th st, runs s 28.9 x e 85.9 x n 50.7 x w 61.9 to beginning. P M. Prior mort \$5,500. Apr 7, due, &c, as per bond. Apr 8, 1910. 11:2825 and 2826. 1,500

Loughran, Chas P to Patk Burke. Briggs av, No 2856, s e s, 128.8 n e 198th st, 25x100. P M. Prior mort \$5,000. Feb 19, due July 1, 1915, 6%. Apr 11, 1910. 12:3296. 2,500

Lawyers Mortgage Co with Esther Lidz and Mary Simon. 156th st, No 761 East. Extension of mort for \$32,000 to Mar 30, 1915, 5%. Mar 26. Apr 12, 1910. 10:2655. nom

Lese, Louis with Benj Beneson. 156th st, No 631, n s, 298.11 e Courtlandt av, 24.5x100. Extension of \$4,500 mort until Apr 1, 1911, at 6%. Apr 11. Apr 12, 1910. 9:2403. nom

Leichtag, Bertha to Aimee Oppenheimer. Av St John: e s, 11.4 s Prospect av, 20.3x98.1x20.2x99.8. Apr 9, due Oct 8, 1910, 6%. Apr 13, 1910. 10:2686. 1,000

McTerney, Marietta wife Chas H to Ebenezer B Clapp. Anthony av, e s, 144 s Burnside av, old line, 50x100. Apr 13, due, &c, as per bond. Apr 14, 1910. 11:2814. 1,000

Morrison, Eliz to DOLLAR SAVINGS BANK. 154th st, n.s, 320.3 e Morris av, and being lot 576 map Melrose South, 50x100. Apr 11, 1910, due June 1, 1913, 5%. 9:2414. 7,000

Meister, Louis to Geo Ehret. Prospect av, n w cor Boston road, 24x90, except strip on Boston road, 2.1x-x2.7x-. Apr 14, 1910, 5 years, 4%. 11:2937. 25,000

Mason, Sarah J to DOLLAR SAVINGS BANK. 152d st, Nos 342 and 344, s s, 100 w Cortlandt av, 49.8x100. Apr 13, due June 1, 1913, 5%. Apr 14, 1910. 9:2411. 10,000

*Mapelsden, Mary J with Marcus L Weissman. 7th st, s s, 180 w Av C, 25x108, Unionport. Extension of \$3,300 mort until July 18, 1915, at % as per bond. Apr 6. Apr 12, 1910. nom

McLaughlin, Nannie S widow to CARNEGIE TRUST CO. Pelham av, s e cor Bathgate av, 82.5x100.7x82.5x100.5. Apr 7, due June 24, 1910, 6%. Apr 13, 1910. 11:3059. note, 1,700

Meyer, Eliz G to Estate Ludwig Klees. Hughes av, No 2248, e s, 191.5 n 182d st, 18.2x100. Apr 5, 3 years, 5%. Apr 11, 1910. 11:3086. 6,000

*Mantel, Louis and Maurice to Warren B Sammis. Burdett av, n s, 634.4 e Fort Schuyler rd, 25x100. Olinville av, w s, 125 s Whitehall pl, 50x100, Bronx. Apr 11, 3 years, 6%. Apr 12, 1910. 1,300

Mountain Construction Co and John L Thomas with North American Mortgage Co. 187th st, n s, 100 w Bathgate av, 60x100. Subordination agreement. Apr 7. Apr 12, 1910. 11:3057. nom

Mercury Realty Co to Manhattan Mortgage Co. Prospect av, n e cor Kelly st, runs e 132.7 to Av St John x n 185.6 to Prospect av x s 228 to beginning. Prior mort \$—. Apr 11, 1910, due, &c, as per bond. 175,000

Same to same. Same property. Certificate as to above mort. Apr 11, 1910. 10:2686.

*McMonegal, Bridget to Leo Seitz. Green lane, e s, at w s land Jane Kelly, runs w 67 x s 277 x e 90 x n e 277 to beginning, except part begins 277 s Greene lane at w s lands Bridget McMonegal, runs e 90 x n 140 x w - x s 140 to beginning, Westchester. Mar 28, 3 years, 6%. Apr 8, 1910. 500

*Mangone, Louis to DOLLAR SAVINGS BANK of City N Y. Castle Hill av, e s, 100 s St Raymond av, runs e 53.10 x n 100 to s s St Raymond av x e 25 x s 100 x e 150 x s 25 x e 127.11 to w s Grace av x s e 10.8 x w 110.2 x n 23.8 x w 52.11 to Castle Hill av x n 25 to beginning. Apr 7, due June 1, 1913, 5 1/2%. Apr 8, 1910. 3,500

*McGarry, Chas S to T Emory Clocke. Castle Hill av, e s, 50 s St Raymond av, 25x53. Apr 6, due, &c, as per bond. Apr 8, 1910. 1,200

*McCabe, John P to Regent Realty Co. Morris Park av, n s, 340 e White Plains rd, 100x95. Plot begins 340 e White Plains rd at point 95 n along same from Morris Park av, runs e 100 x n 50 x w 100 x s 50 to beginning, with right of way over strip to Morris Park av. P M. Apr 7, 3 years, 5%. Apr 8, 1910. 13,000

*Morgan, Marguerite D to Oscar R Krueger. Eastchester rd, s s, 125 w Blondell av and being lots 23 to 25, block A, map No 969 (Westchester county), portion Matson A Arnow Estate at Westchester, 82.9x116.5x87.9x106.4. Apr 7, 3 years, 6%. Apr 8, 1910. 1,500

*Negri, Dominick to Pauline Negri. Morris Park av, No 658, s s, 120 w Victor st, -x-. Prior mort \$16,900. Mar 24, due Jan 2, 1913, 6%. Apr 12, 1910. 2,300

*Neller, Albert and John J to Margt Berrian. Gillespie av, e s, 66.2 s Coddington av and being lots 185 and 186, map No 1354 of 214 lots, Koch Homestead, 50x100. P M. Apr 8, 2 years, 5%. Apr 12, 1910. 840

O'Leary Realty & Construction Co to Chas P Buckley and ano trustees Saml I Hunt. Hughes av, w s, 41.11 n 179th st, 32.10x 85.8. Apr 11, 5 years, 5%. Apr 12, 1910. 11:3069. 16,000

Same to same. Same property. Certificate as to above mort. Apr 11. Apr 12, 1910. 11:3069.

Same to same. Hughes av, w s, 74.9 n 179th st, 32.10x85.8. Apr 11, 5 years, 5%. Apr 12, 1910. 11:3069. 16,000

Same to same. Same property. Certificate as to above mort. Apr 11. Apr 12, 1910. 11:3069.

Same to Sarah M Mygatt trustee Jacob A Robertson. Hughes av, n w cor 179th st, 41.11x85.8x28.11x86.8. Apr 11, 5 years, 5%. Apr 12, 1910. 11:3069. 29,000

Same to same. Same property. Certificate as to above mort. Apr 11. Apr 12, 1910. 11:3069.

*Olsen, Victor to EASTCHESTER SAVINGS BANK. Randall av, s s, 50 w Amundson av, 25x100, Edenwald. Apr 9, 3 years, 6%. Apr 12, 1910. 2,200

*O'Connell & Meyer Co to Sarah A Wright. Forest st, e s, 150 n West Farms rd, 37.6x104.5x37.6x106.9. Apr 8, due July 1, 1913, 5 1/2%. Apr 11, 1910. 1,500

*Same to same. Same property. Consent to above mort. Apr 8. Apr 11, 1910.

*Rotando, John to August C Seebeck. Fulton st, s e s, 231 s 240th st, and being lot 108, map No 223 (Westchester County), Washingtonville. Apr 8, due, &c, as per bond. Apr 9, 1910. 3,500

Rochon, Fresilde to LAWYERS TITLE INSURANCE & TRUST CO. Prospect av, w s, 112 n Boston rd, 22x90. Apr 6, 5 years, 5%. Apr 12, 1910. 11:2937. 6,000

Riggs, Oscar W of Glen Ridge, N J to Manhattan Mortgage Co. Belmont av, e s, 332.2 s Pelham av, late Union av, 50x100. Prior mort \$—. Apr 12, 1910, due, &c, as per bond. 11:3090. 2,000

R & W Realty Co to Sophie Prager. Union av, e s, 40 n 166th st, 40x100. Prior mort \$—. Apr 14, 1910, 3 years, 6%. 10:2680. 5,000

Same to same. Same property. Certificate as to above mort. Apr 14, 1910. 10:2680.

*Shea, Annie A wife of and Thomas J to HARLEM SAVINGS BANK. West Farms road, s s, at line bet land Jacob Hutscher and Henry Lyvere, runs e 56.5 to a proposed st x s 73.3 x s w 95 x n w 99.11 x n e 50.1 to beginning. Apr 14, 1910, 3 years, 5%. 6,000

Singer, Rachel to Frances L Schwab. Forest av, No 782, e s, 66.8 s 158th st, 16.8x75. P M. Apr 14, 1910, due, &c, as per bond. 10:2655. 4,000

Smith, J Boyce with Abraham Lightstone. Alexander av, No 291, w s, 66.10 s 140th st, 16.7x70. Extension of \$1,500 mort until Apr 18, 1913, at 6%. Mar 5. Apr 12, 1910. 9:2314. nom

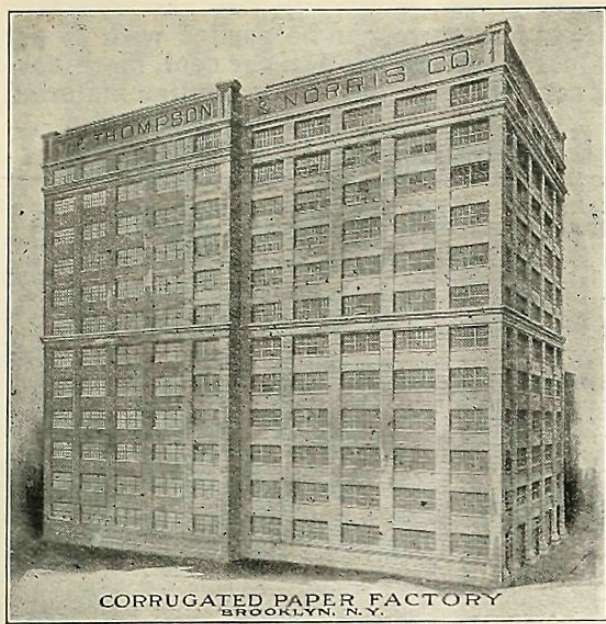
Stanton, Rose M to Le Roy Construction Co. Morris av, n e cor 190th st, 114x35. P M. Prior mort \$—. Apr 12, 1910, 1 year 5 1/2%. 11:3175. 1,500

Spallone, Caritina to Warren B Sammis. 154th st, No 515, n s, 150.3 e Morris av, 25x100. Apr 12, 1910, 3 years, 5 1/2%. 9:2414. 3,750

Skinner, Mary E and James E to Augustus Gareiss. 202d st (Summit av), n s, 4.7 w Briggs av, 50x100. Apr 11, 1910, 3 years, 5 1/2%. 12:3308. 3,500

Schwab, Louis E with Adolph Lowy. Forest av, n e cor 156th st, 100x35. Extension of \$36,000 mort until Mar 30, 1915, at 5%. Apr 9, 1910. 10:2655. nom

Seyfarth, Adolph to Wahlig & Sonsin. 178th st, No 911, n s, 85.4 w Daly av, 25x65.1. P M. Prior mort \$8,000. Apr 9, due Jan 4, 1912, 6%. Apr 11, 1910. 11:3122. 2,500



ANY FLOOR IN THIS FACTORY

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

EDISON PORTLAND CEMENT

Edison Cement makes concrete that is fireproof and timeproof, and because it is

Uniformly 10% Finest Ground in the World

it binds 10% more sand and gravel with equal strength, bulk for bulk, than any other brand.

EDISON PORTLAND CEMENT CO. 935 ST. JAMES BLDG NEW YORK

- 13 Higginbotham, Evelyn—A W Green...102.71
- 14 Heidenheimer, Louis—N Y Edison Co...21.13
- 14 Hauer, Arthur J—the same...19.85
- 14 Hochstim, Max—W Reid...22.67
- 14 Hamilton, Charles et al—E I Du Pont de Nemours Powder Co...225.95
- 14 Harrigan, Thos—B H Foss...68.88
- 14 Hennessey, James et al—Nason Mfg Co...246.11
- 15 Hillman, Kate A—A Holcomb...108.48
- 15 Hochman, Abraham—D Freiman...178.88
- 15 Hechthinger, Julius—M Loewy...75.90
- 15 Hayes, Timothy—Delaware Lackawanna & Western R R Co...115.02
- 15 Howe, Albert J H et al—W R Hayes...24.41
- 15 Harris, Henry et al—M Brunkenfeld...89.80
- 15 Hirsch, Louis et al—the same...89.80
- 15 Harris, Rosa—B Miller...161.15
- 15 the same—I Goodman...166.65
- 15 Inges, Eugene—E H Pool...71.33
- 9 Jeffers, Frank B—J A Koontz et al...costs, 34.93
- 9 Jackerson, Annie—Fourteenth Street Bank...449.40
- 9 the same—the same...373.40
- 9 Jones, Arthur S H—O J Brand et al...6,377.48
- 9 Joline, Adrian H et al, recvrs—B Landsman et al...8,632.88
- 9 Joseph, Charles et al—O H Arkenburgh...527.54
- 11 Jones, Minnie E et al—City Equity Co...89.82
- 11 Jaffe, Fred—H Balfe...costs, 23.08
- 11 Joergle, Frederick et al—Chas F Fischer Lumber Co...216.22
- 12 Jacobs, Henrietta—West Side Bank...519.81
- 12 Johnson, Henry—M Gisnet...90.68
- 12*Jacobs, Chas S et al—J Doniger...124.89
- 14 Jantzen, Meinert—N Y Edison Co...9.57
- 14 James, William—Mallory Steamship Co...costs, 23.02
- 14 Jackson, Albert A—Central R R Co of N J...costs, 107.94
- 15 Jacobs, Jacob—S M Goldberg...costs, 123.60
- 9 Kallman, Gerard—J S Richardson et al...84.71
- 9 Kern, Tobias—R Kronisch...377.38
- 11 Keller, Louis et al—Chas F Fischer Lumber Co...216.22
- 11 Krieger, Louis—C F M Lake...127.01
- 11 Klein, John Jr—Central Brewing Co...388.81
- 12 Kravzoff, Abraham—Public Bank of N Y...63.45
- 12 Knobloch, Wm C—Rudolph Wurlitzer Co...45.26
- 12 Kaufman, Robert—N Y Edison Co...20.05
- 12 Kifkowitz, Adolph—Henry Haas & Son...costs, 68.18
- 12 Kehn, Montefiore G—H G Schackno...1,153.50
- 12 Kantrowitz, Hadassah—S Stern...78.91
- 12 Kremer, Samuel A—Realty Records Co...117.15
- 12 King, Vincent C—Twelfth Ward Bank of the City of N Y...467.68
- 12 Krumkowitz, Harry—S Goldstein...34.09
- 12 Kiernan, Hugh—A Schonewald...2,604.44
- 13 Kalashen, Mark J—P H Greenblatt...costs, 339.87
- 13 Kovinski, Wolf I—J E Bates et al...229.79
- 13 Klinger, Henry—B G Hughes...67.06
- 13 Kenny, Paul T—J Fitzgerald...127.39
- 13 Kronester, John & Hugh, Comm'r—P Cohn...179.16
- 13 Korge, Geo A—M Hasbrouck et al...208.10
- 13 Klous, Herbert M—L E Preston...961.46
- 14 Klein, Samuel—N Y Telephone Co...55.88
- 14 Keller, Caroline & Jacob—Twenty-third Ward Bank of the City of N Y...709.20
- 14 Keithline, Chas M—M J Gross...113.17
- 14 Kenny, James E—D Farley et al...162.22
- 14 Knowles, Henry H—J Newstate...1,036.00
- 14 Kaplan, Samuel—E H Foss...42.90
- 14 Kealey, Thomas—the same...69.15
- 15 Kohn, Harry N et al—J A Schurer et al...589.97
- 15 Koester, Henry—D Kahn et al...115.76
- 15 Kenney, Mary E—J W Welsh...costs, 99.70
- 15 Klar, Barnet & Samuel—T Schwartz...1,276.45
- 9 Lipsitz, Hyman—M Halpert et al...586.62
- 11 Lehmann, Henry C et al—D C Rosenthal...27.00
- 11 the same—the same...25.00
- 11 Lord, Wm A et al—Sikes Co...233.27
- 11 Loewenstein, Max—W F Easley...3,769.52
- 11 Lewis, Geo L—Oliver Typewriter Co...51.86
- 12 Lurie, Jake—Public Bank of N Y...costs, 32.65
- 12 Langerman, Wm L S—C F Splittorf...44.27
- 12 Lotz, William—J E Schloss...135.71
- 12 Lawler, Patrick—H Adler...52.24
- 12*Lehen, Solomon et al—L Olitsky et al...52.41
- 12*Little, Henrietta et al—C Ehlermann...69.86
- 13 Lass, John C—J H Holstein et al...38.15
- 13 Leffel, Israel—City of N Y...32.65
- 13 Leonard, Harry et al—F Genrung...122.68

- 13 Lewis, Annie—Jefferson Bank...689.86
- 13 Lansberg, Sophie—L Cohen...119.52
- 13 Lyman, William, Jennie & Loretta G—A Rosen et al...1,458.11
- 13 Luban, Jacob et al—Lubin Pomrinse Mfg Co...81.81
- 13 Lawles, Robert—Dunbar Box & Lumber Co...105.78
- 14 Lande, Cecilia—N Y Edison Co...23.92
- 14 Levitas, Henry B—the same...14.36
- 14 Levin, Morris & Samuel—the same...10.26
- 14 Lawlor, Patrick—H Held...381.97
- 14 Lefkowitz, Isaac D—J Blanck et al...195.00
- 14 Luckes, Guiseppena—G Rusciano...27.41
- 14 Lauter, Charles et al—Aetna Life Ins Co...219.47
- 15 Lyons, Robert T—M Lyons...costs, 107.78
- 15 La Bar, Matthew H—D Kahn et al...81.15
- 15 Lama, Carmels—J J Clarke...215.01
- 15 Legan, Mary E—N Y & Queens County Ry Co...costs, 115.39
- 15 Lyons, Michael F—N Y Telephone Co...27.35
- 15 Lins, Henry—J H Ferdinand...256.99
- 15 Leoning, Hermine R admx—American Car & Foundry Co...costs, 107.62
- 15 Lash, Sidney R & Joseph—Oliver Type-writer Co...68.95
- 15 Leicht, Chas K—O Scherer...2,631.75
- 9 Miller, Frank R—C Bergenstein...117.51
- 9 McAllister, Chas S—W & J Sloane...151.40
- 9 McClatchey, Thomas G et al—C M Arkenburgh...527.54
- 11 Medbury, Fitch H—M B Dun et al...117.90
- 11 Machinski, Thomas—S M Barber...121.80
- 11 Metzner, John Jr—German Exchange Bank...1,025.56
- 11 Munson, Walter E—I N Burdick...366.07
- 11 Mechlin, Madeleine G W—Board of Education of the City of N Y...costs, 139.25
- 11 Marks, Louis—W Weinert...166.65
- 11 Marcoirci, Israel—L Siren...321.65
- 11 Miele, Pasquale—J Beck et al...128.34
- 11 McCracken, Wm H—Globe Credit Watch Co...251.99
- 11 McDonald, James—Marie Antoinette Hotel Co...1,360.21
- 11 McDonnell, Joseph D—Dimock & Fink Co...73.85
- 11 McClosky, Michael—M F Mulcahy...461.12
- 11 the same—W J Boyd et al...269.92
- 12 Maher, John—West Side Bank...86.11
- 12 Morris, Nat—Newman Holding Co...186.31
- 12 Mandelbaum, Israel—N Y Edison Co...61.14
- 12 Medbury, Fitch H—American Newspaper Pub Assn...491.35
- 12 Medbury, Fitch H & Lubie J—J L Bickford...872.68
- 12 Mills, Wm A & Frank M—S Sheffield Steel & Iron Co...9,606.59
- 12 Mackae, G Fulton et al—People, &c...500.00
- 12 Meli, Rosalia—Metropolitan Trust Co of the City of N Y...6,300.60
- 12 MacBride, Archibald E—I K Bernstein...144.87
- 12 McGary, Wm H—Globe Molasses Feed Co...153.65
- 13 Montinigo, Felix & Pasquale—J E Bates et al...343.59
- 13 May, John et al—Abbe Engineering Co...524.41
- 13 Mathiesen, Rasmus M—National Lead Co...157.21
- 13 Moskowitz, David—B Moskowitz...costs, 133.62
- 13 Morris, Isaac—A Buchsbaum...79.91
- 13 Maund, John—N Y Telephone Co...36.09
- 13 Martin, Thomas S—I Ruditz...71.85
- 13 Moskowitz, Jacob et al—Lubin Pomrinse Mfg Co...81.81
- 14 Moore, Genevieve—N Y Edison Co...12.69
- 14 Morris, Monson—H Buckley...263.15
- 14 Major, Ellen C—D N Hanson et al...94.50
- 14 Mathews, Robert H—J Meurer et al...1,056.92
- 14 Monness, Hyman—L Caplan...947.50
- 14 Michaels, Joseph—N A Argiropoulos...271.42
- 14 Monheim, Julius E—Caesar Bisch Inc...costs, 99.43
- 14 Monahan, John V et al—E I Du Pont de Nemours Powder Co...225.95
- 14 Marchino, Joseph—H Fried et al...53.27
- 14 Mound, William—L Kramer...225.38
- 14 Moore, James—Beer Importing Co of America...40.33
- 14 MacLoud, Archibald—R Oshinsky et al...79.65
- 14 Meagher, Joseph et al—Nason Mfg Co...246.11
- 14 Makin, Robert—C Adler...74.32
- 14 Meyer, Christiane—R Sellite...540.99
- 14 McCullach, W Ralph—N Y Edison Co...15.28
- 14 McManus, Terence—J N Streat et al...526.60
- 14 McDonough, Walter—B H Foss...70.42
- 14 McAuliffe, Eliza—A P Walsh et al...costs, 106.00
- 15 Maddox, Samuel T Jr—C D Davis...69.62

- 15 Murphy, Ida M prest—W H Addoms...costs, 22.50
- 15 Moskowitz, Morris—J H Lefkowitz...79.41
- 15 Mercer, David T—F C Barton...38.11
- 15 Margulies, Lazarus & Bernard—D Zucker...costs, 44.50
- 15 Murphy, Joseph—C W Hogan et al...costs, 107.70
- 15 Mirski, Henry—L Marks...158.54
- 15 Morrison, Thomas J—J Muir et al...644.15
- 15 Marcus, Joseph & Celia R—D Burrill...61.73
- 15 Miller, Jacob—C Perlmutter et al...costs, 358.43
- 15 Moskowitz, Louis—J B Grifenhagen...4,117.47
- 15 Morris, Isar—L Miller...12.41
- 15 McNally, James R—F Blout...39.41
- 15 McMahon, John T et al—I Mayer et al...861.03
- 15 McCrea, Almeron W—P F Keogh...181.35
- 9 Nisbet, Frederick—J M Schusterman...12.41
- 11 Nanno, Michele & Marie—N Serino...249.57
- 11 Nolker, Eleanor O—N V Masson...382.63
- 11 Nedoff, Henry A—E L Rice...191.91
- 11 Nieberg, Elias—W Clark...1,628.98
- 11 Nagle, Percival—J Cruickshank...327.35
- 12 Nelson, Geo M et al—Theo Hamin Brewing Co...570.09
- 14 Norwalk, Jacob et al—L Lese...5,629.97
- 14 Nelson, Arthur—B H Foss...69.21
- 15 Norman, Oscar A—G A Freeman et al...costs, 71.66
- 15 Nichols, Wm E—C W Rice...3,234.76
- 15 Norris, Joseph R et al—W R Hayes...24.41
- 9 O'Loughlin, Michael J—J Burke...1,089.26
- 9 Osborne, Frank S—Vaughans Seed Stores...44.82
- 9 O'Grady, John J et al—J A Weser; possession of property and cost...42.72
- 11 O'Brien, Jonas J—G Henzle...138.76
- 12 O'Toole, Bernard J—George L Storm & Co...90.48
- 13 O'Breirne, Francis J—American Surety Co of N Y...30.29
- 14 O'Reilly, Thomas J—Fiss, Doerr & Carroll Horse Co...286.42
- 9 Perper, Abraham & Joseph*—G F Hoffman et al...16.61
- 9 Person, George—A Burstein...245.92
- 9 Phillipson, William—Mississippi Valley Interurban Ry Co et al...costs, 71.48
- 9 Paseal, Isadore L—Hyman Realty Co...32.31
- 9 Prince, Charles et al—O E Arkenburgh...527.54
- 9 Porter, Louis M—W W Douglass...9,659.77
- 11 Post, Max—S Flaum...134.91
- 11 Pollack, Henry—Reinthal & Newman...40.47
- 11 Pollack, Henry—R C Keegan...48.65
- 11 Potter, Henry M—J Greason et al...123.51
- 12 Parnes, Abraham—E Friedman et al...339.65
- 12 Penrose, Hallack A—S M Janney...2,537.81
- 12 Presutty, Nicholas—J F Snow...178.39
- 12 Pohl, Fritz—H Loeffler...581.04
- 12 Plant, Wm P—P S Boynton...32.06
- 12 Patterson, William—W S Howell et al...49.65
- 12 Page, Wm E—Butler Bros...61.77
- 13 Parker, Andrew McC et al—N Y Steam Co...costs, 106.94
- 13 Pappas, Nicholas—M Shea...costs, 112.65
- 13 Padden, Michael C et al—Hans Rees Sons...187.34
- 13 Probst, Jerome—A Broderick...40,141.75
- 14 Poole, Major R—B D Allerton...68.11
- 14 Pinto, Joseph—R Hill...96.01
- 15 Pollack, Henry—J Friedman et al...60.17
- 15 Politzer, Max—I Schoen...127.50
- 15 Pickard, James D—Cutter Tower Co...173.86
- 15 Pignoni, Michael—K Walsh...2,538.32
- 12 Quirk, John—T F O'Dea...147.71
- 13 Quinn, John, adm—G Fowler...costs, 62.81
- 13 the same—I Pugsley...costs, 55.00
- 9 Ruehl, Charles & Eliza* et al—C Stephen...355.52
- 9 Raccos, James D et al—the same...355.52
- 9 Rotter, Louis & Meyer—Manhattan Straw Board Co...675.47
- 9 Robinson, Douglas et al recvrs—E Landsman...1,331.88
- 9 the same—B Landsman...8,653.88
- 9 Rasmussen, Anton—G E Stuckey...203.53
- 9 Reeves, Herbert et al—M Meiselman...1,335.41
- 11 Rothenberg, Max & Sarah*—C Sandberg et al...177.16
- 11 Remeschatis, Therese—C Beck et al...56.71
- 11 Roblin, Annie—J C Simon et al...309.60
- 11 the same—J V Perrin et al...89.74
- 11 Rothenberg, Morris et al—Temple Court Co...199.80
- 11 Rudd, Nathan et al—People, &c...100.00
- 11 Russell, Wm M—J J Schreyer...76.76
- 11 Rosenfeld, Monroe & Ray—H Baron...162.15
- 11 Reese, Dorothea—N Y & Queens County Ry Co...costs, 159.82

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Callan, Peter et al—J Harbater. 1907...	118.81
Curtis, Harry J—E H Jones et al. 1908...	147.09
Ciceriello, Mike—Adolph Prince. 1910...	271.70
¹ Carpenter, Fanny H et al—People, &c. 1910...	500.00
Christie, Wm L—P K Wilson et al. 1910...	67.88
Cummock, Victor I—W Jones. 1909...	833.71
Cobb, Geo W—Abramson Engesser Co. 1910...	652.40
¹ Denbosky, Edward et al—S Levine. 1910...	1,083.22
D'Allesandro, Guiseppe et al—J A Solomon. 1908...	150.00
Same—same. 1908	225.00
¹ Denbosky, David et al—same. 1910...	1,083.22
Davies, Richard H—H Claus. 1902...	309.46
Damon, Chas E—B Wilkening. 1910...	103.19
Ehrlich, Johan—P Burg. 1910...	50.00
Eno, Amos F—M Gurgalinsk. 1909...	544.99
Edelson, Isaac—S Sroka. 1910...	200.00
Foster, Morton H C—N Y & Harlem R R Co et al. 1907	88.16
⁶ Frank, Roberta F—E H Smith. 1910...	100.21
¹ Fleischhauer, Jacob—I Stiefel Co. 1910...	225.30
³ Furman, Earle et al—R L McGehee. 1910...	142.72
¹ Foran, Margaret—City of N Y. 1907...	264.91
Goodman, Abraham—N Janitz. 1910...	486.32
Gruosso, Felix & Domenico—J Gruosso. 1910...	429.65
¹ Gallagher, Edward et al—People, &c. 1910...	500.00
Goodman, Tobias et al—H Linetzky et al. 1907	68.89
Same—H Linetzky. 1908	155.00
Galling, William—G F Swift et al. 1903...	520.38
Gang, Rubin—S Edelstein. 1905	22.41
Same—same. 1905	224.41
Greenberg, Nathan & Morris—R Berman. 1910...	637.32
Geisler, Leopold—David Stevenson Brewing Co. 1910	109.80
Same—same. 1909	314.15
Same—same. 1909	72.00
Herbert, Frederick W—E Browne. 1904...	99.41
Hannon, John J—N Y Importation Co. 1909...	106.61
³ Harris, Heyman—E R Lazarus. 1902...	349.97
³ Heins, Anna—G Pfister. 1909...	7,583.50
Hamburger, Barnett—P Rose. 1909...	7,125.45
Heier, Michel—R Newman. 1910	34.31
Havavan, Geo B—Ernest Tribelhorn, Inc. 1910	69.09
Hanavan, Geo B—Ernest Tribelhorn, Inc. 1909	38.65
Same—same. 1909	130.65
Hirschhorn, Solomon et al—M Lang. 1901...	148.46
Johnston, Morton W—J T Spruill. 1907...	236.02
Jacobs, Edith S et al—B Wasserman. 1910...	113.93
Same—same. 1908	460.97
Jacobs, Edith D—B Wasserman. 1909...	79.58
¹ Kahn, Samuel L—City of N Y. 1910...	1,120.78
Katzen, Louis—J Harbater. 1907	118.81
⁶ King, Samuel—T Allison. 1909	110.00
⁶ Kurzrok, Raphael—H Danzig. 1907...	218.52
⁶ Same—A C Becker. 1907	62.29
⁶ Same—Raisler Heating Co. 1907	270.66
⁶ Same—S Friedman. 1907	297.55
⁶ Same—M Silberstein et al. 1907	523.77
⁶ Same—A Mandel. 1907	17,235.20
⁶ Same—Union Special Machine Co. 1907	115.45
⁶ Same—The Thread Agency. 1907	188.61
⁶ Same—J E Ludwig et al. 1907	308.69
⁶ Same—N Y Telephone Co. 1907	304.08
⁶ Same—J L & M Jacobs Co. 1907	44.86
⁶ Same—M Silberstein et al. 1907	372.55
⁶ Same—Associated Merchants of N Y. 1907	148.21
⁶ Same—I Jackson et al. 1908	2,044.41
⁶ Same—M H Pulaski & Co. 1907	226.43
⁶ Same—M Wasser. 1907	265.98
⁶ Kursrok, Raphael—V Contessa et al. 1907...	442.61
⁶ Same—Henry Huber Co. 1907	2,383.80
Karp, Isaac & Nathan—S Lindenborn. 1909	2,062.21
Lowenstein, Henry—M E Atwood. 1909	59.41
Lefcowitz, Isaac—M Seaman. 1910	675.00
Laird, —Byron W Greene Jr & Co. 1910	33.80
¹ Lindsay, Arthur E et al—W J Hendrick. 1910	530.24

Leo, Michael—A B Cross et al. 1910...	1,470.12
Launchmere, Lolo—J Gallick. 1910...	27.41
Same—Loft Realty Co. 1910	27.41
Lucas, Herbert—A W Sauben. 1910...	35.91
Lindley, Clifford C—T M McCarthy et al. 1910...	130.47
Milana, Henry F—B Toplon. 1910...	52.41
¹ McGee, Wallace L et al—W J Hendrick. 1910	530.24
¹ McAvoy, Minnie B—S Sellaro. 1910...	439.88
¹ Menair, Frank C et al—W J Hendrick. 1910...	530.24
McAfee, Frederick L—C Luce. 1910...	120.98
Mahon, John J—M O'Beirne. 1910...	337.07
McLaughlin, Chas B—C J Stewart. 1910...	217.41
Mansfield, Earl & Luther E—G E Pemberton. 1901	150.39
Moerer, George—T J McLaughlin. 1908...	750.00
Same—same. 1908	282.50
⁴ Mulligan, Martin F—National Lead Co. 1909...	439.07
Marsulla, Dominick—L J Rosendorff. 1909...	315.28
Macksoud, Elias—R Korkemas. 1909...	1,031.64
Same—same. 1910	113.12
Murphy, Edw F—D Smyth et al. 1909...	113.67
Mostacki, Mark—P Neri. 1910	69.91
McGee, Wallace L—F J Phillips. 1910...	448.25
Nelson, Nicholas—L B Ryer et al. 1910...	66.91
Newins, Chas M—Corn Exchange Bank. 1909...	656.16
Nocita, Maria—Ebling Brewing Co. 1909...	673.46
Nast, Amelia L—S Munves et al. 1910...	28.61
O'Leary, John—H Weinstein et al. 1910...	150.00
Oakley, John T—Morse Bros. 1910...	51.49
Palmeiri, Vincenzo et al—J J Pollok. 1910...	115.00
Peck, Leopold et al—H Linetzky et al. 1907...	68.89
Same—same. 1908	155.00
Picot, Adolph—M O'Sullivan. 1910...	33.27
⁶ Perry, Chas J—M Levenson. 1906...	108.55
Prashkor, Nathan et al—M Lang. 1901...	148.46
Rudinsky, Joseph—H Wolf et al. 1910...	1,599.00
Quinn, James—L Feichter. 1910...	644.19
Ryan, Margaret V I—M V McCusker. 1909...	16,657.24
Rirkin, Harris et al—E M Hough. 1909...	2,538.10
Rubin, Benjamin et al—same. 1909...	2,538.10
Rice, Isaac L et al—City of N Y. 1908...	126.85
Same—same. 1910	110.10
¹ Richards, John M—W J Hendrick. 1910...	530.24
Riegel, Michael—S A Kors et al. 1908...	23.78
Roderick, Joseph—Ballou-Dickson Co. 1909...	112.37
Rudinsky, Rachel—Meyer-Danker-Simana Co. 1910	160.40
Reynolds, Walter A—A Butrico. 1910...	1,600.00
Raff, Meyer—O Blechman et al. 1910...	98.71
Rothschild, Maurice J—Waldorf-Astoria Hotel Co. 1907	873.24
Rosenbloom, Jacob & David et al—J Goldstein 1908	1,716.64
Rosenberg, Tillie—J W Cornish. 1908...	2,465.32
Skelton, Christopher P—Abendroth Bros. 1910	652.87
Sherwood, William—H C Schaefer. 1908...	69.32
¹ Sheehan, John R—Bloomingtondale Bros. 1909...	32.34
Solomon, Lena—C E Hutchinson. 1909...	132.11
Same—F C Hazel. 1909	40.00
Shewan, James—C Bishop. 1910	71.20
Smith, Clement A—Hecker-Jones-Jewell Milling Co. 1910	106.55
Solomon, Rosa—I Altman et al. 1910...	169.57
Stark, Arthur A—N F Kerr. 1908...	205.59
Schinasi, Solomon et al—City of N Y. 1908...	126.85
Same—same. 1910	110.10
Stanley, Frank—Meister & Bache Realty Co. 1910	168.37
Silverman, Samuel—F Romano et al. 1910...	89.41
Salzberg, Jennie—R Sadowsky. 1910...	87.48
Salzberg, Jennie—R Sadowsky. 1909...	1,286.44
Skennlon, John—J Davis et al. 1909...	182.72
Siegel, Harry—N Rosenberg. 1904...	17.40
Senior, Theodore E—J J Downey. 1909...	274.28
Same—T Stokes. 1909	66.60
Spivack, Harry A—J A Bullinger. 1910...	194.31
Shaff, David et al—M E Ungrich et al. 1910...	108.65
Same—same. 1909	112.80

Same—same. 1908	310.33
Silverson, Abraham et al—E Ungrich et al. 1910	108.65
Same—same. 1909	112.80
Same—same. 1908	310.33
Tufaro, Luigi—J A Solomon. 1908...	225.00
Same—same. 1908	150.00
Turk, Max—Corn Exchange Bank. 1910...	17.65
Volp, Louis & Emilie—G Y Ackerman. 1910...	1,006.72
¹ Wilson, Maude Y B—Niagara Lithographing Co. 1910	849.16
Whitehead, Lydell—W Reiman. 1910...	567.08
Wachstein, Hyman—H Porges. 1910...	101.22
Wells, Frank H—J B Gilbert. 1908...	1,680.55
Wells, Frank H—C Schneider. 1906...	75.72
¹ Weiss, Adolph—United Electric Light & Power Co. 1910	86.57
¹ Wolkowitz, Leon—M Trotta. 1910...	304.08
Waltzfelder, Sol L—T Lehman. 1909...	67.41
Woolf, Mary J—E G H Burton et al. 1909...	95.25
Same—same. 1908	156.50
Zanatello, Giardini—J Ross. 1909...	28.88
Zerbe, Gustave R—W M Musgrave. 1904...	210.60

CORPORATIONS.

John N Loeser Mfg Co—J N Loeser. 1909...	1,931.89
Compton & Sons Lithographing & Printing Co—W Freeman. 1907	27.41
Same—same. 1906	59.41
I Stiefel Co—J Fleischhauer. 1910...	225.38
¹ H Koehler & Co—H Adams. 1909...	598.40
Geo F Hinrichs & Co Inc—O Schmidt. 1910...	113.18
Flatbush Plumbers Supply Co—Beckman Sanitary Specialty Co. 1910	91.35
Plunkett Plumbing & Heating Co—G A Acken. 1909	89.66
M Wilber Dyer Co—B Hilberg et al. 1909...	529.65
John C Orr & Co—S Grossman. 1910...	140.67
A Rosenblum Iron Works et al—J Pollok et al. 1910	115.00
Architects Standard Bronze Co—General Chemical Co. 1910	48.47
⁶ Gingold Realty Co—S Gotthelf. 1910...	774.28
Hygrade Iron Works—E Loeb. 1910...	319.31
Lange Bros Inc—Corning & Co. 1910...	509.53
N Y Central & Hudson River R R Co—J F Byrnes. 1910	96.95
Same—same. 1910	6,238.41
Commercial Union Assurance Co Ltd of London, England—Witowsky. 1909	739.60
United States Fidelity & Guaranty Co—People, &c. 1910	1,000.00

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

April 8.

36—9th av, s e cor 54th st, 144x504. Alpha Slate Co agt Metropolitan St Ry Co, Adrian H Joline, Douglas Robinson, recvrs, Byrne & Murphy and Artistic Marble Co. (Corrects error in last issue when sub contractor's name was omitted.)

April 9.

42—189th st, n s, between Cambreleng and Beaumont avs, —x—. Olin T. Stephens Inc agt Bedford Park Construction Co & Carucci Bros

43—Walton av, No 2273. Same agt same.

44—Lenox av, s w cor 126th st, 25x100. Morris Marks agt Rose Frey, Max Brooks & Jacob Kantrowitz

45—102d st, Nos 127 to 131 East. Rider-Ericsson Engine Co agt C N & S A Construction Co, Nieberg Bros, Inc, & Benjamin Nieberg.

46—Same property. Same agt same.

47—Broadway, s e cor 157th st, 99.11x200. Wm J Kelly agt McMorrow Engineering & Construction Co, N Y Cornice & Skylight Works

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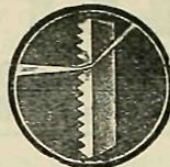
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48—Riverside Drive, No 416. Same agt John J Hearn Construction Co, N Y Cornice & Skylight Works225.00

April 11.

49—Lenox av, No 319. John P Cronin et al agt Rose Frey and Kantrowitz & Esberg.252.89
50—5th av, No 366. M F Westergren Inc agt Max Schlesinger and 5th Avenue Realty Co (renewal)200.00
51—137th st, No 55 West. Otto Goldberg agt Emanuel Singer46.65
52—Av A, No 235. Benjamin Danker agt Joseph Finger and Samuel Levy24.00
53—5th av, Nos 349 to 353. John J Leddy agt Winthrop A, Wm A, Lewis S, Robert W, Elizabeth W & Margaret L Chanler, Alida B Emmet, Louis, David, Henry & Samuel W Korn, trustees Chester Billings & Son.4,192.75
54—Willis av, Nos 477 to 481. Fred Putz et al agt Robert Mahoney315.00
55—Pinehurst av, s e cor 178th st, 100x100. Barrett Mfg Co agt Peto Realty Co and N Y Cornice & Skylight Works167.42
56—South st, No 225. Alfred E Norton Co agt Paul Viane & Lenox Iron Works.434.88
57—Park av, n e cor 133d st, 100x100. Same agt Rubber Clothing Co & Lenox Iron Works884.40
58—Satisfied.
59—63d st, Nos 22 to 26 West. Alfred E Norton Co agt Benjamin B Davenport, Paul DeB Lighton & Lenox Iron Works.5,293.52

April 12.

60—Sullivan st, Nos 214 to 218. Arthur J Panoff agt John Doe, Peirez & Levine and Levine Contracting Co.....650.00
61—47th st, No 73 West. Wm J Hart agt P Nardi & Wife and George Fox.....4,201.00
62—Satisfied.
63—Broome st, No 557. Tile Contracting Co agt Rebecca Shkolinkoff, and Union Square Contracting Co.....177.00
64—Wilkins pl, e s, 175 s Jennings st, 50x 142.1x54x159.7. Edward E Buhler Co agt Jacob Streifer Co & Otto Von Schoen.198.00
65—167th st, s s, 119 e Stebbins av, 75x100. Barrett Mfg Co agt Isaac Brown and N Y Cornice & Skylight Works103.45
66—5th av, No 532. Jacobs Co agt Fifth Avenue Bank & American Bar-Lock Co...105.00
67—175th st, s s, 130 e St Nicholas av, 70x 100. Same agt Church of the Incarnation & American Bar-Lock Co.....93.50
68—40th st, No 13 East. Same agt Sarah S Adam, Fannie Sampson & American Bar-Lock Co.....127.50

April 13.

69—Spring st, No 18. P Mullin & Co agt John Campbell and I Sekosky.....513.00
70—Spring st, No 150. Otto L Spannhake, Inc. agt Max Abramson and Harris Mankin.100.00
71—27th st, No 115 West. J Harry Nicholson & Co agt John Doe and E H Watson & Co.....55.36
72—53d st, Nos 422 to 430 East. Arthur McGonagle Co agt Theodore E Hergert, Ins.....3,000.00
73—Satisfied.
74—Lenox av, No 319. Theodore C Wood agt Rose Frey and Kantrowitz & Brooks.....230.99
75—South st, Nos 224½ & 225. Alfred E Norton Co agt Paul Viane and Lenox Iron Works434.88
76—63d st, Nos 22 to 26 West. Same agt Benjamin B Davenport, Paul DeB Lighton and Lenox Iron Works.....5,293.52
77—Park av, Nos 1945 to 1955. Alfred E Norton Co agt Rubber Clothing Co and Lenox Iron Works884.40

April 14.

78—Satisfied.
79—20th st, Nos 336 to 342 West. Frank J Tyler agt Rector, & Co, of the Protestant Episcopal Church of St Peter, N Y.....147.00
80—East Houston St, No 119.....
Christie st, No 232.....
Isaac Silverman agt Frieda Hart & Max Hart.....21.30
81—2d av, Nos 317 & 319. Same agt same.41.85
82—Allen st, No 52. Same agt same.....15.00
83—Lexington av, Nos 1019 & 1027.....
73d st, Nos 157 to 151 West.....101.00
84—Sullivan st, Nos 214 to 218. Woolf Peirez agt Eugene Gerbereux, Morris Levin, and Levin & Levin Contracting Co.....2,620.00
85—178th st, Nos 881 to 887 East. James F Hagan agt Anna A Brandt.....2,231.00
86—Sullivan st, Nos 214 to 218. Standard Housewrecking Co agt Eugene Gerbereux, Morris Levin and Levin & Levin Contracting Co.....725.00
87—Audubon av, s e cor 166th st, 83.5x95. Anton Larsen agt Cohen & Levy or Cahn & Levy (renewal)60.00
88—River road, w s, opp East 70th st, Blackwells Island, 100x200. Cross, Austin & Ireland Lumber Co agt City of N Y, Roman Catholic Church & Parish of Church of Our Lady Consoler of the Afflicted of Blackwells Island, and Hudson Structural Steel Co.....957.12
89—Whitlock av, w s, 50 n 144th st, 65x125. Same agt Bothner Schmidt & Co and Hudson Structural Steel Co.....550.81
90—101st st, Nos 326 & 328 East. Gedale Goldberg agt Belwood Realty Co & John Katzman98.00

91—Av A, No 235. Eller Mfg Co agt Joseph A Finger, & Manhattan Ceiling Co.....154.17
92—33d st, No 205 East. Colman Mehlman agt Abraham Goldenblum.....423.25

April 15.

93—8th st, No 369 East. Morris Siegfried agt Falk Rhenheimer and Reichman & Sotzky.475.00
94—Amsterdam av, s w cor 109th st, 100x100. Celia Horn agt Lloyd Construction Co & John Goldberg225.00
95—Brook av, s w cor 157th st, 168x97. John Schnitzer agt Belle Boehm and Gruenstein & Mayer.....544.50
96—Spring st, No 18. Abram Rosenbloom agt Joseph Campbell and heirs of Sarah A Campbell & O Sekosky325.00

BUILDING LOAN CONTRACTS.

April 9.

Lots 43 & 44, map of 170 lots, Siems Estate, Bronx. Dina Conrad loans Felix D Canlo to erect a — sty building; — payments...\$2,500

April 11.

Forest av, n w s, 172.6 s 161st st, 25x100. Prospect Investing Co loans Emma M S Mestanz to erect a — sty building; — payments13,000
Bryant av, w s, 175 s Seneca av, 46.11x101.10 x66.2x100. Central Mortgage Co loans John Ferguson Co to erect a — sty building; — payments8,500
Kelly st, n s, whole front between Prospect av and Av St John, 228x185.5. Manhattan Mortgage Co loans Mercury Realty Co to erect a — sty building; — payments175,000

April 12.

178th st, s s, 100 w Wadsworth av, 50x100. City Real Estate Co loans Vanderbilt Tile Co to erect a 5-sty apartment; 6 payments.50,000
Randall av, s s, 50 w Amundson av, 25x100. Eastchester Savings Bank loans Victor Olsen to erect a — sty building; — payments.2,200

April 13.

Fordham road, s w cor Valentine av, 110.2x 134.5x irreg. American Mortgage Co loans Le Roy Construction Co to erect a 6-sty apartment; 13 payments130,000
111th st, s s, 241.8 e Broadway, 83.4x100.11. Metropolitan Life Ins Co loans Carnegie Construction Co to erect an 8-sty apartment; 10 payments200,000
111th st, s s, 158.4 e Broadway, 83.4x100.11. Same loans same to erect an 8-sty apartment; 10 payments200,000
111th st, s s, 75 e Broadway, 83.4x100.11. Same loans same to erect an 8-sty apartment; 10 payments200,000

April 14.

Byron st, w s, 321 n 236th st, 25x95. Mutual Benefit Society of the members of East German Conference of M E Church loans Christina Benson & August Anderson to erect a — sty building; — payments...3,500
Aqueduct av, e s, and lots 17, 18, 19 & 20, part of map of Cammann Estate at Fordham Heights, Bronx. Harlem Savings Bank loans Evans Realty Co to erect a — sty building; 4 payments48,000
Charles st, s w cor Waverly pl, 75x38.10. Samson Lachman loans Samuel Rodt & Jacob Lipman to erect a — sty building; 9 payments25,000

April 15.

215th st, n s, 100 w Paulding av, 25x100. George Hauser loans Mechiore Cantone to erect a 2-sty store and dwelling; — payments3,500
3d av, s e cor 172d st, 92x100x99.10x100.5. Henry Korn & Newman Cowen loan Wendover Bronx Co to erect a — sty building; 9 payments45,000
Webb av, e s, whole front between 188th st and Parkview pl, 285x irreg. Mary S Croxson loans Richard M Montgomery Co to erect nine 3-sty buildings; 2 payments6,000
Vyse av, e s, 275 n Freeman st, 25x100. Manhattan Mortgage Co loans G Zingales Co to erect a 5-sty apartment; 10 payments...16,000
Barry st, s w cor 145th st, 100x75. Greenwich Mortgage Co loans Downey Construction Co to erect two 4-sty tenements; 7 payments25,000

SATISFIED MECHANICS' LIENS.

April 9.

32d st, No 313 East. Bernard J Fox agt Vito A Paterno et al. (March 19, 1909).\$95.94

April 11.

22d st, No 327 West. Jacob M Seidenberg agt Randall P Barron et al. (Feb 1, 1910).40.00
Same property. Same agt same. (Feb 4, 1910).....40.00
101st st, No 325 West. Edwin Dumble Co agt Sallie S Tefft et al. (Jan 21, 1910).262.00
Riverside Drive, No 64. Frank M Gabler agt H C Trumbonner. (March 16, 1909).740.00

34th st, No 137 East. Andrew Vella agt Ames & Co et al. (March 3, 1910)....182.50
Grand Boulevard and Concourse, s e s, intersection s w s 178th st. Van Nest Wood Working Co agt Hageman Construction Co et al. (July 16, 1909)1,004.45
Same property. Same agt same. (Aug 17, 1909).....1,004.45
Christie st, No 132. Palmieri & Marone agt Ralph J Cohen. (Mar 12, 1910).....750.00
Marmion av, e s, between 177th and 178th sts. Oliver M Arkenburgh agt Katonah Construction Co et al. (Mar 23, 1910)...360.00

April 12.

Clarke st, n e cor Broome st. Donaldson, Whiteley Cut Stone Co agt Trinity Corporation et al. (April 5, 1910).....481.00
45th st, No 21 West. Weisberg-Mark Co agt Albert F James et al. (March 8, 1910).475.00
Same property. Port Hamilton Fireproof Sash & Door Co agt Albert F Jammes et al. (Feb 3, 1910)361.00
Same property. Weisberg-Mark Co agt same. (Jan 7, 1910)475.00
Hudson st, No 486. Nathan Goldman agt G Vassar et al. (March 1, 1910).....224.40
10th st, No 16 East. Strand Construction Co agt Samuel A Fisk et al. (Oct 20, 1909)208.00
Central Park West, No 135. D L Hess & Co agt Isaac Boehm et al. (Jan 27, 1910).3,793.00

April 13.

128th st, No 215 West. Isidor Greenberg agt Carrie L Frear. (Aug 7, 1909).....300.00
128th st, Nos 206 to 210 East. Corrier Construction Co agt Robert S Maffitt et al. (Jan 12, 1909)1,020.00
43d st, No 601 West. Thomas Bonner Heating Co agt Jabez Burns & Sons et al. (Nov 24, 1909)703.37
19th st, No 135 East. Samuel Eichenbaum et al agt Joseph B Smith Jr et al. (April 11, 1910)260.31
43d st, No 600 West. Thomas Bonner Heating Co agt Jabez Burns & Sons et al. (Dec 14, 1909)703.37
Pelham av, n s, 50 w Hughes av. Saverio Scalzo et al agt Lovell Construction Co. (April 4, 1910)1,425.00
Bronx Boulevard, n e cor 216th st. Manhattan Rolling Mill agt Vari Lace Mfg Co et al. (March 31, 1910)130.00

April 14.

Broadway, Nos 3117 to 3129. Howes Mfg Co agt Surety Construction Co et al. (March 22, 1910)1,726.50
St Nicholas av, e s, 558 s 145th st. Pfotenhauer-Nesbit Co agt Swift Building Co et al. (April 13, 1910)400.32
3d av, Nos 3993 to 3999. Louis J Sheperd agt Worcester Construction Co et al. (April 12, 1910)264.10
St Nicholas av, e s, 558.9 s 145th st. Church E Gates & Co agt Swift Building Co et al. (April 14, 1910)1,264.39
Webster av, e s, 479 n Gun Hill rd. James O'Connell agt Irving Construction Co. (Jan 22, 1910)658.75

April 15.

54th st, No 156 West. Meyer Contracting Co agt Charlena Lowry et al. (Feb 10, 1908)7,235.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

April 7 and 8.

No Attachments filed these days.

April 9.

Brower, Etta M; Aetna National Bank; \$1,500; P H Noyes.
Bankers Surety Co; Sanders & Flanders; \$10,630.97; Fitch, Slater & Randall.

April 11.

Humboldt Exploration Co; Chas H Mackey; \$15,628.94; Thacher & Williams.
Scott, Wm G & Henrietta; Marie G Kuerzi; \$5,382.02; F. J Kuerzi.

April 12.

Miller, Emma; Maurice B Dean; \$25,080.50; E H Tatum.

April 13.

No Attachments filed this day.

CHATTEL MORTGAGES.

April 6, 7, 8, 9, 11, 12 and 13.

AFFECTING REAL ESTATE.

Allenhurst Garage Co. 135 to 47 W 37th. Williams Heating & Plumbing Co. Heating Contract. 646
Allenhurst Garage Co. 135-47 W 37th. Williams Heating & Plumbing Co. Radiators and Boilers. 307
Gerhards, A (Inc). N w cor Freeman & Longfellow av. Leon Mayer. Gas and Electric Fixtures. 350