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By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET Vice-Pres. & Genl. Mgr., H. W. DESMOND Nos. 11 to 15 East 24th Street, New York City (Telephone, Madison Square, 4430 to 4433.)

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A N INTERESTING FEATURE of the recent real estate market has been the evidence it affords that the process of reconstruction on the West Side is about to begin in good earnest. That section has hitherto escaped for the most part the attention of the reconstructors. They have been busy converting old brownstone residences south of the Park into business buildings, and similar residences east of the Park into apartment houses or modern American basement dwellings. But on the West Side there has as yet been practically no replacement of old by new buildings. During the past week two such operations have been announced. One builder bought a large plot in West 79th street, which is to be improved with a twelve-story apartment house; and, in so doing he is only following the example of another builder, who some weeks ago purchased a similar plot for the same purpose on the same street. Still another builder proposes to tear down three residences in West 74th street and erect an eight-story apartment house in their place. There can be little doubt that the beginning made by these operations will be pursued gradually, but steadily, and that little by little private houses situated either on the avenues or the wide side streets will be replaced. There is every reason why this should be the case. The value of private houses on the West Side has no more than held its own, in spite of the fact that their construction has practically ceased. At the same time the value of land available for improvement with fire-proofed apartment houses has become increasingly valuable. The inference is obvious. In spite of the talk that, at least on the West Side, apartments have become more rather than less expensive as compared with private houses, the demand for them has not been checked. People will not pay more than a certain sum for a West Side residence; and this fact makes real estate much more valuable for multiple than for single dwellings. The old private houses would be replaced with much greater rapidity than is now the case, were it not for the tenement house law. That statute prevents the erection of apartment houses more than ninety feet high on most of the side streets; and usually it is hard to figure out a profit from the replacement of private houses with only an eightstory multiple residence. For a good many years this process of reconstruction will be largely confined to the wider streets and to the avenues. Eventually, however, it will spread to the 60-foot streets, and it will become a much commoner form of building operation, in the case of such streets on the West than it has been on the East Side. On the East Side the private house on the side street has more than held its own, and it will probably continue to do so for another twenty years.

A NOTHER REAL ESTATE TENDENCY which has been increasingly conspicuous of late is the growing relative importance of the district north of 34th street for the purposes of retail trade. Not only is there a continued migration of retail houses, from 23d street and farther south to the vicinity of 42d street, the latest instance being that of G. P. Putnam's Sons, but firms which have become well established on 5th avenue between 23d and 34th streets are also migrating further north. Evidently this part of 5th avenue has been losing ground as a site for the highest grade of retail store; and it looks probable that in the end the particular section will be absolutely dominated by the wholesale rather than the retail trade. It has already taken possession of 4th avenue and of the side streets west of Broadway. It

is gradually fastening its grip on Madison avenue, and on the side streets between Madison avenue and Broadway. Eventually it will probably occupy both 6th and 7th avenues, although it is possible that 7th avenue may come in for a good many retail stores. Under such conditions it is hardly possible that 5th avenue between 26th and 32d streets will not become less and less desirable for the better class of retail stores, and that an increasing number of the best firms will not migrate further north. The whole neighborhood will assume a character, which will make it disagreeable and inconvenient for shoppers. The wholesale trade wherever it becomes dominant has an inevitable tendency to drive away good retail traders. If such should be the result on this part of 5th avenue, a certain recession of values may well take place. The wholesale trade really cannot afford to give much higher prices to real estate than those which now prevail on 4th avenue. The ground floors on 5th avenue will, of course, continue to be much more valuable than the ground floors of a 4th avenue building; the difference in value will not be as great as the difference in price now is.

F IT DOES PROVE to be the case that retail trade of the higher class will in the higher class will in the course of time be crowded out of the whole district, south of about 32d street, the effect of this migration upon the retail section, further north, will be of even greater interest than its effect upon the old section south of 34th st. The additional area north of 34th street, available for the best class of retail business is not very large. Fifth avenue itself is now occupied almost solidly as far up as 50th street. Many purchases and leases, particularly for interior decorators, have recently been made between 50th and 59th streets on the avenue: but evidently the character of the ownership is such that the private residences on these streets will be only gradually replaced; and the same is true of the side streets north of about 48th street. Madison avenue from 35th to 41st street is also, excluded from reconstruction at least as long as J. P. Morgan lives. Consequently retailers who are looking for sites will usually be forced to select them either on the side streets or on Madison avenue north of 42d street; and the area so available is wholly inadequate to satisfy the future demand-particularly in case the migration from sites south of 34th street increases in volume. It becomes, consequently, an exceedingly interesting matter to predict the other streets and avenues north of 42d street which retail trade of the better class will eventually occupy. Any such prediction can only be a guess; but, in the opinion of the Record and Guide the general course of development will be something as follows. During the next few years 5th avenue and the side streets, particularly 57th street will be gradually occupied, and a large part of Madison avenue north of 42d street will also have been absorbed. In the mean time the work on the Grand Central Terminal will be finished, and thereafter it is entirely possible that Park avenue and the side streets, particularly 57th street, will be retail traders who can afford to pay high prices. Fully ten years will elapse before the area defined above will be fully developed. Thereafter what will happen is even more of a guess; but it looks as if Sixth avenue north of 45th street, would necessarily become increasingly valuable for retail purposes at a still more remote time; it is even possible that the Broadway-Lexington Avenue Subway may do something for the retail development of Lexington avenue between 42d and 59th streets. Real estate operators should study this situation very carefully. The man who can guess the remoter consequences of this migration of the retail trade can make a good deal of money out of a comparatively small investment.

IN SPITE OF THE FACT that Buffalo has by a popular majority declared in favor of a commission form of local government, there is little chance of the Legislature consenting thereto. The wise constitutional statesmom at Albany who make our instruments of government for us have decided that administration by an elective responsible commission would be dangerous for Buffalo, and consequently they propose to treat the new Buffalo charter just as they treated the Ivins charter for New York. In both cases the reasons determining their action were the same. The political machine always opposes a simplified, efficient and responsible instrument of government, because its leaders understand that their power depends upon the maintenance of a complicated, expensive and irresponsible instrument. The allegation that government commission under the conditions

proposed in Buffalo is dangerous cannot be supported either in logic or in experience. In Kansas sixteen towns and cities are now being governed in this way. In Iowa there are five, in Wisconsin one, in Colorado two, in North Dakota three, in South Dakota four, in Oklahoma four, in Missouri one, in Idaho two, in Texas fourteen, and in Tennessee five. On the Pacific Coast California has three and Washington one. Massachusetts is the only state in the East which has adopted the commission plan, but in that state five cities are already being governed by it. No city over 100,000 inhabitants has as yet been allowed 'to govern itself by commission; but if it works successfully in cities like Des Moines with a population of 70,000, there is no reason why it will not serve as well for large cities. The truth is, of course, that it is the ordinary American city charter, which divides responsibility between the mayor and a council that experience has proved to be dangerous and experimental. Everywhere else in the world municipal power and responsibility have in one way or another been concentrated in one group of men; and the commission form of government is merely the application of this idea to American conditions. Perhaps certain changes in detail may be necessary in applying the plan to large cities. Charter reformers in Pittsburg, for instance, propose a commission of nine members instead of five. But the principle of concentrating all local administrative power in the hands of a responsible plural executive, directly responsible to the whole people, is salutary and not in the least experimental, even in this country, for it is the principle lying behind the traditional town government of New England.

## "ETERNAL VIGILANCE IS THE PRICE OF LIBERTY."

To the Editor of the Record and Guide:

If the above quotation be true, then how much LIBERTY do the real estate interests of the City of New York deserve if the price paid for it be eternal vigilance? Judging by the experience of the last ten years, mighty little. This body of men (the real estate interests) could muster at any time at least a quarter of a million votes, and by so doing could shape the political policy of not only our city but also our State, and yet because of their lack of comprehensive and aggressive interest they are constantly on the defensive against the so-called reform leaders, who could not muster and control probably five thousand votes in the entire city.

In the year 1901 a company of the former, about 400 strong, went to Albany and appeared before the then Governor to oppose the passage of a law that was probably the most drastic in the history of the State, robbing as it did by its provisions thousands of our most worthy citizens of the little investments they had made in houses built entirely according to the law, as it was at the time they were built, and in which they had invested all their savings. A law that made tenement house construction so expensive that it at once became a most serious problem to the unfortunate poor and working classes as to where they could get money to pay the rents made necessary by it and also provide enough to keep body and soul together.

At that same hearing opposed to these men were a body, as I recall it, of about 25 men; yet these latter succeeded in forcing the Governor of this State to favor the measure above described by a special emergency message that limited our speakers to five minutes each on a subject that caused thousands of their constituents losses totaling millions of dollars. And this same handful of men have persistently for the past ten years stood in the way of any fair and common-sense amendments to that same law. And what have the real estate interests of this great city done?

## THE FIRE INSURANCE GAME.

At or about the same time that this law was passed, another company of men, in order to bring grist to their mill, formed what is known as the Fire Insurance Trust, and they in turn have consecutively in the past ten years held up every measure that would tend to bring relief to these same real estate interests. They have forced them to pay for insurance 50 per cent. more in premiums than could be possible under any competitive system. They have by one stroke wiped out from the suburban insurance brokers 75 per cent. of the commissions formerly paid them, while giving the householders no cheaper insurance. They have forced the fire insurance brokers of New York City and also those in the suburbs, as I understand, to at first pay \$2.50 each year for the privilege of conducting their business, afterwards raised the fee to \$5, and now I understand \$10 is the amount of contribution each broker must pay to this octopus in its work of gouging the property owners of this city, State and nation.

How they influenced legislation at Albany appears from the testimony from the recent investigation. They have dictated the rate per cent of premiums they will pay city brokers, and it is but a short time, we think, before they will eliminate the brokers entirely. They have hounded the Fire Department and

the Tenement House Department and the Building Department, and they in turn have hounded the house-owners of this city to constantly increase the fireproofing provisions in their houses, in order to add to the bank roll of the Fire Insurance Trust, and what have the real estate interests and fire insurance brokers done? Why, they lie right down and howl.

A YOUNG MAN WITH A THEORY.

A few years ago a young man from out of town came to our city, and finding about every other avenue of civic charity preempted, decided there was a fine opening if he could arouse the charitably disposed people to feel that the City of New York was overcrowded and that there was no way to relieve this crowding but by some pet scheme of his that he could better evolve by a few junkets to Europe and the European cities, if he had the wherewithal to foot the bills. This he found, and he organized his committee, known as the "Committee on Congestion and Population." He induced many leading persons, including the Governor of our State, to attend and address the conferences, and has actually gone into the chambers of the Board of Aldermen of our city and demanded that a Commission on Investigation, of which he I presume would practically be the head, should be appointed, and that \$15,000 of the taxpayers' money be appropriated to help him evolve his theories.

He has had two bills introduced in the Legislature, one providing for a Commission to Investigate the Distribution of Population in the State of New York and appropriating \$10,000 to be used as perquisites for this Commission, and in the other bill he proposes to divide the outlying boroughs of the City of New York into twelve districts, limiting the heights of buildings in each, and at one swoop rob the people of these outlying boroughs of millions of dollars of equity in their property, and rob the City of New York of millions of dollars' worth of the taxable value it at present so much needs, for rapid transit, and what do the real estate interests of this Empire City do? Why, they lay right down and howl in protest, while this young man pushes right along with his theories, and he probably will some day wake up and find that they have been enacted into laws.

THE LATEST AMENDMENT TO THE TENEMENT LAW.

There is a bill before the Assembly of this State at Albany introduced by Assemblyman Robert S. Conklin, of the 21st Assembly District, known as No. 1744, in which there is the following provision:

"If any order of the (Tenement House Department is not complied with, or so far complied with as the Department may regard as reasonable, within five days after the service thereof, or within such shorter time as the Department may designate, then such order may be executed by said Department through its officers, agents, employees or contractors."

And other provisions equally as drastic. No doubt many of these 250,000 voters helped to elect Mr. Robert S. Conklin to the Assembly. I notice he has been elected three years in succession, and no doubt many of them will vote for him again, should he run for this or any other office in appreciation of his great kindness in introducing legislation like the above that adds so much to the gayety of nations and furnishes so much peace of mind to the burdened taxpayers of this city, who are doing so much toward paying the salaries of men like Mr. Conklin and others who have been used with such good success by the Tenement House lobbyists at Albany during the past ten years.

What is this great body of 250,000 voters going to do in regard to this bill and others of the same tenor? How long are they going to remain a number of separately organized bands? When are they going to wake up and organize throughout the entire district with a separate body of men in each Assembly District, and they in turn organize into a large central body with a President, Secretary and Treasurer and other officers who will be well paid for their services? When will they wake up to the fact that from the time the Legislature meets at Albany until it adjourns, there ought to be a paid representative of this body of voters on the floor of the Legislature, and the same on the floor of the Board of Aldermen and the Board of Estimate and Apportionment in our city? Just so long as we remain scattered with no central body of officers to represent our interests, with no salaried men to take care of our interests, just so long will the Pharisees, Parasites, Faddists, Failures, Fakers and Fools have control and dominate the affairs of our city, while the real estate interests and the working classes are forced to foot the bills.

Before closing I wish to congratulate the Record and Guide for the splendid work it is doing in the Violation campaign in which it has done so much to arouse public sentiment by a knowledge of the unfair treatment real estate interests have been accorded by those that dominate and domineer over them, by fair means or otherwise.

You are also to be commended for the splendid editorial in your issue of the 9th instant in which you express your views on the book published under the auspices of the Russell Sage Foundation, entitled "Housing Reform," by Mr. Lawrence Veiller, and in which you so splendidly expose the sophistries and half truths that so largely dominate the arguments adduced by reformers in their dealings with the Tenement House problem of the City of New York.

## AN ACUTE CASE OF LAWYERITIS.

## To the Editor of the Record and Guide:

Social scientists for some time past have been made aware of the existence of one more disease germ feeding on the already germ-infested body politic. For want of a better name the disorder caused thereby is best described as "lawyeritis." That it has recently taken the form of an epidemic, and that there is a crying need of some drastic remedy to prevent its spread, is best evidenced by the latest measure introduced at Albany by Senator Wainwright to amend the penal law so as to bring within its pale any layman found poaching on the lawyer's legitimate preserves. In other words, to penalize the unorganized citizen should he have the temerity to draw up a contract of any sort, no matter how unimportant it might be, on his own responsibility.

Briefly, what the distinguished Senator had in mind when he drafted this latest and most glaringly audacious of bills, was that every unorganized citizen without regard to religion or color, who for any reason might affix his name to any document, without first calling in some worthy gentleman, learned in the law and otherwise trained in the profession of buccaneering, and opening his purse to him, should be deprived of life, liberty, and the pursuit of happiness, and incidentally of the protection of the courts.

That there is a growing contempt for the legal profession is made plain by the opinions freely expressed on every hand of court practice in general and the lawyer in particular. And it is just such men as Wainwright who are bringing the profession into contempt, as is proven by this latest proposal of his. Worst of all is the generally accepted belief that there is an understanding between judge, clerk and certain favored attorneys, and that the question of multiplication, subtraction, division and costs has more to do with the successful issue of a case for a client than any special genius for pleading.

Hard as it is to believe that such an understanding exists, those who have much experience with litigation soon come to realize the truth and learn to select their lawyers accordingly. But the best proof that there is such a tacit agreement in the courts is the fact that so many vulgar, uneducated scamps, of low origin who manage to acquire a smattering of law, and who by hook or by crook gain admission to practise at the bar, can win their cases time after time, no matter whether the evidence be in their favor or not, against the best trained jurist of the highest reputation in the land.

Furthermore, in the matter of trial by jury, anyone who has served on juries knows very well how one or two men with their minds made up can usually bring the rest of the panel round to their way of thinking, particularly when the prospect of a cold dinner begins to prejudice their judgment; or in any event, can bring about a disagreement which may work as well to the disadvantage of the one whose reasons for taking a case into court are justifiable.

The pity of it all is, the courts, which should be the refuge of the weak against the strong, make the widow, the orphan and the bankrupt the opportunity for brigandage of all sorts. Just why a favored protege of a judge, given the appointment of a referee, is privileged to waste time over trivialities, under a mutual understanding in the profession, with a favored counsel, and to divide with him the few remaining assets of a bankrupt corporation, firm or individual; just why, on the pretense of safeguarding an infant's rights, special guardians and counsel are permitted to absorb the lion's share of a dead man's estate like so many birds of prey picking his bones; just why the daily press is entitled to its share of the loot in the case of dead men, bankrupts, receiverships, foreclosures and the like, carrying at extravagant rates advertising in excessive amount and practically worthless for the purposes set forth, namely, the protection of the unfortunate; just why all these things should be, why the mutual understanding in the matter of plunder, the lawyers and the judges, perchance, may be called upon to explain at the final day.

Not for one moment is it questioned but that there are honest judges, innumerable; and yet if conscience is one of the fitting attributes of a judge, why are so many of them to be found who, day after day, year after year, are content persistently to be tardy in their attendance at court, knowing how much they discommode a large number of witnesses, jurors, counsel and the like. Surely if conscience is missing, then the step is an easy one to mutual understandings, for the division of the spoils of litigation.

After all, can much else be expected when so many plain men, men even who live by the sweat of their brow, stint themselves, deny themselves everything to give their boys an education—to prepare them in all probability to be lawyers, to be future presidents maybe, ambulance chasers more likely, or some such equally useful professionals, instead of compelling them to follow their own honorable and necessary calling of bricklayer, plumber, laborer, or the like. Everyone to-day is shying at the problem of productive labor; everyone is seeking to live at the expense of someone else; hence the dearth of laboring men, the surplus of lawyers. Hence the constantly increasing cost of living, about which we hear so much complaint on every hand. Truly, it is but another instance of disturbing the equilibrium that Nature at all times strives to sustain, just as when you destroy the birds of the forest some forms of insect life immediately begin to multiply, until everything else living upon the earth is in danger of being consumed. In this instance, the removal of the natural restraints that hold one class down to its natural level, too much education of the wrong sort, have resulted in the multiplication of the lawyer until a cataclysm of the order threatens this fair land.

Is not there here a subject to ponder over, for the retired millionaires who take an interest in the public welfare, who plan foundations for the upbuilding of humanity? The oversensitive anti-vivisectionists, could not they reserve for the good of their own kind some of the energy they are expending to put an end to the very useful and necessary experiments on living animals? Goodness knows, there is vivisection enough practiced by the surplusage of lawyers upon helpless humans in the courts of law to absorb their entire time and labors. As for the wise men of the Rockefeller Institute, could they do better than to experiment to see if they cannot discover some new serum to check the spread of this latest disorder, this pestilence of lawyers that is attacking the social body and threatening its destruction? What better could Carnegie do with his surplus wealth than to establish schools throughout the country to give intelligent instruction in the science of social hygiene; instruction as to how to mitigate that ever increasing human ailment that results in a dearth of decent tenements and transportation facilities, of farm products as well, and a surplus of turmoil and legislation without end?

REAL ESTATE.

# AS TO THE IDENTITY OF THE COMMITTEE ON CONGESTION.

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To the Editor of the Record and Guide:

In reply to your editorial of the 16th inst., especially the latter statement, "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," I beg to state on behalf of this Committee that it is composed of men and women who have a direct interest in the improvement of social conditions in New York City. They organized an Interborough Committee and have the endorsement of the proposition to secure the appointment of an unpaid Commission on the Prevention of Congestion of the following organizations:

The Commission is not, however, as you suggest, asked to investigate congestion in Manhattan alone, but also congestion throughout the city. The Commission will inevitably take up every aspect of the problems of congestion, as affecting all the boroughs. Sincerly yours,

BENJAMIN C. MARSH,

Executive Secretary.

LIST OF ORGANIZATIONS URGING THE APPOINTMENT OF A COMMISSION ON THE PREVENTION OF CONGESTION IN NEW YORK:

NEW YORK: Central Federated Union, Central Labor Union of Brooklyn, Long Island Real Estate Exchange, Merchants' Association of New York, Brooklyn Bureau of Charities, Allied Real Estate Interests, Brooklyn League, City Club of New York, American Institute of Architects, New York Chapter; Federation of Churches and Christian Organizations, Municipal Art Society of New York, Neighborhood Workers' Association, Brooklyn Chapter American Institute of Architects, Ethical Culture Society and the Downtown Ethical Culture Society, Merchants' and Manufacturers' Board of Trade, Manhattan Single Tax Club, United Hebrew Charities, Queens Borough Real Estate Exchange, Brooklyn Children's Aid Society, Woman's Municipal League, Public Educational Association, Civic League of the Bronx, New York Academy of Medicine, New York Board of Trade and Transportation, Normal College of New York, People's Institute, Adelphi College, Young Men's Christian Association, New York State Charities Aid Association, Employens' Association of Building Trades, West Side Taxpayers' Association, Broadway Board of Trade, Eastern Medical Society of Columbia University Architects, Citizens' Association of New Utrecht, Church Association for Advancement of the Interests of Labor, Outdoor Recreation League, West End Association, Civic League of Queens, Fulton Street Board of Trade, Society of Diploma Architects, Real Estate Board of Brokers of the City of New York, New York Consumers' League, New York County W. C. T. U. Statement before the Aldermanic Committee on Laws and Legislation regarding the anonintment of a commission on the prevention

Statement before the Aldermanic Committee on Laws and Legislation regarding the appointment of a commission on the prevention of congestion in New York, by Mr. Frederick B. DeBerand for the Merchants' Association of New York:

"This Association's Committee on City Conditions have considered the suggestion that the Mayor be requested to appoint a Commission to investigate exhaustively the entire subject of Congestion of Population in this city and has made a report advocating such Commission, which report has been approved by the Executive Committee. The report says in part:

That the reasons in favor for the necessity of such commission from a humanitarian standpoint readily suggest themselves to every one, but in addition it is urged that the commission would investigate as being in direct relation to congestion of population, a scientific plan for building factories in parts of the city not now used for that purpose, and increasing rapid transit facilities and to suggest a system of carrying freight, so as to spread out as far as possible the area, not only of homes and tenements, but of fac-tories and workshops and thereby reduce the present high rentals and increase the earning value of wages. From the point of view of this Association, any scheme that would increase the facilities of rapid transit and distribution of freight and increase the power of production through more effective labor and lower rentals, with all of the incidental benefits that

would accrue therefrom, are, from a practical business standpoint, highly desirable.

"It is important to the business prosperity of this city that the cost of production and of living should be reduced as far as possible to that prevailing in other cities, and to reach this result it is essential that both population and manufacturing should be distributed over wide areas, provided that ready and cheap means of transit can be provided."

# CONSTRUCTION.

## THREE FAMILY HOUSES NOT TENEMENTS

## An Effort Being Made to Change the Legal Classification in This Respect-Bronx Business Interests Greatly Desirous of the Change.

THE North Side Board of Trade is urging the enactment of a bill now reading in the task a bill now pending in the Legislature and which has been favorably reported out of committee, taking three-family houses out of the jurisdiction of the Tenement House Department, under certain circumstances. President J. Harris Jones of the North Side Board of Trade headed a committee which went to Albany last week to champion the measure. A section of the bill provides that when there is an alleyway three feet wide running from front to rear of these structures, they are to be classed as dwellings and not as tenements in the meaning of the law. All Bronx builders are emphatic in their endorsement of this measure. But the Tenement House Committee of the Charity Organization is opposing it.

The Act amends Chapter 334 of the Laws of 1901, known as the Tenement House Law in respect to the definition there given of the term "a Tenement House," making the section to read as follows:

given of the term a rehement House, "making the section to read as follows: "A tenement house is any house or building or portion thereof which is rented, leased, let or hired out to be occupied or is occu-pied by THREE families or more living independently of each other, and doing their cooking upon the premises; or by more than two families upon any floor so living and cooking, but having a common right in the halls, stairways, yards, water closets, or some of them. (The new portion of the section begins here.) But a house which is constructed or altered to be rented, leased, let or hired out to be occupied by only three families, being one family on each floor above the cellar, and each family having separate conveniences, including separate toilet room, laundry tubs, private hall, et cetera, and each living-room having a window in the open air, either to the street, yard or upon an outer court or alley no less than three feet wide, measuring from lot line to wall, and run-ning from street to rear yard, and which house does not occupy more than sixty-eight per centum of the lot surface, SHALL NOT BE CLASSIFIED AS A TENEMENT HOUSE. "Plans of such houses herein described shall, however, be sub-mitted to the Department charged with the enforcement of the tenement house laws and there recorded, and it shall be the duty of such Department or any of its branches to cause all such houses to be inspected once every six months, to ascertain whether the same are maintained in such condition as in this section provided. And should it be apparent after such inspection that any such house has not been so maintained, the Department having jurisdiction shall have the right to enter such premises and order such work done as required by such Department, and if such orders are not complied with such house shall be retained in the classification of ordinary tenement houses until the work ordered to be done shall be fully completed." Building interests assert that, could residential buildings like

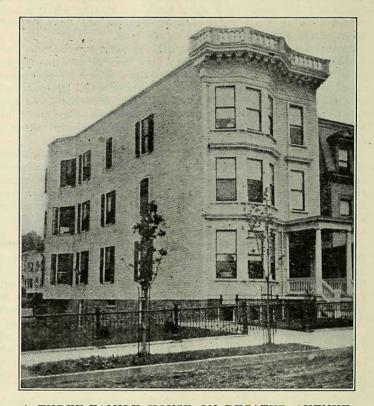
Building interests assert that, could residential buildings like those described be left out of the Tenement House classification, there would be widespread construction of the type. In the Bronx, for example, two-family houses are becoming economical impossibility, and it is necessary that three-family houses should take the place in the lives of industrious people once filled by the dwelling built for two families. Once a man could build a house in part for himself and in part to rent out, but now, in most sections of the borough, the cost of doing this is too large for such a financial plan unless there are two apartments to rent out.

The interests back of the Tenement House law opposed the bill in committee, because it would take a considerable number of houses out of the jurisdiction of the Tenement House Department, and it would also be possible to build new threefamily houses without regard to the existing requirements of the law. Three-story three-family houses, old or new, could be left without fire-escapes or exits to the roofs in case of fire. It would be lawful for these houses to have unhealthy basement living and sleeping rooms, with dangerous bakeries lacking proper fire protection, and connecting directly with the parts of the house occupied by tenants. Foul and evil smelling stables on the same lot would be legal. The social evil, overcrowding, and uncleanliness, would all be beyond the supervision and control now exercised by the Tenement House Department.

The sort of house which it is proposed to release from the operations of the Tenement House law is illustrated by a three-family house on Decatur av, in the Fordham section.

It is a frame building, three stories high, of simple ex-There is but one family to each floor. ternal appearance. Sometimes in houses of this class one of the rented floors will be occupied by the family of the owner's married son or daughter, as the case may be. This particular house is far superior to the minimum requirements specified in the statute. For instance, the court instead of being but four feet wide as permitted by law, varies from fourteen feet to twenty-six feet in width; the rear yard, instead of being eleven feet in depth as allowed, is twenty-eight feet in depth; and the building instead of covering 72 per cent. of the lot, occupies but 53 per cent. From this it will be seen that these apartments lack neither sunshine nor ventilation.

This house is also unique in that the rooms are far larger in area than what is legally required. The Tenement House Law specifies that there shall be at least one room in each apartment having a floor area of not less than 120 square feet,



A THREE-FAMILY HOUSE ON DECATUR AVENUE. This house would be taken out of the Tenement classification by the enactment of the Burgoyne Bill and would thereafter be classified as a private dwelling.

and that each other room shall have a floor area of not less than 70 square feet. An examination of the plans of this house shows that of the six rooms on the first floor, five contain over 120 square feet of floor area each and one contains 118 square feet of floor area. The apartments on the upper floors have six rooms equally as large as those on the first floor and also an additional room over 76 square feet in area.

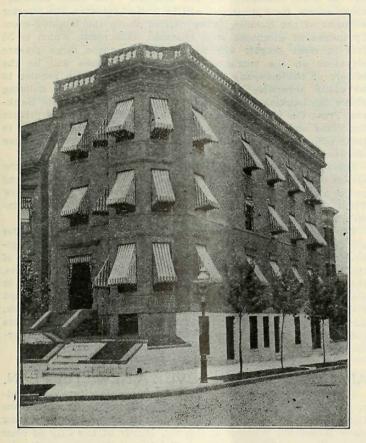
The finish of these apartments is also excellent. The parlors and adjoining alcove bedrooms have parquet floors, with doors and trim of mahogany finish. Ash wood has been used through-out the remaining bedrooms. The dining rooms also have par-quet floors, Dutch shelves and oak paneled walls. The rental of these apartments is thirty-six dollars per month, or at the rate of from five to six dollars a room.

Another illustration of the sort of three-family house which it is proposed to take out of the Tenement classification is one on Marmion av. It is a corner building three stories high on one facade and four stories on the other. The rear portion

Res

## April 23, 1910

of the lowest floor contains a steam and hot water heating system and bins for the tenants; the front portion is arranged as an office. There are three apartments in all, consisting of six rooms on the first floor and seven rooms on each of the other stories exclusive of the usual bathroom. The apartments are well planned with large and well-lighted rooms and built-in closets. The parlors and back parlors, which are trimmed with mahoganized birch, have parquet floors and are excellently appointed; the columns and grill separating these rooms, and the tile hearth with ornamental mantel are very effective. The dining rooms, which are all of good size and well lighted, have parquet floors, oak panel walls and Dutch shelves.



A "TENEMENT" ON MARMION AVENUE.

The kitchens have porcelain tubs and sinks, set gas ranges and also a refrigerator in the adjoining hall. Fixtures for gas and electricity are provided in all rooms.

The elevations of the house are quite refined. The foundation on the side elevation and the terrace walls are constructed of rock-face marble; the steps to terrace are of finished marble; the foundation on front elevation and all trim including lintels and sills are of brown stone; the rest of the walls are built of brick having a golden brown color, giving a very pleasing effect to the entire structure. The rent of these apartments is fortyeight dollars per month, or about seven dollars a room.

## VIEWS OF THE SUPERINTENDENT OF BUILDINGS IN THE BRONX.

The boroughs which are most affected by the Burgoyne bill are the Bronx and Brooklyn. In the Bronx the general sentiment of the building and real estate people, and of business men generally, has long been in favor of this proposed legislation. As has been said, the North Side Board of Trade dispatched a committee to Albany to favor the present bill. The president of the Board is also the Superintendent of Buildings in the borough, Hon. J. Harris Jones. When asked for an impartial statement of the reasons why the people of the Bronx want the Burgoyne bill enacted, Mr. Jones replied:

"The principal argument in favor of the three-family house idea is that the prejudice in the public mind against the term 'tenement house' is so great that if a class of houses of this character could be built without calling them 'tenement houses,' a great many persons would be glad to buy them and others to live in them.

"If you are at all familiar with the regulation Tenement House Inspector, you know how unpleasant it would be to have him call at your house in your absence at any hour of the day, and how your wife feels about these visits. Under ordinary tircumstances men could make an examination of a house with the proper deference and respect to the people into the privacy of whose home they are entering, but that art is entirely lost on the Inspectors of the Tenement House Department as we know them. In the old country they used to say, 'put a beggar on horseback and he will ride to the devil;' and so we give a young man power, such as the Tenement House Law gives the inspector, and unless he is pretty level headed, he is bound to take advantage of it and make himself more obnoxious than is necessary.

## HOW TO CURE CONGESTION.

"There is a great cry at the present time about the congestion in the City of New York. This, of course, is made necessary by the fact that our manufacturing establishments are located principally on the lower end of Manhattan Island; and the small wages paid in most of these places forces the poor and working classes to live near them, because of the time that would be lost and the expense that would be incurred in going to homes in more remote sections; also because rapid transit conditions are in such a deplorable state. We in the Bronx have for years felt that the way to relieve congestion is, first, to give us rapid transit, which could be done very quickly by third-tracking the Second, Third and Ninth Avenue Elevated Railroads and extending the latter across the river and up Jerome av into a very sparsely settled district, which would provide homes for the working classes upon land that is reasonably cheap, and located even south of 177th st. If this could be brought about, then a provision for building houses for three families, such as provided for in the bill referred to, would cause a large section of the Bronx to be built up with this class of houses.

"But so long as you make the laws governing three-family houses in the remote districts of the Bronx, Brooklyn, Queens and Richmond as drastic as they are to the four, five and sixstory houses in Manhattan, just so long will the congestion on Manhattan Island increase. And, by the way, this is one of the chief arguments against the laws suggested by the Committee on Congestion of Population, as it allows builders to build on Manhattan Island, where the congestion now is most extreme, as high as they please, while in the remoter sections they propose limiting them to three, four and five stories, as the case may be. Reverse this order, limiting them on Manhattan Island and giving the builders free play within certain limitations in the suburban sections, and you will find no trouble from congestion. Of course builders having no inducements to go into the outlying sections, will naturally go to the point of least resistance, which is Manhattan Island, unless the law in relation to the outlying sections is such as to induce them to go there and build.

## A BUSINESS MAN'S PROPOSITION.

"The three family house bill provides for a very excellent house, as you will notice when you read the bill itself, and if built as therein described, they would make splendid houses for the better class of mechanics, etc., and their moving from the present congested sections would leave more room for the less fortunate who must live near their work. I am fully convinced that this whole matter of the building up of the City of New York should be taken out of the realm of theories and theorists and placed in the hands of a commonsense business men's commission. When I say this I mean the tenement house situation and problem, as no matter how good the motives of the men who formulated the Tenement House Law, in its practical working-out it is doing the very thing that they wished to avoid, namely, destroying the privacy of the homes of the poor. And yet I believe that all the good that has been accomplished under that law could have been brought about without the great misery and loss of property values, if the tenement house situation had only been handled by practical men who understood its relations to life and living."

## A REAL ESTATE AGENT'S ADVICE.

Mr. J. Clarence Davies, of 149th st and Third av, as a large agent and broker, has naturally had considerable experience with three-family houses. He said:

"There is no reason why they should be under the jurisdiction of the Tenement House Department, any more than two-family houses, their conditions being similar. Three-family houses are occupied by private families of the better class who desire to avoid living in an apartment house and want the privacy of their own house as near as it can be obtained. They pay from \$25 to \$45 per month, and would not occupy the apartment unless it were fully up to their standard of living, which means plenty of light, good plumbing, good-sized rooms.

"In other words, the houses could not be rented unless they were up to the standard of one and two-family houses. This class of house does not need the jurisdiction of the Tenement House Deuartment, and their jurisdiction over houses of this class is more or less of a persecution. It would seem to me that the Building and Health Departments, with their restrictions, are certainly enough without the unnecessary requirements of the Tenement House Department.

"I think your paper and the Association of Real Estate Owners recently formed by you are doing well in taking up some of the grievances that property owners have to contend with. It is justifiable work. The whole tendency at the present time in the city of New York, it seems to me, is against the property owner and property interests, whereas if the public were made to realize the fact that it is the property owner and the real estate interests of the City of New York who are footing the bills and paying the piper, both the Law and the Administration would be directed to assist and not persecute the property owner."

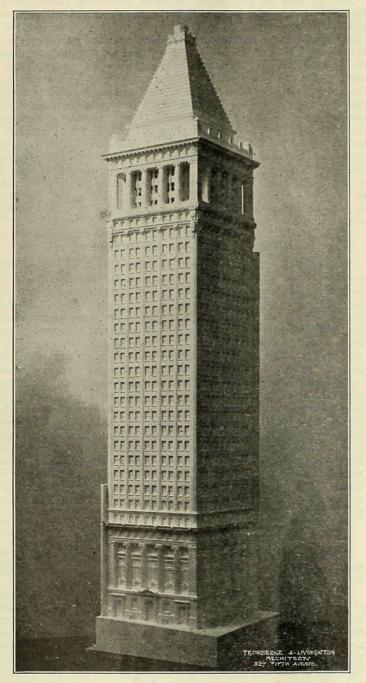
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## THE THIRD TALLEST TOWER. Will Be Constructed for the Bankers' Trust Company Entirely of New England Granite, and Stand on Solid Rock.

THE proposed new building for the Bankers' Trust Company which will occupy a plot on the northwest corner of Wall and Nassau sts, part of which is now occupied by the Gillender Building, a comparatively new 17-sty structure, will be one of the tallest in the city, being exceeded in height only by the Singer and the new Metropolitan Tower.

The demolition of the Gillender Building will in itself be a very interesting operation. It is only the second high modern building to be taken down (considering that the Pabst Building, which stood at 42d st and Broadway, was the first) and the difficulties to be encountered, as well as the condition in which the structure will be found, have attracted the attention of engineers.

In the new building there will be thirty-two rentable floors; in addition to these, seven stories of fireproof storage rooms in the pyramidal roof above. The building will be a thoroughly



DESIGN FOR THE BANKERS' TRUST COMPANY. Wall and Nassau Streets.

Trowbridge & Livingston, Architects.

modern fireproof steel skeleton structure, with every known desirable improvement, and the ceilings of the office floors will be higher than usual, in order to furnish well lighted and pleasing offices.

## ARCHITECTURAL FEATURES.

The exterior will be entirely of granite, the great quantity required taxing the output of several of the largest and best equipped quarries of the New England Granite Company. The architects, Messrs. Trowbridge & Livingston, have created a design which is unique in character while preserving all the requirements of an office building. Advantage has been taken of the fact that the lot is practically square, to design a tower about five diameters in height, divided into a composition of four parts, the lower part consisting of a gigantic Ionic colonnade resting upon a high stylobate; the second part, the shaft of the tower, is quite plain and contains the majority of the renting floors; the third part consists of a loggia in the Ionic style, and the whole is surmounted by a stepped-pyramid of stone. The architects, recognizing the elasticity of Greek architecture and the success with which so many architectural problems were solved in this style, have chosen it as being the best adapted to the various conditions which arise in modern practice. Its simplicity and grace, as well as its supreme dignity and seriousness, combine to make it peculiarly appropriate to this location and to the purposes of the building.

The Bankers' Trust Co., while having their entrance and a portion of their force on the street level, will have their main offices in one large room, taking up the entire second floor of the building. This room, about 90 feet square, is emphasized by the Ionic colonnade on the exterior. The main bankingroom, except for a peristyle, will be free of columns, the interior columns of the building being carried above the banking-room by means of enormous steel trusses. This room, which is 30 feet in clear height, will be reached by three large private elevators on the entrance floor. In this space will be the officers of the company and the departments which require to be easily accessible to the public. The rest of the building above the banking-room, except for such portions as the Bankers' Trust Co. will reserve for the use of clerks and for private bedrooms and bathrooms, will be rented for offices. Access to these office floors will be by means of eleven high-speed traction elevators affording unusually rapid facilities.

Below the level of the street there will be three stories, the lowest one to be devoted to the service of the building, and the power plant. The other two are to be occupied by the Bankers' Trust Co. for storage purposes and the great vaults of the institution.

The foundations are constructed in such a way as to render all this space below the ground available, and from an engineering standpoint are one of the most interesting features of the building. Instead of the usual foundation on isolated piers, the columns of this building will rest upon the rock, which is some 60 feet below curb level, and the cellar will be excavated inside of an enormous cofferdam of concrete seven feet thick, enclosing the whole property. The lowering of caissons for this cofferdam or watertight box will be watched with great interest by all engineers and contractors.

## ARCHITECTS AGAIN ADVISE A NEW CITY PLAN.

The New York Chapter of the American Institute of Architects is in receipt of a communication from the Committee on Congestion of Population, asking that it co-operate in urging upon Honorable William J. Gaynor, Mayor of the City of New York, the appointment of an official committee to study the matter of congestion of population in this city, and also to prepare a definite plan for city development with a view of obviating the conditions which now prevail. The Chapter having given careful consideration to what is proposed has replied as follows:

"The New York Chapter of the American Institute of Architects maintains the position it definitely stated last year. It believes that no adequate result will ever be attained by the appointment of a Commission outside of the city government itself; the history of every such commission in the past is the production of many schemes, beautiful to look at and admirable in themselves were they possible of execution, but the actual result of the work of these previous commissions has been almost nil.

"The New York Chapter of the American Institute of Architects considers it most important that a city plan for New York be prepared at a very early date, and further, that such a plan and the preliminary study leading up to its preparation should be made entirely by experts, civil engineers, architects and landscape engineers working in or attached to the City Departments eventually having in charge the execution of any such plan or scheme. The services of such a commission would not only consist of preparing such a plan as is proposed by your committee, but also would have in charge and under its consideration current schemes of city engineering as a whole, which of necessity would be contingent upon a city plan and its development.

"The chapter would welcome the opportunity to be of any possible service to the city in offering whatever material or information it has at its command for what the city officers may need in order to inaugurate such a scheme.

"It is believed that the best results for the City can be obtained in the preparation and execution of this work only by a body like the Board of Public Improvements, provided for in the amended Charter of the city of Greater New York, as submitted to the New York Legislature during its session of 1909. The Chapter feels strongly that the attitude herein announced is for the best interest of the city and it is the intention of the Chapter to present this point of view to his honor the Mayor, and to the Borough Presidents at the earliest possible date." The letter is signed by Frank H. Holden, Secretary.

Mrs. Richard C. Harnett has sold No. 37 West 34th st, for \$415,000. This property was bought by a hat manufacturing establishment. The same parties have bought No. 39 West 34th st, for \$400,000, and also a lot in the rear on West 35th st, for \$125,000. Sold by the firm of Chambers & Duryea.

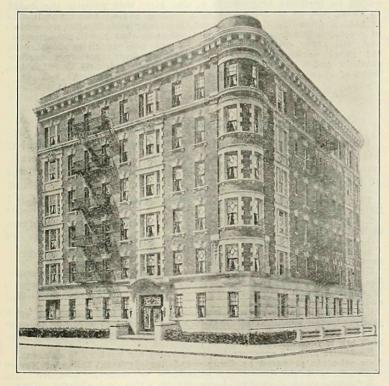
# THE NEW FORT WASHINGTON SECTION

## How the Problems of Housing and Congestion Are Being Solved There— Six-Story Elevator Apartments Almost the Exclusive Type of Construction.

W<sup>ONDERFUL</sup> achievements in building have become almost a daily story in New York. It is only twenty years since the first steel skeleton building was erected, and ten years is long enough to measure the period within which the city has seen the greatest transformation known to history. Moreover, it is a story that will never be told again in anything like the same way. For Manhattan Island will soon be built over and for the time being finished; and the conditions we have seen here since the new century opened will be duplicated nowhere else.

The most rapid development Manhattan has ever had is now in progress in the Fort Washington section of Washington Heights. Starting about four years ago, it has spread from the 181st st station of the subway in every direction, and has never ceased, not even during the panic years. This present year there will be more activity than ever, with another centre added, for the movement to radiate from. Operations have already begun around the site for the new station which the subway is to have at 190th st and St. Nicholas av, and excavating has been started for the station itself.

Another point of new activity is where the Fort Washington and Buena Vista Syndicate divided 239 lots at auction last spring, with the assistance of Mr. Day. Henry Morgenthau and other members of the syndicate were large buyers on that occasion. George F. Johnson's Sons, Leopold Weil, Charles Lowen, William H. Douglas, H. Rabbe & Son and Sonn Bros. were purchasers of choice corners. Alexander Grant, Alexander Mc-Dowell, Robert Ferguson and the Fluri Construction Company have also been identified with the movement. Practically all the land is in the hands of builders and so divided and restricted that the character of the neighborhood is thoroughly established. Only elevator houses are being erected, and with six stories as the minimum height. Architecturally, the construction throughout the section averages high-in materials and workmanship as well as in design. The face brickwork is an interesting study by itself, and another thing to note is the large use of terra cotta.



### TYPE OF NEW HOUSES IN THE FORT WASHINGTON SECTION-"WADSWORTH ARMS," ON WADSWORTH AV AT 180TH ST. Moore & Landsiedel, Architects.

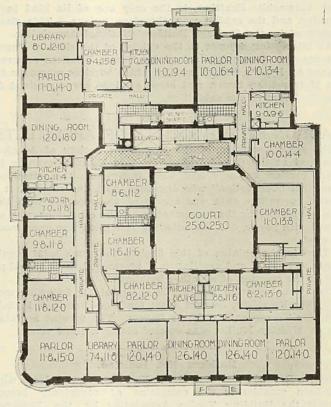
The fact that a bridge across the Hudson from Fort Washington Point became a certainty recently has had an appreciable effect. A great civic centre joined by bridges to the Bronx on the one hand and New Jersey on the other is now in the picture of the future. The district has become so large and the individual operations so numerous, it is difficult to do more than speak in general terms. Besides, houses are here more nearly of a single type than has been seen in New York of late years, though a number of 10-sty houses are now under construction.

The "Wadsworth Arms" at the corner of Wadsworth av and 180th st, is very representative. The rooms are large and light. Parlors and libraries are finished in mahogany; dining-rooms in antique oak with high wainscoting, Dutch shelving and beamed ceilings. Other rooms are in hazel and white enamel. Floors are laid in parquet and hardwoods polished throughout the entire building. The kitchens have garbage closets, porcelain enameled sinks and tubs and gas-lined refrigerators. Elias Gussaroff is the builder and owner, and Frederick Zittel & Sons the agents.

## BUILDERS' CHANCES.

Mr. Zittel says he has sold to investors a number of properties, and without exception they are showing satisfactory returns. Speaking particularly of a builder's chances in the section he said:

"Providing a builder is satisfied with a fair return for his labor and enterprise, and is not led in the beginning into paying an exorbitant price for his land, the Washington Heights field holds out excellent prospects. But the buyer should also be satisfied with a good return on his money invested and not expect too large a profit on an immediate resale.



## FLOOR PLAN IN THE "WADSWORTH ARMS."

"The fact of the Heights being practically inaccessible until the subway opened up this section has secured to this locality practically all high-class apartment houses so that the construction of tenement houses is not thought of for this section. The price of the land prevents that class of building. When we speak of 'tenement' houses we have reference to 'cold water' flats. The consequence is high-class buildings, and occupied by people that want comfortable homes and pleasant surroundings.

"The building operations are extending very rapidly west of St. Nicholas av to Wadsworth av, Broadway, Ft. Washington av, etc. We speak of the 181st st section in this particular. The transportation facilities could be better, but no doubt this will be remedied when the public make a positive demand. A number of 10-sty fireproof buildings are also under construction, which is a further evidence of the builders' confidence in the future value of Washington Heights properties."

"THE GARGOYLES of New York," held their fourth anniversary dinner on the evening of Tuesday, April 19th, at the Hof-Covers were laid for seventy-five members and brau Haus. An intersting vocal and instrumental program was guests. rendered while the dinner was in progress. Specially designed menu cards had been prepared in honor of the event. Many prominent members of the architectural profession and its allied branches enjoyed the evening. The competition for "A Subway Kiosk" was judged by Mr. Charles H. Israels, of Israels & Harder. The design of "Cargoyle A. E. Wilson" was awarded first place, "H. M. Koch," second, W. J. Blackburn, third. The criticism was thorough and well received. Gargoyle Hughson Hawley made a short speech, which was replied to by the refrain "Has Anybody here seen Hawley?" Messrs. A. T. Rose and W. F. Anderson were elected to serve for three years on the board of trustees. The lecture of the evening was delivered by Mr. Bradley Stoughton, B. S., Ph. B., on the "Story of Structural Iron and Steel," illustrated by stereopticon, after which there was a general discussion preparatory to adjournment.

## MECHANICS' INSTITUTE EXHIBITION.

The annual exhibition of the work of the students in the evening classes at the Mechanics' Institute was held in the Institute building, 20 West 44th st, on April 18th, and received most favorable comment from the hundreds of visitors, who thronged the various class rooms. The institute has long been recognized as the leading school in this country giving supplemental education to mechanics. The mechanics employed in the building trades of the city form over 70 per cent. of the 2,300 students on the class rolls.

The exhibition included examples of work in the five departments of the institute, Architectural Drafting, Mechanical Drafting, Art, Science, and Mathematics. The major portion of the work is in Architectural Drafting. An interesting exhibit was that of the classes in Plan-Reading and Estimating. Numerous complete estimates were shown of a Fifth av building. The students, had each been furnished with a set of the architect's drawings of the building, and had estimated on the work, beginning with the excavation, and carrying through their estimate for each trade.

The class in Industrial Electricity, supported by the Electrical Contractors' Association had a most creditable exhibit of various electrical apparatus in active operation. The class in Carriage and Automobile Drafting, is the only one of its kind in this country, and the exhibit was, therefore, unique. This class is supported by the Carriage Builders' National Association.

An interesting adjunct to the exhibit of the class in Physical Science was a complete set of De Forest Wireless apparatus, loaned by Dr. De Forest, and by which wireless messages from the Metropolitan tower, and other stations, were received during the hours of the exhibition.

## ACTION BY THE SOCIETY OF ARCHITECTS.

The annual meeting of the New York Society of Architects was held at the Grand Union Hotel on Tuesday evening last. After routine business had been transacted, the question of Municipal "Congestion" was discussed, with the result that the special committee that was appointed to cooperate with those who are farthering the movement to relieve conditions, was continued with power, and the following resolution was unanimously adopted:

"That in the opinion of this Society the same legal requirements as to light and ventilation of tenement houses should prevail in the erection of all other buildings."

The annual election resulted in choice of the following members: For President, Samuel Sass; for Vice-President, P. Schubert; for Treasurer, Mr. Louis Berger. The present Secretary, Mr. C. Whitley Mullin, was re-elected for a third term.

## Builders Not Indicted.

Justice Rosalsky discharged the February Grand Jury, which has been considering the complaint of conspiracy brought against the Building Trades Association by the Enterprise Steamfitters' Union, which was locked out by the Building Trades Association. No indictments were found.

Three weeks ago the Grand Jury reported that it would find no bills. Justice Rosalsky sent the Grand Jurors back to their deliberations and informed them that it was their duty to find indictments. After holding one or two additional sessions, the Grand Jury appeared again before Justice Rosalsky, and in-formed him through their foreman, R. A. C. Smith, that they had no report to make, had found no bills and wished to be discharged.

Saying that no good purpose would be served by keeping the Grand Jurors together, Justice Rosalsky discharged them, but directed the District Attorney to resubmit the matter to another Grand Jury, and said that the interests of justice would be served if the District Attorney took the advice of Code of Civil Procedure and considered the fitness of the jurors to pass upon the matter before impanelling them.

Builders are saying that indictments in this case would probably have signalized the end of the present Arbitration plan in The striking steamfitters no doubt inspired the their trade. District Attorney to present the evidence.

## Steamfitters' Wages.

Comptroller Prendergast has just concluded a series of hearings and forwarded to the Corporation Counsel his decision involving a question as to the prevailing rate of wages in the steamfitting trade. Decision has not been announced at this writing. If Mr. Prendergast decides that the labor men are in the right it may mean the declaring null and void of thousands of dollars' worth of contracts entered into and partly performed already; if this decision is the contrary, it will mean that the labor organizations have received a rebuff, in that their authority to fix their prevailing wage rate is not recognized.

The case arises out of the dispute of the Enterprise Association of Hot Water Steamfitters with a number of contractors who are doing work for the city. The steamfitters went out on strike early in the year for an increase of from \$5 to \$5.50 a

day, and the employers immediately imported non-union men to take their places at the rate that they had been paying. Now the steamfitters have filed affidavits alleging that the master builders who have disregarded their demands have violated the contract law binding them to pay the prevailing rate of wages.

## NOVELTIES.

**NOVELTIES.** LETTING NATURE COOL YOUR APARTMENTS.—New Yorkers often swelter in summer unnecessarily. They do not realize that they could get 75 per cent more air into their apartments if they wanted to. There is a special imported blind on the market that effects this great convenience. It permits full, subdued, shaded or dusky daylight to enter at any hour of the day. Opened, they per-mit the person inside to see outside and yet not be seen. As much light can be obtained through them as through an unadorned win-dow yet no one can see within. This commends itself strongly to apartment dwellers whose windows face those of persons living across an area-way or directly across a street. Absolute privacy is assured, yet they permit full daylight to enter. Fresh air means health; they permit an uninterrupted flow of fresh air. They are indestructible, and match the finish of apartments. They are suit-able for porches, are ideal for hospitals and are most welcome in offices, hotels and cafes. The Buyers' Bureau of the Record and Guide will give further information regarding this device upon application.

A CHECK-OFF ON THE VENTILATING DEPARTMENT.—The Record and Guide, through the Associated Real Estate Property Owners of New York City, has been conducting a campaign for a more equitable administration of the Ventilation Act of the State Labor Law. Cases have been cited without end showing where owners have been obliged to ventilate factories and lofts which, judged by the number of windows in them, did not need ventilation. There is a device on the market that will prove to his OWN SAT-ISFACTION whether or not he needs ventilators. It is a small portable instrument adopted by the New York State Department of Labor. It tells exactly just how much carbon dioxide (CO<sub>2</sub>) you have in the lofts or factories or stores in your control. If you have 10 or more parts of carbon dioxide to 10,000 volumes of air the ventilating department will compel you to put in ventilators. If it is under that amount and you can prove it you will not have to put in ventilators that may cost you hundreds of dollars. An en-terprising real estate man dealing in lofts or factories might get one of these instruments and rent it to other agents at a handsome profit. It is within the reach of even the smallest operator. The Buyers' Bureau will supply further particulars upon request.

NO MORE MARRED WALLS—HINGE CONTROLS DOOR SWING. —How many owners have supplied fine walls, papered them and then found that careless tenants have allowed the door knob to bang an ugly hole in the plaster? Exasperating, isn't it? If stop knobs are screwed into the floor, the tenant's small boy unscrews them. Now comes an invisible hinge made in any size, that permits the door to swing just so far. It stops at a certain angle. The hinge itself is hidden when the door is closed, is strong and durable, is made of a composition metal that is frictionless so that it will not squeak and will carry doors of any size. They are especially adaptable for panel work, lockers, closets, counter flaps, partition doors, cabinets and so forth. They can be used on sidewalk scuttles in front of show windows to prevent persons from tripping.

## PROGRAM OF LABOR LEGISLATION.

The following named bills for the New York State Legislature have received the approval of the State Workingmen's Federation and constitute a portion of Labor's program for legislation at this session:

1.-Employers liability. Haines bill of 1909, corrected to meet Latest decision of courts. 2.—Stationary Engineers' Licensing Bill of 1909 for local licensing

2.—Stationary Engineers' Licensing Bill of 1909 for local licensing in New York city.
3.—Stationary Firemen's Licensing Bill for New York city.
4.—Eight-hour Law. Buffalo bill requiring special district attorneys to prosecute violation in counties of 100,000 or more.
5.—Compensation for time lost by state and municipal employees due to injuries or sickness. Referred to legislative agent with power to consult counsel as to its effect on proposed employers' liability and introduce if satisfactory.
6.—Hiring of labor during strikes or lockouts. Bill compelling all persons to tell applicant of conditions of labor before engaging them.
7.—Taxation of land values and recall of city officers by voters. If such bill is introduced it is to be supported.
8.—Hours and air pressure for compressed air workers in caissons. New schedule prepared by Compressed Air Workers' Union of New York city and bill drawn and introduced as endorsed measure.
9.—Journeymen Plumbers' Licensing in cities and villages. Two companion bills.
10.—Practical plasterers as inspectors of plastering to be appointed.
Bill to be introduced when submitted to legislative agent by interested unions.

Bill to be introduced when submitted to legislative agent by inter-ested unions. 11.—Pensions for firemen, stokers, oilers, etc., in New York city service. Bill of 1909 to be reintroduced. 12.—Income tax. If such bill is introduced to be supported.

## Appropriations for New Schools.

The Board of Aldermen has authorized an issue of corporate stock for the construction of new school buildings and additions as follows:

61 East 12th st, bet Avs B and C, Manhattan.....
46 Bainbridge and Briggs avs and 196th st, Bronx
44 Prospect av and 176th st, Bronx.....
168 Throop av, Bartlett and Whipple sts, Brooklyn
171 Ridgewood, Lincoln and Nichols avs, Brooklyn \$316,000 312,000 240,000 300,000 P. S. isisi S. S. 316.000

P.

Total .....\$1,484,000



# 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 ARCHI-TECTS and the BUILDING TRADES EMPLOYERS' ASSO-CIATION.

## AUTHORITY OF THE BOARD OF EXAMINERS

I N an opinion just written by the Corporation Counsel, Hon. G. L. Sterling acting, the rights and duties of the Board of Examiners in the Building Department of the City of New York are more explicitly settled than in any previous decision under the law. The case grew out of the following state of facts:

On March 10, 1910, Mr. S. S. Sugar filed with the Board of Examiners Appeal 24 of 1910, appealing from the decision of the Superintendent of Buildings for the Borough of Manhattan.

The appellant had filed plans with the Superintendent of Buildings for Manhattan proposing to alter a building on the north side of 14th st in the Borough of Manhattan, known as Nos. 134-136 East 14th st.

The Superintendent disapproved the application on the ground that the proposed building did not conform to Section 109 of the Building Code.

The Superintendent of Buildings, under date of March 22, addressed to the Board of Examiners a letter in which he states that he does not think that the question comes properly within the jurisdiction of the Board.

The Board of Examiners therefore authorized its chairman, Mr. George A. Just; to request from the Corporation Counsel an opinion as to whether or not the Board of Examiners had jurisdiction in this case. In the letter which he addressed to the Corporation Counsel, Mr. Just said:

"In this connection permit me to draw your attention to Section 411, Chapter 466, Laws of 1901, defining the powers of this Board; and also to an opinion by Hon. William B. Ellison, Corporation Counsel, rendered under date of April 9, 1907, copy of which I enclose, together with the appeal of Mr. S. S. Sugar (Appeal 24 of 1910), and two letters addressed to this Board by the Superintendent of Buildings for the Borough of Manhattan, under dates of March 15 and 22, 1910.

of Buildings for the Borough of Manhattan, under dates of March 15 and 22, 1910. "To facilitate the conduct of the business of the public the question of the jurisdiction of the Board should be promptly determined. A reply at your earliest convenience therefore will be greatly appreciated."

Accompanying the communication are the following papers: (1) A copy of the appeal No. 24 of 1910, premises Nos. 134-136 East 14th st, Borough of Manhattan, presented to the Board of Examiners on March 11, 1910. (2) Quotation from the minutes of meetings of the Board of Examiners, dated March 15, 1910, and March 22, 1910. (3) Two letters of Mr. Rudolph F. Miller, Superintendent of Buildings, addressed to the Board of Examiners, dated respectively, March 15, 1910, and March 22, 1910. (4) A printed copy of the opinion of Corporation Counsel William B. Ellison, dated April 9, 1907.

## OPINION OF THE CORPORATION COUNSEL.

Mr. Sterling has replied as follows:

"The question as to the jurisdiction of the Board of Examiners over appeals from decisions of the Superintendents of Buildings, was passed upon by the Corporation Counsel in an opinion rendered to the Board of Examiners on April 9, 1907, with which opinion I concur.

"In that opinion it was held that 'in addition to the two cases provided for in Section 540 of the Consolidation Act, an appeal may now be taken whenever a Superintendent of Buildings rejects or refuses to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of a building or structure.' The two other cases in the opinion referred to are the following: (1) When it is claimed that the rules and regulations of the president of the borough or the provisions of the building laws or ordinances do not apply; or (2) when it is claimed that an equally good and more desirable form of construction can be employed in any specific case.

"Under Section 411 of the Greater New York Charter, an appeal may be taken in every case from an adverse decision of the Superintendent of Buildings, the only limitation imposed by the Statute being that the appeal may be taken from the decision only 'where the amount involved by such decision shall exceed the sum of one thousand dollars.'

"The purpose of Section 411 of the Charter, in conferring power on the Superintendent of Buildings, as well as upon the Board of Examiners, to pass upon the questions relative to the mode, manner of construction, and materials to be used in the construction, alteration and removal of buildings or other structures, is to require that such mode, manner of construction and materials shall conform to the true intent and meaning of the laws, ordinances, rules and regulations therein referred to.

"In the case mentioned in your communication, the appellant seeks permission to alter the building Nos. 134-136 East 14th st in the Borough of Manhattan. The application to make such alterations having been denied by the Superintendent of Buildings, the appeal was taken to the Board of Examiners from the decision of the Superintendent.

"I am of the opinion that the Board of Examiners is authorized, under the above mentioned provisions of the Charter, to entertain such appeal.

"The appellant in the papers on appeal to the Board claims that the building is an existing theatre, which claim is disputed by the Superintendent of Buildings, who contends that the building was formerly a restaurant and music hall, and that in 1907 it was converted by some alterations into a moving picture show. He says further, 'It never has been occupied otherwise.'

"However, in this connection it should be noted that the provisions of Section 109 of the Building Code are not limited to theatres. They also include such buildings as opera houses or other buildings intended to be used for theatrical or operatic purposes, OR FOR PUBLIC ENTERTAINMENTS OF ANY KIND, for the accommodation of more than 300 persons.

"I am further of the opinion that if the building was in actual use for any of the purposes in said Section 109 mentioned, at the time the Building Code went into effect on December 23, 1899—and from Superintendent Miller's letter this would seem to be a fact—the alteration thereof is not the erection of a new building for a new purpose, but the alteration of an existing building used for such purposes. It, therefore, does not come within the scope of the terms 'hereafter erected' as used in Section 109 above referred to.

"I shall forward concurrently with this communication to you a copy of this opinion to the Superintendent of Buildings for the Borough of Manhattan. His attitude toward the subject matter of the above appeal, will, in all likelihood, be thereupon changed, and consequently there will be no necessity for passing upon the appeal now before you.

"If, on the other hand, the appellant prosecutes his appeal, the Board of Examiners have authority to decide whether the proposed alteration conforms to the true intent of the laws, ordinances, rules and regulations mentioned in Section 411 of the Charter. Under said Section, the decision of the Board is final and should be followed by the Superintendent of Buildings."

## BOARD OF EXAMINERS' DECISIONS.

Members.—Messrs. Lewis Harding, Charles G. Smith, Edward F. Croker, William A. Boring, William Crawford and George A. Just, Chairman.

Appeal 17 of 1910, Alteration 25 of 1910, premises northwest corner Tinton avenue and One Hundred and Forty-fifth street, The Bronx; Messrs. Goldner & Goldberg, appellants. Appearance, Mr. Goldberg. On motion, disapproved.

Appeal 18 of 1910, Alteration 2575 of 1909, premises No. 108 West Eighteenth street, Manhattan; J. Odell Whitenack, appellant. Appearance, Mr. Whitenack. On motion, approved.

lant. Appearance, Mr. Whitenack. On motion, approved.
Appeal 19 of 1910, New Building 1092 of 1910, premises west side West Boardwalk, 600 feet south of Surf avenue, Coney Island; William H. Gompert, appellant. Appearance, Mr. Gompert. On motion, disapproved.

Appeal 23 of 1910 (referred to Chief Croker for examination and report). On presentation of report, and on motion, Appeal 23 of 1910 approved.

Appeal 24 of 1910, Alteration 142 of 1910, premises Nos. 134 and 136 East Fourteenth street, Manhattan; S. S. Sugar, appellant.

## AN AUDITOR FOR THE WATER DEPARTMENT

Commissioner Henry S. Thompson is to establish a new system of accounting in the Department of Water, Gas and Electricity. The Department is also to have an Auditor. The change was resolved on last year as the result of a recommendation made by a committee representing the Finance Department, the Commissioners of Accounts, the Bureau of Municipal Research and this Department, in connection with a plan for the establishment of a proper audit and control over the records and accounts in the Water Register's Bureau.

The water year begins on May 1 next, and it is very essential that the whole system of audit and control be started as of that date. It was originally intended to establish the position of Auditor in the different boroughs, but Commissioner Thompson has planned that one Auditor can take charge of all the ledgers of control for all the boroughs.

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# 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

Keap Construction Co., Bklyn, owner, 12, 3, 24. 16

52-

- John Franzen, 12 Beekman st, owner, 24. Estate Mary Lennon, 631 E. 12th st, own-94 er
- Stowe Phelps, 152 West 57th st, owner, 7, 24.
- C. F. Long, 1 Montgomery st, ar't, Jersey itv. 12.
- C. F. Long, 1 Montol City, 12. Guilbert & Betelle, 25 W. 32d st, ar't, 12. Cerabone Const. Co., 622 West 116th st, owner, 7, 12, 14. Wm. H. Gompert, 2102 B'way, ar't, 7. 12,
- Katonah Const. Co., 881 Tremont av, own-r, 12, 14, 16.
- er, 12, 14, 16. Louis Meckes, 950 Ogden av, owner, 4, 5,

2, 14. McGrath Bros., Yonkers, N. Y., owners, 12

4, 5. Yorkshire Realty & Const. Co., 100 W. 119th st, owner, 12, 14.

## PROJECTED BUILDINGS. Manhattan.

## Apartments, Flats and Tenements.

BROADWAY, n w cor 92d st, 12-sty brick and stone apartment house, 107.4x 115, slag roof, marble coping, terra cotta blocks; cost, \$300,000; owner, Yorkshire Realty & Construction Co., 100 West 119th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 247.

CHARLES ST, s w cor Waverly pl, 6sty brick and stone tenement, 38.10x67.6, tin roof, terra cotta coping; cost, \$30,-000; owners, Lippman & Root, 65 East 97th st; architect, Chas. B. Meyers, 1

Union sq. Plan No. 249. HENRY ST, No. 119, 6-sty brick and stone tenement, 25.9x86.10, plastic slate roof, steam heat, terra cotta coping; cost, \$27,000; owner, Moses Baumgarten, 188 Monroe st; architect, Henry J. Feiser,

150 Nassau st. Plan No. 254. BROADWAY, n e cor 98th st, 12-sty brick and stone apartment house, 100.11 x145x136, slag roof, steam heat; cost, \$1,000,000; owner, T. J. McLaughlin's Sons, 39 East 42d st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 255.

112TH ST, Nos 517-527 West, two 8sty brick apartment houses, 150x85.11x 102.8, slag roof, steam heat, vitrified tile coping, terra cotta blocks; total cost, \$300,000; owner, Kaw Realty Co., 103 Park av; architects, Lawlor & Haase, 69 Wall st. Plan No. 239.

Theodore Starrett, president; E. A. Carpenter, vice-president; J. Edward Mc-Gahen, secretary. Theodore Starrett Co., 103 Park av, has general contract.

12TH ST, Nos. 137-151 West, three 6sty brick and stone tenements, 41.10x 90.3, tin roof, terra cotta coping; total

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.

Lippman & Root, 65 E. 97th st, owners, 2, 14, 16. 12 Albert Blum, 35 E. 69th st, owner, 12, 6,

Albert Blum, 65 L. Charles 11, 9. T. J. McLaughlin's Sons, 39 E. 42d st, owners, 7, 8, 9, 12. Townsend, Steinle & Haskell, 47 W. 34th st, ar'ts, 8, 11. Joseph J. Buttenweiser, 220 B'way, owner, 24

24.
Henry G. Peters Estate, 148 E. 47th st, owner, 23, 24.
Martin Gerone, 140 Washington st, owner, 22, 24.
Cross & Cross, 527 5th av, ar'ts, 24, 26.
Jacob Siris, 66 Allen st, owner, 24.
Commissioner of Bridges, 2\*; Apr. 28.
Quartermaster, West Point, N. Y., 24, 30, 34, 33, 31; May 16.
Frank H. Phipps, Jr., Constructing Q. M., Fort Greble, R. I., 28; May 11.
Wm. Engelmann, 110 Pearl st, owner, 23.

cost, \$120,000; owner, Chas. Rubinger, 220 Broadway; architect, Harry S. Lion, 12 West 32d st. Plan No. 241.

Owner builds.

ST. NICHOLAS AV, s e cor 191st st, 6-sty brick and stone elevator apartment, 100x90, plastic slate roof, steam heat, terra cotta blocks, Atlas system floors; cost, \$125,000; owner, Donald Robertson, 312 West 109th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 246.

RIVERSIDE DRIVE, n e cor 99th st, 12-sty brick and stone apartment house, 105x121.8, slag roof, steam heat, terra cotta blocks; cost, \$775,000; owner, Highwood Realty & Const. Co., 3785 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 259.

### Churches.

JEFFERSON ST, n e cor Madison st, 3-sty brick and stone synagogue and store, 23.10x80, gravel roof, terra cotta coping, hot air heat; cost, \$25,000; owner, Congregation Anchi Sholem Kowdenow, care of architect; architects, Harri-son & Sackheim, 230 Grand st. Plan No. 248.

### Dwellings.

73D ST, No. 20 East, 5-sty brick dwelling, 22.7x102, slag or tile roof, terra cotta blocks, fireproof floors; cost, \$40,000; owner, Albert Blum, 35 East 69th st; architects, Geo. & Ed. Blum, 505 5th av. Plan No. 251.

#### No contract let.

### Hospitals and Asylums.

1ST AV, East River, 26th to 28th sts, block, Bellevue Hospital grounds, 1-sty brick shed, 19.8x22; cost, \$400; owner,

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

F. T. Arnold, Constructing Q. M., New London, Conn., 24, 25, 29, 30; May 13.
Matthew W Del Gaudio, 1910 Webster av, ar't, 32, 24.\*
Henry H. Zubrin, 120 E. 114th st, ar't, 22, 24. Henry H. Zubrin, 120 L. 22, 24. Warren E. Green, 1133 Broadway, builder, 26, 22. Donald Robertson, 312 W. 109th st, owner, 12, 14, 6, 26. Thomas Dwyer, 601 West End av, owner, 8, 22 Chas Rubinger, 220 Broadway, owner, 12, Chas Rubinger, 220 14, 16, 10. Ross & McNeil, 39 E. 42d st, ar'ts, 11, 12, 15. 12, 15.
Palmer Realty Co, 68 William st, owner, 12, 11, 20.
Citizens' Investing Co, 226 Lafayette st, owner, 24. 31.
Clarence True, 95 Liberty st, ar't, 26.
Charles H. Richter, 68 Broad st, ar't, 22.

City of New York, City Hall; architect, M. J. Harkins, premises. Plan No. 238.

## Miscellaneous.

116TH ST, No. 339 East, 1-sty frame pantry, 9.9x9.9; cost, \$100; owner, The Sydenham Hospital, 21 West 45th st; architect, H. M. Baer, 21 West 45th st. Plan No. 253.

59TH ST, No. 241 East, 1-sty brick toilet, 24.6x7.6; cost, \$1,500 owner, Caro-line Dillenberg, 817 East 168th st architects Koppe & Daube, 830 Westchester av. Plan No. 256.

50TH ST, Nos. 611-617 West, 3-sty brick factory, 65x56.6, tar and gravel roof, marble coping, galvanized iron cornices; cost, \$10,000; owner, Kohler & Campbell, 50th st and 11th av; architects, Ross & Mc-Neil, 39 East 42d st. Plan No. 242.

Not awarded.

McCOMBS LANE, e s, between 153d and 154th sts, three open air moving picture shows; cost, \$1,000; owner, August Openheimer, 65 Nassau st. Plan No. 244. Samuel Levin, 1002 Columbus av, has contract.

2D AV, No. 2211, 1-sty brick and stone outhouse, 10.9x6.8; cost, \$1,000; owner, Mary A. Dietz, 2213 2d av; architect, O. Reissmann, 30 1st st. Plan No. 261.

140TH ST, Nos. 2-12 West, ---sty frame shed, 37x70: cost, \$500; owner, Peter Duffy, 3121/2 Riverside Drive; architects, Janes & Leo, 124 West 45th st. Plan No. 262.

RIVERSIDE DRIVE, n e cor 96th st, 2-sty brick and stone restaurant, 50.6x 90.11, gravel roof, plaster blocks, tile coping; cost, \$15,000; owner, Palmer Realty 68 William str. architect, W. H. Co.. Smith, 47 West 34th st. Plan No. 243.

## Office and Loft Buildings.

1ST AV, n e cor 109th st, 6-sty brick and stone loft, 25.10x95, tin roof; cost, \$20,000; owner, Nicola Siviglia, 2122 1st av; architect, L. F. J. Weiher, 27 West 125th st. Plan No. 260.

HOUSTON ST, No. 110 East, 5-sty brick and stone loft, 22.6x48.8, tin roof, stoves; cost, \$10,000; owner, H. Handelsmann, on premises; architect, O. Reissmann 30 1st st. Plan No. 257.

22D ST, Nos. 9-19 West, 23d st, Nos. 28-30 West. 12-sty brick and stone dry goods store, 159.2x197.6x98.9x irregular, slag roof; cost, \$700,000; owners, Stern Bros., West 23d st; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 250.

WALL ST. n w cor Nassau st. 39-stv brick and stone office building, 94.1x96.11, tile and copper roof, granite blocks, hollow terra cotta, steam heat; cost, \$3 -000,000; owner, Bankers Trust Co., 7 Wall st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 245.

Marc Eidlitz & Son, 489 5th av, has mason contract.

## Stables and Garages.

64TH ST, Nos. 209-211 East, 1-sty concrete and brick garage, 75x100.5, plastic slate roof, galvanized iron cornices, skylights, steam heat; cost, \$9,000; owners, Katherine S. Rose and Jane Sanders, 76 William st; architect, S. E. Gage, 3 Union sq. Plan No. 252.

106TH ST. Nos. 150-152 West. 2-sty brick and concrete garage, 41.9x94.11, composition slag roof, stone coping, steam heat; cost, \$50,000; owner, Estate Aman-da McMann, 150 West 106th st; architects. Townsend, Steinle & Haskell, Broadway and 34th st. Plan No. 258. No contract let.

BROADWAY, w s, 200 s 218th st, 1-sty brick and stone garage, 20x100, reinforced concrete roof, galvanized iron cornices. stucco coping; cost, \$500; owner, Thomas Dwyer, 601 West End av; architect, Fred

## W. Areson, 39 West 38th st. Plan No. 240

## MANHATTAN ALTERATIONS.

ATTORNEY ST, Nos. 146-148-150, 1sty brick rear extensions, plumbing to three 3 and 4-sty brick stores and tenements; cost, \$6,000; owner, Jacob Siris,
66 Allen st; architect, H. Horenburger,
122 Bowery. Plan No. 895.
BARCLAY ST, Nos. 43-45, alter stairs,

hoist, toilets to 5-sty brick and stone loft; cost, \$5,000 owner, Miss E. Redmond, 6 Washington sq; architects, Cross & Cross, 527 5th av. Plan No. 893.

BEEKMAN ST, No. 16, toilets, show windows to 6-sty brick and stone store and loft; cost, \$1,000; owner, John Franzen, 12 Beekman st; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 867.

CANAL ST, No. 158, partitions to 3-sty brick store and loft; cost, \$100; owner, Julius S. Brown, 351 East 57th st; architect, J. J. Carroll, 406 East 57th st. Plan No. 855.

CLINTON ST, No. 47, toilets to 5-sty brick tenement and store; cost, \$250; owner, Moritz Newman, 304 Pearl st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 905.

DIVISION ST, No. 17, alter store front, skylights, toilets to 3-sty brick loft; cost, \$1,250; owner, not given; architect, Henry H. Zubrin, 120 East 114th st. Plan No. 836.

FULTON ST, Nos. 64-66, walls, partitions to 9-sty brick store and loft; cost, \$1,000; owner, Fairfield Realty Co., 500 5th av; architects, Chas. Brendon & Co., 500 5th av. Plan No. 881.

GOUVERNEUR ST, No. 64, store fronts to 4-sty brick tenement; cost, \$500; owner, Chas. W. Hunter, 401 Grand st; architect, Max Muller, 115 Massau st. Plan No. 850.

GRAND ST, No. 143, alter stairs, show windows to 4-sty brick and stone store and loft; cost, \$1,000; owner, not given; architects, Harrison & Sackheim, 230 Grand st. Plan No. 890.

Co-operative Display Fixture Co., 147 Grand st, lessee.

HUDSON ST, No. 257, partitions, windows, skylights to 5-sty brick store and tenement; cost, \$1,200; owner, Estate Wm. Shipman, Stony Brook, L. I.; architect, Chas. H. Richter, 68 Broad st. Plan No. 845.

IRVING PL, n e cor 14th st, erect tank to 3-sty brick theatre; cost, \$825; owner, Academy of Music, Inc., 2 Irving pl; architect and builder, The Rusling Co., 39

Cortlandt st. Plan No. 863. MULBERRY ST, No. 3, toilets, partitions, skylights, windows to 5-sty brick store and tenement; cost, \$1,500; owner, Martin Gerone, 140 Washington st; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 889.

NASSAU ST, No. 51, 1-sty brick rear extension, 24x8.9, toilets, stairs, walls to 4-sty brick store and storage; cost, \$5,-000; owner, Henry Brash, 65 East 80th st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 886.

OLD SLIP, No. 6, fire-escapes to 5-sty brick tenement, store and office; cost, \$500; owner, Wm. Engelmann, 110 Pearl st; architect, Geo. Hof, Jr., 721 Melrose Plan No. 835. av.

ST. MARKS PL, No. 44, windows to 4sty brick tenement; cost, \$200; owner, Moritz Muldberg, on premises; architect, O. Reissmann, 30 1st st. Plan No. 848.

SPRUCE ST, No. 35, columns to 5-sty brick warehouse; cost, \$400; owner, Mrs. A. E. Vanderwerken, 205 Berkeley pl, Brooklyn; architect, Woodruff Leeming, 20 Broad st. Plan No. 830.

SPRUCE ST, No. 29, stairs to 3-sty brick and stone warehouse and office; cost, \$175; owner, Oscar Sherer, 29 Spruce st; architect, Chas. Braun, 459 41st st, Brooklyn. Plan No. 892.

SULLIVAN ST, No. 223, toilets, piers, partitions, windows to 5-sty brick store and tenement; cost, \$2,500; owner, Citi-zens Investing Co., 226 Lafayette st; ar-chitect, R. Rohl, 128 Bible House. Plan No. 843.

WALL ST, No. 2, elevator, vault, walls to 8-sty brick and stone bank and office; cost, \$10,000; owner, First National Bank of New York, on premises; architects, Peabody & Stearns, Boston, Mass. Plan No. 899.

Chas. T. Wills, Inc., 286 5th av, has general contract.

WASHINGTON SQ NORTH, No. 19. partitions to 5-sty brick and stone dwelling; cost, \$400; owner, A. R. Shattuck, on premises; architect, F. B. Hoffman, Jr., 1123 Broadway. Plan No. 900.

WILLIAM ST. No. 90, skylight to 8sty brick and stone office; cost, \$167; owner, Jane Investment Co., St. Louis, Mo.; architect, Geo. A. Dugan, 160 5th av. Plan No. 901.

10TH ST, No. 420 East, partitions, toilets to 5-sty brick tenement; cost, \$200; owner, L. Sutter, 420 East 10th st; architect, O. Reissmann, 30 1st st. Plan No. 837.

10TH ST, No. 348 East, bake oven, brick walls to 5-sty brick tenement; cost, \$1,-000; owner, Henry Tishman, on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 857.

12TH ST, No. 631 East, toilets, partitions windows to 4-sty brick tenement; cost, \$2,000; owner, Estate of Mary Lennon, 631 East 12th st; architect, H. Regelmann, 133 7th st. Plan No. 868.

15TH ST, No. 605 East, windows, partitions to 5-sty brick tenement; cost, \$2,-000; owner, M. Long, 72 Av B; architect, H. Regelmann, 133 7th st. Plan No. 832. 15TH ST, Nos. 38-40 West, 1-sty brick and stone rear extension, 13x8, windows to 6-sty brick office and loft; cost, \$600; owner, F. T. Van Buren, 21 West 14th st; architects, McKim, Mead & White, 160 5th av. Plan No. 894.

15TH ST, No. 314 East, partitions, windows to 4-sty brick tenement; cost, \$300; owner, Sol Reiner, on premises; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 904.

23D ST, Nos. 511-515 West, 3-sty brick rear extension, 50x13.6, add 1-sty to front, new walls, partitions, windows, piers to 3-sty brick and stone church; cost, \$40,-000; owner, R. C. Church of the Guardian Angel, on premises; architect, Geo. H. Streeton, 103 Park av. Plan No. 864. Rev. James F. Raywood, pastor.

26TH ST, No. 36 West, partitions, toilets to 5-sty brick store and loft; cost, \$900; owner, Paul Shotland, care architect; architect, J. H. Scheier, 314 Madison Plan No. 861. av.

26TH ST, No. 236 West, partitions, fireescapes to 3-sty brick tenement; cost, \$700; owner, Mrs. Mary I. Meeks, on premises; architect, Wm. G. Clark, 438 West 40th st. Plan No. 897.

31ST ST, No. 154 West, iron beams to 3-sty brick stable and garage; cost, \$150; owner, J. J. Pocher, 136 West 34th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 898.

32D ST, Nos. 110-114 West, 31st st, Nos. 113-117 West, 1-sty brick rear ex-tension, 45x17, alter wall to 8-sty brick and stone post office; cost, \$6,000; owner, Jane E. Duffy, 215 West 71st st; architect, James A. Duffy, 131 West 31st st. Plan No. 827.

34TH ST, No. 41 West, erect gallery to 4-sty brick and stone tank; cost, \$1,000; owner, The Thirty-Fourth Street Safe Deposit Co., 41 West 34th st; architects, Hist & Weekes, 1123 Broadway. Plan No. 846.

Rosselle & Pefeffer, 1 Madison av. have the contract.

35TH ST, No. 314 East, columns, gird-ers, elevator, skylight to 3-sty brick school; cost, \$6,000; owner, Park Presbyterian Church, 86th st and Amsterdam av; architect, W. W. Knowles, 1133 Broadway. Plan No. 838. Warren E. Green, 1133 Broadway, has

contract.

37TH ST, No. 318 West, partitions, windows to 4-sty brick tenement; cost, \$1,-000; owner, Patrick Flynn, 227 West 45th st; architect, John H. Knubel, 318 West 42d st. Plan No. 828. 40TH ST, Nos. 242-246 West, 2-sty

brick rear extension, 14x9, to 2-sty brick church; cost, \$1,200; owner, Alyssinian Baptist Church, on premises; architect, Louis Muller, 243 East 75th st. Plan No. 883.

40TH ST, No. 310 West, toilets to 5-sty brick tenement; cost, \$200; owner, R. A. Stacpoole, 501 West 145th st; architect, S. Weisenberg, 271 West 40th st. Plan No. 871.

42D ST, No. 204, 2-sty brick rear extension, 20x9.9, partitions, girders to 4sty brick loft; cost, \$3,000; owner, Amelia W. Levison, 304 West 76th st; architects, Werner & Windolph, 27 West 33d st. Plan No. 834.

43D ST, No. 105 West, 2-sty brick front extension, 18x3, partitions, stairs, show windows to 4-sty brick club; cost, \$2,-500 owner, John Dunstone, 761 6th av; architect, Max Muller, 115 Nassau st. Plan No. 831.

45TH ST, No. 47 West, partitions, store fronts to 4-sty brick show rooms; cost, \$200; owner, Dr. A. B. Jamison, 43 West 45th st; architect, John H. Knubel, 318 West 42d st. Plan No. 857.

49TH ST, No. 217 West, rebuild wall to 4-sty brick and stone dwelling; cost, \$200; owner, James P. Knight, 116 West 102d st; architects, Townsend, Steinle & Haskell, 47 West 34th st. Plan No. 877.

50TH ST, No. 53 West, 2-sty brick rear extension, 15x37, alter stoop to 4-sty brick residence; cost, \$4,500; owner, Dr. Thomas T. Gaunt, 53 West 50th st; architect, Arthur W. B. Wood, 1 Madison av. Plan No. 851.

54TH ST, Nos. 233-239 West, 4-sty brick side extension, 20x100x90.5, elevator shaft, elevators to 4-sty brick loft; cost, \$30,-000; owner, Julia F. Tilford, Hotel Plaza; architect, Clarence True, 95 Liberty st. Plan No. 844.

56TH ST, No. 118 East, add 1-sty, bathroom to 4-sty brick dwelling; cost, \$5,-000; owner, Norman De R. Whitehouse, 118 East 56th st; architect, J W. Rudolph, 1181 Brodaway. Plan No. 902. P. Gallagher, 1181 Broadway, has con-

P. Gallagher, 1181 Broadway, has contract.

57TH ST, No. 19 East, add 1-sty, partitions to 5-sty brick and stone residence; cost, \$35,000; owner, Roman Realty Co., 20 Nassau st; architect, E. Wilbur, 120 Liberty st. Plan No. 839.

59TH ST, Nos. 517-521 West, 2-sty brick rear extension, 22.8x21.7, partitions to two 6 and 5-sty brick and stone stable and tenement; cost, \$5,000; owner, Lewis A. Cushman, 519 West 59th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 891.

64TH ST, No. 340 East, partitions, windows to 2-sty brick stable and office; cost, \$250; owner, Hugh Thomas, 904 Ogden av; architect, Joseph Bayer, Jr., 425 East 73d st. Plan No. 885.

65TH ST, No. 240 West, partitions, toilets to 2-sty brick dwelling; cost, \$100; owner, J. Munkenbeck, 240 West 65th st; architect, A. Balschun, 427 East 138th st. Plan No. 860.

74TH ST, No. 161 East, plumbing, stairs, iron beams, columns to 4-sty brick and stone tenement; cost, \$2,500; owner and architect, Stowe Phelps, 152 West 57th st. Plan No. 874.

76TH ST, No. 202 East, partitions, show windows, piers to 4-sty brick store and tenement; cost, \$2,000; owner, C. Armbruster & J. Hock, 1319 3d av; architect, Chas. H. Richter, 68 Broad st. Plan No. 840.

John T. Glydon, 1347 3d av, has contract.

108TH ST, Nos. 108-110 East, partitions to two 4-sty brick tenements; cost, \$200; owner, B. D. Thorn, 1253 St. Nicholas av; architect, H. Zlot, 58 East 114th st. Plan No. 829.

133D ST, No. 248 West, partitions, toilets, windows, fire-escapes to 5-sty brick tenement; cost, \$2,500; owner, Henry G. Peters Estate, 148 East 47th st; architect, R. E. Kelly, 219 East 39th st. Plan No. 888.

136TH ST, No. 101 West, partitions, stairs, show windows to 5-sty brick tenement; cost, \$4,000; owner, Lizzie Ball, 380 Riverside Drive; architècts, Neville & Bagge, 217 West 125th st. Plan No. 872.

145TH ST, Nos. 50-509 West, 1-sty brick rear extension, 16.4x29.5, partitions, windows to 2-sty brick store; cost, \$700; owner, Marcy Holding Co., 510 West 145th st; architect, John \*P. Leo, 770 St. Nicholas av. Plan No. 847.

150TH ST, No. 459 West, alter elevator shaft to 4-sty brick stable; cost, \$500; owner, Fred Dannemann, 459 West 150th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 870.

AV A, No. 1422, toilets, partitions to 5-sty brick tenement; cost, \$900; owner, M. A. Koch, 244 East 5th st; architect, Frank Braun, 1511 3d av. Plan No. 882.

AV B, No. 180, alter show windows to 5-sty brick tenement; cost, \$400; owner, I. Taubenblatt, 181 Av B; architect, O. Reissmann, 30 1st st. Plan No. 849.

AV D, No. 24, bake oven, walls to 5sty brick tenement; cost, \$1,500; owner, H. Krauss, 24 Av D; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 887. AMSTERDAM AV, No. 1960, partitions, store fronts to 2-sty brick and stone store and office; cost, \$240; owner, Wm. F. Buckley Estate, 3555 Broadway; architect, Nathan Langer, S1 East 125th st. Plan No. 873.

BOWERY, No. 184, dumbwaiter shaft to 5-sty brick store and loft; cost, \$300; owner, Alfred Barth, 158 Bowery; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 854. BROADWAY, Lafayette Boulevard,

BROADWAY, Lafayette Boulevard, 157th st and Audubon pl, block, erect sign to 2-sty brick store and office; cost, \$600; owners, L. & J. Phillips, 261 Columbus av. Plan No. \$58.

BROADWAY, No. 1192, erect room on roof to 13-sty brick and stone hotel; cost, \$200; owner, Breslin Hotel Co., 1192 Broadway; architect, J. Motley, 153 East 29th st. Plan No. 866.

BROADWAY, Nos. 1983-1985, partitions, show windows to 4-sty brick office and store; cost, \$300; owner, Eliza Arkenburgh, care H. C. Senior, 125 West 68th st; architect, J. Acker Hays, 2010 Broadway. Plan No. 869.

Thomas A. Peden, 1987 Broadway, has contract.

PARK AV, No. 1801, add 1-sty, beams, toilets to 3-sty brick store; cost, \$1,500; owner, James Everard, 12 East 133d st; architect, Wm. H. Temple, 10 West 143d st. Plan No. 884.

ST. NICHOLAS AV, n e cor 181st st, partitions, new store to 2-sty brick and stone store and office; cost, \$750; owners, Klein & Jackson, 36 Wall st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 875.

2D AV, No. 1226, partitions to 4-sty brick tenement; cost, \$500; owner, John Oswald, 1226 2d av; architect, O. Reissmann, 30 1st st. Plan No. 896.

2D AV, No. 969; alter store front to 4sty brick store and tenement; cost, \$500; owner, Geo. B. Peyser, on premises; architect, C. H. Dietrich, 25 West 42d st. Plan No. 880.

2D AV, No. 305, alter floors, windows to 8-sty brick hospital; cost, \$3,000; owner, The Lying-In Hospital, on premises; architect, Joseph Moreng, 129 East 18th st. Plan No. 862.

3D AV, No. 1674, stairs, show windows, partitions to 5-sty brick tenement; cost, \$800; owner, Julius Silberman Estate, 150 Nassau st; architect, John E. Nitchie, 150 Nassau st. Plan No. 859. 3D AV, No. 100, alter stairs, walls to

3D AV, No. 100, alter stairs, walls to 5-sty brick hall and loft; cost, \$400; owner, Mary A. Hackett, 237 East 33d st; architect, Martin J. Hackett, 119 East 23d st. Plan No. 856.

T. Curran, 114 Jackson av, Long Island City, has mason work.

3D AV, Nos. 474-476, partitions to 6sty brick store and tenement; cost, \$400; owner, Max J. Kramer, 35 Nassau st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 842.

3D AV, Nos. 1313-1315, plumbing, toilets to two 5-sty brick tenements; cost, \$500; owner, Joseph Buttenweiser, 220 Broadway; architect, J. J. Carroll, 406 East 57th st. Plan No. 878.

3D AV, Nos. 2052-2054, partitions, windows, toilets to 4-sty brick tenement; cost, \$2,000; owner, Estate Louis Gates, 54 St. Nicholas av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 903.

5TH AV, No. 425, alter store front to 5-sty brick office; cost, \$450; owner, Henry A. Siebrecht, 427 5th av; architect, Theodore C. Visscher, 425 5th av. Plan No. 841.

5TH AV, No. 705, alter stairs, shaft to 5-sty brick and stone residence; cost, \$1,-800; owner, Eugene Glaenzer & Co., 560 5th av; architect, W. W. Bosworth, 527 5th av. Plan No. 865.

Wm. Cruikshanks Sons Repair Co., 103 Park av, have contract. 6TH AV, No. 409, erect sign to ---sty store and office; cost, \$280; owner, Adolf Fink, on premises. Plan No. 833.

6TH AV, No. 850, windows to 5-sty brick and stone tenement; cost, \$50; owner, Estate of John Slater, care J. R. Brown, 53 West 33d st; architect and builder, Durando Miller, 500 5th av. Plan No. 876.

7TH AV, No. 325, partitions, windows to 4-sty brick stone and tenement; cost, \$300; owner, Louis Chardon, 276 President st, Brooklyn; architect, Henry Edmunds, 346 Court st, Brooklyn. Plan No. 879.

7TH AV, No. 1962, alter stoop to 5-sty brick and stone store and tenement; cost, \$350; owner, H. Sanford, 160 Broadway; architect, Wm. Huenerberg, S11 Tinton av. Plan No. 853.

## PROJECTED BUILDINGS. Bronx.

Apartments, Flats and Tenements.

142D ST, s e cor Powers av, two 6-sty brick tenements, slag roof, 50xS9.23/4; total cost, \$95,000; owners, Fairview Const. Co., Ferdinand Marx, 834 Hewitt place, pres; architects, Nast & Springsteen, 21 West 45th st. Plan No. 412.

CRIMMINS AV, w s, 250.29 s St. Mary's st, 5-sty brick tenement, tin roof, 75x68; cost, \$60,000; owner, Irving Goldman, 928 Broadway; architect, Lorain F. J. Weiher, 271 West 125th st. Plan No. 413.

VAN NEST AV, s w cor Taylor av, 4-sty brick tenement, plastic slate roof, 20x85.6; cost, \$15,000; owner, Mary J. McLaughlin, 1536 Commonwealth av; architect, M. W. Del Gaudio, Tremont & Webster avs. Plan No. 414.

KINGSBRIDGE ROAD, n e cor Morris av, 5-sty brick tenement, slag roof, 57.9x 97; cost, \$75,000; owner and architect, Wm. Guggolz, 2740 Creston av. Plan No. 400.

WEBSTER AV, w s, 95 s 180th st, 5sty brick tenement, plastic slate roof, 50x88; cost, \$40,000; owner, Henry Cleland, Anthony av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 396. SO BOULEVARD, e s, 100 n Barretto

SO BOULEVARD, e s, 100 n Barretto st, two 6-sty brick tenements, slag roof, 112.6x85.4; total cost, \$300,000; owners, Brook Const Co., John Wynne, 60 Liberty st, pres.; architect, Albert Morris, 103 Park av. Plan No. 404.

BATHGATE AV, e s, 200 s 173d st, 6sty brick tenement, plastic slate roof, 50x 100; cost, \$50,000; owners, D. K. Const. Co., Dora Keshin, 620 Decatur st, Brooklyn, pres; architect, Samuel Sass, 23 Park row. Plan No. 397.

VYSE AV, e s, 50 s 172d st, 5-sty brick tenement, slag roof, 50x88; cost, \$48,000; owners, Resurgo Const Co., Gaetano Saggese, 411 East 116th st, pres; architect, Rob. E. La Velle, 1284 So. Boulevard. Plan No. 406.

188TH ST, s w cor Hoffman st, 5-sty brick tenement, tin roof, 29.6x87.2; cost, \$30,000; owner, Alfonso Grosso, 924 East 115th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 407.

TRINITY AV. e s, 102 n 156th st, five 5-sty brick tenements, tin roof, 50x 86; total cost, \$210,000; owner, B. M. Grunstein, 250 Grand st; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 401.

MAPES AV, w s, 194.95 n 179th st, 5-sty brick tenement, tin roof, 44x90; cost, \$40,000; owners, Morrisdale Realty Co., David Goodstein, 160 Broadway, pres; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 402.

178TH ST, s e cor Crotona Parkway, 5-sty brick tenement, plastic slate roof, 39.5x98.2; cost, \$40,000; owners, Katonah Const. Co., Stephen G. Still, 881 Tremont as, pres; architect, Fred Hammond, 149th st and 3d av. Plan No. 403.

st and 3d av. Plan No. 403. 175TH ST, s e cor 3d av, three 6-sty brick tenements, tin roof, 39.2x90; total cost, \$87,000; owners, Codac Realty Co.,

Emanuel Doctor, 207 West 133d st, pres; architect, John Hauser, 360 West 125th st. Plan No. 421. 3D AV, e s, 100.1 s 175th st, 5-sty brick

3D AV, e s, 100.1 s 175th st, 5-sty brick tenement, tin roof, 38x97; cost, \$29,000; owners, Codae eRalty Co., Emanuel Doctor, 207 West 133d st, pres; architect, John Hauser, 360 West 125th st. Plan No. 422.

BOSTON AV, s w cor Heath av, two 4-sty brick tenements, plastic slate roof, 38.9x74.70; total cost, \$60,000; owner, Harry Lilly, 271 West 125th st; architect, John Brandt, 271 West 125th st. Plan No. 415.

KELLY ST, w s, 73 s Intervale av, twelve 4-sty brick tenements, plastic slate roof, 36.8x68; total cost, \$204,000; owner, John Rendall, 859 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 416.

179TH ST, n s, from Hughes to Belmont av, two 5-sty brick tenements, plastic slate roof, 49.4x73.7; total cost, \$65,000; owners and architects, Garfield Const. Co., Chas. Giannattasio, 116 Nassau st, president. Plan No. 424.

SENECA AV, s s, 125 w Faile st, 5-sty brick tenement, plastic slate roof, 47x102; cost, \$45,000; owners, Wilson Const. Co., Max S. A. Wilson, 111 St. Nicholas av, president; architect, Samuel Sass, 23 Park Row. Plan No. 425.

## Dwellings.

WILCOX AV, e s, 150 n Layton av, 2½-sty brick dwelling, shingle roof, 22x 29; cost, \$4,000; Mr. and Mrs. Geofrey Kraft, Wilcox av; architect, Fred W. Aresen, 39 West 38th st. Plan No. 405.

sen, 39 West 38th st. Plan No. 405. BARNES AV, e s, 295 n Morris Park av, two 2-sty frame dwellings, tin roof, 21x53; total cost, \$9,000; owner, Chas. Tiernan, Wallace av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 395.

CASTLE HILL AV, w s, 343 s Green lane, 1-sty frame dwelling, tin roof, 22x 30; cost, \$1,500; owner, Michil Michale, 1624 Purdy st; architect, Robt. Glenn, 371 East 149th st. Plan No. 423.

REISS PL, n e cor Bronx Boulevard, 2-sty and attic frame dwelling, slate roof, 43.6x54.3; cost, \$10,000; owner, Geo. Reiss, 1845 Cruger av; architect, S. A. Dennis, 154 Nassau st. Plan No. 418. CASTLE HILL AV, s e cor St. Ray-

CASTLE HILL AV, s e cor St. Raymonds av, 3-sty brick dwelling, tin roof, 23.6x49; cost, \$9,000; owner, Mrs. Lillian Drake, 913 Freeman st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 426.

CLARKE PL, s s, 239 e Jerome av, 2sty brick dwelling, tar and gravel roof, 20x55; cost, \$5,000; owner, Michael J. Mulvehill, 111 East 168th st; architect, Benj. F. Hudson, 2 Ocean Parkway, Brooklyn. Plan No. 427.

### Hospitals and Asylums.

UNIONPORT ROAD, e s, 1300 s West Farms Road, 2-sty brick hospital, slag roof, 119x26; cost, \$25,000; owners, New York Catholic Protectory, Michael Coleman, on premises, chairman bldg. com.; architect, Jos. H. McGuire, 45 East 42d st. Plan No. 392.

## Miscellaneous.

BOSTON ROAD, Nos. 1013 and 1015, 1-sty brick theatre, slag roof, 40.8x93.9; cost, \$12,000; owner, Chas. Kling, on premises; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 399. STEPHENS AV, n w cor Cornell av,

STEPHENS AV, n w cor Cornell av, 1-sty frame shelter house, 15x50; cost, \$500; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 409.

STEPHENS AV, e s, 75 n Bronx river, 1-sty concrete double whirl, 50x50; cost, \$200; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 410.

BRONX RIVER, s e cor Stephens av, 1-sty frame candy stand, 16x16; cost, \$200; owner, Clinton Stephens on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 411. 227TH ST, n s, 205 w Barnes av, 1-sty

227TH ST, n s, 205 w Barnes av, 1-sty frame shop, 18x32; cost, \$100; owner, Edw. Keating, 223d st and Carpenter av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 391.

SO BOULEVARD, e s, 250 n 144th st, 1-sty frame shop, 20x56; cost, \$200; lessee and architect, Fay Hunt, 755 East 149th st. Plan No. 393.

CORNELL AV, n s, 50 w Stephens av, 1-sty frame stand, 16x16; cost, \$200; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 394.

## Stores, Offices and Lofts.

WHITE PLAINS AV, n e cor Gildersleeve av, 2-sty brick store and hotel, tar and gravel roof. 41x62; cost, \$10,000; owner, Geo. Glonz, 729 East 165th st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 420.

### Stables and Garages.

RIDER AV, s e cor 137th st, 3-sty brick stable, slag roof, 50x100; cost, \$10,-000; owners, Robitzek Bros., on premises; architect, Wm. H. Birkmire, 396 Broadway. Plan No. 398.

OLD MACOMBS ROAD, w s. 289 n 181st st, 1-sty brick garage, 21x23; cost, \$500; owner, Wm. C. Bergen, 180th st and Andrews av; architect, J. R. Serviss, 3063 Decatur av. Plan No. 408.

## Stores and Dwellings.

ALBANY ROAD, s s, 175 s 233d st, 2-sty brick store and dwelling, tin roof, 25x50; cost, \$8,500; owner, Martin Passannanti, 3119 Albany road; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 419.

CEDAR AV, e s, 165 n Sedgwick av, 3-sty brick stores and dwelling, tin roof, 25x52; cost, \$8,000; owner, Philip Traut, 1875 Cedar av; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 417.

### BRONX ALTERATIONS.

FERRIS PL, w s, 53.4 s Westchester av, move 2½-sty frame dwelling; cost, \$800; owner, Thos. Masterson, Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 200.

143D ST, n s, 115.2 e Brook av, 4-sty brick extension, 42.8x40.8, to 4-sty brick hospital; cost, \$20,000; owner, The Sisters of the Poor of St. Francis, on premises; architect, I. E. Ditmars, 111 5th av. Plan No. 210.

147TH ST, s w cor Brooklyn av, new partitions to 5-sty brick tenement; cost, \$150; owner, Alex J. Silverman, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 207.

151ST ST, No. 730, 1-sty frame extension, 14x3, to 2-sty frame dwelling; cost, \$250; owner, Fred Turkopsky, on premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 206.

167TH ST, No. 815, 1-sty brick extension, 27x3.7 to 5-sty brick stores and tenement; cost, \$1,000; owner, M. S. Denton, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 203.

221ST ST, No. 658, 1-sty frame extension, 17x6, to 2-sty and attic frame dwelling; cost, \$500; owner, Michael Marrone, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 213.

222D ST, s s. 305 w White Plains av, move 2<sup>1</sup>/<sub>2</sub>-sty frame dwelling; cost, \$300; owner and architect, S. M. De Pasquale, 2975 Marion av. Plan No. 195.

256TH ST, s w cor Blackstone av, 1-sty brick extension, 25x22.6, to 1-sty brick garage; cost, \$3,500; owner, Miss Giulia Morosini, on premises; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 215.

ARTHUR AV, No. 2389, new windows, to 4-sty brick store and tenement; cost, \$300; owner, Mary A. Germano, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 211. BEDFORD PARK BOULEVARD, n w

cor Briggs av, new windows, new partitions, etc., to 2½-sty frame dwelling; cost, \$600; owner, Laura Choffin, 251 East Bedford Park Boulevard; architect, John J. Zuelch, Williamsbridge Square. Plan No. 214.

BOSTON ROAD, Nos. 1347 and 1349, new stairs, new girders, etc., to 2-sty brick store and club rooms; cost, \$400; owner, Leo Levinson, 1135 Clay av; architect, C. H. Detrich, 25 West 42d st. Plan No. 209.

OLINVILLE AV, No. 3250, 1-sty frame extension, 11.11x10, to 2-sty frame dwelling; cost, \$250; owner, John A. Schoen, on premises; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 217.

GRAND CONCOURSE, e s, 30 n Belmont st, move 1-sty frame store; cost, \$600; owner, Harold Swain, 176 Broadway; architect, Geo. W. Flagg, 347 East 195th st. Plan No. 196.

LYON AV, s s, 95 East Castle Hill av, move 2½-sty frame dwelling; cost, \$2,000; owner, Andrew Brown, 981 Castle Hill av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 202. PROSPECT AV, s w cor 156th st, new

PROSPECT AV, s w cor 156th st, new partitions to 5-sty brick store and tenement; cost, \$200; owner, Pauline Muller, 2994 3d av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 212.

POPHAM AV, No. 400, 1-sty frame extension, 18x6 to 2-sty and attic frame dwelling; cost, \$100; owner, Paul Peterson, 406 Popham av; architect, L. M. Nickermann, 1339 Bristow st. Plan No. 197.

PROSPECT AV, w s, 135.3 n 165th st, 2-sty frame extension, 23.6x9.6, new partitions, etc., to 2-sty frame dwelling; cost, \$5,000; owners, Mercury Realty Co., 987 Prospect av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 194.

berg, 704 Jackson av. Plan No. 194. PROSPECT AV, No. 727, 1-sty brick extension, 19x15, to 3-sty frame tenement; cost, \$1,000; owner, Annie Coffey, on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 204.

ROBBINS AV, No. 466, 1-sty frame extension, 18x12, to 1-sty frame shop, cost, \$175; lessee, Wilhelm Kraus, 555 So. Boulevard; architect, Chris F. Lohse, 627 Eagle av. Plan No. 205. SUMMIT AV, w s, 186.6 s 165th st,

SUMMIT AV, w s, 186.6 s 165th st, '-sty frame extension, 11.6x9, to 2-sty frame dwelling; cost, \$250; owner, Emity D. C. Culver, on premises; architect, Angelo H. Martire, 1075 Woodycrest av. Plan No. 216.

UNION AV, w s, 150 n 166th st, new roof to 1-sty frame store; cost, \$300; owner, Mary Collins, 1101 Union av; architect, Jas. Collins, Jr., 1101 Union av. Plan No. 208.

WILLIAMSBRIDGE RD, e s, 50 n Evadua st, two 1-sty frame extensions, 11.3x19.8, 11.6x12.6, to 2-sty frame store and dwelling; cost, \$1,500; owners, Godfrey & Masterson, Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 199.

WILLIAMSBRIDGE RD, e s, 50 n Evadua st, move 1-sty frame kitchen; cost, \$200; owners, Godfrey & Masterson, Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 201. 3D AV, No. 4233, 1-sty frame exten-

3D AV, No. 4233, 1-sty frame extension, 54.2x44.10, to 1-sty frame laundry; cost, \$2,000; owner, B. F. Gilbert, Utica, N. Y.; architect, B. Ebeling, 1136 Walker av. Plan No. 198.

## ADVANCE REPORTS.

More Bush Terminal Buildings. BROOKLYN.—Irving T. Bush, president of the Bush Terminal Co., in furthering the shipping facilities of the Bush Terminal in South Brooklyn, has made arrangements for the erection of a novel

type of commercial buildings. They are equally to serve the purpose of lofts, store Several rooms and shipping quarters. floors of the buildings will be converted into what may well be termed union shipping rooms, whence merchants, by a semico-operative agreement, can have their goods shipped by one force of clerks, with a resultant economy of expenditure. The present contract calls for two reinforced concrete 8-sty buildings, each 150x150 ft. one to be located on the bulkhead of Bush Pier 7 at the foot of 41st st, and the other on the bulkhead of Bush Pier 1, at the foot of 51st st. Each structure will cost \$70,000. The union shipping building is the outcome of the effort of the smaller out-of-town merchants to secure Metropolitan representation and shipping quarters. The general contract for constructing model factories 5 and 6, reinforced concrete throughout, each 700x 75 ft., 6-stys, having connecting wings, 250x100 ft., 6-stys in height, giving a total floor area of 18 acres, has just been awarded to the Turner Construction Co., 11 Broadway, N. Y. C. Wm. Higginson, 21 Park Row, is the architect.

## Wells Fargo Co.'s Stable.

JERSEY CITY .- The new fireproof stable building to be constructed by the Wells Fargo Express Company, of 51 Broadway, N. Y. C., at Brunswick and 10th sts, Jersey City, from plans by Architects La Farge & Morris, 23 East 26th st, N. Y. C., will cover a plot measur-ing 100x198 ft, and cost approximately \$250,000. The general contract has been awarded to Manning, Fish & Company, 103 Park av, N. Y. C. The V. J. Hed-den Sons Co., Ogden st, Newark, has the carpentry, Reis & O'Donovan, 207 East 37th st, N. Y. C., heating, James F. Gross & Co., 152 East 33d st, plumbing, and the Edwards Electric Const. Co., 39 East 42d st, N. Y. C., the electric work.

Yorkshire Co. to Build in 113th Street. BROADWAY .- The Yorkshire Realty & Construction Co., 100 West 119th st, will erect another 12-sty elevator apartment house, 100.11x90 ft., at the southwest corner of Broadway and 113th st, to cost in the neighborhood of \$250,000. Messrs. Neville & Bagge, 217 West 125th st, have prepared plans. The same owner filed plans on Wednesday for a similar 12-sty house of high class construction to be located at the northwest corner of Broadway and 92d st, to accommodate 58 families. Estimated cost is placed at \$300,-000. Neville & Bagge also prepared these plans. Mr. Henry Mayer is president of

## Latest Improvement for Keap Street,

the building company.

Brooklyn. BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty apartment house to be erected in the east side of Keap st, 23.9 north of South 2d st, for the Keap Construction Company, owners. The facade of the building will be designed in a Greek Doric style with a background of Hanover brick, laid up in a Flemish bond with 1/2-in. black raked joints and trimmed with a dull finished white terra cotta. The plumbing fixtures will be of the Standard Sanitary Manufacture make. The approximate estimate will be \$45,000.

# Oscawana Bldg. Co. Gets Springfield Job. SPRINGFIELD, MASS.—The Oscawana

Building Co., 200 Fifth av, N. Y. C., has received the contract for the addition to the gymnasium of the Y. M. C. A. training school at Hickory and Alden sts, Springfield. The addition will be 1-sty high, 88x100 ft, with a 4-sty tower, 40 ft. square, built of pressed brick, with limestone trim, a tar and gravel roof. steam heat, electric lights, tiling and marble work. Edward L. Tilton, 32 Broadway, N. Y. C., is the architect.

## \$400,000 House for Claremont Ave. CLAREMONT AV .- Schwartz & Gross, 347 5th av, have plans under way for the improvement of Claremont av north of 116th st, with a 12-sty high-class ele-vator apartment house, 100x100 ft, to cost in the neighborhood of \$400,000. The Cerabone Construction Co., 622 West 116th st, of which Vito Cerabone is president, is the owner and general contractor. Plans will be ready about May 1. F. A. Burdett & Co., 29 West 34th st, will be the steel engineers.

## Washington Heights Block Front Improvement.

FT. WASHINGTON AV .- A large apartment house to occupy the block front on the west side of Ft. Washington av, be-tween 177th and 178th sts, is contemplated by the Hargood Realty Co., of which Harry Goodstein, 160 Broadway, is president. It is proposed to erect a struc-ture 6-stys covering the plot which measures 255x100 ft. It is understood that no architect has yet been selected to design the plans.

Figures Wanted for 151st St. Theatre. 151ST ST, N. Y. C.-Matthew W. Del Gaudio, architect, 1910 Webster av, states that he has completed plans for the 2-sty brick, stone and steel theatre and dancing academy, 50x100 ft., for G. Fusco, owner, 409 East 116th st, to be erected in the north side of 151st st, 200 ft. west of Morris av, to cost \$20,000. M. Boettner, 410 East 116th st, is the lessee. The architect wants estimates at once on interior finish and plumbing.

## Plate Glass Co. Not to Build.

34TH ST .- A representative of the Pittsburgh Plate Glass Company, No. 60 Vandam st, informed the Record and Guide on Thursday that they have no intention of erecting a new business building in 34th st adjoining the French Hospital as was rumored in building circles during the week. It was also stated that the report that a building site had been purchased was incorrect.

## Another 22d Street Business Building.

22D ST.-Architect Geo. A. Boehm, 7 West 42d st, is busy preparing plans for a 12-sty loft, office and store buildto cover a plot 62x90 ft, at Nos. ing 140-144 West 22d st, to be erected by the Retare Realty Co., of which M. Tatursky, 44 Court st, Brooklyn, is presi-dent, R. E. Moss, 126 Liberty st, is steel engineer. No building contract has yet been placed.

## Department Store for Jersey City.

JERSEY CITY .- Architect C. F. Long, 1 Montgomery st, Jersey City, has been commissioned to prepare plans for a 3sty brick department store, to measure 50x90x120 ft, to be erected at No. 102 Newark av, at a cost of about \$40,000. The architect will receive figures on separate contracts about June 15. The owner's name is for the present withheld.

## Robinson Co. to Erect Art Gallery.

5TH AV.-The general contract has just been awarded to the Andrew J. Robinson Company, of 123 East 23d st, to erect the new business building and art gallery, which M. Knoedler & Company, of 355 5th av, are to erect on the old Lotos Club property, Nos. 556-558 5th av. Plans have been prepared by Architects Carrère & Hastings, 225 5th av.

## Apartments, Flats and Tenements.

SIMPSON ST, N. Y. C .- The Thos. Tully Const. Co. is now preparing plans for the construction of a 5-sty flat on a plot 76x100 ft, in the east side of Simpson st, about 130 ft south of 167th st.

BOSTON ROAD, N. Y. C .- Excavating has just begun for the erection of four 5-sty flats at the northeast cor of Boston road and 164th st, by the Moorehead Realty Co. Plot measures 117x176 ft. 1ST AV, N. Y. C.-C. Sorge, 2057 1st av, owner, will erect a 6-sty tenement, 25.1x 87 ft., on the west side of 1st av, 75.8 ft. north of 109th st, to cost \$30,000. L. F. J. Weiher, 271 West 125th st, has prepared plans.

AUDUBON AV, N. Y. C.-Geo. A. Fisher Co., New Rochelle, N. Y., will erect two 5-sty flats at the northeast corner of Audubon av and 169th st, to cost \$125,000. Geo. Fred Pelham, 507 5th av, has prepared plans.

ST. NICHOLAS AV. N. Y. C .- Architects Browne & Almiroty, 3 West 29th st, have completed plans for a 6-sty flat, 25.5 x irregular, to be erected at No. 962 St. Nicholas av to cost \$25,000. Sophie Mayer,

275 West 145th st, is the owner. PINEHURST AV, N. Y. C.—Architect Adolph Mertin, 33 Union sq, has prepared plans for a 6-sty flat building, 120x87.2 ft., at the southwest corner of Pinehurst av and 178th st, to cost \$175,000. The Peto Realty Co., 207 East Broadway, is the owner.

12TH ST, N. Y. C .- Charles Rubinger, 220 Broadway, owner, will soon take figures on materials and labor for the three 6-sty tenements which he will erect at Nos. 137-151 West 12th st, from plans by H. S. Lion, 12 West 32d st. Estimated cost, \$120,000.

YONKERS, N. Y .- J. A. Watson, architect, Yonkers, has prepared plans for a 4-sty brick flat building, 37x97, for Mc-Grath Bros., builders, of Yonkers, to be erected at Beech and Thermon sts, to cost about \$25,000. The owners want figures on separate contracts.

ST. NICHOLAS AV, N. Y. C .- Donald Robertson, 312 West 109th st, owner and general contractor, will soon award subcontracts for the 6-sty elevator apartment house, 100x90 ft, which he is to erect at the southeast corner of St. Nicholas av, and 191st st, from plans by Moore & Landsiedel, 3d av and 148th st. Estimated cost is \$125,000.

## Contracts Awarded.

47TH ST, N. Y. C .-- J. H. Scheier, 314 Madison av, has received the general contract for extensive alterations to the 5-sty residence, No. 12 West 47th st, for

Mrs. Elizabeth Hyde. 34TH ST, N. Y. C.-The contract for the mason and concrete work for the new 1-sty addition to the Monolith Building, No. 45 West 34th st, has been awarded to Knochenhauer & Morelli, of Tremont and Bathgate avs, Bronx.

76TH ST, N. Y. C .- John T. Glydon, 1347 3d av, has the contract for improvements to the 4-sty store and tenement No. 202 East 76th st, for Messrs. Armbruster & Hock, 1319 3d av. Plans by

Chas. H. Richter, 68 Broad st. 5TH AV, N. Y. C.-The William Cruikshanks Sons Repair Co., 103 Park av, has received the contract for interior changes to the 5-sty residence of Eugene Glaenzer & Co., 560 5th av, at No. 705 5th av.

Plans are by W. W. Bosworth, 527 5th av. 83D ST, N. Y. C.—The Keystone Con-struction Co., 28 East 85th st, has received the general contract to erect the garage and post office buildings at Nos. 150-162 West 83d st for W. A. Wells, from plans by George Fred Pelham, 507 5th av.

McCOMBS LANE, N. Y. C.-Samuel Levin, 1002 Columbus av, has secured the contract for installing three open-air mov-

ing picture shows, on the east side of McComb's Lane, between 153d and 154th sts, for August Openheimer, of 65 Nassau st.

BROADWAY, N. Y. C .- Thomas A. Peden, 1987 Broadway, has received the contract for installing new show win-dows in the 4-sty office and store Nos. 1983-1985 Broadway, for Eliza Arken-burgh, from plans by J. Acker Hays, 2010 Broadway. 35TH ST, N. Y. C.-Warren E. Green,

1133 Broadway, has received the general contract for extensive interior changes to the 3-sty brick school No. 314 East 35th st, for the Park Presbyterian Church, 86th st and Amsterdam av, from plans by W. W. Knowles, 1133 Broadway.

BROOKLYN .- The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract to erect the 12-sty reinforced concrete warehouse, 175x110 ft., for the Robert Gair Co. in Washington st, Brook-William Higginson, 21 Park Row, lyn. architect. Work will be undertaken at once

163D ST, N. Y. C.-Wennemer Bros, 1920 Anthony av, have received the mason work on the two 6-sty elevator apartments at 163d st, Kelly st and Intervale av, for the Advance Building Co., from plans by Blum & Blum; also for eleven 4-sty flats for the Beck Street Realty Co., in Beck st, south of Longwood av, Koppe & Daube, architects, and one 5-sty flat on the east side of Terrace View av, Marble Hill, for George Schuck, J. C. Cocker, architect.

GARY, IND .- The American Sheet & Tin Plate Co. has awarded to the Raymond Concrete Pile Co., of New York and Chicago, the contract for the construction of the complete substructure of the plant that it is about to erect at Gary, This plant will cover 56 acres and Ind. will be one of 46 mills in the United States now operated by the aforementioned concern. It will be the American Sheet & Tin Plate Company's first plant at Gary, The contract awarded to the Raymond Company includes among its more important items the placing of approximately 3,500 Raymond concrete piles and 30,000 cu. yds. of concrete. The cost of the entire plant will range from \$4,000,-000 to \$5,000,000. C. C. Kimball, Pittsburg, chief engineer; John M. Davidson, resident engineer.

#### Banks.

NORWALK, CONN.-Local contractors are figuring plans for the proposed changes to the bank of the National Bank of Norwalk. The plans are by Joseph S. Bush, 231 Broadway, N. Y. C. 5TH AV, N. Y. C .- Wallace Van Doorn & Son, 229 West 36th st, have obtained the general contract for \$25,000 worth of changes to the Fifth Avenue Bank, northwest cor 5th av and 44th st, from plans by H. R. Marshall, 3 West 29th st. 34TH ST, N. Y. C .- Contract has been let to Rosselle & Pefeffer, of 1 Madison av, for interior changes to the 4-sty bank, No. 41 West 34th st, for the Thirtyfourth Street Safe Deposit Co., on premises, from plans by Hiss & Weekes, 1123 Broadway.

### Churches.

BROOKLYN.-Architect William J. Dilthey, 1 Union sq, N. Y. C., has completed plans and is now taking figures for the brick edifice to be erected in East 72d st near Av B, Brooklyn, for the Church of the Advent.

PHILADELPHIA, PA.-Architects, La Farge & Morris, 23 East 26th st, N. Y. C., are receiving estimates for the \$200,000 edifice, 80x180 ft., for the St. Patrick's Roman Catholic Church, to be erected at Locust and 20th sts.

23D ST, N. Y. C.-George H. Streeton, architect, 103 Park av, has completed plans for \$40,000 worth of alterations to the 3-sty stone church, Nos. 511-513 West 23d st, for the Roman Catholic church of the Guardian Angel, of which

Rev. James F. Raywood, is pastor. NEW BRITAIN, CONN.—Architects NEW BRITAIN, CONN.—Architects Max J. Unkelbach, Delbert K. Perry, associate, have been commissioned to prepare plans for the new church to be erected in Winter st, by the Ruthenian Greek Catholic Society. It will be brick, 42x78 ft, with brownstone trim, slate roof, steam heat, electric lights.

### Dwellings.

STAMFORD, CONN.-Architects, Hunt & Hunt, 28 East 21st st, N. Y. C., have prepared plans for remodeling the residence of Joseph Hunt at Stamford.

NYACK, N. Y .- Hutton & Buys, architects, 311 Madison av, N. Y. C., have prepared plans for a frame residence for Mrs. E. D. Rosborough, at Nyack.

RIVERDALE, N. Y .- Robert M. Gardner, architect, 122 West 29th st, N. Y. C., has taken figures for a 21/2-sty hollow tile residence, 30x50 ft, for Eugene S. Delafield, to be erected at a cost of \$12,-000.

EASTPORT, L. I.-Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a frame country residence to be erected in Eastport, L. I., for H. S. Wilson of Brooklyn, owner. The building will be 2-stys.

BELLE HARBOR, L. I.-Architect Wm. W. Smith, 82 Wall st, N. Y. C., has plans for a frame residence, 40x38 ft, for the West Rockaway Land Co., of Rockaway Beach, to cost about \$7,000. The owner will take the bids.

GLEN COVE, L. I.-James Brite, 111 5th av, N. Y. C., has prepared plans and awarded to George Mertz & Sons, of Portchester, N. Y., the general contract for \$35,000 worth of changes to the residence of H. L. Pratt at Glen Cove.

BROOKLYN.-E. W. Minter & Co., 115 Broadway, N. Y. C., has received the general contract for alterations to the 4-sty residence No. 40 8th av, Brooklyn, for Mrs. F. M. Smith. F. H. Roosa, 71

Broadway, N. Y. C., prepared plans. PARK AV, N. Y. C.—Albert J. Bodker, architect, 25 West 32d st, will soon award contracts for the 5-sty residence, 27x84 ft, which Mrs. Oakleigh Thorne, is to erect at the northeast corner of Park av and 73d st, to cost about \$200,000. MOUNT VERNON, N. Y.-Matthew W.

Del Gaudio, 1910 Webster av, N. Y. C., has completed plans for two 2-sty brick dwellings, limestone and Spanish tile, 20x 55 ft. each, to be erected at Nos. 18-20 13th av, between 2d and 3d sts, Mount Vernon, for A. Mastracchio, 415 East 117th st, N. Y. C. Cost about \$6,000 each.

ALBANY AV, N. Y. C .- Matthew W. Del Gaudio, 1910 Webster av, has plans ready for bids for a 3-sty brick and stone residence, 25x50 ft, for M. Passamanti, 3119 Albany Road, Kingsbridge, to be erected on the west side of Albany av, 150 ft north of 3d st, to cost about \$8,-000. General contract will be awarded about May 1.

### Factories and Warehouses.

WOONSOCKET, R. I.-A \$350,000 factory is to be built during the year as an addition to the plant of the Lawton Spinning Co., of this city.

YONKERS, N. Y .- Alexander Smith & Sons' Carpet Co., Yonkers, will erect a Work on the new strucbrick factory. ture will be started at once.

HUBERT ST, N. Y. C .- Wm. H. Gompert, architect, 2102 Broadway, is preparing plans for the 9-sty brick and limestone warehouse, 50x100 ft., which James Butler, Inc., is to erect at Nos. 43-45 Hubert st. Architect will take the bids.

BAYONNE, N. J .- Plans have been drawn for the erection of a \$75,000 plant

by the Nucoa Butter Co., 133 Front st, N. Y. C., on the site of the old New Jersey Athletic Club grounds, on Av A, Bayonne, N. J. It will be completed in six months, and will employ 300 men. NEW HAVEN, CONN.—The chair fac-

tory and storage building at the New Haven County Jail were burned to the ground last week, causing a loss of about \$150,000. The structure will be rebuilt, but as yet the county commissioners have not decided upon any definite plan. 50TH ST, N. Y. C.-Ross & McNeil, 39 East 42d st, have completed plans for the 3-sty factory, brick, 65x56.6 ft, tar and gravel roof, marble coping, for Kohler & Campbell, of 50th st, and 11th av, to be erected at Nos. 611-617 West 50th st, to cost \$10,000. No contracts have yet been issued.

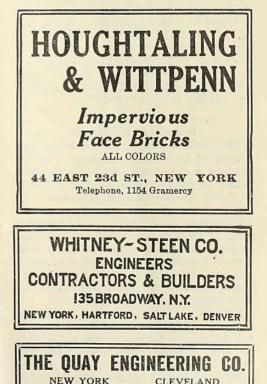
HOBOKEN, N J .- The general contract has been awarded to R. Schreiber, 321 Garden st, Hoboken, for the 5-sty reinforced concrete factory, 40x65 ft, to be erected by the American Lead Pencil Co., in Grand st, from plans by Franklin M. Small, 265 Broadway, N. Y. C. Estimated cost, \$30,000.

DIVIDEND, CONN.-Engineers Buck & Sheldon, Inc., have completed plans and estimates will be received at once for the new forging plant to be erected at Dividend by the Billings & Spencer Co. of The main building will be this city. 150x80 ft, used for a forging plant. There will also be a boiler house, 35x51 ft, and an annealing building, 40x50 ft. These will all be concrete and steel construction, 1-sty, with steel truss roof. The contract for the boilers has already been let to the Bigelow Co. of New Haven.

Miscellaneous. DANBURY, CONN.—Architects Waite & Truran, Brewster, N. Y., have completed plans for the clubhouse to be erected at West and Foster sts, by the Danbury Lodge of Elks, and it is expected that bids will be called for at once. 2-stys of brick. once.

CHAPLIN, CONN.-Architect C. H Preston of Norwich, Conn., is preparing plans for the new library to be erected at this place. It will be of buff brick, with granite trimmings and slate roof provided with steam heat. Stacks for 4,000 books will be required.

MIDDLETOWN, CONN.-At a recent meeting of the stockholders of the Middletown Electric Light Co., it was voted



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to go ahead with the erection of an electric light plant on the company's property in College st. The engineers will prepare plans for the building, which will be about 60x70 ft, of brick.

## Office and Loft Buildings.

MADISON AV, N. Y. C.-Geo. Fred Pelham, 507 5th av, has prepared plans for a 16-sty store and loft building to measure 49.4x95 ft. for David Shaff, 83 Canal st, to be erected on the west side of Madison av, 49 ft. south of 28th st.

EAST BROADWAY, N. Y. C.-L. Levy, 13 Catherine st, owner, will start operations about May 1, on the 7-sty loft building at No. 91 East Broadway from plans by Sommerfeld & Steckler, 19 Union sq. Figures are now being received

sq. Figures are now being reserved CANAL ST.—No plans have yet been determined by the Trinity Corporation, 184 Fulton st, for the improvement of Sullivan and Canal sts with an S-sty mercantile building, which it is reported will be erected at this corner, and leased to one tenant.

26TH ST, N. Y. C.—The Realty Holding Co., owner, 907 Broadway, has awarded to the Radley Steel Construction Co., 624 East 79th st, the structural steel work, for the 12-sty loft, 43x98 ft, at Nos. 15-17 West 26th st, to cost \$250,000. Buchman & Fox, 11 East 59th st, architects.

34TH ST, N. Y. C.-J. Sternfeld, 114 East 23d st, owner, has awarded to the Jandous Electric Equipment Co., 111 West 30th st, the contract for electric work on the 12-sty loft building, Nos. 317-323 East 34th st. Estimated cost, \$300,-000, George and Edward Blum, 505 5th av, are the architects.

19TH ST, N. Y. C.—Maynicke & Franke, 25 Madison sq. north, have awarded contracts to the Hay Foundry & Iron Works, 114 East 28th st, for steel work, and M. M. Golding, 133 West 65th st, plumbing, for the 12-sty loft building, 105x92 ft, to be erected at Nos. 39-47 West 19th st, for Henry Corn, 341 5th av. Estimated cost is \$400,000.

20TH ST, N. Y. C.-E. Skannel, 3281 Broadway, has received the heating contract, and Milton Schnaier & Co., 345 Columbus av, the plumbing, for the 12sty store and loft building, 82x108 ft, which the Fabian Const. Co., 175 5th av, is erecting at Nos. 40-46 West 20th st, to cost \$350,000. Schwartz & Gross, 347 5th av, are the architects.

5TH AV, N. Y. C.—The Hay Foundry & Iron Works, 114 East 28th st, have received the structural steel work, and M. M. Golding, 133 West 65th st, the plumbing, for the 12-sty loft building, 51x125 ft, which Henry Corn, 341 5th av, is to erect at Nos. 74-76 5th av, from plans by Maynicke & Franke, 25 Madison sq, north, to cost \$400,000.

### Schools and Colleges.

CHICOPEE, MASS.—Plans have been completed by Architect George P. B. Alderman & Bro. of Holyoke for the new school to be erected in West st. It will be brick, S0x120 ft, with 12 rooms, provided with steam heat, slate blackboards.

OSWEGO, N. Y.—The Board of Education, of Oswego, contemplates the erection of a brick school to cost about \$50,-000. No architect has yet been selected, and the project is expected to go ahead this summer. Thomas Burden, 35-37 East Bridge st, is president.

MYSTIC, CONN.—Contractor J. J. O'Donovan of Norwich has prepared plans for the proposed dormitory for the Mystic Oral School to be erected by the State in this city. There is an appropriation of \$12,000 for the building, which will be of brick, fireproof construction.

EAST ORANGE, N. J.—Architects Guilbert & Betelle, 25 W 32d st, N. Y. C., and No. 917 Broad st. Newark, N. J., have been commissioned to prepare plans for the new high school to be erected in East Orange, for Board of Education. No details have yet been decided. Estimated cost is \$180,000.

NEW ROCHELLE, N. Y.—The Board of Education, has awarded to Abel Bottoms Sons, 41 South 16th st, Philadelphia, Pa., the general contract, to erect the 3-sty brick, Indiana limestone, school, 74x149 ft at Mayflower and Summit avs, New Rochelle, to cost about \$85,000. Wm. T. Towner, 320 5th av, N. Y. C., prepared these plans.

SPRINGFIELD, MASS.—Architect L. C. Fay of Longmeadow is preparing plans for an addition to the Bridge st school in West Springfield. It will contain two rooms and new sanitaries. The building committee consists of W. B. Chandler, Nelson Sherburne, Dr. C. H. Mack, Frank B. Sargeant and James Mc-Carthy. The work will cost about \$12,-000.

## Stables and Garages.

MONTCLAIR, N. J.—Goldwin Starrett & Van Vleck, Union sq and 17th st, N. Y. C., have plans in progress for a 2-sty garage, 40x40 ft, for Chas. F. Van Vleck, of Montelair.

BROADWAY, N. Y. C.-F. W. Areson, 39 West 38th st, has completed plans for the 1-sty stone garage, 20x100 ft, to be erected on Broadway, the west side, 200 ft south of 218th st, for Thomas Dwyer, of 601 West End av.

## Theatres.

BROOKLYN.—Thomas W. Lamb, 224 5th av, N. Y. C., has completed plans for the new \$160,000 theatre to be erected by the Bryant Improvement Co., to occupy the plot 68x90 ft, at Fifth av and 4th st, Brooklyn. Seating capacity will be 1,400. The general design is in the Italian Renaissance, and is to be completed and ready for opening in the Fall. NORWALK, CONN.—Architect D. H.

NORWALK, CONN.—Architect D. H. Sperry, associated with Architects Herts & Tallant, 113 East 19th st. N. Y. C., have been selected to prepare plans for a new theatre at Norwalk for the Norwalk Theatre Co. The incorporators of the company include J. Thornton Prowitt, J. G. Gregory, Wallace Dann, G. D. Russell, H. M. Kent, M. H. Glover, E. O. Keeler, E J. Thomas.

## Bids Opened.

BROOKLYN.—The School Board opened bids on Monday, April 18, for alterations and repairs to Public schools, borough of Brooklyn, as follows: Low bidders were: P. S. 24, 55, Alsofrom & Greenberg, \$559; \$1,179; P. S. 26, 43, 74, Keenap & Corrigan, \$765; \$530; \$750; P. S. 36, \$2,-738; P. S. 52, 53, 75, 116, Saunders & Co., \$1,120; \$2,721; \$1,755; \$885; P. S. 68, 86, P. J. McAuley, \$900; \$1,695.

QUEENS.—Bids were opened by the School Board on Monday, April 18, for alterations and repairs to Public schools in the Borough of Queens, as follows: Low bidders were: Bryant High School, Nikolaus Muller, \$1,639; P. S. 1, Jos. Balaban, \$920; P. S. 2, 4, Gustav Harms & Son, \$716; \$1,700; P. S. 13, 20, Aug. Wille, Jr., \$564; \$1,099; P. S. 14, Chas. C. Collison, \$995; P. S. 17, 72, A. Doncourt, \$580; \$785; P. S. 19, 76, The Haupt Paint & Hardware Co., \$567; \$523.

NEW YORK CITY.—On Monday, April 18, the Board of Education opened the following bids for alterations and repairs to Public schools in Manhattan. The low bidders were: P. S. 1, Bremen & Gladstein, \$1,198; P. S. 3, John F. Kuhn, \$1,920; P. S. 8, 106, George Wilson, \$1,088; \$814; P. S. 16, Aug. Wille, Jr., \$1,231; P. S. 21, 23, Newman & Siegle, \$740; \$955; P. S. 29, 108, Silberberg & Berman, \$495; \$835; P. S. 38, 107, W. C. Redlich, \$1,058; \$1,198; P. S. 41, M. D. Lundin, \$1,615; P. S. 44, David Kriesberg, \$1.635; P. S. 113, 124, J. M. Knopp, \$895; \$1,074.

## Municipal Work.

WOODSIDE, N. J.—A bill has been passed authorizing the construction of a bridge over the Passaic River connecting Woodside and Arlington. Estimated cost, \$600,000.

AUDUBON, N. J.-Robinson & Wagner, 39 East 28th st, N. Y. C., engineers, are preparing plans for a sewer and sewage disposal plant for the borough of Audubon, to cost about \$60,000.

23D ST, N. Y. C.—On Tuesday, April 26, the Dock Commissioner will open bids for all labor and materials required for reconstructing and repairing the ferry structures at the foot of East 23d st, East River.

BROOKLYN.—Estimates will be received by the Park Board until 3 o'clock Thursday, April 28, for labor and materials necessary to manufacture and set up two hundred stationary seats on Ocean and Eastern Parkways, Brooklyn.

NEW YORK.—Bids will be received by the Superintendent of School Buildings until 11 o'clock A. M., Monday, April 25, for furnishing and delivering materials for the use of mechanics (heating division, Building Bureau), in the public schools of Boroughs of Manhattan, Brooklyn, the Bronx, Queens and Richmond.

STAPLETON, S. I.—The Board of Water Supply, 299 Broadway, will receive bids until Thursday, April 28, for furnishing and delivering on a designated dock at Stapleton, S. I., approximately 3,800 tons of 36-inch cast-iron flexible-jointed water pipes, to be used in the construction of the Narrows siphon, a portion of the Catskill Aqueduct, in New York Harbor.

### Government Work.

The contract for painting the offices of the Secret Service and Internal Revenue, in the U. S. Public Building, New York, has been awarded to Robert E. Mackay Co., 339 West 24th st, N. Y. C.

FORT ADAMS, R. I.—Constructing Quartermaster's Office, Fort Adams, R. I. —Sealed proposals will be received until April 27 for the construction of sea wall and removal of face cover at Fort Adams, R. I.—Frank H. Phipps, Jr., Constructing Quartermaster.

WHEELING, W. VA.-U. S. Engineer Office, Wheeling, W. Va.-Sealed proposals for furnishing and delivering about 4,500 barrels of American Portland cement for dam No. 19, Ohio River, will be received at this office until 11 A. M. (eastern time), April 28.-F. W. Altstaetter, Capt., Engrs.

BOSTON, MASS — Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until 11 o'clock A. M., April 30, for condenser piping, and pumps, erected in the central power plant, navy yard, Boston, Mass.—Wm. M. Smith, Acting Chief of Bureau.

FORT GREBLE, R. I.—Constructing Quartermaster's Office, Fort Adams, R. I. —Sealed proposals will be received until 10 A. M. May 11 for the extension and remodeling of an underground electrical distributing system at Fort Greble, R. I.— Frank H. Phipps, Jr., Constructing Quartermaster.

DELAWARE, OHIO.—Sealed proposals will be received until the 23d of May for the construction,' complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Delaware, Ohio.—James Knox Taylor, Supervising Architect, Washington, D. C.

KOKOMO, IND.—Sealed proposals will be received at this office until the 20th day of May for the construction, complete (including plumbing, gas piping, heating

apparatus, electric conduits and wiring), of the U. S. Post Office at Kokomo, Ind.— James Knox Taylor, Supervising Architect, Washington. D. C.

WEST POINT, N. Y.—Sealed proposals will be received until 12 o'clock noon May 16 for building materials, plumbing materials, gas and steam fittings, hardware, paints, glass and other miscellaneous stores specified in schedules to be had on application to this office. Address Quartermaster, West Point, N. Y.

FORT TERRY. N. Y.—Office of the Constructing Quartermaster, New London, Conn.—Sealed proposals for the construction, plumbing. heating, electric wiring and fixtures of one guardhouse and one quartermaster's storehouse at Fort Terry, N. Y., will be received until 10 A. M. May 13. Address to Captain F. T. Arnold, Constructing Quartermaster, New London, Conn.

#### Brief and Personal.

D. C. Weeks & Son, builders, No. 289 4th av, will remove May 1 to 1123 Broadway.

Davis, McGrath & Kiessling, architects, No. 1 Madison av, will remove May 1 to the Flatiron Building, Broadway and 23d st.

Leonard Schaller, carpenter and mason builder, formerly of 1265 Broadway, has moved his office to No. 16 Sth av, or 23 Abingdon square, near West 12th st.

A hearing on the new Ventilation bill, prepared by Commissioner Williams, is set for next Tuesday, at Albany, before the Assembly committee having it in charge.

The Protective Ventilator Company has moved to new quarters at 110 to 114 West 32d st, and not West 37th st. The new telephone number is Madison Square, 3098.

William H. McElfatrick, architect, has moved his offices from the Knickerbocker Theatre building to the new Columbia Theatre building at Broadway and 47th st. Phone, Bryant 4737.

The New York Central's Merchants and Manufacturers' Exchange Buildings will require 9,400 tons of structural steel. There is some prospect that the contract will be divided. Announcement will soon be made.

John R. Sever, clerk in the Manhattan Bureau of Buildings, committed suicide by shooting himself on Friday morning in Morningside Park. His wife had died early the same morning at St. Luke's Hospital, and the unexpected termination of her illness was the cause of his act.

Early Saturday night the lumber yards, mills and storehouses of the Church E. Gates Lumber Company, at 150th st and the East River, caught fire, and property valued at over \$50,000 was consumed before a change of wind and the arrival of fire boats gave the firemen the upper hand.

The Secretary of the Interior has awarded contract to the Atlantic Equipment Company, of New York City, for furnishing two 30-ton steam shovels for use in the work of the Reclamation Service on the Sun river and Flathead irrigation projects, Montana. The contract price is \$6,900 each.

At a meeting of the State Prison Commission last week it was resolved to ask the Legislature to include Long Island within the territory where a site may be selected. Commissioner McKay says that the question of location is still an open one, but that probably some site back from the shore of the Hudson River will be chosen.

The copartnership heretofore existing between Frank Voigtmann & Co. has been dissolved, and in the future the business heretofore conducted by the said firm will be carried on by Frank Voigtmann

and Silas Harris Pomerov separately under an agreement for the division of territory, each confining his business to his own part of the country. The Chicago business will be continued by Frank Voigtmann alone, under the firm name of Voigtmann & Co., with his offices at No. 445 West Erie st in Chicago, Ill. And the New York business will be continued by S. H. Pomeroy, incorporated, with offices located at No. 427 West 13th st, New York City. The partition of territory between the undersigned for the future manufacture, use and sale of their fire windows and appliances under their patents will assure the trade that the two new firms in the future will work in harmony, and so far as possible assist each other in cases of emergency to improve their work and expedite deliveries under their contracts.

In connection with the closing of the forty years' of service of Mr. Arthur J. Fletcher, manager for the Sayre & Fisher Co., reference to which was made in the article on the development of Face Brick in the Record and Guide of last week, it may not be amiss to say that long tenure of office is the rule rather than the exception in this concern. Mr. James R. Sayre, Jr., the senior member of the firm, died last September at the age of 95 years, thus breaking a partnership that had existed for half a century. Mr. Savre always was a junior because his uncle, for whom he was named, survived his nephew. Mr. Peter Fisher died three years ago at an advanced age and took an active part in the management of the business until the end. Mr. Woodruff Smith, now manager of the face brick department of this company, has been in the firm's employ 20 years; Mr. Eugene Smith, his assistant, has been in the service for 12 years, and Mr. A. Wilfred Tuthill, manager of the common brick department, has been there ten years.

## American Stones for Interior Decoration.

It is only in recent years that much use has been made in this country of carved stone for interior work. A few of the more notable churches had piers and clustered columns and vaulted ceilings of stone, but the number was extremely limited. Many of the most pretentious contented themselves with timber and plaster. Even the public buildings rarely adopted this most striking form of decoration. Walls would be waiscoted in marble, and marble would be used for the stairways, with bronze or iron for the balusters and wood for the handrail.

With the improvement in architectural taste that began a couple of decades ago, and with our vast growth in wealth, which enabled us to lavish far more money than ever before on our public, business and private buildings, we came to a realization that for spacious vestibules, wide corridors, stately courts and grand stairways no form of decoration was as rich and effective as carved and dressed stone.

With the growth in knowledge of our own native resources came the realization that in our warm, rich sandstones and limestones we had ideal materials for interior decoration. . These stones come in varying tints of gray, olive, buff, pink and red, harmonizing with any scheme of decoration. They are strong and durable, and hold their color perfectly. They are capable of the most delicate and elaborate carving, and the texture is such as architect and stone-cutter love. They are freeworking, and they always reveal the texture of the material through the chisel marks, so that they never look like mere moulded work, even when viewed from a distance.

Since this wide variety of native stone has become available, our architects have risen to their opportunities, to the vast improvement not only of our public buildings, but of our finer private residences as well.—San Francisco Architect and Engineer.

### Panama Lock Gates.

Word has been received at the office of the Isthmian Canal Commission that Mr. Goldmark, the designing engineer of the lock gates soon to be contracted for, will shortly arrive in Washington and be prepared to give all information desired by bidders on the proposed work. It is expected there will be about thirty-four drawings, elaborate in character and in explanation of the work, which will be ready for distribution in the course of two weeks.

The question, with the accompanying set of specifications, calls for the manufacture, delivery and erection of about 58,000 tons of steel parts, which will be used in the construction of the 46 mitering lock gates, of two leaves each, at the Gatun Pedro Miguel and Miraflores Locks. The bulk of the material is to be delivered and erected on the basis of a certain price per pound, but in some cases the Canal Commission specifies that it will furnish the material, which will be supplied from the 8,000 tons of lock gate material already on order. The specifications stipulate that all gates shall be completely erected by January 1, 1914. All material will be furnished on competitive bid.

The number of gate leaves according to height, at the three lock sites is shown by the following table:

		Pedro.	Mira-
Height.		Miguel.	fiores.
82 feet			4
79 feet		16	
77 feet	32		16
66 feet			4
54 feet 8 inches	4	4	
47 feet 4 inches	4	4	4
Tota1	40	24	28

The total number of leaves is 92, two for each gate. All gates of the same height will be identical in construction, except those 47 feet 4 inches high, which have different footwalks, when used as upper and lower guard gates, respectively.

If all the leaves should be piled one on top of another they would make a tower one and one-fifth miles high.

### The Tungsten Lamp Situation.

There are some indications that considerable improvements in the filaments for tungsten lamps are under way. It has even been announced that it may prove possible commercially to produce a tungsten filament which is practically a metallic wire rather than an aggregation dependent for its strength and homogeneity upon very thorough sintering. Some little time ago the German experimenters found, indeed, that tungsten could be produced in a pure coherent metallic state in the electrical furnace, but were unable to draw it into wire except at temperatures so high as to prove impracticable commercially. Just what the latest results will be remains yet to be seen, but it is reasonable enough to say that another year will show very considerable improvements in the filament, which has been the weak feature of the lamps from the standpoint of the consumer. The introduction of the tungsten lamp has done wonders in the way of improving the economy of lighting, but in spite of repeated reductions in price the cost of the lamps is still so high that the burden of early breakage is severely felt by the user.-Engineering Record.



## Material Market Still Irregular.

While certain kinds of building material are in good demand, others are still in bad shape. Stone is one of the latter. The strike in the Indiana quarries did considerable harm to business here, but had it not been that many of the cutters were slack and did not need large quantities of rough material the walkout would have had more far-reaching results here. Hudson River common brick were stiffer this week, following the lead taken by the improving conditions of the latter end of last week. Raritans dropped a quarter. Lime interests report continuing improvement and good business especially on New England deliveries. Pig iron is still dull and competition is keen for new structural steel business. Portland cement is more active. Lumber is especially active in the Bronx, but prices are holding to present ranges.

There does not seem to be any loosening up on buildings held back. Contractors are more optimistic and conditions look brighter as the first of May approaches. A summary follows:

BRICK-Prices stiffer. Raritans lower. CEMENT-Market strengthening. Prices firmer.

LIME AND PLASTER-Finishing in good demand. Hydrated selling low.

LUMBER-Better demand in Bronx. Prices steady.

IRON AND STEEL-Dull and competition for structural business keen. STONE-Dull.

#### Brick.

Hudson River brick is firmer, but prices remain at last week's quotation. Raritan Rivers are quoted 25 cents per thousand lower than last week. Hudson River manufacturers are still retarding ship-ments, although 69 cargoes arrived last week. With pine left even from April 0 week. With nine left over from April 9, 70 were sold, leaving six cargoes on hand at the first of the week. Prices are expected to stiffen.

There was little demand early in the week, owing to adverse weather conditions, but the market gained in strength on Wednesday and improved toward the close. It will be seen by the number of arrivals that the manufacturers are not sending in the usual number of barges for this time of the year. Last year's figures were in excess of those of 1910 for the same period. The quality is only fair, much of the medium grades now coming in being wash brick, although of a better average run than in April of last year.

All the plants up the river are getting ready for making brick, but of course weather such as featured Monday and Tuesday sets plans back.

Some idea of the call for common brick now developing in the Bronx may be had from the fact that 6,000,000 "Arrow," "Three J" and "Three X" brick are going into the Riviera apartment house in Riverside Drive, at 156th and 167th sts, and about 3,500,000 of the same brands have been contracted for to go into the Link apartments now under construction in 181st st, just west of Broadway.

About 8,000,000 more of various makes are going into the L. & M. Holding Company, the Helene Realty Company and several other big operations, all of which are high grade apartment houses in the territory where most of the Bronx devel-

opment will take place this summer. Prices current follow:

BRICK .- (Cargo Quotations at the wharf.)\*

Fionts. (Denvereu at bundings.)		
Buffs, No. 1	22.00	28.00
Buffs, 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 s	ize	 									70.00	75.00
American	size										65.00	85.00
Seconds,	etc										65.00	75.00
and the second second second												

#### Cement.

There was a decided improvement in the cement market this week. Some interests reported that things were not as bright as they should be and complete optimism with them was still a long way off, but others were more en-Nearly all companies are thusiastic. operating their plants at full capacity, but some of them are not finding absorbing markets for all the product they turn out. Manhattan has been quiet for some time, so that other sections, principally about Philadelphia and the southern part of New Jersey and Long Island have been taking more than usual quantities, said one man.

The Edison Portland Cement Co. is shipping full capacity from the recently enlarged plant at New Village, N. J. It was stated that the sales department of this company is looking forward to one of the best years during the remainder of the building season. Most of the product now coming into this market is on contract for delivery well into the third quarter. This company, by the way, has merged its Pittsburgh and Philadelphia offices, all the business conducted heretofore in the former city being handled by the Philadelphia branch in the Arcade building.

Current prices follow:

CEMENT.

The following special quotations, for c.	
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.

No improvement in the pig iron market is reported. Transactions in this district were exceedingly dull this week, partly because of adverse weather. Prices were not so firm on either Northern or Southern.

Structural steel was in even a keener market with competition close for fabricated steel orders. This condition is equally true of districts outside of this. Low prices, therefore, are not infrequent and there is also considerable shading, on both building and bridge work. The market is not holding any where near to the quoted range, although circumstances alter all cases. There was some railroad work in sight, among other lots being 250 tons for the Central Railroad of New Jersev. As far as New York is concerned, there is considerable construction work in sight, but it is being held back for some reason.

Such fabricators as Levering & Garrigues, Ravitch Brothers and the American Bridge Co., and the Hay Iron & Foundry Co., are keeping busy, but their shops could handle much more if they had to. There is no prospect for an immediate change in prices over those now quoted but a firming up over present conditions is expected at any time.

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

Northern:
No. 1 × Jersey City
No. 1 × Jersey City
The fellening price and a h Di
The following prices are f. o. b. cars Bir- mingham, freight to N. Y. \$4.25 and including litherage within litherage limits, N. Y. harbor,
litherage within litherage limits N V harbor
\$4.85:
Southern:
No. 1 Foundry         \$18.00@18.50           No. 2 Foundry         Spot
No. 2 Foundry Spot 16.20 11.10
No. 5 Foundry 10.15 11.20
STRUCTURAL STEEL.
Nominal prices f. o. b. dock N. Y.           Beams and Channels, 15-in. and under
Beams and Channels, 15-in. and
under\$1.60@\$1.65
Angles 1.65 1.70
Tees 1.60 1.70
Zees 1.65 1.70
BAR IRON FROM STORE (National Classifica-
tion.)
ROUND AND SQUARE IRON.
1 to 1%, base price\$1.85 \$1.90 % and %-in1-10c. extra
FLAT IRON.
$1\frac{1}{16}$ to 4 in x 56 to 1 in base price 200
1% to 4 x ¼ x 5-16
2 to 4 in. x 1% to 2 in 5-10c extra
41/4 to 6 in. x 11/4 to 11/2 4-10c extra
Norway Bars 3.35
Norway Shapes 3.35
Burden Best Iron \$3.15 base
Burden H. B. & S \$2.90 Dase
Soft Steel Bars have or ordy sizes 200
Tool Steel regular quality 7.00
Tool Steel, extra quality 13.00
FLAT IRON.       1½ to 4 in. x 5% to 1 in., base price
2.16 9.40
3-16 2.40
¼ and heavier         2.30           3-16         2.40           No. 8         2.50
Blue Annealed.
Blue Annealed.
Blue Annealed. No. 8
Blue Annealed. No. 8
Blue Annealed. No. 8
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.56           No. 16         2.60
Blue Annealed.           No. 8         2.50           No. 10         2.55           No. 12         2.55           No. 14         2.60           No. 16         2.70           Mill. Store.         2.70           Mol. 16         2.85           No. 16         \$2.90           No. 16         \$2.90           No. 18         2.85           No. 21         2.25           No. 22         2.25           No. 22         2.25           No. 24         3.00           No. 25         2.30           No. 24         3.10
Blue Annealed.           No. 8         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.60           No. 16         2.70           Mill. Store.         2.70           Mill. Store.         Cold Rolled.           American.         \$2.90           No. 16         \$2.90           No. 16         \$2.90           No. 18         2.85           No. 21         2.25           No. 22         2.25           No. 24         2.30           No. 25         2.30           No. 26         3.10
Blue Annealed.         2.50           No. 10         2550           No. 12         2.55           No. 14         2.60           No. 16         2.70           Mill. Store.         2.70           Mill. Store.         Cold Rolled.           American.         2.85           No. 16         2.85           No. 18         2.85           No. 21         2.25           No. 22         2.25           No. 23         2.30           No. 24         3.10           No. 25         2.30           No. 26         3.30           No. 27         2.35
Blue Annealed.         2.50           No. 10         2550           No. 12         2.55           No. 14         2.60           No. 16         2.70           Mill. Store.         2.70           Mill. Store.         Cold Rolled.           American.         2.85           No. 16         2.85           No. 18         2.85           No. 21         2.25           No. 22         2.25           No. 23         2.30           No. 24         3.10           No. 25         2.30           No. 26         3.30           No. 27         2.35
Blue Annealed.         2.50           No. 10         2550           No. 12         2.55           No. 14         2.60           No. 16         2.70           Mill. Store.         2.70           Mill. Store.         Cold Rolled.           American.         2.85           No. 16         2.85           No. 18         2.85           No. 21         2.25           No. 22         2.25           No. 23         2.30           No. 24         3.10           No. 25         2.30           No. 26         3.30           No. 27         2.35
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         No. 16       2.70         Mill. Store.       Cleaned         Cold Rolled.       American.         No. 16       2.85         No. 18       2.85         No. 21       2.25         No. 22       2.25         No. 24       3.10         No. 25       2.30         No. 26       2.35         No. 27       2.35         Nos. 22 and 24       per lb. \$5.73         "26       " 6.25
Blue Annealed.           No. 8         2.50           No. 10         2.50           No. 12         2.55           No. 14         2.60           No. 16         2.70           Mill. Store.         2.70           Mill. Store.         Cleaned           Cold Rolled.         American.           No. 16         2.85           No. 16         2.85           No. 18         2.85           No. 21         2.25           No. 22         2.25           No. 24         3.10           No. 25         2.30           No. 26         2.35           No. 27         2.35           Nos. 22 and 24         per lb. \$5.73           "26         "6.25
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         No. 16       2.70         Mill. Store.       Cold Rolled.         American.       No. 16         No. 16       \$2.90         No. 18       2.85         No. 21       2.25         No. 22       2.25         No. 24       2.30         No. 25       2.30         S.10       No. 26         No. 26       2.35         No. 27       2.35         GENUINE IRON SHEETS.—Galvanized.         Nos. 22 and 24       per lb. \$5.73         "26       " " 6.25         "28       " " 7.25         TERNE PLATES.
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         No. 16       2.70         Mill. Store.       Cold Rolled.         American.       No. 16         No. 16       \$2.90         No. 18       2.85         No. 21       2.25         No. 22       2.25         No. 24       2.30         No. 25       2.30         S.10       No. 26         No. 26       2.35         No. 27       2.35         GENUINE IRON SHEETS.—Galvanized.         Nos. 22 and 24       per lb. \$5.73         "26       " " 6.25         "28       " " 7.25         TERNE PLATES.
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         No. 16       2.70         Mill. Store.       Cold Rolled.         American.       No. 16         No. 16       \$2.90         No. 18       2.85         No. 21       2.25         No. 22       2.25         No. 24       2.30         No. 25       2.30         S.10       No. 26         No. 26       2.35         No. 27       2.35         GENUINE IRON SHEETS.—Galvanized.         Nos. 22 and 24       per lb. \$5.73         "26       " " 6.25         "28       " " 7.25         TERNE PLATES.
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         No. 16       2.70         Mill. Store.       Cold Rolled.         American.       No. 16         No. 16       \$2.90         No. 18       2.85         No. 21       2.25         No. 22       2.25         No. 24       2.30         No. 25       2.30         S.10       No. 26         No. 26       2.35         No. 27       2.35         GENUINE IRON SHEETS.—Galvanized.         Nos. 22 and 24       per lb. \$5.73         "26       " " 6.25         "28       " " 7.25         TERNE PLATES.
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         No. 16       2.70         Mill. Store.       Cold Rolled.         American.       No. 16         No. 16       \$2.90         No. 18       2.85         No. 21       2.25         No. 22       2.25         No. 24       2.30         No. 25       2.30         S.10       No. 26         No. 26       2.35         No. 27       2.35         GENUINE IRON SHEETS.—Galvanized.         Nos. 22 and 24       per lb. \$5.73         "26       " " 6.25         "28       " " 7.25         TERNE PLATES.
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         No. 16       2.70         Mill. Store.       Cold Rolled.         American.       No. 16         No. 16       \$2.90         No. 18       2.85         No. 21       2.25         No. 22       2.25         No. 24       2.30         No. 25       2.30         S.10       No. 26         No. 26       2.35         No. 27       2.35         GENUINE IRON SHEETS.—Galvanized.         Nos. 22 and 24       per lb. \$5.73         "26       " " 6.25         "28       " " 7.25         TERNE PLATES.
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         One Pass.       Cleaned         Cold Rolled.       American.         No. 16       \$2.90         No. 17       2.85         No. 18       2.85         No. 21       2.85         No. 21       2.85         No. 21       2.85         No. 22       2.25         No. 23       2.30         No. 24       3.10         No. 25       2.30         Sono 22       2.35         No. 26       2.30         No. 27       2.35         No. 28
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         One Pass.       Cleaned         Cold Rolled.       American.         No. 16       \$2.90         No. 17       2.85         No. 18       2.85         No. 21       2.85         No. 21       2.85         No. 21       2.85         No. 22       2.25         No. 23       2.30         No. 24       3.10         No. 25       2.30         Sono 22       2.35         No. 26       2.30         No. 27       2.35         No. 28
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         One Pass.       Cleaned         Cold Rolled.       American.         No. 16       \$2.90         No. 17       2.85         No. 18       2.85         No. 21       2.85         No. 21       2.85         No. 21       2.85         No. 22       2.25         No. 23       2.30         No. 24       3.10         No. 25       2.30         Sono 22       2.35         No. 26       2.30         No. 27       2.35         No. 28
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         One Pass.       Cleaned         Cold Rolled.       American.         No. 16       \$2.90       \$3.00         No. 18       2.85       3.00         No. 21       2.85       3.00         No. 21       2.85       3.00         No. 21       2.85       3.00         No. 22       2.25       2.90         No. 24       3.10       No. 22         No. 25       2.30       3.10         No. 26       2.35       2.30         GENUINE IRON SHEETS.—Galvanized.       Nos. 22       3.10         Nos. 22 and 24       per lb. \$5.73       " 26         " 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 at comparison
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       2.60         One Pass.       Cleaned         Cold Rolled.       American.         No. 16       \$2.90       \$3.00         No. 18       2.85       3.00         No. 21       2.85       3.00         No. 21       2.85       3.00         No. 21       2.85       3.00         No. 22       2.25       2.90         No. 24       3.10       No. 22         No. 25       2.30       3.10         No. 26       2.35       2.30         GENUINE IRON SHEETS.—Galvanized.       Nos. 22       3.10         Nos. 22 and 24       per lb. \$5.73       " 26         " 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 at comparison
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       Cleaned         Cold Rolled. American.       Cold Rolled. American.         No. 16       \$2.90       \$3.00         No. 18       2.85       3.00         No. 21       2.25       2.90         No. 22       2.25       2.90         No. 21       2.25       2.90         No. 22       2.25       2.90         No. 24       2.30       3.10         No. 25       2.30       3.10         No. 26       2.35       2.30         GENUINE IRON SHEETS.—Galvanized.       Nos. 22 and 24       per lb. \$5.73         "26       ""6.25       "7         27       28       "7       6.25         "28       "7       6.25         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 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:         About 30-lb. coating
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       Cleaned         Cold Rolled. American.       Merican.         No. 16       \$2.90       \$3.00         No. 18       2.85       3.00         No. 21       2.25       2.90         No. 22       2.25       2.90         No. 21       2.25       2.90         No. 22       2.30       3.10         No. 25       2.30       3.10         No. 26       2.35       2.30         GENUINE IRON SHEETS.—Galvanized.       Nos. 22 and 24       per lb. \$5.73         "26       ""6.25       "2.8         "26       ""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 30-lb. coating       15.20         About 30-lb. coating       \$10.90       11.45
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       Cleaned         Cold Rolled.       American.         No. 18       2.85         No. 18       2.85         No. 21       2.85         No. 21       2.85         No. 21       2.85         No. 22       2.25         No. 23       2.30         No. 24       3.10         No. 25       2.30         GENUINE IRON SHEETS.—Galvanized.         Nos. 22 and 24       per lb. \$5.75         " 26       " 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         usually held at \$2 per box 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 30-lb. coating       13.20         About 30-lb. coating       13.50         About 20-lb. coating       13.50         About 20-lb. coating       13.50         About 2-lb. coating
Blue Annealed.         No. 8       2.50         No. 10       2.55         No. 12       2.55         No. 14       2.60         No. 16       2.70         Mill. Store.       Cleaned         Cold Rolled. American.       Merican.         No. 16       \$2.90       \$3.00         No. 18       2.85       3.00         No. 21       2.25       2.90         No. 22       2.25       2.90         No. 21       2.25       2.90         No. 22       2.30       3.10         No. 25       2.30       3.10         No. 26       2.35       2.30         GENUINE IRON SHEETS.—Galvanized.       Nos. 22 and 24       per lb. \$5.73         "26       ""6.25       "2.8         "26       ""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 30-lb. coating       15.20         About 30-lb. coating       \$10.90       11.45

Patent planished per lb. A., 10c.; B., Metal laths, per sq. yd ..... 22 24

GA	LVA	NIZ	ED ST	TEEL				
Nos.	14	and	16		 .Per	100	lbs.	\$3.10
"	18	bas	20		**	"	"	3.25
**	22	and	24		 	**	**	3.45
"	26				 "			3.65
**							**	3.85
"						**		4.00
**	30					"	**	4.65
No.			lighte			250	. hig	

FABRICATED SLAB REINFORCEMENT. 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.

### Lime and Plaster.

The lime market is fair, according to a report of current conditions supplied by the Rockland-Rockport Lime Company of the Fifth Avenue building, for the Record and Guide. Prices, while firmer, are not expected to change within the immediate future. The Maine quarries of this company are operating at about 75 per cent. of capacity. The New England market for lime is reported to be exceptionally good at this time, the call being for good grades of finishing lime.

The lull that has characteried other branches of the building material market within the last month has not made itself felt in lime. Hydrated, while selling low, is meeting with much competition and seems to be in increasing demand. March was reported to be a good month and April promises to exceed last month's volume of business. Other companies also report good business, comparing favorably with that of last year.

The Rockland-Rockport's land lime, which the United States Agricultural Experiment Station is recommending is making great gains, especially in the to-bacco territory of the South. Special agencies have recently been opened in Norfolk.

## Lumber.

The call for yellow pine timbers, which alone has led the local business within the last few weeks, although at low volumes, gave place this week to a firmer demand for factory flooring and medium grades of pine flooring, No. 2 common predominating, according to one wholesaler. This line also led during the last part of the preceding week. There was a better undertone, but business does not approach anything like a boom and the favorable reports heard in certain sections were not received everywhere.

The companies operating to the retail trade in New Jersey reported a firm, steady and improving call. Here is where most of the flooring went early this week. In the Bronx conditions were better, but this was probably due to several large operations coming out during the last two or three weeks. Brooklyn firms, for the most part, reported an improving call for medium grade building lumber in the outlying sections. The range of prices probably will remain firm for some time, as the call at present is hardly enough to sustain quotations at present levels.

BOARDS .- Kiln dried, N. C., F. O. B. vessel Red Heart and Mill No.1. No.2. No.3. Culls. 4-4 Edge, under 12 in..29.00 27.00 19.50 13.00 12 in. .....

12 in	37.00		
4-4x4 and 5	29.00	21.00	
4-4x6	28.50	21.00	
4-4x8	29.50	21.50	14.50
4-4x10	30.50	22.00	15,50
4-4x12	32.50	23.50	16.50
5-4 Edge, under 12 in30.50	28.50	21.00	
	20.00		
5-4 Wide Edge, over	20.00		
12 in	39.00		
5-4x10	33.00	23.50	
5-4x12	36.50	25.50	
6-4 Edge	31.50	23.00	
6-4x10	34.00	23.50	
6-4x12	37.50	26.00	
8-4 Edge	32.50	24.00	
8-4x10	35.00	24.50	
	30.00	26.50	
8-4x12	30.00	20.00	
Deals Office 91 50			

Air dried, N. C., F.O.B. vess	el:		
			Red
A REAL PROPERTY OF THE REAL PR			Heart
		an	d Mill
No.1. No	.2.	No.3.	Culls.
4-4 Edge	.00	19.50	
4-4x6*	. *		
4-4x8*	. *		
4-4x10			
4-4x12	.50		
5-4 Edge	.00		
5-4x10	.00		
5-4x12	.00		
Bark Strips			

**RECORD AND GUIDE** 

\*These widths included with Edge in these Grade FRAMING .- Square and Round :

12-14-16 18-20

ft. ft.	22 ft.	24 ft.	
2x418.00 19.00	20.50		
2x616.00 17.50	18.00	19.00	
2x816.00 17.50	18.00	19.00	
2x10	19.00	20.00	
2x1218.00 19.50	20.00	21.00	
FLOORINGF.O.B. Car:			
No.1.	No.2.	No.3.	
13-16x21/2 and 3, Flat Grain 29.75	27.75	21.75	
13-16x3½ to 4½, Flat Grain. 29.25	27.25	21.75	
13-16x3 to 4. Jointed F. Gr33.00	30.00	22.00	
13-16x21/2 and 3, Rift42.75	37.75		
13-16x3 <sup>1/2</sup> , Rift	32.75		
1 1-16x2½ to 4½, Flat31.75	29.75	22.25	
$1 1-16x2\frac{1}{2}$ to $3\frac{1}{2}$ , Rift47.75	42.75		
	1		
CEILING AND PARTITION:			
No.1.	No.2.	No.3.	

22.7522.5022.5022.50HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$21.00 per M. West Virginia Hem-lock, base price, \$20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH

 LATH.
 \$3.90@\$4.50

 1½ in. round wood lath.
 \$3.75

 Eastern spruce, slab.
 3.75

 SPRUCE (Bastern; Random Cargoes.)
 2

 2 inch cargoes
 \$22.00@\$26.00

 6 to 9 inch cargoes.
 24.00

 10 to 12 inch cargoes.
 27.00

 30.00

 WHITE PINE.

 
 WHITE PINE.

 Good Uppers, 4-4, 5-4 and 6-4 per

 1,000 feet.
 \$\$95.00@\$98.

 Selects, 4-4
 \$\$5.00 & \$6.

 Selects, 5-4
 \$\$95.00@\$98.

 Selects, 5-4
 \$\$95.00 & \$86.

 Selects, 6-4
 \$\$3.00 & \$84.

 Selects, 8-4
 \$\$2.00 & \$84.

 Selects, 8-4
 \$\$2.00 & \$84.
 398.00 86.00 95.00 84.00 84.00 48.00 41.00 62.50 52.50 50.00 56.00Selects, 5-4 Selects, 6-4 Selects, 8-4 Shelving, No. 1, 1x10 in... Shelving, No. 2, 1x10 in... Cutting up, 5-4, 6-4, 8-4, 1sts... Cutting up, 5-4, 6-4, 8-4, 2ds... No. 1 Dressing boards... 5-4, 6-4, 8-4.  $\begin{array}{c} \dots & 40.00 \\ \dots & 57.00 \\ \dots & 46.50 \\ \dots & 47.00 \\ \dots & 54.00 \end{array}$ LONG LEAF YELLOW PINE FLOORING. <sup>(1)</sup> <sup>(2)</sup> 44.00 32.50 29.00 1 x 3 ..... 'Flat, D. & M., 13-16, counted "B' 27.50

25.00 18.00 ed 1 x 4  $\dots$  55.00 B" Heart Rift, 13-16 x 3<sup>'</sup>/<sub>4</sub>, count-ed 1 x 4  $\dots$  55.00 B" Heart Rift, 13-16 × 3<sup>'</sup>/<sub>4</sub>, count-ed 1 x 4  $\dots$  48.50 57.00 51.00  $45.50 \\ 41.00$ 32.5030.00' Flat, 13-16 x 3¼, counted 1 x 4 2 Com., 13-16 x 3¼, counted 24.00 25.00 No. 2 17.00  $\begin{array}{r}
 18.00 \\
 40.50
 \end{array}$  $\begin{array}{c} 11.00\\ 39.00\\ 42.50\\ 49.50\\ 36.00\\ 39.00\\ 44.00 \end{array}$  $\begin{array}{c} 52.50\\ 37.00\\ 40.00\\ 48.00\\ 33.00\\ 35.00\\ 39.00\end{array}$  $34.50 \\ 37.00$ 

 12-in.
 31.00
 39.00

 RED GUM, per M. feet, f. o. b. N. Y. C.
 in. FAS
 \$43.00

 1 in No. 1 Common
 32.00

 SAP GUM, per M. feet, f. o. b. N. Y. C.
 in. FAS
 30.00

 1 in. No. 1
 25.00

#### Stone.

Building stone is still in a dull market. Some green stone came in this week and served to relieve the tension somewhat, but shipments of any size are not expected for 30 days. The strike in the Bedford quarries has been settled, most of the old hands going back to the jobs. One wholesaler who visited the quarries within the last few weeks found that the late strike will interfere with shipments in the immediate future, but that every effort is being made to catch up. Fortunately, the call here is very light at present, as few sizeable stone contracts are being let.

Granite interests are in better shape than the lime and sandstone interests, but conditions are not so encouraging as they might be. There are few big contracts being let, although granite men say there is a great deal of desirable work on the boards. Marble interests work on the boards. find a slight improvement, especially in foreign material

DEMAND FOR SLATE IMPROVING.

The well known roofing slate house of E. J. Johnson, 38 Park row, reported this week a much better tone in the roofing While prices have not slate market. changed since January first, there may be a slight upward movement on or about June or July, providing, of course, the present improvement in business continues.

The slate quarries where Bangor No. 1, Brownsville & Monson, Chapman No. 1, Peach Bottom, Red. No. 1 and the popular Unfading Green come from, are workto full capacity and are shipping ing heavily to this market, which is called upon to supply great quantities of this material to suburban operations. The "Aked Church" is one of the many local operations that roofing slate men are watching carefully at this time, although no intimation has so far been made as to what kind of material will be used on this edifice.

STONEWholesale rates, delivered at	New
Bennington building marble \$1.40@	
Brownstone, Portland, Con60	\$1.25
Caen 1.25	1.75
Georgia building marble 1.40	2.00
Granite, black 1.10	1.25
Granite, grey	1.25
Granite	$1.00 \\ 1.25$
Granite, Milford, pink	1.25
Granite, Picton Island, pink	1.25
Granite, Picton Island, red	3.75
Granite, Westerly, blue	3.25
	5.20
Hudson River bluestone, promiscuous	.74
sizes, per cu. ft	2 .86
Kentucky limestone	.95
Lake Superior redstone 1.05	
Limestone, buff and blue	1.05
Longmeadow freestone	.90
Ohio freestone	1.00
Portage or Warsaw stone	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	.90
SLATE Prices are per square, deliver	ed in
New York in car lots.	
Bangor, Genuine, No. 1 \$5.00	\$6.75
Brownville & Monson Mine 7.50	9.50
	6.00
	7.50
Red, No. 1 11.00	
Unfading Green 5.25	6.40

## The Growth of Liability Insurance.

William T. Ritch, Inc., who specializes in contractors' bonds, fire and accident insurance, at 1123 Broadway, has opened an office in Philadelphia, in the National Bank Building, 421 Chestnut st. The fact that this concern was the first to specialize in this line of insurance is forcibly told in the columns of our name sake, the Record and Guide of Philadelphia, which in a recent issue said:

"The growth of liability insurance has been increasing constantly year by year, as shown by the reports of a few of the large companies writing this line, and it rare indeed to find an employer of is labor, who does not see and profit by this form of protection. The builder with the knowledge, that he has guarded all the doors against vexatious suits at law, and probable entry of judgments, enables him to complete all his undertakings, with his credit unimpaired, in other words, he has by this wise provision put a discount upon all unlooked for future trouble, which he could not foresee when making his estimate. We believe that our readers to whom this matter mostly applies, will agree with us, that full opportunity has not been taken of the protecting virtues of insurance of this kind; that has been done, in New York, Chicago, and other large cities.

"Our attention has been called to what must be considered an important fact, and that is when taking out such insurance-Be sure and see that you are fully and properly protected. The trouble being in most cases, when the contractor is brought to consider the subject, he leaves the details to the agent taking the risk, and he never knows, unless he is most careful, whether he is getting what he wants or not. What has been

most needed, and which we are now pleased to announce, is specialism. We hear of specialists in law and medicine. and as liability insurance is to a large extent controlled by principles of law, it should also be classified as a specialty, by that we mean, the agent taking the risk must have absolutely familiar knowledge of the line of business, feel the pulse as it were, and prescribe the rem-In such practice, the assured can edv. place his policy in his safe and forget it. We are pleased to make the announcement that Philadelphia can claim the same distinction accorded New York, in having with us a doctor of insurance. William T. Ritch, Inc., 1123 Broadway, New York, has opened a branch office in the Philadelphia National Bank Building, 421 Chestnut street. This corpora-tion long established in New York is the pioneer, in fact, the only corporation claiming the title of being specialists upon the more serious forms of insurance, with all which that distinction implies. "The founder, William T. Ritch, has long been connected with the building industry in New York and Connecticut, charter members of the Building Trades Employers' Association, and other building organizations, including the Master Builders' Exchange, of Philadelphia, is therefore not only Ritch in name, but rich in experience in all matters affecting the trades allied with the building industry.'

## Facade Dentistry as Income Restorer.

When the facade of your building becomes grimy or the stone crumples and falls away, the attractive qualities of the premises are nil. You do not find it profitable to neglect your teeth; therefore, it is not profitable to neglect the front of your building.' As teeth are restored and rebuilt, so can the front of a building be renewed and the cost is comparatively slight.

The Fordham Stone Renovating Company, 1123 Broadway, N. B. Smyth, president, is a facade dentist. This company restores stone and brick buildings so that they look like new. As for brownstone, usually a most difficult material to rejuvenate, this company's chemists have devised a stucco composition that is an exact counterpart of the original and cannot be detected. An example of the work that this company does is found on one of the Government buildings on Governor's Island. A whole slab of considerable size was stuccoed and the original art design, consisting of flags and figures, was carved out of the new stucco in exact duplicate of the original, worn away by the weather. This piece of work has attracted widespread attention.

The Fordham Stone Renovating Co. recently completed a difficult job on the Times building tower. Here limestone had to be pointed and brightened and it was necessary to tie the scaffold and the men owing to the high altitude and wind.

## Progressive Strides of Bronx Supply Firms.

With the wonderful expansion of the Bronx great building supply firms are being developed. The case of John A. McCarthy & Brother, 149th st and the Harlem River, Bronx, is a conspicuous example and fully illustrates the value of advertising and of close application to business. The story of the success of this firm was told to a Record and Guide reporter by Mr. John A. McCarthy, who said, in part:

,"The Bronx has just began to grow. This is where the greatest building in the city is going to be in the years to come, just as it is today. We are seeing only the beginning of the movement now. We moved up here one year ago from our yards at the foot of Rivington st, East River, and where we kept only a few horses working at first we now have 60 at work daily and distribute 2,000,000 brick a week. The Bronx will be the home borough of the city yet and already there is a growing demand for apartments and those popular semi-suburban houses that can scarcely be filled."

Some of the big operations that John A. McCarthy & Brother have been supplying material to lately are the Riviera apartments, Boulevard and 156th to 157th sts, where 6,000,000 Hudson River common brick and 15,000 barrels of cement will be used; the Link apartments in 181st st, West of Broadway, where 3,500,000 Hudson Rivers will be used; the Helene Realty Company, the L. & M. Holding Company and several others in the vicinity taking about 8,000,000 more.

The firm, besides its main yards at the foot of Rivington st and the East River and 149th st, also delivers at tidewater in Fordham, Port Morris and at 155th st and the Harlem River.

A further evidence of the growth of this section is shown by the fact that John A. McCarthy & Bro. have already contracted for half as much business as they did during all of last year, regardless of the dull period that is just passing in the building material market. The prospects are that this year's business in building material in the Bronx will be considerably greater than last year's, which was a record one in many respects.

## Edison Cement Co. to Entertain Architects.

The Edison Portland Cement Co., 1133 Broadway, is completing arrangements for taking the alumni of the architectural department of Cooper Union on an excursion to the company's works at New Village, N. J., on Saturday, May 14. This is the company that makes a feature of grinding its product exceedingly fine, and so, it is claimed, producing superior surface finish and body strength. Mr. Thomas A. Edison has recently perfected some giant rolls that greatly simplify the manufacture of cement and, since these great crushers capable of munching a bowlder three feet thick with the ease of a person crushing a peanut shell, are installed and in daily operation, this will be one of the special attractions of the trip.

The Edison Portland Cement Company will also have exhibits in the Madison Square Real Estate Exposition in Madison Square Garden, at the Exhibition of the Textile Mills of Massachusetts in Boston, and at the Engineers' Convention in Harrisburgh, on June 1. Novel demonstrations are being planned by the advertising department, especially to exploit Edison's waterproofing paint.

## Some Recent Otis Elevator Contracts.

. The Otis Elevator Co., 17 Battery pl, announces some of the more important elevator installations recently contracted for as follows:

In the subway station, 191st st and St. Nicholas av, two large electric passenger elevators and at the 181st st and St. Nicholas av station the same equipment will be put in; for the Braender Building & Construction Co., s e corner of 4th av and 24th st, six passenger and four electrice passenger and freight and one sidewalk elevator; the Automobile Club of America, 247-59 West 54th st, one geared traction electric passenger elevator and four geared traction electric freight ele-, vators, and the George M. Cohen Theatre, 43d st and Broadway, three electric passenger elevators and two electric sidewalk elevators.

## April 23, 1910

## Power vs. Heating.

The method of heating building used for manufacturing purposes has had a more important bearing on the introduction of new power systems than would appear possible. Electrical power was introduced tardily in many small industries, because steam being necessary for heating was also used for furnishing power. Today producer gas, an economical form of power is held back in its development because factories are steam heated, or owners appear to think there is no other efficient method. Eventually electricity won out because of its more economical transmission. Likewise producer gas may now win out because of the recent introduction of a new system of heating-a fan system which requires neither steam nor water. The heat from the combustion of producer gas goes direct to the air, passing through the tubes of an "Aertube Heater" (manufactured by Harrison Engineering Co., of New York City), and is then distributed as in a fan system with a steam heater. A11 the expense and complication of a steam plant are avoided.

## A Practical Slate Table.

Showing sizes of slate, the number of pleces in a square, and how much should be exposed to the weather on the roof, allowing 3 inches lap:

Size of		Exposed	Distance
slate.	No. in each	when laid.	of
inches.	No. in each square.	inches.	lath.
24 x 14	98		
24 x 12			
			51/2
14 x 8		5½	
14 x 7		51/2	51/2
12 x 8			
12 x 7			

To determine the number of pieces to a square of any size slate not given, first deduct 3 inches from the length, divide this by 2; multiply by the width of slate and divide the result into 14,400.

An example—20 x 10 would be calculated thus: 20—3—17 divided by 2—8½, 8½ x 10 =85; 85 divided into 14,400=169 41-100 pieces.—E. J. Johnson's Slate Buyers' Bulletin.

## Callings Things by Their Names.

That greater attention than was formerly accorded is now being bestowed by many architects in this country upon the subject of specification writing is evident to anyone occupying a position in which he has occasion to scrutinize the instruments emanating from a number of architects' offices. The old-time indefinite forms have now practically passed. It is no longer common to find a girder or beam specified "of sufficient strength to carry the load," and such phrases as "the material furnished shall be good and sufficient and of a character to meet the approval of the architect" are not of frequent occurrence in modern specifications. They have been eliminated as not sufficiently definite to insure satisfactory results under present conditions. In fact, specifications are fast becoming specific, and the commendable tendency to call for certain materials, devices or equipment by name is marked. To our minds this is in the nature of a distinct advance in the art of building. When an architect has, from experiment, investigation or experience, become convinced that a certain material or equipment is superior to others for a certain position or use, it appears utterly puerile to resort to a statement of the results anticipated, or to go into a long general description of the thing required, or even to call for the desired article "or equal approved."-American Architect.

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MANHATTAN AND THE BRONX.	PROJECTED BUILDINGS.	
CONVEYANCES.	1910. 1909.	
1910. 1909. April 15 to 21, inc. April 16 to 22 inc.	Total No. New Buildings: April 16 to 22, inc. April 17 to 28	23 inc. 23
Total No. for Manhattan         255         Total No. for Manhattan         237           No. with consideration         24         No. with consideration         22	The Bronx	58
Amount involved \$1,974,625 Amount involved Number nominal	Grand total	81
Total No. Manhattan, Jan. 1 to date 1910. 1909 3.546 3.559		92,000
Total No, Manhattan, Jan. 1 to date     3,546     3,559       No. with consideration, Manhattan, Jan.     311     280	Cound total	73,900
Total Amt. Manhattan, Jan. 1 to date \$17,299,947 \$14,512,944	Total Amt. Alterations:	65,900
1910. 1909. April 15 to 21, inc. April 16 to 22 inc.		$25,235 \\ 20,550$
Total No. for the Bronz 141 Total No. for the Bronz 156 No. with consideration 7 No. with consideration 7	Grand total	45,785
Amount involved       \$45,250       Amount involved       \$87,650         Number nominal       134       Number nominal       149	Manhattan, Jan. 1 to date 282	398
1910 1909.	The Bronx, Jan. 1 to date	868
Total No., The Bronx, Jan. 1 to date         2,150         3,174           Total Amt., The Bronx, Jan. 1 to date         \$1,371,462         \$1,248,588	Total Amt. New Buildings :	1,266
Fotal No. Manhattan and The Bronx, Jan. 1 to date		07,250 56,890
TotalAmt. Manhattan and The Bronx, Jan. 1 to date	Mnhtn-Bronx, Jan. 1 tc date \$51,458,850 \$62,96	4,140
Assessed Value Manhattan.	Total Amt. Alterations : Mnhtn-Bronx, Jan. 1 to date \$3,730,043 \$4,19	00,340
1910. 1909. April 15 to 21, inc. April 16 to 22 inc.		
Total No. with consideration	BROOKLYN.	
Assessed value	CONVEYANCES.	
Assessed value	1910. 1909 April 14 to 20, inc. April 15 to 2	21, inc
Amount involved	Total number	$643 \\ 37$
Total No. nominal	Nümber nominal	44,502 606
MORTGAGES.	Total number of conveyances. Jan. 1 to date	8,855
1910. 1909. April 15 to 21, inc April 16 to 22 Inc	Total amount of conveyances, Jan. 1 to da ^	5,534
Manhattan. Bronx. Manhattan Bronx. 176 171 230 138	MORTGAGES.	
Amount involved	Total number	565
Amount involved	No. at 6%	99,987 275
Amount involved \$597,014 \$797,606 \$1,940,508 \$301,850 No. at 5½% 4 10 3 19	No. at 5½% 65	03,302
Amount involved	No. at 5¼%	90,713
Amount involved 57 53 73 34	Amountinvolved	
Amount involved	No. at 41/2% 1	700
Amount involved	No. at 4%	107,500
Amount involved	No. at 3½%	1
Amount involved \$660 \$25,000	No. with interest not given 27	\$175 27
Amount involved	Total number of Mortgages,	01,597
Amount involved	Total amount of Mortgages,	7,863
And Insurance Companies         41         39         77         27           Amountinvolved         \$1,996,000         \$806,500         \$4,874,800         \$340,550	Jan. 1 to date	0,650
1910. 1909.	PROJECTED BUILDINGS. No. of New Buildings	177
Total Amt., Manhattan, Jan. 1 to date *\$120,295,300 \$99,182,794	Estimated cost \$950,865 \$7	171
Total Amt., The Bronx, Jan 1 to date, \$19,748,758 \$19,183,393	Total No. of New Buildings,	360,095 9 409
Total No., Manhattan and The Bronx, Jan. 1 to date	Total Amt. of New Buildings,	2,493
Total Amt. Manhattan and The Bronx, Jan. 1 to date *\$140,044,058 \$118,366,187	Total Amount of Alteration .	13,825
*Does not include mortgages given by City of New York, covering	A ANALYSING THE REAL PROPERTY AND AND POSTAL	
transfer of tax liens, for various amounts, at rates ranging from $4\frac{1}{2}\%$ to $12\%$ .	QUEENS.	
EXTENDED MORTGAGES.	PROJECTED BUILDINGS. 1910 1909	
1910. 1909. 	April 15 to 21, inc. April 16 to 2	22, inc. 115
Manhattan, Bronx, Manhattan, Bronx,	Estimated cost \$217,345 \$3	300,135 313,450
Amount involved	Total No. of New Buildings,	
Amountinvolved	Total Amt. of New Buildings,	
Amount involved	Total Amount of Alterations, Jan. 1 to Date	
Amount involved \$643,500 \$101,200 \$194,200 \$19,000	and the statement of the statement was a	
Amount involved		
Amount involved \$1,452,000 \$1,122,000	THE WEEK	
No. at 4¼%		inorta
Amount involved		
And Insurance Companies         26         1         23            Amount involved         \$2,584,500         \$32,000         \$1.183,450	decline in the trading. It so happens that a number of	pend-
Amount involved	ing negotiations have not been concluded for some reas	
Total No., Manhattan, Jan. 1 to date 789 636 Total Amt., Manhattan, Jan. 1 to date \$32,710,556 \$27,491,702		and the second second
Total Amt., Malhatari, Jan. 1 to date         208         160           Total Amt., The Bronx, Jan. 1 to date         208         160           Total Amt., The Bronx, Jan. 1 to date         \$2,840,881         \$1,428,014	movement, as it is reasonably expected to do in the latter	r part
Total No., Manhatian and The Bronx, Jan. 1 to date	of April. The most important transaction of the week,	
Total Amt. Manhattan and The Bronx, Jan. 1 to date	from the sale of the renkes mansion referred to in the same	
		and and a state of the state of

April 23, 1910

## **RECORD AND GUIDE**

879

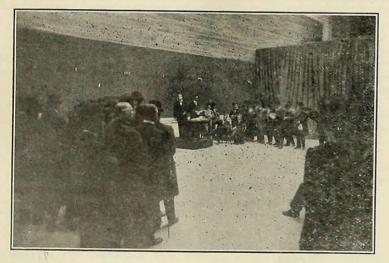
ment House, at the southeast cor of 113th st and Riverside Drive. Investors have lately been turning in large numbers to Riverside Drive and it is expected that within a short time the Drive will be the scene of great activity.

Further evidence of activity created by the proposed Lexington av subway is contained in the announcement of the sale of the westerly block front on Madison av, between 82d and 83d sts, which is part of the large holdings of the Schermerhorn estate. The construction of the subway seems assured, inasmuch as the Assembly has passed two bills exempting bonds issued for self-sustaining public improvements from the debt limit of the city. With the first signs of physical construction work, the speculative boom will gain strength and bring Lexington av and the thoroughfares adjacent and contiguous to it into the forefront of the market.

The recently reported sale of the northeast corner of 7th av and 37th st was completed this week by the recording of the deed. The stated consideration of the plot is \$880,000. It is said that the buyer refused a profit of \$200,000 on his contract. Were it not for the ownership of the adjoining property by the Wendell family this plot could be improved very advant-As it is the Wendell holdings will mar any improveageously. ment that may be made. The refusal of the Wendells to part with any of their inherited property and their neglect to improve their holdings with structures in keeping with the nearby buildings has retarded the development of the immediate neighborhood. Their action is against public policy, aside from the financial injury caused adjoining property. The public has no legal right to compel Mr. Wendell to dispose of his property. but the spirit of good citizenship should not permit him to put obstacles in the path of improvements.

## THE AUCTION MARKET

M R. ROBERT E. DOWLING'S purchase of the Yerkes mansion and gallery for \$1,239,000, at a public sale, was the leading feature of the Auction Market. As predicted in last week's Record and Guide, the court's rescission of the restrictions did have the desired effect of attracting bidders. The amount obtained by the auctioneer, Mr. Jos. P. Day, was about \$160,000 less than the upset price, but due consideration should be given to the fact that in these times of high cost of living, it is not to be expected that a hankering for million dollar



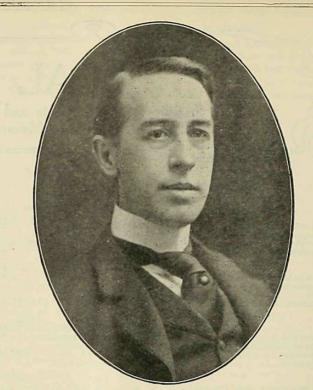
JOSEPH P. DAY SELLING THE YERKES PROPERTY AT 5TH AV AND 68TH ST, IN THE ART GALLERY.

residences can be found among the masses. Nevertheless the competition to get possession of the Yerkes mansion and gallery was keen and Mr. Dowling won out only after one hundred bids were made. Nearly every real estate man of note was present, the attendance being much better than last week.

The property was first offered in two parcels, the 5th av gallery and the mansion. Mr. Dowling put in the successful bid of \$302,000 for the gallery against lower bids made by Theodore Herrman, of Guggenheim, Untermyer & Marshall, and then he bought the mansion for \$701,000. The property was then offered as a whole, the first bid being \$1,025,000, Messrs. Morgenthau, Babbage, Chesebrough and Dowling bidding against each other, until \$1,025,000 was offered whereupon Messrs. Morgenthau and Babbage withdrew. Mr. Chesebrough held on until Mr. Dowling's final bid of \$1,239,000.

After the sale Mr. Dowling was congratulated upon the "bargain" he had obtained. It is generally conceded that the property is worth \$250,000 more than Mr. Dowling paid for it. He said that the bidding was for his personal account, but he did not announce that he would occupy the mansion. Mr. Thomas Fortune Ryan, who lives in an adjoining house, may possibly be interested in the transaction to the extent of taking the property off Mr. Dowling's hands.

THE SCIENCE OF REAL ESTATE BROKERAGE.—Every subject worthy of careful study must have a basis from which to start. The Record and Guide and The Realty Records Co. have been pioneers in making the science of real estate brokerage possible to every broker.



ROBERT E. DOWLING WHO PAYS \$1,239,000 FOR THE YERKES MANSION AND ART GALLERY.

## SHALL THE "L" PAY ASSESSMENTS?

A NOVEL point was raised before the Board of Revision on the question of ratifying the action of the Board of Assessors in levying an assessment for the construction of a sewer on 3d av, between 12th and 13th sts, Manhattan. Many years ago a private sewer was built and recently, owing to the underground operations of the electric light companies, the connection of this sewer became severed.

The city deemed it opportune to construct a new sewer on this street, to be used only by property owners on the west side of the block, the other side having other sewer connection. The cost of the new sewer was \$19.16 a foot for the adjoining property owners, an unusually high rate. Most of the property is owned by the Stuyvesant Estate, and the assessment would have to be paid by the leaseholders. When the matter came before the Board of Assessors objections were made on various grounds. The owners or lessees of southwest corner of 13th st and 3d av claimed that their property connected with the sewer on 13th st, the assessment of which had been paid many years ago. They did not propose to pay twice for the privilege of having sewer connection. The other objectors claimed that the assessment was excessive, the rentals of the property being low and the whole block front unproductive to a large extent.

As the Board of Assessors did not think a reduction of assessments would be justified, the matter went before the Board of Revision. The novel objection made before this Board was that the assessors should have included the Elevated Railroad as a party benefited. The lawyer who raised this point argued it at length. It was brought out in the investigation that the Elevated Railroad had no connection with the sewer, hence it appeared that the action of the Board of Assessors not to include the Elevated Railroad was properly taken. The Board of Revision referred the matter back to the Board of Assessors for further consideration. The duty of the assessors is to assess for benefit and as in the present instance the railroad company was not benefited in any way—the elevated structure not connecting with the sewer—the railroad company will not be included in the assessment.

## TENEMENT HOUSE DEPARTMENT TO REMAIN AT 23RD STREET.

The Sinking Fund Commission, at a meeting held on April 20, approved the renewal for one year of the lease of the present quarters of the Tenement House Department at 44 East 23d st. This action was taken after the Board of Aldermen had refused to confirm the purchase of the building at Irving pl and 16th st, for the use of the Tenement House Department, the Building Department and the Board of Health. While there are probably good grounds for refusing to purchase the property, among them being the statement of the Aldermen that all municipal departments are to be housed in the new Municipal Building, and, another, that the price was too high, the fact remains that all three departments are not now properly housed, and it is very doubtful whether the city could build a similar building for \$780,000, the price agreed upon for its purchase. So far as the new Municipal Building is concerned, it will be several years before it is ready for occupancy, and then it will probably be found that it is not large enough for all the city departments. The Brooklyn Branch of the Tenement House Department will be located after May 1 in the Offerman Building, on Fulton st, from Duffield to Bridge sts, where it will have an entire floor at a saving of one-third in rent.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

CHRISTOPHER ST.—Crist & Herrick and the O. E. Larson Co., of Brooklyn, sold for the heirs of William Livingston, deceased, the property known as 86 Christopher st, a 3-sty building, on lot property known as 21x67.11x irregular.

CHRYSTIE ST.-Jacob Levy resold to Nelson Flanagan 111 Chrystie st, a 6-sty tenement, with stores, on lot 25x100.

## Will Improve for Store Purposes.

Will Improve for Store FEPoses. LIBERTY ST.—Geo. N. Robinson, of the firm of James Beggs & Co., owners and occupants of 109 Liberty st, has acquired the ad-joining 5-sty building at 107, together with a small strip which fronts 5 ft. 8½ ins. on Liberty st, and extends 117.5 ft. along Church st, tapering down to the smallest fraction of an inch. Mr. Robinson purchased the property through the Fernando W. Benner Co. and intends to improve the strip and the lower part of the building just sold for store purposes, similar to the improvement of the Anoka Realty Co. on the opposite northeast corner of Church, formerly the 2d Precinct Police Station. 13TH ST.—Edward A. Prentice sold to R. Ray, 523 East 13th st.

13TH ST.-Edward A. Prentice sold to R. Ray, 523 East 13th st, 6-sty new-law house, on plot 37.6x103.3.

14TH ST.—Peter P. Sherry sold for Philip Peters the apartment house 323 West 14th st, on lot 25x125 to Henry B. Crawford.

16TH ST.-H. E. O'Reilly bought 43 West 16th st, a 4-sty dwell-ing, 25x92. This property, together with three abutting parcels on the south side of 17th st, was sold recently by the Astor estate, Mr. O'Reilly owns the adjoining dwellings, 45 and 47 West 16th st, and now controls a plot 63x92.

and now controls a plot 65x92. 21ST ST.—The Lincoln Holding Co., David Zipkin president, bought the property at 133 and 135 West 21st st, old buildings, on plot 42.6x98.9. The company recently purchased the adjoining parcels at 137 and 139 from Joseph H. Choate and 141 from the Sleight estate and now controls a plot 100x98.9, upon which they will erect a 12-sty loft building. M. & L Hess were the brokers.

25TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for William and Robert E. Gaskell 433 East 25th st, a 2-sty factory, on lot 25x98.9. The buyer is Mrs. William Church Osborn, presi-dent of the Bellevue Training School for Nurses, which owns 423 to 431 adjoining, a plot 125x98.9, which they purchased in 1904 for \$50,000 for \$50,000

25TH ST.-MorTis H. Hayman is reported to have closed negotia-tions for the resale of the buildings 146 to 150 West 25th st, on plot 55x98.9, between 6th and 7th avs. According to the report, the buyer is George E. Gibson. No confirmation could be obtained at the office of either of the principals. Mr. Hayman, representing clients, acquired the property in January from the Kaywood Realty Co. The company shortly before acquired it from the Orange County Wilk Association Co. The company sho County Milk Association.

26TH ST.—Louis Rosenwaike bought from the Flaccus estate 323 East 26th st, a 5-sty tenement with 3-sty tenement in the rear, on lot 25x98.9.

26TH ST.—The Douglas Robinson, Chas. S. Brown Co. sold for the estate of Frances Adelaide Lawrence to Aaron Coleman 128 West 26th st, a 5-sty tenement, 25x100.

30TH ST.—Ames & Co. sold for Samuel J. and Edward E. Ashley to the Lithuanian Alliance of America 307 West 30th st, a 4-sty building, on lot 25x98.9.

38TH ST.—Dorothea Levy and John Merkel sold 269 and 271 West 38th st, two 4-sty and basement dwellings, on plot 41x98.9. D. M. Koehler & Co. are reported to be the buyers. 45TH ST.—Edgar Williams sold for W. A. Brown to J. Henry Dut-ting, 524 West 45th st, a 5-sty tenement with stores and lot, 25x100.5

ting, 524 25x100.5.

45TH ST.-J. B. English sold for the Actors' Society of America the 4-sty club house 133 West 45th st, on lot 20x100, to a client of I. H. Kramer's office.

49TH ST.—Martin & Schmonsees sold for Elizabeth Engelhardt the 5-sty double tenement 511 West 49th st, on a lot 25x100. 49TH ST.—Dr. F. A. Remington bought 57 West 49th st, a 4-sty dwelling, on a lot 20x100.5; Columbia College leasehold. Dr. Rem-ington is the tenant in the house.

50TH ST.-Stephen H. Thayer sold 124 West 50th st, a 2-sty stable on lot 25x100.5.

52D ST.—Henry D. Winans & May report the sale for Lorenzo E. Woodhouse of the 2-sty private stable, 115 West 52d st, on lot 25x 100. Chas. F. de Casanovia & Co. represented the purchaser. 100.

AV A.—The Douglas Robinson, Chas. S. Brown Co. sold for the estate of Frances Adelaide Lawrence the southeast corner of Av A and 23d st, a 5-sty tenement, on lot 24.9x75. The buyer is the Brower estate, which owns the rest of the block front on the east side of Av A, between 22d and 23d sts.

BOWERY.-D. & W. Mullins sold for the Mandel Realty Co. to Alice Flynn 197 Bowery, a 6-sty fireproof hotel, on lot 25x150. The premises are leased to one tenant for 10 years at an aggregate net premises are leased rental of \$100,000.

EAST BROADWAY.—Mandelbaum & Lewine resold the two 5-sty tenements and stores, 110 East Broadway, running through to 101 Division st, each on lot 21x65, to Faybush Libman, who owns ad-joining property. The houses were purchased last week from the

LEXINGTON AV.—Huberth & Gabel, in conjunction with S. B. Goodale & Son sold for Elizabeth Hayes the 5-sty hotel buildings on plot 39.2x80 at 63 and 65 Lexington av, adjoining the northeast corner of 25th st, to Bernard Reich. This property has not changed hands for 50 years.

#### Seventh Avenue Activity.

7TH AV.—The estate of Alfred Marshall sold through Augustus A. Ivins Co. the northeast corner of 7th av and 37th st, a plot having a frontage of 98 feet in the avenue and of 244 feet in the street. The estate held the property at about \$900,000. The ad-joining parcel, including the northwest corner of Broadway and 37th st, is owned by Mary A. Fitzgerald. The balance of the block and the entire square block to the north is owned by John G. Wendell and members of the Wendell family. Immediately north of the Wendell holdings is the square block occupied by the Metropolitan Wendell holdings is the square block occupied by the Metropolitan Opera House.

9TH AV.-John K. Moors sold 805 9th av, a 5-sty flat, on a lot 25x100, for Conrad Alheidt and Martin Bachmann.

### NORTH OF 59TH STREET.

60TH ST.-Jonathan Bennett, Frederick V. Pitney and Alexander Wilson as executors of Susan Wright have sold to the New York and Westchester Improvement Co. 225 and 227 West 60th st, two 4-sty buildings, on plot 50x100.5.

70TH ST.—The Douglas Robinson-Charles S. Brown Co. sold for . H. E. Elliott 169 East 70th st, a 3-sty dwelling, on lot 16.8x 00.5, near Lexington av. The buyer is Mrs. Munroe Smith, who 100.5, near Lexington av. lives at 323 West 75th st. lives

71ST ST.-Post & Reese sold for Margaret G. Lord 163 East 71st , a 3-sty dwelling on a lot 15x102.2.

74TH ST.—Slawson & Hobbs and E. C. Williams & Co. sold 235, 237 and 239 West 74th st, three 3-sty dwellings, on a plot 60x102.2, for Blanche Walton, William R. Wilder and Arabelle M. Kneeland respectively. The purchaser is the Herald Square Holding Co., and an 8-sty apartment house will be erected on the site.

82D ST.—F. R. Wood & Co. sold for John P. Conselvea the lot 25x102.2, on the south side of 82d st, 125 feet west of West End av. The buyer will erect a 7-sty bachelor apartment house. The property had not changed in 75 years.

S6TH ST.—Alice M. and John J. O'Brien sold to Leo F. Gieberich 312 East S6th st, a 3-sty and basement dwelling on lot 17.6x102.2. 90TH ST.—W. H. Dolson & Co. report the sale of 261 West 90th st, for David Canavan, a 4½-sty American basement dwelling, 17

st, for I x100.8½.

90TH ST.—Samuel Heyman sold 32 West 90th st, a 3-sty and basement dwelling, on lot 20x100.8. 90TH ST.—The F. Dornberger Realty Co. sold for the George Ringler Brewing Co. to Jacob Koch 127 and 129 East 90th st, two 5-sty flats, on plot 50x100.8.

107TH ST.—J. C. Hough sold for Kate Maguire to Adolph Voltter the two 5-sty double flats 209 and 211 West 107th st, each on plot 37.6x100.11. The buyer owns 205 and 207, adjoining. 117TH ST.—Hersch Frank resold 361 West 117th st, a 3-sty dwalling on lat 16 Sr100 11

117TH ST.—Hersch Fran dwelling on lot 16.8x100.11.

118TH ST.—Adolph Humpfner & Co., in conjunction with the E. Singerman Co., sold for the Brown Realty Co, to a client for in-vestment, the 6½-sty new-law tenement with stores 344 East 118th st, on lot 25x100.

125TH ST.-H. C. Senior & Co. sold for Barbara Friedrich the 5-sty flat 426 West 125th st, on lot 25x100.11 to Frances Brown for investment.

132D ST.—Slawson & Hobbs sold for Thomas Keitel the plot 50x 99.11 in the south side of 132d st, 150 feet west of Broadway.

147TH ST.-Wayland Trask estate sold 422 West 147th st, a 3-sty dwelling, on a lot 19x100.

3-sty dwelling, on a lot 19x100. 162D ST.-L. J. Phillips & Co. sold for Arthur J. Grosz, 558 West 162d st, a 3-sty limestone front dwelling, on lot 18x99.11, to a buyer for occupancy. AMSTERDAM AV.-M. Edgar Fitzgibbon sold for Dr. Simon Strauss to Prof. Chas. G. Herberman 714 and 716 Amsterdam av, a 5-sty flat with stores, on plot 40x100. AMSTERDAM AV.-Thomas & Son sold for a client to Maude T. Lavigne the 7-sty elevator apartment house known as Chatham Hall, at the southeast corner of Amsterdam av and 141st st, on plot 100x40. 100x40

BRADHURST AV.-W. J. Huston & Son sold for William F. Maher 27 Bradhurst av, a 3-sty and basement building, on lot 44.3x 55x irregular, between 143d and 144th sts.

HAVEN AV.—The John H. Springer Realty Co. sold through Sumner Deane the plot, 50x120, on the east side of Haven av, 31 ft. north of 169th st.

## Adjacent to the N. Y. Central's Improvements.

LEXINGTON AV.—The Maze Realty Co. has bought through H. Reinheimer 527 Lexington av from M. J. Ryan; 529, from Martin Goodkind, 533 from A. A. Bibby, 535 from H. Goodkind, and the southeast corner from M. J. Ryan. The company owns adjoining property and now controls a plot 18,000 square feet, having a frontage of 140 feet on Lexington av, 120 feet on 49th st, with an "L" on 48th st. This plot the buyers started to accumulate in 1905. They also own 146 to 154 East 49th st, a plot 125x100. Title to the two Ryan parcels passed his week. The transaction was a trade for the two 5-sty flats at the southeast corner of Park av and 88th st. 88th st.

Solution of a style lates are the solutions to the former of rank are and Skith st. MADISON AV.—D. Y. Swainson, of the firm of L. J. Carpenter & Co., sold for the estate of William C. Schermerhorn the plot, 204.4x 60, on the west side of Madison av, from S2d to S3d sts. The block forms part of the farm of John C. Schermerhorn, which originally extended, from Park to 5th avs, between S1st and S3d sts. Most of it is now improved with dwellings and apartment houses. St. Joseph's Industrial Home being just to the south of the old farm line. On the 5th av side of the block are two newly constructed residences, one of which, the builders, William Hall's Sons, recently sold to George J. Gould, who acquired the house as a gift for his daughter Marjorie, who was married a few days ago to Anthony Drexel, Jr. The identity of the purchaser was not revealed, but it is understood the property was acquired with a view of reselling to builders of apartment houses, for which, it is expected, the proposed Lexington av subway will create a new demand. Recently a pur-chase based on similar prospects was made by John D. Crimmins and E. C. Potter, involving the 100-ft. plot at the northwest corner of Madison av and 96th st. Another branch of the Schermerhorn family own the Madison av block facing the one sold the other day. PARK AV.—The Citizens' Holding Co. sold the southwest corner

PARK AV.—The Citizens' Holding Co. sold the southwest corner of Park av and 104th st, a 6-sty flat, on plot 100.11x32. A dwell-ing on West 133d st was given in part payment.

## The Akron Building Co. Sells.

The Akron Building Co. Sells. RIVE/RSIDE DRIVE.—The Akron Building Company (Bing & Bing) sold through Hall, Hawkes & Prentice, attorneys, and Calder & Nassoit, as brokers, the Strathmore apartment house, on the south-east corner of 113th st and Riverside Drive, a 12-sty structure completed last fall, on plot 104x117. It is understood that the property is to be taken over by the United Proprietors' Realty Co., in which one of the large New York estates is interested. The same realty company has recently acquired, it is said, several other large parcels. This deal is further evidence of the advance in investing interests along Riverside drive. The same firms have sold for the Morris estate the private residence 52 East 72d st. Mr. Hoyt Sells Riverside Drive Dwelling.

### Mr. Hoyt Sells Riverside Drive Dwelling.

RIVERSIDE DRIVE.-W. H. Dolson & Co. sold 333 Riverside Drive, bet. 105th and 106th sts, for A. W. Hoyt, a 4-sty Ameri-can basement dwelling, 22.11x100.

WEST END AV.-Lyman E Warren bought 473 West End av, southwest corner of 83d st, a 3-sty and basement brick dwelling, on lot 78.8x20. Ada A. Schley is the owner of record.

#### BRONX.

HOFFMAN ST.—Joseph P. Day sold for Lillie T. Cooney to an investor the 3-sty flat 2470 Hoffman st, on lot 25x114. MANIDA ST.—The Mechan Building Co. sold to Mr. Belsky 823 and 827 Manida st, two two-family houses, making the third of a row that the Mechan Building Co. has sold within a week.

MINFORD PL.-Slawson & Hobbs sold for the George F. Picken Construction Co. 1552, 1554 and 1556 Minford pl, three 4-sty apart-ment houses, each 37x78x100.

SIMPSON ST.-Christian Kramer bought 1079 Simpson st, a 5-sty flat.

TIFFANY ST.—Henry Morgenthau Co. sold through H. L. Phelps to an investor 941 Tiffany st, a 5-sty apartment house on lot 40x100. The house contains 10 apartments of 7 rooms and bath each, and is right near the new Intervale av subway station.

148TH ST.-Walker & Burger sold for George M. Sallinger the three-family house 256 East 148th st to Pachinilli Brothers.

186TH ST.-Ernst & Cahn sold to Albert Bossert 466 East 186th st, a 4-sty flat, on lot 20x100.

1887H ST.-W. E. & W. I. Brown, Inc., sold for the Mountain Construction Co. a 2-family brick and stone dwelling situate on the south side of 188th st, 112 ft. west of Bathgate av, and known as 508 East 188th st. It is the intention of the purchaser to occupy the same.

234TH ST.-Kurz & Uren sold for Bruckner Bros. three lots on the north side of 234th st, 185 ft. west of Katonah av, to a builder for improvement.

259TH ST.-J. B. James sold for the estate of Mrs. A. M. C. Barnes the plot on the south side of 259th st, 150 feet east of Tyn-dall av, 50x155x irregular.

ARTHUR AV.—Elizabeth Sheldon sold the northeast corner of Arthur av and 181st, a plot 46x93x70x90. BLACKROCK AV.—Alfred A. Kreuger, in conjunction with Walker & Burger, sold for George M. Sallinger the two-family house 2238 Blackrock av.

Blackrock av. BOSTON ROAD.-W. S. Patten and J. L. Van Sant sold to Charles Buek 1043 Boston road, a frame dwelling, on plot 70x159x irregular, near 165th st. W. W. Miller was the broker. ELTON AV.-Julius Trattner sold for Philip Freudenmacher 705 Elton av, a 6-sty flat, on plot 52x100, to Charles Kroetz. In ex-change for 705 Elton av, Mr. Kroetz gives to Mr. Freudenmacher the southeast corner of Cauldwell av and 161st st, a 4-sty build-ing, with stores, on lot 25x100.

HAVILAND AV.—Alfred A. Kreuger, in conjunction with Walker & Buger, sold for Mrs. T. Corden the dwelling on plot 125x108 on the south side of Haviland av, about 85 ft. east of Castle Hill av.

## The East Bronx Movement.

HOE AV.—Leon S. Altmayer sold for Nora Filer the northwest corner of Hoe av and Freeman st. five frame buildings on plot 58.7x82x irregular. The purchaser is the Freeman & Hoe Street Realty Co., which will erect a high class apartment house on the site. The property is located within a block of the Freeman st subway station. Mr. Altmayer has secured building and per-manent loans for the operation.

manent loans for the operation. INTERVALE AV.—Frank Begrisch, Jr., sold for cash for the Vale Construction Co. the 5-sty new-law apartment house 1335 Intervale av, 50x93x105, with six families on each floor, all im-provements, including telephone in each apartment. This is the second house out of a row built and recently completed by the Vale Construction Co. on Intervale av, sold by the same broker within the last 30 days. Both houses were bought by investors. These buildings are only one block from the Freeman st subway station station

OLMSTEAD AV.—George Smith, of Westchester, sold for Mrs. E. K. Clause to a client the northwest corner of Olmstead and Blackrock avs, a plot 105x108.

POWELL AV.—George Smith sold for the Chester Improvement Co. to a client 2315 Powell av, a plot 33.4x108; also for Matilda Essing to a client 2 lots in the Harrington estate, Nos. 15 and 45, a plot 50x100.

SOUTHERN BOULEVARD.-Gurz & Uren sold for John P. Leo to Lowenfeld & Prager 1308 and 1310 Southern boulevard, two 4-sty flats, with stores, each on plot 37.6x100.

TELLER AV.-Schwab & Co. sold for Mrs. I the 2-family brick house, 25x100, 1354 Teller Nally to Isaac Brown

## Vyse Estate Landmark Sold.

Vyse Estate Landmark Sold. SOUTHERN BOULEVARD.—Dr. Ernhardt sold his house and barn on the premises at the southeast corner of Southern Boulevard and Freeman st. The house was sold to the Martha Graham Construc-tion Co., which will have the same moved to a lot on the south side of Freeman st, 25 ft. east of Vyse av. The barn was sold to John Greene, who will move same to the rear of a plot known as 1215 Hoe av. Dr. Ernhardt will improve the corner by building 1-sty stores on the plot, which is 75x100. This is one of the last landmarks of the old Vyse estate.

VYSE AV.—John A. Steinmetz sold for the Bolton Estate, 1901 Vyse av, on plot 50x150, with dwelling thereon, to Robert Adelman. WALLACE AV, ETC.—Charles Schano & Co. have sold the three 2-family houses 1830, 1880 and 1882 Wallace av, Van Nest; also lots 536 and 537 Bronx View Park to a builder for immediate im-provement.

WASHINGTON AV.-W. E. and W. I. Brown, Inc., sold for James T. Barry a plot of six lots at the northeast corner of Washington av and Fletcher (or 182d) st, to a builder who will immediately improve the same with 5-sty apartment houses. WASHINGTON AV.-Max Cohen bought 1766 Washington av, bet. 174th and 175th sts, a 2-sty frame building, on lot 25x100, from Robert D. Mellny.

3D AV.-Ennis & Sinnott purchased through Joseph P. Day from Ella Senior 2449 3d av, a 3-sty brick dwelling, on lot 23.7x102.2.

### LEASES.

Duross Company leased two stores on the south side of the Astor House to E. Richard Dolan and Mr. Freda, for Horatio Craig. Daniel H. Renton & Son have leased for Francis Brickelmaier 542 West 142d st, a 3-sty and basement dwelling, for a term of years; for Mary C. McNiece 105 Hamilton pl, a 3-sty and basement dwelling to Charles R. Tice.

Warren & Skillin have leased to W. J. Jeandron a large office in the New York Law School Bldg., 172-174 Fulton st; also to I. Stern Co. 5,000 feet in 49-51 Rose st for Thomas E Greacen; also loft to Appel & Appel in 97 Reade st for G. L. Rose. Duff & Brown Co. have rented for J. H. Coleman 21 East 24th st, a 4-sty dwelling; for Judge Olmsted 613 West 145th st, a 3-sty dwelling; for Mrs. C. Mont Benton 169 West 228th st, a 3-sty dwelling, and for David Greene 470 West 146th st, a 3-sty dwell-ing. ing

Ing. Ernestus Gulick Co. leased for a term of years the entire 9th floor of the Murray Hill Building at 8, 10 and 12 West 3Sth st, to the firm of Meyer Bros., owners of the Theatre Magazine and L'Art de la Mode. This floor will be used as the executive offices for these

Ernestus Gulick Co. leased for a term of years the entire ith floor of the Murray Hill Building at 8, 10 and 12 West 35th st, to the firm of Meyer Bros., owners of the Theatre Magazine and L'Art de firm of Meyer Bros., owners of the Theatre Magazine and L'Art de firm of Meyer Bros., owners of the Theatre Magazine and L'Art de la Mode. This floor will be used as the executive offices for these two publications. William J. Roome & Co. have leased for the Hannah Sloane Estate, the 4-sty and basement brownstone dwelling 137 West 22d st, built on a lot 20x100, for a term of years, to Harry Gott-ehrer and Joseph Natfolowitz. The lessees propose to alter the premises and occupy same as a restaurant. Frederick Fox & Co. have leased for the Suidling & Engineering Co., 10,000 square feet of space at 45-51 West 25th st, for a long term of years to M. Steinberg & Son; also for the Middleboro Realty Co., 7.500 square feet of space at 88 University pl through to 24-26 East 12th st, for a long term of years at a total rental of \$150,000. The lease covers a long term of years at a total rental of \$150,000. The lease covers a long term of years at a total rental of \$150,000. The lease covers a long term of years at a total rental of \$150,000. This completes the renting of the entire building. The lease covers a long term of years at a total rental of \$100,001. The lease covers a long term of years at a total rental of \$100,000. This completes the renting of the entire building. The lease is Cook & Son. J. K. Van Vrenken & Co. have leased for Tucker, Speyers & Co. the 3d loft in the Castles Building at 39-41 West 38th st, to Innet & Co. for a term of years; also for the Midville Realty Co. the 2d loft in the building at 21 West 45th, to Buxbaum & Morress; and for F. V. & J. H. Burton the ground floor store at 1 East 41st st, to the Electric Cleaner Co. Senior & Stout have leased for the Hudson-Fulton Garage the trid lift at 247 West 54th st, to thrs. Annie De Mott; also for Slown the 1st loft at 972 6th av, to Emil Muller; for

J. Arthur Fischer has leased the building 143 Grand st for the Ridabock Estate to the Co-Operative Display Fixture Co. for a term of years; for D. J. & H. J. McDermott, the store corner of 42d st and 6th av to Louis Burnstein for a clothing establishment; three lofts at 686 6th av, comprising 4,000 square feet for S. May, and in conjunction with F. G. Pflomm, the building 149 West 43d st, to Mr. John Viotti, who will utilize the same for a table d'hote restaurant. Barnett & Co. have leased for a long term of years the northwest corner of 125th st and 5th av, fronting 100 feet on 125th st and 110 feet on 5th av. On the site a business building will be erected, the upper part of which has been leased to Wood's Business College for a long term of years at an aggregate rental of \$80,000. A church occupied the plot for many years and five years ago it was torn down by the International Amusement and Realty Co. with the intentions of erecting a theatre. Since that time it has been vacant.

Interview of the entry at the atree. Since that the entry Co. with the vacant.
Taylor Bros. report that the trustees of Columbia College have rewe the following leases for 21 years on the lots of their upper state, 48th to 51st st: No. 43 West 49th st, Miss Brett; 45 West 49th st, T. D. Moore, trustee; 57 West 49th st, Miss Brett; 45 West 50th st, T. P. Moore, trustee; 57 West 49th st, Mrs. Lindsley; 60 West 50th st, Mrs. Fanny Rouvant; 4 West 50th st, Dr. Peterson; 24 West 50th st, K. A. Fitzpatrick; 40 West 51st st, Mrs. E. Heeht.
To West 51st st, H. Van Liew; 40 West 51st st, Mrs. E. Heeht, 20 West 51st st, estate of Mrs. Tompking.
Turbing 536 West 149th st; for Lowenfeld & Prager, the dwelling 516 West 137th st; for Rchard Webber Estate, the detached dwelling 159 West 178th st; the following stores: for Richard Webber estate, northwest corner 141st st and 3d av; for Wm. F. Buckley west as the owner was been at the following stores. The Vest 551 Broad, we state, 1968 Amsterdam av; for Clover Farms Co, Inc., 3551 Broad, we shale, 1968 Amsterdam av; for Clover Farms Co, Inc., 3551 Broad, we state, 1968 Amsterdam av; for Clover Farms Co, Inc., 3551 Broad, we shale, 1968 Amsterdam av; for Clover Farms Co, Inc., 3551 Broad, we shale, 1968 Amsterdam av; for Clover Farms Co, Inc., 3551 Broad, av; for the northwest corner of 5th av. The lease is for 21 years at a spectrate, building 477 West 150th st.
The Douglas Robinson, Charles S. Brown Co. has leased to Hemry for holot 52x100, known as 72 5th av. The lease is for 21 years at a spectrate transaction. Mr. Corn is about to begin the erection of a a spectrate transaction. Mr. Corn is about to begin the erection of a a fast for each of the structure on the adjoining "L' shaped plot at 74 and 76 5th av, extending around into 13th st, which he took title on A pril 16, and for which he paid \$265,000. He has secured by on M. Bowers, katherine B. Lorillard, who are the lessors in the fall store and loft structure on the adjoining "L' shaped

## SUBURBAN.

EMERSON HILL, S. I.-C. E. White of Alabama has purchased of Cornelius G. Kolff, a large site on the Highland section of Emer-son Hill, where he contemplates the erection of a residence for his own occupancy.

YONKERS, N. Y.-Joseph P. Day sold for Anna Maduro her coun-try residence, on plot 100x130, at the southeast corner of Old Je-rome av and Division st, Yonkers. The buyer will occupy the house after making improvements,

YONKERS, N. Y.—The James L. Wells Co. has sold for a client the block containing 61 lots bounded by Park av, Amackassin and Belmont terraces and Shonnard pl, Yonkers. The buyers are Theo-dore H. Silkman, Benjamin Halliday and Marcus Ewing. The prop-erty was to have been offered at auction last Saturday.

MARINERS HARBOR, S. I.—J. Sterling Drake sold the following parcels in Mariners Harbor: On Amity pl, to Francis S. Taverner and wife a plot 50x123; for Susana Maria Gillis a plot 25x107 and James Daniel Gillis a plot  $37\frac{1}{2}x107$ . In Federal Park, to Herman Lindbom, facing Union av, a plot 68x100, and to Gesina Kempenaar, the corner of Union av and Confederation pl, a plot 50x100.

REAL ESTATE NOTES

The Title Guarantee & Trust Company loaned this week on first mortgage \$60,000 on the 4-sty property located at 109-111 East 73d st to Gustavus A. Goldsmith and wife, as per bond.

The firm of De La Vergne & Cool, real estate and insurance, has been dissolved. C. M. De La Vergne will continue the business at 2232 7th av. C. A. Cool is associated with the firm of Wm. Peters & Co., West Farms. The Hub Building Company has been incorporated with a

capital of \$2,000,000 for the purpose of taking over the lease of the Astor plot at the northeast corner of Broadway and 42d st and erecting thereon a 20-sty store and office building. The incorporators are M. Greenwood, Jr., Edmund K. Stalle and Herbert T. Jennings.

Remsen Darling, for the past seven years associated with E. D. MacManus, 90 Nassau st, has removed to 170 Broadway, where he has opened up-to-date mortgage offices. He has installed the latest equipment in the way of maps, records and index systems and has some very valuable statistics which he has collected during his 25 years' experience as a mortgage broker.

The weekly mortgage statement of the Title Guarantee and Trust Company seems to indicate that the mortgage situation in New York is in a very comfortable condition. The report reads: "We have disposed of 114 mortgages aggregating \$852,-550 during the week, and have placed on record during the same period in Manhattan and the Bronx fifteen mortgages aggregating \$993,000.

The new 12-sty fireproof mercantile building at 40-42 East 22d st has been entirely rented, Rand, McNally & Co. occupying the ground floor and basement. This operation shows that a centrally located building with good light on all sides is al-ways in great demand, for in this case the land was bought, building erected and completely rented within one year. Permanent light is insured upon all sides of the building. The Washington Heights Taxpayers' Association announces

the following results in matters in which this Association has been actively interested: Partial extension of local train service north of 137th st to Dyckman st. Vacation of the injunction which has delayed the completion of Riverside Drive at 151st st. Widening of the sidewalks on Amsterdam av north of 155th st. Prevention of the establishment of a Street Department dump for garbage and ashes at 158th st on the Hudson River.

#### UNCLASSIFIED SALES

The total number of sales reported in this issue is 87, of which 26 were below 59th st, 32 above, and 29 in the Bronx. The sales reported for the corresponding week last year were 104, of which 23 were below 59th st., 45 above, and 36 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 176, as against 156 last week, and in the Bronx, 171, as against 105 last week. he total amount was \$7,492,930, as against \$5,368,587 last week.

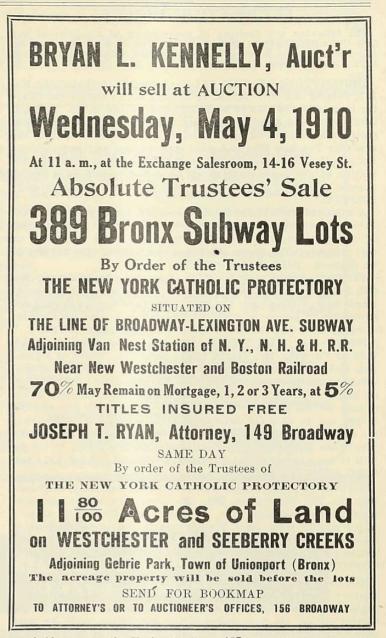
The amount involved in the auction sales this week was \$2, 948,021, and since January 1, \$24,539,256. Last year the total for the week was \$2,379,319, and from January 1, \$23,051,677.

10TH AV.—The Brown Realty Co. sold to M. Dangler of Brooklyn, 194 10th av. a 5-sty tenement, on lot 26.2x100, Moore leasehold. 78TH ST.—Harry Childs of Childs & Co., importers, bought from Mrs. Eugene Stanchfield 149 East 78th st, a 3-sty dwelling, on lot 16x82.2, adjoining the northeast corner of Lexington av.

NS2.2, adjoining the northeast corner of Lexington av.
S1ST ST.—John R. & Oscar L. Foley sold for David Kraus 225 East
S1st st, a 4-sty flat, on lot 25x100.
S2D ST.—Louis Cohen is reported to have sold 53 East 82d st,
a 5-sty dwelling, on lot 16x102.2, between Madison and Park avs.
91ST ST.—Oscar P. and Augusta L. Honegger sold 125 East 91st
st, a 3-sty dwelling, on lot 17.6x100.8. Leonard J. Overmeyer is the buyer.

129TH ST.—Wilcox & Shelton sold to the congregation Hope of Israel 122 West 129th st, a 3-sty dwelling, on lot 25x99.11. AUDUBON AV.—Thomas & Son sold for Mary Deely the 5-sty apartment house known as the Marion at 189 Audubon av, on plot 32x100, between 174th and 175th sts.

32x100, between 174th and 175th sts. ANTHONY AV.—John Kelly sold for Ida K. Bonner the 1-family dwelling 2035 Anthony av, on lot 16x100. CLAY AV.—Hall, Hawkes & Prentice, acting for the Morris es-tate, have sold to Albert J. Schwarzler, a prominent Bronx builder, the block front on the east side of Clay av, between 167th and 168th sts. W. E. & W. I. Brown represented the purchaser. This plot, which is 548 ft. front, is part of the land in the immediate vicinity of the old Lewis Morris mansion at Morrisania. The section has recently shown considerable activity owing to the building of the



new bridge across the Harlem R. R. at 167th st. Other reasons for its activity are the preliminary work on the new trolley lines which run from Jerome av through 167th st to the Morrisania station of the Harlem and New Haven R. R.; the extension of the Broadway-Lexington av line, which will be shortly advertised, and the open-ing of the Grand Boulevard Concourse.

## TAXPAYERS' REPRESENTATIVES AT ALBANY HEARINGS.

A delegation of representatives of real estate owners' associations, headed by the United Real Estate Owners' Association of the City of New York, attended two important hearings at Albany. One hearing was Assemblyman Short's bill, No. 1143, known as the "Personal Tax Bill."

The following gentlemen spoke in opposition to this bill: Messrs. Thos. Krekeler, president of the United Real Estate Owners' Associations; Ira J. Ettinger, counsel of the same; Samuel Strasbourger, former Tax Commissioner of New York City; Pierre M. Clear, R. E. Owners' Association of the 12th and 19th Wards; Dr. Abraham Korn, Harlem Property Owners' Asso.; Harold M. Phillips, counsel of Greater New York Taxpayers' Asso.

The other hearing was on the Doherty bill, No. 668, which would require a licensed engineer in every apartment house having a steam boiler or steam-heating plant. This is of vital importance to every real estate owner. Delegations from other bodies also appeared in opposition to this bill.

Mr. Chas. H. Schnelle, chairman of the Committee on Law and Legislation of the United Real Estate Owners' Association, acted as leader at these hearings. He read resolutions in opposition to the Licensed Engineers' bill from the R. E. Board of Brokers, the Allied Real Estate Interests of the City of New York and the Realty League of the City of New York.

The following spoke in opposition to this bill: Messrs. Thos. Krekeler, president of United Real Estate Owners' Asso.; Dr. Abraham Korn, of United R. E. Owners' Association; Henry Bloch, R. E. Owners' Asso. of 12th and 19th Wards; Lewis F. Levy, counsel of Allied R. E. Interests; Wm. Butler, Building Trade Employers' Association; John Lowinson and John Rosenzweig, Harlem Property Owners' Association; Harold M. Phillips, Samuel Rubinstein, president of the Greater New York Taxpayers' Association; John Becker, Dr. Henry G. Wenzel, R. E. Owners' Association 10th, 11th and 17th Wards; Chas. F. Lein-

ing, 18th and 21st Wards Taxpayers' Association. There were only two delegates in favor of the bill from the Engineers' Union. This bill has been before the Legislature for the last four or five years.

## LEGISLATIVE DIGEST.

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The following are excerpts of the minutes of meetings of the Law Committee and the decision of the Board of Directors of the Allied Real Estate Interests relative to bills introduced in Albany, Y., affecting real estate.

REDEMPTION ON TAX SALE .- Assembly, Introductory No. 761, Printed No. 867. Mr. A. E. Smith's bill to amend the Charter in relation to notices of redemption on tax sales. This bill seeks to amend Section 1044 and 1047 of the Charter. These sections were repealed by Chapter 490 of the Laws of 1908, the new City Tax Sale Law and other sections bearing those numbers not like the ones sought to be amended have been inserted. Attention of the Legislature should be called to this as it is important that the Tax Sale Law be not disturbed. BILL DISAP-PROVED.

A SINGLE TAX MEASURE.-Assembly, Introductory No. 660, Printed No. 728. Mr. Wilsnack's bill exempting from taxation all personal property and all buildings and other structures on real property. This is the single tax proposition. The bill should be opposed. BILL DISAPPROVED.

STREET ENCROACHMENTS .- Assembly, Introductory No. 663, Printed No. 731. Mr. Metzendorf's bill to permit encroachments now existing upon the public streets in Queens County not exceeding 12 inches to remain. The bill is in line with others quieting titles and should be approved. BILL APPROVED. BOARD OF EDUCATION.—Senate, Introductory No. 433,

Printed No. 449. Mr. Travis' bill to permit the Board of Education under the approval of the sinking fund to dispose of real estate heretofore acquired and used for educational purposes but no longer required to be sold. This bill should be favored, it will release useless property which the City cannot now sell and the money can be used for purchasing other school sites where they are needed. This bill as drawn however applies only to property which has been used for educational purposes. May it not be well to have it apply also to property acquired but not yet used. BILL APPROVED.

WATER SUPPLY FROM RESERVOIRS .- Assembly, Introductory No. 708, Printed No. 792. Mr. Goodwin's bill to authorize municipal corporations, etc., in Westchester County to draw a water supply from New York. This is the same as Senator Wainwright's bill, Introductory No. 304 which is held for investigation by the directors before the association takes stand. BILL CONDITIONALLY APPROVED.

BUSINESS HOURS IN COUNTY OFFICES .- Assembly, Introductory No. 370, Printed No. 814. This is a reprint of Mr. Murray's bill relating to business hours in the Registers' and County Clerks' offices. It now embodies the suggestion made by your Committee last week. The bill should be favored in this form. BILL APPROVED.

TO ERECT COUNTY OF BRONX.—Assembly, Introductory No. 725, Printed No. 824. Mr. Burgoynes' bill to erect the County of the Bronx. This bill will cause unnecessary expense and cause unnecessary inconvenience in examining titles and trying cases. All sales of property would then have to be held in the Bronx. The bill should be opposed. BILL DISAPPROVED.

TO AMEND LABOR LAWS IN RELATION TO LICENSING STA-TIONARY ENGINEERS AND FIREMEN. Senate—introductory No. 498, printed No. 528. Assembly, intro-ductory No. 837, printed No. 978. Mr. Hancock's and Mr. Ever-leth's bill. Forbids any person to have charge of any stationary engine except (among others) boilers and engines used for heating where the pressure of steam does not exceed ten (10) pounds per square inch, unless in possession of a State license, obtained after examination. This bill should be opposed. The matter of licensing engineers should be left with the local authorities as it is now. Bill disapproved by the Allied Interests. TO AMEND BANKING LAW IN RELATION TO LOANS BY SAV-

examination. This bill solid the lopposed. The matter of iternsing engineers should be left with the local authorities as it is now. Bill disapproved by the Allied Interests.
TO AMEND BANKING LAW, IN RELATION TO LOANS BY SAV-INGS BANKS AND TRUST COMPANIES ON REAL ESTATE.—Assembly, introductory No. S58, printed No. 909. Mr. Burgoyne's bill increasing the percentage which savings banks and trust companies may loan on improved property in cities of the first and second class up to 66 2-3% of the value. This is a desirable increase and is in accord with the real practice of the banks affected in many instances. The bill should be supported. Bill approved.
TO AMEND CHAPTER 4 OF THE LAWS OF 1891, ENTITLED "AN ACT TO PROVIDE FOR RAPID TRANSIT RAILWAYS IN CITIES OF OVER ONE MILLION INHABITANTS," GENERALLY.—Senate, introductory No. 513, printed No. 547; Assembly, introductory No. 882, printed No. 1047. Mr. Brough's and Mr. Lee's bill to amend the Rapid Transit Law. Among other provisions, the bill contains a provision under which when the city acquires an easement for rapid transit purposes over real property, such an easement is not to be considered an incumbrance under any law relating to investments in mortgage by corporations, trustees, etc., but the effect of the existence of such an easement is to be taken into consideration in determining the value of the property. The Public Service Commission has found difficulty in obtaining voluntary conveyances of easements of this sort, required for rapid transit purposes, because the owners feared that if they made such grants, their property would be considered incumbered thereby, when they came to offer it as the security for a mortgage loan. The city has therefore been asked to pay more than the easement itself was worth. The passage of this provision will be a saving to the city and will save owners from embarrassment when they offer properties as security for mortgage loans, after having made the grant of easements to the city. Bill approved

of easements to the city. Bill approved. EXEMPTION OF HOSPITALS FROM ASSESSMENTS FOR PUB-LIC IMPROVEMENTS.—Assembly, introductory No. 872, printed No. 1024. Mr. Gerken's bill exempting hospitals in the City of New York from assessments for public improvements. This bill should be opposed for the same reason that all bills of a similar character have been opposed. Bill disapproved.

#### LAW DEPARTMENT

April 23, 1910

TENANT'S DAMAGES IN CONDEMNATION PROCEEDINGS. To the Editor of the Record and Guide:

In case a lease is given without containing a clause releasing the landlord in the event of condemnation proceedings, and the city subsequently takes the property, for public use, does this action on the part of the city void the lease between landlord and tenant, or is the landlord still responsible for the unexpired term? Can the tenant hold the city for the unexpired term?

Answer .- The case of Neiderstein vs. Cusick (126 App. Div., 409), will answer many of your questions. The tenant is entitled to damages for such unexpired period of his lease as he does not occupy under the lease, the lease being voided by the condemnation. (See also laws 1901, Chapter 466; Laws of 1905, Chapter 299; Laws of 1906, Chapter 658.)

### TRY AGAIN.

To the Editor of the Record and Guide:

Will you state in your next issue the proper place or person or court to which complaint may or should be made against the building and tenement house departments, for willful violation of the laws they are entrusted with to enforce; also the proper courts in which to bring a civil action against them, and you will greatly oblige a regular reader of the Record and Guide?

Answer .- The Supreme Court has jurisdiction of proceedings brought to review action of the department in violation of law. Have you fully stated your cause of complaint to the department heads? If, after a fair, full discussion of the matters with them, you feel that you still have reason to doubt the fairness and legality of the rulings, you would better consult some good attorney at law .- Ed.

#### ASSIGNMENT OF MORTGAGE.

To the Editor of the Record and Guide:

Is a recorded assignment of a mortgage in itself sufficient, or is a satisfaction piece required, or whether the same should JERSEY READER. be recorded?

Answer .- An assignment transfers the mortgage, keeping it alive-a satisfaction piece cancels it. In New Jersey, we believe, an endorsement written on the back of the mortgage stating that it is paid and authorizing the Register of Deeds, or keeper of the public records, to cancel, signed by the mortgagee, is sufficient. -Ed.

## 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 Wednes-day, May 4, at 11 a. m. The lots are a part of the Catholic Protectory holdings, and are being sold absolutely to the highest bidder by order of the Board of Trustees to raise funds for the erection of buildings on the Protectory property of 600 acres at Somers Centre, N. Y. As the property covered by the Protectory buildings is continually enhancing in value, it is not. improbable that in the near future the entire institution may be moved farther from the centre of the city where land is not so valuable. The lots are on Unionport rd, Walker av (formerly West Farms road), Protectory, 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 popu-The terms of the sale are lation in this section of the city. very favorable, as 70 per cent. of the purchase money may remain on mortgage for 1, 2 or 3 years at 5%.

## Deputy Tax Commissioner Dismissed.

As a result of charges brought against him, Deputy Tax Commissioner Richard A. Homeyer of the Queens County Bureau was removed from office. He is one of the three deputies involved in a condemnation proceeding whereby the city was asked to pay \$15,000 for a piece of property belonging to one of the deputies and assessed by one of his colleagues for \$3,000. Mr. Homeyer took office in 1898 and his salary was \$3,250 a The weeding-out process is being continued by the Tax vear. Board, two other deputies now being tried on charges.

MIX BRAINS WITH BUSINESS.—This is a receipt for success-fully conducting a brokerage business. Make your brains save your legs and your time. Keep your brains from sending your legs on wild goose chases. Learn to concentrate on probabilities, not pos-sibilities. Real estate records are the great aids to the systematic conduct of the real estate business.

## April 23, 1910

## **RECORD AND GUIDE**

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To bring traffic crossing both the Williamsburgh and Brooklyn

railroad company:

The section of the loop from Canal st to the Bowery and Delancey st is entirely finished and the greater part of the subway south of Canal st is also completed, with the exception of a short distance under the Municipal Building.

# IMPROVEMENTS NOT ASSESSED

# ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

## Officials and Their Friends Evade Cost of First Pavements-Their Property Benefited at the Expense of the City.

THE Charter of New York provides that all original improvements, as the paving of streets, laying of sidewalks and similar construction work, shall be paid for by assessment on property benefited thereby. This is the law for property owners, but not for such as have influence with the powers that be. Their streets are paved, their sidewalks laid without expense to them; their property is rarely burdened with an assessment, they are never called upon to pay their share of the cost. They go scot-free, while their less favored fellow citizens are compelled to pay additional and excessive assessments for all improvements.

This is not "loose talk." You, Mr. Taxpayer, who have complained and fumed about your assessments, though at the same time never attempting to protect yourself until it was too late for protest, can easily convince yourself as to the truth.

"A Special Examination of the Accounts and Methods of the Borough President" is the title of a report which contains a recital of such instances as referred to above. Former Commissioner of Accounts and present President of the Board of Aldermen Mitchel says:

"In the course of our examination we discovered a number of cases in which original paving improvements had been made by the labor forces of the Bureau of Highways. The scheme of local improvements outlined in the charter clearly contemplates that a first pavement shall be laid through assessment, although no provision appears expressly inhibiting a Borough President from laying a pavement on an unimproved road surface and charging the cost to the general funds of the city.

ABUSE OF DISCRETIONARY POWER.

"The cost of repavement is defrayed not by assessment but from a general repaying fund produced by the sale of corporate stock. In cases where the property is not able to bear the cost of the assessment, it is customary for the city to pay part or all of the expense determined by resolution of the Board of Estimate. Furthermore, in some boroughs the Borough President has been permitted by the Board of Estimate and Apportionto pave certain streets where, it was alleged, public ment necessity demanded such an improvement, defraying the cost from a special revenue bond fund specifically authorized for that purpose by the Boards of Aldermen and Estimate. It has also been the practice in some boroughs for the Borough President to make such initial improvements employing the labor forces of the Bureau of Highways in which case the cost of the improvement has been charged, through the payrolls, either to a special revenue bond fund or to the general appropriation funds. In this case the Borough President has assumed a discretionary right to lay a first pavement out of general funds. As stated, there seems to be no specific provision in the Charter covering this discretionary power, and it is easily seen that it might be abused by charging the cost of improvements, properly assessable upon the property benefited, against the funds raised through the general tax levy.

"Our examination disclosed a very marked abuse of this assumed discretionary power. In none of the cases which we discovered could we find any great public necessity warranting the improvement at the expense of the city. All of these improvements were such that their cost in our opinion could and should have been assessed upon the property benefited if indeed there existed any demand or reason for the improvements at all."

A few of these cases are here presented by way of illustration. In each it wil be noticed that the pavement was an initial improvement, and was not assessed upon the property benefited. On Bay 35th st, Brooklyn, a second-hand granite block pavement, 20 feet wide, was laid for one block on the original dirt road between Cropsey av and a lumber yard on the water front. According to the testimony of the Superintendent of the Bureau of Highways, the improvement was made by order of the Borough President at the instigation of Alderman Lewis M. Potter. It appeared upon investigation that no through traffic passes along this street, the normal course of traffic being through Cropsey av. No business concern other than the lumber yard at the end of the street is to be found in the neighborhood and no beneficiary of the improvement save the lumber company.

The classical explanation made by Alderman Potter of his recommendation was:

"The people down there had been paying taxes for 50 or 100 years and had not had a cent's worth of improvements there and I went to the Superintendent of Highways and asked him if he would not try to fix that street, and he said he would try to do what he could."

On 92d st, from Cowenhoven pl to the shore at Canarsie, Brooklyn, about 2½ miles of macadam road pavement was laid on the original dirt road. There are very few residences along the line of the road and the improvement seems to have benefited principally a pleasure resort at Canarsie. The pavement was laid apparently at the instigation of Alderman John Hann, who sent a communication to the Borough President. "They certainly were entitled to some consideration down there," said Alderman Hann in explanation of his interest in the matter.

On 2d av, from 6th st to the Canal, Brooklyn, a second-hand granite block pavement, 20 feet wide, was laid in the centre of the roadway. The Chief Engineer testified that he had no recollection of the reason for the improvement, but was under the impression that it was ordered by a Commissioner. The foreman of the labor force, of the Bureau of Highways, testified that there were no buildings on the street when the improvement was made, and that the people to be benefited by the pavement were the owners of the several brick yards and cement concerns along the line of the canal.

On Diamond st, from Greenpoint av to Calyer st, and on Newell st, from Greenpoint av to Calyer st, Brooklyn, a granite block pavement 20 feet wide, was laid in the centre of the original dirt road. The pavement extended for one block only, although the streets themselves extend for several blocks in either direction from the improvement.

Former Superintendent of Highways, when questioned about the matter, stated that a delegation called on the Borough President, who ordered the work done. At the time the work was done, petitions were pending before the local board of improvements for the paving of these streets by assessment.

On Kingsland av, from Greenpoint av to the Bridge, Brooklyn, a second-hand granite block pavement, 20 feet wide, was laid on the original dirt road. There are no private residences (except a few old shanties) in the vicinity and the improvement benefited the branch of the Standard Oil Co. located there, and the Columbus Distilling Co. The testimony of a foreman of the Bureau of Highways developed the fact that he had constructed a good road of dirt and ashes on the location in question, suitable for the heaviest trucking, prior to the laying of the stone pavement.

On Dooley lane, from Emmons av to East 23d st, Brooklyn, a macadam pavement was laid on the original dirt foundation at the request of Alderman Potter. This lane has practically no traffic, and no necessity appears for the improvement, except as it may have benefited property of ex-Alderman Lundy which is located at the end of the pavement.

As stated above, it is the right of the citizens of a local district to petition for improvements, if, in their judgment, such improvements are necessary. While in some of the cases cited above there was certainly no actual necessity for the pavements that were laid, in others there may have been such a necessity. In that event, assessment proceedings should have been instituted. The contention of Mr. Mitchel is that this work was done by the labor forces of the Bureau of Highways and the cost of it was not assessed against the property benefited but charged against the appropriation account and was therefore collected out of the general tax levy.

The men responsible for these improvements were neither prosecuted nor dishonorably dismissed from office. Censure in the following words was their only punishment:

"There has been a marked abuse of discretion, if any discretion exists, in laying initial pavements of streets at general city expense out of a budgetary fund produced by the yearly tax levy, instead of paving at the expense of the benefited property owners by the levy of assessments in the usual way."

Mr. Mitchel, who wrote this, might have questioned the fitness of punishing officials for acts which were known to everybody and "could have been stopped or prevented by anybody. The Taxpayers' Organizations are supposed to look after the interests of their members. If ordinary attention were given to all improvements of local benefit such conditions as described could not be fostered.

## OFFICIALS' PROPERTY BENEFITED.

Improvements were also frequently made to sidewalks abutting on the private property of city officials and their friends by the labor forces of the Bureau of Highways, with materials owned by the city and taken from the city's store yards.

The following cases are cited from an official report:

Sixty-eight bags of cement, five and one-half loads of broken stone, one load of sand, and two loads of grit were delivered from a city store yard to 74 Tompkins av, Brooklyn. The materials were used in laying a cement sidewalk about twenty feet wide and forty feet long, and a grade runway to the street in addition. The property benefited was owned and occupied by an undertaker, who testified that he had known the Superintendent intimately for about ten years, and that he had had the work done for him at his request.

Ninety-nine square feet of flagging, one and one-half loads of sand, four bags of cement and one bag of lamp black, all of which were used to lay new sidewalk, were delivered from a city's store yard to 41 Lexington av, Brooklyn. The property was occupied by the father-in-law of a clerk in the Bureau of Highways.

One hundred and twenty-eight bags of cement, eleven loads of sand, nine loads of grit and one bag of lamp-black, which were used to lay a cement sidewalk about five feet wide and one hundred feet long were delivered from a city's store yard to 253 Clinton av, Brooklyn. The owner and occupant of the property is former Comptroller H, A. Metz. The Superintendent testified that the work was done at the request of Mr. Metz.

A sidewalk on West 21st st, from Surf av to the Beach, Brooklyn, was laid at the city's expense. The property was owned by the then Commissioner of Public Works.

It is to be remembered that these sidewalks were all laid by the labor forces of the Bureau of Highways, and that the materials used were the property of the city. It is not contended that the Borough President had no power to order this work done. There is apparently no section of the Charter prohibiting it. It would seem, however, that if the Borough President has this power, it is capable of great abuse; and it is significant that it was exercised invariably for the benefit of property owned by the city officials and their friends when there are so many miles of sidewalks in the Borough of Brooklyn in equal or greater need of repair.

# HASTE IN VENTILATION LEGISLATION DEPLORED.

P ERSONS interviewed this week on the subject of ventilation legislation were the blower companies and ventilation en-Opinions differed among the blower companies, but gineers. those engineers who were seen, and they were the leaders in their particular lines, thought haste in legislation of this kind was not to be desired. They likened the subject of ventilation to that of building construction. Cities have building codes. States, they thought, should have a ventilation code, covering the various problems encountered in various kinds of manufactories. One general law, one man said, could not be satisfactory, any more than a building code would be satisfactory which prescribed that all buildings should be fireproof and then failed to set forth a standard as to what a fireproofing process is. Once such a law is passed, the Labor Department would have a definite, specified act to enforce and the factory owner and ventilation concern would know at once exactly what was expected of him,

One man, an eminent ventilation expert, a member of a firm whose fees in consultation are said to be the largest of any firm in the country, suggested a commission of five leading ventilation engineers to investigate and report on the subject in detail. He offered that as his idea of the quickest solution of the problem.

Among the factory owners visited, those who had read the tentative law, as printed in the Record and Guide of the issue of April 9, page 772, thought that there were features in it which would not stand the test of the courts. The penalty for

# 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.

failure to maintain the equipment once it is installed was looked upon as a hardship and too dictorial to be fair or equitable.

A VENTILATION COMMISSION SUGGESTED.

A member of a famous firm of ventilation and consulting engineers, discussing the tentative bill that Commissioner Williams has prepared for the present Legislature, had this to say this week:

"The law designed to govern all classes of ventilation problems, should not be drawn by one man, much less by one who makes no pretense of being a ventilating engineer. His intentions are first class and he, no doubt, is doing his duty as he sees it, but I believe he is, nevertheless, pursuing the wrong course.

"The subject of factory or, in fact, any kind of ventilation, is one for scientists to deal with. It is a subject requiring expert knowledge coupled with years of experience. When manufacturers come to us for advice, they pay and get a thorough report on the needs of their plant. This includes heating, air moistening and drying, dust prevention, and at least ten different features relating to ventilation. But every factory is different. Therefore, how can you make a general law to cover all these thousands of cases and problems.

"No, I do not believe that a public hearing would do any good, unless to settle the question as to whether the owner or the occupier should install the equipment. As to whether the standard of 10 parts  $CO_2$  in 10,000 volumes of air, is too high a standard to set, I cannot say. In some lofts it would be easy to reach this, but in others very cumbersome artificial apparatus would be required. Only investigation by a competent engineer could determine that.

"Before anything is done, the Commissioner of Labor should apply to the proper authorities for the appointment of a commission of recognized ventilating engineers, who shall be employed to prepare a careful report on the conditions surrounding all kinds of factory conditions in this city and then let the Legislature with this in hand and with the co-operation of the Department of Labor, draft a law as per those findings. That is the only way I can see to bring about a fair administration of a much needed law."

## A BLOWER COMPANY'S VIEW.

Mr. Clayton W. Old, a graduate of Cornell University and manager of the Atlantic division of the American Blower Cô., discussing the proposed new law as prepared by the Commissioner of Labor, said:

"The new bill makes definite ruling on many points lacking definition under the present law, and in this respect is to be commended. In my opinion, however, it errs in the adoption, as a basis for the acceptance or rejection of a ventilating equipment of the measurement of  $CO_2$ . It is, and must be admitted, that while the 'window ventilator' admits a very considerable quantity of air when the wind is blowing the right way, and a lesser but measurable quantity with no wind but a greater difference in temperature inside and outside, it goes out of business altogether with these conditions lacking.

"Suppose, therefore, that the test of a "window ventilator" equipment is made under the favorable conditions mentioned.  $CO_2$  in less proportion than 10 parts to 10,000 volumes of pure air is, we will say, shown by the testing instrument. The approval of the Department is given and the violation is removed. Two months later another inspector tests for purity, and under less favorable conditions measures 25 or 50 parts. On goes the violation again. Meanwhile the loft owner has paid for his 'window ventilators.'

"No, ventilation means only one thing—the introduction into the breathing space of a definite air volume at all times irrespective of wind or weather. The reduction of  $CO_2$  will follow as a natural consequence. In my opinion, therefore, the proper basis for the acceptance or rejection of a ventilating equipment is the volume of air it introduces at all times, all care being used to move this air without causing objectionable drafts or an undue variation of the temperature. Any other basis is bound to result in the later rejection of many equipments which under more favorable conditions had been officially approved.

"I have in my files a copy of every State ventilating law now in force. Every one of them calls for definite air volume per capita, and it is rather significant that even the New York State School Ventilating Law reads the same way. It seems to me that the Department of Labor should consider carefully and hesitate in a matter involving so great expense to New York factory owners before urging the embodiment in a law of so radical a departure from well known and long tried out standards."

## PREVENTION OF CONGESTION IN EUROPE Restrict Number and Height of Buildings.

Tenements Owned by Municipalities.

HOW congestion of population is prevented and conditions relieved abroad is told in a leaflet issued by the Committee on Congestion. In Germany and Switzerland and in some parts of Austria cities are divided into zones or districts in which all buildings are restricted to a certain number of stories in height and cover a stated proportion of the area of the lot. The cheaper the land the smaller the number of stories and the larger the yard area is the general rule, while in many of the cities, buildings must be detached instead of being built in solid rows. Vienna has districts in which 5-sty, 4-sty, 3-sty and only 2-sty buildings are permitted. Cologne, Frankfort-onthe-Main, Munich, Dusseldorf, Zurich and other cities have similar zones or districts. The construction of factories is also prohibited in most sections of these cities, but special districts are reserved for them, and the railroads co-operate by providing sidings, so that freight can be easily and cheaply handled. The suburban or undeveloped districts are always carefully restricted to low buildings with large yards, so that the crowded blocks of the centres and the older parts of the city will not be duplicated. England recently adopted a Town Planning Bill, under which each city has the right to determine the number of cottages per acre, and so determine the population per acre. The prohibition of factories in certain districts prevents the massing of population in already congested districts.

Austria requires in workingmen's dwellings a superficial floor area for two rooms of 225 square feet, or an area about onefifth larger than the New York Tenement House Law requires, and for three rooms 320 square feet, or an area about one-fourth larger than the New York Tenement House Law requires. The Metropolitan Police regulations of London require 450 cubic feet of space for every adult over 10, and 200 cubic feet of space for every minor under 10 in apartments used for sleeping purposes, as well as living purposes; also a larger space than is required by the New York Tenement House Law.

In some cities tenements are constructed by the municipality, and these are rented usually to unskilled workers at low rentals, but generally meet the cost and net a fair return, though the cities borrow money for their construction at 2 to 3 per cent., not 4¼ per cent. The number of occupants, adult or minor, permitted in a room is plainly posted in every room, and the number may not be exceeded, but in cases of absolute destitution the city provides suitable accommodations or makes other provision for the family. Streets are inexpensively planned and constructed to avoid extra cost to the tenants.

Many foreign cities own large tracts of land in the cities proper—from one-tenth to more than one-half of the total area, and a large part of the area around the city. SOME CITIES PAY ALL THEIR EXPENSES FROM THE INCOME DE-RIVED FROM THIS LAND AND DO NOT HAVE ANY TAXES.

## NO STATE LAWS TO BE ASKED FOR. Conference on Congestion of Population Delays Action-Mr. Schnelle's Lament.

A CONFERENCE to discuss the proposed state law to limit the height and area of building in New York City outside of Manhattan, was called Thursday afternoon in the rooms of the Real Estate Exchange of Long Island by the committee on Congestion of Population. Professor Frank J. Goodnow, chairman of the Committee on Congestion; Mr. Benjamin C. Marsh, secretary; Dr. Henry Moskowitz, Mr. A. N. Boynton, president of the American Real Estate Co., Mr. J. N. Gitterman of the Board of Brokers, and representatives of settlements and charitable organizations, were present. In view of the expected creation of a Municipal Commission on Congestion it was decided not to introduce any bill in this year's Legislature, as the matter will be considered by the local body to be appointed by the Mayor and the Board of Aldermen.

Mr. Chas. H. Schnelle, chairman of the Committee on Law and Legislation of the Real Estate Owners' Association, appeared at the conference a few minutes before adjournment was taken. He complained that his organization had not been invited to take part in the deliberations of the conference.

"These people exaggerate conditions," he said to a representative of the Record and Guide. "They have not invited us to their meetings, and I heard of this conference accidently only and had a lot of trouble to find out where it would take place. Now, mind you, we don't oppose improvements, but we want to be consulted.

"It is our property they are trying to saddle with new burdens. According to their ideas, we should build palaces instead of plain houses. We are the people who are chiefly interested in any new legislation, but our opinion is not asked. And if we afterwards oppose their plans we are called all kinds of uncharitable names."

Mr. Schnelle did not state why the United Real Estate Owners' Association had ignored the movement to relieve the congestion of population until the day before yesterday, the discussion having been carried on for many weeks in each issue of the Record and Guide, and the intents and purposes of the Committee on Congestion not having been withheld from anyone.

## AN ORDINANCE PASSED.

## Board of Aldermen Empowers the Mayor to

Appoint a Commission on Congestion.

Mayor Gaynor will give a hearing on the ordinance recently passed by the Board of Aldermen for the creation of a Committee on Congestion, if such a request should be made by any interested organization or a number of citizens. The ordinance as finally adopted is worded as follows:

finally adopted is worded as follows: Resolved, That his Honor, the Mayor, be and he is hereby requested to appoint a commission of 19, of which there shall be 10 members of the Board of Aldermen, viz.: Three from the Borough of Manhattan, two each from the Boroughs of Brooklyn, The Bronx and Queens, and one from the Borough of Richmond, together with such persons of known experience and prominence, not to exceed the number of nine, who shall prepare a comprehensive plan for the present relief and future prevention of congestion of population in the City of New York; that such commission be authorized and empowered to employ such expert assistants as may be deemed necessary in the prosecution of the work, and that it shall report to the Mayor and the Board of Aldermen within 90 days after appointment by his Honor the Mayor.

## ARCHITECTS FAVOR A COMMISSION.

With the Understanding that it Confines Itself to a Study of the Causes and to General Recommendations.

The New York Chapter of the American Institute of Architects is opposed to the preparation of a City Plan by any commission which is not part of the City Government, but it favors the creation of a commission to study the causes of congestion and make recommendations for improvement of such conditions. In a letter to the Committee on Congestion Mr. Frank H. Holden, the secretary of the Chapter, says:

"The Executive Committee of this organization directs me to inform you that it favors the appointment of a Commission on Congestion such as you propose on the understanding that your Commission, if created, intends to devote itself to a STUDY of the causes that have led up to the present conditions in the City of New York, and confine itself to RECOMMENDATIONS IN GENERAL TERMS as to the means by which these causes may be removed and the condition improved. As an organization we are, as you know, opposed to the preparation of a city plan or any part of a city plan by any Commission other than one working in or under the direction of one of the de-partments of our City Government, but we understand it is not the intention of your Commission to invade this field. We, therefore, very gladly endorse the scheme for the creation of a Commission on Congestion whose function shall be to prepare a report on the causes that have led up to the present congestion of population in New York and possible remedial legislation for its cure. We feel certain that such a Commission could do a valuable work."

## Preparing Maps and Plans.

Special attention is given to the preparing of maps and other drawings required in real estate transactions and the subdivision of properties, by Otto G. Lindberg, who started in business last December, and on account of increased business was obliged the first of February to take very much larger draughting offices at 9 Church st. He has every facility for making large and elaborate maps and makes a specialty of coloring maps and drawing diagrams. He has prepared a number of drawing exhibits for litigation purposes and counts among his clients a large number of real estate and development companies and several prominent mining and engineering concerns. He will open shortly a printing department on the roof of the building for making blue and black prints by the daylight process,

## COM. MURPHY'S IMPROVEMENTS.

How the Changes in Practice in the Tenement House Department Appeal to Architects—Comments of the President of the Society of Architects.

P RESIDENT BENJAMIN DRISSLER, of the Society of Architects, when interviewed at his office at 178 Remsen st, Brooklyn, in regard to the new rulings in the Tenement House Department, as published in the Record and Guide of April 9, said that he was willing to accept with grace the decisions of the Commissioner on those few suggestions from the Society which had not been accepted. The request for the rulings, emanating from his Society, had been conceived entirely within the intent of the law, and the letter and the spirit thereof. That the preparation of the long series of questions had involved hours of study was apparent to all concerned. The Commissioner must have found sound reasons for refusing to make permanent rulings on those to which he took exception. He might not have wished to cover any and all cases by granting these particular requests. If so, specific cases could be dealt with as occasion warranted.

"Take for example Question No. 48, a difficult problem and affected by many complications of law, or rather by the omissions of law.

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

"It would stretch the imagination considerably to realize that there might be insurmountable obstacles in the way of the man who wants to embellish his rear yard or view with a nice octagonal bay window or two, so as to place windows at the angles of such bays and materially increase the light and ventilation to rooms, besides providing a bit more attractive interior and exterior.

"Of course, in every other way the bays would be of sound construction, from the ground up, and there would be at least the legal yard depth beyond the extreme rear of bay. These bays might be some distance off the nearest rear yard court, or begin at the corner of building. They would never be more than three to four feet deep, figured from the rear straight line of building.

"Speaking for this Society, it must be apparent that its interests in affairs of the government and its laws are entirely unselfish, strictly professional, and manifest ability to assist the practical application of laws and provisions by the authority in charge.

"This Society is not in any sense antagonistic to any other society: as a matter of record, it is and has been of considerable assistance to other societies and is always willing to co-operate in matters of interest, both social and economic.

"We claim closer relation to the bulk of the vast building public and to housing problems than the more esthetic societies, and to be peculiarly fitted to sound the defects or advise on these matters.

"There is no reason why architects should not be members of two or more allied societies and become useful citizens, besides being artists; it would surely add a cog to the wheel of progress.

"It is surprising to know that there are hundreds of able architects practicing in the city who are not members of any organization which might improve their spiritual as well as material welfare; but they do exist and struggle, as many others did before them. It is the same old story: the survival of the fittest.

"Chicago has had its useful business organization amongst its great number of architects for some twelve years, and the policy of this business organization is directed by well-known architects of ability, who are also members of the A. I. A. It seems by the yearly report that the organization has become a power in the right direction for good government and good laws affecting city buildings and people's housing, it being the competent experienced authority to advise and direct."

#### SHOULD CURE MANY EVILS.

Mr. Charles H. Israels, of Israels & Harder, 31 West 31st st, secretary of the Municipal Art Society and a high authority on building laws, said:

"The trouble with the Tenement House Department in the past has principally been one of administration, as the architects found it impossible to obtain consistent rulings in relation to the methods and practices of the Department in the passage of plans and in the treatment of violations. Commissioner Murphy's answers to the questions submitted to him, as published in the Record and Guide, should go a long way towards curing these evils and should provide the basis of the reforms so necessary in the administration of this complicated Department."

## WILL STOP MANY ANNOYANCES.

Mr. Samuel Sass, of 23 Park Row, a very active architect in apartment house work, said: "I certainly think that they will constitute a much desired improvement in the practice of the Tenement House Department, in the matter of passing on applications, and will do away with many of the unnecessary and vexatious annoyances with which the architects have had to contend, and will also not only be the means of saving the architects considerable time and work but will also tend to save the Department examiners a large amount of unnecessary work.

"I think that we architects who have business with the Tenement House Department ought to be congratulated in having such a broad-minded man at the head of this Department; who evinces the intention of running the Department on a 'common sense' basis, instead of feeling himself bound by the many rules (some of which were utterly absurd) that were laid down by his predecessors."

## BETTER CONDITIONS IN THE BRONX.

Secretary Robetzek, of the Taxpayers' Alliance of the Bronx, said:

"It is the general opinion throughout the Borough of the Bronx, as expressed by delegates at the last meeting of the Alliance, that conditions in the Tenement House Department at the present time are much improved. Many of the frivilous objections that used to come from the Department have been entirely eradicated.

"Commissioner Murphy has from the very outset of his administration been endeavoring to come in close contact with the owners of real estate throughout the city. He has always given them every attention; and the violations that have been imposed have been more readily complied with because the owners all feel that under the new administration unjust violations have been eliminated.

"Many grievances are still coming to my attention, but they are of a trivial nature."

Mr. Charles H. Baxter, chairman of the executive board of the Property Owners' Association of the Twenty-Third Ward (Bronx), said:

"We have found that all tenement owners in this borough who act fairly, do not everlastingly find fault, are not abusive to those who are appointed to administer the law, and who show a disposition to comply with its provisions, are fairly treated, and we must admit that lately many improvements in administering the law have become apparent.

"We have no reason to find fault with the officers in charge of the branch up here, and as to Commissioner Murphy we have found him to be a fair man, with a disposition to interpert the law liberally, and we feel assured that hereafter tenement owners will not have so much reason to find fault as formerly.

"If the officers of that Department were not interfered with by committees composed, in the majority of cases, of men without practical experience, representing various so-called charitable organizations, and paid by such out of funds generally contributed to aid the poor, and if the officers of the Department were permitted to conduct the affairs of the Department in a business way, much unnecessary annoyance and trouble would be avoided."

Dr. Korn, President of the Harlem Property Owners' Association, said there had been remarkable change in the workings of the Tenement House Department, so far as the issuing of notices of trivial violations were concerned.

"Still," added Dr. Korn, "the cancellations of violations, when orders have been complied with, come very slowly as yet, and in this respect the Department practice needs to be improved.

"I have just brought to the attention of the Commissioner a matter in his plan department which I think is wrong and should be rectified at once, and that is that a Mr. Porter at the window of the Plan Department is receiving a salary from the city and at the same time is acting as a Notary, a public office created by the State, and is charging 25 cents for every affidavit in connection to any change or modification to any plan by anyone that is forced to make such change—and he keeps the money. Thus, he holds two public offices, receives two salaries and charges 25 cents for an affidavit when the law fixes the price at 12½ cents. This should be stopped at once."

## INSTRUCT YOUR EMPLOYEES.

There is a great deal that every employee in a real estate office should know, and every old broker knows at times how abysmal is the ignorance of many of the younger members of his force. It takes time and a natural aptitude to instruct them in the proper methods of doing business. The Realty Records Co. does this for you in a little pamphlet mailed free on application entitled "Methods of Making Money On Manhattan Real Estate."

HUNT BUSINESS.—It will not come to you. The publications of the Record and Guide and The Realty Records Co. point out the game to you, and if you know how to use ammunition which we give you, it will mean commissions for you. It is impossible to estimate the advantages these two companies have conferred on the real estate fraternity.

# MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners. They Mean the Expenditure of a Large Amuont of Money.

## HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY. Monday, April 25.

ST. NICHOLAS PARK-From Hamilton terrace to 141st st; 2 p. m. MAGENTA ST-From White Plains road to Colden av; 10 a. m. ROSEDALE AV-From Westchester av to West Farms road;

11.45 a. m WEST 177TH ST-From Amsterdam av to Riverside Drive;

2 p. m. WEST 174TH, 175TH AND 176TH STS-From Aqueduct av to Undercliff av; 11 a. m. ZEREGA AV-From Castle Hill av to Castle Hill av; 1 p. m.

GARRISON AV-From Leggett av to Longwood av; 2 p. m.

GUN HILL ROAD-From Jerome av to Mosholu Park North; 11.30 a. m.

NORTHERN AV-North of 181st st; 3.30 p. m.

Tuesday, April 26. WEST 178TH AND 179TH STS-From Haven av to Buena Vista 3 p. m. av:

BRONX ST-From East 177th st to East 180th st; 11.30 a. m. BENSON AV-From West Farms road to Lane av; 1 p. m.

TAYLOR ST-From East River to Westchester av; 3 p. m.

MT. OLIVET AV (Queens)-From Flushing av to Metropolitan av; 3 p. m.

Wednesday, April 27.

BEEBE AV (Queens)-From Jackson av to Van Alst av; 3 p. m. WEST 178TH AND 179TH STS-From Haven av to Buena Vista av; assessment; 3 p. m.

UNNAMED ST-At Boscobel pl, from Aqueduct av to Undercliff av: 10 a. m.

FOX ST-From Leggett av to Longwood av; assessment; 2 p. m. 4TH AV-From Monroe av to Tompkins av; 3 p. m.

Thursday, April 28.

STUYVESANT PL-From the U.S. Government Light House prop-erty to Weiner pl; 1 p. m.

16TH ST (Queens)-From Broadway to Mitchell av; 3 p. m. EMMA ST (Queens) -- From Flushing av to William st; 2 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL,

258 BROADWAY.

Monday, April 25.

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.

15TH TO 18TH ST, NORTH RIVER-Claimant's proof of value;

2 p. m. Tuesday, April 26. FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a.m.

Wednesday, April 27.

15TH TO 18TH ST, NORTH RIVER-Claimant's proof of value; 2 p. m.

p. m. Thursday, April 28. FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m. PIERS 32 AND 33—Claimant's proof of value; 2 p. m. LOOP 5, RAPID TRANSIT—City's proof of value; 11 a. m.

Friday, April 29.

15TH TO 18TH ST, NORTH RIVER-Claimant's proof of value; 2 p. m.

### PUBLIC SERVICE COMMISSION, 154 NASSAU ST. MONDAY, APRIL 25TH.

CITY OF NEW YORK AND CRANFORD COMPANY-"Arbitration of Determination of Henry B. Seaman, Chief Engineer," 10:30 a. m.

CONEY ISLAND AND BROOKLYN RAILROAD COMPANY. -- "Application for approval of issue of \$462,000 additional bonds"; Commissioner Bassett; 2:30 p. m.

FRIDAY, APRIL 29TH.

CITY OF NEW YORK AND J. B. MCDONALD CONTRACT-ING COMPANY-"Arbitration of determination of Henry B. Seaman, Chief Engineer"; 11 a. m.

## AUTHORIZATION FOR IMPROVEMENTS.

The Board of Estimate has approved and authorized construction work for the following local improvements:

## MANHATTAN.

MANHATTAN. HAVEN AV.-Haven av, from Fort Washington av to the summit north of West 171st st; West 169th st, from Fort Washington av to Haven av; West 170th st, from Fort Washington av to Haven av, together with an outlet sewer through an easement located.near West 169th st and extending from Haven av to Riverside Drive. Preliminary work authorized Feb. 25, 1910. Expenditures, \$156.38. Proposed contract time, 300 days. Estimated cost, \$24,200. WEST 213TH ST.-Paving with asphalt block, curbing and recurb-ing West 213th st, from 10th av to Broadway. Preliminary work authorized March 11, 1910. Expenditures, \$41.87. Proposed con-tract time, 30 days. Estimated cost, \$5,000. WEST 190TH ST.-Regulating and grading West 190th st, from St. Nicholas av to Wadsworth av. Preliminary work authorized Dec. 3, 1909. Expenditures, \$48.96. Proposed contract time, 40 days. Estimated cost, \$7,300.

### BRONX.

DALY AV.—Paving with asphalt block, and curbing where neces-sary, Daly av, from East 176th st to East 177th st. Preliminary work authorized March 11, 1910. Expenditures, \$13.75. Proposed contract time, 30 days. Estimated cost, \$9,900.

## 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 17, 1910.

## BRONX.

BRONX. BOSTON ROAD.—Paving with asphalt blocks, Boston road, from East 177th st to Bronx Park, and curbing where necessary. Area of asessment: Both sides of Boston road, from 177th st to Bronx Park, and to the extent of one-half the block at the intersecting sts. WILKINS PL.—Paving with asphalt blocks and curbing Wilkins pl (av), from Intervale av to Boston road. Area of assessment: Both sides of Wilkins pl, from Intervale av to Boston road, and to the extent of one-half the block at the intersecting sts. BERDY AV. Bogulating concentration of the start of the start of the block at the intersecting sts.

The brock at the intersecting sts. PERRY AV.—Regulating, reregulating, grading, regrading, curb-ing, flagging, laying crosswalks, building approaches and placing fences in Perry av, between Mosholu Parkway North and Woodlawn road. Area of assessment: Both sides of Perry av, from Mosholu Parkway North to Woodlawn road, and to the extent of one-half the block at the intersecting sts.

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 Sec-retary at the office of the Board, 320 Broadway, on or before May 24, 1910:

## Borough of Manhattan.

NORTHERN AV.—Regulating, grading, curbing and flagging Northern av Extension, from a point 774 ft. north of 181st st to Fort Washington av, and constructing necessary retaining wall and guard rail. Area of assessment: Both sides of Northern av, from East 181st st to Fort Washington av, and to the extent of one-half the block at the intersecting streets.

## Borough of the Bronx.

SOUTHERN BOULEVARD.—Paving, repaving and curbing South-ern Boulevard, from the Boston road to the northerly line of the property of the St. John's College. Area of assessment: Both sides of the Southern Boulevard, from Boston road to the lands of St. John's College, and to the extent of one-half the block at the intersecting streets.

## FRANCHISE MATTERS.

### PUBLIC HEARINGS.

PUBLIC HEARINGS. The 42d St. Manhattanville & St. Nicholas Av Railway Co. pro-poses to extend its road for the purpose of substituting for the stub-end terminal on Manhattan st a new terminal loop, by the construction of an extension from the present terminus by a double track southerly in and along 12th av to West 129th st, and thence easterly along West 129th st by a single track to the point of connection with its main line on Manhattan st. The company has made application for the grant of a franchise or right to construct, maintain and operate said extension, by an underground current of electricity. The Board of Estimate and Apportionment has set Friday, the 29th day of April, 1910, at 10.30 o'clock in the forenoon, and Room 16 in the City Hall, as the time and place when and where such petition shall be first considered, and a public hearing be had thereon, at which citizens shall be entitled to appear and be heard. be heard.

## COMMISSIONERS OF ESTIMATE.

REPORTS COMPLETED.

BAKER AV.—The commissioners appointed to acquire title to the lands required for the opening and extending of Baker av, from Baychester av to the city line, Borough of the Bronx, have com-pleted their supplemental and amended estimate of damage. Ob-jections must be presented on or before May 9, at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 28.

to the Supreme Court June 28. BROOME ST.—The commissioners of appraisal appointed to ac-quire permanent easement and right of way for the construction of a rapid transit railroad under premises at the northeast corner of Broome st and Cleveland pl, have filed their second and final re-ports in the office of the County Clerk. The report includes and affects the parcel designated upon the map accompanying said re-port as lot No. 40, block 481, section 2, and further shown upon said map by the street number 398 Broome st. Notice is further given that said reports will be presented for confirmation to the Supreme Court at a Special Term on the 2d day of May, 1910, A motion will be made that the said first separate and said second separate and final report be confirmed. CYPRESS AV.—The commissioners of estimate appointed to ascer-

and said second separate and nual report be confirmed. CYPRESS AV.—The commissioners of estimate appointed to ascer-tain the compensation which should be made for the discontinuance and closing of Cypress av, between the northerly line of the prop-erty of the Harlem River & Port Chester R. R. and the Bronx Kills, in the 23d Ward, Borough of the Bronx, have completed their esti-mate and assessment. Objections thereto must be presented on or before May 6, at the office of the commissioners, 90 West Broadway, Final reports will be presented to the Supreme Court June 9. MATHEWS AV.—The commissioner appointed to court june 19.

MATHEWS AV.—The commissioners appointed to acquire title to the lands required for the opening and extending of Mathews av, from Burke av to the Boston road, in the 24th Ward, Borough of the Bronx, have completed their estimate of damage. Objections thereto must be presented on or before May 6 at the office of the com-missioners, 90 West Broadway, Final reports will be presented to the Supreme Court June 9. the Supreme Court June 9.

JEROME AV.-JEROME AV.-The commissioners appointed to acquire title to the lands required for the opening and extending of Jerome av (although not yet named by proper authority), on its easterly side, from Cameron pl to East 184th st, in the 24th Ward, Borough of the Bronx, have completed their estimate of damage. Objections thereto must be presented on or before May 7, at the office of the commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court July 12.

## ASSESSMENTS DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the fol-lowing 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.

ANDERSON AV.—Sewer, between 164th st and Shakespeare av. Area of assessment: Both sides of Anderson av, from 164th st to Shakespeare av; both sides of 167th st, both sides of 166th st, both sides of 165th st, and north side of 164th st, between Woodycrest and Anderson avs, including lots Nos. 12, in block 2509, 44 and 441<sub>2</sub>, in block 2508. Due June 13. MANHATTAN.

JUMEL PL.—Paving and curbing, from 167th st to Edgecombe road. Area of assessment: Both sides of Jumel pl, from 167th st to Edgecombe road, and to the extent of half the block at the in-tersecting sts. Due June 13.

DUE AND PAYABLE. The Comptroller gives notice to all persons affected by the fol-lowing assessments, which were confirmed April 19, that the same are now due and payable. Unless paid on or before June 18 interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

## Manhattan.

EMERSON ST.—Sewer, between Vermilyea av and summit east. Area of assessment: Both sides of Emerson st, between Vermilyea av and Sherman av.

9TH AV.—Sewer, between 210th and 215th sts, and between 218th st and Broadway. Area of assessment: Both sides of 9th av, be-tween 210th and 215th sts; both sides of 211th st, 212th st, and north side of 213th st, from 9th to 10th avs, and both sides of 9th av, from 218th st to Broadway; both sides of Broadway, between 219th st and 9th av; both sides of 219th st, 220th st and Isham st, between 9th and Seaman avs.

212TH ST.—Sewer, between Harlem River and Broadway. Area f assessment: Both sides of 212th st, from Broadway to Harlem River

SHERMAN AV.—Sewer in Sherman av, between 10th av and Emerson st, and between Dyckman st and Broadway; in ISHAM ST, between Broadway and 10th av, and in EMERSON ST, between Post av and summit west of Sherman av. Area of assessment: Both sides of Sherman av, between Dyckman st and Broadway, and be-tween Emerson st and Tenth av; both sides of Sickles st, Arden st and Thayer st, between Broadway and Sherman av; both sides of Emerson st, between Vermilyea av and Post av; both sides of Isham st, from Broadway to 10th av, and both sides of Vermilyea av, be-tween Emerson st and 211th st.

#### Bronx.

NELSON AV.—Sewer, between Boscobel av and Featherbed lane. Area of assessment: Both sides of Nelson av, from Boscobel av to Featherbed lane; west side of Shakespeare av, extending about 375 ft. southerly from West 172d st; south side of 172d st, between Nelson av and Shakespeare av.

## VYSE ESTATE PROPERTY OWNERS.

The regular meeting of the members of the Vyse Estate Property Owners' Association was held at their new quarters, northwest corner of Southern Boulevard and Home st, on Saturday evening last, April 16. In the absence of the president, the chair was occupied by Mr. William Stevens.

The committee appointed at the last meeting of the association to look into the matter of new plans of assessments for repavement, as suggested by President Miller, reported, approving such plans, and the recommendations of the committee were adopted.

A committee appointed at the last meeting to investigate Professor Boyes' mono-rail system reported that the matter was being taken up with Professor Boyes, and that the committee will submit a complete report in the near future.

A letter received from President Miller in regard to repavement of Vyse av, was read and the same stated that the matter was being given his close attention, and that the Local Board and the Board of Estimate and Apportionment have this matter before them, and with all likelihood the same will be completed within the next few months.

A special committee consisting of Mr. Robitzek, as chairman, Messrs. Franz Kiesling, Hennesey and Baumann, was appointed to arrange for a public meeting to be held on the evening of May 21 at the new quarters of this association, and to arrange for refreshments to be served following the public This committee has already invited President Miller, meeting. Senator Schultz, Assemblyman Garfind, Alderman Herbst, William Gill, Esq., Commissioner Whittie, Chief Engineer Gilespie, Col. Goulden, President J. Harris Jones, of the North Side Board of Trade, President Cokeley, of the Taxpayers' Alliance, and Commissioner Eustis.

#### A. R. BAUMANN, Secretary. RAPID TRANSIT MATTERS.

The committee on Rapid Transit, of which Mr. Robitzek is chairman, submitted the following report. All the recommendations were adopted:

1. During the first week in May a public hearing will be held by the Board of Estimate and Apportionment and the Public Serv-ice Commission for the purpose of giving all sorts of civic organiza-tions and individuals as well an opportunity to be heard on the matter of the formal contract to be awarded to successful bidders for the subway construction of the Broadway-Lexington av route. Your committee recommends that this association go on record

in favor of alternative contract, permitting the successful bidder to construct, or to construct and operate, the proposed routes. This will prevent a repetition of what occurred a few years ago when subway routes were advertised and there were no bidders be-cause of the hard and fast rules that were adopted in that contract. Construction of the Broadway-Lexington av route will greatly en-hance the value of property in this vicinity, and it is to our purpose and benefit to see that the route is constructed and operated at the earliest opportunity.

earliest opportunity Pursuant thereto, thereto, your committee makes the above recommendation

Pursuant thereto, your committee makes the above recom-mendation: 2. In discussing the transit questions in general, Commissioner Eustis, representative from this borough on the Public Service Commission, stated that the people of Brooklyn and Queens receive more attention from the commission than the Bronx, because the people of the Bronx are not united, while in Brooklyn and Queens the one section helps the others, and in the Bronx there seems to be a lot of sectional jealousy. It is important for the several associations in the Bronx to con-sider well the statement of Commissioner Eustis, and in the future endeavor to prevent this sectional jealousy which he speaks of. As far as this association is concerned, they have always been ready and willing to assist any other associations in any other neighborhood in securing rapid transit for their section. For the present it is recommended that no agitation be begun in any section of the borough which would defeat the early con-struction of the Broadway-Lexington av route. 3. Senator Schultz, of this district, has introduced a bill which would in its effect reduce the fare on the New York & New Haven to five cents within the city limits. We are interested in this bill to the extend of the station of the Harlem Branch of the New York & New Haven which is in our midst; and the committee recom-mends that the bill be favored and that the committee be empow-ered to communicate with Senator Schultz accordingly. 4. The construction of an escalator on the West Farms station and one on the new Intervale av station is progressing rapidly, and your committee deems it advisable at this time to again petition for an escalator at Freeman st. A. R. BAUMANN, Secretary.

## ACTION ON COURT HOUSE DEFERRED.

MAYOR GAYNOR EXPECTS A LARGER REVENUE FROM HIGHER ASSESSED VALUE ON REAL ESTATE.

Mayor Gaynor announced at yesterday's meeting of the Board of Estimate that action as to the site for a new court house would be deferred until the beginning of the fiscal year on July The Mayor also intimated that the equalizing of the assess-1. ment rolls will result in a decided increase of the assessed valuation of real estate.

Mr. Morgan J. O'Brien, Chairman of the Court House Board, submitted to the Board of Estimate a report relative to proposed sites for the court house. City Hall Park is the site still favored by the board. After Mr. O'Brien had stated his views the Mayor said:

"I understand that you favor the site here in the park on financial grounds. We will consider your recommendation on that score, but it may be that the financial embarrassment which now seems to prohibit the acquiring of any other site may be removed. The fiscal year begins on July 1 and it may be that the equalizing of the assessment rolls will relieve the shortness of funds. If the values we get from the Tax Commissioners do away with such a narrow borrowing margin we may not be restricted any longer by the consideration of cost. A committee will probably be appointed to work with you when this matter is decided."

The Mayor added that the City Hall site is preferable to any other, as the cost of land would not have to be considered. Should the expected increase in revenue from next year's real estate taxes permit the administration to appropriate funds for the purchase of land the City Hall site will no longer be the most desirable.

## SOME MORTGAGE LOANS.

Wm. A. White & Sons have placed for William N. Heard a loan of \$200,000 at 5 per cent. for five years on the 9-story and basement apartment hotel, 70 and 72 West 46th st; also for Minnie A. Blanchard \$75,000 at 41/2 per cent. for five years on the property southeast corner of William and Ann sts; for Meyer Auerbach \$70,000 for five years on the S-sty fireproof loft building 7 Great Jones st; for the Realty Holding Co. a loan of \$240,000 at 5 per cent. for five years on the 12-sty fireproof loft building 40 and 42 West 27th st, and a building loan of about \$150,000 at 6 per cent. for one year on the property 143 and 145 West 20th st, on which a 12-sty loft building is to be erected for the owners, the Eugatnom Realty & Construction Co; for the Maxlow Realty Co. a loan of \$50,000 at 41/2 per cent. for a term of years on the 7-sty loft building at the northeast corner of Varick and Laight sts; a loan of \$50,000 for five years on the 6-sty business building at the northwest corner of Hudson and Beach sts; for Isaac Sokolski four loans aggregating \$139,500 for five years on the block front west side of Lexington av, 130th to 131st sts, four 6-sty apartment houses; for Harriet and Sophie Cohen a loan of \$41,000 for three years on the 6-sty apartment house at 22 and 24 West 100th st; for Charles F Coy \$56,000 for five years on the two 5-sty buildings 1303 and 1305 Amsterdam av, and a loan of \$110,000 for a term of years on the 6-sty building 7 and 9 Leonard st, running through to 155-159 Franklin st; also a loan of \$150,000 on 35 acres of vacant property on Westchester av, in the 24th Ward, Borough of the Bronx.

Manhattan

April 23, 1910

## HE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, and 203 Montague St., Brooklyn

\$3,000,000 Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

## VOLUNTARY AUCTION SALES.

7

892

BRYAN L. KENNELLY.

 BRYAN L. KENNELLY.

 April 25.

 50th st, No 24 W, s s, 365 w 5th av, 16x100.5,

 4-sty stone front dwelling.

 85th st, No 318 W, s s, 191.8 w West End av,

 16.8x102.2, 3-sty. brk and stone dwelling.

 Amsterdam av, No 1270, w s, 47 s 123d st, 27x

 100, 5-sty brk tenement and stores.

 117th st, No 55, n s, 205 e Lenox av, 26x100.11,

 5-sty brk tenement.

 71st st, No 221, n s, 288.10 e 3d av, 21.1x102.2,

 4-sty brk and stone tenement.

 82d st, n s, 110 e 5th av, 50x102.2, vacant.

 82th st, s s, 102 e 5th av, 97.9x100.8, vacant.

 JOSEPH P. DAY.

 April 26.

 40th st, No 455, n s, 140 e 10th av, 20x98.9,

April 26. April 26. 40th st, No 455, n s, 140 e 10th av, 20x98.9, 4-sty brk tenement. 3d av, n w cor 182d st, 65.6x102.11, vacant. East Broadway, No 109, bet Pike and Market sts, 23.2x75, 3-sty brk dwelling. 10th av, Nos 469 to 501, n w cor 36th st, 74.1x 100, three 4-sty brk tenements. 36th st, Nos 505 to 509 W, 75x98.9, three 3 and one 4-sty brk and frame buildings. 10th av, Nos 463 to 467, s w cor 36th st, 74.1x 100, four 3-sty brk tenements. Spuyten Duyvil Parkway cor Independence av, 9 1-3 lots with dwelling. 5th av, No 2148, 4-sty stone front dwelling. 11th av, No 675, w s, 75.3 s 49th st, 25.1x100, 4-sty brk tenement and stores. 48th st, No 402, s s, 75 e 1st av, 25x75.4, 5-sty brk tenement and stores. 66th st, No 227, n s, 400 w Amsterdam av, 25x 100.5, 5-sty brk tenement and store. BRWAN L. KENNELLY.

BRWAN L. KENNELLY. April 27. Madison av, No 1523, e s, 50.11 s 104th st, 16.8 x70, 3-sty brk and stone dwelling. 88th st, No 339, n s, 100 w 1st av, 25x100.8, 5-sty brk tenement. 1st av, Nos 1701 & 1703, n w cor 88th st, 50.8 x100, 3-sty brk tenement and stores. 81st st, Nos 526 & 528, s s, 223 w Av B, 50x 102.2, 6-sty brk tenement and stores. 2d av, No 1713, w s, 25.8 s 89th st, 25x100, 5-sty stone front tenement and store. 232d st, n s, abt 331.9 e White Plains rd, 50x 114, vacant, Wakefield. 229th st, n s, abt 155.9 e 5th av, 100x114, va-cant, Wakefield. JOSEPH P. DAY

JOSEPH P. DAY. April 28. 36th st, No 559, n s, 125 e 11th av, 25x98.9, vacant.

## ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St, except as elsewhere stated.

April 23. No Legal Sales advertised for this day.

- April 25.
- April 25. 1st av, No 848, e s, 50.11 n 47th st, 25x80, 5-sty brk tenement and store. J G Wm Pilgrim agt Sarah Baker et al; Henry F Lippold, att'y, 61 Park Row; Nathan A Smyth, ref. (Amt due, \$15,334.40; taxes, &c, \$814.53.) By Joseph P Day. 8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day. Day
- Mort recorded Aig 28, 1902. By Joseph P Day. April 26. West End av, No 910, e s, 80.9 s 105th st, 20.2 x100, 4-sty and basement stone front dwell-ing. Samuel A McGuire agt Emily M Kal-loch et al; Flannigan & Erskine, att'ys, 52 Wall st; Adam Wiener, ref. (Partition.) By Samuel Goldsticker. Lenox av, No 22, e s, 33.11 n 111th st, 33.6x 100, 7-sty brk tenement. Henry H Jackson et al agt Caroline Uhlig et al; Stephen H Jackson, att'y, 106 Lexington av; Herman Jo-seph, ref. (Amt due, \$77,751.04; taxes, &c, \$1,308.62.) Mort recorded June 28, 1905. By Joseph P Day. 9th st, No 720, s s, 258 e Av C, 25x93.11, 5-sty brk tenement and store and 1-sty brk build-

- ing in rear. Katharina Pullmann et al exrs, &c, agt Hartman Vaupel et al; Bouvier, Dugro & Doyle, att'ys, 141 Broadway; Louis C Raenger, ref. (Partition.) By Samuel Goldsticker.
  133d st, Nos 503 & 505, n s, 100 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Francis J Kuerzi agt Carmine Altieri et al; Furst & Furst, att'ys, 215 Montague st, Brooklyn; Samuel D Levy, ref. (Amt due, \$9,564.15; taxes, &c, \$766.85; sub to two prior morts agregating \$42,000.) Mort recorded April 1, 1908. By Joseph P Day.
  20th st, No 110, s s, 131.8 e Park av, 20.10x 100.10, 4-sty stone front tenement. Anne Monaghan agt Chambers st; Wm A Mcogaid, ref. (Amt due, \$3,793.86; taxes, &c, \$218.14; sub to a prior mort of \$4,500.) Mort recorded Ot 7, 1904. By Joseph P Day.

## April 27.

- Quale, ref. (Amt due, \$3,793.8c, taxes, ec, style, 14; sub to a prior mort of \$4,500. Mort recorded Oct 7, 1004. By Joseph Play.
  Duration of the style of the style

April 28, Clinton st, No 93, w s, 175 s Rivington st, 25x 100, 5-sty brk tenement and stores. Sheriff's

## AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 22, 1910, at the New York Real Es-Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the prop-erties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales. •Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

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EDGAR J. LEVEY President JOHN D. CRIMMINS, Vice-Presidents. CLINTON R. JAMES, Vice-Presidents. CYRIL H. BURDETT, Secretary CHAUNCEY H. HUMPHREYS, Asst. EDWIN A. BAYLES, Sec'ys. WILLIAM N. HARTE, Treasurer Hon. ABRAHAM R. LAWRENCE, Counsel

## HOMAS DIMOND

All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET Works: { West 33d Street NEW YORK West 32d Street Tel., 1085 Murray Hill

- Works: {West 32d Street Tel., 1085 Murray Hill
  sale of all right, title, &c, which Lena Koransky had on Feb 23, 1909, or since; Maurice Lefkowitz, att'y, 90 West Broadway; John S Shea, sheriff. By Daniel Greenwald.
  Simpson st, No 1141, w s, 146.8 n 169th st, 25x74.11, 2-sty frame dwelling. Cyrus Hitch-cock agt Mary T Learny et al; Herbert S Ogden, att'y, S2 Beaver st; Frederick L Taylor, ref. (Amt due, \$2,270.76; taxes, &cc, \$686.92.) Mort recorded Aug 4, 1899. By Joseph P Day. Audubon av, Nos 11 to 17 on map Nos 11 to 15 166th st, Nos 518 to 522.
  s e cor 166th st, 70.3x100x83.5x95, two 6-sty brk tenements and stores on corner. Jacob Wener et al agt Louis M Cahn et al; Wolf & Kohn, att'y; Jacob A Cantor, ref. (Amt due, \$2,471.00.) Mort recorded July 27, 1905. By Joseph P Day.
  38th st, Nos 10 to 20, s s, 120 w 5th av, 125x 99.11, three 6-sty brk tenements. Jacob Wener et al agt Joseph Jacobson et al; Wolf & Kohn, att'ys; Jacob A Cantor, ref. (Amt due, \$24,751.26; taxes, &cc, \$1,006.82; sub to three and July 27, 1905. By Joseph P Day.
  38th st, Nos 10 to 20, s s, 120 w 5th av, 125x 99.11, three 6-sty brk tenements. Jacob Wener et al agt Joseph Jacobson et al; Wolf & Kohn, att'ys; Jacob A Cantor, ref. (Amt due, \$24,751.26; T.2-sty frame dwelling. Frederick 100, 00, 1137, w s, 403.10 s Home st, 25x 125.2x25x126.7, 2-sty frame dwelling. Frederick 141, att'y, 64 William st; Adolph Stern, ref. (Amt due, \$3,347.11; taxes, &c, \$273.54.) Mort recorded July 24, 1902. By James L Wells.
  Moffman at William Wainwright et al; Ernest Half, att'y, 64 William st; Adolph Stern, ref. (Amt due, \$3,347.11; taxes, &c, \$273.54.) Mort recorded July 24, 1902. By James L Wells.
  Mortmans th No 2410, es, 7.77 n 187th st, 16.87
  Mampden Dougherty, att'y, 27 William st; Molph Stern, ref. (Amt due, \$5,347.11; taxes, &c, \$14.35.0 Mort recorded March 14, 1907. By Joseph P Day.
  Mite Plains rdin w cor Reiss pl 100.9x107.1x100
  Meiss pl 11, 10, Wastefiel

## April 29.

- April 30. No Legal Sales advertised for this day. May 2. 48th st, No 367, n s, 125 e 9th av, 15x100.5, 5-sty brk tenement. Christian G Euler et al exrs agt George Nicholas et al; Wm D Leonard, att'y, 165 Broadway; Emanuel Eschwege, ref. (Amt due, \$15,727.40; taxes, &c, \$472.64.) Mort recorded June 2, 1903. By Samuel Marx. 8th av, No 750 | n e cor 46th st, 25.5x100. 46th st, No 249| 8th av, No 752 | e s, 25.5 n 46th st, 25x100. 46th st, No 247, n s, 100 e 8th av, 25x100.5. 6-sty brk office and store Building. Thomas W Jones agt Metropolitan Mercantile & Realty Co et al; John F Forrester, att'y, 346 Broad-way; John S Shea, sheriff. (All right, title, &c, which Deft, had on Oct. 23, 1909, or since.) By Daniel Greenwald.

Notice is hereby given that infringement will lead to prosecution.

Conveyances

**RECORD AND GUIDE** 

## PARISH, FISHER & CO.

On Premises. William st, Nos 80 & 82 e s, block front between Maiden Lane and Lib-Maiden Lane erty st, 72.8x32.7x61.11x25.7, 12-sty office build-Liberty st (Special master's sale.) Adj to May 4.—

SAMUEL MARX. \*Monroe st, No 294, on map Nos 294 and 296, s s, 264.2 w Corlears st, 37.2x97.10x37.1x97.10, 6-sty brk tenement and stores. (Amt due, \$6,-406.93; taxes, &c, \$975; sub to a mort of \$39,000.) Leon Tuchmann.

WM. KENNELLY, JR. 7th st, No 48, s s, about 340 e Columbus av, 20x100, 4-sty stone front dwelling. (Voluntary.) Adj sine die...... CHARLES SHONGOOD.

J. H. MAYERS.

\*73d st, No 231, n s, 175 w 2d av, 25x102.2, 5-sty stone front tenement. (Amt due, \$7,755; taxes, &c, \$50; sub to a first mort of \$15,000.) Benjamin Ehrman ......20,231

 Total
 \$2,948,021

 Corresponding week, 1909
 2,379,319

 Jan. 1st, 1910, to date.
 24,539,256

 Corresponding period, 1909
 23,051,677

225 REAL ESTATE RECORDS

SR

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.

## CONVEYANCES

April 15, 16, 18, 19, 20 and 21.

(No. 121.)

## BOROUGH OF MANHATTAN.

- Allen st, No 191 w s, 150 n Stanton st, 25x87.6, 5-sty brk tene-ment and store. Joseph L B Mayer to Nathania S Anspacher. Mort \$22,500. Nov 19, 1909. Apr 15, 1910. 2:417-25. A \$18,500-\$33,000. other consid and 100 Same property. Nathania S Anspacher to Isaac S Heller. Mort \$22,500. Nov 24, 1909. Apr 15, 1910. 2:417. other consid and 100 Baxter st, No 148, w s, abt 160 s Grand st, 21.3x71x22x68.6, 5-sty brk loft and store building. Max Ilzhoefer to Wm J Oberdorfer. Mort \$15,000. Apr 20, 1910. 1:235-18. A \$12,000-\$17,000. other consid and 100 Beekman st, No 67, s s, 49.6 e Gold st, 25.6x81.4x20.4x84.9, 5-sty stone front loft and store building. Henrietta S Norris widow to Mary D H Bennett. Q C given to release from the lien of an annuity. Apr 20. Apr 21, 1910. 1:94-20. A \$21,300-\$32,000. Nom
- Clarkson st, n s, extending from Albany av to Utica av, Brooklyn, as now used for State Hospital purposes under lease from City of N Y and as a Potter's Field by said City (city property. Agreement and contract to exchange for Lands and buildings on Randall's Island, with all title to sunken meadow in East River adjacent to said Randall's Island (State property)
- property)

property). The People of State of N Y acting by Dennis McCarthy et al, the Commission appointed by the Governor, with The Society for the Reformation of Juvenile Delinquents of the City of N Y and The City of N Y. Jan 29, 1908. Apr 21, 1910. Chrystie st, No 85, w s, abt 150 n Hester st, 24.11x100x25x100, 6-sty brk tenement and store. Lena Baum to Rebecca Baum. Apr 18. Apr 19, 1910. 1:304-30. A \$21,500-\$41,000. other consid and 10 exch

other consid and 100 a a manufacture of

The tout of these nee

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.

Sth.—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.

- Carmine st, Nos 54 to 58 | s e cor Bedford st, 45x80, 6-sty brk Bedford st, Nos 52 and 30 | tenement and stores. Abraham Levin-stein et al to Stephen J Peirano and Bartholomew Sbarboro. Morts \$57,500. Apr 19. Apr 21, 1910. 2:527-53. A \$30,000-\$72,000. other consid and 100 Chambers st, No 121 |Power of attorney. Frederic E Gibert of Reade st, No 103 | Biarritz, France, to Chas N Harris. Nov 10, 1909. Apr 15, 1910. Cherry st, No 234, n's, 51 e Pelham st, 25.6x100, 6-sty brk tenement and stores. FORECLOS. (Apr 6, 1910) Albert Falck (Ref) to Morris Levy. Mort \$24,000 Apr 7. Apr 15, 1910. 1:255-15. A \$14,000-\$32,000. 5,500 Christopher st, Nos 114 and 116, s s, S5.2 e Bedford st, runs s e along st, 50.10 x s 97.10 x w 32.3 x n 8.9 x n w 18 x n 95.8 to beginning, 6-sty brk tenement and stores. Samuel Rodt et al to Arieanna M Kahn. Mort \$48,000. Apr 12. Apr 15, 1910. 2:588-48. A \$33,000-\$60,000. other consid and 100 Columbia st, No 77, w s, 80 n Rivington st, 20x49.9, 5-sty brk tenement and store. FORECLOS. (Mar 22, 1910.) Manfred W Ehrich (Ref) to Hendretta Krugman. Morts \$12,400, taxes, &c. Mar 30. Apr 15, 1910. 2:334-31. A \$9,500-\$15,000. 100 Crosby st, No 49, e s, 187.4 n Broome st, 25x100, 6-sty brk loft and store bldg. Wilgro Realty Co to John H Scudder of State of N J. Mort \$45,000. Apr 18. Apr 19, 1910. 2:482-5. A \$25,-000-\$46,000. other consid and 100 Eldridge st, No 220, e s, 25 s Stanton st, 24.6x88.7, 5-sty brk
- 000-\$46,000. other consid and 100 Eldridge st, No 220, e s, 25 s Stanton st, 24.6x88.7, 5-sty brk tenement and store. Harris Schwartz et al to Annie Silverman. Mort \$29,500. Mar 14. Apr 15, 1910. 2:416-13. A \$20,000 -\$32,000. other consid and 100 East Broadway, No 173, s s, about 130 e Rutgers st, 26x100, 4-sty brk tenement and store and 5-sty brk loft bldg in rear. Dora, wife Morris Denbosky to The Forward Association, a corpn. Mort \$20,000. Apr 15. Apr 16, 1910. 1:284-24. A \$31,000 -\$40,000. coher consid and 100 East Broadway, No 113, s s, abt 50 w Pike st, 23.2x85, 4-sty brk tenement. John Staudt, EXR and TRUSTEE Joseph Huber to Fredk W Huber. ½ part. Mort \$8,000. Apr 20, 1910. 1:282-21. A \$19,000-\$25,000. 11,000

that informant will lead to prosecution

Fletcher st, Nos 36 to 40, on map Nos 34 to 40, n s, 75.5 w Sc st, runs n 29.8 x w 0.8 x n 32.5 x w 43 x s 31.4 x w 27.3 31.8 to st, x e 69.2 to beginning, with all title to land at corner and lying w of 5th course, and n of 6th course, be 17.10 on n and s s, and 24.8 on e and w s, 10 sty brk fact Thatcher M Brown to Waterman Building Co. Mar 30. 18, 1910. 1:72-11. A \$21,000-\$75,000. other consid an factory Apr

Conveyances

- 18, 1910. 1:72-11. A \$21,000-\$75,000. other consid and 100
  Forsyth st, No 206, e s, 150 s Houston st, 25x100, 5-sty brk tenement and store and 3-sty brk factory in rear. Mary Weiser to Joe and Michael Weiser, Dora Ray, Samuel, Jacob and Moses Weiser, all of New York and Sarah Nackoffich of Providence, R I. Mort \$22,350 and all liens. Dec 24, 1909. Apr 15, 1910. 2:422-43. A \$19,000-\$28,000. other consid and 100
  Grand st, Nos 26 to 32 | n w cor Thompson st, 100x100, three Thompson st, Nos 21 to 25 | 6-sty brk tenements and stores. Mar-tin Engel to Philip Krauss. Morts \$150,250. Mar 28. Apr 21, 1910. 2:476-45. A \$82,000-\$185,000. other consid and 100
  Grand st, Nos 26 to 32 | n w cor Thompson st, 100x62, two 6-on map Nos 26 to 32 | sty brk tenements and stores. Philip Thompson st, Nos 21 and 23 | Krauss to Tillie Wacht. Morts \$90,-500. Apr 21, 1910. 2:476-part lot 45. A \$-w cor Thompson st, 100x62, two 6-on map Nos 42 and 44, s s, 83 w Bleecker st, 42x100, two 3-sty and basement brk dwellings. Pincus Lowenfeld et al to John H Bodine. Apr 18. Apr 19, 1910. 2:588-18 and 19. A \$19,000 -\$25,000. nom

- H Bodine. Apr 18. Apr 19, 1910. 2:588–18 and 19. A \$19,000 -\$25,000. nom Same property. John H Bodine to Pincus Lowenfeld and William Prager. Mort \$23,000. Apr 18. Apr 19, 1910. 2:588. nom Goerck st, No 125, w s, 75 n Stanton st, 21x100, 3-sty brk tene-ment and store and 6-sty brk loft bldg in rear. Heyman Dun-ayer to Fannie Fine. All liens. Apr 15, 1910. 2:330–69. A \$10,000-\$13,000. 100 Grand st, No 548, n s, 75.2 e Cannon st, 25x100, 5-sty brk tene-ment and store. Moe Sturtz to David H Ahrend.  $\frac{1}{2}$  part. Mort \$24,000. Apr 14. Apr 15, 1910. 2:326–28. A \$20,000– \$35,000. other consid and 100 Henry st, No 168, s s, abt 80 w Jefferson st, 26.1x100, 5-sty brk tenement and stores. Realty Holding Co to Samuel Cohen. Mt \$30,000. April 15. April 18, 1910. 1:271–50. A \$22,000-\$39,-000. other consid and 100 Henry st, No 150, s s, 41 e Rutgers st, 20x78, 4-sty stone front tenement. Alexander Rosenthal to Minnie wife Alexander Ros-enthal. All liens. Apr 15. Apr 16, 1910. 1:271–59. A \$16,-000-\$21,000. nom Henry st, No 168, s s, 78.3 w Jefferson st, 26.1x100, 5-sty brk tenement and stores. Samuel Cohen to Henry A Jaffin.  $\frac{1}{2}$  part. Mort \$35,000. Apr 19. Apr 21, 1910. 1:271–50. A \$22,000– \$39,000. 100 Houston st, Nos 484 and 486] n w cor Goerck st, 50.3x68.6. 6-sty on man Neg 480 and 480 n w cor Goerck st, 50.3x68.6. 6-sty

- $\begin{array}{c} 100 \\ \text{Houston st, Nos 484 and 486} & n \ \text{w cor Goerck st, 50.3x68.6, 6-sty} \\ \text{on map Nos 480 and 482} & brk tenement and stores. Dore Gold-Goerck st, Nos 147 to 151 & ing to Bella Hillman. <math>\frac{1}{2}$  part all title. Mort \$45,000. Apr 19. Apr 21, 1910. 2:356-20. A \$45,000-\$80,000. & other consid and 100 \\ \text{Houston st. Nos 480 and 482, on map Nos 476 and 478, n s, 50.3 } \\ \text{w Goerck st, 50x68.6, 6-sty brk tenement and stores. Bella Hillman to Dore Golding.  $\frac{1}{2}$  part all title. Mort \$35,000. Apr 19. Apr 21, 1910. 2:356-23. A \$34,000-\$60,000. \\ \end{array}
- other consid and 1 Houston st, Nos 484 and 486 n w cor Goerck st, 50.3x68.6, 6-sty on map Nos 480 and 482 brk tenement and stores. Mort Goerck st, Nos 147 to 151 \$45,000. Houston st, Nos 480 and 482, on map Nos 476 and 478, n s, 50.3 w Goerck st, 50x68.6, 6-sty brk tenement and stores. Mort \$35,000. FOR POLLOC. the state of the dotter other consid and 100
- FORECLOS, Apr 14 ,1910. John F O'Ryan referee to Bella Hillman and Dore Golding. Apr 19, 1910. Apr 20, 1910. 2:356 -20 and 23. A \$79,000-\$140,000. \$25,000 over and above two prior 1st morts aggregating \$80,000. to Bella 0. 2:356
- Mulberry st, No 182, e s, 106.3 n Broome st, 25.1x99x25.9x99, 5-sty brk tenement and stores. Alessandro Delli Paoli to James E March. Mort \$31,500. Apr 9. Apr 19, 1910. 2:480-3. A \$18,500-\$32,000. other consid and 100
- Mott st, No 39 (37) w s, about 205 s Bayard st, 22x89.2x28x88, n s, 5-sty brk tenement and store and 3-sty brk tenement in n s, rear.
- 16th st W, No 321, n s, about 250 w 8th av, 25x62.4x25x60 w s,
- 5-sty brk tenement. Winifred F Harding (Jones) to Julius B Fox. B & S. June 18 1907. Apr 15, 1910. 1:164-31—A \$13,500—\$20,000; 3:740—22 A \$7,500—\$11,500. nom Same Me
- ame property. John and Frank McGarrick HEIRS Bridget Garrick to same. B & S. June 19, 1907. Apr 15, 1910. 3: 3:740; 1:164.nom
- the
- 11104.
   nc

   Same property.
   Maria A Conor to same. B & S. June 13, 1907.

   Apr 15, 1910.
   3:740; 1:164.

   Same property.
   Home for the Aged of the Little Sisters of the Poor to same. B & S. June 12, 1907. Apr 15, 1910.

   3:740;
   1:164.

   nom
- 1:164.nomSame property.Mission of the Immaculate Virgin for the Pro-<br/>tection of Homeless and Destitute Children to same.B & S.<br/>June 20, 1907. Apr 15, 1910. 3:740; 1:164.Same property.Ellen Dolan to same.B & S.<br/>June 10, 1907.Apr 15, 1910.3:740; 1:164.nomSame property.Margaret Berry to same.B & S.<br/>June 18, 1907.Apr 15, 1910.3:740; 1:164.nomSame property.Bartholomew J Castello to same.B & S.<br/>June 13, 1907. Apr 15, 1910.3:740; 1:164.nomMarket st, No 48, e s, about 75 s Madison st, 25x87.6.ImmMarket st, No 50, e s, abt 100 s Madison st, 25x87.5, two 6-styl<br/>brk tenements and stores.State

- Market st, No 50, e s, abt 100 s Madison st, 25x87.5, two 6-sty brk tenements and stores. Ferdinand Funk et al to Ferdinand and William Funk, co-part-ners as Funk Brothers. All liens. Apr 7. Apr 15, 1910. 1:-274-41 and 42. A \$34,000-\$64,000. other consid and 100 Monroe st, Nos 294 and 296, s s, 264.2 w Corlears st, 37.2x97.10x 37.1x97.10, 6-sty brk tenement and stores. FORECLOS, Apr 20, 1910. Isidor Cohn, ref, to Leon Tuchmann, All liens. Apr 20, Apr 21, 1910. 1:263-11. A \$22,000-\$50,000. 4,000.
- Apr 21, 1910. 1:263-11. A \$22,000-\$50,000. 4,000. Monroe st, No 261, n s, 150.5 w Jackson st, 25x93.9x25x93.4. 6-sty brk tenement and stores. Aaron Goodman to Isaac Berlin. Mort \$25,000. Apr 18. Apr 21, 1910. 1:266-32. A \$17,000-\$36,000. other consid and 100 Same property. Isaac Berlin to Hermann N Appel. Mort \$28,000. Apr 20. Apr 21, 1910. 1:266. other consid and 100

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- Pearl st. No 362, e s, 129.2 n Franklin Sq, runs e 87.8 x n 0.4 x e 47 to w s of No 22 Cherry st x n x w 122 to st x s w 27 to beginning, 5-sty brk tenement and stores. Max Wachsman to Julius Blauner. B & S. Apr 20. Apr 21, 1910. 1:112-6. A \$17,000-\$23,000. 10 erry st, Nos 161 to 165 (151 to 155), n s, 136 w Washington st, 66x100.3, one 2 and two 3-sty brk tenements and 3-sty brk bldg and stable in rear. Bernhard Meyer to James H Cruikshank. Apr 9. Apr 15, 1910. 2:637-77 to 80. A \$26,500-\$32,000. other consid and 10 erry st, Nos 161 to 165, n s, 136 w Washington st, 66x100.3, one 2 and two 3-sty brk tenements and 3-sty brk bldg and stable in rear. A 100
- other consid and 10 Perry st, Nos 161 to 165, n s, 136 w Washington st, 66x100.3, one 2 and two 3-sty brk tenements and 3-sty brk bldg and stable in rear. James H Cruikshank to St Johns Park Realty Co. Apr 15, 1910. 2:637-77 to 80. A \$26,500-\$32,000.
- Ridge st, No 118, e s, 153.9 n Rivington st, 21.3x100, 5-sty brk loft building. Release mort. Martin Marks to Lazarus and Annie Levy. Apr 18. Apr 20, 1910. 2:344-43. A \$15,000-\$23,000.

- Annie Levy. Apr 18. Apr 20, 1910. 2:344-43. A \$15,000-\$23,000. nom St Nicholas Pl, No 12|n e cor 150th st, 62.6x100, 3-sty and base-150th st ment stone dwelling. John C Rodgers to Louis Schaefer. Mort \$40,000. Apr 12. Apr 15, 1910. 7:2054-44. A \$30,000-\$85,000. other consid and 100 Spring st, Nos 68 and 70, s s, 50.4 w Lafayette st, 50x94.1x50x97.3, 4-sty brk loft and store building and 3-sty brk loft and store building with 1-sty brk extension. Felicia wife of Pietro A1-vino to Savoy Holding Co. Q C. April 14. April 18, 1910. 2:482-19 and 20. A \$48,000-\$51,000. nom St Marks pl, No 37| n w cor 2d av, 120x48, 4-sty and basement 8th st E | brk dwelling. 9th st, No 234, s s, 164 w 2d av, 18x56, 2-sty brk stable, with all title to yard or carriageway leading from 9th st, 26x55. John st, No 88, s w s, at n w s Gold st 17.7x90.2x14.3x88.7, 4-sty brk loft and store building. Eugene K Smith, of Swanton, Ver, to Edith M K Wetmore, of Newport, R I, and Alice Keteltas, N Y. 2-21 parts of all title. April 11. April 18, 1910. 2:464-27 and 40. A \$68,000-\$91,-000; 1:68-48. A \$56,000-\$60,000. other consid and 100 Stanton st, No 320| n w cor Goerck st, 25x75, 5-sty brk tene-Goerck st, No 123| ment and stores. Philip Newman to Morris Newman and Harris Mayer. Mort \$22,000. June 26, 1909. Apr 18, 1910. 2:330-70. A \$25,000-\$37,000. nom Sniffen Court, No 7, w s, 59.3 s w 36th st, 19.9x41, 2-sty brk building. Sniffen court, w s, 79 s 36th st, 19.9x41, 2-sty brk building. Lewis C Ledyard to Henry Clews Mar 25, 1007

- nom
- building. Sniffen court, w s, 79 s 36th st, 19.9x41, 2-sty brk building. Lewis C Ledyard to Henry Clews. May 25, 1905. Apr 19, 1910. 3:891-55. A \$12,500-\$15,500. no Thompson st, No 25, on map Nos 23 and 25, w s, 62 n Grand st, 39x100, 6-sty brk tenement and stores. Minnie Sanders to Leon Sanders. Mort \$45,250. Apr 4. Apr 21, 1910. 2:476-part lot 45. A \$\_\_\_\_\_\_. no nom
- nom

- nom

- $\begin{array}{c} \text{Normalization} 1310, 1.141-241, A \$ 350,000-\$ 52,000, 2.010-14 and 131, A \$ 310, 0.141-24, 0.000-\$ 52,000, 0.010-14, 0.010-14, 0.010, 0.010-14, 0.010, 0.010-14, 0.010,$
- Apr 14. Apr 15, 1910. 2:611-8. A \$10,000-\$11,000. other consid and 100 th st W, No 303, e s, 19.6 n Bank st, 20x75, 2-sty brk dwelling. PARTITION, Mar 8, 1910. John J Kuhn ref to Fanny H von Schmid. April 12. April 18, 1910. 2:615-2. A \$8,000-\$8,-500. 7,750 4th st W.
- th st E, No 399, n s, 47 e Lewis st, 24x96, 2-sty frame brk front tenement and 1-sty frame stable in rear. Anton Klug and ano to Minnie Eichler. Mort \$9,000. Mar 29. Apr 19, 1910. 2:359 -46. A \$8,000-\$8,000. nom
- 4th st W, No 146, s s, 242 w Macdougal st, 21x109, 4-sty brk tenement. Carrie Bendheim to Charles Rosenberg of Richmond County, N Y. Mort \$13,000. Apr 13. Apr 19, 1910. 2:543-44. A \$14,500-\$17,000. other consid and 10 6th st E, No 716, s s, 185.2 e Av C, 26x97x26.2x97, 6-sty brk tenement. 100
- tenement and store. 6th
- 11th st E, No 636, s s, 443 e Av B, 25x94.9; 6-sty brk tenement. and store.
- and store. Ferdinand Funk et al to Ferdinand and William Funk, co-partners as Funk Brothers. All liens. Apr 7. Apr 15, 1910. 2:375-17 and 19. A \$32,000-\$76,000; 2:393-25. A \$17,000-\$37,000. other consid and 100
- 6th st E, No 538, s s, 123 w Av B, 23x97.10x29x97.4, 6-sty brk tenement and store. Jacob Rubinstein et al to Nathan Block. Morts \$39,250. Apr 15. Apr 16, 1910. 2:401-29. A \$17,000-\$38,000. nom
- 8th st E, No 315, n s, 280.4 e Av B, 20,7x69,10, 4-sty brk tenement and stores. FORECLOS, Apr 6, 1910. Wm H Black, ref. to Al-bert Indorsky. Apr 20. Apr 21, 1910. 2:391-52. A \$11,000-\$13,000. \$14 000
- Sth st E, No 315, n s, 280.4 e Av B, 20.7x69.10, 4-sty brk tene-ment and stores. Albert Indorsky to Louis J Indorsky. Mort \$11,000. Apr 20. Apr 21, 1910. 2:391-52. A \$11,000-\$13,000. nom

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EEP WATER-FRONT. BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS CHARLES W. TREMBLEY, 171 Broadway, N. Y.

Manhattan

East River Newtown Cr. Hudson River Kill von Kull Arthur Kill Hackensack **Passaic Rivers** 

895

9th st W, No 27, n s, 379.6 w 5th av, 17x92, 4-sty stone front dwelling. Mary L Brouner to Stella W wife Walter B Brouner. Mort \$20,000. Apr 18. Apr 19, 1910. 2:573-58. A \$14,000-10 \$17.760 etc. are indeed and 10 B Brouner. A \$14,000-

Tel. 5307 CORT.

Conveyances

April 23, 1910

Brooklyn L. I. City New York Hoboken

Bayonne Staten Island New Jersey

- Mort \$20,000. Apr 18. Apr 19, 1910. 2:573-58. A \$14,000-\$17,500. other consid and 100 th st W, No 27, n s, 379.6 w 5th av, 17x92, 4-sty stone front dwelling. Walter B Brouner to Mary L Brouner. B & S. Mort \$20,000. Apr 18. Apr 19, 1910. 2:573-58. A \$14,000-\$17,-500. other consid and 100 0th st W, Nos 236 and 238 (132 and 134), s e s, about 155 e
- but st W, Nos 236 and 238 (132 and 134), s e s, about 155 e Hudson st, 50x95, 6-sty brk tenement and stores. John H Goetschius to Herman C Gissel of Freeport, L I. Mort \$62,750. Apr 15, 1910. 2:619-16. A \$26,000-\$70,000. st W, Mason st, 10th
- 11th st W, No 358, s s, 202 e West st, 22x100.3, 3-sty brk tenement.
- 11th st W, No 360, s s, 180 e West st, 22x100.3, 1 and 2-sty brk stable

- Han 3c W, No 500, S S, 180 C Weet St, 22A108.5, 1 and 2-sty 0K stable.
  Herman C Gissel to John H Goetschius of Montclair, N J. Morts \$12,000. Apr 15, 1910. 2:637-60 and 61. A \$19,000-\$21,500. other consid and 100
  16th st W, No 43, n s, 195 e 6th av, 25x92, 4-sty and basement stone front dwelling. Frank C Schlitt to Hugh E O'Rielly. Morts \$41,000. Apr 15. Apr 19, 1910. 3:818-12. A \$40,000-\$44,-000. other consid and 100
  16th st W, No 43, n s, 195 e 6th av, 25x92, 4-sty stone front dwelling. James R Roosevelt et al TRUSTEES Wm Astor, decd for John J Astor to Louis Haas. Dec 28, 1909. Apr 19, 1910. 3:818-12. A \$40,000-\$44,000. other consid and 100
  Same property. Louis Haas to Frank C Schlitt of State of N J. Mort \$35,000. Mar 29. Apr 19, 1910. 3:818.

- Same property. Louis Haas to Frank C Schlitt of State of N J. Mort \$35,000. Mar 29. Apr 19, 1910. 3:818. other consid and 100
  16th st W, Nos 320 and 322, s s, about 235 w Sth av, 37.6x35.11 x37.6x39.4, w s, 4-sty brk stable. Chas B Gumb to Diedrich O. Haaren. Mort \$10,000. Apr 14. Apr 16, 1910. 3:739-54 and 55. A \$10,000-\$13,000. other consid and 100
  17th st W, Nos 50 to 54, s s, 179 e 6th av, 66x92, three 3-sty and basement brk dwellings. James R Roosevelt et al TRUSTEES William Astor, dec'd, for John J Astor to Louis Haas. Dec 28, 1909. Apr 19, 1910. 3:818-78 to 80. A \$123,000-\$141,-000. other consid and 100
  Same property. Louis Haas to Widbern Realty Co. Mort \$143,-000. Apr 18. Apr 19, 1910. 3:818. other consid and 100
  19th st E, No 349, n s, 180 w 1st av, 20x92, 3-sty brk tenement. Flora Baumann to Mary J Lyons. Mort \$6,000. Apr 13. Apr 16, 1910. 3:925-28. A \$9,500-\$12,000. other consid and 100
  21st st W, Nos 54 to 62, s s, 98 e 6th av, runs e 112 x s 92 x w 40.6 to c 1 old Southampton rd x s 8 x w 70.11 x n 100 to beginning, 12-sty brk loft and store bldg. Henry Corn- to American Real Estate Co. Mort \$550,000. Apr 15. Apr 16, 1910. 3:822-70. A \$-\$-\$-. 100
  22d st E, No 39, n e s, 175 n w 4th av, 25x98.9, 4-sty stone front dwelling. Stanley Dwight INDIV and as TRUSTEE for Grace Dwight &c under will Timothy Dwight to Eloise L Breese Nor-rie of Tuxedo, N Y. B & S. Apr 15, 1910. 3:851-31. A \$55,-000-\$66,000. 22d st W, No 128, s s, 318.9 w 6th av, 18.9x98.8, 3-sty and base-ment brk dwelling. Saml P White Jr to Mayer S Auerbach. Apr 15, 1910. 3:797-59. A \$20,000-\$23,000. other consid and 100
  22d st W, No 126, s s, 300 w 6th av, 18.9x98.8, 3-sty brk dwell-
- other consid and 100
- 2d st W, No 126, s s, 300 w 6th av, 18.9x98.8, 3-sty brk dwell-ing. Margt A Johnstone and ano EXTRX Martha R Babcock et al to Mayer S Auerbach. Apr 5. Apr 16, 1910. 3:797-58. A \$21,000-\$24,000. 31,500 22d st W

Same

- A \$21,000-\$24,000. 31,500 ame property. Margaret A Johnstone individ to same. Apr 5. Apr 16, 1910. 3:797. other consid and 100 2d st W, No 130, s s, 337.6 w 6th av, 18.9x98.9, 3-sty brk dwell-ing. Clementine Correja DEVISEE Celestine Preterre to Mayer S Auerbach. Mar 12. Apr 19, 1910. 3:797-60. A \$19,000-\$22,000. other consid and 100 22d st
- \$22,000. other consid and 100 22d st W, Nos 136 and 138, s s, 362.6 e 7th av, 41.8x98.9, 7-sty brk loft building. Max Solomon to Jacob S Carvalho, of Law-rence, L I. Mort \$85,000 and all liens. Apr 20. Apr 21, 1910. 3:797-63. A \$41,000-\$105,000. other consid and 100 22d st W, No 140, s s, 341.8 e 7th av, 20.10x98.9, 3-sty and base-ment brk dwelling. Herman Younker to The Linsenmeyer Hold-ing Co. Mort \$20,000. Mar 24. Apr 21, 1910. 3:797-65. A \$18,000-\$21,000. nom 22d st W, No 144, s s, 300 e 7th av, 20.10x98.9, 3-sty and base-
- 2d st W, No 144, s s, 300 e 7th av, 20.10x98.9, 3-sty and base-ment brk dwelling. 22d
- 22d st W, No 142, s s, 320.10 e 7th av, 20.10x98.9, 3-sty and base-
- 2d st W, No 112, 5 , 62 ment brk dwelling. Fredk W Marks to Linsenmeyer Holding Co. Morts \$42,000 all liens. Mar 24. Apr 21, 1910. 3:797-66 and 67. A \$36 A \$36,000 nom
- -\$42,000. 23d st W, No 517, n s, 150 w 10th av, 25x98.8, 3-sty brk tene-ment. James F McCormick to the Church of the Guardian Angels, a corpn. Mort \$5,000. April 16. April 18, 1910. 3:695-27. A \$20,000-\$23,500. no
- nom

- 100
- A \$22,000-\$28,000. other consid and 10 Same property. Alfred C Bachman to City Real Estate Co. Mort \$32,000. Apr 1. Apr 21, 1910. 3:775. other consid and 10 26th st W, Nos 118 and 120, s s, 214.3 w 6th av, 42.10x98.9, 5-sty brk and 4-sty stone front tenements and stores. Aaron Coleman to Criterion Construction Co. Morts \$56,000. Apr 13. Apr 21, 1910. 3:801-53 and 54. A \$38,000-\$55,000. other consid and 100
- Same property. Wm D Jaffray to same. All title. Q C. Apr 7. Mar 15, 1910. 3:802.
- Same property. Wm L Apr 15, 1910. 3:802. nom

- 26th st W, No 445, n s, 472.7 w 9th av, 27.3x98.9, 5-sty brk tenement and store. Bertha Pasternack to Samuel Hollander. Mort \$15,000. Apr 14. Apr 15, 1910. 3:724-14. A \$10,000-\$16,000. other consid and 100
  26th st W, Nos 151 to 157, n s, 505.10 w 6th av, 106.1x98.9, 4-sty brk tenement and three 5-sty brk tenements. Philip Levey to Louis and Alex H Pincus. Mort \$155,000. Apr 14. Apr 15, 1910. 3:802-10 to 13. A \$93,000-\$136,000. nom
  26th st W, Nos 151, n s, 505.10 w 6th av, 15.5x98.9x15.11x98.9, 4-sty brk tenement.
  26th st W, Nos 151 to 157, n s, 188 e 7th av, 90.8x98.9x89x98.9.]
  26th st W, Nos 153 to 157, n s, 188 e 7th av, 90.8x98.9x89x98.9.]
  26th st W, Nos 151 to 157, n s, 505.10 w 6th av, 106.1x98.9, 4-sty brk tenement.
  26th st W, Nos 151 to 157, n s, 505.10 w 6th av, 106.1x98.9, 4-sty brk tenement and three 5-sty brk tenements. Philip Levey. Mar 28. Apr 15, 1910. 3:802-10 to 13. A \$93,000-\$136,000.
  26th st W, Nos 151 to 157, n s, 505.10 w 6th av, 106.1x98.9, 4-sty brk tenement and three 5-sty brk tenements. Philip Levey to Henry Harburger. ½ part. Mort \$155,000. Apr 14. Apr 15, 1910. 3:802-10 to 13. A \$93,000-\$136,000. nom
  27th st W, No 230, s s, 359.8 e 8th av, 24.10x98.9, 5-sty stone front tenement and store. David Lippmann et al to Ottavio Drago. B & S. Mort \$20,000. Apr 19. Apr 20, 1910. 3:776 -56. A \$13,500-\$21,500. other consid and 100
  27th st W, Nos 118 and 120, s s, 243.9 w 6th av, 37.6x98.9, two 3-sty brk tenements and stores. Realty Holding Co to A & S Construction Co, a corpn. Mort \$53,500. Apr 14. Apr 15, 1910. 3:802-54 and 55. A \$35,000-\$39,000.
  28th st W, No 331, n s, 350 w 8th av, 25x98.9, 5-sty stone front
- Construction Co, a corpn. Mort \$53,500. Apr 14. Apr 15, 1910. 3:802-54 and 55. A \$35,000-\$39,000. Other consid and 100 28th st W, No 331, n s, 350 w 8th av, 25x98.9, 5-sty stone front dwelling. John D Quackenbos to G Payn Quackenbos. Mort \$10,000. Apr 20, 1910. 3:752-24. A \$12,500-\$18,500. 100 29th st W, No 210, s s, 151.3 w 7th av, 24.10\$8.9, 3-sty brk tene-ment and store and 2-sty brk tenement in rear. Sophia Beer HEIR Sophia Orthaus to Eliphalet L Davis. 1-6 part. All liens. Apr 20, 1910. 3:778-46. A \$16,000-\$19,000. nom Same property. Anna Orthaus widow et al to same. All of. Mar 8. Apr 20, 1910. 3:778. 18,600 29th st E, No 235, n s, 150 w 2d av, runs w 25 x n 67.4 x n w to c 1 of block x e x s 98.9 to beginning, 5-sty brk tene-ment and stores. Israel Newman to Sarah Weinstein. All liens. Apr 4. Apr 15, 1910. 3:910-22. A \$10,500-\$26,500. 150 29th st W, No 210, s s, 151.3 w 7th av, 24.10x98.9, 3-sty brk tene-ment and store and 2-sty brk tenement in rear. Eliphalet L Davis to Elena E Goodale. 5-6 parts. Apr 19. Apr 21, 1910. 3:778-46. A \$16,000-\$19,000. other consid and 100 31st st W, No 320, s s, 212.6 w 8th av, 18.9x98.9, 3-sty brk dwell-ing. Julia Loewenstein to Isabelle Realty Co. Apr 19, 1910. Apr 20, 1910. 3:754-53. A \$500-\$85,000. other consid and 100 32d st E, Nos 34 and 36, s s, 220 w 4th av, 40038.9, 9-sty brk hotel. Wm R McClellan to Drehta Corporation. Morts \$200,-000. April 16. April 18, 1910. 3:861-52. A \$80,000-\$240,-000. Other consid and 100 32d st W, Nos 553 and 555. Cancellation of party wall agreement. Samuel Warwick with Edward T Thomson. Apr 13. Apr 15,

- 32d st W, Nos 553 and 555. Cancellation of party wall agreement Samuel Warwick with Edward T Thomson. Apr 13. Apr 15

- 000. 32d st W, Nos 553 and 555. Cancellation of party wall agreement. Samuel Warwick with Edward T Thomson. Apr 13. Apr 15, 1910. 3:704. nom 32d st W, No 553, n s, 200 e 11th av, 25x98.9, vacant. Edward T Thomson to Samuel Warwick.  $\frac{1}{2}$  part. B & S. Apr 13. Apr 15, 1910. 3:704–9. A \$,000-\$\$,000. nom 32d st W, No 555, n s, 175 e 11th av, 25x98.9, vacant. Samuel Warwick to Edward T Thomson.  $\frac{1}{2}$  part. B & S. Apr 13. Apr 15, 1910. 3:704–8. A \$8,000-\$\$,000. nom 33d st W, Nos 550 to 558, s s, 100 e 11th av, 125x98.9, 3-sty brk and frame shop. Wm G Browning to Samuel Warwick and Ed-ward T Thomson. Apr 11. Apr 15, 1910. 3:704–67. A \$44,-000–\$60,000. other consid and 100 37th st E, No 144, s s, 152 e Lexington av, 14x98.9, 4-sty stone front dwelling. Anna G Kiernan to Mary Willits. Mort \$18,000. Apr 21, 1910. 3:892–57. A \$14,000-\$21,500. nom 37th st W, No 254, s s, 200 e 8th av, 25x98.9, 5-sty stone front tenement. Ellen Salve, INDIVID and EXTRX, &c, Michael F Tobin to Jacob, Seligman and Abraham Mannheimer, EXRS, &c, Meier Mannheimer. Apr 18. Apr 21, 1910. 3:786–77. A \$22,000-\$39,000. \$00 w 8th av, 25x98.9, 3-sty brk tenement to the Mannheimer. Apr 18. Apr 21, 1910. 3:786–77. A

- Tobin to Jacob, Seligman and Abraham Mannheimer, EXRS, &c, Meier Mannheimer. Apr 18. Apr 21, 1910. 3:786-77. A \$22,000-\$39,000. 40,300 41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS, Apr 4. 1910. Abraham R Lawrence, ref, to American Mortgage Co. Apr 20. Apr 21, 1910. 4:1032-20. A \$15,000-\$16,000. 27,525 Same property. American Mortgage Co to Julianna M Laurent. B & S. Apr 20. Apr 21, 1910. 4:1032. other consid and 100 Same property. Julianna M Laurent to C V Oden Hughes. Apr 20. Apr 21, 1910. 4:1032. other consid and 100 43d st E, Nos 209 and 211, n s, 155 e 3d av, 50x100.5, two 5-sty brk tenements, stores in No 209. Anna M Klemann to Eliz G Schmid. All liens. April 14. April 18, 1910. 5:1317-7 and 8. A \$20,000-\$37,000. nom 43d st E, Nos 209 and 211, n s, 155 e 3d av, 50x100.5, two 5-sty brk tenements and store in No 209. Eliz G Schmid to Anna M Klemann. All liens. Apr 14. Apr 15, 1910. 5:1317-7 and 8. A \$20,000-\$37,000. nom 44th st W, No 353, n s, 91 e 9th av, 27.6x100.5, 5-sty brk tene-ment. John J Roemer HEIR Louis H Roemer to Arnold J Drucker Jr and Samuel I Gordon. Q C. Apr 1. Apr 15, 1910. 4:1035-5. A \$15,000-\$32,000. nom
- 44:1053-5. A \$15,000-\$52,000. 44th st W, Nos 353, n s, 91 e 9th av, 27.6x100.5, 5-sty brk tene-ment. Sybilla C R Thorne Pope and ano HEIRS & Louis H Roemer to Arnold J Drucker Jr and Samuel I Gordon. Q C. Mar 31. Apr 15, 1910. 4:1035-5. A \$15,000-\$32,000. nom Same property. Arnold J Drucker Jr et al to Jacob Mandelbaum. Morts \$33,000. Mar 1. Apr 15, 1910. 4:1035. other consid and 100
- 45th st W, No 524, s s, 350 w 10th av, 25x100.4, 5-sty brk tene-ment and store. FORECLOS. (Apr 12, 1910) Lyttleton Fox (Ref) to Wm A Brown. Apr 15. Apr 16, 1910. 4:1073-47. A \$9,000-\$18,000.
- 46th st W, No 43, n s, 410 e 6th av, 20x100.5, 4-sty stone fro dwelling. Annette W Sherman to Edwin H Rushmore of Hem stead, L I. Morts \$50,000. Apr 15. Apr 16, 1910. 5:1262 17½. A \$49,000-\$55,000. front nom
- 48th st W, Nos 343 and 345, n s, 440 w 8th av, 35x100.5, 4-st, stone front tenement. Mary Francis EXTRX Mary Winter bottom to Israel Lebowitz. Apr 5 .Apr 15, 1910. 4:1039-14 4-sty \$22,000-\$26,000. -14 26,500

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- 48th st W, Nos 343 and 345, on map No 345, n s, 440 w 8th av, 35x100.5, 4-sty stone front rear tenement. Israel Lebowitz to Moses Misch. Mort \$24,000. Apr 15. Apr 16, 1910. 4:1039-14. A \$22,000-\$26,000. other consid and 100
  50th st W, No 335, n s, 386.8 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Louis E Jessurun to N Y Polyclinic Medical School and Hospital. Mort \$10,000. Apr 20, 1910. 4:1041-17. A \$11,000-\$12,000. other consid and 100
  50th st W, No 439, n s, 300 e 10th av, 25x100.5, 4-sty brk tenement and store and 4-sty brk tenement in rear. Elizabeth Frechen and ano, HEIRS, &c, John Schwietering to Bernard Schwietering. Apr 21, 1910. 4:1060-13. A \$12,000-\$17,000. nom nom

- Schwietering. Apr 21, 1910. 4:1060-13. A \$12,000-\$11,000. nom
  Same property. Bernard Schwietering to Bernard Tonjann and Anna his wife. ½ part of each. Apr 21, 1910. 4:1060. nom
  50th st W, Nos 224 to 232, on map No 230, s s, 250 e 8th av, 75x 100.5, 7 and 8-sty brk tenement. Bonwit Realty Co to Tribel-horn Realty Co. Morts \$219,600 and all liens. Apr 20. Apr 21, 1910. 4:1021-52. A \$95,000-\$195,000. nom
  52d st E, No 230, s s, 250 w 2d av, 20x100.4, 3-sty stone front dwelling. James A Fogarty to Magdalena Baumann. Apr 19, 1910. 5:1325-38. A \$8,000-\$11,000. nom
  54th st W, No 146, s s, 243.9 e 7th av, 18.9x100.5, 3-sty and basement stone front dwelling. Emma Googins to Frank H Mil-ler. Mort \$15,000. Feb 21. Apr 19, 1910. 4:1006-54½. A \$21,000-\$22,000. 24,750
  55th st E No 507, n s, 130 e Av A, 25x100.5, 5-sty brk tene-ment. Fredrica or Fredericka Koenig to Andreas Denner. Mort \$8,000. April 15. April 18, 1910. 5:1371-35. A \$6,000-\$15,-000. nom 000. nom
- 000. 55th st E, No 507. Release mort and assignment of rents. Eliza Guggenheimer, INDIVID and EXTRX Randolph Guggenheimer to Fredericka or Fredrica Koenig. All title. Q C. (Also recorded in morts of even date.) Apr 14. Apr 21, 1910. 5:1371. nor 57th st E, No 19, n s, 72 w Madison av, 23x100.5, 4-sty and base-ment stone front dwelling. Mabel G Decker to Rowan Realty Co. Morts \$109,000 and all liens. Apr 15. Apr 16, 1910. 5:1293-14. A \$95,000-\$105,000. nor 58th st W, No 316, s s, 225 w 8th av, 20x100.5, 4-sty stone front tenement and store. John Geery to Wm B Thom. Mort \$27,000. Apr 15. Apr 19, 1910. 4:1048-42. A \$17,500-\$24,000. other consid and 10

- Apr 15. Apr 19, 1910. 4:1048-42. A \$17,500-\$24,000. other consid and 100 58th st W, No 316, s s, 225 w 8th av, 20x100.5, 4-sty stone front tenement and store. Louis Berger to John Gerry. Mort \$27,000. Apr 5. Apr 15, 1910. 4:1048-42. A \$17,500-\$24,000. other consid and 100 58th st E, No 50, s s, 200 e Madison av, runs s 100.5 x e 25 x n 40.5 x w 0.6 x n 60 to st x w 24.6 to beginning, 4-sty and basement stone front dwelling. Sylvia H Josephi to Henry P Goldschmidt. Mort \$15,000 and all liens. Apr 11. Apr 15, 1910. 5:1293-44. A \$46,000-\$56,000. other consid and 100 60th st W, No 225, n s, 350 w Amsterdam av, 25x100.5, two 4-sty brk tenements and stores. CONTRACT. Jonathan Bennett, Fredk V Pitney and Alexander Wilson EXRS Susan Wright with New York & Westchester Improvement Co. Jan 24. Apr 16, 1910. 4:1152-17 and 18. A \$12,000-\$20,000. G0th 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. Morts \$30,000. Apr 7. (Re-recorded from Apr 9, 1910.) Apr 21, 1910. 5:1394-68. A \$30,000-\$37,000.

- 21, 1910. 5:1394-68. A \$30,000-\$37,000. other consid and 100
  61st st E, No 113, n s, 271 w Lexington av, 19x100.5, 4-sty and basement stone front dwelling. Carl Thurnauer and ano, EXRS, of Felix Thurnauer to Linnaeus E La Fetra. Feb 1. Apr 21.
  1910. 5:1396-6. A \$30,000-\$36,000. 50,000
  Same property. Edith King and ano, HEIRS John M King to same. B & S and C a G. Apr S. Apr 21, 1910. 5:1396. nom
  61st st W, No 241, n s, 200 e West End av, 25x100.5, 5-sty stone front tenement. Esther Greenberg to Julius Friedman. Mort \$12,000. Apr 5. Apr 15, 1910. 4:1153-9. A \$6,000-\$16,000. other consid and 100
  62d st E, No 110, s s, 80 e Park av, 18.9x100.5, 3-sty and base-ment stone front dwelling. Linnaeus E La Fetra to Park Avenue and Sixty-Second Street Company. Mort \$28,000 and all liens. Apr 13. Apr 19, 1910. 5:1396-68. A \$25,000-\$30,000. other consid and 100

- 125,000
  69th st E, No 21, n s, 80 e Madison av, 20x100.5, 4-sty and basement stone front dwelling. Alice O Adler to Bayard Tuckerman. B & S. Mort \$50,000. Apr 15, 1910. 5:1384-24. A \$50,000— \$60,000. other consid and 100
  70th st E, No 129, n s, 306 e Park av, 19x100.5, 3-sty and basement brk dwelling. Wm S Edgar to Florence E H Smith. Apr 20, 1910. 5:1405-13. A \$28,000-\$32,000. nom
  70th st W, No 320, s s, 236.1 w West End av, 18.2x100.5, 3-sty and basement brk dwelling. Mabel F Dunham, EXTRX Georgia Dunham to Wm B Thom. Mort \$12,900. Apr 10. Apr 21, 1910. 4:1181-42½. A \$7,500-\$12,000. 13,000
  71st st E, No 167, n s, 251.8 w 3d av, 16.8x102.2, 4-sty and basement stone front dwelling. Theodora T Elliman to Colin M Ingersoll. Mar 29. Apr 19, 1910. 5:1406-27½. A \$13,000-\$22,-500. nom
  73d st E, No 54, s s, 243 e Madison av, 20x102.2, 4-sty stone

- 500. no 73d st E, No 54, s s, 243 e Madison av, 20x102.2, 4-sty stone front dwelling. Alexandre F J B T de Kerstrat et al to Ida Rauh. 1-6 part. All title. B & S. Mar 26. Apr 19, 1910. 5:1387-42½. A \$38,000-\$48,000. no 74th st W, No 103, n s, 100 w Columbus av, 20x102.2, 4-sty and basement brk dwelling. Ora M Russell to Louis Katz. Mort \$25,000. Apr 18. Apr 19, 1910. 4:1146-28. A \$14,000-\$24,-000. nom
- 000. nom
- 000. 74th st W, No 161, n s, S1 e Amsterdam av, 19x104.4, 4-sty and basement brk dwelling. Thomas Sturgis TRUSTEE Susan M Weir to Joseph J O'Donohue 3d. Apr 15, 1910. 4:1146-434. A \$13,500-\$21,000. 30,000

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- 74th st E, No 224, s s, 260 e 3d av, 25x102.2, 6-sty brk tenement and store. Marcus Singer to Regina Singer. ½ part. Mort \$32,500. Mar 22. Apr 21, 1910. 5:1428-38. A \$11,000-\$35,000.
- 355,000.
  77th st E, Nos 404 and 406, s s, 85 e 1st av, 38.8x102.2, one 2 and one 4-sty brk loft and store bldgs. Benjamin Bernard et al to Joseph, Isidor and Charles Stein. Morts \$26,000. Apr 15. Apr 16, 1910. 5:1471-44½ and 45½. A \$12,000-\$21,500. other consid and 100
  77th st W, No 315, n s, 172 w West End av, 19x102.2, 4-sty stone front dwelling. Daniel B Freedman to Clarence E Josephy. Mort \$20,000. Apr 15. Apr 16, 1910. 4:1186-15. A \$14,000-\$27,500. 100
  78th st E, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement. Thos F McLaughlin EXR Jane Riley to the Murray Estate, a corpn. April 16. April 18, 1910. 5:1473-19. A \$8,-000-\$20,000.
  82d st W, No 308, s s, 100 w West End av. 25x102.2, vacant. nom

- 000-\$20,000. 82d st W, No 308, s s, 100 w West End av, 25x102.2, vacant. John P Conselyea to Richard H Gatling. Apr 15. Apr 16, 1910. 4:1244-81. A \$16,000-\$16,000. 83d st E, Nos 127 and 129, n s, 41.8 w Lexington av, 51.1x102.2, 4-sty brk garage. John H D Meyer to Hugh Fentie. Mort \$65,-000. Mar 15. Apr 19, 1910. 5:1512-14. A \$23,000-\$55,000. other consid and 100 Same property. Hugh Fentie to Duford Garage Co. Morts \$92,-000. Apr 19, 1910. 5:1512. 83d st W, No 128, s s, 300 w Columbus av, 32.4x102.2, 4-sty brk tenement. Thomas Londrigan to Frank I Ughetta. Mort \$20,000. Apr 20. Apr 21, 1910. 4:1213-45. A \$17,000-\$27,000. other consid and 100

- tenement. Thomas Londrigan to Frank I Ughetta. Mort \$20,000. Apr 20. Apr 21, 1910. 4:1213-45. A \$17,000-\$27,000. other consid and 100
  85th st E, No 26, s s, 300 e 5th av, 25x 102.2, 3-sty frame tenement and store and 2-sty frame tenement in rear. Mary P McManus of Jersey City, N J to Thos J L McManus of Jersey City N J. Mort \$3,500 and all liens. Mar 14. Apr 15, 1910. 5:1496-62. A \$25,000-\$28,000.
  gift
  86th st E, No 312, s s, 157.6 e 2d av, 17.6x102.2, 3-sty stone front dwelling. CONTRACT. Alice M and John J O'Brien with Leo F Gieberich. Mort \$8,500. Feb 9. Apr 21, 1910. 5:1548-46. A \$7,000-\$11,000.
  92d st E, No 305, n s, 100 e 2d av, 25x100.8, 5-sty brk tene-ment and store. Anna Krakower to Louis Wannemacher and Frederick Weis. B & S and C a G. Mort \$21,000 and all liens. Apr 18. Apr 20, 1910. 5:1555-5. A \$8,500-\$17,500. nom
  93d st E, No 134, s s, 531.8 w 3d av, 18.4x100.8, 3-sty brk dwell-ing. Maude wife J William Haaren to Carrie L and Jennie E Cuming. 1-3 part. C a G. Mort \$8,000. Apr 19. Apr 20, 1910. 5:1521-58. A \$9,500-\$10,500.
  94th st W, No 172, s s, 117 e Amsterdam av, 17x93.1 to c 1 Ap-thorps lane x17.1x92.5, 3-sty and basement stone front dwell-ing. Julia A Berkele to Eliz F Boyd. Mort \$12,500. Apr 9. Apr 20, 1910. 4:1224-59½. A \$8,500-\$15,500.
  94th st W, No 173, n s, 100.6 e Amsterdam av, 17.6x100.8, 3-sty and basement stone front dwelling. Harriett A Mulligan to Emma Ervin. Mort \$12,000. Apr 20, 1910. 4:1225-5. A \$8,500-\$14,500.

- and basement stone front dwelling. Harriett A Mulligan to Emma Ervin. Mort \$12,000. Apr 20, 1910. 4:1225-5. A \$8,500-\$14,500. nom 95th st E, No 335, n s, 110 w 1st av, 30x100.8, 5-sty brk tene-ment. Stephen H Jackson to Abraham Greenberg. Mort \$34,-500. Apr 5. Apr 15, 1910. 5:1558-21. A \$9,500-\$27,000. 100 97th st W, No 138, s s, 433.4 e Amsterdam av, 16.8x100.11, 3-sty and basement stone front dwelling. FORECLOS. (Mar 15, 1910.) William Allen (Ref) to Lillie Sussman. Apr 15, 1910. 7:1851-47. A \$7,300-\$12,000. 13,000 97th st E, No 235, n s, 100 w 2d av, 25x100.11 5-sty brk tenement and store. Emanuel Newman to Henry Wolher.  $\frac{1}{2}$  part. B & S. Mort \$11,950 and all liens. Apr 14. Apr 16, 1910. 6:1647-20. A \$9,000-\$16,000. other consid and 100 97th st E, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty brk tene-
- A \$9,000-\$16,000. 97th st E, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty brk tene-ment. FORECLOS. (Apr 14 1910.) Michael J Mulqueen (Ref) to Bernhard Mayer. Apr 14. Apr 16, 1910. 6:1647-6. A \$9.000-\$19.000. 14,000
- Apr d 100
- \$9,000-\$19,000.
  99th st W, No 168, s s, 125 e Amsterdam av, 15.4x73.10x15.4x
  73.1, 3-sty and basement brk dwelling. Iva H wife of Cortlandt H Van Rensselaer to Mary J Gaynor. Mort \$5,000. Apr 18, 1910.
  7:1853-59. A \$4,800-\$8,000. other consid and 10
  100th st E, No 63, n s, 120 w Park av, 30x100.11, 5-sty brk tenement. Henry M Mayper to Morris E Jacobs. Mort \$25,000. Apr 18. Apr 19, 1910.
  6:1606-31. A \$11,000-\$28,000. and all liens. Apr 18. Apr 19, 1910.
  6:1606-32. A \$7,000-\$20,-000. nom
- nom 000. 100th st W, No 317, n s, 226 w West End av, 19x100.11, 5-sty brk and stone dwelling. Hermann Cohen to Memphis Realty Co. Apr 15. Apr 16, 1910. 7:1889-11. A \$12,900-\$31,000. other consid and 100

- 103d st E, Nos 143 to 147, n s, 326 e Park av, 49x100.11, three 3-sty brk dwellings. Release mort. Freehold Construction Co to Samuel Klepner. Apr 14. Apr 16, 1910. 6:1631-14 to 15½. A \$19,500-\$22,500. 3,460
- 10½. A \$19,500-\$22,500. 103d st E, Nos 143 and 145, n s, 326 e Park av, 32x100.11, two 3-sty brk dwellings. Samuel Klepner to Education Alliance Workmen's Circle Branch No 2. Mort \$13,000. Apr 14. Apr 16, 1910. 6:1631-14 and 15. A \$13,000-\$15,000. other consid and 100
- 103d st E, No 147, n s, 358 e Park av, 17x100.11, 3-sty brk dwelling. Release mort. Louise H Jackson widow to Samuel Klepner. Apr 14. Apr 16, 1910. 6:1631-15½. A \$6,500-\$7,500. 6,40
- 6.400
- (1,500.)
   (1)30 st E, No 152, s s, 49.6 e Lexington av, 26x100.11, 5-sty stone front penement. Joe Cohen et al to Sam Kasinitz. Mort \$18,250. June 24, 1909. Apr 19, 1910. 6:1630-51. A \$10,500-\$21,000. nom
- 104th st E, Nos 231 and 233, n s, 200 w 2d av, 33.4x100.10, two 3-sty brk dwellings. Harris Mandelbaum et al to Edmund Cof fin. B & S and C a G. Mort \$10,000. Apr 21, 1910. 6:1654-16 and 16½. A \$11,000-\$14,000. other consid and 100
- and 10.2.
   A \$11,000-\$14,000.
   other considerand and 10

   07th st E, Nos 205 and 207, n s, 125 e 3d av, 50x100.11, two
   description

   4-sty brk tenements and stores.
   Henry M Mayper to Morris E

   Jacobs.
   Mort \$27,000 and all liens.
   Apr 18. Apr 19, 1910.

   6:1657-6 and 7.
   A \$16,000-\$32,000.
   not

   107th st nom
- 6:1657-6 and 7. A \$16,000-\$32,000. nom 107th st E, No 228, s s, 225 w 2d av, 25x 100.11, 4-sty brk tene-ment and stores. FORECLOS. (Apr 15, 1910.) Geo M S Schulz (Ref) to Fredk W Beinhauer. Mort \$10,000. Apr 15. Apr 19, 1910. 6:1656-34. A \$8,000-\$17,000. 4,000 107th st E, No 336, s s, 50 w 1st av, 50x63.5, 6-sty brk tenement and stores. Sciama & Co to Selma Alexander. All title. All liens. Apr 15. Apr 19, 1910. 6:1678-30. A \$11,000-\$40,000. nom

nom

897

107th st W, No 69, n s, 100 e Columbus av, 37.6x100.11, 5-sty brk tenement. Hannah Theobald INDIV and as EXTRX Simon Rothschild et al to Chas Schimmer. Mort \$44,000. Apr 15. Apr 16, 1910. 7:1843-5. A \$18,000-\$45,000. other consid and 100 108th st W, s s, 175 e Columbus av, 75x100.11, vacant. Isaac Boehm et al to The Crest Realty Co, a corpn. All liens. Mar 24. April 18, 1910. 7:1843-55. A \$36,000. other consid and 100 110th st E, s s, 125 e 2d av, 75x100.11, vacant. Henry Schmeid-ler to John M Downes. Mort \$16,000. Apr 14. Apr 20, 1910. 6:1681-45 to 47. A \$21,000-\$21,000. other consid and 100 Same property. John M Downes to Church of Our Lady of Mt Carmel, a corpn. Morts \$20,000. Apr 19. Apr 20, 1910. 6:1681.

Salle property. John in Pownet to Carmel, a corpn. Morts \$20,000. Apr 19. Apr 20, 1910. 6:1681.
111th st W, No 139, n s, 250 e 7th av, 18.6x100.11, 4-sty and basement brk dwelling.
111th st W, Nos 121 and 123, n s, 392 e 7th av, 34x100.11, two 4-sty and basement brk dwellings.
Philip Krauss to Joseph H Fink of White Plains, N Y. Mort \$24,000. Apr 14. Apr 15, 1910. 7:1821-12, 17½ and 18. A \$25,000-\$36,500.
111th st W, Nos 121 and 123, n s, 392 e 7th av, 34x100.11, two 4-sty and basement brk dwellings.
111th st W, Nos 121 and 123, n s, 392 e 7th av, 34x100.11, two 4-sty and basement brk dwellings.
111th st W, Nos 121 and 123, n s, 392 e 7th av, 34x100.11, 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 dwellings.
111th st W, No 139, n s, 250 e 7th av, 18.6x100.11, 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 dwellings.
111th st W, No 139, n s, 250 e 7th av, 18.6x100.11, 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 dwellings.
111th st W, No 139, n s, 250 e 7th av, 18.6x100.11, 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 dwellings.
111th st W, No 147, 1910. 7:1821-12, 17½ and 18. A \$25,000-\$36,500. Corrects error in last issue, when grantee was Philip King.
100

100 Apr 10. Apr 11, 1010. 11021 12, 11/2 and 21. 12, 11/2 and 21. 100 \$36,500. Corrects error in last issue, when grantee was Philip King. 100 112th st E, No 157, n s, 295 w 3d av, 25x100.10, 6-sty brk tene-ment and stores. FORECLOS. (Jan 27, 1910) Henry J Gold-smith (Ref) to Louis Frankenthaler. Apr 18. Apr 19, 1910. 6:1640-25. A \$10,000-\$30,000. 30,750 113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tene-ment. Mitral Realty & Construction Co.to Hannah Meyers of Newark, N J. Mort \$16,000. Apr 11. Apr 15, 1910. 6:1618 -63. A \$9,000-\$18,000. other consid and 100 113th st E, No 120, s s, 235 e Park av, 19.7x100.11, 4-sty brk tenement. Annie F wife Edward D Finnan to Leopold Weill. Morts \$8,500. Apr 15. Apr 16, 1910. 6:1640-62. A \$7,500-\$13,000. other consid and 100 114th st E, Nos 334 to 338, s s, 250 w 1st av, 49.11x100.11, 6-sty brk tenement and stores. Alison M Lederer of Milford, Pa to Lucye P Lederer of Milford Pa. All title. B & S. All liens. Apr 19, 1910. 6:1685-39. A \$15,000-\$58,000. 0 ther consid and 100 1150 of 12 and 100 11 4-sty brk tene-

115th st E, No 338, s s, 175 w 1st av, 25x100.11, 4-sty brk tene-ment and stores. Ella S Winternitz to Carmela Palermo. Mort \$18,000. April 15. April 18, 1910. 6:1686-34. A \$8,000-\$17,000. ther consid and 100 116th st W, No 28, s s, 312 w 5th av, 21x100.11, 5-sty brk tene-ment and store. Jennie Adler to Anna E Jones. Mort \$28,500 and all liens. Apr 20. Apr 21, 1910. 6:1599-49. A \$14,000-\$22,500. nom

4,52,500. 118th st E, No 344, s w s, 125 n w 1st av, 25x100.10, 6-sty brk tenement and store. Sarah Weiss to Charlotte Geissler. Mort \$26,500. Apr 20. Apr 21, 1910. 6:1689-32. A \$8,000-\$29,000.

tenement and store. Sarah Weiss to Charlotte Geissler. Mort \$26,500. Apr 20. Apr 21, 1910. 6:1689-32. A \$8,000-\$29,000. nom
119th st E, Nos 226 to 230, s s, 330 e 3d av, 80x100.10, two 6-sty brk tenements and stores. Mary Klein to Manhattan Avenue Holding Co, a corpn. All liens. Apr 6. Apr 15, 1910. 6:1783 -33 and 34. A \$34,000-\$98,000. nom
121st st E, No 57, n s, 229.6 w Park av, 18x100.11, 3-sty stone front dwelling. Dora Rosenstein to Emily J Coles. Mort \$8,500. Apr 14. Apr 15, 1910. 6:1747-45. A \$7,000-\$11,500. 100
122d st E, No 308, s s, 118.4 e 2d av, 18.4x100.11, 4-sty brk tenement. Golde Cohen to Meyer Kurlandzik. ½ part. Sub to ½ of all liens. Aug 23, 1906. (Re-recorded from Aug 30, 1906.) Apr 19, 1910. 6:1798-53. A \$5,000-\$10,500. nom
Same property. Rachel Baranowski to same. All of. All liens. Aug 10, 1909. Apr 19, 1910. 6:1798. exch
Same property. Meyer Kurlandzik to John McKee. All liens. Apr 18. Apr 19, 1910. 6:1798. nom
122d st W, No 112, s s, 153 w Lenox av, 18x100.11, 3-sty and basement stone front dwelling. Susan E Clendinning et al to Allic J wife B Burt Sheldon. Mort \$10,000. Apr 21, 1910. 7:-1906-40. A \$8,600-\$18,000. nom
123d st W, No 30, s s, 74 e Lenox av, 13x90.10, 4-sty and basement brk dwelling. Andrew B Van Loan et al to Mary C Stewart, of Brooklyn. B & S. Mar 18. April 18, 1910. 6:1721-30½. A \$7,500-\$14,000. nom

nom

127th st E, No 228, s s, 255 w 2d av, 25x99.11, 5-sty brk tenement Mary E Mulvihill to Matthew F Mulvihill. Mort \$16,750. Apr 18. Apr 19, 1910. 6:1791-35. A \$8,000-\$22,000. Apr

Apr 19, 1910. 6:1791-35. A \$8,000-\$22,000. other consid and 1,000
 129th st E, No 113, n s, 190 e Park av, 25x99.11, 5-sty brk tenement and store. FORECLOS. (Mar 28, 1910) Manfred W Ehrich (Ref) to J Frederick Jarvis of Mt Vernon, N Y. Apr 14. Apr 15, 1910. 6:1778-9. A \$8,000-\$17,500. 3,500
 132d st W, Nos 606 and 608, s s, 150 w Broadway, 50x99.11, 1-sty frame stable and vacant. Geo F Picken Construction Co to John J and Joseph Flynn. Mort \$12,000 and all liens. Apr 15. Apr 16, 1910. 7:1998-40 and 41. A \$10,000-\$10,000.

16, 1910. 7:1998-40 and 41. A \$10,000-\$10,000. other consid and 100
132d st W, Nos 606 and 608, s s, 150 w Broadway, 50x99.11, 1-sty frame stable and vacant. Thomas Keitel to Geo F Picken Con-struction Co. Apr 15. Apr 16, 1910. 7:1998-40 and 41. A \$10,000-\$10,000. other consid and 100
132d st W, No 69, n s, 210 e Lenox av, 25x99.11, 5-sty brk tene-ment. John C Woolley to Jeannette P White. Mort \$22,000. Apr 13. Apr 15, 1910. 6:1730-10. A \$10,000-\$28,000. other consid and 100

Apr 15. Apr 15, 1910. 6:1730-10. A \$10,000-\$28,000. other consid and 100 134th st W, No 56, s s, 509.10 w 5th av, 16.10x99.11, 3-sty and basement brk dwelling. Marguerite F Levine to Abner Briscoe Smith. Mort \$7,500. Apr 15. Apr 21, 1910. 6:1731-57. A \$6,500-\$8,500. 136th st W, No 121, n s, 493.6 e 7th av, 15.6x99.11, 4-sty brk dwelling. Jennie G Whitehead to Adena C E Minott. Morts \$10,700. Apr 19, 1910. 7:1921-22. A \$6,800-\$11,000. other consid and 100

\$10,700. Apr 19, 1910. 7:1921-22. A \$6,800-\$11,000. other consid and 100
 136th st W, No 246, s s, 285.10 e 8th av, 16.8x99.11, 3-sty and basement brk dwelling. Frances R Curr widow to John W Harmon. ½ part. All liens. Apr 15, 1910. 7:1941-53. A \$6,600-\$11,000. nom
 137th st W, No 142, s s, 449.6 w Lenox av, runs s 51.11 x w 0.6 x s 48 x w 22.1 x n 99.11 to st x e 22.7 to beginning, 3-sty brk dwelling. Release mort. N Y City Mission & Tract Soc to the

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Church of the Redeemer in City of N Y. Mar 23. Apr 20, 1910. 7:1921-52. A \$2,000-part exempt and \$8,000. 7,000 Same property. The Church of the Redeemer in City of N Y to Harriet Collin. Apr 20, 1910. 7:1921. 11,500 137th st W, No 218, s s, 242 w 7th av 16x99.11, 3-sty and base-ment stone front dwelling. Charles Schimmer to Hannah Theo-bald of Brooklyn, N Y. Mort \$12,000. Apr 15. Apr 16, 1910. 7:1942-43. A \$6,400-\$14,000. 100 142d st W, No 221, n s, 275 w 7th av, 25x99.11, 6-sty brk tenement and store. FORECLOS (Apr 14, 1910) Alvin Untermyer (Ref) to Belwood Realty Co. Mort \$24,000. Apr 15. Apr 16, 1910. 7:2028-20. A \$8,500-\$30,000. 4,500 143d st W, No 254, s s, 250 e Sth av, 25x99.11, 4-sty brk tene-ment. Le Grand L Clark to Amelia Arata widow. Mort \$10,000. Apr 8. Apr 15, 1910. 7:2028-54. A \$8,500-\$10,000. 46th st W, No 552, s s, 125 e Broadway, 37.6x99.11, 5-sty brk tenement. 146th st W, No 550, a s, 162.6 a Broadway, 27.6x99.11, 5 sty brk

tenement

146th st W, No 550, s s, 162.6 e Broadway, 37.6x99.11, 5-sty brk tenement

Morris Kaufman to Archibald H Murdock. Morts \$100,393 Apr 13. Apr 15, 1910. 7:2077-55 and 57. A \$30,000-\$80,000

000. other consid and 10 Bradhurst av, No 27, w s, 315.9 s 145th st, runs w 10.8 to c 1 of an old road x s w — to line 362.2 s 145th st x w — to line 406 w 8th av x s — to line equi distant from 143d and 144th sts x e 55.1 to Bradhurst av x n 44.3 to beginning, 3-sty brk dwell-ing. Wm F Maher to Wm J Huston. B & S and C a G. Apr 19. Apr 20, 1910. 7:2051—147. A \$3,000—\$6,500. 10 Broadway, Nos 3860 to 3866 | n e cor 161st st, 99.11x99.10, 6-sty 161st st. No 581 | brk tenement and stores. Moe A Isaacs et al to Jacob Newstate. Morts \$205,000 and all liens. Apr 20. Apr 21, 1910. 8:2120—1. A \$63,000—\$190,000. other consid and 10 100

Columbus av, Nos 269 to 275 s e cor 73d st, 102.2x100, one 6 and 73d st, Nos 46 and 48 one 7-sty brk tenements with stores on av. Jennie Kuretsky to Merlau Realty Co. Mort \$245,000. Apr 21, 1910. 4:1125-61 and 62. A \$150,000-\$285,000.

other consid and 100

 $\begin{array}{c} \text{other consid and 100} \\ \text{other consid and 100} \\ \text{Columbus av, Nos 466 and 468, w s, about 75 s 83d st, <math>-x-$ , 2-sty brk store. Emma F Shaw (Williamson) to John Haydock, Jr. All title in estate of John G Williamson, deed. Sept 30, 1909. Apr 15, 1910. 4:1213-32. A \$54,000-\$66,500. nom Edgecombe av, Nos 165 and 167, w s, 515 s 145th st, 40x100, 5-sty brk tenement. Bernard Bernbaum to Simon Epstein. B & S and C a G. All liens. Apr 6. Apr 19, 1910. 7:2051-83. A \$10,500-\$38,500. other consid and 100 Lexington av, No 1501 e s, 25.11 s 97th st, runs e 76 x n 25.11 to 97th st, No 142 | s s 97th st x w 76 to e s of av x s 25.11 to beginning, 5-sty stone front tenement and store. Carrie Bendheim to Sarah Meyer. Mort \$25,000. Apr 16. Apr 19, 1910. 6:1624-50. A \$17,500-\$28,000. other consid and 100 Lexington av, No 527, e s, 83.9 s 49th st, 16.8x70, 4-sty stone front dwelling. Mort \$9,500. Lexington av, No 537|s e cor 49th st, 17.1x70, 4-sty stone front 49th st | dwelling. Mort \$27,000-\$34,000. Mary J Ryan to The Maze Realty Co of N Y. Apr 15. Apr 16, 1910. 5:1303-51 and 53. A \$24,500-\$34,000. other consid and 100 Mary J Ryan to The Maze Not 120 her consid and 100 her consi

other consid and 100 Madison av, No 1915, e s, 40.11 n 123d st, 20x81, 4-sty stone front dwelling. Nathan Himowich to Hospital for Deformities & Joint Diseases, a corpn. Mort \$15,000. Apr 20. Apr 21, 1910. 6:-1748-37. A \$12,500-\$19,500. other consid and 100 Madison av, No 1021, e s, 80 s 79th st, 20.4x75, 4-sty stone front dwelling. David McClure and ano TRUSTEES Brian Mc-Kenney to Frank Torek. C a G. April 18, 1910. 5:1393-52½. A \$36,000-\$42,000. 45,000 other consid and 100

49,0 orthern av, e s, 357.1 n 181st st, 136.3x258.4x140.7x271.10, be-ing part plot 4 on map as below, vacant. Henry G Autenrieth to Mary Cowan. Q C and correction deed. Apr 14. Apr 21, 1910. 8:2179-part lots 125 and 140. A \$--\$-. no Northern av, nom

8:2119-part lots 125 and 140. A \$---\$--. nor Northern av, e s, 493.5 from s s of plot conveyed to Paterno Const Co by deed dated Dec 9, 1909, runs e 258.4 x n 281.4 to n s plot 4 x w 231.6 to av x s 272.7 to beginning, being part of plot 4 on map (No 103) of Fort Washington of John A Haven and Gordon Buck, vacant. Mary Cowan to Henry G Autenrieth. Q C and correction deed. Apr 14. Apr 21, 1910. 8:2179-part lots 140 and 142. A \$--\$-. nor

- Park av, Nos 1380 to 1382
   n w cor 103d st, 75x27, 5-sty brk tene-103d st, No 79
   other consid and 100

   In w cor 103d st, 75x27, 5-sty brk tene-103d st, No 79
   ment and stores. Marcus Rosenthal to Harold Nathan. ½ part. Morts \$29,000. Apr 17. Apr 20, 1910. 6:1609-36. A \$16,000-\$28,000. Apr 17. Apr 20, 1910. 6:1609-36. A \$16,000-\$28,000. nom

   Riverside Drive, No 332, e s, 55 n 105th st, 23x100, 5-sty brk dwelling. Bertha M G Voss of London, Eng, to Fredk G Voss, of London, Eng. Aug 9, 1906. April 18, 1910. 7:1891-41. A \$26,600-\$60,000.

   St Nicholas av, e s, 183.9 s 145th st 405
   nom
- Nicholas av, e s, 183.9 s 145th st, 125x100, vacant. Willi Lauer to Dora wife of Frederick Grasmuck. 1-15 part. M 29. April 18, 1910. 7:2051-43 to 47. A \$27,500-\$27,500. Mar

Lauer to Dora wife of Frederick Grasmuck, 1-15 part. Mar 29. April 18, 1910. 7:2951-43 to 47. A \$27,500-\$27,500. other consid and 100 Same property. Frederick Grasmuck to same. 13-60 part. All title. All liens. April 15. April 18, 1910. 7:2051. nom Sherman av s w cor Academy st, runs w 350 x s 310 to n s Post Post av. av x e 250 x n 150 x e 100 to w s Academy st x n Academy st 160 to beginning, vacant. Naegle av n e cor Academy st, 100x160, vacant. Academy st 1160 to beginning, vacant. Academy st 1160 to beginning, vacant. Academy st 1160 to beginning, vacant. Academy st 100 x 100, w s 84.10 n 177th st, 40x100, 5-sty brk tenement. James J Martin to John M Finlay of Mt Vernon, N Y. Mort \$42,000. Apr 15. Apr 16, 1910. 8:2145-38. A \$-\$-. other consid and 100 Same property. John M Finlay of Mt Vernon, N Y to Ellen L wife John M Finlay of Mt Vernon, N Y. Morts \$42,000. Apr 15. Apr 16, 1910. 8:2145. other consid and 100 Ist av, No 1067, w s, 25.1 n 5Sth st, 25.1x75, 4-sty brk tenement and store. John Volz and Carrie his wife to Wm G Roehrich. B & S and C a G. Mort \$9,000. Apr 19, 1910. 5:1351-24. A \$11,000-\$17,000. Same property. Wm G Roehrich to John Volz. B & S and C a G. Mort \$15,000. Apr 19, 1910. 5:1351. other consid and 100 Ist av, No 554, e s, 50.4 s 48th st, 25x75, 5-sty brk tenement and store. Elizabeth Bendfeldt to Henry Worms. All liens. Aug 26, 1909. Apr 15, 1910. 5:1359-49. A \$10,000-\$20,000. other consid and 100 Same property. Susan Delaney to Hermann D Most. Morts \$20,000and all liens. Apr 14. Apr 15, 1910. 5:1359. other consid and 100 Same property. Susan Delaney to Hermann D Most. Morts \$20,000 and all liens. Apr 14, Apr 15, 1910. 5:1359. other consid and 100 Same property. Susan Delaney to Hermann D Most. Morts \$20,000 and all liens. Apr 14. Apr 15, 1910. 5:1359. other consid and 100 Same property. Susan Delaney to Hermann D Most. Morts \$20,000 and all liens. Apr 14. Apr 15, 1910. 5:1359. Other consid and 100 Same property. Susan Delane

- Same property.
   Susan Dichardy et al. (1910).
   5:1359.

   and all liens.
   Apr 14.
   Apr 15, 1910.
   5:1359.

   other consid and 100
   Ist av | s e cor 95th st, ½ blk x 103, vacant.
   FORECLOS, Apr

   95th st, 14, 1910.
   Caesar B F Barra, ref, to Alice W Brooks.

   25-144 parts.
   All liens.
   Apr 19.
   Apr 21, 1910.
   5:1574-9 to

   11.
   A \$42,000-\$42,000.
   part of 33,500

   Same property.
   FORECLOS, Apr 14, 1910.
   Same to Henry A

   Winton.
   5-18 parts.
   All liens.
   Apr 19.
   Apr 21, 1910.
   5:1574.

   Same property.
   FORECLOS, Apr 14, 1910.
   Same to Fred W
   Brooks.
   15-144 parts.
   All liens.
   Apr 19.
   Apr 21, 1910.
   5:1574.

   part of 33,500
   same property.
   FORECLOS, Apr 14, 1910.
   Same to Fred W
   Brooks.
   15-144 parts.
   All liens.
   Apr 19.
   Apr 21, 1910.
   5:1574.

   part of 33,500
   same property.
   FORECLOS, Apr 14, 1910.
   Same to Sarah J Grant.
   4-9 parts.
   All liens.
   Apr 21, 1910.
   5:1574.

   part of 33,500
   same property.
   FORECLOS, Apr 14, 1910.
   Same 10, 5:1574.
   part of 33,

- 4-9 parts. All liens. Apr 19. Apr 21, 1910. 5:1574. part of 33,500 2d av, No 633, w s, 98.10 n 34th st, 19.8x76. Release claims, &c, for station platform extension. Julius R Loeb and Silas Swartz to Interborough Rapid Transit Co et al. Mort \$10,000. Mar 15. Apr 21, 1910. 3:915-32. A \$12,500-\$16,500. 393.33 2d av, No 1911. Assignment of rents for \$900 to secure notes due in 5 months. Israel Jacobson to Abraham J Dworsky. Apr 14. Apr 15, 1910. 6:1648. nom 2d av, No 1824 n e cor 94th st, 25.8x79.9, 5-sty brk tenement 94th st, No 301 and store. FORECLOS. (Apr 14, 1910.) Arthur D Truax (Ref) to John A Schappert. Mort \$23,000. Apr 14. Apr 15, 1910. 5:1557-1. A \$17,500-\$31,000. 6,500 3d av, No 1250 n w cor 72d st, 27.2x100, 3-sty brk bldg 72d st, Nos 165 to 169 and store. John D Crimmins to Crimmins Realty Co. Apr 18. Apr 19, 1910. 5:1407-33. A \$45,000-\$65,000. 0ther consid and 100 5th av, Nos 74 and 76[w s, 51.7 n 13th st, runs n 51.7 x w 125 x s 13th st, No 1 West | 103.3 to n s 13th st x e 25 x n 51.7 x e 100 to beginning, two 4 and one 5-sty brk loft and store bldgs. Frank D Hurtt et al EXRS &c Sarah I Hurtt to Roscorn Realty Co Mar 25. Apr 16, 1910. 2:577-42, 43 and 46. A \$19,000 -\$214,000. 265,000
- \$214,000.
- -5214,000. 205,00 5th av. No 92, w s, 77.5 s 15th st, 25.9x100. Leasehold. Agree-ment as to covenants by assignee. Geo H Pigueron with Fred-erick T Van Beuren et al. Feb 11. Apr 21, 1910. 3:816. no Same property. Leasehold. Agreement as to covenants by as-signee. Rose Brown with same. Feb 10. Apr 21, 1910. 3:816.

- signee. Rose Brown with same. Feb 10. Apr 21, 1910. 3:816. nom 7th av No 2281 |n e cor 134th st, 25x75, 5-sty brk tenement and 134th st, No 199 | stores. John O'Regan to Diedrich Lindhoff. Mort \$15,000. Apr 15, 1910. 7:1919-1. A \$21,000-\$37,000. other consid and 100 7th av, Nos 470 and 472, w s, 74.1 s 36th st, runs w 95 x s 24.8 w 5 x s 16 x e 100 to av, x n 40.8 to beginning, 3-sty brk ten-ement and stores and 3-sty frame brk front tenement and store. Charles May and ano EXRS Geo V N Baldwin to Richard C Daniel. Mort \$45,000. All liens. April 18, 1910. 3:785-41and 42. A \$96,000-\$101,000. 140,000 7th av, Nos 2480 and 2482 | n w cor 144th st, 40x100, 6-sty brk 144th st, No 201 | tenement and stores. Max Marx to Anthony Doll, Jr, and Adolph Doll. Mort \$60,000. April 18, 1910. 7:2030-29. A \$33,000-\$76,000. other consid and 100 7th av, Nos 501 to 509 n e cor 37th st, 98.9x244, 2-sty brk gar-37th st, Nos 137 to 153' age. Florence M Haskin et al EXRS Alfred Marshall to Wm H Bryan, of Brooklyn. Apr 20, 1910. 3:813-1 to 11. A \$584,000-\$608,000. 880,000 8th av, No 2619, w s, 113.5 n 139th st, 27x100, 5-sty brk tene-ment and stores. Release mort. N Y Savings Bank to Henry Arnstein. April 18, 1910. 7:2042-16. A \$15,000-\$32,000. 124,456.67 9th av, No 571, w s, 80.3 n 41st st, 18.6x100. Release claims, &c.

- 9th av, No 571, w s, 80.3 n 41st st, 18.6x100. Release claims, &c, for station platform extension. Bridget A, Rosina M, Fannie I and Hugh I Flanly to Interborough Rapid Transit Co et al. Mort \$4,000, Feb 16. Apr 21, 1910. 4:1051. 200 9th av, No 232, e s, 24.8 n 24th st, 24.8x100, 6-sty brk tenement and store. Morris and Eva Simon to Isidor H Kempner. Mort \$37,500. Apr 14. Apr 16, 1910. 3:748-2. A \$14,000-\$37,000. other consid and 100

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10th av, Nos 239 to 243 | n w cor 24th st, 79.1x70, 5-sty brk 24th st, No 501 | school. Charles de Rham et al to Twenty-fourth Street Realty Co. B & S. April 18, 1910. 3:-696-32. A \$36,000-\$55,000. nor

Druni

# MISCELLANEOUS.

Certified copy last will of Charles Nelson. May 11, 1908. April

Certified copy last will of Charles Nelson. May 11, 1908. April 18, 1910. East River, s of 52d st. Agreement as to erection of coal con-veyor.City of New York (Dock Dept) with American Ice Co. Apr 11. Apr 19, 1910. 5:1363. General Release. Ellen Byrne HEIR Mary Byrne to James Byrne ADMR Mary Byrne. Apr 14. Apr 19, 1910. 1,034 General release. Wm J O'Connor HEIR Mary Byrne to same. Apr 14. Apr 19, 1910. 1,034 General release. Thomas Byrne HEIR Mary Byrne to same. Apr 14. Apr 19, 1910. 1,034 General release. Elizabeth Callan HEIR Mary Byrne to same. Apr 11. Apr 19, 1910. 1,034 Power of attorney. Vivian H M Egleston to Geo P Ingersoll. Feb 12. April 18, 1910. Power of attorney. Bertha M G Voss, of London, Eng, to Fred-erick G Voss, of London, Eng. Aug 9, 1906. April 18, 1910.

- erick G Voss, of London, Eng. Aug 9, 1906. April 18, 1910. Power of attorney. J Henrietta M Rhoades to John H Rhoades. Jan 25, 1907. April 18, 1910. Power of attorney. Francis Speir to Warren S Bartlett. Feb 28. Apr 16, 1910. Power of attorney to manage No 1446 Broadway. Annie E Haw-white to Henry Youngs. Dec 8, 1909. Apr 19, 1910. Power of attorney to manage No 1446 Broadway. Amy B Youngs and ano to Henry Youngs. Dec 1, 1909. Apr 19, 1910. Power of attorney to manage No 1446 Broadway. Edith Youngs and ano to Henry Youngs of Goshen. Feb 28. Apr 19, 1910. Power of attorney. Clinton W Crow of Rye, N Y, to Ralph L Crow of Rye, N Y. Mar 25. Apr 20, 1910. Power of attorney. Clementine Correja of Paris, France, to Robt S Gould of Brooklyn. June 15, 1906. Apr 20, 1910. nom

# BOROUGH OF THE BRONX.

- BOROUGH OF THE BRONX.
  Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).
  Beck st, w s, 53.2 s Intervale av, 38x100, 4-sty brk tenement. Winnie Realty & Construction Co to Robert Marine. Mort \$18,-000. Apr 14. Apr 15, 1910. 10:2710. 100
  \*Bronx River | n e cor Mechanic st, plot bounded e by Railroad av, Mechanic st | n by lands of David Mayer Brewing Co and of N Y State Realty & Terminal Co and w by said river and said Terminal Co. Agreement as to release of claims, easements, rights, etc., by reason of party 2d part diverting the course of the Bronx River from parcel above described to a new channel westerly of said parcel. Hodgman Rubber Co with N Y State Realty & Terminal Co. Mar 25. Apr 15, 1910. other consid and 100
  Coster st, No 712, e s, 118.9 n Spofford av, 18.9x100, 2-sty brk dwelling. Mulhall Realty Co to Leona A Terwilliger. Mort \$4,200. Apr 16, 1910. 10:2764. other consid and 100
  Coster st, No 714, e s, 137.6 n Spofford av, 18.9x100, 2-sty brk dwelling. Mulhall Realty Co to Leona A Terwilliger. Mort \$4,200. Apr 16, 1910. Apr 18, 1910. 10:2763. other consid and 100
  Coster st, Nos 642 to 676, e s, 200 s Spofford av, 360x100, eighteen 2-sty brk dwellings. Release mort. Lawyers Title Ins & Trust Co to Feiser Realty & Construction Co. Apr 19, 1910. 10:2764 and 2769. nom

- Crotona Park North, No 815, n s, 502 e Prospect av, 50x93.11x50 94.6, 3-sty brk dwelling and vacant. Henry J McGough to Kath J wife of Henry J McGough. ½ part. Mort \$5,500. April 15. April 18, 1910. 11:2952. gi gift
- April 18, 1910. 11:2952. gift Clinton pl, No 74, s s, 312 w Grand av, 27x100, 2-sty frame dwell-ing. Mary Kfouri to James W Harrison. Mort \$6,500. Apr 18. Apr 20, 1910. 11:3207. other consid and 100 Dawson st, No 670, old 1070, s s, 306.8 w Leggett av, 16.8x131.5 x 16.8x132.2, 2-sty frame dwelling. Robt J Vane to Charles Selzer. Mort \$2,250. Apr 15. Apr 16, 1910. 10:2686. other consid and 100
- Faile st, No 648, e s, 250 s Spofford av, 25x100, 2-sty brk dwell-ing. Clarence J Shearn to Cecelia A Ditcherlein. B & S. Apr 19. Apr 21, 1910. 10:2764. no.
- nom
- Jennings st, No 754, s s, 195.2 e Union av, 25x100, 2-sty frame dwelling. Jere W O'Brien and Rebecca M his wife to Helen O'Brien. Mort \$2,000. Apr 14. Apr 15, 1910. 11:2969. no Same property. Helen O'Biren (signs O'Brien) to Jere W O'Brien and Rebecca M his wife. Mort \$2,000. Apr 14. Apr 15, 1910. 11:2969. no nom

- Minford pl, Nos 1552 to 1556, e s, 120.3 s 173d str. 104.9x100x126x 102.3, three 4-sty brk tenements. Geo F Picken Construction Co to Thomas Keitel. Morts \$70,500. Apr 15. Apr 16, 1910. 11:-2977. other consid and 100
- 2977. Other consid and 100 Minford pl, w s, 250 n 172d st, 25x100, and being lot 111 map (No 1100) of 300 lots controlled by Henry Morgenthau, vacant. Re-lease mort. Crotona Realty Co to Unico Realty Co. Apr 6. Apr 21, 1910. 11:2977 and 2967. 3,000 Minford pl, w s, 100 n 172d st, 150x100, and being lots 105 to 110 map (No 1100) of 300 lots controlled by Henry Morgenthau, va-cant. Stability Realty Co to Foxvale Realty Co. Mort \$16,800 and all liens. Mar 18. Apr 21, 1910. 11:2967, 2977. other consid and 120
- and all liens. Mar 18. Apr 21, 1910. 11:2967, 2977. other consid and 10) Minford pl, w s, 250 n 172d st, 25x100, and being lot 111 same map, vacant. Unico Realty Co to same. Apr 21, 1910. 11:2967. and 2977. Manida pl, No 658, e s, 191.8 s Spofford av, 15x67.11 to w s old Hunts Point road x15.2x65.9, 3-sty brk dwelling. Manida st, No 652, e s, 226.8 s Spofford av, 20x76.9 to w s old Hunts Point road x20x70.10, 3-sty brk dwelling. with all title in said old road. Estella Gerhards to Abraham L Lowenstein. Mort \$10,600. Apr 18. Apr 19, 1910. 10:2765, 2764 and 2768. 100

#### WATER-FRONT PROPERTIES FLOYD S. CORBIN, 10 Wall St. Tel., 1094 Rector FACTORIES, FACTORY SITES

- \*Morris st, s s, 90 from Bronx av, being part lot 48 blk C map (No 1081 in Westchester Co) of Lester Park, elcept part for st. Margaret Hollowood to Chas S McGarry. All liens. Mar 15. Apr 21, 1910.
  Perot st, No 3, on Map No 113, n s, 115.9 w Sedgwick av, 15.9x98, 2-sty brk dwelling. Helen J Brennan to James Knowles. Mar 1. Apr 20, 1910. 12:3254.
  Tiffany st, w s, 237.11 n 167th st, 25x125, vacant. Rose A E Mul-ford to Philippina Kraus. Apr 14. Apr 15, 1910. 10:2706.
  Tiffany st | n w cor Maxwell st, runs w to e s Western Maxwell st | Bay av, x n to allotment "A" on map Bar-Western Bay av| rettos Point, x e to w s Tiffany st, x s to beginning, vacant. Arthur Knox to Oak Point Land and Dock Co. 109-110 parts. All title. April 14. April 18, 1910. 10:-2771, 2774.
  Trafalgar pl, No 1829. Agreement defining rights and interests in above, &c. Adolph Berman of Brooklyn, with Max and Rose Israelowitz. Aug 12, 1908. Apr 19, 1910. 11:2958.
  Theriot st or av, w s, abt 146.4 n Davis st and being lots 54 and 55 map (No 1097) of 170 lots Siems estate, 50x100. Vincenzo Fiorillo to Donato Ungaro. Apr 13. Apr 16, 1910.
  Tineyard pl s e s, at n e s Fairmount av, 25x101.1x25x101.6, va-175th st | cant. Theodore Fowler to Ernst F Eurich, of Mont-clair, N J. B & S and confirmation deed. June 8, 1909. Apr 21, 1910. 11:2958.
  \*Washington st, e s, 53.4 s Railroad av, 50x108, Unionport. Ste-phen B Gaffney to Anna Baumann. Apr 15. Apr 16, 1910.
  \*4th st, s s, lot 157 map (No 398) Sec 2 of St Raymond Park, 25x 100. Margaret Heffernan to Michael Duggan. Apr 20. Apr 21, 1910.
  \*4th st, No 404, s s, 65 e Willis av, 16.8x100, 3-sty and base-mont back dwelling. Mercu Huse 54 Andreio L Event Andreio 10

- 100. Margaret Heffernan to Michael Duggan. Apr 20. Apr 21, nom
  134th st, No 404, s s, 65 e Willis av, 10.8x100, 3-sty and basement brk dwelling. Mary Hays to Amelia L Fraser. Apr 18, 1910. 9:2278. other consid and 100
  135th st, No 515, n s, 100 e Brook av, 27.4x100, 5-sty brk tenement. Gottlieb Glauber to Jacob B Agins. Morts \$18,000. Apr 18. Apr 20, 1910. 9:2263. other consid and 100
  136th st, n s, 900 w Home av, 25x100, 4-sty brk tenement. Geo O Sauer et al to Henry Hey. Mort \$16,000. Apr 14. Apr 15, 1910. 10:2549. other consid and 100
  145th st, Nos 545 and 477, n s, 115 w Brook av, 50x99.11, 5-sty brk tenement. Emily Feder to Josephine Hochbaum. All liens. Apr 13. Apr 19, 1910. 9:2290. other consid and 100
  149th st, Nos 544 to 552, s s, 39.4 w St Anns av, 110x84.10, three 5-sty brk tenements and stores. Moorehead Realty & Construction Co to Wm G Rose. Morts \$78,000. Apr 15, 1910. 9:2275. other consid and 100
  155th st, Nos 391 and 393, late Mary st, n s, 350 e Courtlandt av, 50x100, 3-sty frame dwelling and 1-sty frame dwelling. Samuel Wood to John C Smith. Mort \$7,500. Apr 14. Apr 15, 1910. 9:2402. nom

- 50x100, 3-sty frame dwelling and 1-sty frame dwelling. Samuel Wood to John C Smith. Mort \$7,500. Apr 14. Apr 15, 1910.
  9:2402. nom
  \*176th st, w s, 325 n Gleason av, runs n 21.7 x w 23.5 x n w 210.6 x w 40.4 x s 225 x e 100 to beginning, and being lots 44 to 52 map Gleason property dated June 24, 1897, Westchester. The Peoples Trust Co of Brooklyn as TRUSTEE for Joseph J Gleason to Chas A Capron. Apr 18, 1910. 3.500
  \*Same property. Chas A Capron to Martin Schrenkeisen, Jr, EXR, &c. Martin Schrenkeisen, dec'd. B & S. Apr 18, 1910. 3.500
  \*Same property. Chas A Capron to Martin Schrenkeisen, Jr, EXR, &c. Martin Schrenkeisen, dec'd. B & S. Apr 18, 1910. 3.500
  \*Geta K, No 148, s s, 72.11 e Morris av, 22x100, 3-sty frame dwelling. Alexander Wilson to Susan Westcott. All liens. Apr 15. Apr 16, 1910. 11:2826. other consid and 100
  176th st, No 148, s s, 72.11 e Morris av, 22x100, 3-sty frame dwelling. Release mort. Robert W Cooper to Alexander Wilson. Apr 15. Apr 16, 1910. 11:2826. other consid and 100
  191st st, No 601, late College st, n s, 85 w Hughes av, late Frederick st, 40x60, 2-sty frame dwelling and vacant. FORECLOS Apr 11, 1910. Edmund J Tinsdale to Peter Shand. Apr 18. Apr 19, 1910. 11:3273. 3200
  191st st (College st or av), s w s, lot 194 map (No 296) in Westchester Co made by Andrew Findlay of Fordham, 50x100. Olive Kent et at to Grace M Saward. C a G. Mort \$9,000. Apr 29, 1908. Apr 18, 1910. 12:3273. other consid and 100
  \*215th st, n s, 100 w Paulding av, 25x100, and being lot 568 map Laconia Park, Release mort. Frank C Mayhew and Ralph Hickox TRUSTEES Levi H Mace to Mechiore Cantone. Apr 16. Apr 18, 1910. 400
  \*216th st, No 732, late 2d av, ss, 430 w Barnes av, and being part lot 615, map (No 143 in Westchester County) of Wakefield, runs e along av 30 x s 110 x w 30 to w s lot 615 x n 110 to beginning. FORECLOS. (Mar 16, 1910.) Wm F Bleakley (Ref) to Annie Daly. Apr 15. Apr 20, 1910. 3.550
  \*2334 st, n

- \*Same property. Max Just to same. ½ part. Apr 14. Apr 14. 4, 1910.
- 1910. 4,000 234th st, No 241, n s, 460 w Katonah av, 25x100, 2-sty frame dwelling. Bernard Schultz to Wm A Cameron. Morts \$4,100. Apr 19. Apr 20, 1910. 12:3375. nom 238th st, s s, 100 e Greystone av, and being lot 143 blk 6 map (No 1345) of Waldo Hutchins estate, 25x100, vacant. Release mort. Aldus Realty Co to Edward Hizsnay. Q C. Apr 1. Apr 15, 1910. 13:3406, 3414. 840 239th st, No 218, late 3d av, s s, 180 e Keppler av, late 3d st, and being lots 215 and 216 in parcel 29 map of 339 lots at Wood-lawn Heights, 40x100. Anna Lomberg to Catharine McLaugh-lin. Mort \$1,800. Jan 15. Apr 18, 1910. 12:3379. 200 261st st, late Cuthbert av, s s, 137.3 e Spencer av, late 0dell st, 50x100. 261st st, late Cuthbert av, s s, 87.3 e Spencer av, late 0dell st, 50x100. 261st st, 14 and 16 map of 339 lots at Riverdale and Model

- 25x100.
  Lots 13, 14 and 16 map of 339 lots at Riverdale and Mosholu property of F P and H A Forster, vacant.
  Julia A Manheimer to Alfred C Bachman. All title. April 15, other consid and 100
  Same property. Alfred C Bachman to Isaac Schlesinger. April 15, 1910. 13:3423.

Av D |s w cor 14th st, 108x368, Unionport. Henry Paul to Church 14th st| Extension Committee of the Presbytery of N Y. Apr 19. Apr 20, 1910. 20,000 Apr 20, 1910. Amundson av e

Bronx

- 14th stExtension Committee of the Presbytery of N Y. Apr 19.<br/>Apr 20, 1910.20,000\*Amundson ave s, 350 s Nelson av, 25x148.5 to w s Pratt av<br/>Pratt av<br/>1x25.9x154.8. Land Co "C" of Edenwald to Annie<br/>o'Toole. Jan 31. Apr 15, 1910.nom\*Amundson ave s, 325 s Nelson av, 25x154.8, to w s Pratt av<br/>Pratt av<br/>1 x25.9x160.9. Land Co "C" of Edenwald to Annie<br/>o'Toole. Jan 31. Apr 15, 1910.nom\*Amundson ave s, 325 s Nelson av, 25x154.8, to w s Pratt av<br/>Pratt av<br/>1 x25.9x160.9. Land Co "C" of Edenwald to Annie<br/>o'Toole. Jan 31. Apr 15, 1910.nomAnthony av, No 2116, e s, 61.4 s 181st st, 20x82.4x20x81.4, 3-sty<br/>brk dwelling. Norman Auerhahn to Jeanette Auerhahn. Mort<br/>\$6,000. April 16. April 18, 1910. 11:3156.nomAnthony av, No 2118, e s, 41.4 s 181st st, 20x81.4x20x80.3, 3-<br/>sty brk dwelling. Jeanette Auerhahn to Norman Auerhahn. Mort<br/>\$6,000. April 16. April 18, 1910. 11:3156.nomBoston rd, No 1442, s s, 94.6 e Prospect av, 25x90, 4-sty brk tene-<br/>ment and store. Emily Feder to Minnie Levy. Morts \$17,900.<br/>Apr 19. Apr 20, 1910. 11:2963.other consid and 100Beaumont av, w s, 220 s 187th st, 50x100, vacant. Herman Tuch-<br/>man to Tuchman Bros Construction Co. Mort \$3,700. Apr 15.<br/>Apr 19, 1910. 11:3089.other consid and 100\*Bronx Park East, e s, 325 n Mace av, 41.2x110.7x38.5x111.7.<br/>Barker av, n e cor Ulinville av, 50x60.6604.4x-.nomMace av, n e cor Olinville av, 50x60.001. and being lots 73, 74, 89,<br/>201 and 202 map (No 1272) of Joel Wolfe estate, 24th Ward.<br/>Timothy A Haggerty to Margt A wife Timothy A Haggerty.<br/>Apr 15. Apr 18, 1910.nomBelmont av, No 2153, w s, 204 n 181st st, 25.1x86.6x25.1x86.2,<br/>2-sty frame dwelling. The Belmont Realty & C
- 2-sty frame dwelling. The Belmont Realty & Construction Coto Sophie Knepper. All liens. May 19, 1909. Apr 19, 1910. 11:-3082. other consid and 100
  Belmont av, Nos 2139 and 2141, w s, 78.7 n 181st st, 35.11x85x 35.11x84.7, two 2-sty frame dwellings. Eliz G Frooks to Rebecca Miterstein. Mort \$8,500 and all liens. Jan 18. Apr 15, 1910. 11:3082. 100
  Boston road s e s, at n s 164th st, 107x117.10x99.7x156.10, val64th st cant. Walter J Dean to Moorehead Realty & Construction Co. Mort \$30,000. Apr 7. Apr 15, 1910. nom
  Bathgate av, No 1648, e s, abt 230 n 172d st, 50x120, except part for av, 2-sty frame dwelling. Annie Cohen to Dora Keshin, of Brooklyn. Q C. Feb 7. Apr 21, 1910. 11:2920. nom
  Clay av, No 1377, n w s, 880.9 n e 169th st, 16.8x100x16.9x98.6, 2 and 3-sty brk dwelling. Geo Brown, Jr, to Christian Becker. Mort \$5,500. Apr 21, 1910. 11:2782. other consid and 100
  Clay av, No 1381, n w s, 897.5 n e 169th st, 16.8x100x16.9x98.6, 2 and 3-sty brk dwelling. Sarah Brown to Christian Becker. Mort \$5,500. Apr 21, 1910. 11:2782. other consid and 100
  Crotona av, w s, 200 n 183d st, 225x80, vacant. Wolf Burland to T J Cunningham Co. Mort \$11,250. Apr 18. Apr 20, 1910. 11:3103. other consid and 100
  Courtlandt av, Nos 629 and 631, w s, 30 s 152d st, 51.6x100, two 3-sty frame tenements and stores. Kath S Du Bois widow to Sarah J wife John F Mason. All liens. Apr 15. Apr 16, 1910. 9:2411. other consid and 100
  Eastburn av, Nos 1754 and 1756, e s, 188.3 n 174th st, 50x95, two 2-sty brk dwellings. The Belmont Realty & Construction Co to Sophie Knepper. All liens. Mar 30. Apr 19, 1910. 11:2796. Other consid and 100
  Eastburn av s e cor 173d st, 46.8x95, vacant. Wm F Fetzer to 173d st.

- to Sophie Knepper. All liens. Mar 30. Apr 19, 1910. 11:2796. other consid and 100 Eastburn av se cor 173d st, 46.8x95, vacant. Wm F Fetzer to 173d st Wm Fajen. Mort \$3,000. April 15. April 18, 1910. 11:2793. other consid and 100 \*Eastern Boulevard, e s, 60 s Waterbury av, 50x100. Eastern Boulevard, e s, 160 s Waterbury av, 50x100. Eastern Boulevard, e s, 160 s Waterbury av, 100x100. and being lots 664, 665 and 668 to 671 map (No 1275) of Loh-bauer Park. Thos F Norton to Ethel W Norton. Apr 20. Apr 21, 1910. nom Franklin av n e cor 170th st, 108.4x99.11x94.6x101, vacant. Peter 170th st Fox to Franklin Avenue Company. B & S. Mort \$8,500. Apr 20. Apr 21, 1910. 11:2936. other consid and 100 Findlay av, No 1268, e s, 173.4 s 169th st, 16.8x100, 2-sty frame dwelling. Thornton Brothers Co to Ida Bartley. Mort \$3,000. Apr 20, 1910. 9:2436. other consid and 100 \*Fulton av, s e s, 231 s 240th st, and being lot 108 map Wash-ingtonville, 33x151. John Rotando to Pasquale Blasucci. Apr 16. Apr 19, 1910. other consid and 100 Grand Boulevard and Concourse s w cor 177th st, 131.7x20.3x 177th st, No 140 125x61.4, 3-sty frame dwelling. Susan wife of Wm B Westcott to Alexander Wilson. All liens. April 15. April 16, 1910. 11:2805. other consid and 100 Honeywell av, No 2008, e s, 44.11 n 178th st, 20x88, 3-sty brk dwelling. Emilie A Winter to Johanna Woolley. Mort \$8,000. April 16. April 18, 1910. 11:3122. other consid and 100 \*Houghton av (5th st), s s, 102.6 e Castle Hill av, 102.6x108, Unionport. George Costar to Margaretha Olsson. Mort \$2,000. Apr 11. Apr 15, 1910. 11:312. other consid and 100 \*Houghton av, No 3149, w s, 331.5 n Woodlawn road, 20x100, 2-sty frame dwelling. John H Green to Morton M Green. All title

- Apr 11.Apr 15, 1910.other consid and 100Hull av, No 3149, w s, 331.5 n Woodlawn road, 20x100, 2-styframe dwelling. John H Green to Morton M Green. All title.Mort \$5,500.Feb 9.Apr 19, 1910.12:3345.Mort \$5,500.Feb 9.Apr 19, 1910.12:3345.Intervale av, No 1335, w s, 266 n Freeman st, 50x105, 5-sty brktemement.Vale Construction Co to Robt H Machlett.\$47,000.Apr 15, 1910.11:2965.other consid and 100Jackson av, e s, about 174.9 s 163d st, and being part lot 9, map ofWoodstock and known as west part of lots 12, 13 and 14, block2648, on tax map 15, runs s along av 76 x s e parallel with165th st 87.6 x n e 76 to lot 15 on tax map and n w 87.6 tobeginning, vacant.John Corbett to Israel I Wolf. All liens.Apr 18.Apr 19, 1910.10:2648.Mort \$2,000.Mart 5.April 18, 1910.10:2648.nother consid and 100Jackson av, No 884, e s, 114.6 n 161st st, 19.9x84, 2-sty andbasement brk dwelling.Mort \$2,000.Mart 5.April 18, 1910.10:2648.normJerome avw s, at e s old Anderson av, and being lots 31 andAnderson av32 map 60 lots of Wilmot Johnson, runs n along Je-

- Jerome av | w s, at e s old Anderson av, and being lots 31 and Anderson av | 32 map 60 lots of Wilmot Johnson, runs n along Je-rome av 117.9 x w 48.4 x w 48.4 to e s former Anderson av x s 117.9 to beginning, gore, 2-sty frame dwelling and store and va-cant. Merwin Realty Co to Henry Prigge. Mort \$12,000. Apr 16. Apr 20, 1910. 9:2504. nor
  Kingsbridge road, s s, 61.9 e Grand av, runs s e along old line said road, 40.11 x n e 18.6 to s s said road, x w 40.7 to begin-ning, gore, vacant. Elmer A Allen to Thomas H Thorn. B & S. April 12. April 16, 1910. 11:3205. 7
  Lafayette av | n s, at n e s Manida st, 105.5x147.5x100x113.10, Manida st | 2-sty frame stable and vacant. George F John-sons Sons Co to Catharine Meehan, Mort \$32,000 and all liens. Dec 1, 1908. April 18, 1910. 10:2740. other consid and 10 nom
- 75
- other consid and 100

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Conveyances

BUILDERS AND

CONTRACTORS

# ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT BAYSIDE, FLUSHING, WHITESTONE **CREAT NECK ÉSTATES**

Lind av, No 1008, No 52, e s, 264 s 165th st, 25x83, 3-sty frame dwelling. Albert H Lewis et al to Louis Meckes. Mort \$8,090 and all liens. April 12. April 18, 1910. 9:2523.

- Lind aV, NO 1005, NO 52, ees, 205 s 10501 st, 25085, 5-sty frame dwelling. Albert H Lewis et al to Louis Meckes. Mort \$8,090 and all liens. April 12. April 18, 1910. 9:2523. other consid and 100
  \*Lawrence av, e.s. 100 s Railroad av, and being lots 22 and 23 block 7 map (No 599 in Westchester CO) of Pelham Park, 50x 80. William Mercer to Hyman and Herman Sonn. Q C. Release tax sale, &c. Mar 29. April 16, 1910. nom Longfellow av, w.s. 150 s Garrison av, 25x100, and being lot 139 map (No 1273) of 369 lots of Hunts Point Realty Co, vacant. Chas J Kratochwil to Frank H and Annie Atzberger. ½ part. Q C. All liens. Feb 24. Apr 18, 1910. 10:2761-2762. 50
  \*Matthews av, e.s. 145.7 s Bronx and Pelham Parkway, 400x100, and being lots 13 to 28 blk 72 map (No 1138) Sec 1 of Morris Park. Fidelity Development Co to Theodore Werner. Apr 4. Apr 21, 1910. 0 es 25 to n s Bon-er pl, runs e 100 x s 25 to n s Bon-Bonner pl | ner pl x e 100 x n 75 x w 100 x n 75 x w 100 to e s of av or pl x s 125 to beginning, vacant. Richard W Buckley to Richard P Lydon. C a G. Mort \$17,000. Mar 18. Apr 21, 1910. 9:2423. nom
  Morris av, No 2642, e s, 96.8 n 193d st, 16.3x105, 3-sty brk dwelling. H U Singhi Realty Co to Edward F Donahoe. Mort \$6,500. Apr 18. Apr 19, 1910. 11:3177. other consid and 100 Marion av, No 2691, w s, 195.3 s 196th st, 27.1x155.1x27.1x154.9, 2-sty frame dwelling. Josiah A Briggs and ano INDIVID and EXRS John V Briggs to Emma L wife of James B Lamb. April 12. April 16, 1910. 12:3287. 6,250
  Marion av, No 2689, w s, 222.5 s 196th st, runs w 155.1 x s 22.11 and 1.1 x e 155.4 to av, x n 24 to beginning, 2-sty frame dwelling. Josiah A Briggs and ano INDIVID met 2.3287. 5,250
- Briggs to James Monks. April 12. April 16, 1910. 12:3287. 5,250 Marion av, w s, new line | a strip in front of lots 114 to 118 on Marion av, w s, old line | map (No 425, old 226) in Westchester County, part farm Benjamin Berrian at Fordham. A Oldrin Sal-ter to Josiah A Briggs, N Y, and Harriet A Sherwood of Mount Vernon, N Y. Q C. Apr 12. Apr 16, 1910. 12:3287. 30 Marmion av late pl (Marion av) | old n w s, 560 n e Tremont (Lo-179th st | cust) av, as widened, 93.2 to 179th st x 150.2x93x150.2, except parts for sts, vacant. Pincus Lowen-feld et al to John P Leo. Mort \$11,000. Apr 15, 1910. 11:3107. other consid and 100 \*Muliner av, w s, 104.6 s Neil av, 25x99.5 and being lot 25, block 47, map (No 1138) Sec 1 of Morris Park. Fidelity Development Co to Fredk G Gude. B & S. All liens. Apr 8. Apr 20, 1910. 100 \*Muliner av, ws, 129.6 s Neil av and being lot 26, block 47, same map, 25x100.3. Same to Augusta A Hicks. B & S. All liens. Feb 18. Apr 20, 1910. 100 Mapes av, Nos 2057 and 2059 (Johnson av), w s, about 300 s 180th st, also s 44 ft of lot 115 map East Tremont, 44x145, two 2-sty frame dwellings. David Goodstein to Morrisdale Realty Co. Sub to 1-3 of all liens. B & S and C a G. Mar (?) omitted meant for Mar 23, 1910. Apr 18, 1910. 11:3109. other consid and 100 Newton av, ws, 200 n .254th st, 25x100, and being lot 176 map of Samler estate, vacant. Rudolph H Massack to Minnie H wife Rudolph H Massack. Mort \$300. Apr 18. Apr 19, 1910. 13:3421. 000 Ogden av, No 911, w s, 75 n 161st st, 45x115, 2-sty frame dwell-ing. Myron Sulzberger to Michael Marte. More

- 13:3421. no
  Ogden av, No 911, w s, 75 n 161st st, 45x115, 2-sty frame dwelling. Myron Sulzberger to Michael Marta. Mort \$9,000. Apr 15, 1910. 9:2524. 19
  Park av, No 4426, e s, 150 n 181st st, 25x141, 2-sty brk dwelling. Bridget Dennison to Wm H Karman. Q C. April 16. April 18, 1910. 11:3037. other consid and 10
  Prospect av, No 629 | n w cor Beck or 151st st, 25x100, 5-sty brk 151st st | tenement and stores. Kraus Realty Co to 144
  Kraus. Mort \$27,000. Nov 26, 1909. April 16, 1910. 10:2674. no 100
- 100
- Ida
- nom
- nom Prospect av, No 1388, e s, 126.9 s Jennings st, 40x104.9x40.5x98.9, 5-sty brk tenement. Walstein S Reade to Emilie Uhlig. Mort \$29,000. Apr 14. Apr 15, 1910. 11:2971. other consid and 100 Prospect av, No 1388, e s, 126.9 s Jennings st, 40x104.9x40.5x98.9, 5-sty brk tenement. Mathilde Bosselman to Walstein S Reade. Mort \$28,000. Apr 14. Apr 15, 1910. 11:2971. other consid and 100 \*Prospect av, s, s, abt \$50 e Fort Schuyler road, and heing lot
- other consid and 10 \*Prospect av, s s, abt 850 e Fort Schuyler road, and being lot 34 map Westchester Terrace, 25x116.1x25x116.11. Annie wife and Giovanni Scotti to Jessica D Harrison. All title. Apr 15. Apr 18. 1910. Prospect av, No 715, w s, 81.3 n 155th st, 18.9x103.1x18.9x102.6, 2-sty and basement brk dwelling. Elizabeth Wisker and ano to Annie Berger. Apr 18. Apr 19, 1910. 10:2675. other consid and 10 nom

- 2-sty and basement brk dwelling. Elizabeth Wisker and and to Annie Berger. Apr 18. Apr 19, 1910. 10:2675. other consid and 100 Prospect av, No 647, w s, 57.3 s 152d st, 18.6x100, 2-sty and basement brk dwelling. Samuel Cowen to Jacob Jacobson. Mort \$7,250. Apr 16. Apr 19, 1910. 10:2674. other consid and 100 Prospect av|s w cor Tremont av, late 177th st, 99.2x150.6x99.5x Tremont av 150.8, 2-sty frame dwelling and vacant. Alexander Murray to Thomas Simpson of Scarsdale, N Y. Mort \$32,000. Apr 11. Apr 20, 1910. 11:2951. nom Prospect av, Nos 659-663, w s, 50 n 152d st, 75x95, two 5-sty brk tenements. Solomon Levine to Solomon F Cohen. Mort \$----, Apr 18. Apr 21, 1910. 10:2675. other consid and 100 Quarry road, No 2010, e s, 58.5 n 181st st, and being lot 3 map of 65 lots Oak Tree plot at Tremont, 29.9x87.6x26.3x95.7, 2-sty frame dwelling. Catherine Callahan to Wm G Mulligan. Apr 14. Apr 21, 1910. 11:3063. nom Robbins av, No 303| n w cor 140th st, 100x117.1, 5-sty brk factory. 140th st | Bertha V Strich to William Strich, N Y, and Paul M Zeidler, of Mt Vernon. Mort \$80,500. Mar 15. Apr 21, 1910. 10:2568. other consid and 100 \*Robin av, e s, 175 s Madison av, 25x100, Tremont terrace. John A Muller to Christina Muller. All liens. April 14. April 18, 1910. No Rver av. No 2055 w s, 370.1 n Burnside av 25x146x25 5x150.6 A Mu 1910.
- nom
- 1910. Ryer av, No 2055, w s, 370.1 n Burnside av, 25x146x25.5x150.6, 3-sty brk dwelling. Anna F Hodgins to Henry A Templer. Mort \$8,000. Apr 14. Apr 15, 1910. 11:3149, 3156. Road leading from Fordham to West Farms, s w s, being lots 91 and 92 map (No 325) of South Belmont. Fanny Toch to Rosa Altieri. Mort \$4,500 Apr 20. Apr 21, 1910. 11:3100. other consid and 100 St Anns av s w cor 149th st, 84.11x39.4, 5-sty brk tenement 149th st, No 556 and stores. Moorehead Realty & Construction Co to Constantin Wagner. Mort \$38,000. Apr 20, 1910. 9:2275. other consid and 100

Southern Boulevard, Nos 1308 and 1310, e s, 450 s Jennings st, 75x100, two 4-sty brk tenements and stores. John P Leo to Pincus Lowenfeld and Wm Prager. Mort \$21,000. Apr 13. Apr 16, 1910. 11:2980. other consid and 10 NATOO, two 4-sty brk tenements and stores. John P Leo to<br/>Pincus Lowenfeld and Wm Prager. Mort \$21,000. Apr 13. Apr<br/>other consid and 10Southern Boulevard<br/>144th sts w cor 144th st, late St Joseph st, 262.5 to<br/>n s St Marys st x203.6 to e s Wales av<br/>x262.5 to s s St Joseph st x202.2, 1, 2 and<br/>4-sty brk mill. James Murray et al to<br/>wurray & Hill Co, a corpn. Apr 16. Apr 19, 1910. 10:2575.<br/>other consid and 10Seneca av, n s, 25 w Longfellow av50x100, and being lots 100 Apr 4 100

Bronx

- other consid and 10 Seneca av, n s, 25 w Longfellow av, 50x100, and being lots 120 and 121 map (No 1273) of 369 lots Hunts Point Realty Co, vacant. Bernard H Eidel to Mary W Hoar. Mort \$1,300. Nov 17, 1909. Apr 19, 1910. 10:2761. nor Seneca av, s s, 50 e Faile st, 25x100, vacant. Robert Marine to Winnie Realty & Construction Co. Mort \$875. Apr 15, 1910. 10:2762. nor nom
- nom
- Spofford av |s w cor Manida st, 42.4x17.9x42.2x17.3, vacant. Manida st | Mary T Donovan widow and ano to John J Reilly. Apr 15. Apr 16, 1910. 10:2768. other consid and 100 Sedgwick av, e s, 150 n Washington Bridge Park, 50x140, and being lots 45 and 46 parcel 35 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Hyman De-linsky to Delinsky Realty Co. All title. Mort \$2,500 and all liens. Apr 21, 1910. nom
- liens. Apr 21, 1910. Tinton av, No 1140, late Villa pl, e s, 115 s Home st, 25x135, 2-sty frame dwelling, except part for Tinton av and being part lot 83 map of Eltona. Tinton av, e s, 140 s Home st, and 40 n line bet lots 87 and 89 on map of Eltona, 20x133, and being part lot 87 on said map. Isaiah Schofler to The Beckerman Construction Co, a corpn. Mort \$9,500. Apr 20. Apr 21, 1910. 10:2671. other consid and 10

- Mort \$9,500. Apr 20. Apr 21, 1910. 10:2671. other consid and 100 Topping av, No 1779, w s, 95 s 175th st, 50x95, 2-sty frame dwell-ing. Grace D Clark to Wm B Deyo. Mort \$7,000. Apr 20. Apr 21, 1910. 11:2798. "Theriot av, s e cor Meadow drive, and being lots 69 and 70 map No 1097 of 170 lots Siems Estate, 75x100x12.3x118.5. Andrea Fasulo to Nunziata Fasulo. Apr 15. Apr 21, 1910. omitted "Tremont av | s w s, 118 n w Westchester av, 28.4x124.5 Westchester av| to Westchester av, x25.7x104.10, lot 19 map No 1128a of 30 lots of Michael McCormick, Westchester. Henry F Muller Co to Lena Rupp. Mort \$2,000. April 15, 1910. other consid and 100 Trinity av, w s, 46 s 160th st, \$0x102.1, vacant. Release mort.
- Trinity av, w s, 46 s 160th st, 80x102.1, vacant. Release mort. The Jefferson Bank to Seattle Realty Co. Apr 19. Apr 20, 1910. 10:2630. nom
- 10:2050. Trinity av|s w cor 160th st, runs w 102.1 x s 153.8 x w 47.7 x s 160th st | 52 x e 149 to w s of av x n 206 to beginning, vacant. Avenue St John Realty Co to Seattle Realty Co. Mort \$66,400. Apr 19. Apr 20, 1910. 10:2630. Union av, No 1201 n w cor 168th st, 26.7x96.1x22.6x96.2, 5-sty brk
- nom

- Union av, No 1201 n w cor 168th st, 26.7x96.1x22.6x96.2, 5-sty brk 168th st, No 801 | tenement. Christian Becker to George Brown Jr. Mort \$25,500. Apr 19. Apr 20, 1910. 10:2673. 100 Union av, No 770, e s, 153.1 n 156th st, 16.8x108.8x16.9x106.6, 2-sty frame dwelling. Sarah A Clapp to Josephine Lightfoot. Apr 14. Apr 15, 1910. 10:2676. other consid and 100 Undercliff av, w s, 171 s Washington Bridge Park, 25x124.3x17.2x 127.7, vacant. Edw F Maloney to Cornelius B Savage. Mort \$4,000. Apr 21, 1910. 9:2538. other consid and 100 Viero av, No 4309 | s w cor 237th st, 55.9x144.2x50.8x167.7, 2-sty 237th st | frame dwelling and vacant. Mary A wife John J Harley to Michael E Dillon. Apr 20. Apr 21, 1910. 12:3385. other consid and 100 Vyse av, e s, 275 n Freeman st, 25x100, vacant. Gaetano Zin-gales to G.Zingales Co, a corpn. Mort \$2,500. Apr 9. Apr 15, 1910. 11:2994. other consid and 100 Vyse av, No 1559, w s, 181.3 s 173d st, 18.9x100, 3-sty brk dwell-

- 1910.
   11:2994.
   other consid and 100

   Vyse av, No 1559, w s, 181.3 s 173d st, 18.9x100, 3-sty brk dwell-ing.
   Carmine Cioffi to Eva Siegel. Mort \$9,500. Apr 20. Apr 21, 1910.
   Apr 20. Apr 20. Apr 20. Apr

   Vyse av, w s, 143.9 s 173d st, 18.9x100.
   other consid and 100

   Vyse av, w s, 143.9 s 173d st, 18.9x100.
   other consid and 100

   Vyse av, w s, 143.9 s 173d st, 18.9x100.
   other consid and 100

   Vyse av, w s, 181.3 s 173d st, 18.9x100.
   other consid and 100

   Vyse av, w s, 181.3 s 173d st, 18.9x100.
   100

   Where 3-sty brk dwellings.
   100

   Whitlock av, Nos 969 and 973, w s, 287.6 n Barretto st, 75x100,
   100

   Whitlock av, Nos 969 and 973, w s, 287.6 n Barretto st, 75x100,
   100

   Kellwood Realty Co.
   Q C. Apr 18. Apr 20, 1910. 10:2735.

   6,000
   00

   6,000

- Same property. Kellwood Realty Co to Wolf Burland. Mort \$42,-000. Apr 16. Apr 20, 1910. 10:2735. nom Webster av n w cor 181st st, 100.1x100. Wm D Cameron to Ber-181st st | nard Schultz. Mort \$12,200 on this and other prop-erty. Apr 18. Apr 20, 1910. 11:3143. 100 Webster av, No 2091, w s, 95.6 n 180th st, runs w 80 x n 4.6 x w 20 x n 29.3 x e 100 to av x s 33.9 to beginning, 4-sty brk tene-ment. Charles Bjorkegren, inc, a corpn. to Michael Bunworth. Mort \$20,000. Apr 18. Apr 20, 1910. 11:3143. 0ther consid and 100
- Webster av n e cor 169th st, -x-, to c l Mill Brook (owned by 169th st | party 1st part. 169th st, n s, 44.1 e Webster av, -x73.10 (owned by party 2d part).
- Agreement defining boundary line as located at beginning line in 2d parcel. Plough & Fox with Fredk A Reiss. Apr 8. Apr 21, 1910. 11:2893. no

- 24 parcet.
   riogn & Fox with Friday and Fox with Fox with Fox with Fox with Friday and Fox with Fox w
- Max Just to same. ½ part. Mort \$11,000. Apr 11,000 \*Same property. M 14. Apr 15, 1910.

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April 23, 1910

100

Acking the Realty Co.

**NORWOOD** LISIAND 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

\*White Plains road, w s, 50 n 223d st, 28x105, except part for road. Robert E Hope to John O'Brien. Apr 8. Apr 15, 1910.

white Trains Foad, w s, 50 n 2250 st, 28x105, except part for road. Robert E Hope to John O'Brien. Apr 8. Apr 15, 1910. nom
Westchester av n e cor Kelly st, runs n 150.1 along st x e 66.7
Kelly st s 5.7 to n w s of av x s w 140.1 to beginning, vacant. Charlotte F wife Miner Trowbridge to Rockland Realty Co. Apr 15. Apr 16, 1910. 10:2715. nom
Westchester av, Nos 761 to 783 n s, at e s Tinton av, runs n e Tinton av, No 760 along w s Tinton av 204.11 x w 137.10 to e s Tinton av x s 151.7 to Westchester av at point of beginning, gore, 5-sty brk tenement and stores. Herbert J Deutz to Rosa Oppenheim. All liens. Apr 9. Apr 15, 1910. 10:2655. other consid and 100
Weeks av, No 1685, w s, 6 n 173d st, 30x95, 2-sty frame dwelling and store. Chas A Metzger to Amelia Isele. Q C. Apr 12. Apr 16, 1910. 11:2791, 2792, 2793 and 2796. nom
\*Plot begins 740 e White Plains road at point 295 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Carrie Levy to Gottlieb Nickel. Mort \$2,400. Apr 15. Apr 16, 1910. Southeast part lot 12109 sec 42 map of Woodlawn Cemetery, contains 130 superficial ft. The Woodlawn Cemetery to Fredericke I and Carl F Markgraf. Sept 7, 1909. Apr 19, 1910. 12:3361.

 12:3361.
 1
 1

 3d av
 1
 n w cor 180th st, a strip, runs w 1.10 to w s Ford-Fordham av

 Fordham av
 1
 ham av, now 3d av, x n 47.2 to w s 3d av, x s 47.1

 180th st
 1
 to beginning, gore. A Oldrin Salter TRUSTEE John Valentine to Mark Levy. All liens. April 16. April 18, 1910.

Yalentine to Mark Levy. All liens. April 16. April 18, 1810.
Yalentine to Mark Levy. All liens. April 16. April 18, 1810.
95
3d av, Nos 2994 to 2998 | s e s, 175 n e 153d st late Grove st, runs Bergen av | s e 207.7 to n w s Bergen av x n e 55.4 x n w 27.9 to w s Mill Brook x n 0.4 x n w 187.2 to 3d av x s 55 to beginning, except part for avs, 3-sty brk and frame hall and stores. Cornelia E McCormack et al to Pauline Muller. B & S. Mort \$40,000. Apr 14. Apr 16, 1910. 9:2363. nom
3d av | s e cor 172d st, 92x100x99.10x100.5, vacant. Henry Korn 172d st | to Wendover-Bronx Co. B & S. All liens. Apr 11. Apr 15, 1910. 11:2929. other consid and 100
Interior lot, 100 e Franklin av and 144.4 s 168th st, runs s 50 x e 6 x n 50 x w 6 to beginning. James T Barry to Jennie E Byrne. Q C. Apr 16. Apr 21, 1910. 10:2614. nom
\*Eastchester or Givins or Griffins Creek, s s, being lot known as the straddle lot, contains 11 45-100 acres. Katherine F Curtin to Patk H Whalen. Mort \$10,000. May 18, 1908. Apr 21, 1910. other consid and 100

LEASES

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

April 15, 16, 18, 19, 20 and 21.

#### BOROUGH OF MANHATTAN.

West st, No 406, store and basement. Geo J Humphrys is John P. Peddersen; 5 years from Aug I, 1900. Apr 12, 1910. 2:467. Jobo 364 st, No 100 West, Anthony Graeco D Picto De Massi, 5 years 360 and 14 st, No 82 Rask, partor floor, cala Dassing to The years 360 and 360 and 260 an

Manhattan



Mortgages

Broadway, No 3221, n w cor 129th st. Re-assign lease. Davies J Marshall to Emma Potts. All title. Mort \$3,300. April 18, 1910. 7:1996.....nom Broadway, No 3221, n w cor 129th st. Assign lease. Emma Potts to Davies J Marshall. Apr 13. Apr 15, 1910. 7:1996.....nom Broadway, No 3221, n w cor 129th st, part of 1st floor, basement and part of bldg above 1st floor. William Brennan to Emma Potts; 7 years, from May 1, 1910. Apr 15, 1910. 7:1996..... 1,600 and 1,800 Broadway, No 1446, all. Henry Youngs et al to Saxe Amusement Co; 10 years and 12 days, from Apr 18, 1910. Apr 19, 1910. 4:993..... Proadway n e cor 95th st, north store and basement, 19.4x49. 95th st | Real Construction Co to Martin J Martell and John V Fitzpatrick; 9 3-12 years, from Oct 1, 1910. Apr 20, 1910. 4:004

.4,560 .nom

& Pacif 5:1508

5:1264and Vic-

7th av, No 2284, all. Anselm Frankenthaler to Joseph and toria Berger; 3 years, from Feb 15, 1910. April 18, 1910. ..1,260 1940.....

9th av, No 793, store and front basement. 53d st, No 402 West, parlor floor and basement. Bernard Curry to Henry Weinberg; 5 years from Apr 1, 1910 Apr 16, 1910. 4:1062......

1.800

If you want to offer your clients a list for purchase of the most complete modern and attractive ocean villas, at terms which will appeal, apply to ESTATES OF LONG BEACH 225 FIFTH AVENUE, N. Y. CITY PHONE: MADISON WILLIAM H. REYNOLDS, President PHONE: MADISON, 3600

# BOROUGH OF THE BRONX.

600

.3.000

Boston road, Nos 1013 and 1015, all. Charles Kling to Victor D Levitt and Adolph Bauernfreund; 5 years from Sept 1, 1910. Apr 16, 1910. 10:2622. Boston rd, No 1351, McKinley Square Theatre. Albert S May to Jacob S Eisenberg. Apr 18, 1910 to Feb 1, 1914. Apr 20, 1910. 11:2934 .3.216

Schnabel; 3 years, from May 1, 1910. Apr 15, 1910. 9:2362.
3d av, e s, 175.2 n 161st st, runs e 129.9 x n 50 x w 131.9 to av x s 50 to beginning, the land. Wm A Cameron to Leo Levinson; 21 years from Oct 1, 1910. Apr 16, 1910. 10:2620......taxes, &c, and 2,500 to 4,000
3d av, No 3208, e s, 175.2 n 161st st late Cliff st, 25x130, vacant. Subordination of mort of \$12,000 to lease. John Whalen to Leo Levinson. Apr 14. Apr 16, 1910. 10:2620.....nom
\*Lots 2 to 11 map of Est Joseph Husson, Clason Point, except part for Clason Point road. Geo Glenz to Henry Gartelman and Alex Schmidt; 20 years from May 1, 1910. Apr 21, 1910......taxes, &c, and 2,100 to 4,100

# 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 de-scription of the property then follows, then the date of the mort-gage, the time for which it was given, and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P M" occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given. Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the in-strument as filed.

strument as filed. Mortgages against Bronx property will be found altogether at the foot of this list.

# April 15, 16, 18, 19, 20 and 21.

# BOROUGH OF MANHATTAN.

 BOROUGH OF MANHATTAN.

 Auerbach, Mayer S to Margt A Johnstone. 22d st, No 126, s s, 300 w 6th av, 18.9x98.8. P M. Apr 15, due May 1, 1912, 5%. Apr 16, 1910. 3:797. 24,000

 Andrews, Ella R with Jacob Hess. 112th st, No 236, s s, 358 w 7th av, 17x100.11. Extension of \$10,000 mort until Apr 11, 1915, at 5%. Apr 15, 1910. 7:1827. nom

 Arata, Amelia to Le Grand L Clark. 143d st, No 254, s s, 250 e 8th av, 25x99.11. P M. Prior mort \$10,000. Apr 8, 3 years, 6%. Apr 15, 1910. 7:2028. 3,000

 A & S Construction Co to Realty Holding Co. 27th st, Nos 118 and 120, s s, 243.9 w 6th av, 37.6x98.9. P M. Apr 14, due May 1, 1911, 6%. Apr 15, 1910. 3:802. 167,500

 Same to same. Same property. Certificate as to above mort. Apr 14. Apr 15, 1910. 3:802. 300

 Auerbach, Mayer S to Saml P White, Jr. 22d st, No 128, s s, 318.9 w 6th av, 18.9x98.8. P M. Apr 15, 1910, 2 years, 5%. 3:797. 21,500

 Auerbach National S to Jacob Klingenstein. Allen st, No 191, w

21,500 Anspacher, Nathania S to Jacob Klingenstein. Allen st, No 191, w s, 150 n Stanton st, 25x87.6. P M. Prior mort \$----. Nov 24, 1909, due Dec 1, 1910, 6%. Apr 15, 1910. 2:417. 5,000 Apfel, Arthur to American Mortgage Co. Vermilyea av, s e cor Dyckman st, 100x100. April 12, 3 years, 5%. April 18, 1910. 8:2224. 20,000 Arnstein, Henry to An Association for the Relief of Respectable Aged Indigent Females in City N Y. Sth av, No 2619, w s, 59.5 s 140th st, 27x100. April 18, 1910, 5 years, 4½%. 7:2042. 28,000 8.000

Auerbach, Mayer S to Clementine Correja of Nice, France. 228,000 No 130, s s, 337.6 w 6th av, 18.9x98.9. P M. Mar 12, 2 years, 4½%. Apr 19, 1910. 3:797. 18,000 American Mortgage Co with William H Hall. 126th st, No 371 West. Extension of \$16,000 mort until Apr 19, 1915, at 5%. Apr 20, 1910. 7:1953. nom

Apr 20, 1910. 1:1955. American Mortgage Co with UNION TRUST CO of N Y. Willett st, No 15, s w cor Broome st, Nos 109 and 111, 100x50. Sub-ordination agreement. Apr 20, 1910. 2:338. Willett nom

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Bechstein, Augustus C of Oak Tree, N J, to Edward S Clark. Hudson st, No 135, n w cor Beach st, No 47, 28.6x130.1x28.4x 130.2. Apr 20, 1910, due, &c, as per bond. 1:214. 50,000 Bryan, Wm H of Brooklyn, N Y, to EQUITABLE LIFE ASSUR SOC of the U S. 7th av, Nos 501 to 509, n e cor 37th st, Nos 137to 153, 98.9x244. P M. Apr 20, 1910, due Jan 1, 1913, 5%. 3:813. 500,000

137to 153, 98.9x244. P M. Apr 20, 1910, due Jan 1, 1913. 5%. 3:813. 500,000 Same to Florence M Haskin et al exrs Alfred Marshall. Same property. P M. Prior mort \$500,000. Apr 20, 1910, due Sept 1, 1912, 4½%. 3:813. 380,000 Bachman, Alfred C to Chas E Hackley. 25th st, Nos 215 and 217, n s, 186 w 7th av, 42x98.9, P M. Apr 1, due, &c, as per bond. Apr 21, 1910. 3:775. 32,000 Berlin, Isaac to Aaron Goodman. Monroe st, No 261, n s, 150.5 w Jackson st, 25x93.9x25x93.4. P M. Prior mort \$25,000. Apr 18, 2 years, 6%. Apr 21, 1910. 1:266. 3,000 Bacon, Francis M and Francis M Jr as trustees of Ella Bald-win with Abraham Pinkowitz and Saml Caplan. 121st st, No 243 East. Extension of \$17,000 mort until Mar 17, 1913, at 5%. Mar 28. Apr 21, 1910. 6:1786. nom Bennett, Mary D H wife Edward H to U S LIFE INS C0 in City N Y. Beekman st, No 67, s s, 49.6 e Gold st, 25.6x81.4x20.4x 84.9. Apr 21, 1910. 1:03. 25.6x81.4x20.4x 84.9. Apr 21, 1910. 1:103. 25.6x0. Bullwinkel, John E to Annie M Lins. William st, No 194, s e s, abt 65 s Frankfort st, 17.4x76.7x17x74.3. Apr 19, 2 years, 6%. Apr 21, 1910. 1:103. 2,500 Bear, Nancy to Mark Taubert. 58th st, No 449, n s, 86.5 w Sutton pl or av A, 20x100.5. Prior mort \$... Apr 15, due June 15, 1913, 6%. Apr 16, 1910. 5:1370. 1,500 Barrows, Cecilia F to BOWERY SAVINGS BANK. 54th st, No 26, s s, 42.6 w Madison av, 20x100.5. Apr 15, 1910, 3 years, 4½%. 5:1289. 33,000

5:1289. Brown, Thatcher M and Moreau Delano with BOWERY SAVINGS BANK. Fletcher st, Nos 38 and 40, on map Nos 34 to 40. Ex-tension of \$45,000 mort until April 16, 1912, at 4½%. April 16. April 13, 1910. 1:72. Brown, Minnie T to Edw J Hancy trustee under will Geo Jones of the fund held for life of Daniel B Fearing. 60th st, No 219, n s, 355 w 2d av, 20x100.5. Apr 18, 1910, 3 years, 4½%. 5:1415. 15.00 nom

15.000

Same to Mid Town Associates Co. Same property. Prior mort \$15,000. April 18, 1910, due, &c, as per bond. 5:1415. 3,000 Bailey, Thomas to Wm J Hoe. Amsterdam av, No 1846, w s, 56.3 n 151st st, 18.8x75. April 16, 3 years, 5%. April 18, 1910. 7:2083. 12.000

and BANK OF WASHINGTON HEIGHTS with same. Same perty. Subordination agreement. April 16. April 18, 1910. Same property. 7:2083.

250 w 2d av, 20x100.4. P M. Apr 19, 1910, 5 years,  $4\frac{1}{2}$ %. 5:1325. 7,500 Bodine, John H to LAWYERS TITLE INSURANCE & TRUST CO. Grove st, Nos 42 and 44, s s, S3 w Bleecker st, 42x100. P M. Apr 18, 3 years, 5%. Apr 19, 1910. 2:588. 23,000 Burns, Edward, exr & James Carroll and James Breen to John Yager. 78th st, No 338, s s, 250 w 1st av, 20x102.2. Prior mort \$12,000. Apr 18, 3 years, 6%. Apr 19, 1910. 5:1452. 2,000 Burns, Ursula C to Jessie C McBride. Naegle av, e s, 26.2 s Hill-side st, 75.5x110.2x75x109.10. Apr 18, due &c as per bond. Apr 19, 1910. 8:2170. 10,000 BOWERY SAVINGS BANK with Rosa Thomann. 3d av, No 1443, e s, 82 s 82d st, 20.2x70. Extension of \$9,000 mort until Apr 19, 1915, at  $4\frac{1}{2}$ %. Apr 19. Apr 21, 1910. 5:1527. nom Baldwin, Edwin C and Marshall C Bacon trustees for Chas G Bacon et al under will Clara R Bacon with Bella Hillman. Houston st. Nos 480 and 482, n w cor Goerck st, Nos 147 to 151, 50.3x68.6. Extension of \$45,000 mort until June 1, 1915, at 5%. Apr 20. Apr 21, 1910. 2:356. nom Coshland, Gilbert F and Arthur M Bier to August Kastor. 113th st, No 67, n s, 254.4 w Park av, 25.8x100.11. Apr 14, 5 years, 5%. Apr 16, 1910. 6:1619. 20,000 Corn, Henry to UNION DIME SAVINGS BANK. Nagle av, n e cor Academy st, 100x160. Apr 15, 1910, due, &c, as per bond. 8:-2218. 24,000 Corn, Henry to UNION DIME SAVINGS BANK. Post av, n s, 100 w Academy st. 125x150. Anr 45 1910. due, &c, as per bond. 8:-2218. 24,000

Corn, Henry to UNION DIME SAVINGS BANK. Post av, n s, 100 w Academy st, 125x150. Apr 15, 1910, due, &c, as per bond 8:2220. 18.0 100 18.000

Corn, Henry to UNION DIME SAVINGS BANK. Post av, n s, 22 w Academy st, 125x150. Apr 15, 1910, due, &c, as per bond 8:2220. 18.0 995 18:000

18,6 orn, Henry to UNION DIME SAVINGS BANK. Sherman av, s cor Academy st, 100x160. Apr 15, 1910, due, &c, as per bond 8:2220. Corn, Henry 25,000

25,0 orn, Henry to UNION DIME SAVINGS BANK. Sherman av, s s 100 w Academy st, 125x125. Apr 15, 1910, due, &c, as per bond 8:2220. 200 20,000

20,00 oles. Emily J to Dora Rosenstein. 121st st, No 57, n s, 229.6 w Park av, 18x100.11. Apr 14, due, &c, as per bond. Apr 15, 1910. 6:1747. 500

6:1747. 2,500 Cohn, Joseph to TITLE GUARANTEE & TRUST CO. 73d st. No 322, s s, 300 w 1st av, 25x102.2. Apr 15, 1910, due, &c, as per bond. 5:1447. 15,000 Cohen, Harriet, Sophie and Emma to American Mortgage Co. 100th st. Nos 22 and 24, s s, 210 w Central Park West, 40x100.11. Apr 15, 1910, 3 years,  $5\frac{1}{2}\%$ . 7:1835. 41,000 Same and Moses Cohen with same. Same property. Subordination agreement. Apr 15, 1910. 7:1835. 100 Connors, Rose to Sarah T Umpleby. Fort Charles pl W late Van Corlear pl, n w s, 100 s w 227th st late Wicker pl, 37.6x75. Apr 14, 3 years, 5%. Apr 15, 1910. 13:3402. 3,250 Cavagnaro, Andrew J to Thomas Denholm. 4th st, No 247, e s, 21.6 s Charles st, 22.6x76.7. P M. Apr 14, 5 years, 5%. Apr 15, 1910. 2:611. 5,000

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Cassidy, Mae H to Louise Withey. Greenwich st, No 679, n e cor Christopher st, No 139, runs n 35 x e 67 x s 6.9 to Christopher st x w 74.9 to beginning. Prior mort \$----. Apr 14, 1 year. 6%. Apr 15, 1910. 2:630. 1,500 Cohen, Saml to Realty Holding Co. Henry st, No 168, s s, abt 80 w Jefferson st, 26.1x100. P M. Prior mort \$30,000. April 15, 4 years, 6%. April 18, 1910. 1:271. 5,000 Chasis, Joel M to UNION TRUST CO of N Y. 10th st, No 319, n s, 320.6 e Av A, 25x94.8. Apr 18, 1910, 5 years,  $4\frac{12}{2}$ %. 2:404. 18,000

18,000

22.1 x n 99.11 to st x e 22.7 to beginning. P. M. Apr 20, 1910. due, &c. as per bond. 7:1921. 7,000
Conroy, John J to Lion Brewery. 2d av, s e cor 58th st. Saloon lease. Apr 15, demand. 6%. Apr 20, 1910. 5:1350. 1.988.50
Croatian Printing & Publishing Co to Geo F Allison as trustee. Certificate as to mort or deed of trust dated Apr 15, 1910. Apr 20, 1910. Miscl.
City of N Y to Rosa Schleissner of 240 East 68th st. Transfer of tax lien for years 1906 and 1907 assessed to 1H Morris. Lot 20 on Beekman st, s, bet Gold and Cliff sts. Apr 14, 3 years, 12%. Apr 20, 1910. 1:94. 1292.44
City of N Y to Rosa Schleissner of 240 East 68th st. Transfer of tax lien for years 1906 and 1907 assessed to 1Mknown. Lot 7 on 8t Nicholas av, e s, bet 155th and 150th sts. Apr 14, 3 years, 10%. Apr 20, 1910. 5:2107. 479.49
City of N Y to Rosa Schleissner of 240 East 68th st. Transfer of tax lien for years 1906 and 1907 assessed to 1 Snoka. Lot 37 on 68th st, s, bet 24 and 34 avs. Apr 14, 3 years, 64%. Apr 20, 1910. 5:1331. 428.
City of N Y to Rosa Schleissner of 240 East 68th st. Transfer of tax lien for years 1808 and 1907 assessed to G uillanie Logeling. Lot 019 on 57th st, n s, bet 24 and 34 avs. Mar 31, 3 years, 44%. Apr 20, 1910. 5:1331. 195.74
City of N Y to Rosa Schleissner of 240 East 68th st. Transfer of tax lien for years 1808 and 1809 assessed to Guillanie Logeling. Lot 19 on 57th st, n s, bet 24 and 34 avs. Mar 31, 3 years, 44%. Apr 20, 1910. 5:1331. 195.74
City of N Y to Rosa Schleissner of 240 East 68th st. Transfer of at lien for years 1808 and 1809 assessed to Guillanie Logeling. Lot 190. no 57th st, n s, bet 24 and 34 avs. Mar 31, 3 years, 44%. Apr 20, 1910. 5:1331. 195.74
City of N Y to Rosa Schleissner of 240 East 68th st. Transfer of at lien for years 1808 and 1907 assessed to Guillanie Logeling. Lot 190. no 57th st, n s, bet 24 and 34 avs. Mar 31, 3 years, 44%. Apr 20, 1910. 5:1331. 195.74
City of N Y to Rosa Schleiss

s s, 6:1645.

4.000

6:1645. Downes, John M to Henry Schmeidler. 110th st, s s, 125 e 2d av, 75x100.11. P M. Prior mort \$16,000. Apr 17, 2 years, 6%. Apr 20, 1910. 6:1681. Educational Alliance Workmen's Circle Branch No 2 to Saml Klep-ner. 102d st, No 143 and 145, n s, 326 e Park av, 32x100.11. Prior mort \$9,400. Apr 14, 3 years, 6%. Apr 16, 1910. 6:1631. 3.00 3.000

EAST RIVER SAVINGS INSTITUTION with Nicola and Michele Bochicchio and Luigi Mecca. 101st st, No 327 East. Extension of \$21,000 mort until May 1, 1915, at 5%. Apr 19, 1910. 6:1673. nom

Emerman, Jos S and Sigmund Baumoehl to J Walter Levie. West Broadway, No 422, w s, abt 200 n Spring st. 25x69.11x25x69.9 s s. Prior mort \$----. Feb 25, due Oct 25, 1910, 6%. Apr 19, 1910. 2:502. 5,000

Notice is hereby given that infringement will lead to prosecution.

s, 320.6 e Av A, 25x94.8. Apr 18, 1910, 5 years,  $4\frac{1}{2}$ /c. 2:404. 18,000 Same and Josephine Hirschberg with same. Same property. Sub-ordination agreement. April 9. April 18, 1910. 2:404. nom Corn, Henry to UNION DIME SAVINGS BANK. Sherman av, s s, 225 w Academy st, 125x160. April 15, 1910, due, &c, as per bond. 8:2220. 20,000 Cowen (Charles A) & Co to Charles H Cowen and ano exrs Chas A Cowen. Canal st, No 324, s s, 153.6 e Church st, 25.5x95.5 to Lispenard st, No 43, x25x100.9. April 15, due, &c, as per bond. April 18, 1910. 1:210. 40,000 Same to same. Same property. Certificate as to above mort. April 15. April 18, 1910. 1:210. 40,000 Same to same. Same property. Certificate as to above mort. April 15. April 18, 1910. 1:210. Chenoweth, Catharine R to UNION TRUST CO of N Y. 59th st, No 41, n s, 90.6 e Madison av, 16.2x100.5. Apr 20, 1910, 5 years,  $4\frac{1}{2}$ %. 5:1374. 33,000 Collin, Harriet to TITLE GUARANTEE & TRUST CO. 137th st, No 142, s s, 449.6 w Lenox av, runs s 51.11 x w 0.6 x s 48 x w 22.1 x n 99.11 to st x e 22.7 to beginning. P M. Apr 20, 1910, due, &c, as per bond. 7:1921. 7,000 Conroy, John J to Lion Brewery. 2d av, s e cor 58th st. Sa-loon lease. Apr 15, demand, 6%. Apr 20, 1910. 5:1350. Croatian Printing & Publishing Co to Geo F Allison as trustee.

# Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK

Mortgages

904

- EAST RIVER SAVINGS INSTN with Martha Adelman. Madison st, No 285, n s, 135.1 w Montgomery st, 26.4x100. Extension of mort for \$30,000 to Apr 18, 1913, at 5%. Apr 12. Apr 19 1910. 1:269. Madison

- st, No 285, n s, 135.1 w Montgomery st. 26.4x100. Extension of mort for \$30,000 to Apr 18, 1913, at 5%. Apr 12. Apr 19, 1910. 1:269. nom Ervin, Emma to Harriett A Mulligan. 94th st, No 173, n s, 100.6 e Amsterdam av, 17.6x100.8. P M. Prior mort \$12,000. Apr 20, 1910, 1 year, 6%. 4:1225. 5,000 Forward Association to LAWYERS TITLE INS & TRUST CO. East Broadway, No 173, s s, abt 130 e Rutgers st, 26x100. P M. Apr 15, 3 years, 5%. Apr 16, 1910. 1:284. 30,000 Flynn, John J and Joseph to Geo F Picken Construction Co. 132d st, Nos 606 and 608, s s, 150 w Broadway, 50x99.11. P M. Apr 15, 3 years, 5%. Apr 16, 1910. 7:1998. 8,000 Same to same. Same property. P M. Prior mort \$..., Apr 15, 3 years, 6%. Apr 16, 1910. 7:1998. 4,000 Friedman, Julius to Esther Greenberg. 61st st, No 241, n s, 200 e West End av, 25x100.5. P M. Prior mort \$12,000. Apr 5, 2 years, 6%. Apr 15, 1910. 4:1153. 3,000 Fuldner, Henry to METROPOLITAN TRUST CO of City N Y. 14th st, No 404, s s, 66 e 1st av, 28x180; 13th st, n s, 66 e 1st av, 28 x26.6. Apr 15, 1910, due, &c, as per bond. 2:441. 33,000 Fausner, Clara E, of Brooklyn, N Y, to Chas E Rushmore trus-tees Waldemar Caspary. 93d st, Nos 69 and 71, n s, 100 w Park av, 39x100.8. April 18, 1910, 5 years, 5%. 5:1505. 42,000 Fahrer, Jacob and Jennie with Beke Schneider. 96th st, Nos 210 and 212 East. Subordination agreement of lease, &c, to mort for \$44,000. April 13. April 18, 1910. 5:1541. nom Friedman, Saml with GIRARD TRUST CO as trustee for Neilson Brown will Alex Brown. Av B, No 101. Extension of \$29,000. mort until Nov 10, 1914, at 4½%. Aug 30. April 18, 1910. 2:389. nom
- 2:389. Frankenfelder, Bernhard to Robt S Clark of Cooperstown, N Y. Madison av, No 75, e s, 24.8 s 28th st, 24.8x100. April 8, 1910. due, & as per bond. 3:857. Fay, John F and Martin M to Geo Ehret. Sth av, s e cor 58th st. Saloon lease. April 13, demand, 6%. April 18, 1910. 4:-1029. Enlay, John M with More E Martin, M Jacobia 20, 000 60.000
- 58th 6,000
- st. Saloon lease. April 13, demand, 6%. April 18, 1910. 4:-1029. 6,000 Finlay, John M with Mary F Martin. Wadsworth av, No 90, w s, 84.10 n 177th st, 40x100. Extension of \$10,000 mort until Feb 15, 1913, at 6%. April 15. April 16, 1910. 8:2145. nom Fine, Ike to Monroe Eckstein Brewing Co. Spring st, No 144, and Wooster st, No 91. Saloon lease. April 18, 1910, demand, 6%. 2:487. 1,500 Fentis, Hugh to John H D Meyer. S3d st, Nos 127 and 129, n s, 41.8 w Lexington av, 51.1x102.2. P M. Prior mort \$65,000. Mar 15, due, &c, as per bond. Apr 19, 1910. 5:1512. 20,000 Same to same. Same property. P M. Prior mort \$85,000. Mar 157, n s, 295 w 3d av, 25x100.10. P M. Apr 18, 3 years, 4½%. Apr 19, 1910. 6:1640. 25,000 Frankl, Max and Annie Fried with BANK FOR SAVINGS in City of N Y. 2d av, No 1464. Extension of \$15,000 mort until May 15, 1915, at 4½%. Apr 19, 1910. 5:1451. nom Greenwald, Mendel to Henry De F Weekes. Goerck st, No 96, e s, 146.7 n Rivington st, 25x100. Apr 15, 5 years, 5%. Apr 16, 1910. 2:324. 21,000 Gordon, Bernard to Anna'E Donald. 66th st, No 245, n s, 150 e West End av, 25x100.5

- Gordon, Bernard to Anna E Donald. 66th st, No 245, n s, 150 West End av, 25x100.5. Apr 11, 5 years, 5%. Apr 16, 1910 12.000 4:1158.
- 4:1158. 12,000 Same to Annie Maguire. Same property. Prior mort \$12,000 Apr 15, 3 years, 6%. Apr 16, 1910. 4:1158. 2,000 Gibert, Frederic E to Leontine Marie. Chambers st, No 121, n s, 124.9 e West Broadway, 25x150.10 to Reade st, No 103, x25.9x 150.10. Apr 15, 1910, 5 years, 6%. 1:145. 5,000 Grohman, Hannah to American Mortgage Co. 133d st, No 216, s s, 346 w 7th av, 27x99.11. Apr 15, 1910, 5 years, 5%. 7:1938. 18,500
- 18,500
- 1 500
- nom
- Same to same.
   Same property.
   Prior mort \$18,500.
   Apr 15, 1500.

   1910, 1 year, 5½%.
   7:1938.
   1,500.
   Apr 15, 1500.

   GREENWICH SAVINGS BANK with Joseph Kugler.
   15th st. No 227 West.
   Extension of \$20,000 mort until June 22, 1915, at 4½%.

   April 14.
   April 18, 1910.
   3:765.
   not st. No 37, n s, 218.1 e Madison av, -x-.
   Extension of \$25,000 mort until 3.

   Stable Solution
   GRESNWICH SAVINGS BANK with Marie L Tillotson.
   29th st. No 37, n s, 218.1 e Madison av, -x-.
   Extension of \$25,000 mort until 18, 1910.

   3:859.
   .
   .
   .
   .
- 3:859. nom Goldsmith, Gustavus A to TITLE GUARANTEE AND TRUST CO. 73d st, Nos 109 and 111, n s, 138 e Park av, 42x102.2. April 16, due, &c, as per bond. April 18, 1910. 5:1408. 60,000 GREENWICH SAVINGS BANK with Mary King. 3d av, No 1328, s w cor 76th st, Nos 196 and 198, 27.2x100. Extension of \$32,-000 mort until May 29, 1913, at 4½%. April 11. Apr 18, 1910. 5:1410.

- 5:1410. nom
  GREENWICH SAVINGS BANK with Charles M Brooks. 55th st, No 114 East. Extension of \$18,000 mort until June 5, 1915, at 4½%. Apr 15. Apr 19, 1910. 5:1309. nom
  Gest, Guy M of Norton, Conn, to Frances C Fessenden. 98th st, No 46, s s, 450 w Central Park West, 25x100.11. Prior mort \$\$,250. Nov 29, 3 years, 5%. Apr 18, 1910. 7:1833. 1,750
  Guggenheimer, Eliza, individ and extrx Randolph Guggenheimer to Fredericka or Fredrica Koenig. 55th st, No 507 East. Certificate and declaration as to payment of mort not recorded, but referred to in assignment of rents recorded Nov 23, 1899. All title. (Also recorded in deeds of even date.) Apr 14. Apr 21, 1910. 5:1371.
  Houston Realty Co to Cyrus V Bunce et al, exrs John Bunce. Consent to mort for \$10,000 covering land in Kings County, N Y. Apr 11.
  Same to same. Same property. Certificate as to mort for \$10,000

- Apr 11. Same to same. Same property. Certificate as to mort for \$10,000 covering land in Kings Co, N Y. Apr 11. Apr 15, 1910. Hollander, Samuel to Bertha Pasternack. 26th st, No 445, n s, 472.7 w 9th av, 27.3x98.9. P M. Prior mort \$15,000. Apr 14, 3 years, 6%. Apr 15, 1910. 3:724. 2,300 Hall, Wm H with Eighty-Sixth Street Theatre Co. 86th st, Nos 157 to 161, n s, 204.5 w 3d av, 76.8x100.8. Extension of \$20,-000 mort until April 22, 1912, at 6%. April 16. April 18, 1910. 5:1515. nom nom
- 000 mort until April 22, 1912, at 6%. April 16. April 18, 1910. 5:1515. nor Handley, Richard H to Josephine J Schnurmacher. 1st av, Nos 2082 and 2084, s e cor 108th st, No 400, 50.11x95. Certificate as to reduction of mort. April 15. April 16, 1910. 6:1701. Haas, Louis to James R Roosevelt et al trustees Wm Astor for benefit John J Astor and remaindermen. 16th st, No 43, n s, 195 e 6th av, 25x92. P M. Mar 29, due Sept 29, 1911, 5%. Apr 19, 1910. 3:818. 35.00 35,000

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Haas, Louis to James R Roosevelt et al trustees William Astor, dec'd, for benefit John J Astor. 17th st, Nos 50 to 54, s s, 245 e 6th av, 66x92. P M. Mar 29, due Sept 29, 1911, 5%. Apr 19, 1910. 3:818.

ENGINEERING AND CENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

- e 6th av, 66x92. P M. Mar 29, due Sept 29, 1911, 5%. Apr 19, 1910. 3:818. 143,000 Hyman, Hannah with League Realty Co. 52d st, No 65 West. Extension of \$20,000 mort until Feb 16, 1913, at 4½%. Apr 12. Apr 20, 1910. 5:1268. nom Hall, Wm E to LAWYERS TITLE INS & TRUST CO. 61st st, No 29, n s, 100 e Madison av, 16.6x100.5. Apr 19, 5 yrs, 5%. Apr 21, 1910. 5:1376. 42,500 Hunt, Lizzie N, of Nyack, N Y, to Peyton J Van Rensselaer. 116th st, No 156, s s, 66.8 e Lexington av, 16.8x100.11. Apr 20, 5 years, 5%. Apr 21, 1910. 6:1643. 10,000 Same and Frank P Hunt with same. Same property. Subordina-tion agreement. Apr 20. Apr 21, 1910. 6:1643. nom Halstead, James W and Abel E Blackmar with Dove Golding. Houston st, Nos 476 and 478, n s, 50.3 w Goerck st, 50x68.6. Extension of \$35,000 mort until June 1, 1915, at 5%. Apr 20. Apr 21, 1910. 2:356. nom Hall, Wm E, Marguerite W and Hatasatah Realty Co with LAW-YERS TITLE INS & TRUST CO. 61st st, No 29, n s, 100 e Madi-son av, 16.6x100.5. Subordination agreement. Apr 19. Apr 21, 1910. 5:1376. nom Interboro Sign Co to Cowperthwait & Sons. Consent to mort for \$20,000. Apr 2. Apr 16, 1910. ... Same to same. Certificate as to mort for \$20,000. Apr 2, Apr 16, 1910. Colin M to TITLE GUARANTEE & TRUST CO. 71st st. No 167 n s, 251 2 m 24 m 100 000000 Apr 2, Apr

- 10, 1910. Ingersoll, Colin M to TITLE GUARANTEE & TRUST CO. 71st st, No 167, n s, 251.8 w 3d av, 16.8x102.2. P M. Apr 18, due, &c, as per bond. Apr 19, 1910. 5:1406. Same to Theodore T Elliman. Same property. P M. Prior mort \$20,000. Mar 29, due Apr 18, 1913, 4½%. Apr 19, 1910. 5:1406. Inderstein Albert in Statements of the statement of
- b:1406.
   5,000

   Indorsky, Albert to METROPOLITAN SAVINGS BANK.
   Sth st, No

   315, n s, 280.4 e Av B, 20.7x69.10.
   P M. Apr 20, 5 years, 5%.

   Apr 21, 1910.
   2:391.

   11,000
   Isabelle Realty Co to William Nelson.

   31st st, No 320, s s. 212.6
   w 8th av, 18.9x98.9.

   P M. Apr 19, 1910, 3 years, 5%.
   Apr 20, 18,000
- Isabelle Realty Co to William Nelson. 31st st. No 320, s s. 212,6w 8th av, 18.9x98.9. P M. Apr 19, 1910, 3 years, 5%. Apr 20, 1910. 3:754.IS000Same to same. Same property. Certificate as to above mort.Apr 19, 1910. 3:754.Jacobs, Saml K with James Carlew. 37th st, Nos 5 to 9 West.Subordination agreement. Mar 11. Apr 20, 1910. 3:839. nomJacobs, Louis W to LAWYERS TITLE INS & TRUST CO. 77thst, No 247, n s, 130 w 2d av, 24.11x102.2. Apr 19, 1910, 5 yrs,5%. Apr 20, 1910. 5:1432.20,000Same and Israel Horwitz with same. Same property. Subordination agreement. Apr 19, 1910. 5:1432.nomJaffin, Henry A to Saml Cohen. Henry st, No 168, s s, 78.3 w Jefferson st, 26.1x100. ½ part. P M. Prior mort \$35,000. Apr 19, 1 year, 6%. Apr 21, 1910. 1:271.1, oto Jacobson, Israel to EXCELSIOR SAVINGS BANK. 2d av, No 1911,w s, 42 s 99th st, 28x100. Apr 14, 5 years, 5%. Apr 15, 1910.6:1648.18,000Same and Abraham J Dworsky with same. Same property. Sub-

- Same and Abraham J Dworsky with same. Same property. Sub-ordination agreement. Apr 14. Apr 15, 1910. 6:1648. no Jacobson, Israel and Matilda Fitzsimons with same. Same prop-erty. Subordination agreement. Apr 14. Apr 15, 1910. 6:1648. nom
- nom
- Jacobson, Israel with Matilda Fitzsimons. 2d av, No 1911, w s, 42 s 99th st, 28x100. Extension of \$3,000 mort until Apr 14, 1913, % as per bond. Apr 14. Apr 15, 1910. 6:1648. no Jupiter Realty Co to Gotham Mortgage Co. 74th st, No 328 East. Certificate as to mort for \$2,500. April 11. April 18, 1910. nom
- 5:1448.
- 5:1448. Jiran, Anton with Walter S Cameron gdn Rosalia de G Cameron. 72d st, No 541, n s, 623 e Av A, 15.10x64.7x21.7x64.4. Ex-tension of \$10,000 mort until Apr 24, 1913, -% as per bond. Apr 12. Apr 18, 1910. 5:1484. Klepner, Saml to Louise H Jackson widow. 103d st, No 147, n s, 358 e Park av, 17x100.11. Apr 14, due June 25, 1911, 5½%. Apr 16, 1910. 6:1631. 6,400

- Apr 16, 1910. 6:1631. 6,400 Krugman, Hendretta to Aronson Mercantile Co. Columbia st, No 77, w s, 80 n Rivington st, 20x49.8. Prior mort \$—. Apr 14, 3 years, 6%. Apr 15, 1910. 2:334. notes, 4,400 Kashowitz, Joseph and Dora Sokolski with TRUST CO OF AMER-ICA exrs, &c, Josephine B Chambers. Madison st, Nos 287 and 289, n s, 92.1 w Montgomery st, 43x100. Subordination agree-ment. April 11, April 18, 1910. 1:269. nom Klemann, Anna M to Eliz G Schmid extrx, &c, Marie Klemann. 43d st, Nos 209 and 211, n s, 155 e 3d av, 50x100.5. April 14, 5 years, 5%. April 18, 1910. 5:1317. 4,000 Krauss, Philip to LAWYERS TITLE INS AND TRUST CO. 178th st, Nos 587 to 593, n s, 141.8 w Audubon av, two lots, each 41.8x100. Two morts, each \$39,000. April 18, 1910, 5 years, 5%. 8:2153. 78,000 Katz, Louis to Zadah Howard Reakirt. 74th st, No 103, n s,
- Katz. n S.
- 13, due, &c, as per bond. Apr 19, 1910. 4:1140.
   9,500

   Kosven, Saml with Clementine Correja. Jefferson st, No 31, e s, 80 n Madison st, 20x47.8. Extension of \$11,500 mort until Apr 1, 1913, at 4½%. Apr 1. Apr 20, 1910. 1:270.
   nom

   Kaplan, Lena to Montefiore Home, a corpn. 3d av, No 1968, w s, 25.5 n 108th st, 25x100. Apr 19, 1910, 3 years, 4½%. Apr 20, 1910. 6:1636.
   25,000

   Value, Nellia, A to File, B. Bergerg, 152d st. p. a. 2255 w Preced.
- 25.5 n 108th st, 25x100. Apr 19, 1910, 3 years, 4½%. Apr 20, 1910. 6:1636. 25,000 Kelly, Nellie A to Ella B Rogers. 152d st, n s, 325.5 w Broad-way, 24.7x199.10 to s s 153d st. Prior mort \$2,750. Apr 20, 1910, due, &c, as per bond. 7:2099. 1,500 Kaufman, Mary A with Geo R Dunham et al indiv and as exr, &c, Georgia Dunham. 70th st, No 320, s s, 236.1 w West End av, 18.2x100.5. Extension of \$1,900 mort until Aug 12, 1911, at 6%. July 31, 1909. Apr 21, 1910. 4:1181. nom Levy, Lazarus to N Y TRUST CO. Ridge st, No 118, e s, 153.9 n Rivington st, 21.3x100. Apr 19, 5 years, 5%. Apr 20, 1910. 2:344. 22,000 Same to Alfred Hahn. Same property. Prior mort \$22,000
- Apr 4,000
- 2:344. 22,00 Same to Alfred Hahn. Same property. Prior mort \$22,000. Apr 20, 1910, 2 years, 6%. 2:344. 4,00 Lawyers Mortgage Co with Meyer H Schonzeit. Stanton st, Nos 282 and 284, n w cor Cannon st, Nos 107 and 109, 45.1x61.11x 45.1x62. Extension of \$50,000 mort until Mar 1, 1915, at 5%. Mar 12. Apr 18, 1910. 2:335. non Lubetkin, Max to MUTUAL LIFE INS CO of N Y. Mott st, No 70, e s, 150.1 s Canal st, 25x94. Prior mort \$---. Apr 15, due, &c, as per bond. Apr 20, 1910. 1:201. 8,000
- nom
- 8,000

Notice is hereby given that infringement will lead to prosecution.

5%. 8:2153. atz, Louis to Zadah Howard Reakirt. 74th st, No 103, 100 w Columbus av, 20x102.2. P M: Prior mort \$25,000. 18, due, &c, as per bond. Apr 19, 1910. 4:1146. Apr 9,500

905

- Laurent, Julianna M to Maria S Simpson. 41st st, No 323, n s. 300 w 8th av, 25x98.9. P M. Apr 20, 3 years, 5%. Apr 21, 1910. 4:1032. 22,500
- 300 w 8th av, 25x98.9. P M. Apr 20, 3 years, 5%. Apr 21, 1910. 4:1032. 22,500 La Fetra, Linnaeus E to TITLE GUARANTEE & TRUST CO. 61st st, No 113, n s, 271 w Lexington av, 19x100.5. P M. Apr 20, due, &c, as per bond. Apr 21, 1910. 5:1396. 27,000 Levy, Harris to Henry Sidenberg. 3d av, Nos 1251 and 1253, n e cor 72d st, No 201, 44x71.8. Prior mort \$---, 3 years, 6%. Apr 21, 1910. 5:1427. 5,000 Lindhoff, Diedrich to Louise M Puig et al, exrs Emma R Puig. 7th av, No 2281, n e cor 134th st, No 199, 25x75. P M. Apr 15, 1910. 3 years, 4½%. 7:1919. 25,000 Lebowitz, Israel to American Mortgage Co. 48th st, Nos 343 and 345, n s, 440 w 8th av, 35x100.5. P M. Apr 15, 1910, 5 years, 5%. 4:1039. 22,000 Levey, Philip to TITLE INSURANCE CO OF N Y. 26th st, Nos 151 to 157, n s, 505.10 w 6th av, 106.1x98.9. Apr 14, 1 year, 5%. Apr 15, 1910. 5:1581. 20,000 Levy, Jennie F to Honorah Frank. Av A, No 1602, e s, 101.2 n 84th st, 26x98. Prior mort \$10,000. Apr 8, due July 1, 1913, 6%. Apr 16, 1910. 5:1581. 2,000 Lipkowitz, Jacob D to Rose Lipkowitz. Av A, No 1648, e s, 48.10 s 87th st, 15.7x81x14.10x81. April 16, 3 years, 6%. April 18, 1910. 5:1583. 1,500 Leerburger, Mathida or Matida to LAWYERS TITLE INS AND TRUKT CO. 113th et No. 542 sc. 275 6 a Broadway 18 9x100 11

- 1910. 5:1583. 1,500 Leerburger, Mathilda or Matilda to LAWYERS TITLE INS AND TRUST CO. 113th st, No 542, s s, 287.6 e Broadway, 18.9x100.11. April 6, 3 years,  $4\frac{1}{2}$ %. April 18, 1910. 7:1884. 20,000 LAWYERS TITLE INS AND TRUST CO with Champlin Realty Co. 113th st, No 526, s s, 450 e Broadway, runs e 75 x s 100.11 x w 50 x n 24.5 x s w 27.10 x n 88.8 to st, at beginning. Extension of \$170,000 mort until April 13, 1915, at 5%. April 13. April 16, 1910. 7:1884. nom Loewy, Saml with Saml Wacht. 66th st, Nos 335 and 337. n s, 112.6 w 1st av, 37.6x100.5. Extension of \$8,000 mort until Apri 15, 1913, at 6%. April 15. April 16, 1910. 5:1441. nom Lyons, Mary J to Flora Baumann. 19th st, No 349, n s, 180 w 1st av, 20x92. P M. Apr 13, 3 years, 6%. Apr 16 1910. 3:925. 3,000

- Ist av, 20x92. P M. Apr 13, 3 years, 6%. Apr 10 1010. 3,000
  Lamb, Charles V to TITLE GUARANTEE & TRUST CO. 3d av, No 1703, e s, 75.6 s 96th st, 25.2x100. Prior mort \$10,500. Apr 18, due, &c, as per bond. Apr 19, 1910. 5:1541. 1,500
  Manhattan Mutual Realty Co to RIVERHEAD SAVINGS BANK. Certificate as to mort for \$3,000 covering land in Queens County, N Y. Apr 8. Apr 15, 1910.
  Merrihew, Bessie H with Gertrude Whiting. 69th st, No 103 West. Extension of \$18,000 mort until Apr 12, 1913, at 5%. Apr 11. Apr 18, 1910. 4:1141. nom
  McElwee, Alexander to George Ehret. Sth av, n w cor 154th st. Saloon lease. Apr 14, demand, 6%. Apr 18, 1910. 7:2047. 1,500

- Moir, Emily H with Samuel Desowitz. Bradhurst av, No 120, n e (5,500)
  Moir, Emily H with Samuel Desowitz. Bradhurst av, No 120, n e (5,500)
  cor 148th st, No 309, 24.11x75. Extension of \$18,000 mort until Mar 25, 1915, at 5%. Apr 12. Apr 16, 1910. 7:2045. nom
  Meyers, Hannah, Newark, N J, to Mitral Realty & Construction Co. 113th st, No 14, s s, 225 e 5th av, 18.9x100.11. P M. Prior mort \$16,000. Apr 11, 2 years, 6%. Apr 15, 1910. 6:1618. 3,500
  Mandelbaum, Jacob to Robt Graves et al exrs Margt J P Graves. 44th st, No 353, n s, 91 e 9th av, 27.6x100.5. Apr 13, 5 years, 44½%. Apr 15, 1910. 4:1035. 28,000
  Misch, Moses to Israel Lebowitz. 48th st, Nos 343 and 345 on map No 345, n s, 440 w 8th av, 35x100.5. P M. Prior mort \$22,000. Apr 15, 3 years, 5%. Apr 16, 1910. 4:1039. 2,000
  Murphy, James with Society for the Relief of the Destitute Blind in City N Y and its Vicinity. 133d st, No 24 West. Extension of \$6,000 mort until May 10, 1913, at 5%. Apr 8. Apr 19, 1910.
  6:1730. nom 1730.

- of \$6,000 mort until May 10, 1913, at 5%. Apr 8. Apr 19, 1910. 6:1730. nom Miller, Frank H to Emma Googins. 54th st, No 146, s s, 243.9 e 7th av, 18.9x100.5. P M. Prior mort \$15,000. Apr 19, 1910, 5 years, 6%. Apr 20, 1910. 4:1006. 4,250 McNamee, John and Catherine R Chenoweth with UNION TRUST CO of N Y. 59th st, No 41, n s, 90 e Madison av, 16.2x100.5. Subordination agreement. Apr 12. Apr 20, 1910. 5:1374. nom Messing, Nuchem to UNION TRUST CO of N Y. Broome st, Nos 109 and 111, s w cor Willett st, No 15, 50x100. Apr 20, 1910, 5 years, 4½%. 2:336. 55,000 Mannheimer, Jacob, Seligman and Abraham, exrs, &c, Meier Mann-heimer to Annie S Arnold, of Islip, L I. 37th st. No 254, s s, 200 e 8th av, 25x98.9. P M. Apr 18, due Apr 1, 1915, 4½%. Apr 21, 1910. 3:786. 20,000 Michelson, Abraham, of Coytesville, N J, to Geo R Smith. Houston st, Nos 447 and 449, s e cor Cannon st, Nos 134 and 136, 50x 100. Prior mort \$73,000. Apr 20, due May 1, 1915, 6%. Apr 21, 1910. 2:330. 10,000 MUTUAL TRUST CO of Westchester County as trustee John Gandy with Augusta Fesharek. 57th st, No 327 East. Extension of \$10,000 mort until Apr 19, 1913, at 5%. Apr 21, 1910. 5:1350. NEW YORK LIFE INS CO with Tobies Zindlor. 117th ct. No. 12

- nom os 12 nom
- NEW YORK LIFE INS CO with Tobias Zindler. 117th st, Nos 12 and 14 East. Extension of \$42,000 mort until Apr 17, 1915, at 5%. Apr 21, 1910. 6:1622. non Newman, Jacob with Max Kurzrok. 6th av, No 250, n e cor 16th st, No 57, 29.10x65; 16th st, No 55, n s, 65 e 6th av, 30x92. Extension of \$50,000 mort for 25 months, from July 1, 1910, at 6%. Apr 1. Apr 15, 1910. 3:818. non NEW YORK LIFE INSURANCE CO with Sylvia H Josephi. 58th st, No 50, s s, 200 e Madison av, 25x100.5. Extension of \$15,-000 mort until Jan 1, 1911, at 5%. Sept 21, 1907. Apr 15, 1910. 5:1293. non Naegele, Edward with Gottfried Naegele. 8th av, No 2637, w s. nom 58th nom

- 5:1293. nom Naegele, Edward with Gottfried Naegele. Sth av, No 2637, w s, 49.11 s 141st st, 25x100. Extension of \$6,000 mort until Oct 1, 1912, at 4½%. July 8, 1909. Apr 16, 1910. 7:2042. nom Naegele, Geo J with Gottfried Naegele. 184th st, s s, 100 e 10th av, or Amsterdam av, 50x100.5. Extension of \$8,00 0mort until July 1, 1912, at 5%. July 8, 1909. Apr 16, 1910. 8:2149. nom Oussani, John T to Regina Oussani widow. 127th st, No 257, n s, 461 w 7th av, 16x99.11. Apr 12, 3 years, 5%. Apr 19, 1910. 7:1933. ·1933 7,000
- 7:1933. 7,000 O'Donohue, Joseph J 3d to Chas Frazier et al exrs & Maurice Grau. 74th st, No 161, n s, S1 e Amsterdam av, 19x104.4. P M. Apr 15, 1910, 3 years,  $4\frac{1}{2}$ %. 4:1146. 20,000 Olson (John E) Construction Co to John S Melcher. 21st st, No 41, n s, 225 w 4th av, 25x98.9. Prior mort \$90,000. Apr 15. 1910, due, &c, as per bond. 3:850. 10,000
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- Same to same. Same property. Certificate as to above mort. Apr 15, 1910. 3:850.

   Openhym, Christine G, Augustus W, and Robert B Hirsch trustees Adolpfie Openhym with Larchan Realty Co. Av B, Nos 224 and 226. Extension of \$36,000 mort until Mar 20, 1915, at 5%. Mar 22. Apr 18, 1910. 2:407.

   O'Connell, John and Robert McCabe to Patrick Flannery. 39th st, No 108 West. Saloon lease. Apr 19, installs, 5%. Apr 20, 1910. 3:814.
   nom

   O'Connell, John and Robert McCabe to Patrick Flannery. 39th st, No 329, n s, 175 w 1st av, 25x100.8. Apr 20, 3 years, 4½%. Apr 21, 1910. 5:1552.
   1,000

   Peters, Mary E to EMIGRANT INDUSTRIAL SAVINGS BANK. 89th st, No 329, n s, 175 w 1st av, 25x100.8. Apr 20, 3 years, 4½%. Apr 21, 1910. 5:1356.
   1,000

   Same to same. Same property. Certificate as to above mort. Apr 19, 1910, demand, 6%. 5:1336.
   25,000

   Same to same. Same property. Certificate as to above mort. Apr 19, 1910, demand, 6%. 5:1396.
   25,000

   Prentice, Maud B widow to Noel B Sanborn et al, trustees Isaac Green Pearson. 10th st, No 361, n s, 243 e Av B, 25x94.9. Apr 19, due, &c, as per bond. Apr 20, 1910. 2:393.
   28,000

   Pfeiffer, Geo to Louis Rosenberg and ano. Amsterdam av, No 2262, w s, 41 n 172d st, 37.6x100. P M. Prior mort \$\$5,000. Apr 15, 3 years, 6%. Apr 16, 1910. S:2129.
   8,000

   Pine Investing Co to Richard S Newcombe. 145th st, Nos 131 and 133, n s, 275 w Lenox av, 43.9x99.11. Prior mort \$\$5,000. Apr 6. Apr 15, 1910. 7:2014.
   7,000

   Same to same. Same property. Certificate as to above mort. Apr 6. Apr 15, 1910. 7:2014.
   7,000

- 4:1114. 500,000 Same to same. Same property. Certificate as to above mort. Apr 1. Apr 16, 1910. 4:1114. Palermo, Carmela to Ella S Winternitz. 115th st, No 338, s s, 175 w 1st av, 25x100.11. P M. Prior mort \$18,000. Apr 15, installs, 6%. Apr 18, 1910. 6:1686. Paskusz, Jacob to Albert V de Goicouria. Mott st, Nos 314 and 316, e s, 90 s Bleecker st, 34x62. Apr 19, 1910, due, &c, as per bond. 2:541. 27,000 Paskusz, Jacob to Albert V de Goicouria Mott st, Nos 308 to
- alfe, e. s. 90 s Bleecker st, 34x62. Apr 19, 1910, due, &c, as perbond. 2:541.
  27,000
  Paskusz, Jacob to Albert V de Goicouria. Mott st, Nos 308 to 312, e. s, 124 s Bleecker st, 57.3x62. Apr 19, 1910, due, &c, as perbond. 2:521.
  Ad4,000
  Roscorn Realty Co to City Real Estate Co. 5th av, Nos 74 and 76, w s, 51.7 n 13th st, runs n 51.7 x w 125 x s 103.3 to n s 13th st, No 1, x e 25 x n 51.7 x e 100 to beginning. Bldg loan.
  P M as to \$230,000. Apr 15, due Apr 1, 1913, 5% on \$30,000 and 6% on balance. Apr 16, 1910. 2:577.
  Rose, Minnie to Chas Bernstein et al exrs Gustav Lasker. Av A, No 1483, w s, 104 s 79th st, 25x94. Apr 15, 5 years, 5%. Apr 16, 1910. 5:1473.
  Ryan, Mary T A J to EMIGRANT INDUSTRIAL SAVINGS BANK. 131st st, No 512, s w cor Old Broadway, No 2365, late Blooming ingdale rd, 95.9x24.11x97.4x25. Apr 16, 1910, 5 years, 4½%. 7.1985.
  Apr Bernstein & H B Clark. 72d st.

- 7:1985. 5,000 Realty Purchasing & Mortgage Co to Cynthia H B Clark. 72d st, No 152, s s. 24 e Lexington av, 20x74.4. Apr 20, 3 years, 4½%. Apr 21, 1910. 5:1406. Same to same. Same property. Certificate as to above mort. Apr 20. Apr 21, 1910. 5:1406. Reich, Ignaz and Benj Rottenberg and Jos Lahr and Henry W Sagazer with LAWYERS TITLE INS & TRUST CO. 38th st, Nos 351 and 353 West. Subordination agreement. Apr 21, 1910. 3:762. Reich, Ignaz and Benj Rottenberg to LAWYERS TITLE INS &
- eich, Ignaz and Benj Rottenberg to LAWYERS TITLE INS (TRUST CO. 38th st, Nos 351 and 353, n s, 100 e 9th av, tv lots, each 25x98.9. Two morts, each \$27,000. Apr 21, 1910, years, 5%. 3:762. 54 Reich 8
- lots, each 25x98.9. Two morts, each \$27,000. Apr 21, 1910, 5 years, 5%. 3:762. 54,000 Rothschild, Simon F and Louis F trustees Frank Rothschild with Goodman Levy and Chas Levy. 112th st, No 10, s s, 160 w 5th av, 30x100.11. Extension of \$26,000 mort until Apr 22, 1913, at 5%. Apr 4. Apr 21, 1910. 6:1595. nom Roehrich, William G to Frederick G Hummel. Ist av, No 1067, w s, 25.1 n 58th st, 25.1x75. Apr 19, 1910, 3 years, 5%. 5:1351. 15,000
- 1007, w s, 25.1 n 58th st, 25.1x75. Apr 19, 1910, 3 years, 5%. 5:1351. 15,000 Savoy Holding Co to Fannie F Einstein et al exrs & Emanuel Einstein. Spring st, Nos 68 and 70, s s, 50.7 w Lafayette st, runs s 73.2 x w x s 23.3 x w 49.10 x n 94.1 to st x e 50.1 to beginning. Apr 15, 5 years, 5%. Apr 16, 1910. 2:482. 35,000 Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 2:482. 35,000 Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 2:482. 9 Stein, Joseph, Isidor and Charles to Benj Bernard and ano. 77th st, Nos 404 and 406, s s, 85 e 1 st av, 38.8x102.2. P M. Apr 15, 5 years, 5%. Apr 16, 1910. 5:1471. 20,000 Same to same. Same property. P M. Prior mort \$20,000. Apr 15, 5 years, 6%. Apr 16, 1910. 5:1471. 6,000 Stoepel, Charlotte J with Alice G Opper. 137th st, No 247 West. Extension of \$15,000 mort until Apr 15, 1913, at 5%. Mar 9. Apr 15, 1910. 7:2023. nom Sussman, Lillie to Chas T Dotter. 97th st, No 138, s s, 433.4 e Amsterdam av, 16.8x100.11. P M. Apr 15, 1910, 5 years, 5%. 7:1851. 9,000 Steele, Sarah I, wife of and Wm J to FRANKLIN SAVINGS BANK.

- Steele, Sarah I, wife of and Wm J to FRANKLIN SAVINGS BANK.
  93d st, No 58, s s, 195 e Columbus av, 26.8x100.8. Apr 15, 1910, 5 years, 4½%. 4:1206.
  Sill, Harold M and Thomas H Dougherty trustees Amelia W Dougherty with Ida and Louis Kempner exrs &c Nathan Kempner. 14th st, No 131, n s, 375 w 7th av, 25x103.3. Extension of \$26,000 mort until Mar 8, 1913, at 4½%. Feb 21. Apr 15, 1910. 3:790.



- nom
- nom
- 325
- 8:2165. 10,00 Spiro, Abraham I with Lawyers Mortgage Co. 110th st, Nos 120 and 122, s s, 205.6 e Park av, 49.6x100.11. Agreement as to share ownership in mort. Apr 6. Apr 20, 1910. 6:1637. non Stapf, Victor with BOWERY SAVINGS BANK. 46th st, No 343 East. Extension of \$5,000 mort until Apr 19, 1915, at 5%. Apr 19. Apr 21, 1910. 5:1339. non Scher, Joseph to Paul Gross. 114th st, No 246, s s, 100 w 2d av, 21x100.11. Prior mort \$---. Apr 21, 1910, due Nov 15, 1910, % as per bond. 6:1663. 32 Scheyer, Philip to TITLE GUARANTEE & TRUST CO. Sutton pl, Nos 34 and 36, w s, 40.5 s 59th st, two lots, each 20x86.6. Two morts, each \$7,000. Apr 21, 1910, due, &c, as per bond. 5:1370. 14,00 14,000
- mith, Florence E H to Wm S Edgar. 70th st, No 129, n s, 306 e Park av, 19x100.5. P M. Apr 20, 1910, 3 years, 5%. 5:1405. 32,000
- Andrew to Lion Brewery. Madison av, n e cor 100th on lease. Apr 14, demand, 6%. Apr 20, 1910. 6:11 6:1606. 2,926.60 Saloon lease.
- Saloon lease. Apr 14, demaind, 677. Apr 26, 1616. 2,926.60 Silverman, Annie to Jane J Thayer et al, trustees Geo A Thayer. Eldridge st, No 220, e s, 25 s Stanton st, 24.6x88.7. Apr 19. 1910, 5 years, 5%. Apr 20, 1910. 2:416. 26,000 Same and Jeanette Monheimer with same. Same property. Sub-ordination agreement. Apr 16. Apr 20, 1910. 2:416. nom TITLE GUARANTEE & TRUST CO with Henry Corn. 21st st, Nos 54 to 62 West. Extension of \$550,000 mort until Apr 15, 1915, at 4½%. Apr 14. Apr 16, 1910. 3:822. nom Theobald, Hannah to Charles Schimmer. 137th st, No 218, s s, 242 w 7th av, 16x99.11. P M. Apr 15, 3 years, % as per bond. Apr 16, 1910. 7:1942. 2,000 Tuckerman, Bayard to Alice O Adler. 69th st, No 21, n s, 80 e Madison av, 20x100.5. Apr 15, 1910, 5 years, 4½%. 5:1384. 50,000

- 50,000

- Madison av, 20x100.5. Apr 15, 1910, 5 years, 4½%. 5:1384. 50,000 TITLE GUARANTEE & TRUST CO with Annie M Devery. 28th st, No 310 West. Extension of \$7,500 mort until Apr 15, 1915, at 4½%. Apr 15, 1910. 3:751. nom TITLE GUARANTEE & TRUST CO with Charles Morgan. 56th st, No 152 West. Extension of mort for \$28,000 to Mar 22, 1915, at 5%. Mar 18, 1910. Apr 18, 1910. 4:1008. nom Twenty-Fourth St Realty Co to Charles and Henry C de Rham. 10th av, Nos 239 to 243, n w cor 24th st, No 501, 79.1x70. P M. Apr 18, 1910, 5 years, 5%. 3:696. 67,000 Teehan, Patrick D to Geo Ehret. Lexington av, s w cor 123d st. Saloon lease. Apr 8, demand, 6%. Apr 19, 1910. 6:1771. 5,300 Terminal Realty Co to TITLE GUARANTEE & TRUST CO. 34th st, No 137, n s, 80 e Lexington av, runs n 65 x e 10 x n 7.6 x s S5 to st x w 17.6 to beginning. Apr 14, due, &c, as per bond. Apr 19, 1910. 3:890. 35,000 Same to same. Same property. Certificate as to above mort. Apr 14. Apr 19, 1910. 3:890. 35,000 Same to same. Same property. Certificate as to above mort. Apr 14. Apr 19, 1910. 3:890. 53,000 mort until Apr 20, 1913, at 4½%. Apr 20, 1910. 3:772. nom Tonjann, Bernard to FRANKLIN SAVINGS BANK. 50th st, No 439, n s, 300 e 10th av, 25x100.5. P M. Apr 21, 1910, 5 years, 5%. 4:1060. 12,000 TITLE INSURANCE CO OF N Y with Robt E McDonnell et al, trustees Pater MeDonnell. Amsterdam av. Nos 280 to 284 n. w
- 5%. 4:1060. 12,000 TITLE INSURANCE CO OF N Y with Robt E McDonnell et al, trustees Peter McDonnell. Amsterdam av, Nos 280 to 284, n'w cor 73d st, No 201, 79.5x91.4 to Broadway, Nos 2100 to 2104, x76.6x68.8. Extension of \$275,000 mort until Apr 18, 1915, at 4½%. Apr 7. Apr 18, 1910. 4:1165. nom von Schmid, Fanny H to John H Dye. 4th st, No 303, e s, 19.6 n Bank st, 20x75. P M. Apr 15, 1 year, 5%. Apr 18, 1910. 2:615. 6.000
- 6,000 33d
- 2:615. 6,000 Warwick, Saml and Edward T Thomson to Wm G Browning. 33d st, Nos 550 to 558, s s, 100 e 11th av, 125x98.9. P M. Apr 11, 4 years, 5%. Apr 15, 1910. 3:704. 60,000 Weiser, Joe, Michael, Saml, Jacob and Moses and Dora Ray, all of N Y and Sarah Nackoffich of Providence, R I to Mary Weiser. Forsyth st, No 206, e s, 150 s Houston st, 25x100. Prior mort \$ =. Dec 24, 1909, installs, 6%. Apr 15, 1910. 2:422. 2,200 Wechsler, Joseph to LAWYERS TITLE INS & TRUST CO. Av C, No 193, w s, 19 s 12th st, 19.6x67. Apr 16, 5 years, 5%. Apr 18, 1910. 2:394. 10,000

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Bronx

## BOROUGH OF THE BRONX.

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

- Burland, Wolf to Andrew Wissemann. Whitlock av, No 969, w s, 287.6 n Barretto st, 37.6x100. P M. Prior mort \$21,000. Apr 19, due, &c, as per bond. Apr 21, 1910. 10:2735. 3,500

   Bergen, Wm C to Margt Watt. 196th st, n s, 25.1 w Creston av, 50.3x94.9. P M. Apr 20, due as per bond, 5½%. Apr 21, 1910. 12:3318. 3,000
- Beckerman Construction Co to Isaiah Schofler. Tinton av, e s. 115 s Home st, 25x135, except part for av; Tinton av, e s. 115 s Home st and 40 n line bet lots 87 and 89, runs e 133 x n 20 x w 133 to av x s 20 to beginning, being part of lot 87 map El-tona. P M. Prior mort \$----. Apr 20, 1 year, 6%. Apr 21, 1910. 10:2671. 2,700 Decker Christian to Albert Toubert. Clay av No 1370 p we
- tona. P M. Prior mort \$----. Apr 20, 1 year, 6%. Apr 21, 1910. 10:2671. 2,700 Becker, Christian to Albert Taubert. Clay av, No 1379, n w s. 880.9 n e 169th st, 16.8x98.6x16.9x97. Prior mort \$11,000. Apr 15, due, &c, as per bond. Apr 21, 1910. 11:2782. 2,000 Barry, Helene M to Rudolph H Kissel. Franklin av, n e cor 167th st, 25x100. Prior mort \$9,000. Apr 19, 3 years, 6%. Apr 20, 1910. 10:2614. 2,000
- 1910. 10:2614.
  2,000
  Bunworth, Michael to Charles Bjorkegren, Inc. Webster av. No 2091, w s, 95.6 n 180th st, runs w 80 x n 4.6 x w 20 x n 29.3 x e 100 to av x s 33.9 to beginning. P M. Prior mort \$20,000. Apr 18, due, &c, as per bond. Apr 20, 1910. 11:3143.
  1,900
  \*Baumann, Anna of Borough of Queens, N Y, to NORTH SIDE SAVINGS BANK. Washington st, e s, 53.4 s Railroad av, 50x 108, Unionport. P M. Apr 15, 1 year, 5½%. Apr 16, 1910. 3,500

Notice is hereby given that infringement will lead to prosecution.



- \*Baumann, Anna to Stephen B Gaffney and ano. Washington st. e s, 53.4 s Railroad av, 50x108. P M. Prior mort \$3,500. Apr 15, 3 years, 6%. Apr 16, 1910. 1.200
  Benenson, Benj to LAWYERS TITLE INS & TRUST CO. 153d st, Nos 403 and 405, n s, 20 e Melrose av, 54.8x100. Apr 15, 1910, 5 years, 5%. 9:2375. 40,000
  Brunel, Gladys E to Tremont Building & Loan Assoc, a corpn. 261st st, n s, 25.7 w Fieldston road, 25.7x110.6x25x104.11. Apr 15, installs, 6%. Apr 16, 1910. 13:3423. 4,000
  Bjorkegren (Charles), Inc, to Ebenezer Draper. Webster av, n w cor 180th st, 28x80. Prior mort \$..., Apr 15, due Oct 15, 1910, 6%. Apr 16, 1910. 11:3143. 5,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3143. 5,000
  Same to same. Same property. Certificate as to above mort. Apr 16, 1910. 11:3143. 5,000
  \*Benson, Christiana and August Anderson to Mutual Benefit Soc of Members of East German Conference of the Methodist Epis-copal Church. Byron st, w s, 220 s 237th st, 25x95, and being lot 30 blk 6 map Whitehall Realty Co. Apr 13, 3 years, 5½%. Apr 15, 1910. 3,500
  \*Brady, Lillian E wife of and James A to Peter T Barlow. Pros-pect terrace, w s, 50 n 226th st, late 12th st, 25x100, Will-iamsbridge. Prior mort \$2,750. Apr 13, 1 year, 5½%. Apr 18, 1910. 250
  Buckbee, Geo E with Frank J Bicak. Bush st, n s, 134 e Creston
- 18, 1910. 25 Buckbee, Geo E with Frank J Bicak. Bush st, n s, 134 e Creston av, 24.4x91.5x23.8x91.11. Subordination agreement. Apr 16. Apr 19, 1910. 11:2808. noi av, 24.x91.11x24x92.4. Subordination agreement. Apr 16. Apr 19, 1910. 11:2808. noi Buckbee, Geo E with Louis Gates. Bush st, n s, 110 e Creston av, 24.x91.11x24x92.4. Subordination agreement. Apr 16. Apr 19, 1910. 11:2808. noi Borren Aprile to Flig Wicker and and Prospect av No. 715. nom

- av, 24x91.11x24x92.4. Subordination agree nom Apr 19, 1910. 11:2808. nom Berger, Annie to Eliz Wisker and ano. Prospect av, No 715, w s, 81.3 n 155th st, 18.9x103.1x18.9x102.6. P M. Apr 18, due &c, as per bond. Apr 19, 1910. 10:2675. 6.800 Bungay Co of N Y with TITLE GUARANTEE & TRUST CO. Elton av, No 754, e s, abt 70 n 156th st, 25x100. Subordination agreement. Apr 13. Apr 19, 1910. 9:2378. nom BOWERY SAVINGS BANK with Arthur H Murphy. Pelham av, s e cor Webster av, 36.9x127.3x38.7x127.7. Extension of \$24,-000 mort until Apr 1, 1913, at 5%. Mar 21. Apr 21, 1910. 11:3033. nom

- BowERY SAVINGS BANK with Arhur H Murphy. Pelham av., s e cor Webster av, 36.9x127.3x38.7x127.7. Extension of \$24,-000 mort until Apr 1, 1913, at 5%. Mar 21. Apr 21, 1910. 11:3033.
  Casco Buliding Co to Geo P Laible. Vyse av, e s, 150 s 172d st, 25x100; Vyse av, e s, 200 s 172d st, 25x100. Prior mort \$20,-000. Apr 14, demand, 6%. Apr 15, 1910. 11:2995.
  Cebrelli, Antonio to SAVOY TRUST CO. Inwood av, e s, 429.11 n Clarke pl, 25x225 to w s Old MacCombs Dam road. Apr 16, 1910. 9 years, 5%. 11:2866.
  Cehrelli, Antonio to SAVOY TRUST CO. Newood av, e s, 429.11 n Clarke pl, 25x225 to w s Old MacCombs Dam road. Apr 16, 1910. 9 years, 5%. 11:2866.
  Cahill, Philip to Paragon Mortgage Co. Valentine av, n w cor 197th st. 901x80x90x851. Building Ioan. Apr 14, due Oct 14, 1910, 6%. Apr 16, 1910. 12:3304.
  Some to same. Same property. Prior mort \$28,000. Apr 14, due, &c, as per bond. Apr 16, 1910. 12:3304.
  Some to same. Same property. Prior mort \$28,000. Apr 14, due, &c, as per bond. Apr 16, 1910. 12:3304.
  Some to same. Starling av, s s, 271 w Glebe av, 25x112. Apr 18, 1910. 11:3072.
  \*Colorado Realty Co to Thos F Keating. Starling av, s s, 121 w Glebe av, 25x112. Apr 18, 1910.
  \*Same to same. Starling av, s s, 271 w Glebe av, 25x112. Apr 18, 1910.
  \*Same to same. Starling av, s s, 271 w Glebe av, 25x112. Starling av, s s, 121 w Glebe av, 25x112. Apr 18, 1910.
  \*Same to same. Same property. Certificate as to 2 morts for \$3,500 each. Apr 18, 1910.
  \*Same to same. Same property. Resolution as to 2 morts for \$3,500 each. Apr 18, 1910.
  \*Same to same. Same property. Resolution as to 2 morts for \$3,500 each. Apr 18, 1910.
  \*Causen, Christian C to George Lahrmann. Plot begins 490 e White Plains road, at point 370 n along same from Morris Park av, runs e 100 x n 25 x w 100 x 32 to beginning, with right of way over strip to Morris Park av. Prior mort \$2,500. Apr 14, 400 x 155. Mu Ol y and Laconing Park, 25x100.

- Cumultightam (1 7) 60 construction of the second se 12,000
- Donovan, James J to Fredk Meyer. Crotona av, n e cor 187th st, 200x100. Prior mort \$13,000. Apr 18, 2 years, 6%. Apr 20, 1910. 11:3104. 3,000
  \*Daly, Annie to M Kath Wadick. 216th st, No 732, late 2d av, s s, 430 w Barnes av and being s w cor lot 615, runs e 30 x s 110 x w 30 x n 110 to beginning, being part of lot 615, map No 143, Wakefield. P M. Apr 15, 3 years, 6%. Apr 20, 1910. 1,500
  Dillon, Michael E to Mary A Harley. Viero av, s w cor 237th st, 55.9x144.2x50.8x167.7. P M. Apr 20, due, &c, as per bond. Apr 21, 1910. 12:3385. 5,500
  Ditscherlein, Frank L to Anna C Stephens. Jackson av, No 1076, s e cor 166th st, 20x77.8. Apr 20, 4 years, 5½%. Apr 21, 1910. 1,500
  Downey Construction Co to Greenwich Mortgage Co. Barry st.

- 10:2650. 1,500 Downey Construction Co to Greenwich Mortgage Co. Barry st (Leggett av), s w cor Longwood av (145th st), 100x75, except part for av and st. Building loan. Apr 14, 1 year, 6%. Apr 15, 1910. 10:2736. 25,000 Same to same. Same property. Certificate as to above mort. Apr 14. Apr 15, 1910. 10:2736. \*Dain, Annie to Elizabeth Gleason. Louise st, w s, 175 s Colum-bus av, 25x95, Van Nest. Apr 14, due, &c, as per bond. Apr 15, 1910. 3,800

- Dillon, Michael E to EMIGRANT INDUSTRIAL SAVINGS BANK. 238th st, n s, 100 w Martha av, 100x150. Apr 15, 1910, 3 years, 5½%: 12:3387.

- Dillon, Michael E to EMIGRANT INDUSTRIAL SAVINGS BANK. 238th st, n s, 100 w Martha av, 100x150. Apr 15, 1910, 3 years, 5½%. 42:3387. 3,500
  Donnelly, Michl T to Herman H Becker. 160th st, No 281, late Catharine st, n s, 100 e Morris av, 65x110. Prior mort \$8,000. Apr 18, 1910, due Apr 30, 1912, 6%. 9:2420. 3,000
  Eckhardt, Louis H to Mulhall Realty Co. Coster st, No 712, e s, 118.9 n Spofford av, 18.9x100. P M. Apr 15, 3 years, 6%. Apr 16, 1910. 10:2764. 1,600
  Ehmann, Oscar and Jane Steers, Florence A, Estella M and Edna R Ehmann children Rudolph Ehmann, and Wilhelmina Ehmann widow to Lina Ehmann widow. 148th st, late Mott st, n s, 57.8 w 3d av, late Old Boston road, 25x106.6. Apr 12, 5 years, 5%. Apr 15, 1910. 9:2327. 2,000
  Exner (Paul J) General Building & Construction Co to Mortgage Investing Co. Creston av, w s, 99.8 s 198th st, 3 lots, each 25x 100.4. 3 building loan morts, each \$5,500. Apr 15, due July 1, 1913, 5%. Apr 16, 1910. 12:3318. 16,500
  Evelyn Building Co to Ferdinand Kramer. Honeywell av, n e cor Tremont av or 177th st, 100x60. Prior mort \$60,000. Apr 15, due, &c, as per bond. Apr 16, 1910. 11:3121. 10,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same to same. Same property. Certificate as to above mort. Apr 15. Apr 16, 1910. 11:3121. 4,000
  Same t

- completion of building and 5% thereafter. 11:2967 and 2977. 52,500
  Same to same. Minford pl, w s, 241.9 n 172d st, 33.3x100. Building loan. Apr 21, 1910, 5 years, 6% until completion of buildings and 5% thereafter. 11:2967 and 2977. 16,500
  Same to same. Minford pl, w s, 100 n 172d st, 33.3x100. Building loan. Apr 21, 1910, 5 years, 6% until completion of building and 5% thereafter. 11:2967 and 2977. 16,500
  Same to same. Minford pl, w s, 100 n 172d st, 175x100. Certificate as to five morts aggregating \$85,500. Apr 21, 1910. 11:-2967 and 2977.
  Frey, Rose to TITLE GUARANTEE & TRUST CO. West Farms road, n w s, 210 n e 174th st, mort reads road leading from West Farms to Hunts Point, w s, adj land now or late heirs Webb Jennings, runs n w 215 to Boone st x n 115 x s e 68 x s 25 x s e 100 to road x s 90 to beginning, except part for West Farms road. Apr 18, 1910, due, &c, as per bond. 11:3015. 6,000
  Farrell, Edw J with James G Wentz. Tiffany st, w s, 266 s 167th st, 42x100. Subordination agreement. Mar -, 1910. Apr 18, 1910. 10:2716. nom
- st, 42x100. Subordination agreement. Mar -, 1910. Apr 18, 1910. 10:2716. nom Fetzer, Wm F to TITLE GUARANTEE & TRUST CO. 156th st, No 963, n s, 125 e Kelly st, 25x100. Apr 15, 1910, due, &c, as per bond. 10:2708. 6,500 Same to Eliz H Knoeppel. Same property. Prior mort \$6,500. Apr 15, 1910, 1 year, 6%. 10:2708. 1,000 Fraser, Amelia L to Mary Hays. 134th st, No 404, s s, 65 e Willis av, 16.8x100. P M. Apr 18, 1910, 5 years, 5%. 9:2278. 6,000
- 6.000

- GOSHEN SAVINGS BANK with Alfred Blumenthal.
   6,000 

   GOSHEN SAVINGS BANK with Alfred Blumenthal.
   1560 st, 1500 

   No 763 East.
   Extension of \$32,000 mort until Mar 30, 1915, at

   5%.
   Mar 30, Apr 16, 1910.
   10:2655.

   Golden, Eliz L to LAWYERS TITLE INS & TRUST CO.
   171st st, No 498 (750), s s, 124 w 3d av, 16x100.
   Apr 19, 1910, 5 years, 5%.

   5%.
   11:2911.
   3,000 

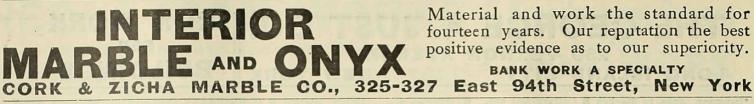
   Green, Morton M to Louis Hartung.
   Hull av, No 3149, w s, 331.5 n Woodlawn road, 20x100.
   Prior mort \$5,500.

   Mar 18, 6%.
   Apr 19, 1910.
   12:3345.
   1,000 

   Goeller, Chas Le B and Sarah A Goeller widow to LAWYERS
   TITLE INS & TRUST CO.
   Union av, No 1285, w s, 327.9 s Boston road, 16.8x118.6x20.7x106.4.
   Apr 21, 1910, 5 years, 5%.

   11:2961. 5,000 Goodman, Patrick to BROADWAY SAVINGS INSTITUTION of City
- 11:2961. 5,00 Goodman, Patrick to BROADWAY SAVINGS INSTITUTION of City N Y. Alexander av, e s, 50 n 132d st, 150 to Southern Boule-vard x 106.6. Apr 19, due May 1, 1915, 5%. Apr 20, 1910: 9:2295. 42.00
- N Y. Alexander av, e s, 50 n 132d st, 150 to Southern Boulevard x 106.6. Apr 19, due May 1, 1915, 5%. Apr 20, 1910; 9:2295.
  \*Gate Development Co to Dora Keshin. Neil av, n w cor Muliner av, 104x138.4x100x108.4 and being lots 37, 38, 39 and 40, block 50; Bronxdale av, n e cor Rhinelander av, 57x116.2x50x88.11 and being lots 1 and 2, block 46, map Morris Park. Prior mort \$\$\sum\_{and}\$ Pion 19, demand, 6%. Apr 21, 1910.
  \*Meaney, Eliz A to Ward D Williams trustee Edward Cummings. Eastern Boulevard, s s, at e s, Westchester Creek, being part of lot 28, map No 730 (Westchester County) of Estate Elijah Ferris at Throggs Neck. Apr 19, 3 years, 6%. Apr 20, 1910.
  Heaney, Eliz A to Ward D Williams trustee Edward Cummings. Eastern Boulevard, s s, at e s, Westchester Creek, being part of lot 28, map No 730 (Westchester County) of Estate Elijah Ferris at Throggs Neck. Apr 19, 3 years, 6%. Apr 20, 1910.
  Helbarn, Ray with N Y TRUST CO. Prospect av, No 659, ws, 50 n 152d st, 37.6x95. Subordination agreement. Apr 18. Apr 21, 1910.
  Huade (M S Alden trust). Arthur av, ws, 62.6 n 181st st, 37.7x94.6x37.6x94.8. Subordination agreement. Mar 30. Apr 21, 1910.
  Hurbst & Co to TITLE GUARANTEE & TRUST CO. Union av, ws, old line, 251.8 n 166th st, 25x140, except part for av. Apr 20, due, &cc, as per bond. Apr 21, 1910.
  Hooks, George to Louis Wechsler. Road from Eastchester Church to Public Landing, e s, extends from n s land Elijah Guion to s s land of Coburn, contains 5 15-100 acres. Apr 15, 1910.
  Hizsnay, Edward to J Romaine Brown. 238th st, s s, 100 e Greystone av, 25x100, and being lot 143 map (No 1345) property Waldo Hutchins estate. Apr 14, 3 years, 6%. Apr 15, 1910.
  Horton, Spencer T to FRANKLIN SAVINGS BANK. Tremont av, No 105 West, nor n ws, abt 300 n e Harrison av, also at c 1 lot 58, runs n e 31.3 x n w 146.8 x s w 4 x s w 5.10 x s w 6.7 x s e 143.7 to beginning. Apr 18, 1910, 5 years, 5%. 11:2869.

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Jacobson, Jacob to Samuel Cowen. Prospect av. No 647, w s. 57.3 s 152d st, 18.6x160. P M. Prior mort \$----. Apr 16. 3 years, 6%. Apr 18, 1910. 10:2674. 1,750 Jantzen, Geo H to TITLE GUARANTEE & TRUST CO. Grant av. e s, 179.8 n 164th st, 36.3x113.7x36.1x112. Apr 20, 1910, due, &c. as per bond. 9:2447. 3,000 Kitchen, Jane with Wm E Greene. 147th st, s s, 315 w Brook av. 50x99.9. Extension of \$5,000 mort until June 1, 1912, at 6%. Apr 19. Apr 20, 1910. 9:2291. nom \*Kiefer, Peter to Philippina Barthel. Zulette av. s s, 175 e Mapes av. 25x100. Prior mort \$1,800. Feb 14, 1 year, 6%. Apr 20, 1910.

Mortgages

av, 2; 1910.

av, 25x100. Prior mort \$1,800. Feb 14, Fydar, 676. 1,500 1910. Kraus, Ida to YORKVILLE BANK. Prospect av, n w cor Beck st, 25x100. Prior mort \$27,000. Nov 26, 1909, demand, 6%. Apr 16, 1910. 10:2674. 8,000 Keitel, Thomas to Geo F Picken Construction Co. Minford pl, e s, 188 s 173d st, 37x100. P M. Prior mort \$—. Apr 15, 5 years, 6%. Apr 16, 1910. 11:2977. Same to same. Minford pl, e s, 151 s 173d st, runs e 100 x n 52 x s w 102.3 x s 30.9 to beginning. P M. Prior mort \$—. Apr 15, 3 years, 6%. Apr 16, 1910. 11:2977. Same to same. Minford pl, e s, 151 s e 173d st, 37x100. P M. Prior mort \$—. Apr 15, 3 years, 6%. Apr 16, 1910. 11:2977. Prior mort \$\_\_\_\_\_. Apr 15, 3 years, 6%. Apr 16, 1910. 11:2977. 3,500

3,000 raus, Philippina to Rosa A E Mulford. Tiffany st, w s, 237.11 n 167th st, 25x125. P M. Apr 14, 3 years, 5%. Apr 15, 1910. 10:2706. 2,000

10:2706. amb, Emma L wife James B to Josiah A Briggs and ano exrs John V Briggs. Marion av, w s, 195.3 s 196th st. 27.1x155.1x 27.1x154.9. P M. Apr 12, 3 years, 5%. Apr 16, 1910. 12:3287. 4 7 Lamb 4,750

27.1x154.9. P M. Apr 12, 3 years, 5%. Apr 16, 1910. 12:3287. 4,750 Lightfoot, Josephine to Sarah A Clapp. Union av, No 770, e s, 153.1 n 156th st, 16.8x108.8x16.9x106.6. P M. Apr 14, 3 years, % as per bond. Apr 15, 1910. 10:2676. 5,000 Lawyers Mortgage Co with Henrietta Hahn and Chas L Burr. Beck st, No 719. Extension of \$5,000 mort until Feb 5, 1913, at 5%. Mar 29. Apr 18, 1910. 10:2708. nom Lawyers Mortgage Co with Isaac Lipschitz. Macy pl, No 869. Extension of \$6,200 mort until Apr 20, 1920, at 5%. Apr 9. Apr 18, 1910. 10:2688. nom Levinson, Leo to Wm A Cameron. 156th st, s s, 47.2 e Park av, 50x98.5x50x98.4; Steuben av, w s, 100 s 210th st, 75x100. Mort given to secure performance of covenants to erect building at Nos 3208 and 3210 3d av as provided in a lease, &c. Apr 5, due, &c. as per bond. Apr 18, 1910. 9:2415 and 12:3326. 5,000 \*Lavorerio, Antonio to Chas H Stumpfel. Pilgrim av, e s, 86 n Liberty st, 25x100, and being lot 240 map 473 lots Haight es-tate. Apr 1, 3 years, 6%. Apr 18, 1910. 875 Lauter, Helen to TILLE GUARANTEE & TRUST CO. Elton av, No 754, e s, abt 70 n 156th st, 25x100. Apr 14, due, &c. as per bond. Apr 19, 1910. 9:2378. 8,000 Muller, Pauline to Cornelia E McCormack et al. 3d av Nos 2994 to 2998, s e s, 175 n e 153d st, late Grove st, runs s e 207.7 to n w s Bergen av x n e 55.4 x n w 27.9 to w s Mill Brook x n 0.4 x n w 187.2 to 3d av x s e 55 to beginning, except parts for avs. P M. Apr 14, due, &c, as per bond. Apr 16, 1910. 9:2363. 40,000

40,00 Moorehead Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. Boston road, e s, 67.1 n 164th st, 39.9x79.9x37x94.3. Building loan. Apr 15, 1 year, 6%. Apr 16, 1910. 10:2622.

ume to same. Boston road, n e cor 164th st, 27.4x108.9x25.6x 118.9. Building loan. Apr 15, 1 year, 6%. Apr 16, 1910. 10:2622. Same to same. 118.9. Build

10:2622. 30,000 Same to same. 164th st, n s, 118.9 e Boston road, 38x99.6 Build-ing loan. Apr 15, 1 year, 6%. Apr 16, 1910. 10:2622. 28,000 Same to same. Boston road, e s, 27.4 n 164th st, 39.9x94.3x37x 108.9 Building loan. Apr 15, 1 year, 6%. Apr 16, 1910. 10:2622. 30,000 Same to same. Boston road, n c con 164th st, 106 10:117 0:00 for

10:00. Durining roal. Apr 10, 1 year,  $0_{70}$ . Apr 10, 1310. 10:2622. 30,000 Same to same. Boston road, n e cor 164th st, 106.10x117.9x99.6x 156.9. Certificate as to 4 morts aggregating \$116,000. Apr 14, Apr 16, 1910. 10:2622. Mestaniz, Emma M S to Prospect Investing Co. Forest av, n w s, 172.7 s w 161st st, 25x100. Building Ioan. Apr 11, due Aug 1, 1910, 6%. Apr 15, 1910. 10:2647. 13,000 Monks, James to Josiah A Briggs and ano exrs John V Briggs. Marion av, w s, 222.5 s 196th st, runs w 155.1 x s 22.11 x s 1.1 x e 155 to av x n 24 to beginning. P M. Apr 12, 3 years, 5%. Apr 16, 1910. 12:3287. 4,250 Mullen, Edw P with Edward G Probst. Perry av, e s, 250 s 209th st, 25x100. Subordination agreement. Apr 14. Apr 15, 1910. 12:3347. nom

st, 25x100. Subordination agreement of the Reformed Church in 12:3347. No. Subordination agreement of the Reformed Church in Millinger, Mary to General Synod of the Reformed Church in America. Webster av, e s, 48.5 n 174th st, 25x90.10x25.6x97.5; Webster av, e s, 73.5 n 174th st, 25x84.2 to w s former Brook st x s e 25.6 x w 90.10 to beginning. Mar 15, due Feb 26, 1911, 5%. Apr 15, 1910. 11:2899. 3.50 3 500

St x S e 25.0 x w 90.10 to beginning. Mar 10, due Feb 26, 1911, 5%. Apr 15, 1910. 11:2899. 3.500
Muller, Pauline to Ebling Brewing Co. 3d av, Nos 2994 to 2998, s e s, 175 n e 153d st, late Grove st, runs s e 207.7 to n w s Bergen av x n e 55.4 x n w 27.9 to Mill Brook x n 0.4 x n w 187.2 to 3d av x s 55 to beginning, except part for avs. Apr 15, demand, 5%. Apr 16, 1910. 9:2363. 6,000
Mount Clare Improvement Co to Estates Settlement Co. College av, s e cor 170th st, runs s 209.10 x e 100 x s 75 x e 100 to Findlay av x n 185.5 x w 194.4 x n 107.4 to st x w 50 to beginning. Prior mort \$15,600. Apr 19, due, &c, as per bond. Apr 20, 1910. 11:2783, 2784, 2785 and 2786. 3000
Same to same. Same property. Certificate as to above mort. Apr 19. Apr 20, 1910. 11:2783, 2784, 2785 and 2786. Muller Construction Co to TITLE GUARANTEE & TRUST CO. Grand av, e s, 84.11 s Fordham rd, 64.7x103.11x36.8x100. Bldg loan. Apr 20, 1910, 5 years, 6%, until completion of bldgs and 5% thereafter. 11:3199. 29,000
Same to same. Same property. Certificate as to above mort. Apr 20, 1910. 11:2199. 4000

Marsich, Annie to LAWYERS TITLE INSURANCE & TRUST CO: Trinity av, w s, 27 s 164th st, two lots, each 36.6x100. Two morts each \$27,000. Apr 20, 1910, 5 years, 5%. 10:2632. 54,000
Same and Michael Dodaro with same. Same property. 2 subor-dination agreements. Apr 20, 1910. 10:2632. nom

fourteen years. Our reputation the best

Material and work the standard for

\*Muller (Henry F) Co to Wm F Smith. Tremont av, s w s. 118 n w Westchester av, 28.4x124.5 to Westchester av x25.7x104.10, and being lot 19 map (No 1128A) 30 lots of Michl McCormick, Westchester. Apr 14, due, &c. as per bond. Apr 15, 1910. 2,000
\*Same to same. Same property. Certificate as to above mort. Apr 14. Apr 15. 1910.
Montgomery (Richard M) & Co, Inc, to Mary S Croxson. Webb av, late Tee Taw av, n e cor 188th st, runs n 285 to s s Devoe terrace, late Park View pl, x e 119.1 x n e 24.11 x s e 81 x w 59.4 x n w 20 x s 30 x n w 66.8 x s 99 to st x w 33.10 to begin-ning. Apr 15, 1910, demand, 6%. 11:3219.
Same to same. Same property. Certificate as to above mort. Apr 15, 1910. 11:3219.
Meehan, Catharine to Geo F Johnsons Sons Co. Manida st, n e s, at n s Lafayette av, runs e 105.6 x n w 147.5 x s w 100 to st x s e 113.10 to beginning. July 21, due Dec 1, 1911, 5½%. Apr 18, 1910. 10:2740.
Muhlfeld, Frank J to TITLE GUARANTEE & TRUST CO. Crotona Park North, n s, 402 e Prospect av, old line, runs n 100 x e 75 x s 5.2 x e 25 x s 94.6 to Crotona Park North x w 100 to beginning. Apr 5, due, &c, as per bond. Apr 19, 1910. 11:2952.
Mason, Sarah J wife John F to Katharine S Du Bois. Courtlandt av Nor 6(29 and 621 m s 20 and 521 m s 10.0 10.000

be x s b.2 x e 2b x s 94.6 to Crotona Park North x w 100 to beginning. Apr 5, due, &c, as per bond. Apr 19, 1910. 11:2952. 10,000 Mason, Sarah J wife John F to Katharine S Du Bois. Courtlandt av, Nos 629 and 631, w s, 30 s 152d st, 51.6x100. P M. Apr 15, due, &c, as per bond. Apr 16, 1910. 9:2411. 8,000 Mount Clare Impt Co to Manhattan Mortgage Co. College av, s e cor 170th st, 109.10x50x107.4x50. Prior mort \$----. Apr 19, 1910, due, &c, as per bond. 11:2783, 2784, 2785 and 2786. 2,500 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 3,500 Same to same. College av, e s, 109.10 s 170th st, 100x100. Prior mort \$----. Apr 19, 1910, due, &c, as per bond. 11:2783, 2784, 2785 and 2786. 4,500 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5 Same to same. Findlay av, w s, 209.10 s 170th st, 75x100x75x 107.6. Prior mort \$---. Apr 19, 1910, due, &c, as per bond. 11:2783, 2784, 2785 and 2786. 3,600 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5,000 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5,000 Same to same. Findlay av, w s, 109.10 s 170th st, 106.11x107.6 x100x144.4. Prior mort \$---. Apr 19, 1910, due, &c, as per bond. 11:2783, 2784, 2785 and 2786. 5,000 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5,000 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5,000 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5,000 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5,000 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 11:2783, 2784, 2785 and 2786. 5,00

15, 1910. McGowan, Julia to Adam Weiffenbach. 153d st, s s, 150 w Mor-ris av, 25x100. Apr 13, 3 years, 5½%. Apr 19, 1910. 9:2442. 2,000

2,000 Murray & Hill Co to Jennie Currier and ano exrs George C Gur-rier. Southern Boulevard, s w cor 144th st, late St Joseph st, runs w 202.2 to Wales av x s 262.5 to St Marys st x e 203.6 to Southern Boulevard x n 262.5 to beginning. P M. Apr 19, 1910, 5 years, 5%. 10:2575. 125,000 Same to same. Same property. Certificate as to above mort. Apr 19, 1910. 10:2575. Nuccio, Giuseppe of Jersey City Heights, N J, to Antonio A Scato. Crotona av, w s, 104.5 s 182d st, 25.1x100. P M. Prior mort \$---. Jan 31, 5 years, 4%. Apr 16, 1910. 11:3083 and 3084. 660

660

\*Nickel, Gottlieb to Carrie Levy. Plot begins 740 e White Plains road at point 295 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort \$2,400. Apr 15, installs, 5%.

x h 29 x w 100 x 12. Prior mort \$2,400. Apr 15, instails, 5%.
Apr 16, 1910. 800
Noble & Gauss Construction Co to Manhattan Mortgage Co. Park av, s e cor 179th st, 85x50. Prior mort \$---. Apr 18, 1910, due, &c, as per bond. 11:3035. 35,000
Same to same. Same property. Certificate as to above mort. Apr 18, 1910. 11:3035.
Oppenheim, Rosa wife of and William to N Y LIFE INS & TRUST CO. Tinton av, No 760, e s, at n s Westchester av, Nos 761 to 783, runs n e along w s Westchester av 204.11 x w 137.10 to e s Tinton av x s 151.7 to beginning, gore. Apr 14, 5 years, 5%. Apr 15, 1910. 10:2655. 140,000
Same and Commonwealth Securities Co with same. Same property. Subordination agreement. Apr 14. Apr 15, 1910. 10:2655.

10:2654. 34,000 Same to same. Same property. Certificate as to above mort. Apr 19. Apr 20, 1910. 10:2654. -Plough & Fox Co to Emma C Linson and ano. Webster av, n e cor 169th st, 73.8x46.6x73.8x44.1. Apr 20, due, &c, as per bond. Apr 21, 1910. 11:2893. 19,000 Same to same. Same property. Certificate as to above mort. Apr 20. Apr 21, 1910. 11:2893. [9,000 Same to same. Same property. Certificate as to above mort. Apr 20. Apr 21, 1910. 11:2893. [9,000 Garrison av, runs e 122.9 x n 22.5 x w 104.2 x s w 5.11 x s 21.11 x w S x s 50 to beginning, and being lots 198 and 199 map (No 1273) of 369 lots of Hunts Point Realty Co. Apr 15, 3 years, 5½%. Apr 18, 1910. 10:2755. 2,000 Rosenberg, Rose and Sarah Waixel with William Koechlin. 139th st, No 599 East. Extension of \$10,000 mort until July 1, 1915, at 5%. Apr 15, 1910. 10:2552. nom

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# ANY FLOOR IN THIS FACTORY

Bronx

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

PORTLAND EDISON 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

Rose, Wm G to Robt J Moorehead. 149th st, s s. 39.4 w St Anns av, 2 lots, each 36.6x88.11. 2 P M morts, each \$7,500; 2 prior morts, each \$26,000. Apr 15, 1910, due, &c, as per bond. Apr 15, 1910. 9:2275. 15,000 Same to same. 149th st, s s, 112.4 w St Anns av, 37x84.11. P M. Prior mort \$26,000. Apr 15, 1910, due, &c, as per bond. 9:2275. 7500

7,500

- Reade, Walstein S of Brooklyn, to Mathilde Bosselman.
   7,500

   pect av, No 13SS, e s, 126.9 s Jennings st, 40x104.9x40.5x98.9.
   P

   P M. Prior mort \$23,000.
   Apr 14, 3 years, 6%.
   Apr 15, 1910.

   11:2971.
   5,000
- Same to same. Same property. P M. Prior mort \$28,000. Apr 14, 1 year, 6%. Apr 15, 1910. 11:2971. 1,000 Rockland Realty Co to Charlotte F Trowbridge. Westchester av, n e cor Kelly st, runs n 150.1 x e 66.7 x s e 85.7 to av x s w 140.1 to beginning. P M. Apr 15, 3 years, 5%. Apr 16, 1910. 10:2715. 28,500

- 140.1 to beginning. P M. Apr 15, 3 years, 5%. Apr 16, 1910. 10:2715. 28,500 Rosenberg, Jennie A wife Henry to Maud E Thorp. Cypress av, s e cor 139th st, 100x80. Apr 15, 5 years, 6%. Apr 18, 1910. 10:2567. 12,000 \*Reiling, Mary to Eliz O Dewing. Plot begins 340 e White Plains road at point 795 n along same from Morris Park av, runs. e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Apr 18, 1910, 5 years, 5%. 3,500 Rosenthal, Marcus to Edw L Coster. Monroe av, n e cor 173d st. 95x95. Apr 18, 3 years, 5½%. Apr 19, 1910. 11:2791. 11,000 Same and STATE BANK with same. Same property. Subordina-tion agreement. Apr 13. Apr 19, 1910. 11:2791. nom Rauh, John M to Augustus Gareiss. 201st st, n s, 45.7 e De-catur av, 50x121.1x51.3x132.4. Apr 16, due, &c, as per bond. Apr 19, 1910. 12:3281. 2,000 Reilly, John J to TITLE GUARANTEE & TRUST CO. Spofford av, s w cor Manida st, 50x100. Apr 15, due, &c, as per bond. Apr 16, 1910. 10:2768. 2,000 Reilly, Hugh of Brielle, N J, to Bridget Duffy. 202d st, late Sum-mit av, s s, 118.4 e Anthony av or st, 50x100, and being lots 81 and 82 map No 769 of N Y City Private Park. Prior mort \$7,000. Apr 16, 2 years, 6%. Apr 18, 1910. 12:3307. 2,009 Raynor, Cordelia L to TITLE GUARANTEE & TRUST CO. 138th st, No 464, s s, 583.4 e Willis av, 16.8x100. Apr 19, due, &c, as per bond. Apr 21, 1910. 9:2282. 9,000 R & W Realty Co to Archibald Douglas. Union av, e s, 80 n 166th st, two lots, each 40x100. Two morts, each \$5,000. Two prior morts, each \$33,500. Apr 20, 3 years, 6%. Apr 21, 1910. 10: 2680. 10,000

Seattle Realty Co to American Mortgage Co. Trinity av, s w cor 160th st, 206.5x102.1. Bldg loan. Apr 19, 1 year, 6%. Apr 20, 1910. 10:2630. 155,000 nom

- 1910. 10:2630. Ibb,00 Same and Jefferson Bank with same. Same property. Subordina-tion agreement. Apr 19. Apr 20, 1910. 10:2630. no Same to Av St John Realty Co. Trinity av, s w cor 160th st,  $46.5 \times 102.1$ ; Trinity av, w s, 126 s 160th st, runs w 102.1 x s 27.7 x w 47.7 x s 52 x e 149 to av x n 80 to beginning. P M. Prior mort \$155,000. Apr 19, demand, 6%. Apr 20, 1910. 10:2630. 8.00
- 8.000
- Seattle Realty Co to American Mortgage Co. Trinity av, s w cor 160th st, 206x102.1. Certificate as to mort for \$155,000. Apr 19, 1910. 10:2630. Silverman, Milton M with N Y TRUST CO. Prospect av, w s, 87.6 n 152d st, 37.6x95. Subordination agreement. Apr 21, 1910. 10:2675

- n 152d st, 37.6x95. Subordination agreement. Apr 21, 1910. 10:2675. nom Stich, William and Paul M Zeidler to Bertha V Stich. Robbins av, n w cor 140th st, 100x117.1. P M. Mar 15, 5 years, 6%. Apr 21, 1910. 10:2568. 8,000 Sullivan, Patrick J to Ernest Hammer. 198th st, n w cor Creston av, 25.11x106.8x25x100. Prior mort \$18,000. Apr 20, 1 year, 6%. Apr 21, 1910. 12:3319. 1,481.67 Sherwood, William to THE MUTUAL BANK. Woodycrest av, n e cor 164th st, 50x100. Apr 20, 3 years, 5%. Apr 21, 1910. 9:-2508. 15,000

- Sherwood, William to THE MOTORIP DATA. Apr 21, 1910. 9:-cor 164th st, 50x100. Apr 20, 3 years, 5%. Apr 21, 1910. 9:-2508. 15,000
  Schroder, John H, Leo Levinson and August Schroder to Daniel G and Frank G Wild, trustees Wm H Miller, decd (M S Alden trust). Arthur av, w s, 62.6 n 181st st, 37.6x94.6x37.6x94.7. Apr 20, due, & as per bond. Apr 21, 1910. 11:3063. 25,000
  Schwarzler, Eliz to Gertrude W Glassford. Washington av, No 1332, e s, abt 330 n 169th st, also 133 n from s w cor lot 63 runs n 25 x e 121 x s 25 x w 119 to beginning, being part of lot 63 map Morrisania, except part for av. Apr 16, 5 years, 5%. Apr 18, 1910. 11:2910. 3,500
  Stanton, Mary E to TITLE GUARANTEE & TRUST CO. Webster av, No 1341, w s, abt 380 n 169th st, 20x90. Apr 12, due, &c, as per bond. Apr 21, 1910. 11:2887. 5,000
  Savage, Cornelius B to Edw F Maloney. Undercliff av, w s, about 171 s Washington Bridge Park and being lot 23, parcel 26, map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x124.3x17.2x127.7. P M. Apr 21, 1910, due, &c, as per bond. 9:2538. 2,250
  Stagg, Mary M with Sarah Brown. Clay av. No 1377, n w s, 864.1 n e 169th st, 16.8x97x16.9x95.7. Extension of \$5,500 mort until Nov 2, 1911, at 5%. Nov 3, 1909. Apr 21, 1910. 11:2872. nom
  Trube, Rebecca M to Wm S Hughes. 167th st, n s, 49.6 e Kelly st, 34x92.5x34x95. Prior mort \$10,000. Apr 15, 1910, 2 years, 6%. 10:2702. 1,500
  Tully Construction Co to City Mortgage Co. Intervale av, e s, 86.5 s 165th st, 75x100. Building loan. Apr 16, 1910, demand, 6%. 10:2704. 50,000

- 86.5 s 165th st, 75x100. Building 10an. Apr 10, 1910, demand, 0%. 50,000 Same to same. Same property. Certificate as to above mort. Apr 16, 1910. 10:2704. Templer, Henry A to Anna F Hodgins. Ryer av, No 2055, w s, 370.1 n Burnside av, 25x146x25.5x150.6. Apr 14, 2 years, 5%. Apr 15, 1910. 11:3156-3149. 1,200
- Apr 15, 1910. 11:3156-3149.
  \*Trott, Mary and Edward, and Minnie V wife of and John Trott to John Bussing, Jr. 5th av extension, w s, lot 22 map property J E Bullard & Co, adj South Mt Vernon, 25x100. Prior mort \$2,000. Apr 7, 2 years, 6%. Apr 16, 1910.
  Torwilliger, Leona A to Mulhall Realty Co. Coster st, No 714, e s, 137.6 n Spofford av, 18.9x100. P M. Prior mort \$4,200. Apr 16, due, &c, as per bond. Apr 18, 1910. 10:2764.
  Totf fany St Impt Co to TITLE GUARANTEE & TRUST CO. Tiffany St Impt Co to TITLE GUARANTEE & TRUST CO. Tiffany st, w s, 266.8 s 167th st, 42x100. Building Ioan. Apr 16, due, &c, as per bond. Apr 18, 1910. 10:2716.
  Same to same. Same property. Certificate as to above mort. Apr 16. Apr 18, 1910. 10:2716.
  Tuchman Bros Construction Co to Manhattan Mortgage Co. Beaumont av, w s, 220 s 187th st, 50x100. Prior mort \$\_\_\_\_\_\_. Apr 18, due, &c, as per bond. Apr 19, 1910. 11:3089.
  \*Twomey, Frances wife of and Patrick to Cyrus Hitchcock. Morris Park av, ss, 65 e Rose st, 50x100. Apr 18, due, &c, as per bond. Apr 18, due, &c, as per bond. Apr 18, due, &c, as per bond. Apr 19, 1910. 11:3089.
  \*Twomey, Frances wife of and Patrick to Cyrus Hitchcock. Morris Park av, ss, 65 e Rose st, 50x100. Apr 18, due, &c, as per bond. Apr 20, 1910.
  \*Vari Lace Manufacturing Co to HARLEM SAVINGS BANK. 216th

- Apr 20, 1910. \*Vari Lace Manufacturing Co to HARLEM SAVINGS BANK. 216th st, n e cor Bronx Boulevard, runs n 200 x e 100 x s 100 x e 100 to 2d av x s 100 to st x w 200 to beginning. Apr 16, 3 years, 5%. Apr 21, 1910. \*Same to same. Same property. Certificate as to above mort. Apr 16.: Apr 21, 1910. Vogel, Lena with Geo O Sauer et al. 136th st, No 599 (867) East. Subordination agreement. Apr 5. Apr 15, 1910. 10:2549. nom \*Weaver, Henry J to Pauline Spindler. Billar pl, w s, 198.10 s Fordham av, 25x116, City Island. Apr 11, 5 years, 6%. Apr 15, 1910. 2,600

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١

April 23, 1910

This Brand of Portland Cement is

too favorably known in EVERY COUNTRY

where cement is used to need further descrip-

GERMAN AMERICAN ANNUAL CAPACITY 3,000,000 BBLS Sales Offices 45 B'way, N. Y. City "THE ABSOLUTELY SAFE CEMENT' HAMBURG - - GERMANT ALSEN ON HUDSON RIVER, N. Y.

910

Voolf, Max to LAWYERS TITLE INS & TRUST CO. Simpson st, No 1149, w s, 221.8 n 169th st, 25x100. Apr 14, 5 years, 5%. Apr 15, 1910. 10:2719. 5,00 Woolf. 5.000

- Same to Hyman Hein.
   Same property.
   Prior mort \$5,000.
   Apr

   14, 1 year, 6%.
   Apr 15, 1910.
   10:2719.
   1,000

   Weiffenbach, Mary S wife Adam to Hortense R Pitman of Concord, N H.
   163d st, s s, 150 w Trinity av, 21.10x100.
   Apr 15, 1910, 2,000
- Wilson, Alexander to Susan Westcott. Grand Boulevard, s w cor 177th st, 131.7x20.3x125x61.4. P M. Apr 15, 5 years, 5%. Apr 16, 1910. 11:2805. 5,000
- Weindell, Margt E wife of and Chas F to Edw G Probst. Perry av, e s, 250 s 209th st, 25x100. Apr 8, 3 years, 5%. Apr 15, 1910. 12:3347. 4,500
- Weber, Chas A to Susan Murray. Randall av, s w cor Bell av 25x100. Prior mort \$----. Apr 14, 3 years, 5%. Apr 15, 1910 \*Weber 1.500
- Wendover-Bronx Co to Henry Korn and ano. 3d av, s e cor 172d st, 92x100x99.11x100.5. Building loan. Apr 11, demand, 6%. Apr 15, 1910. 11:2929. 45,000 Same to same. Same property. Certificate as to above mort. Apr 13. Apr 15, 1910. 11:2929.
- ame to same. Same property. P M. Apr 11, 1 year, 5%. Apr 15, 1910. 11:2929. 33,000
- Same to same. Same property. Certificate as to above mort. Apr 13. Apr 15, 1910. TRUST
- Willenbrok, Sophie to LAWYERS TITLE INSURANCE & TR CO. Macy pl, n s, 225 w Hewitt pl, 25x140, 5 years, 5%. 20, 1910. 10:2688. Apr 8,000
- 20, 1910. 10:2688. Weiher Construction Co to Herman Wiebke. Boston rd, s e s, 118.11 n 165th st, 82.11x67.11x70x112.5. Prior mort \$55,000. Apr 20, 1910, due, &c, as per bond. 10:2622. 8,000 Wolf, Israel I to Manhattan Mortgage Co. Jackson av, e s, about 174.9 s 163d st, and adjoining lot 15, runs s 76 x s e 87.6 x n e 76 x n w 87.6 to beginning, being part of lot 9, map Woodstock. P M. Prior mort \$---. Apr 18, due, &c, as per bond. Apr 19, 1010 10:2648 7,500

# JUDGMENTS IN FORECLOSURE SUITS.

#### April 14.

April 14. 151st st, No 304 East, Mary L Seifert agt Eu-gene T Hawkins; John F Frees, att'y; Her-man Joseph, ref. (Amt due, \$5,520.67.) 70th st, s s, 212 é Av A, 37x100.5. State Invest-ing Co agt Louvre Realty Co; Bowers & Sands, att'ys; Chas M Beattie, ref. (Amt due, \$7,-645.25.)

- 645.25.) April 15. Cherry st, No 362. Lawyers Mortgage Co agt Tillie Heicklin; Guy Cary, att'y; Henry Necar-sulmer, ref. Amt due, \$18,191.63.) April 16.
- 95th st, s s, 100 e 2d av, 100x100.8. H Otten agt Benjamin Menschel et al; Albe Hovell, att'y; Joseph Fettretch, ref. ( due, \$8,145.42.) Peter (Amt April 18.

- April 18. Goerck st, No 94. Wilhelmina Fuhr agt Samuel Schack et al; Abr A Silberberg, att'y; Edw L Parris, ref. (Amt due, \$4,128.74.) Bassford av, n w cor 182d st, 152.3x71.10. Har-lem Savings Bank agt Henry B Heylman exr et al; F B Wightman, att'y; Abraham Gold-smith, ref. (Amt due, \$4,024.03.) Edgecombe av, w s, 50.6 s 166th st, 25.4x106.2 x25x101.1.
- Edgecombe av, w s, 50.6 s 166th st, 25.4x101.1x 25x97.6.
- Edgecombe av, w s, 25.2 s 166th st, 25.4x97.6x 25x93.5.
- Edgecombe av, s w cor 166th st, 25.2x93.5x25x 90.4
- 90.4. John J Mahony agt Lena Hoffman et al; Daniel P Mahony, att'y; Herbert H Maas, ref. (Amt due, \$47,055.55.)
  126th st, s s, 350 e 2d av, 41.8x99.11. Farmers Loan & Trust Co agt Frieda Hart et al; Turner Rolston & Horan, att'ys; Samuel Marks, ref. (Amt due, \$36,704.86.)
  April 19.
- (Amt due, \$36,704.86.) April 19.
  Crimmins av, w s, 25 n 141st st, 21.4x80. Eugene N Robinson agt Bernard P Gibney; Einstein, Townsend & Gutterman, att'ys; Solomon B Livingston, ref. (Amt due, \$3,069.)
  6th st, n s, 175 e Av A, 23.7x90.10. Ida Fleischhauer agt Dora Perlman et al; Charles Brandt, Jr, att'y; James P Davenport, ref. (Amt due, \$4,452.46.)
- \$4 452 46) April 20.
- April 20. Madison av, w s, 60 n 116th st, 40,11x110. Ro-sanna Rosenfeld agt Benjamin Natkins et al; Adolph Cohen, att'y; Eugene L Parodi, ref. (Amt due, \$1,557.) f6th st, n s, 171.8 e 3d av, 33x102.2. Orphans Home & Asylum agt Saul Wallenstein; De Witt, Lockman & De Witt, att'ys; Daniel E Seybel, ref. (Amt due, \$36,485.40.) Grand st, No 66. Mabelle S Soich agt Virginia Tuska; E Ritzema De Grove, att'y; Edw W S Johnston, ref. (Amt due, \$31,375.)

# LIS PENDENS.

#### April 16. No Lis Pendens filed this day.

April 18.

Forsyth st, No 199. John Palmieri agt Max Wolper et al; action to declare deed void; att'y, M Wechsler.

Werner, Christian H with Enoch C Bell. Lots 47 and 48, map lots at South Mt Vernon. Subordination agreement. Apr Apr 19, 1910. nom

SEE PAGE 155 IN "SWEET'S"

FOR FULL PARTICULARS

- \*Same with same. lots 45 and 46, Apr 19, 1910. Weiher Constructi ume. Kossuth av, s e cor Concord st, 50x100, being 46, same map. Subordination agreement. Apr 18. nom
- Apr 19, 1910. Weiher Construction Co to American Mortgage Co. 182d st, late Kingsbridge rd, n s, at s e s Adams st or pl, runs n e 201 x s e 100 x s w 100 x n w 20 x s w 126 to rd x n w 84 to beginning, ex-cept part for st and av. Bldg loan. Apr 14, 1 year, 6%. Apr 20, 1910.11:3071. 135,000

- 3172 7.000
- 18.9x117.6. Apr 20, due July 1, 1913, 5%. Apr 21, 1910. 11:-3172. 7,000
  Same to John J Ryan. Creston av, w s, 115.9 n 183d st, 18.8x117.6. Apr 20, due July 1, 1913, 5%. Apr 21, 1910. 11:3172. 7,000
  Same to same. Creston av, w s, 97 n 183d st, 18.9x117.6. Apr 20, due July 1, 1913, 5%. Apr 21, 1910. 11:3172. 7,000
  Same to John J Ryan et al. Creston av, w s, 97 n 183d st, 18.9x117.6; Creston av, w s, 115.9 n 183d st, 18.9x117.6; Creston av, w s, 115.9 n 183d st, 18.9x117.6; Creston av, w s, 115.9 n 183d st, 18.9x117.6; Creston av, w s, 115.9 n 183d st, 18.9x117.6; Creston av, w s, 134.5 n 183d st, 18.9x117.6; Creston av, w s, 153.2 n 183d st, 18.9x117.6. Certificate as to four morts for \$7,000 each. Apr 20. Apr 21, 1910. 11:3172.
  \*Werner, Theo to Bankers Realty & Security Co. Matthews av, e s, 300 n Lydig av, 200x100, and being lots 13 to 20 blk 72 map No 1138 Sec 1 Morris Park. P M. Apr 4, 3 years, % as per bond. Apr 21, 1910. 16,000
  \*Same to same. Matthews av, e s, 145.7 s Bronx and Pelham Parkway, 200x100, and being lots 21 to 28 blk 72 same map. P M. Apr 4, 3 years, % as per bond. Apr 21, 1910. 16,500
  Zingales (G) Co to Manhattan Mortgage Co. Vyse av, e s, 275 n Freeman st, 25x100. Prior mort \$..., Apr 15, 1910, due, &c, as per bond. 11:2891. 16,000

- ame to same. Same property. Certificate as to above mort. Apr 15, 1910. 11:2891.

FORECLOSURE SUITS. April 16.

25th st, s w s, 375 s e 6th av, 25x98.9. Isaac Schmeidler agt Joseph M Harris et al; att'y, S Bernstein. 70th st, No 512 East. State Investing Co agt Abraham Weinberg et al; att'ys, Bowers & Sands

- Sands. 28th st, s s, 201.8 e 7th av, 46.6x98.9. Mathew Micolino agt Quinn & Smith et al; att'ys, Grasmuck & Ostrander.

April 18. S2d st, No 426 East. Adolf Miller agt Ludwig Fischer et al; att'y, A H Mittlemann. 100th st, No 317 East. State Bank agt Samuel Lorber et al; att'y, J A Kohn. Lot 532, map of Village of Wakefield, Bronx. Frances L Glover agt John J Zuelch et al; att'y, B Franklin

Frances L Glover att'y, B Franklin. April 19.

Madison av, No 747. Edward Born et al agt Hubbard W Mitchell; att'ys, Eisman, Levy, Corn & Lewine.

# April 20.

- April 20. Lexington av, s e cor 111th st, 100.11x49.6. Lewis Kresner agt Moses A Armond et al; att'ys, Simmons & Harris. Lot 87, map of Neill Estate, Bronx. Joseph Dia-mond agt Jacob Frankel et al; att'ys, Cooper & Baer. Washington av, s e cor 178th st, 82x100. James W McElhinney agt Elias A Cohen; att'y, J W McElhinney. 85th st, s s, 400 e 2d av, 25x102.2. Meier Leh-mann agt Gertrude H Hyman et al; att'y, H I Lurie.

- Lurie. Vashington av, s e cor 178th st, 82x100. James W McElhinney agt Elias A Cohen et al; att'y, J W McElhinney. Vadsworth av, w s, 166.1 n 187th st, 23.8x95. Emma C Sillcocks agt Thomas J Meehan et al; att'y, F A Southworth.

# April 21.

Barrow st, No 27, 1-5 part. Rocco G Girigliano agt Thomas J Brazier; att'y, M Keve. 145th st, No 310 West. Hulda Stein agt James Reynolds et al; att'ys, Fleischman & Fox.

# April 22.

- April 22. Bailey av, e s, intersec c l 230th st, runs s 55.2 x e 100.7 x n 55.2 x w 100.7 to beg. Laura Oestreicher agt Martha Roman et al; att'ys, Goldstein & Goldstein. Cherry st, No 429. Abraham J Dworsky agt Jacob Jablons; att'ys, Davis & Dworsky. 3d av, n w cor 17th st, 23x100. Hollister Lo-gan exr agt Stephen C Barnum et al; att'ys, Logan, Demond, Hanford & Read. 40th st, No 145 West, leasehold. Ely J Rieser agt Thomas Smith et al; att'ys, Douglas & Armitage.

- Armitage. 100th st, s s, 98.3 w Park av, 25x100.11. Chas E Annett, trustee, agt Max Marks et al; att'ys, Conway & Weed.

# JUDGMENTS

16\*Adler, Sigmund et al—S Nadler.....135.50 16 Arnold, Joel—A Triger et al......115.32 18 Aughinbaugh, Wm E—Custer Chemical Co 

100th st, n s, 140 e West End av, 15x100.11. Judith C Cutting agt Robert L Cutting; no-tice of attachment; att'y, C S Aronstam.
Macdougal st, w s, 20 n 3d st, 39x65.9. Marie Knecht agt Marie Derache et al; action to set aside deed; att'ys, Goldfogle, Cohn & Lind. April 20.

April 19.

- Broadway, 57th st, 8th av and 58th st, entire block. City of N Y agt Columbus Circle Ar-cade Co; notice of levy; att'y, Archibald R Watco; block. City of N 1 age Column A
  block. City of N 1 age Column A
  cade Co; notice of levy; att'y, Archibald R
  Watson.
  Lot 221, map of Gleason property. Robert J
  Culhane agt Conrad Lofink; notice of levy; att'y, A L Carter.
  82d st, No 512 East. Tenement House Dept of the City of N Y agt Karl Schneider; notice of levy; att'y, A R Watson.
  84th st, No 541 East. Same agt Martin Bossong; notice of levy; att'y, A R Watson.
  12th st, No 413 East. People of the State of N Y agt Giovanni De Bellis; notice of levy; att'y, C S Whitman.
  11th st, No 239 East. City of N Y agt Wolf Bonizon; notice of levy; att'y, A K Watson.
  Broadway, Nos 597, 558 and 354.
  Crosby st, No 96.
  Prince st, No 76.
  Crosby st, w s, 137.2 s Prince st, 25x100x25.4x 100.
  Dreadway, e.s. 22.6 n 21st st, 39.10x107.8x irreg.

- Br
- 100. broadway, e s, 22.6 n 21st st, 39.10x107.8x irreg. Bartholomew Jacob et al agt Emma Elin et al; partition; att'y, C L Jones. 07th st, s, 135 e 3d av, 21.10x100.11. Allen Schweitzer agt Bertha Scher et al; action to set aside deed; att'y, H Roth. 107th

### April 21.

- 23d st, Nos 214 & 216 East. A Joseph Geist, trustee, agt Louis Levinsohn et al; action to set aside conveyance; att'ys, Katz & Som-merich.

- set and control terms in the set of terms in terms in the set of terms in ter
- stamm. 47th st, No 111 West. Same agt Geo L Fisher et al; foreclosure of tax lien; att'y, A S
- Aaronstamm at av, No 400. Same agt Elizabeth Lehner et al; foreclosure of tax lien; att'y, A S Aaronal; foreclosure stamm. 57th st, No 423 East. Same agt Urania Don... ger et al; foreclosure of tax lien; att'y, A S Aaronstamm. Greenwich st, No 160. Lillian C Bartels agt Henry Bartels et al; partition; att'ys, Phillips

April 22.
52d st, n s, 250 w 5th av, 25x100.5. Dwight W De Motte agt Sarah E Squire; notice of at-tachment; att'y, W N Salisbury.
100th st, No 241 West. Judith C Cutting agt Robert L Cutting et al; action to impress trust; att'y, C S Aronstam.
Clinton st, No 127. Louis Silverman agt Samuel Richard et al; partition; att'y, A B Jaworower.

April 23, 1910



22	Brigandi, Antonio-J McDonough
99	Bronstein Rose & Jacob-B Shatow. 1,240.30
22	Bellucci, Petro-W B A Jurgens129.91
22	Badgley, Howard G-J E Eustis118.22
22	Brody, Joshua-I Levine40.40
20	Brady, Joseph L-O Heimstodt
50	Berman, Julius et al-H Cohen et al 119.71
55	Behrendt, Oscar W-L Muller et al213.46
55	Barrett, T Frost-H B Schloss18,367.78
55	Becker, Michael F-A Segal
55	Bassett, Paul J-M Meyer
65	Bulger, Harry-B A Nierman
22	Bulger, Harry-D A Merman.
22	Botto, Wm M-Palmer & Singer Mfg Co. 159.80
00	Deldmin I Mongon P K Bloch 18615

21 Epstein, William & Samuel M-J M Donogh 886.02

.272.79

16 Green, Harry W-W W Elzen 18 Greenfeld, William-M Gottlieb et al. 18 Greenberg, Wolf-E Paulat

18 Goldstein, Arthur A-N Brody et al.....

OII

19 Gebbia, Salvatore-V Sellaro et al.

20 Johnson, Bernard & Ernest-A A Callahan. 428.90

21 Joline, Adrian H et al rec'rs-A G Troup. 498.52

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.169.12

912

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more cov= **KING'S WINDSOR CEMENT** ering capacity than any other similar material. J. B. KING & CO., 17 State St., N. Y. For PLASTERING WALLS AND CEILINGS 91.81 20 Newman, Herman J-Rudolph Wurlitzer 374.58 20 Neely, F Tennyson-Corn Exchange Bank 22 Nicholas, George-Lord & Taylor......210.03 19 O'Neill, Evaline C-G Warrin et al...233.42 20 O'Neill, James F-Charles Scribners Sons 167.47 aufman, Mason—Funk & Wagnalls Co.83.65 urlandzek, Isadore 7—Janeway & Carpen-.781.73 21 Lombardo, Leonard et al-Manhattan Sho 18 Vecchione, Ellia-Interborough Rapid Transit Connectors, 79,88
18 Van Dusen, Robert L-J Hallahan et al. 519,31
18 Van Boyer, Henry-F P Beebe. 22,21
20 Vessey, Albert J-H Liesmann et al. 600
20 Vessey, Albert J-H Liesmann et al. 600
21 Wilson, Max S A-E L Wolper. 68,00
22 Wilson, Max S A-E L Wolper. 68,00
23 Wolder, Klemens-J Martin 1,064,72
24 White, Chas C-N E Gray et al. 1,109,12
25 Wilser, Alfred-E Lyons 1,109,12
26 Walter, Alfred-E Lyons 1,270
27 Welch, Charles-F H Broure et al. 31,11
28 Walter, Charles-F H Broure et al. 31,11
29 Weinberg, Charles-M Brinn 1,164,59
29 Weinberg, Charles-M Brinn 1,122,61
20 Weinstein, Chas M et al-S Brinn et al. 221,84
29 Wilmerding, Isabelle L-Bonwit Harris & 60,75 20 McCarthy, John & James Q\*-S Tierschy CORPORATIONS. 16 Suburban Investment Co-Bay Ridge Lum-ber Co ......232.31 The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

### April 23, 1910

RECORD AND GUIDE

VULCANITE PORTLAND CEMENT Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service. PHONE, GRAMERCY 1000 VULCANITE PORTLAND CEMENT CO., Fifth Ave. Building, N.Y "The Brand with a Reputation."

16 Hamilton Dining Room-T M McCarthy et 47,91 18 Wading River Realty Co-G E Loper.... 240 56 418.71 18 Calumet Construction Co-A Mortenso 940.90 18 Elwell Rubber & Insulation Co-A W In 72.07 20 William T McKibbin Co-Rochester Iron

ork W 

22 United States Fidelity & Guaranty Co-Renault Freres Selling Branch.....5,879.72

#### SATISFIED JUDGMENTS.

# April 16, 18, 19, 20, 21 and 22.

 
 April
 16,
 18,
 19,
 20,
 21,
 and
 22.

 Ames,
 Frank
 D
 et al=J
 Born,
 1910,...,27.41

 <sup>6</sup>Apfel,
 Sigmund
 F=S
 Pizer,
 1907,...,541.31

 Adler,
 Louis & Jennie=L
 Goldstein,
 1909.117.75

 Adler,
 Jennie=L
 Bergman et al.
 1909..., 127.29

 Albers,
 Henry F=B J
 Burns,
 1909..., 1262.33

 Appleby,
 Chas
 E=J
 Casey,
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 Appleby,
 Chas
 E=J
 Casey,
 1910..., 1262.33

 Barne,
 Same—same,
 1909
 ..., 1455.59
 1445.59

 Berry,
 Burson J et al=J
 Born, 1910..., 123.41
 1910..., 123.41

 Brown,
 Wm J=I
 Bernheim et al.
 1910..., 28.31

 Beckon,
 Maurice=A
 R
 Palladino et al.
 1907.

 Burne
 Michael=C
 A
 Winter, 1909...., 941.75
 358.34 Byrne, Michael—C A Winter. 1909.....941.75 Bates, Lillian E—C W Logeling. 1910....47.25 Bondeau, Charles—O O Lauckner. 1909....35.22 Bernheim, Lee S—D McKee. 1910......144.40 Cowie, Edith C & Arthur M—W H Head. 1904 Cowie, Burn Covers, Stanley A-N Y Telephone Co. 1903 26.74
Dennos, Stanley A-F H Platt. 1900....121.51
Doyle, Aidan J-Knickerbocker Leather & Novelty Co. 1910
Edelman, Joseph-W E Witherspoon. 1903. Southerspoon. 1903. Fuzzardo, Joseph et al-R W Hebberd. 1909. Fuzzaruo, Joseph et al-R W Hebberd. If Flynn, John-D Puretz. 1909..... Fischel, Jacob-H Fischel et al. 1910.... Same-same. 1910.... Frankel, Simon-L Richmond. 1910.... Grank, Maude H-S J Pulise. 1910.... Green, Benjamin A-J Whitelaw. 1910... Gorlitzer, Alexander-I Kampel. 1908.... Goun, John D et al-H E Steinhiber. 1910... Gunn, Ica Raphael et al-S E Gumbiner. 19 9....58.50 ....224.51 .....30.65 10....59.58 ....165.00 0...110.60 1910 53.31 er. 1910. ....670.81

Hill, Thomas M-G Fallara, 1910...... Hayes, Wm A-Brown Green Co. 1909... Hanan, Alfred P-R Haas. 1910.....1 Huntington, Alice-F Rodman. 1900....1 Hutchinson, John W Jr-L W Kennard.  $1303 \dots 1,668.5$ 1900 \dots 1,328.8 28.86 Huntington, Alice—F Rodman. 1900....1,525.65 Hutchinson, John W Jr—L W Kennard. 1910. 190.57 Haggerty, James J—Health Department. 1904. 262.41 

Roche, Frank J-Mercantile Finance Co. 1909 42.70 Reynolds, Annie E-H R Lawrence et al. 1910 75 Rankin, William-Agricultural Ins Co. 1910. 112.28 2.70 

Sharp, John A et al-H E Steininger, 53.31 'Santangelo, Michael-City of N Y. 1910. 59.72 Treanor, Owen-W A Leonard. 1909......54.24 Tracy, Martin-F J Duffy. 1909......514.37 Taterka, Max-I Weil et al. 1903......203.39 Trippe, Chas W-J P Sutor. 1910......59.67 'Upington, Eulalia-City of N Y. 1910......59.67 'Vail, Elizabeth A-J F Jackson et al. 1010. 1209

 Walter, T Henry-T Allison.
 1910......110.00

 Weisberg, Harry-P Goldman.
 1905.....115.06

 'Wright, John H-McCall Co.
 1910.....191.65

 Zeitling, Barnet et al-B Kaiser.
 1909.....22.65

 Same-I Nemetz.
 1909......22.65

 Zelaya, Anibal-E J Hero.
 1910......2.176.75

 Zahler, Jacob-A Cohen.
 1910......283.36

# CORPORATIONS.

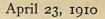
Hillside

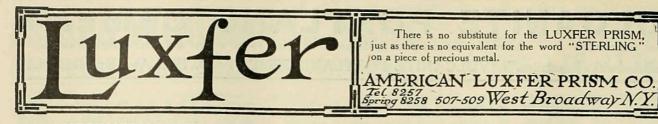
Same----.227.24 

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of ap-eal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by exe-ution. <sup>6</sup>Annulled and void. peal. <sup>3</sup> cution.

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# MECHANICS' LIENS.

#### April 16.

#### April 18.

914

## April 19.

# April 20.

#### April 21.

#### April 22.

# New York, April 15, 1910.

New York, April 15, 1910. Editor Record and Guide: The mechanic's lien filed against LEVIN & LEVIN CONTRACTING CO. by Mr. Woolf Peirez for premises Nos. 214-18 Sullivan st, is unjust, as he has been paid. There is also a lien of the Standard House-wrecking Co. against LEVIN & LEVIN CON-TRACTING CO. for the same building. The LEVIN & LEVIN CONTRACTING CO. do not know this firm and have never had any dealings with them. (Signed) LEVIN & LEVIN CONTRACTING CO.

The text of these pages is convrighted

BUILDING LOAN CONTRACTS.

# April 16.

# April 18.

### April 19.

No Building Loans filed this day.

#### April 20.

No Building Loan Contracts filed this day.

# April 21.

Grand av, e s, 84.10 s Fordham rd, 64.7x103.11. Title Guarantee & Trust Co loans Muller Construction Co to erect a 4-sty apartment; 7 payments ......29,000

#### April 22.

## SATISFIED MECHANICS' LIENS.

### April 16.

<sup>2</sup>Union av. e s. 147.2 n 160th st. Edward Smolka & Co agt Columbus & Dorfman Con-struction Co et al. (Dec 31, 1908.)....135.78

### April 18.

Fororvod

All nights are

# 

April 19.

#### April 20.

#### April 21.

#### April 22.

No Satisfied Mechanics Liens filed this day.

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

# ATTACHMENTS.

7.

# April 14.

No Attachments filed this day.

No Attachments filed this day.

No Attachments filed this day.

Notice is hereby given that infolgement will lead to

#### April 15.

Loeb, Leo A & Arthur A; Cornelius A Lyons; \$737.66; L Levy. Menchen, Madge; Patterson Press; \$565; P B Adams.

### April 16.

April 18.

April 19.

Erlanger, Arthur T; Lena Cohn; \$7,977.08; W B Davis. Cutting, Robert L; Judith C Cutting; \$200,000; C S Aronstam.

April 20.

CHATTEL MORTGAGES.

April 14, 15, 16, 18, 19 and 20.

AFFECTING REAL ESTATE.

Gerhards, Albert, Inc. Kelly st bet 165th and 166th sts. Leon Mayer. Gas and Electric Fixtures. (Contract.) \$400 Kaufman, Max. 3 Sheriff. Max Levy. Plumb-1,500

Kaufman, Max. 3 Sheriff. Max Levy. Plumb-ing Fixtures.
 Mattes. William F. Southwest cor Intervale and Westchester avs. Jacob Froehlich. Store Front and Storm Doors, Fixtures.
 2,800
 Watson-Flagg Engineering Co. New Church-hill Restaurant. Southwest corner 49th st and Broadway. National Elevator Co. Ele-vator Fixtures.
 2,250

Rosenthal, Maurice; National Discount Co; \$12,500; J O Foote.