

NEW ESTATE BUILDERS
RECORD & GUIDE
 ESTABLISHED MARCH 21st 1868.
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to
C. W. SWEET

Published Every Saturday
 By **THE RECORD AND GUIDE CO.**

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

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1910, by The Record & Guide Co.

Vol. LXXXV. APRIL 30, 1910. No. 2198.

ACCORDING to newspaper reports, there is a large demand for the forms published by the Public Service Commission defining the terms to which bids for the Lexington avenue-Broadway contract must conform, but it is absurd to suppose that this demand indicates that there will be any large number of qualified and bona fide bidders. In fact, there will in all probability be only one bidder able and willing to construct and operate the road on acceptable conditions; and unless the Record and Guide is very much mistaken that bidder no matter how disguised in its appearance, will be the New Haven Railroad Company. There is no other possible bidder in sight which could pretend with any plausibility to raise the money necessary for the construction of the subway; and there is no sufficient explanation for the stubborn insistence of the Public Service Commission upon this particular tri-borough route, except the knowledge that the New Haven Road wants and is ready to pay for this particular route. That corporation has been constructing a system of suburban roads in Westchester County and the Bronx which will necessarily be unprofitable for many years, unless they are supplemented by continuous service to lower Manhattan, and for this reason alone it has an obvious need of a subway laid out independently of the present subway. But the plan probably is still more comprehensive and far-reaching. It is intended, also, to assist the New Haven and the Pennsylvania companies in their efforts to build up a great manufacturing and commercial centre in Brooklyn. This is where the Fourth avenue subway in Brooklyn comes in. By means of the connecting subway, and by means of the further development of the South Brooklyn docking and warehousing facilities, they expect to provide manufacturing plants with opportunities for making, storing and shipping goods much more economical than those which can now be obtained in Manhattan; and the Fourth avenue subway is an essential part of the scheme, because they can induce a sufficient number of people to live in South Brooklyn without giving them an express service to Manhattan. If all this is true, it is a large and worthy scheme, which, when fully completed, will contribute enormously to the prosperity of New York City. It is undoubtedly essential that drastic measures should be taken to increase the economy both of manufacturing and commercial operations in New York, so that this port may hold its own in competition with other seaboard cities, and the most effective means of doing this consists undoubtedly in the development of Brooklyn, and its independent railroad connection with the mainland. Eventually there may be a freight and passenger tunnel, which will run directly from South Brooklyn to New Jersey. Manhattan will in the long run gain far more than it loses, because of the carrying out of these plans. We sincerely hope, however, that if the New Haven Road is looking for the special opportunities necessary to the development of such a scheme, it will soon come out in the open, and say plainly what it wants and what it proposes to do.

THERE is very much to be said in favor of the position assumed by the local chapter of the Institute of Architects in reference to the appointment of a committee to study the matter of the congestion of population, and the formulation of a new city plan. While fully approving of the purpose which the proposed committee is intended to further, the Chapter is skeptical whether any results will ever be accomplished by such means. It points to the fact that the

Commissions which have been appointed in the past for the benefit of the same or similar purposes absolutely failed to accomplish anything, because their function was merely advisory, and no responsible official would take their advice. It believes, consequently, that nothing will be accomplished in this respect until some special organ is constituted in the city government, which will be responsible for definite and energetic measures looking in the direction of an improved city plan. The Ivins charter contained such an organ in the proposed Board of Public Improvements, and the Chapter believes consequently, that the first duty of those citizens who are interested in improving the circulation of New York City is to work for an official organization specifically constituted for the purpose of taking action in reference to this all-important problem. Sensible as this advice is, however, the Record and Guide is afraid that it will not be adopted at present. The line of the least resistance for everybody is the appointment of an advisory commission, whose report can, if inconvenient, be wholly ignored. Never yet have the officials responsible for the government of the city understood the overwhelming necessity of adopting adequate and far-sighted measures looking towards an economical distribution of business and population; and they can hardly be blamed, because they are confronted by other problems of the most critical character, and they are fatally handicapped by lack of means. The plain truth is that the local government does not have the control over the economic resources of the city which it needs in order to plan and carry out a far-sighted and constructive policy. Conditions, however, are rapidly reaching a point when the problems created by the increased congestion of population and traffic can no longer be postponed. They will soon become the most critical of all the questions confronting our local officials; and, perhaps, when delay and evasion are no longer possible, the Board of Estimate will itself demand the creation of a special organization, which will have the ability and the duty to help it to handle the problem of congestion in all its phases. The increasing immigration, for instance, coupled with the cessation of the construction of cheap tenements, will probably make the congestion of population in Manhattan more acute and more dangerous during the coming summer than ever before in the history of the city.

THERE is every indication that the enumeration of the population of New York now being made, will be carried out more intelligently and more carefully than any previous enumeration. The local Superintendent is certainly doing his best to count every head in the city, and while he will not succeed, he is adopting measures which should give him a total much nearer this result than was reached by his predecessors. The difficulties of an enumeration of population has increased in New York precisely in proportion to the increase in foreign population and the increase in domestic congestion, and the Record and Guide has always believed that because of these difficulties a larger proportion of the population than usual escaped enumeration, both in 1900 and in 1905. If this supposition is correct, and if the existing enumeration is being taken with more intelligence and care, the population of the city should exceed the estimates made hitherto. We should not be surprised to find the total nearer 4,700,000 than 4,600,000. There are many signs which point to such a result, the chief of which is that new housing has been built for a larger increase in population than the 125,000, which is the usual estimate of the annual increase. Of course, allowance must also be made for the large amount of destruction of existing buildings, which has been taking place, but the demand for new accommodations traceable to this source should be partly reduced by the heavier emigration to New Jersey characteristic of the past few years. In any event the annual increase in population at the present time should be nearer 150,000 than 125,000; and the Record and Guide is willing to risk a prediction to that effect.

THE decision of the Board of Estimate in reference to the site of the new Court House has practically been postponed until next winter. The Board does not believe that the city could afford to build on any but the existing site unless there is a decided increase in assessed valuations, but Mayor Gaynor evidently hopes and expects that the valuation of real estate for taxable purposes will be subjected to a considerable increase and he anticipates that the borrowing capacity of the city may in that event be sufficient to provide for the increased cost which would result from the purchase of the property between the Hall of Records and

Broadway. This decision is interesting for a number of reasons. In the first place, it postpones any final action on the Court House for almost another year—which is enough to make the Justices of the Supreme Court wonder whether they will ever obtain a new building. In the second place, it reduces to two sites the possible selection of the Board. The new Court House will be built either upon the site of the present building, or upon the other side of Chambers street. Inasmuch, however, as public opinion is so generally and so unalterably opposed to any further encroachment on City Hall Park, this means practically that the new Court House will be built to the west of the Hall of Records. There is every reason to believe that such will eventually be the case. The Record and Guide is not entirely satisfied with this probable outcome, but many strong arguments can be urged in its favor, and it will probably provoke less opposition than any other proposed solution of the problem. The chief objection to it is the expense, and there can be no doubt that every means must be used to keep that expense as low as possible, which means that the new building must be a skyscraper. The site is an ideal one for the erection of a building between thirty and forty stories high. It will have light secured to it on all four frontages and on two of these frontages this light can never be impaired by the erection of an equally tall building on the other side of the intervening street. This will be the most economical decision which the city can make in the long run, because the use of City Hall Park would really be an extravagant waste of property which the city already owns. That space is worth to the people of New York what it will cost to keep it; but if it is kept, the city itself should benefit from the open space so preserved by building on the other side of the street. As to the proposed increase in the assessed valuation of real estate whereby the necessary credit is to be obtained—that is another story. There have been indications ever since January 1st that the Mayor was in favor of making the level of the assessed valuation just as high as the law would permit. The actual effects of this policy may not be pleasing to many owners of real estate, but it cannot become matter for criticism until the new assessment rolls are completed and published.

EXPRESS STATIONS ON NEW SUBWAY.

To the Editor of the Record and Guide:

As regards the advisability of having express stations of the proposed Lexington Avenue Subway at 23d and 59th sts, has the Public Service Commission ever debated the following plan?

That the downtown trains have their express stations at 59th st and 23d st, while the express stations for northbound cars be at 42d and 14th sts.

By adopting this method the four important streets enumerated could be reached from any point on the new subway by covering the maximum distance by express.

Surely the north and south bound express stations are separable. The slightly increased cost of construction would be a negligible quantity if the advantages to be derived from it were considered.

H. V.

THE NEW VENTILATION BILL CRITICISED.

To the Editor of the Record and Guide:

We read with interest the changes proposed in the ventilation laws by Mr. Williams. Yet, while they are more specific, it would be impossible for anyone but a chemist or trained expert to interpret them; and we believe they would be no more satisfactory than the present law.

For financial reasons many people are opposed to any ventilation law. These people do not realize that while you could live a month without food, or a week without water, you would only live a few moments without air. They would never think of eating rotten food or drinking polluted water, but are satisfied to breathe or compel others to breathe air that is absolutely foul with impurities, disease germs, etc. We know of moving-picture places about 20 ft. wide, 100 ft. deep, 12 ft. ceiling, where they have as many as 200 people in the place at one time; and "foul" is only a mild term for the condition of the air. We tried to have the Aldermen alter the building code, so that this condition could be remedied. This would at the same time let architects and builders comply with the State factory laws and so avoid a great deal of the present controversy.

A room 10 ft. wide, 15 ft. long, 10 ft. high, is an average good-sized room, and the majority of people live in rooms no larger than this. Good common sense teaches us that a room of this size, or one having 1,500 cu. ft. contents with the ordinary windows, is large enough to furnish a satisfactory amount of air for one person; and we contend that if one person is furnished with 1,500 cu. ft. of room or its equivalent in

fresh air every hour, it should be a satisfactory condition to maintain.

This trying to make a law based on so many parts of CO₂ per 10,000 ft. we believe will cause one continuous round of trickery and dishonesty; and is not much of an improvement on the present law. The law we recommend to the Board of Aldermen, we believe, would be ample for proper ventilation, and is one that anyone can understand. It is easy to figure the cubic contents of any place, and if there is not 1,500 cu. ft. per capita, then fresh air (which could be measured) should be supplied until the law is complied with. The other parts of the law as drawn up by Mr. Williams are all right. Provision is made for unusual conditions that may occur. The clause we recommended to the Board of Aldermen is as follows:

"In each and every theatre, school, factory, hospital or any other building or room in which five or more persons will be congregated or employed, there shall be provided for each person, a space of not less than 1,500 cu. ft. If there is not space provided for each person containing 1,500 cu. ft., then there shall be positive means of ventilation provided to supply each person with 1,500 cu. ft. of fresh air per hour or to the amount necessary, so that each person shall have a space of 1,500 cu. ft. of air, or its equivalent in fresh air to breathe from."

W. E. ROYS,

Ideal Heating Co., 913 Gates av, Brooklyn.

NEW YORK CITY CHARTER BILLS.

THE BOARD OF ESTIMATE.

CHAPTER FIVE in the new City Charter, according to Senate Bill 815, will provide that the Board of Estimate shall be composed of the Mayor, the Comptroller and the five Borough Presidents until the year 1914, when the membership of Borough Presidents in the Board will cease and their places shall be taken by an equal number of officers to be known as "Commissioners of the Board of Estimate." A Commissioner will be chosen in each borough of the city, for a term of four years, by the electors thereof, and his salary will be \$7,500. A vacancy in the office of Commissioner will be filled by appointment by the Mayor.

BOARD TO ACT BY RESOLUTION.

Every act of the board is to be by resolution, adopted by a majority of the whole number of votes authorized to be cast by its members, unless otherwise expressly provided. No resolution shall be adopted at the meeting at which it is originally introduced, unless by an affirmative action of members entitled to twelve votes. No resolution authorizing or relating to the expenditure of city moneys, or to the consent to or a contract concerning a franchise, or to the acquisition of real property by the City, shall be adopted except by the affirmative action of members entitled to cast ten votes; and every such resolution shall after its adoption by the Board be presented to the Mayor. If he sign it, it goes. If he disapprove, he will return it to the Board with his objections, and the Board will enter the objections at large upon its minutes, and may reconsider the resolution. If after such reconsideration the resolution shall have received the affirmative votes of members of the Board entitled to cast twelve votes, it will take effect.

Within the sphere of the Board of Estimate there is to be a Bureau of Franchises, to which all persons or corporations exercising franchises, or claiming the right to exercise franchises, will regularly report, and all ordinances or resolutions affecting franchises heretofore adopted will be subject to modification, amendment or repeal by the Board of Estimate.

CLASSES OF BONDS AND OBLIGATIONS.

Obligations for the payment of money other than contracts for work, materials and supplies hereafter entered into or issued by the city shall be of the following classes only, namely: 1. Assessment Bonds; 2. Revenue Bonds; 3. Special Revenue Bonds; 4. General Fund Bonds; 5. Corporate Stock. Assessment Bonds will include (a) obligation issued to pay all damages awarded; (b) expenses incurred on account of regulating, grading, curbing, flagging and paving streets, constructing sewers and drains, for the right of way required for sewers, the expense of plans and surveys and the fees of commissioners, and on account of all other work ordered to be done by contract by virtue of any resolution of the Board of Estimate, or of any local Board the expense whereof is to be collected by assessment in whole or in part upon the property benefited; or on account of any local improvement or public work heretofore executed, or hereafter to be executed under the provision of any law, in all cases where such expense is to be paid in whole or part by assessment upon the property benefited. These bonds shall be known as street improvement bonds. (c) Obligations to meet the cost of restoring street pavements broken or damaged by any person or corporation authorized by permit to open the street. (d) Obligations issued to provide the means necessary to pay the expense of any local improvement, the full expense of which is not assessed upon the property benefited by such work because of Section —. (e) Obligations issued when the amount in the street and park opening fund shall be insufficient to meet any bonds heretofore issued by the city

payable from said funds respectively. (f) Obligations issued to provide such amounts as may be required to meet when necessary deficiencies caused by delay in collecting arrears of assessments.

Corporate stock of the City of New York is to include all other bonds or obligations which shall be issued only to provide means necessary to pay the cost of (a) permanent improvements, (b) acquisition of real property, (c) acquisition of the rights of persons or corporations in franchises, (d) acquisition of lands and easements for rapid transit railroads, (e) redemption of corporate stock at maturity, (f) retirement and refunding of the city debt, (g) personal property of durable character.

AWARD OF DAMAGES.

All street and park opening bonds shall when due be paid from the fund for street and park openings; and in case said fund shall be insufficient for that purpose, the Comptroller, when thereto authorized by the Board of Estimate, shall issue corporate stock for an amount sufficient to pay such street and park opening bonds. Whenever the amount of damages awarded in any report, together with the fees, expenses and costs, shall exceed the balance remaining in said fund after deducting all outstanding claims against said balance, the Comptroller when authorized shall raise by the issue and sale of street and park opening bonds such amounts as shall be necessary to meet the case; but not to exceed the amount of the assessment remaining uncollected. The fund heretofore established and now existing in the city treasury entitled the "fund for street and park openings" is to be continued.

THE SINKING FUND.

The members of the Board of Estimate are constituted Commissioners of the Sinking Fund and shall administer each of the several sinking funds of the city and shall carry out the several trusts and fulfill the obligations relating thereto, in the same manner as the Commissioners of the Sinking Fund of the City of New York were required to do before the date when this act takes effect. (The sinking funds are enumerated.)

The city is authorized to acquire real estate by purchase, bequest or other form of donation, dedication for street or other public purpose, grant or cession from the State, exchange of real property of the city no longer needed for public purposes, exercising the right of eminent domain by condemnation proceedings, and by leasing or renting. The term "real property" is defined as including all lands, lands under water, the water of any lake, pond, or stream, all easements and hereditaments, corporeal or incorporeal, and estate, interest and right, legal and equitable, in lands or water, or any privilege or easement therein, including terms for years and liens thereon by way of judgment, mortgage or otherwise, and all claims for damages to such real property. When in this act authority is given to the city to acquire real property, it shall be construed to authorize the acquisition either of the fee simple, or any easement or other estate interest or right therein, as the Board of Estimate may determine.

No real property may be acquired by the city except with the approval of the Board of Estimate expressed in a resolution, made on its own motion or on the application of a department, board or commission, or of an officer of a county included within. The Board of Estimate is empowered to select all sources of water supply needed for the supply and distribution of water, and acquire by purchase, lease or otherwise any real property necessary to secure the sole and exclusive property in any source of water supply determined, and wholly to extinguish the water rights of any person therein.

The Board of Estimate is authorized and empowered, whenever and as often as it may deem it for the public interest so to do, to change the map or plan of the city, so as to lay out new streets, parks, bridges, tunnels and approaches, and to widen, straighten, alter and close existing streets, after due notice, and an opportunity to the people to be heard. The Board of Estimate is also empowered to oversee all public matters relating to the sewer system, and public works generally, together with the supervision of contracts and construction, payments on contracts and the sureties of contractors.

PATENTED ARTICLES.

Patented articles, pavements, commodities, materials or supplies shall be advertised for, contracted for and purchased only under and in accordance with rules and regulations to be prescribed by the Board of Estimate. Such rules and regulations shall be so far as possible general in their application, and twelve votes shall be necessary for their adoption. Within five days after their adoption by the Board, they shall be presented to the Mayor; if he disapprove, he shall return them to the Board with his objections, which shall be entered at large upon the minutes, and the Board may then reconsider the same and may pass them over his veto with twelve affirmative votes.

SELECTION OF ARCHITECTS.

When the estimated cost of any building to be erected by or for the use of any department, except the Board of Education, shall exceed the sum of twenty-five thousand dollars, the architect to prepare the designs and superintend the construction thereof shall be elected by the Board of Estimate.

PURCHASE OF MATERIALS AND SUPPLIES.

The Mayor may appoint and at pleasure remove a fiscal supervisor, who shall (1) fix the minimum price and standard of quality and prescribe and standardize specifications for all materials or supplies purchased by the city or by any city, county or borough department, board, bureau or officer, whether by competitive bidding or by open market orders. (2) When authorized by the Board of Estimate he may purchase materials or supplies in bulk. (3) And have such powers and duties as may be conferred upon him by the Mayor or the Board of Estimate in reference to the purchase of material and supplies for the various city, county and borough departments, boards, bureaus and officers.

OPEN MARKET ORDERS.

The annual estimate of any city, county or borough department, board, bureau or officer, may contain a request that the Board of Estimate authorize the purchase in the open market of certain specified materials or supplies, stating the reason for such request, and the Board of Estimate may, if eleven votes of the board are in favor thereof, authorize such purchase in the budget, specifying the kind or class of materials or supplies they may so purchase, and the total amount they may expend therefor. The Board may, in like manner and by a like vote, upon the request of a city, county or borough department, board, bureau or officer, at any time, by resolution, authorize the purchase of materials or supplies in the open market. Before materials or supplies are so purchased in the open market, however, the department, board, bureau or officer authorized to make such purchase must obtain at least three proposals for furnishing the same. All materials and supplies so purchased shall conform to the maximum price and standard of quality, if any, adopted by the fiscal supervisor, and filed in the office of the Comptroller.

PURCHASE OF MATERIALS OR SUPPLIES IN BULK.

The Board of Estimate may determine in the budget what materials and supplies shall be purchased in bulk for the city, or a county or borough therein, or for two or more city, county or borough departments, boards, bureaus or officers. The fiscal supervisor shall purchase such materials or supplies by competitive contract and shall apportion them to the departments, boards, bureaus or officers for which they were purchased. The Board of Estimate may also, by resolution, after the budget has been adopted, determine if any materials and supplies shall be so purchased in bulk.

CITY RECORD, CORPORATION NEWSPAPERS AND ADVERTISING.

The Board of Estimate by a majority vote is to appoint a proper person, together with such assistants as may be required to supervise the City Record, which is to insert nothing aside from such official matters as are expressly authorized. Not more than two thousand shall be furnished for the city, but other copies may be sold by the Supervisor. In addition to notices officially printed in the City Record the Board of Estimate may publish brief notices as are required by law in two morning, two evening and two weekly papers, and in one printed in German, one in French, calling attention to any contracts intended to be awarded or bonds to be sold, and referring for full information to the City Record. But advertisements required by law shall also be published elsewhere when authorized by three-fourths vote of the members of the Board.

IN RETROSPECT.

TWENTY YEARS AGO—APRIL, 1890.

J. Edgar Leaycraft had a branch real estate office on 3d av, near 86th st. The main office was then on Broadway, near 46th st.

Ferdinand Fish was a member of the Real Estate Exchange, and his office was at the corner of Broadway and Liberty st.

Private dwellings in the West End section were being sold before even the foundation stones were laid.

Bids were being received by the Department of Public Works for leveling a playground and field for military exercises in Van Cortlandt Park.

The landscape architect of the Park Department was directed to complete a general plan for the improvement of Riverside Drive above 96th st.

The Hotel Endicott, one of the first apartment hotels, was nearing completion. Charles A. Fuller was owner and builder. The building cost \$350,000; the site, sold by the Roberts estate, \$95,000.

J. S. Conover & Co. were designers and manufacturers of open fireplaces and mantels and importers of tile, at 28 and 30 West 23d st. T. Aspinwall & Son were in the same business on 5th av, at the northeast corner of 31st st.

It was still the usual thing to express the consideration for a conveyance of property in the deed. In a one-column list of conveyances there were 29 sales reported, in all but five of which the price was stated. (A column of conveyances in April, 1910, contains 31 sales, in only five of which is the real consideration given.)

Walter Lawrence (who died a few weeks ago) used a third of a page in the Record and Guide to say that he wanted to buy lots on the "Grand Boulevard." Mr. Lawrence was then prominently engaged in developing the old Bloomingdale section, and his office was at the corner of Columbus av and 104th st. (The "Grand Boulevard" to which he referred is our Broadway.) In another third of a page Mr. Lawrence said he wanted lots on Riverside Drive and West End av. (Let us tell you that he got them and made a fortune from the speculation.)

CONSTRUCTION.

THE TRI-BOROUGH SUBWAY CONTRACTS

Nature of the Proposals Invited from Contractors, Form of Contract, General Features of the Construction, Materials Specified, Routes and Stations.

THE City of New York, acting by the Public Service Commission, invites, by public notice issued this week, proposals to construct, equip and thereafter to use, maintain and operate for a term of years, a rapid transit railroad referred to for convenience as the "Tri-Borough Rapid Transit Railroad," which comprises portions of routes designated as the "Lexington av, River av, Jerome av, Southern Boulevard and Whitlock av, Southern Boulevard and Westchester av, Canal st, Manhattan Bridge, 4th av, Bensonhurst, Bath Beach and Coney Island, Brooklyn, Manhattan and Long Island City, and Brooklyn sections of the Brooklyn and Manhattan loop lines," and for operating rights through a portion of the Manhattan Bridge route revised, and of Brooklyn and Manhattan loop lines.

In other words, the new subways will be the Broadway-Lexington av system in Manhattan, as well as the Canal st cross-town line, and the Broadway-Lafayette and the extensions of the 4th av subway in Brooklyn to Coney Island and Fort Hamilton. These lines form what is known as the tri-borough route. There is a form of contract for each route, besides the general form. The whole matter makes a book of 420 printed pages.

Title will vest in the city whether the subways are built by private capital or by the city. If a contractor builds with his own money, he gets a lease of the road for operation for a term of years long enough to enable him to amortize the cost of the road and get a reasonable return on his investment. Under the law the city at any time after ten years may take over the road upon the payment to the contractor of the cost thereof plus 15 per cent.

The private capital contract will involve, in the main, bidding upon the term of years for which the contractor wishes to operate the system rather than upon the cost of construction. The general plan of construction calls for two tracks between Battery Park and Chambers st, in Manhattan; four tracks from there to 135th st and Park av, in the Bronx, with branches in the Bronx having in the main three tracks each. The branch under Canal st will have two tracks. In Brooklyn new lines will all have two tracks. The schedule of stations on the railroad to be constructed under the "contract for construction, equipment, maintenance and operation of the Tri-Borough System:"

IN THE BOROUGH OF MANHATTAN.

In Battery Park; in Church st, at Rector st; in Church st, between Cortlandt and Dey sts; on Broadway, between Murray and Warren sts (express station); on Broadway, at Canal st (express station; this station also includes the Broadway station of the Canal Street Route); on Broadway, at Prince st; on Broadway, at Astor pl; in Irving pl, between East 14th st and East 15th st; on Lexington av, at East 23d st; on Lexington av, between East 28th and East 29th sts; on Lexington av, at East 34th st; on Lexington av, between East 42d and East 43d sts; on Lexington av, at East 51st st; on Lexington av, between East 58th and East 59th sts; on Lexington av, between East 68th and East 69th sts; on Lexington av, at East 77th st; on Lexington av, at East 86th st (express station); on Lexington av at East 96th st; on Lexington av, between East 103d and East 104th sts; on Lexington av, between East 110th and East 111th sts; on Lexington av, between East 116th and East 117th sts; on Lexington av, at East 125th st (express station).

IN THE BOROUGH OF THE BRONX.

On Mott av, at East 138th st; on Mott av, at East 149th st (express station); on River av, at East 161st st; on River av, at East 167th st; on Jerome av, at East 170th st; on Jerome av, at Belmont st; on Jerome av, at East 176th st; on Jerome av, at Burnside av (express station); on Jerome av, at East 183d st; on Jerome av, at Fordham road; on Jerome av at Kingsbridge road; near Jerome av, at East 200th st; on Jerome av, at Mosholu Parkway; on Jerome av at Woodlawn road; in 138th st, between 3d and Alexander avs (express station); in 138th st, at Brook av; in 138th st, between Cypress and Robbins avs; on the Southern Boulevard, at St. Mary's st; on the Southern Boulevard, at East 149th st (express station); on the Southern Boulevard, at Longwood av; on the Southern Boulevard, at Hunt's Point road; on Whitlock av, near Westchester av; on Westchester av, at Clason Point road; on Westchester av, at St. Lawrence av; on Westchester av, at East 177th st (express station); on Westchester av, at Castle Hill av; on Westchester av, at Zerega av; on

Westchester av, at Westchester square; on Westchester av, at Middletown road; on Westchester av, at Buhre av; on Westchester av, at Eastern Boulevard.

IN THE BOROUGH OF BROOKLYN.

On Lafayette av, between South Elliott pl and South Oxford st; on Lafayette av, between Clermont av and Clinton av; on Lafayette av, between St. James pl and Grand av; on Lafayette av, between Kent and Franklin avs; on Lafayette av, at Nostrand av; on Lafayette av, at Tompkins av; on Lafayette av, at Sumner av; in Kossuth pl, between Broadway and Bushwick av; on Broadway, at Marcy av; on Broadway, between Middletown and Lorimer sts; on Broadway, at Flushing av; on Broadway, at Myrtle av; on Broadway, between Kosciuszko st and Kossuth pl; on Fourth av, between Pacific and Dean sts (express station); on Fourth av, between Union and President sts; on Fourth av, between 8th and 9th sts; on Fourth av, between Prospect av and 17th st; on Fourth av, between 25th and 26th sts; on Fourth av, at 36th st (express station); on Fourth av, at 45th st; on Fourth av, at 52d st; on Fourth av, at 60th st; on Fourth av, at Bay Ridge av (express station); on Fourth av, at 77th st; on Fourth av, at 86th st; on Fourth av, at 93d st; on Fourth av, at 99th st (express station); in 40th st, at 8th av; on New Utrecht av, at 43d st; on New Utrecht av, at 51st st; on New Utrecht av, at 59th st; on New Utrecht av, at 68th st (express station); on New Utrecht av, at 79th st; in 86th st, at Bay 22d st; in 86th st, at 22d av; in 86th st, at 25th av; on Stillwell av, at Cropsey av; on Surf av, at Stillwell av.

SCHEDULE OF STATIONS ON THE MUNICIPALLY MAINTAINED RAILROAD.

IN THE BOROUGH OF MANHATTAN.

At Chambers st; in Centre st, at Canal st; in Delancey st, at the Bowery.

IN THE BOROUGH OF BROOKLYN.

On Flatbush av Extension, at Myrtle av; on Flatbush av Extension, at DeKalb av.

STRUCTURAL FEATURES.

The work of constructing the railroad is to include the construction of all necessary sewers and connections along the lines; also the necessary support, maintenance, readjustment and reconstruction of vaults adjacent to buildings, pipes, tubes, conduits, subways or other sub-surface structures, the support and care, including underpinning where necessary, of all buildings, monuments, surface railroads, subway and steam railroads and other structures affected or interfered with during the construction of the work; also the restoration of the street surface, including pavements.

The method of construction will be partly trench excavation (under cover unless otherwise permitted by the Commission, or except where otherwise provided in the contract) and partly tunnel, as set forth in the form of contract. On portions of the work pipe galleries may be constructed as indicated on the plans, but this feature has not yet been decided, being still under consideration by a special commission of city engineers, called together by the Board of Estimate. Such pipe galleries, if any shall be arranged for, will be constructed at the expense of the city, and bidders must state in their bids the amount to be paid by the city. The commission reserves the right to accept a bid for the construction of the railroad and at the same time reject the accompanying bid for pipe galleries.

The form of contract specifies the usual precautionary measures for excavating. Whenever vaults are broken through or otherwise disturbed, the contractor is to erect a temporary partition on or about the building line, or as directed that will afford proper protection to the owner or occupant of the adjoining premises. Generally, the central portion of the excavation must, when directed by the engineer, be kept some distance in advance of the excavation near the sides, and if the rock has a tendency to break large the contractor must if so instructed place the drill holes at close intervals.

Tunnels are to be lined with cast-iron and concrete or brick masonry. Where they are lined without metal tubes, proper provisions will be made for keeping them dry by the use of drains. The space between the extrados of the arch and the rock shall be filled with concrete, as directed by the engineer; and after the concrete is in place a grout consisting of one

part of sand and one part of Portland cement shall be pumped in, so as to completely fill all voids. Blasts are not to be fired between 11 p. m. and 7 a. m. All methods of tunnelling shall be subject to the approval of the engineer.

In arched cut-on-cover work the arching and side walls shall be of concrete and brick masonry, with proper precaution taken in each case to prevent leaks, as prescribed in the clauses relating to waterproofing. If so ordered, concrete must be placed back of the side walls where the excavation is in rock. If in the judgment of the engineer, the ground is of such a character as to require piling, the contractor shall drive such piles as the engineer directs. Possibly reinforced concrete piles may sometimes be ordered.

All cement used in the work must be true Portland cement. Before any is furnished, the brand must receive the approval of the engineer, and to be acceptable must be a well-known brand, which has been in successful use in large engineering works in America for at least five years.

All masonry is to be laid in Portland cement mortar, and the system of joining or bonding ordered by the engineer shall be strictly followed. Every joint that is to be pointed, will have to be raked out within two days to a depth of at least two inches. The concrete is to be composed of gravel or broken stone, or a mixture of both, free from all dirt, mixed with a stated proportion of mortar.

Hollow terra cotta blocks or bricks may be required in station work, on the outside of walls of the structure, or at such other places as the engineer may direct. In stone masonry columns are to be set on a concrete base, but in special cases footing stones may be required.

In general, waterproofing of the structure will be limited to the roof and sidewalks at the stations, and to those surfaces near ground water. The protecting masonry will be hollow terra cotta block, common bricks or concrete, and shall not be less than four inches in thickness. The number of plies will be three, except where brick laid in asphalt mastic is used. Over the roof, within station limits, and over the tracks passing through stations, also on the sides and bottom of the structure below a line of two feet above ground water, one ply of waterproofing as described above shall be used with one or more layers of brick laid in asphalt mastic; the number of layers of brick not exceeding two, to be determined by the engineer.

The contract drawings indicate the general plan and outline and the chief structural and decorative features of the stations. Marble enameled bricks, face bricks, glass and glazed tiles, mosaic work and metal laths, plaster, cement floors, concrete, metal, metal covered wood, woodwork, brass and iron grilles, railings, gates, toilet fixtures, lighting conduits and all other materials used in the decoration and interior finish of the stations shall be of the best merchantable grade. Pink Georgia marble or its equal is specified for the wainscoting and panels on the side walls, closets and passageways. All the marble lintels must be green-veined Vermont or its equal. All corners are to be curved to standard radii.

The tile work will consist of scratch coat, straight tile, bull nose and bent tile, art ceramic or glass tile, mosaic bands, friezes, pilasters, panels and name tablets. The tile work will consist of opal glass or white glazed tile or other approved material, white or colored.

The roofs of the stations, where under sidewalks, will to as large an extent as possible, consist of vault light construction. The floors are to be finished in concrete. The stairways in subway stations will consist of concrete steps built directly on concrete foundations, and the minimum thickness of the concrete between the bottom of the riser and the foundation shall be four inches.

Along the edge of train platforms adjacent to the tracks there will be an approved type of non-slipping treads. All hardware is to be of solid bronze without lacquer. A ventilating system to be installed will include ventilating chambers from which the air will be exhausted if necessary by blowers, motor driven. The motive power will be supplied at approximately 600 volts direct current. One or more powerhouses will be built, of fireproof construction.

General Arbitration Board May Move.

The Building Trades Employers' Association has offered the General Arbitration Board of the New York Building Trades the free use of its headquarters in the Building Trades Building at 32 West 32d st. As no meeting of the Arbitration Board has been held since January 14, no action has been taken, but in view of the fact that the rental for the rooms at 1133 Broadway is more than \$100 a month, it is thought likely that the invitation will be accepted within the very near future. In fact, tentative plans for removal are under way.

Secretary John S. Henry, of the Board, speaking of the steamfitters-employers situation this week, said he had every assurance that the difficulties will all be finally settled within ten days at the outside, and that he understood that enough progress had already been made to encourage architects to release work that they have been holding back pending more settled conditions. He was optimistic regarding the building outlook for the year.

FIXING A PREVAILING RATE OF WAGE.

The Method Followed By Comptroller Prendergast— A Million Dollars' Worth of City Contracts at Stake.

COMPTROLLER PRENDERGAST has determined the controversy as to the prevailing rate of wages in the steamfitters' trade in favor of the employers. It will be recalled that protests which affected city contracts exceeding \$1,000,000 in amount were filed by members of the Steamfitters' Union, and that testimony on behalf of the union and of the employers was taken under the direction of the Comptroller for three days, Counselor Clarence J. Shearn, representing the union, and Counselor Ernest F. Eidlitz, representing the employers, summed up the matter before Deputy Comptroller Mathewson, George Jacobs, of the legal department of the Comptroller's office, and Assistant Corporation Counsel McShane, who were assigned to hear the matter. The decision follows rather closely Mr. Eidlitz's contentions which we referred to in our issue of April 16, and determines for the first time since the enactment of the law the appropriate method of fixing a disputed prevailing rate of wage affecting city work. The Comptroller in his decision says:

The claim has been presented to the Comptroller that the contractors in question, or subcontractors doing work under them, have been guilty of a violation of the Labor Law (Ch. 31 of the Consolidated Laws, Sec. 3), in that the wages paid by them for a legal day's work of steamfitters employed by them upon the public works contemplated by their contracts, have been less than the prevailing rate for a day's work in that occupation in the City of New York; and, if such be the fact, under the terms of the law in question (Sec. 3), and the terms of the respective contracts under which such contractors are working, then such contracts are void, and the contractors are not entitled to receive and the Comptroller is prohibited from paying any sum upon account of the payment for the work contemplated by the several contracts in question.

The specific claim made is, that these contractors or subcontractors doing work under them, who employ steamfitters have, since the first day of January, 1910, paid such steamfitters \$5 per day, while the prevailing rate in that trade or occupation during the present year has been and is \$5.50 per day. More than two hundred typewritten pages of testimony have been offered by the parties interested, pro and con, more than half of which was adduced on behalf of those claiming a violation of the Labor Law in the respect mentioned, to aid the Comptroller in his determination as to whether or not there was such a violation of the law, as has been claimed, and in addition thereto, investigations have been made by employees of the Finance Department. * *

Upon behalf of those claiming a violation of the law, it was contended that while the majority of the steamfitters employed at the present time might be in receipt of but \$5 per day, that fact did not establish \$5 as the prevailing rate of wages in the trade in question, as it was established by means of a conspiracy whereby the master steamfitters were not allowed to employ the members of the employers' association, but were compelled to go outside the City of New York and import men whom they called steamfitters; that the prevailing rate must be a natural prevailing rate, existing under the ordinary laws of supply and demand in the particular trade in question; that the prevailing rate is established not by the number of men actually working, but by the number of men who are ready and willing to work at a certain figure and who live and are ordinarily employed in the locality.

The prevailing rate of wages in any trade or occupation is the "prevailing, current, general, or common rate." (Haight J. in *People ex rel Rodgers v. Coler*, 166 N. Y. 1, 42.) Since January 1, 1910, what, then, has been the "prevailing current, general or common rate" of compensation for steamfitters in New York City? Has it been \$5.50 or \$5 per day, or has there been no prevailing rate?

The charge made upon behalf of those claiming that the prevailing rate is \$5.50 a day, of a conspiracy among the employers to bar citizens of the City of New York from procuring work in their chosen trade, is one that, if sustained, must appeal to every official and citizen of the City of New York. All of our citizens should deem it a duty, so far as in their power lies, to see that those living in the City of New York permanently, contributing directly or indirectly to the support of the institutions of that city, should be given the work naturally belonging to the men of New York, and given that work at reasonable wages, increasing, perhaps, from year to year in proportion to the greater cost of living and the plentitude of money.

Any conspiracy which would result in the importation from distances far out of the city, of men accustomed to work for cheaper wages because of lesser expense of existence, in order to force or unnaturally keep down the wages paid in New York City, with the ultimate result of leaving in New York City an over-supply of workmen in any particular calling, cannot be too strongly condemned. The detection and punishment of those engaged in conspiracies, condemnable to whatever degree the same may be, is not, however, within the province of the duties of the Comptroller of the City of New York. Such matters are for the Courts and the Grand Juries. The only question to be determined by the Comptroller under the Labor Law is, whether that law has been violated, and, in these particular cases, whether it has been violated by the failure of the contractors or those doing work under them by subcontract, to pay the prevailing rate of wages, and to ascertain what the prevailing rate is.

Unquestionably, the prevailing rate of compensation for steamfitters, prior to January 1, was \$5 a day. It was so recognized by the journeymen steamfitters and by the employing steamfitters. Has there, since January 1, 1910, been such a change as to establish a new prevailing rate of wage in this particular calling? I think not. A thing which is prevailing must be either "most widely extended; commonly accepted; current; or prevalent." (Standard Dictionary.) Unquestionably, the "most widely extended" compensation for steamfitters since January 1, 1910, in New York City has been \$5 per day. Certainly \$5.50 per day has not been the "commonly accepted, current or prevalent" rate of wages in New York City for steamfitters during the period mentioned.

Anything to be "commonly accepted, current, or prevalent" must, of necessity, be a thing that is readily recognizable, and the very fact that such voluminous testimony and such lengthy arguments have been deemed necessary to show that \$5.50 a day is the prevailing rate of wages for steamfitters in New York City is, of itself, almost conclusive that the rate mentioned is not the prevail-

ing rate. The duty imposed upon the Comptroller as an officer of the City of New York, not to pay or authorize the payment from the funds under his charge or control to any person or corporation for work done upon any contract in the performance of which the provisions of Sec. 3 of the Labor Law have been violated, would require him, in the event of his finding a violation of the law as claimed, to impose the severe penalty of the forfeiture of the contract, in the performance of which the law had been violated, and of all compensation for work performed for the city thereunder. That power will be exercised when the occasion demands it. In these cases, however, eliminating, as I feel I am obliged to, the question of conspiracy, I cannot hold that a contractor would be guilty of a violation of the Labor Law in not paying an alleged prevailing rate of wages, when, to ascertain what that prevailing rate is, he would be obliged to make a lengthy and thorough examination of trade conditions in a great city. To reiterate, a wage to be prevailing must be readily and without undue trouble ascertainable.

There being, then, no violation of the Labor Law in the respects claimed, the contractors in question may be paid such amounts as have been duly certified by the proper officials as due to them.

Dated, New York City, April 20, 1910.

(Signed)

WM. A. PRENDERGAST,
Comptroller.

PIPE GALLERIES.

The former Rapid Transit Board included provision for pipe galleries in the contracts for the portions of the Brooklyn Loop Lines now approaching completion and in the draft contracts prepared by it in the spring of 1907 for the Fourth Avenue Line in Brooklyn. On the understanding that such action was in furtherance of the wishes of the City Administration, the Public Service Commission has progressed plans for pipe galleries in conjunction with the detailed plans for the Lexington av route.

Although the law authorizes the Commission to determine whether provision should or should not be made for pipe galleries in the contracts to be submitted to the Board of Estimate and Apportionment for approval, the Commission feels that this is a matter so largely affecting the finances of the city and the future use of the streets that the wishes of the Board of Estimate as the local authority in control of the city's finances and streets should be ascertained before additional work is done. Further, if the Commission can be now advised of the Board's wishes, much time and expense may be saved, for if it is thought wise to omit them in whole or in part, the plans and contracts can be simplified. Upon the other hand, if they are omitted now, their insertion later will involve delay and expense.

The reason underlying the provision for pipe galleries in the Rapid Transit Act evidently arose from the idea that they could be constructed more conveniently when the streets were torn up for the subway construction; and in the plans already prepared the Commission has not provided for pipe galleries where the street surface is not to be disturbed.

Underneath the main streets of the city there is a mass of pipes, mains and conduits. The building of galleries to contain them is in and of itself a work of considerable magnitude and expense. In subway construction alone there are many subsurface structures which would not be interfered with or else may be maintained during construction, but if pipe galleries are built in conjunction with the subway it means a substantial rearrangement and reconstruction of many subsurface structures. Hence, less money will be needed to build subways without pipe galleries than with them. This is important in view of the limited borrowing capacity of the city and the urgent need for subways.

The Board of Estimate has referred the matter to a committee of engineers headed by its chief engineer, Nelson P. Lewis, for advice, and this committee still has it under consideration.

Trolley Construction in Queens.

By an arrangement between the New York & North Shore Traction Company and the Long Island Railroad, whereby the first mentioned company agrees to strengthen the bridge over the railroad tracks at 8th av, Whitestone, the last difficulty in connection with the openings of the first trolley line joining Whitestone, Malba and Whitestone Landing with the rest of Queens Borough has been adjusted.

The trolley company has completed the laying of tracks from Flushing to the East River front and work on the bridge will be begun at once. The officials of the corporation promise to have poles set and wires strung along the entire length of the new line in three weeks and a full trolley schedule in operation by June 1. By that time the immense new power station on the Bayside Meadows will be ready to supply the current for the entire line.

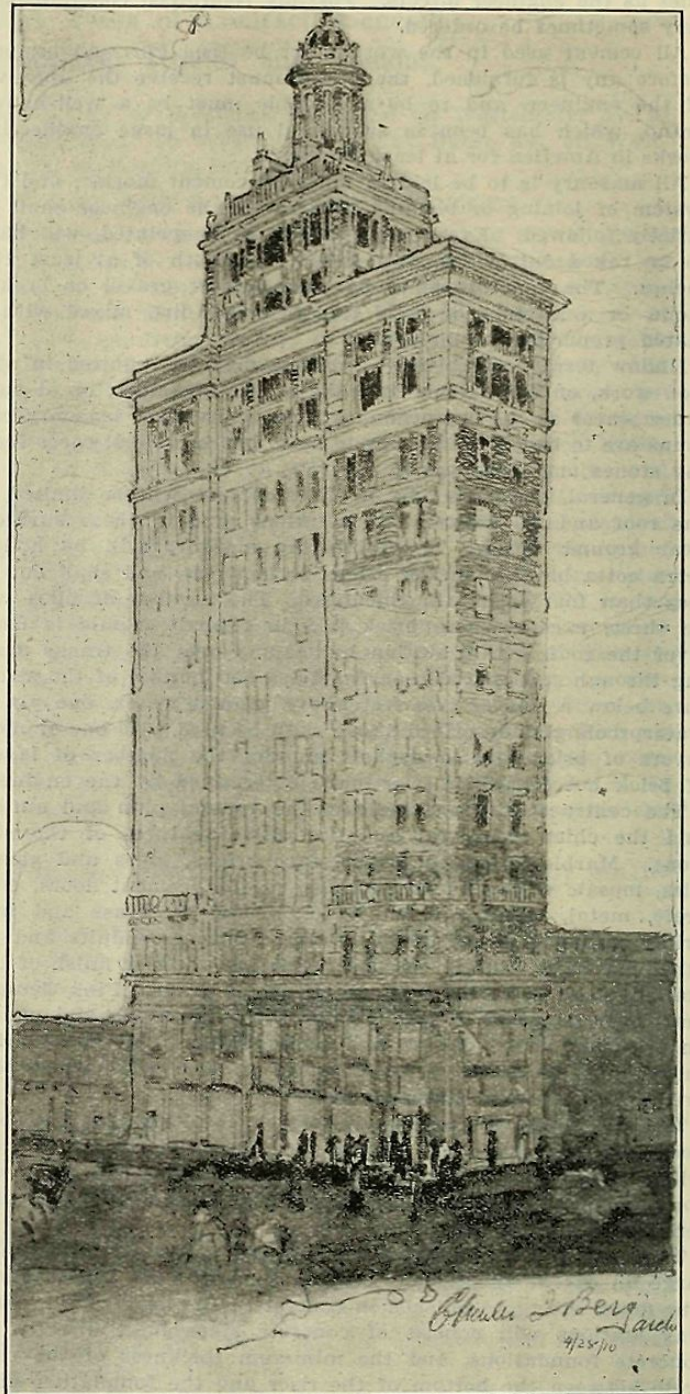
Work is also progressing rapidly on the extension of the line from Nassau to Queens counties. The first section, connecting Roslyn with Manhasset, will be opened to-day. An opening celebration, in which property owners and residents benefited by the extension will join, will be held. The company is ready to lay rails beyond Manhasset and is at present placing tracks from Flushing toward Bayside at the rate of 1,000 feet a day. The operation of this section is also fixed for June 1.

The opening of the new Flushing-Whitestone line and the Nassau-Queens extension will furnish Queens with trolley transportation for which property owners have been petitioning for more than ten years.

BUSINESS BUILDING FOR MADISON AV.

The building will be situated on the southeast corner of Madison av and 43d st, occupying 25 ft. on Madison av and 100 ft. in 43d st. It will be connected on the two lower floors with the stores now occupied by Charles & Co., making the entire 43d st. block from Vanderbilt av to Madison av available for their purposes.

Messrs. Charles & Co. will occupy the first and second stories of the new building, and cellar and subcellar, also the entire vault area from house line to curb both on Madison av and



THE CHARLES BUILDING.

Madison Avenue, at 43d Street.

in 43d st, to which portion there will be separate entrances from that of the main building.

The other stories will be arranged for offices and lofts, the entrance to which will be on the south end of the Madison av front.

The facades will be built of stone in the first two stories with brick and terra cotta quoins and trimmings in the upper stories. The brick will be red tapestry, and the quoins made to match the stone. The main portion will be 12 stories above curb, with cellar and subcellar, and surmounted with a tower of three stories. The general contract has been awarded to the Ruggles-Robinson Co., 45 East 42d st.

NEW SYSTEM OF SUBWAY BIDS.

The Public Service Commission announces that the form of contract for municipal construction of the tri-borough subway lines will require bidders to submit unit prices instead of a lump sum for the entire contract. A public hearing on the drafts of the new contract forms will be held on Monday, May 16. There will be four different contracts for municipal construction, and each, in turn, will be subdivided into sections. The only objection to the united price system of bidding is the danger of unbalanced bidding, but the engineers of the commission believe that this danger can be averted by careful scouting of the bids.

A TOWER BUILDING A THOUSAND FEET HIGH

A Design By J. Riely Gordon for a New Court House That Would Be Radically American, Stupendous and Yet a Noble Temple of Justice—350 Feet Higher Than the Metropolitan Tower.

NO recent public measure has caused so much animated comment as the selection of the City Hall Park for the new County Court House. All thinking men have opinions and preferences which must be respected, but they need never be expected to unify.

Upon the other hand, when a commission of such a personnel as the Court House Board carefully considers and unanimously agrees upon a site, its opinion should be entitled to that same respect.

Few realize the extent of this gigantic undertaking, and every fair-minded citizen should lend his moral support to the efforts of an honest Board from the inception to the consummation of so thankless a task, rather than place obstacles in its path.

Recognizing the impossibility of public unanimity, I have taken the liberty of presenting an illustrated suggestion for a solution of the problem, embodying the principal, essential elements of a modern Court House commensurate with the rapid development of New York City, at the same time increasing instead of encroaching upon the present area of City Hall Park. This also provides for the subsequent increase of the court facilities; the still further increase of the park area and the future development of our much discussed "Civic center."

City Hall Park is the admitted ideal location for the Court House, while a park or other landscape treatment is as necessary an adjunct to any court house as to face the courts upon a noisy street is suicidal.

Subways could readily be built to connect the basement on the east, with the Brooklyn Bridge terminal and the subway from all parts of Manhattan, Brooklyn, the Bronx and New Jersey and with Broadway on the west, as a convenience during bad weather.

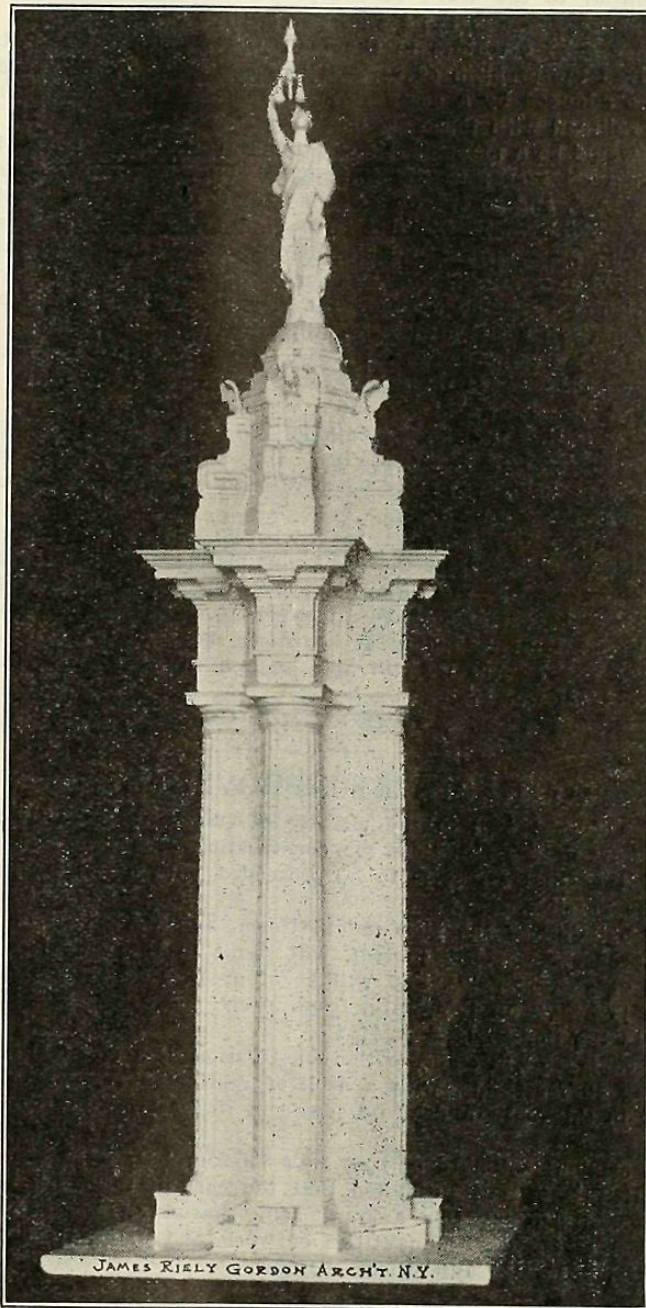
These great clustered "Pillars of Justice" could be located in the north side of City Hall Park, to occupy above the base 19,461 superficial feet, or less than one-half of the space occupied by the present courts, or only 4 8-10 per cent. of its total park area, which would increase the area of the City Hall Park by 23,074 superficial feet, or .53 of an acre, and leave the further enlarging of the park for future generations to acquire the balance of the block between Chambers, Reade, Centre and Broadway, amounting to a total of 70,242 superficial feet; and should the future justify, Chambers st could be depressed, bridged over and added to the park area, to still further increase the park area 41,202 superficial feet, or .946 acre, and thus continue City Hall Park through to Reade st between the Hall of Records and the present Stewart Building. The civic group will then consist of the City Hall on the south, Municipal Building on the east, Hall of Records on the northeast and the future new building corresponding to and flanking the latter on the northwest or Broadway-Chambers-Reade street site, and locate this monumental "Temple of Justice" in the center of the group.

First of all we need a logical solution of the plan, economically and conveniently arranged, acoustically correct, adequately lighted, heated and ventilated and stably constructed; to cost no more than an ordinary Court House, and save many acres of ground space and many millions in the cost of ground.

A REAL LIVE FLAMING ROMAN TORCH.

The 24-ft. plinth, the base and lower stories are designed to be used for the County Clerk's Department; the 520-ft. shafts of the four columns, each 65 feet in diameter, for the sixty

circular court chambers, jury and other accessories; the 130-ft. frieze and cornice for the Law Library; the 144-ft. pedestal above the cornice for the judges' chambers; the 192-ft. statue of Justice with the torch rising to a height of 1,064 feet and the latter to constitute the smokestack; the 10-ft. flame formed by numerous electric lights arranged on automatic switches, upon the same principle as some of our electric advertising signs, to produce the flame effect, which in conjunction with the smokestack, will form a real live, mammoth, flaming Roman torch many times larger and 350 feet higher than the one on the Metropolitan tower; visible throughout Manhattan, for a long distance in New York State, Long Island, New



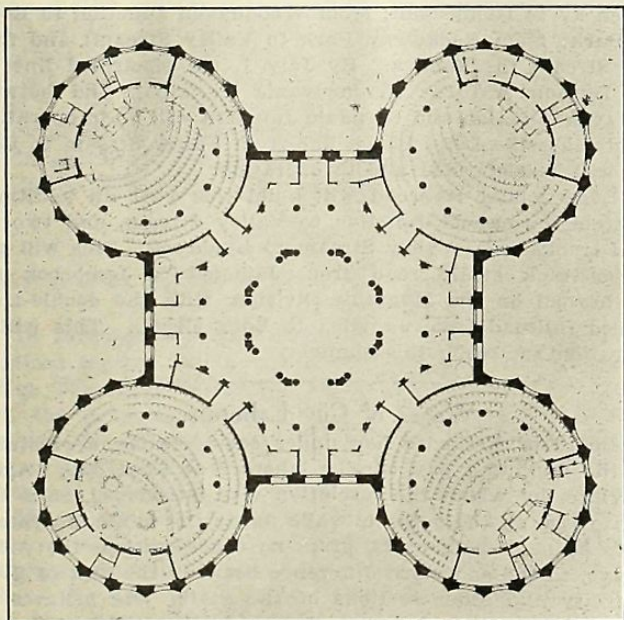
A TEMPLE OF JUSTICE 1,000 FEET HIGH.
A Design for the New Court House.

Jersey and Connecticut, at the same time the beacon light for vessels and the first indication of land from far out at sea.

In such a structure the computations for the resistance to wind pressure become an equal factor with its live and dead loads and its foundation problems; its contour with its four columns bracing and counter-bracing from all four sides, and upon the cantilever principle, by throwing a tension on the windward sides and a compression on the leeward sides.

A GREAT ENGINEERING FEAT.

I invite the fullest investigation by engineers, and certainly New York's engineers have had vast experience in this field of construction, and by the present Commissioner of Buildings of the Borough of Manhattan, who was formerly chief engineer of that department, as well as his staff of engineers, than whom I venture to say there is in this class of construction no more capable or experienced corps extant. In verification of which, I need only mention that they have examined and approved, or pointed out and required the modification of the Metropolitan and Singer towers, the Times, Flatiron, City Investing and all the other tall structures in New York City, which stand to-day



GROUND PLAN FOR PROPOSED COURT HOUSE.

as solid as the rock of Gibraltar, living monuments to their engineering skill.

We have, like others, followed and copied throughout the period of our existence in art and architecture, until the details from many of the choicest architectural achievements of the different nations have become as familiar faces in this new country. Yet, throughout this era, we have promulgated a practical and logical style of our own that has fairly astounded the world and revolutionized building in this country; our progress in all things has been marked, and especially in structural and mechanical engineering, until even the layman is familiar with the basic principles of the tall building. We are no longer in an experimental state; this country has successfully established the precedent, and this Temple of Justice involves no new or untried principles, but simply an enlargement upon those already in vogue.

The objection that will be urged is its great height, and that very objection points out its greatest merit for its usage, namely, the best light, air and view, the least dust and noise; the latter so essential to the work of the judges and the courts. As logical to-day as was the skyscraper twenty years ago.

There are 26 elevators in the plan and American ingenuity has solved the problem of vertical transportation in tall structures as adduced by a comparison of the accidents chargeable to the railroad with those chargeable to the elevator.

This would be a monument not only to Justice, but to American progressiveness; to the Gaynor administration; the Court House Board, and to the skill of the American engineer, architect and builder. It would be recognized the world over as the tallest, most unique and stupendous structure of even this progressive age. Typical of America in general and New York in particular; possible in no other city in the world, and as truly American as it is radical and as logical as it is either.

We should take no backward step to the days of the ancients, nor mark time where we stand, but step in the front rank of continued American achievement.

This suggestion is in its preliminary state and would naturally be the subject of much restudy and revision. The Doric column is probably the most beautiful and rightfully cherished heritage of the classic orders.

Surmounting the pedestal is an heroic statue of Justice, blindfolded, holding aloft the scales of Justice and the Roman torch and draped in the white emblem of Purity; rising as only Justice should, as high above all else that even towering New York would seem crouching at her feet. Is it too stupendous for New York? Are we still bold enough to continue to lead the structural world?

JAMES RIELY GORDON, Architect.

SOUTH STREET IMPROVEMENT.

The bulkhead wall in the vicinity of Oliver st, East River, being now near completion, the construction of a new pier at the foot of that street is to be proceeded with at as early a date as possible.

The building of the pier and platform, and the filling in of dock property westerly thereof, will result in the widening of South st at this point, and will be of great benefit to traffic, which is heavy on this water-front street. The pier is under lease to the Long Island R. R. Co.

The contract will embrace the construction of a pier 300 feet long by 40 feet wide, with a deck of reinforced concrete 10½ inches in thickness, and also a platform 75 feet westerly therefrom.

The original estimate of cost was \$35,250, but, upon reconsideration, it is now estimated that the cost of the work will not exceed \$30,000, this amount being based on a carefully prepared statement of quantities of work and material necessary and estimated unit prices therefor.

NOVELTIES.

HOW TO PREVENT ROOF TANKS FROM BURSTING.—A roof tank burst, causing \$25,000 damage. Poor construction and neglect caused it. Yours may be next. The weight of a full tank of water is about five tons to every 1,000 gallons. Now then, if that water should suddenly be released, or a support, improperly placed, should suddenly collapse, the damage to your building, machinery and loss and annoyance to tenants would be enormous. The winter frost may have loosened the tank segments. Your interests may even now be in jeopardy because of a defective reservoir on the roof. There is a device on the market that permits even the most inexperienced janitor to keep the tank perfectly watertight. Although it is somewhat out of season, the subject of frost-proofing your tank should interest you, inasmuch as frost in a tank can cause you very heavy losses. There is also a process for frostproofing. If you are interested in new tanks, there is one on the market now that is built along scientific lines, eliminating the possibility of bursting, and is said to be practically everlasting. The Buyers' Bureau will give inquirers further information on this vital subject upon request.

CORK ROOFS FOR SUBURBAN HOMES.—A decided novelty is a cork roof, manufactured by a company within the metropolitan district, but which can be used only outside of this city. It is designed especially for bungalows and summer cottages, especially those exposed to the constant and direct rays of the sun. Its chief advantage is said to be in its non-conductivity of heat and soft finish to the general color tone of the structure. It comes in rolls thirty-two inches wide, containing one hundred and eight square feet, allowing for laps. Inquiries addressed to the Buyers' Bureau of the Record and Guide will bring fuller details to those interested.

THE NEW R. R. STATION AT JAMAICA.

Long Island Railroad Company Has Begun Work on Structure and Facilities.

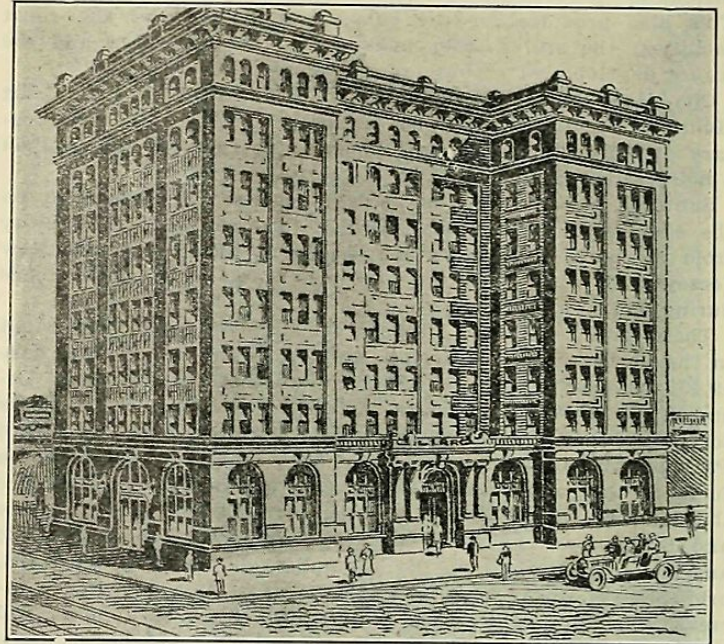
THE preliminary work on the new passenger station and office building of the Long Island Railroad Co, at Jamaica, is now going on. The large tract of acreage near Van Wyck av, midway between the present Jamaica station and Dunton, where the new station will be erected, is now being cleared. It was long used for a freight yard. Structural steel for the structure is on the ground ready to be put into form.

Besides being a great transfer point to the various divisions of the Long Island Railroad the new station will contain the executive offices of the company and offices of several departments of the railroad.

The work at Jamaica means more than the building of a union station. There will be changes in the round house, a new boiler plant, heating plant, ash pits, new water supply, gas plant and various subsidiary buildings for the men operating the system.

SCOPE OF THE WORK.

The crossing at Van Wyck av will be eliminated as will the crossings at Rockaway road, Beaver st, Catherine st, South st and Division st. Arrangements will also be made for a new



NEW L. I. R. R. STATION AND OFFICE BUILDING AT JAMAICA.

street under the railroad at Guilford st. The following statistics with reference to the contemplated improvement at Jamaica will be of interest:

Cubic yards of embankment	1,810,000
Lineal feet of new track	213,120
Turnouts	223
Cubic yards of concrete	48,700
Square yards of paving	185,000
Lineal feet of pipes	164,000
Tons of steel in bridges	3,850
Square feet of bridge floor	78,400
Number of feet of sheds and platforms.....	10,000
Number of cubic feet in new office buildings.....	1,182,984

The Long Island Railroad now has its line electrified from Flatbush av to Hempstead; from Woodhaven Junction to Rockaway Park; from Rockaway Park to Valley Stream; and from Valley Stream to Jamaica. By July 1, the electrified line between Dunton and the Pennsylvania Terminal, and between Woodhaven Junction and Glendale Junction will be in operation. By September the Long Beach line from Valley Stream to Long Beach will be electrified and in operation.

The Long Island Railroad will build this year an additional track from Springfield Junction to Valley Stream, and two additional tracks from Valley Stream to Lynbrook. This will give a double-track steam road from Jamaica to Lynbrook and points beyond on the Montauk Division, with the double-track electrified railroad from Jamaica to Long Beach. This will be in operation sometime this summer.

Wages of City Laborers.

The Board of Estimate has under consideration a resolution fixing the minimum pay of city laborers at \$3 a day. Alderman White, by whom the resolution was introduced, says that the State law on the subject, while fixing the minimum rate of wage to be paid to laborers, gives no consideration, the Alderman says, to the enormous difference between the cost of living in this city and other sections of the State. He believes the State legislature should pass a law providing that in Greater New York the wages for laborers should be fixed at the minimum rate of \$3 a day.



DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others



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

SPECIAL ORDERS FROM THE MANHATTAN BUILDING BUREAU.

The following bulletins have been posted recently in the Bureau of Buildings of the Borough of Manhattan by order of the Superintendent of Buildings, Rudolph P. Miller, Esq.:

NO. 1—1910: SPECIAL ORDER: DUMB-WAITER SHAFTS IN EXISTING BUILDINGS.

In accordance with an opinion from the Corporation Counsel relative to Section 97 of the Building Code, non-fireproof dumb-waiter shafts in existing buildings, irrespective of the date of their erection, except in tenement houses erected since April 12, 1901, must be replaced by shafts of the form of construction provided in Section 97 of the Building Code, or of such other fireproof material and form of construction as may be approved by the Superintendent of Buildings having jurisdiction. All openings in the enclosure walls of such shafts must be provided with self-closing fireproof doors.

Whenever such shafts are found therefore, you will please file a report, so that a violation notice may be served in the proper manner.

Dated New York, April 15, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

NO. 2—1910: SPECIAL ORDER: FRAMING OF WOOD FLOORS.

In non-fireproof buildings, where the header beams are made double and the tail beams frame into the same, the two beams forming the header shall in all cases be securely bolted together with not less than three $\frac{5}{8}$ inch bolts per linear foot to span; or, in lieu of the above, bridle irons may be used to support the tail beams, provided the bridle irons carry over so as to have a support on both beams.

In cases where the header beams are single, the connection of the tail beams to the same shall be by means of bridle irons, or else the header shall be of extra thickness to allow for the material cut away in framing.

The method of supporting the tail beams by abutting the latter against the header and spiking must not be permitted.

Dated New York, April 15, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

NO. 3—1910: SPECIAL ORDER: TERRA COTTA FLOOR ARCHES.

In fireproof construction where the space between the beams is filled in with hollow-tile arches of hard-burnt clay or porous terra cotta, the joints shall be solidly filled with cement mortar, and the arch so constructed that the key-block shall always fall in the central portion of the arch, as required by Section 106 of the Building Code. This latter requirement is rarely carried out, the key-blocks being placed generally in the most convenient position for the contractor. The keying of arches by means of broken key-blocks, pieces of broken terra cotta, mortar or slate is prohibited.

Inspectors in the future will see to its proper enforcement.

Dated New York, April 15, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

NO. 4—1910: SPECIAL ORDER: GALLERIES IN FIREPROOF BUILDINGS.

In fireproof buildings fireproof construction will not be required for the floors of galleries which are not more than six feet wide and the area of which does not exceed ten per cent. of the floor area within the partitions enclosing the room in which the gallery is placed, provided, however, that the structural parts of the entire gallery construction shall be of incombustible materials.

When any such construction exceeds the limitations given above, or is in the nature of an enlargement or increase of the floor space, it shall be construed as a mezzanine floor and must have the floor constructed fireproof, as required in Section 106 of the Building Code.

Dated New York, April 15, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

NO. 5—1910: NOTICE TO THE PUBLIC: PLANS FOR STAND-PIPES AND FIRE APPLIANCES.

At the request of the Fire Commissioner, the attention of architects, builders and others interested in building construction, is again called to the necessity of filing plans with the Fire Department, showing stand-pipes and other fire appliances of buildings in such cases as come under the provisions of Section 762 of the Greater New York Charter and Sections 102 and 109 of the Building Code.

Copies of the regulations governing the installation of stand-pipes and fire appliances may be had on application at the headquarters of the Fire Department.

Dated New York, April 20, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

NO. 6—1910: MODIFICATION—PLUMBING REGULATIONS.

In re Application No. 476 New Buildings 1907, premises—Northeast corner Canal and Sullivan streets.

In a ten-story factory building, it is proposed to set the water closets on a concrete flooring 4 inches thick above the fireproof floor arches, the bottom two inches to be of first-class Portland cement, sand and cinder concrete, the next one inch to be one part Portland cement and three parts sand, and the top one inch to be of pea size Italian marble laid in Portland cement. The surface to be thoroughly rolled with a heavy iron roller and the ground to a smooth finish.

A modification of Section 125 of the Plumbing Regulations is requested and hereby granted, to permit the placing of the water closets immediately on this flooring, instead of providing a natural stone slab immediately thereunder as called for by the regulations, in view of the fact that the resultant product is as effective and as impervious as natural stone would be, and that it is so arranged as to give a thorough and satisfactory bearing and support to the closet.

Dated New York, April 15, 1910.

(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved: (Signed) GEORGE McANENY,
President of the Borough of Manhattan.

From the Commissioner of Public Works, Manhattan.

The Commissioner of Public Works, E. M. Frothingham, Esq., entered into the following contracts during the week ending April 23:

Maintaining asphalt pavements 27th st, from Madison to 5th av, etc. Contractor: Uvalde Asphalt Co., 1 Broadway. Sureties: The U. S. Fidelity & Guaranty Co., 66 Liberty st, and the Empire State Surety Co., 84 William st. Estimated cost: \$115,115.

Maintaining asphalt pavements 80th st, from Av A to 1st av, etc. Contractor: Uvalde Asphalt Co., 1 Broadway. Sureties: The U. S. Fidelity & Guaranty Co., 66 Liberty st, and the Empire State Surety Co., 84 William st. Estimated cost: \$20,716.

Maintaining asphalt pavements, Dutch st, from John to Fulton st, etc. Contractor: Uvalde Asphalt Co., 1 Broadway. Sureties: The U. S. Fidelity & Guaranty Co., 66 Liberty st, and the Empire State Surety Co., 84 William st. Estimated cost, \$24,085.

Repairing tools. Contractor: Luke Carlin. Surety: The Bankers Surety Co., 27 Liberty st. Estimated cost: \$1,357.91.

New Ferry Gates and Railings at St. George.

The Commissioner of the Department of Docks and Ferries has received authority to enter into a contract for the construction of railings, gates, stairways, etc., in the ferryhouse at St. George, S. I., at an estimated cost of \$14,000, which contract had previously been authorized to be entered into at a cost not to exceed \$7,200. The Comptroller recommended that the Commissioner be authorized to execute this contract at the increased cost, in view of the fact that the work intended to be carried out has numerous advantages over that heretofore approved.

Sprinkling Car Tracks.

The Board of Aldermen has adopted the following resolution: "The several railroad companies operating cars on the surface of any of the streets or thoroughfares of The City of New York are hereby directed and required to sprinkle, with oil or water, the surface of the streets or thoroughfares upon which such cars are operated at least three times in every twenty-four hours, or oftener when necessary, between the tracks and for a distance two feet beyond the rails upon either side thereof, whenever the atmospheric conditions are such as to cause the air to be filled with particles of dust and other matter largely conducted by the momentum and friction of the cars so operated.

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

Board of Health, 6th av and 55th st; 8, until May 10.
Commissioner Water Supply, Gas and Electricity; 2, until May 4.
President Borough Queens; 30, until May 5.
Dept. of Public Charities; 7 until May 4.
F. T. Arnold, Constructing Q M., New London, Conn.; 29 24, 25, until May 6.
Picatinny Arsenal, Dover, N. J.; 7, 30, 33, 34, until May 16.
Col. R. Birnie, Fort Hancock, N. J.; 34, until May 15.
Col. W. W. Gibson, Watervliet, N. Y.; 7, 34, until May 16.
Felix J. Donnelly, 306 W. 30th st, owner; 31.

- 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.

Eugene J. Fleischer, 87 Bowery, owner; 22, 24.
The Wyllys Co., 100 William st, owner; 25, 24.
Rocco M. Marasco, 57 East Houston st, owner; 7, 24.
Arthur Block, 499 Park av, owner; 24.
Dominick Abbato, 226 Lafayette st, owner; 24.
J. A. Daley, 84 Ludlow st, Yonkers, N. Y., ar't; 24, 31.
Estate Michael L. Begley, 60 E. 124th st, owner; 24, 31.
Mrs. Mathilde Weisbecker, 181 W. 126th st, owner; 12, 25.

- 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

Samuel Lipman, 1391 Madison av, owner; 12, 25.
Walter A. Welles, 81 Manhattan av, owner; 12, 25.
Alex. A. Kahn, 2865 Broadway, builder; 12, 25, 7, 8.
Police Commissioner, 240 Centre st; 24, 30; until May 4.
Regent Const. Co., 35 Nassau st, owner; 7, 8, 12.
Emma Wells, 132 W. 117th st, owner; 24.
August Schacht, 335 1st av, Brooklyn, owner; 24, 31.
Chas. H. Chetwood, 120 E. 34th st, owner; 26.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

NORTHERN AV, n w cor 181st st, 6-sty brick and stone tenement, 77.7x127; cost, \$175,000; owner, Codal Realty Co., 207 W. 133d st; architects, Buchman & Fox, 11 E. 59th st. Plan No. 264.

5TH AV, No. 998, 12-sty brick and stone apartment house, 102.2x115, copper skylights, tile roof, copper bay windows, steam heat, limestone, fireproof; cost, \$500,000; owner, Century Holding Co., 141 Broadway; architects, McKim, Mead & White, 160 5th av. Plan No. 280.

No contract let.

21ST ST, Nos. 214-216 West, 6-sty brick and stone tenement, 46.8x90.4, slag roof, steam heat; cost, \$37,000; owner, Samuel Lipman, 1391 Madison av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 282.

RIVERSIDE DRIVE, s e cor 156th st, 10-sty brk and stone apartment house, 105.9x114.7, plastic slate roof, steam heat; cost, \$400,000; owner, Wille Const Co., 1839 Harrison av; architects, Schwartz & Gross, 347 5th av. Plan No. 285.

Henry Koch, 2273 Creston av, treasurer; Phillip Moersch, 125 W Tremont av, is secretary.

Churches.

134TH ST, Nos. 210-216 West, 133d st, Nos. 213-217 West, two 1 and 4-sty brick and stone church and parish house, 40x72x199.10, slate and tin roofs, vitrified tile coping, steam heat, limestone, fireproof blocks; cost, \$150,000; owner, The Rector, Vestrymen and Wardens of St. Philip's Church, 127 West 30th st; architects, Tandy & Foster, 1931 Broadway. Plan No. 278.

Wakeham & Miller, 103 Park av, have general contract.

Miscellaneous.

99TH ST, n s, 175 w Columbus av, 1-sty brick and frame operating booth, 10x7; cost, \$500; owner, Morrison Estate;

architect, J. J. Vreeland, 2019 Jerome av. Plan No. 268.

102D ST, Nos. 178-180 W., 2-sty brick retaining wall; cost, \$250; owner, Eugene Higgins, 1 Madison av; architect, Louis Korn, 353 5th av. Plan No. 274.

2D AV, e s, 126th to 127th sts, 1-sty concrete entrance gate and ticket office, 28x9; cost, \$4,000; owner, Harlem River Park Co., premises; architect, W. G. Renner, Ridgefield Park, N. J. Plan No. 270.

Ritterbusch & Hull, 1269 Broadway, have general contract.

STH AV, w s, bet 156th and 157th sts, concrete and iron sign, 56x15; cost, \$1,500; owner, Estate James J. Coogan, 599 5th av; architect, Samuel Yaeger, 442 W. 42d st. Plan No. 265.

83D ST, s s, 150 e Amsterdam av, 2-sty brick and stone post office, 58x110.6, plastic slate roof, steam heat; cost, \$25,000; owner, Walter A. Welles, 81 Manhattan av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 283.

The owner builds.

AV C, No 307, 1-sty brick outhouse, 7x14; cost, \$800; owner, Edward D Farrell, 158 W 125th st; architect, Frank Hausle, 81 E 125th st. Plan No. 284.

2D ST, No. 140, 1-sty stone laboratory, 12.6x18; cost, \$600; owner, Federation of Galician & Baucovinaen Jews in America, Bernard Semel, 2 East 111th st, president; architect, Dr. D. H. Orgel, 277 Rivington st. Plan No. 290.

Schools and Colleges.

JACKSON ST, Nos. 79-81, 5-sty brick and stone school, 35.8x62.10, slag roof, terra cotta and marble coping, steam heat; cost, \$50,000; owner, Corporation Roman Catholic Church of St. Mary, 28 Attorney st; architect, Joseph H. McGuire, 45 E. 42d st. Plan No. 267.

Not awarded.

Stables and Garages.

40TH ST, s s, 250 w 10th av, 2-sty brick stable and storage, 50x98.9, felt and gravel roof, terra cotta coping; cost, \$8,-

000; owner, Bartholmew McDermott, 595 Bedford av, Brooklyn; architect, B. Finkensieper, 134 Broadway, Brooklyn. Plan No. 272.

124TH ST, Nos. 246-248 West, 5-sty brick and stone stable and wagon house, 50.3x96.11, tar and gravel roof, steam heat; cost, \$32,000; owner, Mrs. Mathilde Weisbecker, 181 West 126th st; architect, Henry Andersen, 138 East 220th st. Plan No. 281.

83D ST, s s, 208 e Amsterdam av, 4-sty brick and stone garage, 67x115.6, plastic slate roof, terra cotta tile, steam heat; cost, \$75,000; owner, Max A Cramer, 142 E 14th st; architect, Geo Fred Pelham, 507 5th av. The owner will build. Plan No. 287.

Factories and Warehouses.

HUBERT ST, Nos. 43-45, 10-sty brick and stone warehouse, 49.3x100, concrete slab and plastic slate roof, steam heat, copper and wire glass skylights; cost, \$150,000; owner, James Butler, Inc., 390 Broadway; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 279.

Stores, Offices and Lofts.

EAST BROADWAY, No. 46, 7-sty brick and stone stores and loft, 25.1x65, plastic slate roof, galvanized iron skylights, terra cotta blocks, steam heat; cost, \$25,000; owner, Bourzon & Williamson, 45 East Broadway; architect, Samuel Sass, 32 Union Square. Plan No. 271.

MADISON AV, s w cor 46th st, 2-sty brick and stone stores, 36.5x20.5, slag roof, galvanized iron skylights and cornices, glazed terra cotta coping, steam heat; cost, \$3,000; owner, not given; architects, Janes & Leo, 124 W. 45th st. Plan No. 275.

H. W. Weed Building & Decorating Co., 124 W. 45th st, has contract.

SUFFOLK ST, e s, 50 n Broome st, 5-sty brick and stone loft, 18.9x50, gravel or tin roof, terra cotta coping, wood lath and plaster, plate glass; cost, \$6,000;

owner, Horace I. Kaplan, 179 South 2d st, Brooklyn; architect, F. E. Buchar, 1776 Pitkin av, Brooklyn. Plan No. 273.

21ST ST, Nos. 48-52 East, 20TH ST, No. 49 East, 12-sty brick and stone loft building, size irregular, slag roof, terra cotta blocks, steam heat, limestone; cost, \$400,000; owner, Roscorn Realty Co., 341 5th av; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 276.

Henry Corn, 341 5th av, is president.

11TH AV, s e cor 17th st, 1-sty concrete and brick store, 100x25, slag roof; cost, \$1,500; owner, Consolidated Gas Co., 4 Irving place; architect, Wm. F. Harper, 103 Park av. Plan No. 263.

C. Sullivan, 242 W. 14th st, has contract.

37TH ST, Nos. 12-14 W., 12-sty brick and stone store and loft, 43.5x91.8, slag and composition roof, wire glass skylights, tile and stone coping, low pressure steam; cost, \$180,000; owner, R. H. Macdonald, 29 W. 34th st; architect, Chas. F. Birge, 29 W 34th st. Plan No. 266.

27TH ST, Nos. 144-152 West, 12-sty brick and stone store and loft, 67.8x88, tar and gravel roof, galvanized iron skylights, terra cotta blocks, steam heat, limestone; cost, \$275,000; owner, People's Co-operative Property Co., 135 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 277.

Samuel Mayers, 135 Broadway, president; Moses Misch, secretary and treasurer.

22D ST, Nos 12-16 E, 12-sty brick and stone store and loft, 78.9x82.9, plastic slate roof; cost, \$250,000; owner, not given; architect, Frederick C Zobel, 118 E 28th st; Brunswick Realty Co, 118 E 28th st, lessee. Plan No. 286.

LEXINGTON AV, s e cor 121st st, 1-sty brick and stone stores, 10x100.11, tar and gravel roof; cost, \$2,500; owner, estate John Ridley, 37 5th av; architect, George Provot, 104 W 42d st. Plan No. 289.

28TH ST, Nos 44 and 50, W, 16-sty brick and stone store and loft, 99x88, plastic slate roof, copper cornices, terra cotta tile coping, steam heat; cost, \$500,000; owner, Regent Const Co, 35 Nassau st; architect, Geo Fred Pelham, 507 5th av; Ignatz Roth, 35 Nassau st, is president; the owner builds; Chris Jeppesen, Inc., 118 E 28th st, is engineer. Plan No. 288.

Stores and Dwellings.

MADISON AV, w s, 82.2 n 77th st, 3-sty brick store and dwelling, 20x40; cost, \$7,000; owner, Seth M. Milliken, 990 Madison av; architect, James R. Turner, 67 West 131st st. Plan No. 292.

Andrew A. Smith, 69 East 91st st, has contract.

5TH AV, No. 935, 6-sty brick and stone dwelling, 27x87, tile roof; cost, \$100,000; owner, S. Reading Bertron, 46 West 54th st; architects, Warren & Wetmore, 3 East 33d st. Plan No. 291.

MANHATTAN ALTERATIONS.

CHURCH ST, No. 30, erect platforms, sun shades to 22-sty brick and stone office and station; cost, \$3,000; owner, Hudson Manhattan R. R. Co., 30 Church st; architects, Clinton & Russell, 32 Nassau st. Plan No. 950.

CLIFF ST, No. 34, 3-sty brick rear extension, 22.3x30.6, stairs, to 5-sty brick storage and warehouse; cost, \$5,700; owner, A. M. Clonney, 39 Walker st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 938.

CATHEDRAL PARKWAY, n s, 151.4 w 8th av, windows, walls to 1-sty brick stores; cost, \$300; owner, Lounet Lease Hold Co., 115 Broadway; architect, F. A. Whelan, 44 West 18th st. Plan No. 1001.

CHRYSTIE ST, No. 121, alter stairs to 5-sty brick store and tenement; cost, \$650; owner, Wolf Finkelstein, 121 Chry-

stie st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 996.

DIVISION ST, No. 17, store fronts, partitions to 3-sty brick loft; cost, \$1,000; owner, not given; architect, Henry H. Zubrin, 120 East 114th st. Plan No. 988.

M. Gross, 17 Division st, lessee.

EAST BROADWAY, No. 64, partitions to 5-sty brick store and tenement; cost, \$50; owner, Lewis Adelson, 112 W. 111th st; architect, Chas. M. Straub, 147 4th av. Plan No. 908.

GRAND ST, Nos. 291-293, partitions, toilets, windows to 4-sty brick loft and store; cost, \$3,000; owner, not given; architect, Herman Horenburger, 122 Bowery. Plan No. 972.

Jacob Siris, 66 Allen st, lessee.

KING ST, No. 85, cut doors, windows to 2-sty brick and stone tenement; cost, \$150; owner, Corporation Trinity Church, 187 Fulton st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 952.

LAFAYETTE ST, No. 212, 1-sty brick side extension, 2.6x5x18, toilets, shaft, windows, to 5-sty brick store and tenement; cost, \$4,000; owner, Dominick Abbate, 226 Lafayette st; architect, Richard Rohl, 128 Bible House. Plan No. 948.

MANHATTAN ST, No. 44, 1-sty brick rear extension, 20.4x15.5, to 2-sty brick shop; cost, \$300; owner, Mrs. Margaret McSorley, 44 Manhattan st; architect, F. E. Glasser Co., 70 Manhattan st. Plan No. 959.

MINETTA ST, Nos. 6-8, alter partitions, steps to two 2-sty brick dwellings; cost, \$350; owner, F. Di Palma, 105 Macdougall st; owner, A. Vendrasco, 1851 E. 177th st. Plan No. 939.

MULBERRY ST, No. 88, toilets, partitions, skylights, windows to two 3 and 5-sty stores and tenements; cost, \$3,000; owner, J. A. McCormick, 213 W. 14th st; architect, Warren Keenan, 12 Commerce st. Plan No. 920.

PINE ST, s e cor Front st, add 1-sty to 7-sty brick office; cost, \$15,000; owner, The Santos Co., 107 Front st; architect, Edward Lee Young, 12 East 30th st. Plan No. 991.

PRINCE ST, No. 64, 4-sty brick rear extension, 20x15.9, new roof, walls, stairs, toilets, steel girders, to 3-sty brick shop and store; cost, \$8,000; owner, Rocco M. Marasco, 57 East Houston st; architect, A. Balschun, 427 E. 138th st. Plan No. 946.

RIVINGTON ST, No. 56, partitions, show windows, to 3-sty brick and stone tenement; cost, \$300; owner, not given; architect, L. A. Sheinart, 194 Broadway. Plan No. 941.

Simon Gluckstein, 140 Delancey st, is lessee.

RIVINGTON ST, No. 36, cut openings, stairs to 5-sty brick store and hotel; cost, \$1,500; owner, Babara Porges, 36 Rivington st; architect, L. A. Sheinart, 194 Bowery. Plan No. 983.

RUTGERS ST, No. 22, smoke flues to 4-sty brick tenement; cost, \$600; owner, Abraham Pfeifer; architects, Harrison & Sackheim, 230 Grand st. Plan No. 994.

SUFFOLK ST, No. 23, partitions to 5-sty brick tenement; cost, \$500; owner, R. Rosenberg, 361 Grand st; architect, O. Reissmann, 30 1st st. Plan No. 906.

WASHINGTON ST, n w cor Bank st, alter floors, girders, doors, windows to 3-sty brick factory; cost, \$2,000; owner, Western Electric Co., 57 Bethune st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 945.

WATER ST, No 134, toilets, partitions, show windows, to 5-sty brick store, office and tenement; cost, \$1,000; owner, August Schacht, 335 1st av, Brooklyn; architect, Geo Hof, Jr, 721 Melrose av. Plan No. 978.

WEST BROADWAY, No. 540, walls to two 5-sty brick tenements; cost, \$500; owner, Estate S. Weeks, 283 Elizabeth st;

architect, O. Reissmann, 30 1st st. Plan No. 987.

2D ST, No. 194, toilets to 5-sty brick store and tenement; cost, \$2,000; owner, Bayard W. Livingston, Albany, N. Y.; architect, C. B. Meyers, 1 Union sq. Plan No. 1000.

3D ST, No. 24 E., stairs to 3-sty brick dwelling and store; cost, \$200; owner, J. Heller, 24 E. 3d st; architect, O. Reissmann, 30 1st st. Plan No. 913.

6TH ST, No. 513 East, partitions, windows, toilets to 5-sty brick tenement and store; cost, \$1,500; owner, Abraham Berkman, 513 East 6th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 992.

16TH ST, No. 107 East, 1-sty brick rear extension, 18.10x21.11, to 5-sty brick loft; cost, \$800; owners, Hyman & Oppenheim, 107 East 16th st; architect, C. B. Meyers, 1 Union sq. Plan No. 964.

19TH ST, Nos. 305-309 E., windows, door openings, partitions, to three 3-sty brick nurses' home; cost, \$2,000; owner, New York Skin & Cancer Hospital, 19th st and 2d av; architects, Cady & Gregory. Plan No. 924.

19TH ST, Nos. 301-303 E., add 1 sty, steel columns, girders, corridor to 4-sty brick hospital; cost, \$5,000; owner, N. Y. Skin & Cancer Hospital, 19th st and 2d av; architects, Cady & Gregory, 6 W. 22d st. Plan No. 923.

21ST ST, No 209 W, partitions, windows to 5-sty brick tenement; cost, \$200; owner, Ph Goldberg, Rockville Centre, L I; architect, O Reissmann, 30 1st st. Plan No. 977.

21ST ST, No 43 W, 1-sty brk rear extension, 25x49, partitions to 3-sty brick storage and store; cost, \$5,000; owner, H Geier, 40 Clinton st; architect, O Reissmann, 30 1st st. Plan No. 976.

22D ST, Nos. 40-42 East, roof house to 12-sty brick and stone loft; cost, \$500; owner, 40 East 22d St. Co., 103 Park av; architects, Stoddard & Hughes, 246 West 29th st. Plan No. 985.

23D ST, No. 120 East, walls to 4-sty brick bakery; cost, \$1,000; owner, Birch Estate, 125 East 23d st; architect, Otto Strack, 214 East 23d st. Plan No. 997.

23D ST, No. 552 W., erect bulkhead to 1 and 3-sty brick storage and offices; cost, \$1,500; owner, not given; architect, W. E. Weston, 552 W. 23d st. Plan No. 937.

Levering & Garrigues Co., 552 W. 23d st, lessees.

23D ST, Nos 136-140 W, erect sign to 3-sty stores and lofts; cost, \$150; owner, Cowperthwait Furniture Co, 136 W 23d st. Plan No. 979.

29TH ST, No. 311 East, partitions, windows to 4-sty brick tenement; cost, \$1,500; owner, John J. Welstead, 141 East 27th st; architect, Henry Regelman, 133 7th st. Plan No. 984.

31ST ST, No 346 E, toilets, partitions, windows to 5-sty brick tenement; cost, \$1,000; owner, Emma Wells, 132 W 117th st; architect, C H Dietrich, 25 W 42d st. Plan No 973.

35TH ST, Nos. 229-231 West, partitions to 7-sty brick tenement; cost, \$250; owner, J. L. Bittenweiser, 220 Broadway; architect, J. J. Carroll, 406 East 57th st. Plan No. 986.

36TH ST, No 17 E, partitions, steps, to 4-sty brick and stone residence; cost, \$2,000; owner, Miss Laura Hoe, Redlands, California; architect, E L Shattuck, 504 Grand st. Plan No 981.

Garret S Wright, 421 W 24th st, has contract.

40TH ST, No. 528 W., toilets, partitions, windows to 4-sty brick tenement and store; cost, \$1,000; owners, Jacob Wilbert and Joseph Schneider, 528 W. 40th st; architect, Wm. G. Clark, 438 W. 40th st. Plan No. 944.

44TH ST, No. 5 West, 2-sty brick rear extension, 10x19, roof beams, stairs, walls

to 2-sty brick stable; cost, \$7,500; owner, Fifth Ave. Bank, 530 5th av; architect, Austin P. Gibbons, 30 East 14th st. Plan No. 955.

14TH ST, No. 105 East, new front, partitions, walls to 4-sty brick stores and office; cost, \$4,500; owners, F. & G. Pfomm, 9 West 39th st; architect, F. A. Whelan, 44 West 18th st. Plan No. 1002.

45TH ST, No. 17 E., partitions, store fronts to 4-sty brick dwelling; cost, \$5,000; owner, N. A. Metzger, 394 4th av; architect, Emery Roth, 20 E. 42d st. Plan No. 916.

46TH ST, No 510 W, partitions, windows, to 4-sty brick tenement; cost, \$800; owner, Joseph C Wollerson, 518 W 46th st; architect, James W Cole, 403 W 51st st. Plan No. 967.

47TH ST, No. 405 E., 5-sty brick front extension, 8x19.10, doors, windows to 5-sty brick loft; cost, \$12,000; owners, Schwarzschild & Sulzberger, 407 E. 47th st; architect, L. Levy, 45th st and 1st av. Plan No. 933.

51ST ST, No. 107 W., erect pump house to 2-sty brick garage; cost \$100; owner, Mrs. E. F. Sheppard, Scarsborough, N. Y.; architects, S. F. Bowser & Co., 50 Church st. Plan No. 930.

59TH ST, No 241 E, windows to 5-sty brick tenement; cost, \$250; owner, C Dillenber, 817 E 168th st; architects, Koppe & Daube, 850 Westchester av. Plan No. 980.

63D ST, No. 210 East, partitions, baths, walls to 4-sty brick tenement; cost, \$5,000; owner, J. A. Haskell, 130 East 61st st; architects, York & Sawyer, 156 5th av. Plan No. 999.

65TH ST, No. 52 West, alter sink, tubs, sash to 5-sty brick apartment; cost, \$50; owner Ess Eff Realty Co., 150 East 23d st; architect, John A. Hamilton, 32 Broadway. Plan No. 954.

66TH ST, Nos. 59-69 West, posts, beams to 3-sty brick skating rink; cost, \$2,000; owner, St. Nicholas Skating & Ice Co., 69 West 66th st; architect, Edwin Burhorn, 71 Wall st. Plan No. 963.

70TH ST, No. 334 E., cellar, rear extension, 27.6x23.4, windows, partitions to 4-sty brick tenement; cost, \$3,000; owner, S. L. Davidsohn, 334 E. 70th st; architect, O. Reissmann, 30 1st st. Plan No. 907.

73D ST, No 207 E, windows, toilets to 4-sty brick tenement; cost, \$300; owner, Garrett Nagle, 167 E 64th st; architect, Albert L Adams, 217 5th st. Plan No. 971.

80TH ST, No. 304 East, toilets, show windows, partitions to 4-sty brick store and tenement; cost, \$1,500; owner, Estate Michael L. Begley, 60 East 124th st; architect, Frank Hausle, 81 East 125th st. Plan No. 953.

80TH ST, No 248 W, cut openings to 5-sty brick garage; cost, \$200; owner, Thomas Dimond, 20 W 73d st; architect, H J Coles, 2120 Broadway. Plan No. 969.

92D ST, No. 306 W., windows, walls to 5-sty brick residence; cost, \$175; owner, Arthur V. Lyall, 30 Church st; architects, Davis, McGrath & Kiessling, 1 Madison av. Plan No. 909.

98TH ST, No. 107 W., alter skylights, walls to 5-sty brick tenement; cost, \$250; owner, Harris Jacoby, 73 W. 128th st; architects, Nash & Springsteed, 21 W. 45th st. Plan No. 928.

98TH ST, Nos. 330-334 E., girders, posts, beams, walls to 4-sty brick stable; cost, \$10,000; owner, Estate B. Poth, 400 E. 105th st; architect, L. A. Hornum, 145 E. 42d st. Plan No. 942.

107TH ST, No. 460 East, alter doors to 2-sty brick stable; cost, \$350; owners, Burns Bros., 50 Church st; architect, James F. Egan, 5 East 42d st. Plan No. 966.

114TH ST, No. 279 West, partitions, show windows to 5-sty brick tenement; cost, \$3,000; owner, Samuel Acke, 279

West 114th st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 957.

114TH ST, No. 413 East, cut doors to 6-sty brick tenement and store; cost, \$300; owner, L. Mazzola, 413 East 114th st; architect, M. M. Del Gaudio, Tremont and Webster avs. Plan No. 1004.

116TH ST, Nos. 408-410 East, 1-sty brick rear extension, 37.4x55.11, raise extension, iron stairways to 3-sty brick picture show and hall; cost, \$5,000; owner, Raffaele Marrazzi, 408 East 116th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 1003.

116TH ST, No. 322 East, 1-sty brick and stone rear extension, 12x11.10, windows to 3-sty brick dwelling; cost, \$800; owner, Dr. G. F. Samarelli, 322 East 116th st; architect, F. E. Glasser Co., 70 Manhattan st. Plan No. 962.

116TH ST, No. 512 E., rebuild wall to 4-sty brick tenement; cost, \$100; owner, Estate L. R. Marshall, 270 Madison av; architect, Henry J. Klein, 505 E. 15th st. Plan No. 940.

125TH ST, No. 135 West, stairs, new front to 2-sty brick and stone store and hall; cost, \$750; owner, J. M. Horton, 112 West 126th st; architect, Harold L. Young, 123 West 33d st. Plan No. 958.

125TH ST, Nos. 222-228 W., partition to 2-sty brick store, hotel and restaurant; cost, \$1,500; owner, Wm. J. Ehrich Estate, 35 Nassau st; architect, Jobst Hoffmann, 318 W. 121st st. Plan No. 931.

125TH ST, Nos. 222-224 W., 1-sty brick and stone rear extension, 28x12.6, alter columns, show windows to 2-sty brick and stone store and club; cost, \$3,000; owner, Henry Morgenthau, 165 Broadway; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 943.

A. S. Imhof, 249 W. 18th st, has contract.

140TH ST, No. 600 W., partitions to 6-sty brick tenement and store; cost, \$200; owner, Estelle F. Taylor, 274 Rich av, Mt. Vernon, N. Y.; architects, Gross & Kleinberger, Bible House. Plan No. 910.

AV B, No. 192, partitions, windows, toilets to 5-sty brick store and tenement; cost, \$800; owners, Prybil & Hoffmann, 14 West 83d st; architect, John Ph. Voelker, 979 3d av. Plan No. 989.

AV C, No. 23, show windows to 6-sty brick store and tenement; cost, \$800; owner, Mrs. Peppi Reiss, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 993.

BOWERY, No. 8, partitions, store fronts to 3-sty brick dwelling; cost, \$190; owner, New York Building & Improvement Co., 2122 5th av; architect, Jacob Hagemann, 343 E. 85th st. Plan No. 936.

BOWERY, No. 223, 1-sty brick rear extension, 14x30, skylights, plumbing fixtures to 3-sty brick dwelling; cost, \$3,500; owner, Eugene J. Fleischer, 87 Bowery; architect, Max Muller, 115 Nassau st. Plan No. 911.

BROADWAY, No. 1446, alter beams, stairs, front to 4-sty brick restaurant; cost, \$10,000; owner, not given; architects, Rouse & Goldstone, 12 W. 32d st. Plan No. 926.

Saxe Amusement Co., 91 Wall st, lessee. BROADWAY, No. 535, steam heat, plumbing, tank, stairs to 5-sty brick store and loft; cost, \$7,500; owner, The Wyllys Co., 100 William st; architect, E. L. Ellis, 1133 Broadway. Plan No. 925.

BROADWAY, Nos. 1780-1782, erect two sings to 12-sty loft; cost, \$2,400; owner, B. F. Goodrich Co., on premises. Plan No. 965.

BROADWAY, No. 1144, store fronts, toilets to 4-sty brick store; cost, \$2,000; owner, Fredk. Ayer Estate, Newton, Mass.; architect, J. A. Daley, 84 Ludlow st, Yonkers, N. Y. Plan No. 951.

BROADWAY, n w cor 28th st, stairs, partitions to 5-sty brick office; cost, \$7,000; owner, International Amusement &

Realty Co, 1170 Broadway; architect, James J Malone, 1170 Broadway. Plan No. 968.

Geo. Vassar's Son & Co, 1170 Broadway, has contract.

LEXINGTON AV, n w cor 85th st, shaft, partitions, toilets, windows to 7-sty brick store and tenement; cost, \$1,000; owner, Arthur Block, 499 Park av; architect, Chas. Stegmayer, 168 E. 91st st. Plan No. 947.

MORNINGSIDE AV, No. 122 E., steel beams, columns to 1-sty brick and stone church; cost, \$500; owner, Morningside Presbyterian of New York, Rev. Geo. Alexander, 47 University pl, trustee; architects, Pell & Corbett, 122 E. 25th st. Plan No. 919.

MADISON AV, No. 97, partitions, toilets to 4-sty brick store and tenement; cost, \$500; owner, W. H. White, 53 Bond st; architect, Philip Zeiger, 2774 8th av. Plan No. 918.

MADISON AV, No 921, stairway, partitions to 3 and 4-sty brick garage; cost, \$8,000; owner, Madison Avenue Presbyterian Church, Wm Allen Butler, 54 Wall st, president; architect, James E Ware, 1170 Broadway. Plan No. 975.

MADISON AV, No. 1021, 2-sty brick rear extension, 11x10, to 4-sty brick dwelling; cost, \$1,200; owner, H. Volkening, 1261 Madison av; architect, T. Frank Teed, 227 W. 50th st. Plan No. 935.

MADISON AV, No. 1, subdivide offices to 10 and 50-sty stone office building; cost, \$1,200; owner, Metropolitan Life Ins. Co., on premises; architect, J. A. Pinebeck, 1 Madison av. Plan No. 960.

MADISON AV, No. 652, 2-sty brick rear extension, 15x22, partitions to 4-sty brick dwelling; cost, \$5,000; owner, Estate James O'Connor, 1 Madison av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 961.

PARK AV, No 1824, erect sign to 1-sty store and office; cost, \$75; owner, New York Realty and Terminal Co, 527 5th av; architect, Frank Sutton, 334 5th av. Plan No. 974.

PARK AV, No 25, alter roof house, install elevator shaft, partitions, stairs, windows, walls to 4 and 5-sty brick dwelling; cost, \$12,000; owner, Dr Chas H Chetwood, 120 E 34th st; architect, K C Budd, 500 5th av. Plan No. 982.

ST. NICHOLAS AV, Nos. 1148-1154, erect sign to 1-sty brick store and loft; cost, \$250; owner, Louis Reckendorfe, 43 W. 4th st. Plan No. 949.

WEST BROADWAY, No. 532, partitions, windows to 5-sty brick tenement; cost, \$2,500; owners, A. M. Pisarra and V. M. Cavagnaro, 46 Bond av, Holland, N. Y.; architects, Janes & Leo, 124 W. 45th st. Plan No. 912.

1ST AV, n w cor 103d st, partitions, windows to 1-sty brick bank; cost, \$500; owner, Pathinka Simons, premises; architect, Robert A. Crockett, 306 E. 59th st. Plan No. 917.

2D AV, Nos. 2183-2189, partitions, store fronts to four 4-sty brick tenements; cost, \$2,500; owner, Lizzie L. Ball, 380 Riverside Drive; architect, Nathan Langer, 81 E. 125th st. Plan No. 921.

2D AV, No. 334, partitions, store fronts, stairway to 4-sty brick and stone apartment; cost, \$3,000; owner, N. Y. Skin & Cancer Hospital, 2d av and 19th st; architects, Cady & Gregory, 6 W. 22d st. Plan No. 922.

2D AV, No. 817, 1-sty brick rear extension, 18.5x14, partitions, windows, girders to 4-sty brick tenement; cost, \$3,000; owner, Samuel J. Weinberg, 797 2d av; architect, Paul Wm. Gens, 165 East 88th st. Plan No. 956.

4TH AV, s e cor 26th st, alter walls to 4-sty brick store and tenement; cost, \$1,500; owner, C. Palmer, 361 4th av; architect, Isaac Beers, 114 East 23d st. Plan No. 998.

5TH AV, No. 705, partitions, windows, stairs to 5-sty brick residence; cost, \$3,000; owner, Woodbury G. Langdon, 719 5th av; architect, W. W. Bosworth, 527 5th av. Plan No. 990.

7TH AV, No 368 1-sty brk rear extension, 70x30, alter stairs, partitions, to 4-sty brick tenement; cost, \$2,000; owner, F S Holt, 220 Broadway; architect, M Feldman, Park Row Bldg. Plan No. 970.

7TH AV, No. 420, store fronts to 4-sty brick store and dwelling; cost, \$2,000; owner, Felix J. Donnelly, 306 W. 30th st; architect, F. A. Whelan, 44 W. 18th st. Plan No. 914.

8TH AV, No. 2443, alter shafts, windows to 5-sty brick store and tenement; cost, \$300; owner, Annie Rechart, 500 W. 35th st; architect, J. W. Cole, 403 W. 51st st. Plan No. 915.

8TH AV, n e cor 146th st, 1-sty brick rear extension, 25x30.4, partitions, windows to 5-sty brk tenement and store; cost, \$3,300; owner, Martin Wolff, 275 W. 146th st; architect, Alfred C. Wein, 160 W. 99th st. Plan No. 927.

8TH AV, n e cor 18th st, columns, windows, stairs, show windows to 2 and 3-sty hotel; cost, \$1,200; owner, Frederick Van Axt, 232 W. 130th st, architects, B. W. Berger & Son, 121 Bible House. Plan No. 929.

9TH AV, No. 723, show windows to 4-sty brick store and tenement; cost, \$900; owner, Annie R. Kriete, 723 9th av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 995.

9TH AV, s w cor 31st st, store fronts to 4-sty brick tenement; cost, \$1,200; owner, Sweeney Estate, 21 Liberty st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 934.

9TH AV, No. 573, toilets, partitions, windows to 4-sty brick store and tenement; cost, \$1,000; owner, Rachael Lederer, 55 W. 139th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 932.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CROTONA PARKWAY, e s, 384.3 s Tremont av, 4-sty brick tenement, tin roof, 34.10x103.7 1-6; cost, \$38,000; owner, The Rosa Realty Co., Jerry Alteri, 1567 Wilkins av, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 429.

DALY AV, w s, 351.9 s Tremont av, 4-sty brick tenement, tin roof, 50.6 5-16x 112.8 1-16; cost, \$38,000; owners, The Rosa Realty Co., Jerry Alteri, 1567 Wilkins av, Pres.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 430.

160TH ST, s e cor Jackson av, 5-sty brick tenement, tin roof, 54.25x78.9; cost, \$30,000; owners, Aug. Jacob Con. Co., Aug. Jacob, 1999 Morris av, Pres.; architect, John Hauser, 360 W. 125th st. Plan No. 431.

160TH ST, s w cor Forest av, 5-sty brick tenement, tin roof, 54.2x78.9; cost, \$30,000; owners, August Jacob Const. Co., August Jacob, 1999 Morris av, Pres.; architect, John Hauser, 360 W. 125th st. Plan No. 432.

FINDLAY AV, s e cor 165th st, four 5-sty brick tenements, plastic slate roof, sizes irregular; total cost, \$150,000; owners, F. T. Const. Co., Jacob J. Frankel, 1060 Clay av, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 437.

WILKINS PL, s w cor 170th st, two 5-sty brick tenements, plastic slate roof, 46.8x96; total cost, \$80,000; owners, Picone & Oliva Const. Co., Jos. Picone, 563 Southern Boulevard, Pres.; architects, Moore & Landsiedel, 148th st and 3d. Plan No. 438.

WILKINS PL, w s, 91.4 s 170th st, two 5-sty brick tenements, plastic slate roof, 44.8x95; total cost, \$70,000; owners, Pi-

cone & Oliva Const. Co., Jos. Picone, 563 Southern Boulevard, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 439.

MAPLE AV, e s, 275 s Randall av, 4-sty brick tenement, slag roof, 25x69; cost, \$20,000; owner, John Bruccoli, Station st, Williamsbridge; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 433.

CHARLOTTE ST, e s, 115.3 s Boston rd, seven 4-sty brick tenements, plastic slate roof, 36.4x67; total cost, \$126,000; owners, Charlotte St. Corporation, Aleck Kahn, 380 Riverside Drive, Pres.; architects, Koppe & Daube, 830 Westchester av. Plan No. 434.

PROSPECT AV, n w cor 179th st, 5-sty brick tenement, tin or plastic slate roof, 50x90; cost, \$50,000; owner, Leo Levinson, 1135 Clay av; architect, Lorenz F. J. Weiher, 271 W. 125th st. Plan No. 435.

176TH ST, n e cor Belmont av, five 4-sty brick tenements, slag roof, 43.1x80 and 84; total cost, \$105,000; owners, Story Realty Co, 190th st and Creston av; architect, J C Cocker, 2017 5th av. Plan No. 443.

WILKENS AV, e s, 380 n 170th st, three 5-sty brick tenements, 40x88; total cost, \$135,000; owner, M. S. Con. Co., M. Frankel, 302 Broadway, secretary and treasurer; architect, John C. Watson, 317 West 125th st. Plan No. 447.

188TH ST, n e cor Belmont av, 6-sty brick tenement, 50x85.6; cost, \$60,000; owner, P. D'Auria Con. Co., president, P. D'Auria, 2113 Belmont av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 448.

TELLER AV, s w cor 165th st, 5-sty brick tenement, 43.2x94.10; cost, \$35,000; owner, S. T. Construction Co. president, Jac. J. Frankel, 1060 Clay av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 449.

Dwellings.

196TH ST, n s, 25 e Creston av, 3-sty brick dwelling, tin roof, 20x55; cost, \$8,000; owner, W. H. Rooney, 110 E. 117th st; architect, J. J. Kennedy, Riverdale. Plan No. 428.

PERRY AV, w s, 71.10 s 201st st, ten 3-sty brick dwellings, tin roof, 19.6x37; total cost, \$65,000; owner, Geo. D. Kingston, 356 Bedford Park Boulevard; architect, Chas. S. Clark, 445 Tremont av. Plan No. 440.

179TH ST, n s, 86.8 w Hughes av, three 1-sty brick dwellings, slag roof, 24.8x24.2; total cost, \$1,500; owners, O'Leary Realty & Con Co, John O'Leary, 167th st and Vyse av, pres; architect, John P. Boyland, 103 E 125th st. Plan No. 442.

BLACKROCK AV, n s, 286 w Castle Hill av, five 2-sty frame dwellings, tin roof, 20x56; total cost, \$25,000; owner, Emil R Hoffman, 2159 Blackrock av; architect, B Ebeling, 1136 Walker av. Plan No. 444.

GRAND ST, Nos 291-293, partitions, LOCUST AV, n s, 69.6 e White Plains road, two 2-sty brick dwellings, 23.4x50; total cost, \$15,000; owner, Corti Bldg. & Con. Co., president, Anna Corti, 744 East 214th st; architect, Frank Hausle, 81 East 125th st. Plan No. 445.

Miscellaneous.

FORDHAM RD, s s, 51.6 w Andrews av, 1-sty frame office, tin roof, 29.7x38; cost, \$1,200; owners, McLernon Realty & Const. Co., on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 441.

STEPHENS AV, e s, 824 s Clason Point rd, 1-sty frame lunch stand, 20x35; cost, \$150; owner, Clinton Stephens, on premises; architect, Vincent Vicano, 39 Bedford st. Plan No. 436.

138TH ST, n w cor Exterior st, 6-sty brick hotel and dwelling, 25x62; cost, \$15,000; owner, Frank M. Siegel, 169th st and 3d av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 446.

BRONX ALTERATIONS.

150TH ST, s s, 44.6 w Tinton av, 1-sty frame extension, 12.3x15.1, to 1-sty frame shop; cost, \$50; owner, Philip Paff, 790 E. 150th st; architect, M. J. Garvin, 3307 3d av. Plan No. 218.

175TH ST, n s, 38 e Mt. Hope av, 1-sty frame extension, 25x7, to a 2-sty frame dwelling; cost, \$300; owner, Richard Horstmann, on premises; architect, Hy Lane, 1499 Zerega av. Plan No. 226.

177TH ST, s s, 95 e Morris av, 2-sty frame extension, 4.6x7.6 to 2-sty and attic frame dwelling; cost, \$150; owner, John A Singer, on premises; architect, Jos Kuduia, 3269 3d av. Plan No. 222.

180TH ST, n s, from Van Nest av to N Y, N H & H R R, 2-sty frame extension to 2-sty frame factory; cost, \$5,000; owners, Van Nest Wood Working Co, 180th st and Walker av; architect, B Ebeling, 1136 Walker av. Plan No. 223.

BEDFORD PARK BOULEVARD, s w cor Bainbridge av, 2-sty frame extension, 7.6x14.6, to 2-sty frame dwelling; cost, \$1,000; owner, Herman Schaaf, on premises; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 221.

BLONDELL AV, n w cor Fink av, move 3-sty frame hotel; cost, \$2,000; owner, Mrs Mary Nack, Westchester square; architect, B Ebeling, 1136 Walker av. Plan No. 224.

MARION AV, No. 2641, two 1-sty extensions, 11.6x4.4, 10.10x10, to 3-sty frame dwelling; cost, \$1,000; owner, Mary Bagge, 432 W. 160th st; architects, Neville & Bagge, 217 W. 125th st. Plan No. 219.

PROSPECT AV, s w cor Jennings st, 4-sty brick extension, 115x42.7, to 4-sty brick school; cost, \$70,000; owner, City of New York; architect, C. B. J. Snyder. Plan No. 227.

SOUTHERN BOULEVARD, n e cor Home st, new partitions to 5-sty brick store and tenement; cost, \$150; owner, Martha Graham, 954 Freeman st; architect, Harry T Howell, 3d av and 148th st. Plan No. 225.

WASHINGTON AV, n e cor 175th st, new store front to 2½-sty frame store and dwelling; cost, \$100; owner, Katherine Howard, 1861 Carter av; architect, L. Howard, 1861 Carter av. Plan No. 220.

ADVANCE REPORTS.

Contract for St. Philip's Church.

134TH ST.—The general contract has just been awarded to Wakeham & Miller, builders of No. 103 Park av, for the new church and parish house for St. Philip's Episcopal congregation of 157 West 25th st, to be erected at Nos. 210-216 West 134th st, running through to Nos. 213-217 West 133d st. Of Gothic design it will have a frontage of 72 ft. with two entrances. The parish house will front 40 ft. and contain a billiard room and kitchen. Pastor's study, reception room and vestry room will be on the first story and clubrooms on the second and third stories. The edifice will have a slate roof, the parish house a tin roof, and the heating for both will be of steam. Messrs. Tandy & Foster, 1931 Broadway, are the architects; H. C. Bishop, 127 West 30th st, is pastor; W. J. Smith and C. M. Moten, wardens. Estimated cost for both is \$150,000.

Big Factory for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a fireproof factory, 100x100 ft., to be erected at the southwest corner of Snediker and Dumont avs, Brooklyn, for Meltzer & Karron, of N. Y. City. The building will be absolutely fireproof, consisting of reinforced concrete and arches with steel beams and curtain wall construction. An electric elevator will be in-

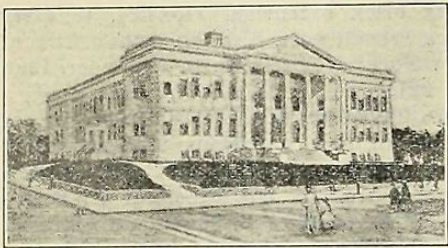
stalled, also steam plant for power and electricity. The facade will be entirely of brick with bluestone trimmings. The owners will occupy the building in which they expect to manufacture pocketbook frames. All windows will be made fire-proof and glazed with wire glass. Work will be commenced immediately.

Big Structure West of Broadway.

25TH ST.—Architects George and Edward Blum, of No. 505 5th av, have just been commissioned to prepare plans for a 12-sty high-class commercial structure, to be erected on the property Nos. 48 to 54 West 25th st, measuring in dimensions 96.6x98.9 ft. There will be four electric elevators and every modern improvement, steam heating, electric and gas wiring and fixtures, marble, tile and best plumbing. The ground floor will be for stores. The cost will be in the neighborhood of \$350,000. The Alcourt Realty Co., of which A. E. Lefcourt, 27 West 24th st, is president, is the owner. Mr. Alex A. Kahn, of 2865 Broadway, will have the general contract. In about one month figures will be received on all contracts and materials.

Newburgh's New School.

NEWBURGH, N. Y.—A progress report on the new public school states that the general contractors will finish in August. There are sixteen class rooms and accommodations for eight hundred scholars. The building is faced with white Kittanning brick, Norman size. It stands on an eminence on an avenue more than 100 ft.



wide, and presents an imposing appearance. The architect and superintendent of construction is Frank E. Estabrook, of Newburgh; general contractors, John P. Convery & Sons; inspector for the city, George Brown; president of the Board of Education, Samuel E. Shipp, of Shipp & Osborn, real estate agents. The bricks were supplied by Pfothenauer-Nesbit Company, 1133 Broadway, New York.

Business Building on Madison Square.

MADISON AV.—Plans are about to be prepared by Architect William H. Gompert, of 2102 Broadway, for a business building to be erected on the east side of Madison square, between 24th and 25th sts, adjoining Dr. Parkhurst's church, and covering a plot measuring 24.8x100 ft. It will have a height of either fifteen or seventeen stories. The owners, Messrs. Loton H. Slawson and James G. Gregg, of the Tilden Investing Co., 141 Broadway, are now organizing a construction company to erect the building. The site is now covered with a 4-sty stone dwelling. No building contract has yet been awarded or figures taken.

Riverside Drive House Contemplated.

RIVERSIDE DRIVE.—Bing & Bing, lawyers, 198 Broadway, have purchased a building site at the southeast corner of Riverside Drive and 88th st, probably for improvement with a 12-sty elevator apartment house. Messrs. Schwartz & Gross, 347 5th av, have prepared this firm's plans in previous operations.

Latest 107th Street Improvement.

107TH ST.—Architects Schwartz & Gross, 347 5th av, have completed plans for a 9-sty elevator apartment house to

measure 50x85.11 ft., to be erected by the Hennessey Realty Co., of 220 Broadway, in the north side of 107th st, 100 ft. west of Amsterdam av. The cost will approximate \$175,000.

58th Street Apartment House.

58TH ST.—Architect Charles E. Birge, 29 West 34th st, has prepared plans for a 9-sty elevator apartment house, 42x85.5 ft., to be erected by George D. Waring, of 25 East 30th st, at No. 158 West 58th st, to cost in the neighborhood of \$100,000.

John J. Geraty to Build.

32D ST.—Architect William H. Birkmire, 396 Broadway, has been commissioned to prepare plans by John J. Geraty, builder, for a 12-sty high-class business building, to measure 66x98.9 ft., to be erected at Nos. 14-18 East 32d st. No building contract has yet been awarded, and Mr. Birkmire states that plans have not yet been started.

Bachelor Apartment House.

38TH ST.—Walker & Hazzard, architects, of 437 5th av, are preparing plans for a 6-sty bachelor apartment for Burton S. Castle, to be erected at No. 43 West 38th st. It will be constructed of brick, terra cotta and stucco.

To Build Residence in 70th Street.

70TH ST.—Walker & Hazzard, architects, of 437 5th av, are preparing plans for a 4-sty brick and terra cotta residence, to be erected at No. 176 East 78th st for Mrs. Arthur Blagdon.

Apartments, Flats and Tenements.

HONEYWELL AV, N. Y. C.—Plans are now being drawn for two 4-sty flats, 33x66 ft. each, to be erected on the west side of Honeywell av, 35 ft. south of 178th st, to cost \$40,000. Merrivale Realty Co., 2015 Boston road, owner; Bernard Ebeling, Walker av, West Farms, architect.

CENTRAL PARK WEST, N. Y. C.—Schwartz, Gross & Marcus, 347 5th av, architects, have prepared plans for extensive alterations to the 7-sty apartment house southwest corner of Central Park West and 98th st, for Kahn & Goldsmith, 170 Broadway. Estimated cost, \$12,000.

SOUTHERN BOULEVARD, N. Y. C.—Fred Hammond, 149th st and Melrose av, has completed plans for three 5-sty tenements, 44x90 ft., for the Katonah Construction Co., 881 Tremont av, to be erected on the west side of the Southern Boulevard, 193 ft. south of 182d st, to cost a total of \$120,000.

164TH ST, N. Y. C.—George Fred Pelham, 507 5th av, has completed plans for a 6-sty 50-family flat building, 125x irregular, for the West 164th Street Building Co., Alexander D. Duffy, president, 1171 Madison av, to be erected in the north side of 164th st, 100 ft. east of Broadway, to cost \$200,000.

5TH AV, N. Y. C.—McKim, Mead & White, 160 5th av, have completed plans for the 12-sty apartment house, 102.2x115 ft., to be erected at No. 998 5th av by the Century Holding Co., of 141 Broadway. No bids have yet been taken or contract let. Estimated cost is placed at \$500,000. (See issue April 9, 1910.)

165TH ST, N. Y. C.—Moore & Landsiedel, architects, 3d av and 148th st, have completed plans for five 5-sty flats, 35x70 ft., for the F. and T. Construction Co., 1065 Clay av, to be erected in the south side of 165th st, from Teller to Findlay avs, Bronx, to cost \$170,000. The owner builds and takes all bids.

RIVERSIDE DRIVE, N. Y. C.—Plans have been completed by Schwartz & Gross, 347 5th av, for the 10-sty fireproof apartment house, 105.9x114.7 ft, to be

erected at the southeast corner of Riverside Drive and 156th st, to cost \$400,000. The Wille Const Co., 1839 Harrison av, will erect the building. Henry Koch, 2273 Creston av, is treasurer. Phillip Koch, 125 W. Tremont av, is secretary.

Contracts Awarded.

4TH AV, N. Y. C.—McDermott & Hanigan, 31 West 42d st, have received the general contract to erect the building at 330-332 4th av, for A. & L. Schwab, owners. Gross & Kleinberger, Bible House, are the architects.

PROSPECT AV, N. Y. C.—The Libman Contracting Co., 1968 Broadway, has received the contract to erect the theatre at Prospect av and 160th st for Meehan, Ehrich & Simon, in accordance with plans by Charles E. Horn, architect.

11TH AV, N. Y. C.—C. Sullivan, 242 West 14th st, has received the contract for alterations to the 1-sty stores at the southeast corner of 11th av and 17th st, for the Consolidated Gas Co., 4 Irving pl. Plans by Wm. F. Harper, 103 Park av.

WATSESSING, N. J.—Two reinforced concrete and steel buildings will be erected by the Westinghouse Lamp Co., at Watsessing, near Bloomfield, to cost about \$20,000. The contract has been awarded to the Snare & Triest Co., 143 Liberty st, N. Y. C.

54TH ST.—The Libman Contracting Co., 1968 Broadway, has received the contract for the erection of the addition to the Pierce Arrow Building Nos. 237-239 West 54th st, by Mr. Frank Tilford. Plans have been made by Clarence True, architect.

125TH ST, N. Y. C.—A. G. Imhof, 249 West 18th st, has received the contract for alterations and repairs to the 2-sty brick store and club house, Nos 222-224 West 125th st, for Henry Morgenthau, of 165 Broadway. George H. Griebel, 2255 Broadway, prepared the plans.

2D AV, N. Y. C.—Ritterbusch & Hull, 1269 Broadway, have obtained the general contract to erect the new entrance gate and ticket office, 28x9 ft., for the Harlem River Park Company, on 2d av, the east side from 126th to 127th sts. W. G. Renner, Ridgefield Park, N. J., is the architect.

BROOKLYN, N. Y. C.—Geo. Vassar's Son & Co., 1170 Broadway, have obtained the general contract for extensive alterations to the 5-sty brick office at the northwest corner of Broadway and 28th st, for the International Amusement & Realty Co., 1170 Broadway. James J. Malone, 1170 Broadway, prepared plans.

36TH ST, N. Y. C.—Garrett S. Wright, 421 West 24th st, has received the contract for interior changes to the 4-sty residence No. 17 East 36th st, for Miss Laura Hoe, of Redlands, California. E. L. Shattuck, 504 Grand st, is the architect.

MADISON AV, N. Y. C.—The H. W. Weed Building & Decorating Co., 124 West 45th st, has the contract to erect the 2-sty brick store building at the southwest corner of Madison av and 46th, from plans by Janes & Leo, 124 West 45th st. Slag roof, galvanized iron skylights and cornices, glazed terra cotta coping, steam heat.

NIAGARA FALLS, N. Y.—The U. S. Light & Heating Co. has contracted with the Harrison Engineering Co., of New York City, for the heating and ventilating of their plant at Niagara Falls. The five buildings are to be heated throughout by Harrison aertube heaters. Producer gas will be burned for fuel, and the heaters will utilize the waste heat from the many lead-melting furnaces. The air, of which 120,000 cubic feet will be supplied per minute, will be distributed throughout the entire five buildings by special electric cone fans.

Banks.

GREENFIELD, MASS.—Marcus T. Reynolds, architect, Albany, N. Y., has prepared plans for a new bank building to be erected for the Franklin Savings Institution at Greenfield. It will be built of stone, 32x67 ft.

NEW HAVEN, CONN.—Architect W. F. Dominick, 3 West 29th st, N. Y. C., has prepared plans and estimates have been made for the erection of the new bank for the Union and New Haven Trust Co. The building will measure 32x170 ft., and will either be of marble or limestone. The main banking room will be 30x96 ft. Large storage vaults will be in the basement. Hoggson Bros., 7 East 44th st, N. Y. C., will have charge of construction.

Factories and Warehouses.

HARTFORD, CONN.—Architect Burton A. Sellow has completed plans for a warehouse to be erected on Homestead av for the Clinton Oil Co. It will be 47x112 ft., of concrete blocks. Plumbing and electric lights will be installed.

HUBERT ST, N. Y. C.—William H. Gompert, 2102 Broadway, has plans ready for the 10-sty fireproof warehouse, 49.3x100 ft., which James Butler (Inc.), of 390 Broadway, is to erect at Nos. 43-45 Hubert st, to cost \$150,000. Concrete slab and plastic slate roof, steam heat, copper and wire glass skylights. No contract has been issued.

BUFFALO, N. Y.—Contracts have been awarded for the manufacturing plant, brick and steel, machine shop, 1-sty, 63x437 ft., forge shop, 1-sty, 71x143 ft., warehouse, 1-sty, 71x88 ft., power house, 1-sty, 44x148 ft., for the Superior Motor Vehicle Co., Inc., at Buffalo, to cost about \$100,000. B. I. Crocker Co., 4 Builders Exchange, has the masonry and E. M. Hager & Sons Co., 141 Elm st, Buffalo, the carpenter work. Robert J. Reidpath, 29-30 Builders Exchange, is architect and engineer.

Hospitals and Asylums.

ALBANY, N. Y.—Architect Charles G. Ogden, 59 State st, Albany, is preparing plans for an addition to the Hospital for Incurables on Kenwood Heights, Albany, to cost about \$20,000. Bids will be taken on general and separate contracts.

CHESHIRE, CONN.—W. D. Johnson, Inc., architects, Hartford, Conn., have been commissioned to prepare plans for the proposed reformatory for the State of Connecticut. The buildings will include a guard house, hospital, chapel, gymnasium and dining hall. The cost is estimated at about \$300,000. Construction will be fireproof.

Miscellaneous.

SALAMANCA, N. Y.—The town of Salamanca, Fred Gardner, Clerk, has plans for a \$70,000 bridge, reinforced concrete or steel. Mr. Burdett Whipple, of Salamanca, is interested.

SOUTH NORWALK, CONN.—At a meeting of the Common Council \$30,000 was voted for an addition to the municipal electric plant and for additional equipment. It is expected that contracts will be let at once.

PARK HILL.—Herbert M. Baer, architect, 21 West 45th st, N. Y. C., has prepared plans for a stone and shingle residence for Mr. John J. Quencer, on Hillcrest av, Park Hill, Yonkers, N. Y., to cost about \$9,000. Figures are now being taken.

NEW CANAAN, CONN.—Plans have been completed by Clarence J. Lane, architect, for the new edifice for the First M. E. Church, Rev. E. C. Benedict, pastor. The building will be constructed of rubble stone and concrete, with a slate roof. The heating will be by steam, and it is estimated to cost about \$16,000.

POUGHKEEPSIE, N. Y.—The "Grand Central Station Architects," 314 Madison av, N. Y. C., are preparing plans for a 2½-sty fireproof brick granite and terra cotta passenger station for the New York Central & Hudson R. R. Co., to be erected here. The cost is estimated at about \$150,000. G. W. Kittredge is chief engineer.

Schools and Colleges.

NEW BRITAIN, CONN.—W. H. Cadwell, of New Britain, has completed plans for the brick addition to the Smith school. A new indirect steam heating system will be installed.

NORTHFIELD, MASS.—An appropriation of \$20,000 was voted at a special town meeting held in Northfield for a new high school building. Address Chairman Board of Education.

NEW BRITAIN, CONN.—W. P. Crabtree, architect, has completed plans for the addition to the Smalley school. There will be eight rooms, provided with steam heat, slate blackboards, fireproof stairs and wardrobes.

BRIDGEPORT, CONN.—Property has been purchased in Stillman st for the new Stillman st school, the plans for which are being prepared by C. T. Beardsley, Jr. The structure will be fireproof and cost about \$30,000. The plans will be ready to figure in about one week.

JACKSON ST, N. Y. C.—No contract has yet been issued for the 5-sty brick and stone school which the Roman Catholic Church of St. Mary, 28 Attorney st, is to erect at Nos. 79-81 Jackson st, from plans by Joseph H. McGuire, 45 East 42d st, to cost about \$50,000.

WESTFIELD, CONN.—At Westfield it has been voted to build a new school on property owned by William Southmayd. Plans have been prepared by Samuel Russell, Jr. The building will cost about \$10,000. The committee consists of Samuel Russell, Jr., Charles Bacon, George Dreher, John McInerney and Elmer Atkins.

(Continued on page 967.)

Brief and Personal.

Samuel Sass, architect, is moving his offices to 32 Union sq.

Messrs. Taylor & Levi, architects, have changed their offices to the Tilden Building, 105 West 40th st.

The Commissioner of Bridges expects the new Madison av bridge over the Harlem to be completed next Fall.

The Lehigh Valley Railroad Company is now building stations having exterior walls of hollow tile and stucco, instead of brick.

Fredenburg & Lounsbury, formerly at 289 4th av, have removed to new quarters in the Fourth Avenue Building, No. 381 4th av, corner of 27th st.

The White Fireproof Construction Company has removed its New York offices from 1 Madison av to larger and more commodious quarters at 236 5th av.

Beith & Reilly, one of the largest plumbers' and gasfitters' supply houses in the Bronx, have enlarged their business and removed from 134th st and Lincoln av to 2471-3-5 3d av.

The Board of Governors of the American Society of Heating and Ventilating Engineers have decided to hold the semi-annual meeting of the society in St. Louis on Thursday and Friday, June 30 and July 1.

On account of the vast building operations in the Bronx, the Lincoln Mantel Company has opened offices and warehouses at Nos. 270-274 East 133d st, where they display a full line of mantels, cabinets, etc.

Prof. Ira H. Woolson, adjunct professor of civil engineering, Columbia University, who will become consulting engineer to the National Board of Fire Underwriters in July, sailed for Europe this week on a two months' trip.

The office and factory of the old established James Murtaugh Company, manufacturers of dumb-waiters, carriages, sidewalk and safety invalid elevators, have been moved from 202 and 204 East 42d st to 237 East 41st st.

The New York branch of the Holophane Company moves on Monday from its rented quarters at 227-229 Fulton st to the Holophane Building at 36 West 39th st. The stockroom will be maintained at 32-34 Vesey st, at the corner of Church.

Ernest P. Goodrich has been appointed by Borough President McAneny consulting engineer for the Borough of Manhattan, which is a new office, to which is attached the salary of \$7,200. Mr. Goodrich was the chief engineer of the Bush Terminal.

Henry Wright, a prominent member of the North Side Board of Trade, died in St. Francis' Hospital shortly after an operation. The funeral was held last Sunday afternoon from the residence, 248 East 146th st. Mr. Wright was a tile contractor at 2559 3d av, near 138th st.

The new plant of the Alpha Portland Cement Company at Alsens, N. Y., will be electrically driven by current from a station containing three 24x36-in. single-tandem Allis-Chalmers gas engines, each direct-connected to a 530 kva, 480-volt, 60-cycle, three-phase generator built by the same company. A motor-generator set will supply direct current and belted exciters will supply excitation current. Gas will be supplied by producers.

A striking change is being made in the pediment of the Madison Square Presbyterian Church, under the direction of McKim, Mead & White, architects. The marble in the recessed face of the pediment—the triangular space known architecturally as the tympanum—is being replaced by a large allegorical group, with the figures in white and the background in blue, all made of terra cotta, from the works of the Atlantic Terra Cotta Company.

Invitations are being issued to the opening of the new Intervale av subway station, the first escalator station in the Bronx, for Saturday, April 30, at noon. Luncheon will be served at The Hunts Point, 163d st and Southern Boulevard. The committee: Henry Morgenthau, chairman; Robert E. Simon, Leopold Kahn, Jacob Leitner, Frederick Johnson, James M. Meehan, Patrick J. Reville. E. Hall Coolidge, secretary, 1018 East 163d st, New York City.

TEXTURE BRICKS

These represent the latest development of the artistic rough face front brick.

You will find in our various colors the most beautiful blending of shades possible.

Ask us for samples for your new work.

HOUGHTALING & WITTPENN
44 EAST 23d ST., NEW YORK
Telephone, 1154 Gramercy

WHITNEY-STEEN CO.
ENGINEERS
CONTRACTORS & BUILDERS
135 BROADWAY, N.Y.
NEW YORK, HARTFORD, SALT LAKE, DENVER

THE QUAY ENGINEERING CO.
NEW YORK CLEVELAND
Offer 25 Years' Experience Designing and Installing Power, Heating, Plumbing and Ventilating Plants.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material in Slight Demand.

The building material market is only moderately active. In cases where there is a strong, steady call for certain lines, the scarcity of supplies on which to draw magnifies the demand, but despite the reported market activity prices remain the same, proving that slightly sub-normal conditions prevail.

While material men say that the labor situation is an important factor in retarding the building operations, they hope that a settlement of differences is near. But the unrest is deeper seated than that. say prominent men, asked to analyze the situation. Financiers are hesitating, consequently the real estate market has been only moderately active since the first of the year, and building material interests have suffered. Few tenement houses are being constructed, to-let signs are on almost every new apartment house in the Washington Heights section, and operators are merely "marking time" pending the appearance of more tangible evidences of a demand for more buildings of that character in that heretofore active territory. Possible adverse legislation has also deterred operators somewhat. Material interests look for their greatest activity in loft building and public work this year in Manhattan.

That conditions are purely local seems to be shown by the building activity reported in New England, nearly every line reporting a great inquiry from that territory. New Jersey is also active, but has not yet developed strength in excess of that of last year. A local summary follows:

- BRICK—Demand better. Price advance likely.
- CEMENT—More active.
- IRON AND STEEL—Structural specifications light.
- LUMBER—Maple flooring higher. Other lines stiffer.
- OILS AND PAINTS—Prices firming, market active.
- STONE—Supply scarce.

Brick.

Hudson River common brick is in little better demand and prices are a little stiffer, but quotations continue unchanged. Raritan are also considerably stronger, but prices are no higher. The Rose, Empire, Washburn Brothers, Brigham and Vulcan brick yards have started to manufacture already, but a number of others entered into an agreement not to manufacture before May 2, weather, of course, permitting.

The Hudson River manufacturers are looking forward to a good year, but not to high prices. Market indications here for the next month, at least, are for ordinary demand and moderate prices. There is not enough activity in the real estate market to warrant expectations for high prices.

Front brick interests do not see a boom year ahead, either. A member of one of the leading front brick houses said that he looked for a moderate market and prices not much better than those now prevailing. Enameled brick are not in an active market and prices are practically stationary.

Brick manufacturers begin to feel that perhaps a towing war may be impending on the Hudson. The American Ice Company has been buying towboats and substituting them for the Cornell service. The rumor has it that the American Ice

Company is preparing to make a bid for brick barge towing, but no confirmation of the rumor was obtainable.

An indication of the call for common brick in the midtown section of late is found in the fact that Candee, Smith & Howland have supplied 5,500,000 brick for the Pocono and American Woolen Company Building at 4th av and 18th st, about a third as many more to the City and Suburban Company, at its 62d st and 11th av operation, and about 3,500,000 more for the building of the Automobile Club of America, being constructed by the Hedden Construction Company at 54th st, between 7th and 8th avs. Prices current follow:

More Hudson River brick came in last week than the week previous, but there was a falling off this week owing to the stocks at the yards running low. On April 16 there were six cargoes on hand; 76 arrived and 73 were sold, leaving 9 on hand on Monday.

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

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

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

Fronts: (Delivered at buildings.)

Bufs, No. 1	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)	24.00	28.00
Greys, various shades & Speckled..	24.00	31.00
Kittaning White, No. 1.....	26.50	30.00
Kittaning White, No. 2.....	24.00	26.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00

Enameled:

English size	75.00	80.00
American size	60.00	75.00
Seconds, etc.	45.00	55.00

Cement.

The Portland cement market continues to improve. It is fairly active, especially for New England contracts. New Jersey shows little improvement reflecting the conditions found in almost every section of Manhattan and the Bronx. Brooklyn is more aggressive. Some concerns that have been selling close in the West have withdrawn, preferring not to try to compete there. The Universal is still an active factor in the local field, but with the improved conditions the approaching season promises to be a good one in the matter of volume, if not for price. The president of a company said this week that he was optimistic and that he looked for better things in the near future, but he said that such opinion was not altogether unanimous.

Rosendale interests are more optimistic than their Portland cement friends, and they see a moderately good season ahead of them, especially since Rosendale is being used now on the schools going up under the recent \$5,000,000 appropriation. In some cases Rosendale is going into buildings from foundation to roof. Prices current follow:

CEMENT.

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

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7% cents delivered at mill.

Manufacturers' Quotations:

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

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

Iron and Steel.

The pig iron market continued inactive. There was an improvement in inquiry for small lots early in the week, doubtless attracted by the low prices now prevailing, but larger tonnages were pending, and several fabricators expected that by the first of the week some of these would be booked. Little pig iron is going into Eastern construction channels, most of the furnaces at present melting for pipe works specifications. There is still a lowering tendency as to prices of Northern, although Southern iron remains steady.

Railroad construction departments were the heaviest buyers from Friday to mid-week in this respect holding the lead they have maintained for almost five weeks. Most of this fabricating work is going to the American Bridge Company and Jones & Laughlin, the smaller concerns contenting themselves for the present with the small tonnages that have been attracted to the market by the low prices. One fabricator said the real Spring work had not yet appeared, but he understood that work that has been held up heretofore pending an adjustment of labor troubles would be forthcoming within the next ten days. The American Bridge Co. will fabricate 3,500 tons for the lower part of the Merchants and Manufacturers' Building, for the New York Central Railroad, and Jones & Laughlin will fabricate 6,000 tons for the upper section. Deliveries will be made in the Fall.

Milliken Brothers (Inc.) will fabricate 250 tons for an addition to the Anheuser-Busch Brewing Company's plant, 1,800 tons for the Potter Trust Building and 600 tons for an apartment house at 156th st and Riverside Drive. Pending contracts are for 3,000 tons for the Stern Brothers store addition and 2,000 tons for an addition to a store house at Jacob Ruppert's Brewery.

Current prices follow:

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

Northern:

No. 1 x Jersey City.....	\$17.25@	\$18.00
No. 2 x Foundry	16.75	17.50
No. 2 Plain	16.25	17.00

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

Southern:

No. 1 Foundry	\$16.75@	\$17.25
No. 2 Foundry Spot	16.25	16.75
No. 3 Foundry	15.75	16.25

STRUCTURAL STEEL.

Nominal prices f. o. b. dock N. Y.

Beams and Channels, 15-in. and under	\$1.60@	\$1.65
Angles	1.65	1.70
Tees	1.65	1.70
Zees	1.65	1.70

BAR IRON FROM STORE (National Classification.)

ROUND AND SQUARE IRON.

1 to 1½, base price	\$1.85	\$1.90
¾ and ¾-in.....	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price.....	2.00
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1½ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.35
Norway Shapes	3.35
Burden Best Iron	\$3.15 base
Burden H. B. & S.	\$2.95 base
Machinery Steel, Iron Finish, base.....	2.00
Soft Steel Bars, base or ordy. sizes....	2.00
Tool Steel, regular quality	7.00
Tool Steel, extra quality	13.00

SOFT STEEL SHEETS.

¼ and heavier	2.30
3-16	2.40
No. 8	2.50
Blue Annealed.	
No. 8	2.50
No. 10	2.50
No. 12	2.55
No. 14	2.60
No. 16	2.70

Other wholesalers have had to exercise their resourcefulness in similar ways.

BETTER CONDITIONS IN SIGHT.

Better conditions are expected within the next few weeks. The quarries are rapidly getting in position to handle the situation, and it is expected that all hands will be comfortable before June 1. A certain wholesaler said he could use 78 cars today if he had them, and most of this would go to the small cutters. Prices current:

STONE.—Wholesale rates, delivered at New York.

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

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

Bangor, Genuine, No. 1.....	\$5.00	\$6.75
Brownville & Monson Mine.....	7.50	9.50
Chapman, No. 1.....	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1.....	11.00	13.00
Unfading Green	5.25	6.40

Building Material Exchange Elects Officers.

At the twenty-ninth annual election for officers and trustees of the Building Material Exchange at 20 Vesey st, these officers were chosen: President, Uriah F. Washburn; vice-president, William B. Du Bois; treasurer, William C. Morton. Trustees: Uriah F. Washburn, William B. Dubois, William C. Morton, A. Wilfred Tuthill, James W. Alker, Foster F. Comstock, Ellis W. Lavender, Percy Murchie, John Brislin, Elwood Weeks, George A. Moliter, William T. Roberts, William A. Thomas. Inspectors of Election, Walter C. Shultz, James E. Clonin and William K. Hammond.

The treasurer's report showed a balance of \$11,073.29. The report of the past president, Frank E. Wise, follows:

The Exchange rooms have been opened for business during the past year 252 days, and there has been an average attendance of 29 members, and a total of 42 visitors.

During the year just past we were bereft of one of our members, Mr. McAllister, who died January 1st, 1910.

Our membership remains about the same as at the beginning of the year. Fourteen certificates of membership have been transferred, and one has been returned for cancellation.

Your Board of Trustees has held thirteen regular and two special meetings. At the special meetings the by-laws have been revised and our bond and mortgage investment of \$9,000.00 has been considered. There has been one special meeting of the Exchange at which the revised by-laws were unanimously ratified and approved.

In the revised by-laws important changes have been made in Sections 5, 8, 9, 18, 19, 38, 39 and 48 that will be of benefit to the Exchange.

Then follows the changes which have been made, including the provisions that new members must pay their quarterly dues with initiation fee, which shall be \$50 until the membership reaches 300, and \$100 thereafter until the membership reaches 400. This reduction is made to induce others to come into the Exchange. Other changes relate to Exchange government. Reviewing his term, Mr. Wise adds:

The past year has been fairly prosperous with our members, and the volume of business for the coming year is quite promising. The Exchange has been represented at several conferences in relation to better public wharfage facilities in the lower part of Manhattan, which we are free to say are an important necessity, and which conferences will evidently result in giving more open or public piers for the transient business of the city. More public facilities is the only relief from the congestion and disadvantage of present conditions.

The Commissioner of Docks, as you all know, is a member of our body, and being familiar with the requirements for the transient business of the city and with the duties required

of him in his new official capacity, he will no doubt serve the public to the best of his ability, and we may hope for a betterment of the existing conditions within a reasonable period.

To your Board of Trustees, your Treasurer and Secretary and the several Committees are due, and they have, my earnest commendation for the faithful and proficient manner in which they have performed their duties and supported your President during the entire term of his office.

It is with gratification I can report that through the diligent efforts of your Treasurer there remains only twenty dollars in dues unpaid for the year.

Financially the Exchange is in good condition and the Treasurer's report is as shown.

In closing my report, Gentlemen, I desire to thank you for the honor given me in electing me President of this Exchange and for the kindly consideration and courtesy which has been shown me at all times.

I believe my successor in office will receive the same support and consideration that was afforded me.

How to Stop Breathing Cement.

Suppose, Mr. Architect, Builder, Contractor, Real Estate Operator or Factory Owner that your chauffeur put some minute particles of sand in the oil reservoir of your automobile. You would at once lose efficiency, the bearings would become hot and finally you would come to a standstill. You would seek in vain to find the cause until you examined the oil tank. Then you would make sure by summary procedure that such a condition would not occur again.

Now in every room where there is a concrete floor dust is constantly arising. It is powdered cement. As you and your help breathe it it acts upon the system exactly as the little sand grains act upon the delicate mechanism of the automobile. It is breathed into the lungs, the brainings, the limb becomes less vigorous and neither you or your employee is able to turn out the same amount of work that you would be able to develop in fresh air.

You lose money because you have to employ more help. In your office the number of help may be small, but in the factory you build there may be several hundred operative on a single floor. The architect, contractor, builder, real estate operator and house owner who can overcome this, who uses, in other words a scientific method to overcome this fault in concrete floor construction reaps the greatest benefit.

The Glidden Varnish Company, of 47 Fulton st, has a page advertisement in this issue and will have one in the next twenty-six issues of the Record and Guide, that will tell you all about their floor dressing, which protects concrete floors against abrasion and wear, the absorption of water and moisture, oil, grease and disease germs and knits down close to the surface, forming a hard coating that becomes integral with the cement.

It is made in light and dark drab shades, terra cotta and tan color, also white and transparent.

This company makes also a wall sizing different than anything heretofore found on the market that prevents staining, because it is alkali proof. It also makes a waterproof cement finish that is giving great satisfaction. If you are not familiar with it, it might pay you to know more about it. The Glidden Varnish Company, 47 Fulton st, will be glad to send you literature.

Cement in Church, School and Theatre Construction.

The April issue of "The Edison Aggregate," published by the Edison Portland Cement Co., 1133 Broadway, contains some interesting illustrations showing the adaptability of cement construction for churches, schools and theatres. Among the buildings shown wherein Edison Portland cement was used are the Second Reformed Church, Hackensack, N. J.; the Linden Baptist Church, Camden, N. J.; the Abingdon High School, Abington, Pa.; the Glenside public school, Glenside, Pa.; the Bradley school, Asbury Park, N. J.; the Fredericksburg, Va., public school; "77" Hall, Princeton University; the N. J.

State Norman school, Montclair, N. J.; Trinity College, University Station, Washington, D. C.; the Classical High school, Lynn, Mass.; Sulzer's Harlem River Park Casino; the Deal Branch, N. J., Casino; the New Portland Theatre, Portland, Me.; the new Brighton Beach Theatre and Casino and others.

In the back of the book is a letter from Lybrand, Ross Bros. & Montgomery, certified public accountants, dated March 10, which explains itself to users of Edison Portland Cement:

"We have examined the accounts of your company pertaining to the shipments of cement during the five years ended 31st December, 1909, and the claims made by customers on account of quality and condition of cement.

"We find that of the total value of cement shipped the amount accepted by your customers was as follows:

Year 1905.....	99.34%
Year 1906.....	99.56%
Year 1907.....	99.88%
Year 1908.....	99.83%
Year 1909.....	99.93%"

John Lucas & Company's New Catalogue Out.

John Lucas & Company's new paint, oil and varnish catalogue came from the press this week. It contains information so arranged and compiled as to make it a necessary work of reference in the office of every architect, contractor, house owner, agent, superintendent or builder. One will be sent to any address upon request by phone or mail. Address 521 Washington st, or phone Spring 7937.

This is the company whose products are so well and favorably known that the label, name and package have been imitated, hence the phrase "Beware of the Fakir," appearing in John Lucas & Company's advertisement so familiar to Record and Guide readers. Imitation always was the sincerest form of flattery.

The company's greatest novelty that has attracted attention from painters and architects because of its smooth, dull, everlasting finish, is known as Luco-flat, admirably adapted for use in interior panel and other fine work. It is also used successfully for rougher grades of work. It has no gloss and sells for the same price as other high-grade varnishes and finishes. But what commands most attention is its susceptibility to being washed and scrubbed without being damaged. Quickly changing temperatures have no effect upon it; therefore it is ideal for bathroom use. The catalogue gives a full line of this company's products and is larger and has fuller information than previous ones. It is handy, fits in a pocket or pigeonhole, and is an ornament to any desk or reference room. It's worth asking for, so is the booklet entitled "How It's Made," a treatise on the manufacture of high-grade tinted glass paint.

Ratio of Manufactured to Rough Lumber.

The U. S. Department of Agriculture in connection with a study of the wood-using industries of various States is learning what part of the rough lumber output of our American sawmills passes through a second process of manufacture before it is ready for the consumer. So far, the results obtained show that more than five-eighths of the rough lumber sawed is to be counted as the raw material for other industries which convert it into a more highly finished and more valuable product.

In the United States waste in the woods, the mill, and the factory is so great that two-thirds of what was in the tree is lost on the way to the consumer. The heaviest part of this loss takes place in the sawmills. Much of this mill waste is unavoidable under present conditions, but the greater the demand for the product and the higher its value, the better will economy pay

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
April 22 to 28, inc.		April 23 to 29 inc.	
Total No. for Manhattan	217	Total No. for Manhattan	234
No. with consideration	34	No. with consideration	27
Amount involved	\$1,379,750	Amount involved	\$1,165,630
Number nominal	183	Number nominal	207
1910.		1909.	
Total No. Manhattan, Jan. 1 to date		3,763	
No. with consideration, Manhattan, Jan. 1 to date		345	
Total Amt. Manhattan, Jan. 1 to date		\$18,679,697	
1910.		1909.	
Total No. for the Bronx		198	
No. with consideration	11	No. with consideration	11
Amount involved	\$49,135	Amount involved	\$137,450
Number nominal	129	Number nominal	187
1910.		1909.	
Total No., The Bronx, Jan. 1 to date		2,290	
Total Amt., The Bronx, Jan. 1 to date		\$1,420,597	
Total No. Manhattan and The Bronx, Jan. 1 to date		6,053	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$20,100,294	

Assessed Value Manhattan.

1910.		1909.	
April 22 to 28, inc.		April 23 to 29 inc.	
Total No. with consideration	34	Total No. with consideration	27
Amount involved	\$1,379,750	Amount involved	\$1,165,630
Assessed value	\$1,089,500	Assessed value	\$802,700
Total No. nominal	183	Total No. nominal	207
Assessed value	\$6,337,500	Assessed value	\$14,332,500
Total No. with consid., from Jan. 1 to date	345	Total No. with consid., from Jan. 1 to date	307
Amount involved	\$18,679,697	Amount involved	\$15,678,574
Assessed value	\$16,341,000	Assessed value	\$13,707,700
Total No. nominal	3,418	Total No. nominal	3,486
Assessed value	\$216,368,730	Assessed value	\$190,695,720

MORTGAGES.

1910.		1909.	
—April 22 to 28, inc.—		—April 23 to 29 inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	206	Total number	218
Amount involved	\$5,004,846	Amount involved	\$15,025,048
No. at 10%		No. at 10%	
Amount involved		Amount involved	
No. at 6%	68	No. at 6%	73
Amount involved	\$1,236,894	Amount involved	\$886,077
No. at 5 1/2%	3	No. at 5 1/2%	16
Amount involved	\$64,000	Amount involved	\$148,900
No. at 5%		No. at 5%	
Amount involved		Amount involved	
No. at 4 1/2%	45	No. at 4 1/2%	98
Amount involved	\$1,642,600	Amount involved	\$781,122
No. at 4%	1	No. at 4%	4
Amount involved	\$27,000	Amount involved	\$88,000
No. at 3 1/2%	39	No. at 3 1/2%	
Amount involved	\$1,122,250	Amount involved	
No. at 3%		No. at 3%	
Amount involved		Amount involved	
No. with interest not given	50	No. with interest not given	25
Amount involved	\$912,102	Amount involved	\$219,150
No. above to Bank, Trust and Insurance Companies	60	No. above to Bank, Trust and Insurance Companies	37
Amount involved	\$2,187,100	Amount involved	\$860,500
1910.		1909.	
Total No., Manhattan, Jan. 1 to date		3,058	
Total Amt., Manhattan, Jan. 1 to date		\$125,300,146	
Total No., The Bronx, Jan. 1 to date		2,209	
Total Amt., The Bronx, Jan. 1 to date		\$20,957,397	
Total No., Manhattan and The Bronx, Jan. 1 to date		5,265	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$146,257,543	

EXTENDED MORTGAGES.

1910.		1909.	
—April 22 to 28, inc.—		—April 23 to 29 inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	54	Total number	18
Amount involved	\$2,421,500	Amount involved	\$1,046,600
No. at 6%	7	No. at 6%	5
Amount involved	\$55,500	Amount involved	\$18,000
No. at 5 1/2%	1	No. at 5 1/2%	3
Amount involved	\$15,000	Amount involved	\$17,000
No. at 5%	31	No. at 5%	9
Amount involved	\$1,610,500	Amount involved	\$55,600
No. at 4 1/2%		No. at 4 1/2%	
Amount involved		Amount involved	
No. at 4%	12	No. at 4%	14
Amount involved	\$654,500	Amount involved	\$1,198,300
No. at 3 1/2%		No. at 3 1/2%	
Amount involved		Amount involved	
No. with interest not given	3	No. with interest not given	1
Amount involved	\$86,000	Amount involved	\$14,000
No. above to Bank, Trust and Insurance Companies	20	No. above to Bank, Trust and Insurance Companies	1
Amount involved	\$1,763,500	Amount involved	\$7,500
1910.		1909.	
Total No., Manhattan, Jan. 1 to date		843	
Total Amt., Manhattan, Jan. 1 to date		\$35,132,056	
Total No., The Bronx, Jan. 1 to date		225	
Total Amt., The Bronx, Jan. 1 to date		\$3,116,181	
Total No., Manhattan and The Bronx, Jan. 1 to date		1,068	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$38,248,237	

PROJECTED BUILDINGS.

1910.		1909.	
April 23 to 29, inc.		April 24 to 30 inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	28	Manhattan	22
The Bronx	46	The Bronx	46
Grand total	74	Grand total	68
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$3,359,650	Manhattan	\$6,291,000
The Bronx	962,985	The Bronx	856,250
Grand total	\$4,322,635	Grand total	\$7,147,250
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$246,190	Manhattan	\$459,660
The Bronx	79,750	The Bronx	5,960
Grand total	\$325,940	Grand total	\$465,620
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	310	Manhattan, Jan. 1 to date	420
The Bronx, Jan. 1 to date	670	The Bronx, Jan. 1 to date	914
Mhhtn-Bronx, Jan. 1 to date	980	Mhhtn-Bronx, Jan. 1 to date	1,334
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$41,341,970	Manhattan, Jan. 1 to date	\$55,698,250
The Bronx, Jan. 1 to date	14,439,515	The Bronx, Jan. 1 to date	14,413,140
Mhhtn-Bronx, Jan. 1 to date	\$55,781,485	Mhhtn-Bronx, Jan. 1 to date	\$70,111,390
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$4,055,983	Mhhtn-Bronx, Jan. 1 to date	\$4,655,960

BROOKLYN.

CONVEYANCES.

1910.		1909.	
April 21 to 27, inc.		April 22 to 28, inc.	
Total number	605	Total number	575
No. with consideration	29	No. with consideration	24
Amount involved	\$226,995	Amount involved	\$248,585
Number nominal	576	Number nominal	551
Total number of conveyances, Jan. 1 to date	8,706	Total number of conveyances, Jan. 1 to date	9,430
Total amount of conveyances, Jan. 1 to date	\$5,734,563	Total amount of conveyances, Jan. 1 to date	\$1,414,119

MORTGAGES.

Total number	504	Total number	557
Amount involved	\$1,764,857	Amount involved	\$2,689,785
No. at 6%	258	No. at 6%	291
Amount involved	\$657,317	Amount involved	\$846,907
No. at 5 1/2%	71	No. at 5 1/2%	76
Amount involved	\$343,650	Amount involved	\$306,550
No. at 5%		No. at 5%	
Amount involved		Amount involved	
No. at 4 1/2%	154	No. at 4 1/2%	163
Amount involved	\$707,440	Amount involved	\$907,375
No. at 4%		No. at 4%	
Amount involved		Amount involved	
No. at 3 1/2%	1	No. at 3 1/2%	
Amount involved	\$1,500	Amount involved	
No. with interest not given	20	No. with interest not given	27
Amount involved	\$54,950	Amount involved	\$628,958
Total number of Mortgages, Jan. 1 to date	8,259	Total number of Mortgages, Jan. 1 to date	8,420
Total amount of Mortgages, Jan. 1 to date	\$35,859,734	Total amount of Mortgages, Jan. 1 to date	\$35,240,435

PROJECTED BUILDINGS.

No. of New Buildings	170	No. of New Buildings	189
Estimated cost	\$978,485	Estimated cost	\$1,312,700
Total Amount of Alterations	\$64,844	Total Amount of Alterations	\$95,210
Total No. of New Buildings, Jan. 1 to date	2,244	Total No. of New Buildings, Jan. 1 to date	2,682
Total Amt. of New Buildings, Jan. 1 to date	\$13,480,740	Total Amt. of New Buildings, Jan. 1 to date	\$15,030,968
Total Amount of Alterations, Jan. 1 to date	\$1,715,754	Total Amount of Alterations, Jan. 1 to date	\$1,409,035

QUEENS.

PROJECTED BUILDINGS.

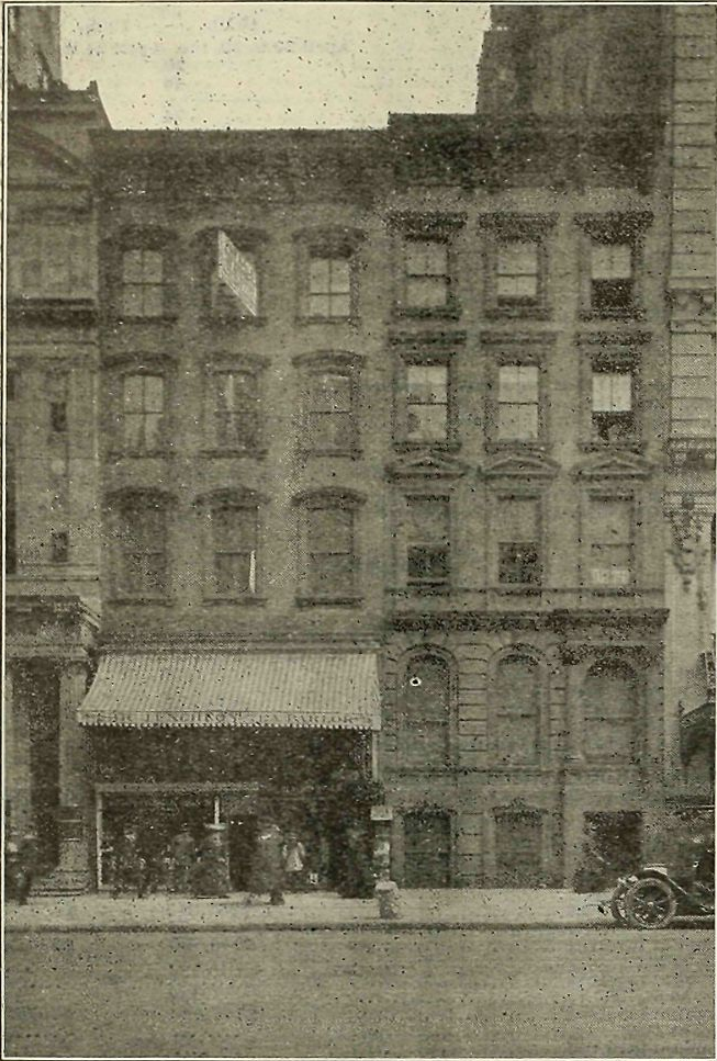
1910		1909	
April 22 to 28, inc.		April 23 to 29, inc.	
No. of New Buildings	105	No. of New Buildings	95
Estimated cost	\$327,082	Estimated cost	\$371,552
Total Amount of Alterations	\$53,390	Total Amount of Alterations	\$14,370
Total No. of New Buildings, Jan. 1 to date	1,294	Total No. of New Buildings, Jan. 1 to date	1,294
Total Amt. of New Buildings, Jan. 1 to date	\$4,577,142	Total Amt. of New Buildings, Jan. 1 to date	\$4,577,142
Total Amount of Alterations, Jan. 1 to Date	\$261,056	Total Amount of Alterations, Jan. 1 to Date	\$261,056

THE WEEK.

THE market has lacked startling features, but on the other hand there was no relapse and the volume of trading has not decreased. A good demand for dwellings which has been noticeable for some time furnishes a large part of this week's sales budget. But while in the previous weeks the buying of private houses was traceable to speculative interests, there appear to have been a number of purchases for occupancy made this week.

This unexpected demand for private houses cannot be laid to any one cause, but it is reasonably certain that quite a number of the families driven out by the intrusion of lofts and

factories into the former residential section, now known as the loft zone, are looking further uptown for new houses. The hegira seems to be in its beginning only. The many boarding and furnished room houses of the better class, now located on both sides of 5th av, between 23d and 34th sts, are being rapidly crowded out. Not a day passes that plans for a new loft building are not made public. The demand for commercial property in this section is apparently on the increase. Among this week's trading the sales of plots for office buildings the property of Miss Annie De Voe and Mrs. Bertha Bartlett, 28 and 30 West 25th st, to the Realty Holding Co. are noteworthy, as a resale to a construction company for the erection of a 12-sty building was made immediately.



Nos. 37 and 39 West 34th st, sold by Mrs. Richard V. Harnett and Bankers' Investing Co. for \$815,000.

Another plot to be improved with a 12-sty building is the old residence of the late Orson D. Mann, 16 West 22d st, which was leased with the adjoining property, 12 and 14 East 22d st, to the Brunswick Realty Co., consisting of Robert P. Zobel and his brothers.

The price obtained for 37 and 39 West 34th st and an adjoining lot on West 35th st, sold by Mrs. Richard V. Harnett and the Bankers Investing Co. to a hat manufacturer, has created a new record for property on this street. The buyer is said to have paid \$815,000 for the plot on 34th st, which equals \$175 a square foot. The price hitherto has been \$130.27, paid March 25, 1909, for 11 West 34th st in a partition sale by Robert L. Smith, who was a party in interest. Samuel S. Green paid \$101.25 a square foot in March, 1905, for 43 West 34th st, and 41 West 34th st was sold in 1902 to the 34th St. National Bank at the rate of \$65.40 a square foot.

THE AUCTION MARKET

A VARIED CLASS of low-priced properties went on the block this week and the auctioneers did not fail to get sufficient bids to dispose of their offerings.

An auction sale of plots in the upper 5th av district was conducted by Mr. Bryan L. Kennelly on the premises. The property was part of the holdings of the Trask estate and consisted of two lots with a frontage of 50 ft. and a depth of 102.2 ft. on the north side of 82d st, 110 ft. east of 5th av, and adjoining the corner lot, and four lots on the south side of 88th st, with a continued frontage of 97.9 ft. and a depth of 100.8½ ft., 102 ft. east of 5th av. Mrs. S. Sturges, who owns the corner plot, paid \$180,250 for the 82d st lots adjoining her property, and the lots on 88th st were bid in for \$284,500.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

CORNELIA ST.—Caroline Blattmacher, of Pasadena, Cal., has sold 24 and 26 Cornelia st, two 5-sty tenements on plot 50.1x92.4.

DELANCEY ST.—The Gilbert estate sold to Adolph Zucker through Bernhard Wagner the northwest corner of Delancey and Suffolk sts, old buildings on plot with 150 feet frontage on Delancey st and 100 feet on Suffolk st. The purchaser, who is at present interested in a number of moving picture and vaudeville houses, intends to erect upon this site a theatre and a roof garden.

4TH ST.—The Wilkins estate sold through Mooyer & Marston the northeast corner of West 4th and Jane sts, at the intersection of 8th av, an old 4-sty building, on a plot 29x77x irregular. At the expiration of the present lease the buyer of the parcel will improve the property and occupy it.

14TH ST.—Peter P. Sherry sold for Philip Peters 323 West 14th st, a 5-sty flat, on lot 25x126.6, to Henry B. Crawford.

14TH ST.—Hugh Slevin sold 251 West 14th st, a 4-sty dwelling, on lot 24.2x103.3.

22D ST.—Wm. A. White & Sons sold for Charles Buek the stable at 134 East 22d st, 16.3x98.9. This is part of the large Gramercy Park plot which Mr. Buek took in trade for the 6-sty office building at the southwest corner of Front and Pine sts.

Purchaser for a New Loft Building.

22D ST.—I. B. Wakeman sold for the Acme Building Co. the new 12-sty fireproof mercantile structure at 129 and 131 West 22d st, between 6th and 7th avs. The building occupies a plot 42x98.9, and was sold for about \$250,000 to Ellis P. Earle. This is the second business building to be erected in this block and both are now in the hands of investors.

24TH ST.—N. A. Berwin & Co. sold for J. Westley Pullman of Wyncote, Philadelphia, to James Varum Graham, 123 East 24th st, a 3-sty building on lot 25x100, between 4th and Lexington av. This property has been in the Pullman family over 75 years.

Loft Building in West 25th Street Continues.

25TH ST.—M. & L. Hess sold for Miss Annie De Voe 28 West 25th st to the Realty Holding Co., and 30, adjoining, for Mrs. Bertha Bartlett to the same company, which immediately resold the combined plot, 50x98.9, to the A. & S. Construction Co., with a building loan for the erection of a 12-sty and basement mercantile building.

29TH ST.—The estate of George S. Gamble sold to John J. Welstead, 211 East 29th st, a 4-sty tenement, on lot 20x98.9.

New Building for 32d Street.

32D ST.—Wm. F. Havemeyer sold the site at 14 to 18 East 32d st to John J. Gehraty. The property comprises three 4-sty and basement brick dwellings on a plot 66x98.9 ft., between 5th and Madison avs. Mr. Gehraty will replace the dwellings with a 12-sty fireproof mercantile building from plans by Wm. H. Birkmire. The deal was made through Francis B. Robert.

48TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Dr. George A. Macdonald 349 West 48th st, a 3-sty dwelling, on plot 30x100. This property has changed hands only twice in the last 100 years. There was recently reported the sale and resale of 343 and 345 West 48th st.

50TH ST.—Ames & Co. sold for Ellen Healey 353 West 50th st, a 3-sty dwelling, on a lot 19.2x100.5, to the New York Polyclinic Medical School and Hospital. They now control a plot 204.4x100.5.

LEXINGTON AV.—Horace S. Ely & Co. sold for Elmerence K. Agar to Sumner Gerard 213 Lexington av, adjoining the southeast corner of Lexington av, a 4-sty dwelling, on lot 16x75.

A Site on Madison Square.

MADISON AV.—Heilner & Wolff and S. H. Stone resold 17 Madison av, which adjoins Dr. Parkhurst's church, to Loton H. Slawson and James G. Gregg, president and secretary, respectively, of the Tilden Investing Co. The property consists of a 4-sty dwelling on lot 24.8x100, and was recently purchased at auction by the sellers for \$110,500. The site will be improved.

MADISON AV.—Mrs. Jackson Gourard sold 439 Madison av, between 49th and 50th sts. It is a 4-sty dwelling on lot 26.2x75. The house was purchased by the seller in 1901 for \$118,000. Mr. Gourard died some months ago and the house has now been disposed of by his estate.

WEST BROADWAY.—The Douglas Robinson—Charles S. Brown Co. sold for the Rich estate, to Ballagh & Fuller, general contractors, 452 West Broadway, a 3-sty building on lot 19x35. The buyers will extensively alter the property. Edson Bradley is the buyer, and \$100,000 the price.

1ST AV.—August Zeff sold 71 1st av, a 5-sty tenement, with stores, on lot 24x100, between 4th and 5th sts.

Quick Resale.

7TH AV.—Wm. H. Bryan has practically concluded negotiations for the resale of the northeast corner of 7th av and 37th st, a plot 98.9x244, to which he took title on April 20, from the estate of Alfred Marshall, for a stated consideration of \$880,000, the mortgages on the same aggregating \$880,000. It is understood that the purchase price shows a profit of between \$275,000 and \$300,000. The adjoining property at the Broadway corner is owned by Mary A. Fitzgerald, and the balance of the square block by John G. Wendell and members of his family. The name of the buyer was not disclosed, but it is understood that the property will be improved.

7TH AV.—Oscar J. Mayer, of the David Mayer Brewing Co. resold the plot at 106 to 110 7th av, 52x79.7, with an "L" 19.5x105 to 206 West 17th st. The purchaser is a company headed by Daniel W. Richman, which will erect on the site a 12-sty mercantile building.

NORTH OF 59TH STREET.

70TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Richard T. Forrest 160 East 70th st, a 4-sty dwelling, on lot 19.9x100.5, to a client for occupancy.

71ST ST.—The Douglas Robinson, Charles S. Brown Co. sold for

Austin W. Lord, 168 East 71st st, a 3-sty house on lot 16.8x100.5. The buyer will occupy the house.

71ST ST.—The Douglas Robinson, Chas. S. Brown Co. sold for P. J. Cuskley 170 East 71st st, a 3-sty dwelling, on lot 16.8x100.5. The purchaser, Dr. Adrian Van S. Lambert, recently acquired 168.

72D ST.—Slawson & Hobbs sold for Wm. J. Casey 126 West 72d st, a 4-sty high-stoop limestone dwelling, on a lot 25x90x102.2, to a physician. Adjoining on the west is the former residence of Daniel O'Day, which has been altered for business.

72D ST.—Henry D. Winans & May report the sale of the 5-sty American basement residence 307 West 72d st, 17x60x102.2, with butler's pantry and bathroom extension, for Edward Griffith to Henry P. Kingsland.

75TH ST.—Wm. M. Benjamin sold for the estate of Hannah M. Carter, 40 East 75th st, a 4-sty high stoop dwelling to a client, who will make alterations for his own occupancy.

76TH ST.—Pease & Elliman sold for Emily McGuckin to Edward Goldsmith 307 West 76th st, a 4-sty and basement dwelling, on lot 22x102.2. The house was built for the seller by Harvey Murdoch.

78TH ST.—Isaac J. Bernheimer sold 111 East 78th st, a 3-sty and basement store front dwelling on lot 18.8x102.2.

78TH ST.—Slawson & Hobbs sold for Isabella C McKee to Mrs. H. J. Johnson, the 5-sty American basement dwelling 311 West 78th st, on lot 18x102.2.

91ST ST.—Morris Vogel sold 22 West 91st st, a 4-sty dwelling, on lot 18x108½, near Central Park West.

92D ST.—Mrs. Ella C. Christy sold 144 West 92d st, a 3-sty and basement stone front dwelling, on lot 19x100.8. The buyer is a Mr. Armstrong.

94TH ST.—Duff & Conger sold for Babatte Buess to a client for occupancy the 3-sty and basement dwelling 111 East 94th st, opposite the Ehret mansion. Dr. Oscar P. Honeyger is the buyer.

97TH ST.—Slawson & Hobbs sold for Emil Perriere, of Domene, France, the 4-sty brownstone dwelling 173 West 97th st, on lot 14 x100.11, to John H. Karsch, who recently acquired the two adjoining houses, Nos. 169-171.

101ST ST.—Frederick Zittel sold for Julie L. F. Bush 245 West 101st st, a 4-sty American basement dwelling, on lot 16.8x100.11, to a client for occupancy. Walter T. Kohn is the buyer.

101ST ST.—The Belwood Realty Co. resold 326 and 328 East 101st st, a 6-sty tenement with stores, on plot 39.1x100.11.

111TH ST.—Leroy Coventry sold for Henry Metzler the Savoy, at 610 and 612 West 111th st, a 6-sty elevator apartment house, on plot 50x100.11, adjoining the Hendrick Hudson. The property was held at \$160,000.

112TH ST.—Harry L. Rosen resold 246 West 112th st, a 5-sty flat on plot 33.4x100.11.

122D ST.—The West Side Construction Co. resold 59 East 122d st, a 5-sty single flat, on lot 19x100.11. The company recently got it in trade for the Talledega apartment house, at Hamilton pl and 140th st.

131ST ST.—Mrs. Belle E. Duane bought from Edward J. Markey 149 West 131st st, a 3-sty dwelling, on lot 20x99.11.

152D ST.—C. A. Rothwell & Co. sold for Emma L. Cohn 529 West 152d st, a 5-sty double flat, on lot 25x100.11.

159TH ST.—John Davis sold to a client of Adolph Sternberg 518 West 159th st, a 2-sty frame dwelling, on lot 25x99.11. It is said the buyer will erect a 3-sty market on the site.

161ST ST.—L. J. Phillips & Co. sold for the executors of the Margaret L. Crow estate 569 West 161st st, a 4-sty dwelling on lot 18.11x99.11 to a client for occupancy.

184TH ST.—Shaw & Co. sold to the Hogenauer & Wesslau Co. the plot, 100x100, on the north side of 184th st, 100 feet west of Amsterdam av.

AMSTERDAM AV.—Kirkpatrick & Urquhart sold for Rosenberg & Young to a client for investment the southwest corner of 173d st and Amsterdam av, a 5-sty building with stores on plot 41x100.

AMSTERDAM AV.—George Kraus sold for Fred Dinkle 926 Amsterdam av, 5-sty brick flat with stores, 25x100.

BROADWAY.—Arnold, Byrne & Baumann sold for the Pine Investing Co., John Kight, president, the Georgia, a 6-sty elevator apartment house, on plot 125x100, at the southeast corner of Broadway and 160th st. The purchaser is Mauriçe Vogel. Mr. Kight acquired the site in December, 1908, through the same brokers, and erected the structure from plans by Neville & Bagge.

BROADWAY.—Edward C. Williams & Co. sold for the estate of Frances Adelaide Lawrance to a client of Bowers & Sands the northeast corner of Broadway and 94th st, 33.6 ft. on Broadway by 143 ft. on 94th st. Title has not changed on this property for 36 years.

MANHATTAN AV.—Chas. E. Cathie sold for Wm. C. Bergen 547 Manhattan av, a 3-sty and basement stone front dwelling, on lot 15x74.

PARK AV.—John J. Cody in conjunction with W. N. Lawrence sold for the Christian estate 1129 Park av, near 91st st, a 4-sty double flat, size 28x96 ft. This property has not changed hands in over 25 years.

PARK AV.—Schindler & Liebler sold for a client of Nathan H. Weil the 5-sty double flat 1227 Park av, on lot 25x90. Dr. Augustus Milleg is the buyer.

Activity in the Bloomingdale Section.

RIVERSIDE DRIVE.—Bertha M. Voss, of London, Eng., is reported to have sold 332 Riverside Drive, a 5-sty American basement dwelling, on lot 23x100, between 105th and 106th sts.

RIVERSIDE DRIVE.—W. W. and T. M. Hall sold the lot 28x100, at the southeast corner of Riverside Drive and 88th st.

RIVERSIDE DRIVE.—Girard C. W. Lowrey and Edward Goldschmidt, as trustees, sold 155 Riverside Drive, a 5-sty American basement dwelling, on lot 23x100, between 87th and 88th sts. The house was built by Noble & Gauss.

WEST END AV.—The estate of David Christie sold 904 West End av, a 3½-sty dwelling, on lot 20x78, between 104th and 105th sts. Emanuel Newman is the buyer, and the McVickar, Gaillard Realty Co. the brokers.

BRONX.

SIMPSON ST.—J. J. Haggerty sold for Lillian C. Riedel the 3-family building 1218 Simpson st, on a lot 25x100, to a client.

143D ST.—George Price sold for Barbara Hofmann as attorney the frame private dwelling 359 East 143d st, on a lot 25x100.

183D ST.—George Price sold for Alexander H. Sharp the block front situated on the south side of 183d st, between 3d and Bathgate avs, comprising 12½ lots. It is the buyer's intention to improve this property with 5-sty apartment houses.

190TH ST.—Frank J. McRickard sold for the Terrace Construction Co. 112 and 114 West 190th st, near Aqueduct av, each 20x irregular, to clients for occupancy.

239TH ST.—Walker & Burger sold for Herman Menaker the plot 50x100, on the south side of 239th st, 50 feet east of Matilda st, to a builder, who will erect 2-family houses.

BATHGATE AV.—W. E. & W. I. Brown, Inc., sold for Bertha Keating 1881 Bathgate av, a frame house, on lot 32.5 ft. front x 94 ft. deep. This is a resale of the northerly 32 ft. of the property recently sold by the same brokers for Ravitch Bros.

BAYCHESTER.—William Loeb sold the plot 100x100 on the north side of Baychester av, 180 feet west of Boston rd, to J. D. Smith, and the plot 150x100 on the south side of De Reimer av, 228 feet west of Boston rd, to O. B. Shreiner. Both plots are located close to the Baychester av station of the New York, Westchester and Boston railroad.

BROCKETT AV.—The Brown Realty Co. bought from the Benson estate, 51 lots situated in the east Bronx and bounded by Brockett, Ponton, Buhre and Morris Park avs. The property is within two blocks of Westchester av, where the Broadway-Lexington av subway is to be extended.

CHATTERTON AV.—Charles E. Devermann sold a 2-family house on the north side of Chatterton av, near Olmstead av, Unionport.

A Large Sale on the Grand Boulevard.

GRAND BOULEVARD AND CONCOURSE.—The American Mortgage Co. sold 28 lots in the west Bronx. The property is divided into two plots, one on the east side of the Grand Boulevard and Concourse, 41 feet north of 174th st, with a frontage of 351 feet. At the northerly end the plot is 165 feet deep, the easterly and southerly lines measuring 228.10 and 52.9 feet, respectively. The other parcel is directly opposite, on the westerly side of the concourse, with a frontage of 207.6 feet and extending back 200 feet to Walton av, where it fronts 200 feet. The purchaser is a client of Jacob Leitner.

HAVILAND AV.—Walker & Burger sold for Pacinelli Brothers 2251 Haviland av, Unionport, a 2-family frame dwelling on lot 25x108, to George M. Sallinger, and have resold the property to Herman Menaker.

JEROME AV.—Dr. John H. Storer bought from the Whitehall Realty Co. the plot, 75x100, on the east side of Jerome av, about 231 feet south of Burnside av. Dr. Storer owns three lots adjoining on the north.

MCCLELLAN AV.—Bing & Bing have resold the seventy-four lots in the West Bronx which they secured from the Morris estate in exchange for the Strathmore apartment house, at Riverside Drive and 113th st. The property includes the block front on the north side of McClellan st, between the Grand Boulevard and Concourse and Sheridan av with frontings of 380, 303.10 and 343 feet respectively; also the entire block bounded by Sherman and Sheridan avs and McClellan and 166th sts with the exception of six lots at the northwest corner of Sheridan av and 166th st; also the block front on the north side of 168th st, between College and Findlay avs, with frontages of 200 feet on each thoroughfare. Harry B. Davis is the buyer.

MORRIS AV.—M. F. Kerby sold for August Jacob to Mary Hennessey a 3-sty brick two-family house on Morris av, west side, south of 179th st.

PROSPECT AV.—Richard Dickson has sold for John C. Heintz premises known as 1024 Prospect av, lot 22.9x81.2 with a single family frame house thereon.

SEDGWICK AV.—W. S. Patten and J. L. Van Sant bought the plot 90x330, with several old buildings, on the west side of Sedgwick av, 273 ft. north of Highbridge. The property was formerly known as Kyle's Park and was for years a popular resort.

VYSE AV.—J. J. Haggerty sold for the Steinmetz Construction Co. from the plans one of their three new 2-family brick houses on a lot 25x100, about to be erected on the north side of Vyse av, 250 ft. south of 173d st, to a Mr. Scott.

LEASES.

The Henry M. Weill Co. leased for Thos. P. Fitzsimons to a client the building at 224 West 36th st, for a term of years.

John J. Cody leased 1227 Lexington av for a term of 5 years to the old firm of A. D. Ashmead Co., of 1450 3d av, who will use it for their undertaking business.

Duff & Brown Co. have leased for a long term of years for the Tone estate a plot of 4 lots with 1 and 2-sty buildings on the east side of 12th av, between 130th and 131st sts.

Louis Schrag has leased for Frank B. Flaherty, the house 340 West 15th st, to Delia T. Donohoe, for a term of years; for John J. Reynolds, the house 447 West 22d st, to Frederick V. Govro, for a term of years.

Wm. H. Whiting & Co. leased for the Century Building Co. the banking offices comprising the entire ground floor of 74 Broadway, extending through to 9-11 New st, to the stock exchange firm of H. Content & Co.

Duross Co. have leased the 4-sty and basement building 368 7th av, on lot 25x75, to Edmond Mairot and Jean Cazeilles, to be used as a moving picture house. The lessee will make extensive alterations to this building.

Pease & Elliman have leased for John Hoge, of Zanesville, Ohio, 3 East 41st st, a 4-sty dwelling, on lot 22x98.9, to David Ross for a long term of years. The property will be altered and occupied by the lessee as a dressmaking and millinery establishment.

J. B. English has leased for Nellie Lyon the dwelling 160 West 46th st; for A. Williams, 131 West 45th st; for J. S. Spencer, 232 West 49th st; for estate of Charles Dunn, 103 West 69th st; for H. E. Stanford the 5th loft 727 7th av and for N. Levy the upper part of building 588 7th av.

T. Scott & Son have leased for ex-Judge Rufus B. Cowing to Dr. S. Baruch the southwest corner of 78th st and Lexington av for 5 years; for V. Peters to Henry Scherman a 5-sty and basement building 168 East 80th st. The leases are for a long term of years at a total rental of \$30,000.

Peter P. Sherry leased for the estate of Jas. C. MacKenzie, 432 West 22d st; for the estate of P. H. Keahon, 346 West 15th st; for John Duffy, the 3-sty and basement dwelling 328 West 18th st; for Joseph Weintraub, the 4-sty business building 86 8th av, and the upper part of the building 161 8th av, corner 18th st, for a term of years.

M. & L. Hess have leased to Charles Duveen, trading as "Charles" of London, England, the entire upper part of the building 2 West

56th st for Charles Schumann's Sons. Mr. Duveen, in rebuilding, will connect this with the Baudouine property at the southwest corner of 5th av and 56th st, which he recently leased through the same firm. It will be used for exhibitions of "Rooms from Old English Castles."

The Charles F. Noyes Co. announce a long term lease to Daniel S. Wilson, proprietor of the Commercial Addressing Co. of the entire lofts of a new store and loft building to be erected at 152-4 William st, southeast corner of Ann. The property has a frontage of 40 feet on William st. Frederick Putnam Platt is the architect. The erection of the building will be commenced May 1, 1910, and completed early in the fall.

Lease by Old Munn Estate.

The Brunswick Realty Co., Robt. P. Zobel, president, has leased for the estate of the late Orson D. Munn, founder of the Scientific American, for a term of 63 years, the three 4-sty dwellings 12, 14 and 16 East 22d st, at an aggregate rental of about \$1,000,000. The property measures 79.8x98.9, and is located between Broadway and 4th av. G. B. Randolph represented the Munn estate in the transaction, and S. D. Cooper acted for the lessees. The plot is to be improved with a 12-sty mercantile structure. The dwelling at 16 was the Munn residence for over half a century. The adjoining house at 14 he bought in 1893, and 12 he secured in 1884. The present lease is made with Chas. A. Munn and Anne Elder Munn as trustees.

W. & J. Sloane have leased through Pease & Elliman 8 to 14 East 47th st, four dwellings, on plot 80x100.5, beginning 200 feet east of 5th av, to the Carlton House Co., lessee of the adjoining property. The Carlton House Co. has secured this property with a view to erecting thereon a low structure, thus protecting the westerly windows of the new Ritz-Carlton hotel, on the adjoining Madison av block front. This leaves W. & J. Sloane a plot 100x200 at the southeast corner of 47th st and 5th av, on which they will erect a building for their offices and showrooms. The entire plot was leased about six months ago by W. & J. Sloane from Commodore Eldridge Gerry, consisting of a plot 100 feet on 5th av and 280 feet on 47th st. The lease was for 40 years, beginning May 1, 1911. This sublease is for a similar term, and involves a rental of about \$1,000,000.

Builders Take Fifth Avenue Leasehold.

W. W. & T. M. Hall have arranged to take over on May 1, instead of two years hence, their lease of the property 634 5th av, adjoining the southwest corner of 51st st, a plot 50x131, owned by Columbia University, on which now stands the residence of the late D. O. Mills. The original lease of this property to the Messrs. Hall provided for their getting possession on May 1, 1912. As a result of Mr. Mills's death, however, an agreement has been reached by which the term of their lease will begin immediately. The lease will thus cover a term of 28 years. The site is opposite St. Patrick's cathedral and in the block south of the Vanderbilt mansions. On the adjoining southwest corner of 5th av and 51st st, the Messrs. Hall recently completed a 12-sty apartment house with stores.

SUBURBAN.

STATEN ISLAND.—Cornelius G. Kolff has sold to Mr. Lewis Musil of this city, a plot of ground having a frontage of about 59 feet on the Richmond rd and 100 feet on the Douglas rd adjoining the gate house on Emerson Hill, Staten Island. The purchaser contemplates the erection of one and possibly two, private residences for the occupancy of himself and an associate.

"Harriman-on-the-Erie."

TURNERS, N. Y.—Mrs. E. H. Harriman has added another large property to her estate at Turner's, Orange county. She has acquired the holdings of the Ramapo Mountain Realty Co., which adjoins the Harriman estate. The purchase includes the Turner station, heretofore leased to the Erie; the Silver Fox inn, the only hotel in the village; several cottages and a large section of land. Mrs. Harriman has given a site for a new \$9,000 station to the Erie, and both the station and the village are to be renamed "Harriman," in memory of her husband.

REAL ESTATE NOTES

I. Fragner, real estate and mortgage broker, has removed his office to 115 Broadway.

Richard Collins, successor to Collins & Collins, has removed his office from 527 5th av to 63 Wall st.

William C. Cahn, real estate broker, formerly at 95-97 Liberty st, announces his removal to 49 Liberty st, where he will be pleased to meet his friends.

The Title Guarantee & Trust Company loaned on first mortgage \$60,000 at 4½ per cent. to Charles H. Chetwood on the 5-sty and basement brownstone dwelling located at 25 Park av.

Miss Mary M. Henning, formerly located at 1237 Castlehill av, has removed her office to her new building at 1268 Castlehill av, where a general real estate business will be transacted.

The new station of the subway at Intervale av was opened this week. The platform is reached from the street by escalators. Cyrus C. Miller, President of the Bronx Borough, made a speech at the opening of the station.

Mr. Harold W. Buchanan begs to announce that he has removed his office from 35 Nassau st to 49 Wall st, corner of William st, in the Atlantic Building, where he will continue to carry on a brokerage business in mortgage loans and real estate in the boroughs of Manhattan and the Bronx. His new telephone number is 6484 Hanover.

The Title Guarantee & Trust Company reports a very large sale of mortgages this week, largely in smaller amounts. During the week, the company disposed of 152 mortgages aggregating \$1,684,550. This is the largest amount of mortgages disposed of by the company during any one week since the large sales for investment just before tax day in January.

John E. Weiss, for some time associated with the 5th av office of the McVickar-Gaillard Realty Co., and formerly with William Richtberg, has been elected assistant treasurer of the M. Morgenthau, Jr., Company. He will assume his new position on May 2 and will take charge of the Manhattan sales department for the company.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 75, of which 25 were below 59th st, 37 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 108, of which 37 were below 59th st, 42 above, and 29 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 206, as against 176 last week, and in the Bronx 99, as against 171 last week. The total amount involved is \$6,213,485, as against \$7,492,930 last week.

The amount involved in the auction sales this week was \$1,353,347, and since January 1, \$25,892,603. Last year the total for the week was \$1,010,193, and from January 1, \$24,061,870.

RUTHERFURD PL.—David G. Jennings sold 1 Rutherford pl, southwest corner of 17th st, a 4-sty and basement dwelling, on lot 20x94. The adjoining house on the south, No. 2, was purchased last year by the Chelsea Realty Co., acting for a client.

23D ST.—The Eden Musee property, 53 to 57 West 23d st, extending through the block to West 24th st, has been sold by the estate of David Dows. The name of the buyer was not made known. On the adjoining plot to the east stands the historic Schermerhorn mansion, and gossip associated the Schermerhorn estate with the musee purchase. The sale was negotiated by D. Y. Swainson, of the firm of Leonard J. Carpenter. So far as could be learned the sale does not mean the closing of the old amusement place, whose lease has fifteen years more to run. The property is assessed for taxation at \$500,000, and is said to have sold for \$750,000.

43D ST.—Daniel B. Freedman and Heilner & Wolf bought from the estate of ex-Mayor Daniel F. Tiemann through Bernard Smyth & Sons 125 West 43d st, a 4-sty building, on lot 20.10x100.5. The property is about midway between 6th av and Broadway, and adjoins the Hotel Woodstock.

143D ST.—Murtha J. Garry has sold the 2-sty frame building, on lot 25x99.11, on the south side of 143d st, 125 ft. west of 8th av.

RIVERSIDE DRIVE.—Bing & Bing have purchased through Pease & Elliman the lot at the southeast corner of Riverside Drive and 88th st, 28x100, and the 5-sty American basement dwelling 155 Riverside Drive, from Edward Goldschmidt and Gerard C. W. Lowrey, as trustees. They have also bought the intervening parcel, 156 Riverside Drive, a 5-sty American basement house, 24x100, from Edwin Norton. This makes in all a plot fronting 75 ft. on the drive and 100 ft. on the st, on which Bing & Bing will erect a 12-sty apartment house.

WEST END AV.—Edward J. Whittaker sold 467 West End av, a 3-sty and basement dwelling, on lot 19x82, between 82d and 83d sts. No. 473, in the same block, was recently purchased by Lyman E. Warren.

WASHINGTON AV.—D. Y. Swainson, of the firm of Leonard J. Carpenter, sold for a client to Lowenfeld & Prager 1830 Washington av, a plot 46x110.

CORTLANDT ST.—The 4-sty building 45 Cortlandt st, 20x70, has been leased by Brill Bros. to the Interborough Dairy Lunch Co. for 10 years, at an aggregate net rental of about \$100,000. A. L. Prager and Alexander Henschel were the brokers in the transaction. The premises have been occupied under a lease expiring May 1 by the Childs restaurant concern, and it was in this building that the Childs business was first established.

AUCTION SALE OF BRONX LOTS.

Mr. Bryan L. Kennelly will offer at public auction at the Exchange salesroom, 389 Bronx lots on the line of the new Broadway-Lexington av subway route and 12 acres of land in the town of Unionport. The sale is scheduled for Wednesday, May 4, at 11 A. M. The lots are a part of the Catholic 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 population in this section of the city. The terms of the sale are very favorable, as 70 per cent. of the purchase money may remain on mortgage for 1, 2 or 3 years at 5 per cent.

LEGISLATIVE DIGEST.

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 the Legislature at Albany, N. Y., affecting real estate.

RELATIVE TO ACTION TO FORECLOSE A MORTGAGE AND FINAL JUDGMENT THEREIN; WHAT TO CONTAIN.—Senate, introductory No. 594, printed No. 648. Mr. Travis' bill requiring referees in foreclosure suits to deposit monies received by them in bank and that no payments be made except under order of the court. The passage of this bill would be a great inconvenience. Where property is purchased by or in the interest of the plaintiff on foreclosure, it is usual that the money represented by the bid do not pass through the hands of the referee but is represented by receipts on account of the plaintiff's cause of action. This would be impossible under this bill. The plaintiff having bid in the property, would be required to put up the money which is actually coming back to him. Few cases have occurred in which referees have absconded with trust funds. If there were any such, the case could be met by a rule similar to that in force in Kings County by which all foreclosure suits are sent to the sheriff who is a bonded public officer. This bill should be opposed.—Bill disapproved.

SUPERVISION AND REGULATION OF PLASTERING IN CITIES OF THE FIRST CLASS.—Senate, introductory No. 592, printed No. 630; Assembly, introductory No. 993, printed No. 1189. Mr. Harte's and Mr. Beck's bill regulating plastering in cities of the first class. This is an example of vicious special legislation which seeks to provide by statute, the details of the manner of plastering the interiors of houses and the only thing accomplished seems to be the appointment of some additional inspectors. There are no penalties attached to the failure to plaster in accordance with the act. The bill should be opposed.—Bill is disapproved.

TAKING PRIVATE PROPERTY FOR PUBLIC USE.—Senate, introductory No. 641, printed No. 690; Assembly, introductory No. 1137, printed No. 1407. Mr. Brough's and Mr. Raldiris' proposed amendment to the Constitution permitting excess condemnation. This matter has been opposed in other years.—Bill disapproved.

FOR RELIEF OF EAGLE AVENUE GERMAN BAPTIST CHURCH, IN THE BRONX.—Senate, introductory No. 646, printed No. 675; Mr. Schulz' bill to relieve the Eagle Avenue German Baptist Church in the Borough of the Bronx from an assessment. Upon principle, this bill should be opposed.—Bill disapproved.

THE CITY CHARTER BILLS.—The Law Committee of the Allied Real Estate Interests of the State of New York has under consideration the various bills thus far proposed by the Charter Revision Committee. Those bills are incomplete and it is difficult to say what they actually accomplish. The situation is the same as when it was attempted to criticize the Ivins Charter without the proposed administrative code. There is no way to tell how complete the work is or what changes are actually made. The committee is studying the subject and may make recommendations, but until the complete work of the Charter Revision Committee is presented, nothing substantial can be done in the way of making recommendations or criticisms until the bills are assembled in one comprehensive new charter.

TO REDUCE AND RELEVY SEWER ASSESSMENT.—Assembly, introductory No. 1183, printed No. 1477. Mr. Clarke's bill to reduce and relevy a certain sewer assessment in Brooklyn. This should be opposed for the usual reasons.—Bill disapproved.

RELATIVE TO LOCAL IMPROVEMENTS AND ASSESSMENTS THEREFOR.—Assembly, introductory No. 1167, printed No. 1462. Mr. Caughlan's bill to amend Section 434 of the Charter so that local improvements may be made and assessments therefor levied without action of the local board and without waiting for a petition for the improvement. Local boards are not necessary and their action or non action should not hamper city authorities in proceeding with needed improvements. The bill should be favored.—Bill approved.

DISBURSEMENTS TO BE INCLUDED IN BILL OF COSTS.—Senate, introductory No. 732, printed No. 790. Mr. McManus' bill to amend Section 3256 of the Code by striking therefrom the provision permitting to be taxed as disbursements in actions, searches made by title insurance, abstract or searching companies. This would make necessary in all litigation, the use of official searches. While the title insurance companies would be directly affected if they lost the business of making these searches, it is submitted that the real estate community is also interested as the searches of the title insurance companies have supplanted the official searches for good reasons.—Bill disapproved.

ESTABLISHING THE COLLEGE OF THE BOROUGH OF BROOKLYN.—Assembly, introductory No. 1151, printed No. 434; Senate, introductory No. 688, printed No. 740. Mr. Gerken's and Mr. Gledhill's bill to establish a new public college to be known as the College of the Borough of Brooklyn. It would seem that at this time such an expenditure would be unwarranted.—Bill disapproved.

PROMOTERS AND PROSPECTUSES.—Assembly, introductory No. 1189, printed No. 1484. Mr. Bates' bill relating to promoters and prospectuses. This bill seeks to require preliminary promotion agreements to be made before any corporation is organized to which the public is invited to subscribe. The bill as drawn can be evaded very easily. It will probably do little good to enact it.—Bill disapproved.

THE COMMITTEE ON CONGESTIONS PROPOSITIONS.—The Committee considered drafts of bills submitted by Benjamin C. Marsh, the executive secretary of the Committee on Congestion of Population, by which it is intended to regulate the height and volume of buildings to be erected hereafter in the City of New York. One bill divides the city into twelve districts and prescribes the area of lots which may be occupied in these various districts and limits the height of buildings. These percentages of occupation and limitations of height vary in the different districts. Your committee submits that the situation in the city does not make necessary the drastic limitations proposed by this bill. The matter should be examined in detail by the directors upon the question whether the various limitations are reasonable. Unless the limitations are reasonable, they will amount to an unconstitutional deprivation of property. Unless there can be good ground shown for the variance between different districts, it would seem that the districts discriminated against might claim that they were not being accorded equal protection of the laws with those districts which are favored by permitting more substantial use of land.

OPERATION OF CREMATORIES FOR DISPOSAL OF GARBAGE.—Senate, introductory No. 526, printed No. 564; Assembly, introductory No. 961, printed No. 1147. Mr. Burlingame's and Mr. Lee's

BRYAN L. KENNELLY, Auct'r

will sell at AUCTION

Wednesday, May 4, 1910

At 11 a. m., at the Exchange Salesroom, 14-16 Vesey St.

Absolute Trustees' Sale
389 Bronx Subway Lots

By Order of the Trustees

THE NEW YORK CATHOLIC PROTECTORY

SITUATED ON

THE LINE OF BROADWAY-LEXINGTON AVE. SUBWAY
Adjoining Van Nest Station of N. Y., N. H. & H. R. R.

Near New Westchester and Boston Railroad

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

TITLES INSURED FREE

JOSEPH T. RYAN, Attorney, 149 Broadway

SAME DAY

By order of the Trustees of

THE NEW YORK CATHOLIC PROTECTORY

11 ⁸⁰/₁₀₀ Acres of Land
on **WESTCHESTER and SEEBERRY CREEKS**

Adjoining Gebrie Park, Town of Unionport (Bronx)

The acreage property will be sold before the lots

SEND FOR BOOKMAP

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

bill to amend the general city law in relation to the operation of crematories for disposal of garbage.

The present law on this subject is of no avail to stop nuisances such as the Barren Island crematories. This bill is intended to require such crematories either to stop the dissemination of noxious or poisonous gases or to drive them out of the cities. Such institutions have no place within the limits of any city unless they can be conducted without offence. The bill should be favored. Bill approved.

RELEASING STATE'S TITLE.—Assembly, introductory No. 910, printed No. 1064. Mr. Beck's bill to release to the successors in interest of Mount Pleasant Cemetery in Kings County, the interest of the State of New York acquired by escheat on the death of Paul Pontau. This bill brings up an unfortunate situation which has continued throughout the administration of Governor Hughes. Whenever a case arises in which it is necessary to get a release of the State's interest. Gov. Hughes consistently vetoes every such act even though the situation of the parties be such that they cannot come in under any general law. In this case it will be impossible for the parties to come in under any general law; for the escheat, if it happened, occurred more than forty years ago. Moreover, this affects a tract of land on which there are several hundred lots and more than one hundred houses and the title to an undivided one-tenth of each of those lots is outstanding. It is impracticable to bring a separate proceeding before the land office for the owner of each of these lots, unless a general release can be given in the form intended by this act, they are practically remediless.

If this bill should be passed and vetoed like other special release bills, it would show that the rigorous application of principles sometimes amounts to a denial of justice. The passage of this bill should be favored. Bill approved.

EXEMPTING REAL ESTATE OF RELIGIOUS CORPORATIONS FROM ASSESSMENT FOR PUBLIC IMPROVEMENTS.—Senate, introductory No. 533, printed No. 571. Mr. Stilwell's bill to exempt the real estate of religious corporations from assessments for public improvements. This bill should be opposed. Bill disapproved.

TO AMEND LIEN LAW, IN RELATION TO LABORERS, MATERIALMEN, CONTRACTORS AND SUBCONTRACTORS.—Senate, introductory No. 535, printed No. 573. Mr. Brackett's bill to amend the lien law so that laborers have a preference over materialmen against a fund realized from the foreclosure of mechanics' liens. This bill should be favored. Bill approved.

TO AMEND REAL PROPERTY LAW, IN RELATION TO THE RECORDING OF INSTRUMENTS AFFECTING REAL PROPERTY.—Assembly, introductory No. 125, printed No. 1126. This is Mr. Harwood's bill which has now been printed four times in which it is attempted to require that conveyances shall bear the residence of the purchaser. The bill has now been amended so that instruments shall not be recorded unless the residence of the purchaser is stated therein. This is the form of the bill to which we have heretofore objected. Grantees who know the law will, of course, be able to protect themselves. Those ignorant of the law will find themselves in possession of deeds which they cannot record. The bill will not accomplish what it intends to do for the residence given may be adopted merely for purpose of being stated in the deed and can be changed the next moment.—Bill disapproved.

RIVERSIDE DRIVE EXTENSION GRAB.

Bill Introduced in the Legislature for Removal of Tracks from Surface of Eleventh Avenue.

THE New York Central Railroad has caused to be introduced in the Legislature a bill the object of which is to provide for ways and means to take the tracks off the surface of 11th av and to grant the Board of Estimate and the Public Service Commission necessary authority for accepting the proposition of the railroad company.

The important provisions of the bill are: New York Central plans to be submitted to the Public Service Commission and Board of Estimate within five months, and must be approved by them.

All changes to be completed within five years.

Discontinuance of steam as motor power.

Cost of all changes to be borne by the company.

Cost of change of approaches to be borne by the city.

Question of franchise to be determined by the courts.

Change of route allowed by consent of local authorities.

No elevated structures on 10th or 11th avs.

Tracks to be covered by suitable roof along Riverside Drive.

At a conference called by the "League to End Death Avenue" the following resolutions were adopted and telegraphed to the various legislative committees:

Whereas, This proposed bill, like its predecessor, the Grady bill, has been brought forward in the closing days of the session, thus making it impossible to give the consideration required to the details of the plan; and

Whereas, The bill is manifestly objectionable in that it puts all the expense and consequential damages for the bridge approaches upon the City of New York, provides for a viaduct between 129th and 145th sts, thus ruining the Riverside Park extension, retains branch tracks and sidings at grade west of 11th av, permits elevated freight lines through any street or avenue except 10th or 11th av, and sanctions the grant in perpetuity to the New York Central of lands under water along the entire Riverside Park front;

Resolved, That we condemn the bill in its present form and vigorously oppose any bill containing such objectionable features.

Further Resolved, That we would approve of a bill authorizing the railroad company to enter into an agreement with the city, provided the bill left not only the terms and route to agreement with the Board of Estimate and the Public Service Commission, but also left to agreement between them the entire plan and engineering scheme; and further provided that such agreement be without prejudice to any action now pending or which may be brought in respect to any franchise, and that nothing in the agreement contained shall be deemed to validate any franchise which has expired.

Signed: Allan Robinson, Allied Real Estate Interests; Reginald P. Bolton, Washington Heights Taxpayers; Dr. Abraham Korn, Harlem Property Owners; Dr. E. Zimmerman, Greenwich Village Public Service Committee; Clarence J. Shearn, General Counsel of League; Benjamin Reass, Civic Alliance; Owen W. Bohan, 11th Assembly District Democrats; Frank K. Johnson, 11th Assembly District Civic Alliance; Frank Joyce, Central Federated Union; Eugene Johnson, Central Federated Union; Herman W. Beyer, 11th Assembly District Republicans.

The taxpayers of the Riverside Drive section have paid \$2,000,000 in assessments and it is not likely that they will tolerate an enormous viaduct defacing their property. A meeting of the Washington Heights Taxpayers' Association will be called to oppose the bill. The Assembly has advanced the bill to second reading.

MOVING PLATFORM TO BE BUILT.

A New Transit Line to be Constructed Under 34th Street—Definite Plan to be Submitted.

By the terms of a bill passed by the Legislature the Public Service Commission is authorized to permit the construction of moving platforms under 34th st and under Broadway. The Mayor has approved the bill and it is awaiting the signature of Governor Hughes to become a law. A definite plan for a moving platform in 34th st will be submitted to the Public Service Commission by Max E. Schmidt, president of the Continuous Transit Securities Co., which expects to build the road.

The moving platform in 34th st will be twenty feet below the level of the pavement, will occupy the whole width of the street and run from river to river. It is proposed to have four platforms running respectively at three, six, nine and twelve miles an hour, making it easy to step from one to another. There will be cross seats on the platform of greatest speed. Along each side will be a stationary walk nine feet wide.

The company proposes eventually to turn the platform over to the city without cost, and until that time arrives to share the profits equally with the city after fixed charges for operation have been paid.

Building Up a List of Buyers.

Have you a list in your office of people to whom you can offer good property, and know that they have the money ready to buy? This information is generally entrusted to employees in your office who may leave you at any time. The Mortgage Indicator and the Record and Guide Quarterly will give you a limitless number of names of purchasers with capital, and the Real Estate Directory will show the neighborhoods in which they are most interested.

LAW DEPARTMENT

OVERLOOKING A LOT.

To the Editor of the Record and Guide:

Suppose A owns three lots numbering 50, 52 and 54. B owns the adjoining lot No. 56. A builds a private house on Nos. 50 and 52, leaving No. 54 vacant.

Now then, can B, if he builds a house on lot No. 56, and builds it on the building line, put windows in the side of the house facing A's vacant lot, which, as above mentioned, is No. 54?

Can A compel B to close up entirely the windows facing his property, and if B desires to have windows, does not the law compel him to build away from the building line?

"A. B."

Answer.—There is no general law against side windows giving on a neighboring lot. The Building Laws provide for their being recessed or they may be shut in by the improvement of the vacant adjacent premises.

WHO IS RESPONSIBLE?

To the Editor of the Record and Guide:

Is a lawyer liable who searches a piece of property for you, when you find at the passing of title that there is an installment assessment on it, for grading and paving? J. H. B.

Answer.—An attorney examining title is not an insurer, but is bound to use all necessary skill and care that the employment for which he holds himself out as competent demands. Tax searches are not in large cities usually made by an attorney personally, but by searchers in the Tax office or by title companies, which are responsible.—Editor.

WHAT A LIS PENDENS MEANS.

To the Editor of the Record and Guide:

Does the filing of a lis pendens constitute a suit if no further action is taken?

Answer.—The filing of a lis pendens is but giving notice of a coming or existing lawsuit, as filing a caveat in the Patent Office of an impending patent. If not accompanied by the filing of the complaint in the action, it is dormant until that is done; and later if the action be not prosecuted it may be stricken off the record, or of itself stale out by lapse of time.—Editor.

CANNOT SELL LOTS.

To the Editor of the Record and Guide:

I bought two lots in New Jersey, and when I bought them the deed was made in my wife's name only. Now that she is dead, can I sell the lots without any legal trouble?

Answer.—You cannot sell property that does not stand in your name, and you are not your wife's successor by descent of the title to you. Consult a good New Jersey real estate attorney.—Editor.

AN AGENT'S COMMISSIONS.

To the Editor of the Record and Guide:

Will you kindly give us your opinion on the following: We are agents for tenement property and receive commission only for collecting rents, making no charge for leasing. Are we entitled to the same commission on security of leases as we get for collecting rents; We maintain that the security being deducted from the last term of the lease entitles us to the same commission as collecting. H. & CO.

Answer.—In our opinion the renting broker is entitled to a commission on all moneys, goods, offsets or anything whatsoever accepted by the landlord as rent under the lease.—Editor.

NO WRITTEN AUTHORIZATION REQUIRED.

To the Editor of the Record and Guide:

Would you kindly inform me whether there is any law on the statute books, at the present time, prohibiting a person from offering for sale, as an agent, certain real estate, without an authorization in writing from the owner of the same? I am making this inquiry in order to settle a discussion which I had recently with a real estate broker, and he has requested me to obtain your opinion respecting the same.

H. J. R.

Answer.—There is no law of that kind now.—Editor.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25	43	\$430	25x 25	43	\$430
2d, 25x25	24	240	25x 50	67	670
3d, 25x25	19	196	25x 75	86	860
4th, 25x25	14	140	25x100	100	1,000
Total, 25x100.....	100	\$1,000			

*\$1,000 is taken as the value of a full lot.

WANTS AND OFFERS

CROSS & BROWN
COMPANY
REAL ESTATE-INSURANCE
 KNICKERBOCKER TRUST BLDG.
 TEL. MURRAY HILL 1600 5TH AVE. C. 34TH ST.

KING NEW YORK-NEW JERSEY
JACOBA **REAL ESTATE**
 1 Union Square, N. Y.
 West End, N. J.
 North Asbury Park, N. J.

VETERAN REAL ESTATE MAN; now and past 3 years a successful solicitor for work; plans and specifications from Architects and Owners; wishes to make a change and connect with responsible, close figuring concern. "HAMILTON," c/o Record and Guide.

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

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

Many People Want to Study Real Estate

They want to know what it means to buy and sell property, all about contracts, deeds, mortgages, etc.

There is a book which tells all about this, "Guide to Buyers and Sellers of Real Estate," by Geo. W. Van Sicken

It Costs One Dollar

THE RECORD AND GUIDE

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 18 years

160 Broadway, New York 188 Montague St., Brooklyn

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon. Depository for moneys paid into Court.

LENDs ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee, or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT, }
 THORWALD STALLKNECHT, } Vice-Presidents.
 ARCHIBALD FORBES, Treasurer.
 WALTER N. VAIL, Secretary.

HERBERT E. JACKSON, Comptroller.
 LEWIS H. LOSEE, Asst. Genl. Manager.
 U. CONDIT VARICK, }
 ROBERT I. SMYTH, } Asst. Treasurers.
 GEORGE A. FLEURY, }
 FREDERICK D. REED, } Asst. Secretaries.

DAVID B. OGDEN, Counsel.

EXECUTIVE COMMITTEE

EDWIN W. COGGESHALL, Chairman.
 GEORGE F. BUTTERWORTH HENRY GOLDMAN HENRY MORGENTHAU
 WILLIAM P. DIXON PHILIP LEHMAN JAMES N. WALLACE
 JULIAN D. FAIRCHILD JOHN T. LOCKMAN ALBERT H. WIGGIN



REAL ESTATE MORTGAGES
REMSSEN DARLING,
 170 BROADWAY, N. Y.

When You Desire a Building or Permanent Loan--Call, Write or Phone Me

I have removed to the above address, where I have opened one of the most modern, complete, and up-to-date MORTGAGE OFFICES in New York City. I have installed the latest equipment in the way of maps, records, and index systems, based upon 25 years' experience as a MORTGAGE BROKER, and also have some very valuable statistics collected during that time. My thorough organization permits me to offer the best of service to my clients.

PHONE 1491 CORTLANDT

FOR SALE, RENT, EXCHANGE

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

QUESTIONS IN REAL ESTATE.

Mr. E. A. Cruikshank, upon concluding an address to a Y. M. C. A. class in real estate recently answered the following questions:

Should a broker or agent enthruse about a piece of property that he is offering a client that he knows he could not enthruse about if he were in the client's place?

It would depend upon circumstances to a great extent, but under no condition should he enthruse to such a degree that it would interfere with his being absolutely honest.

Do you believe in specializing in the management of property, that is for a concern that does a great deal of it?

I do.

Is it not customary for an agent to get 10 per cent. deduction on bills?

Yes.

Is 2 per cent. the regular collection rates for office buildings? From 2 to 2½ per cent.

What is the best book for real estate law?

A good lawyer.

What is your opinion of the Torrens Law and the title insurance companies?

It will be some time before the title companies lose much business by it.

Can you lay down any law of percentage for a mortgage?

It would depend a good deal upon the kind of property and its location.

What is the average depreciation of a building per year?

It depends a good deal upon what the building is used for.

"The experience of a lifetime shows me that no property, I do not care where or what it is, ever was put into your hands that

somebody did not want it, and 'it is up to you' to go out and find that party. If you cannot find him in one direction, try in another. I remember one time I went to London and found a tenant for a Fifth avenue store.

"Patience is a requisite that is absolutely necessary to succeed. Do not mind if you make mistakes, for by mistakes you learn wisdom, and having seen your error the first time do not make it again. Have patience with your clerks. I know if you have a clerk who makes some foolish blunder you feel like knocking his head off, but be patient, and if he is of the right 'kind of stuff' he will more than repay you in the end, but be able to distinguish between ignorance and stupidity.

"Remember that you cannot build up a big business in a year, because you must first build up a reputation as a reliable and successful broker. Always look on the hopeful side of things. If you want to make a success of what you undertake do not try to cover the entire State of New York.

REAL ESTATE RECORDS INCREASE YOUR BUSINESS.—By giving you records which are impossible for you to build up yourself, the Realty Records Co. increases the possibilities of your business greatly. This is the day of long range guns, and long range enterprise.

CHANNELS THROUGH WHICH MONEY COMES TO BE INVESTED IN REAL ESTATE.—There are certain well recognized channels through which money comes into the real estate field. These are given in the Record and Guide, the Real Estate Directory, the Record and Guide Quarterly and the Mortgage Indicator. How to reach them is given in a pamphlet mailed free on application, entitled "Methods of Making Money Out of Manhattan Real Estate."

CONFISCATION BY ASSESSMENT

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

The Construction of Clason's Point Road An Instructive Object Lesson To Property Owners—What Are the Taxpayers' Organizations Doing?

AND the trail of the serpent is over them all. Few assessments seem to have been levied that fail to show the marks of practices of dishonest officials in carrying on local improvements. It has been shown in preceding articles on this subject "How Fraud Is Perpetrated Upon the Innocent Purchasers of Real Estate," who, seeing the improvements actually completed, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments. It was also pointed out in these articles how unnecessary and undesirable improvements placed heavy burdens on adjoining property owners and it was shown that assessments can be avoided by the diligence of taxpayers whose buildings are affected by these improvements.

Have the organizations formed for the express purpose of protecting property owners against the abuses referred to, ever raised their voice in protest? Not a single instance of opposition to the mulcting of the taxpayers of the city is on record. While numerous complaints are heard from property owners AFTER the assessment is levied no objection has been noted at the inception of the improvement. Many examples have been cited of the inevitable detriment to property owners resulting from the needless carrying on of local improvements. A case which has become notorious, the regulating and grading of Clason's Point road, has this week received the consideration of the Board of Assessors. Owners of real estate are asked to pay \$260,966 for the construction of a street, which has benefited solely the proprietors of a summer resort at the terminal of the road. A boulevard of 19,000 feet length and 100 feet width was built for the most part through a low swampy, undeveloped tract of land, uninhabited save for the existence of three or four old houses and the buildings of a private institution.

The assessments as at present distributed will amount to \$390 for each lot of 25 feet. The Board of Tax Commissioners, after considering the improvement, have appraised the value of each lot to be about \$800 to \$900. Each property owner within the area of this assessment will lose about 40 per cent to 50 per cent. of his property. In many cases the assessment will amount to confiscation, as the owners are people of small means, who have invested the savings of a lifetime to buy the property and have given a purchase money mortgage for the balance.

Special Commissioner Wallace MacFarlane, who was appointed by Governor Hughes to investigate certain charges preferred against officials entrusted with the carrying on of local improvements, makes the following statement in connection with the construction of Clason's Point road:

"It has been a very common custom for the speculative holders of real estate taken for a public improvement to sell the parcels condemned to innocent purchasers, giving an unincumbered title, which under the law as it stands they would be able to do and retain their interests in the awards thereafter to be made for the land taken. The innocent purchaser, however, would be left to bear the assessment for benefit about to be imposed on the property sold."

HISTORY OF CLASON'S POINT ROAD.

On February 9, 1905, two petitions, signed by property owners, were presented to the Local Board of Chester, one for the acquisition of title by the city to Clason's Point road and the other for its regulating and grading. At that time the Clason's Point thoroughfare was an old winding twenty-four-foot roadway, part of which lay between Westchester av and the East River. The petitions to the Local Board being duly approved, were forwarded to the Board of Estimate and Apportionment, where they were adopted, the one to acquire title on April 14, 1905, and the other, for regulating and grading, on June 15, 1906, it being agreed that the city should assume

22 per cent. of the cost of regulating and grading, the balance to be assessed upon the property owners immediately benefited, subject, of course, to the limitation of assessments to one-half the assessed valuation of the property. A condemnation commission was appointed to fix the amount of damages sustained by property owners through the acquisition by the city of the title to the new one hundred-foot street. Title to the street vested in August, 1906. In this same month a contract for the regulating and grading of the road was executed to John C. Rogers, the estimated cost being \$194,261.

At the time of the initiation of these proceedings a number of officials were the record owners of a large tract on Clason's Point road. A flaw in the proceeding to acquire title to the road delayed the compilation of the assessment lists, and consequently sales of the improved property subject to an inevitable future assessment could be made to innocent buyers. The flaw was later corrected. The construction work was finished August 21, 1908, but not until June 24, 1909, did the officials interested in the fraud forward the lists to the Board of Assessors.

"This highway, while it will be undoubtedly useful in the development of this rather isolated and sparsely inhabited tract of land, is premature," is the comment of MacFarlane. "There was certainly nothing like an urgent necessity for it," he says, "and in view of the many urgent demands for money with which to provide much more necessary public improvements, I am strongly of the opinion that the real motive for and cause of the inauguration and completion of this work was the interest of the officials in the abutting land."

"I find that the purchase of the tract of forty-one acres with a frontage of 2,500 feet on the proposed Clason's Point road, by the then Superintendent of Highways of the Borough of the Bronx, was made on behalf of the officials, with a view to obtaining the increased value of land which they hoped would be the result of constructing the proposed Clason's Point road. What relation of cause and effect there may be between the acquisition by these borough officials of an extensive tract of land abutting on the proposed highway and the construction of that highway, is, of course, largely a matter of conjecture. Before they obtained their interest nothing active was done to inaugurate the proceedings which culminated in the construction of the highway. Immediately after they acquired their interest, the proceedings were inaugurated and pressed energetically to completion."

The present Board of Assessors has not confirmed the area of assessments as fixed by its predecessors. An assessment, as ordinarily laid, might wipe out the equity of many property owners. The matter will receive thoughtful consideration on the part of the Board before a final decision is reached.

It would be interesting to know what the officers of the numerous taxpayers' organizations in the Bronx were doing at the time the proceedings to construct Clason's Point road were initiated. Were they debating the question whether to admit women as members or were they passing resolutions of thanks to the one or the other of their officers who had been in charge of their last "enjoyable affair"?

"It is not necessary for property owners to go to the City Hall every day, at least, to see if they have made or are going to make any improvements at the cost of \$130, which you could make yourself for \$25, and then not send you a bill for six or twelve months and charge you interest at the rate of six per cent. in the meantime," as Mr. Frank Bailey, the Vice-President of the Title Guarantee and Trust Co., said in a recent lecture. But it is absolutely necessary to study the announcements of hearings and all other information in connection with local improvements, the cost of which is to be paid by owners of adjoining property.

VENTILATION LAW AMENDMENTS.

A Hearing at Albany—Heating and Ventilating Engineers Oppose the Williams Amendments.

The bill to amend the labor law in relation to ventilation in factories has undergone some changes. The language has been altered to make more explicit the conditions of occupancy agreed upon between landlord and tenant and some words have been added to place the responsibility upon those who have undertaken to provide ventilation.

Legislative committees held a hearing on the bill Wednesday, and Mr. Allan Robinson, President of the Allied Real Estate Interests, spoke in favor of the measure. Commissioner Walling also urged its adoption. It is generally believed that the bill will be passed and become a law within a short time.

ATTITUDE OF THE SOCIETY OF HEATING AND VENTILATING ENGINEERS.

The American Society of Heating and Ventilating Engineers has come out in opposition to Commissioner Williams' bill. A committee of the society having the matter in charge is composed of Messrs. D. D. Kimball, chairman; W. W. Macon, Prof. R. C. Carpenter, C. B. J. Snyder, W. M. Mackay and Frank K. Chew. This committee was authorized at the last annual meeting of the society to promote the passage of a bill by the legislature of the State of New York to remedy defects believed to exist in the present factory loft ventilation law. The appointed committee immediately conferred with the State Commissioner of Labor and learned that he proposed to introduce such a bill into the Legislature. The Metal Worker, Plumber and Steamfitter makes this statement of the case:

"The commissioner's bill provides that proper ventilation shall be deemed to have been provided in a factory workroom when the air therein shall not contain more than 10 parts of carbon dioxide in 10,000 parts of air between 9 a. m. and 4 p. m. and 15 parts at other times, and that the temperature must be between 55 and 90 deg. The remaining features of the bill are largely administrative.

"Careful consideration was given by the committee to this bill and other engineers were conferred with. A conference with the commissioner of labor was held on Friday morning, April 15, and the method of fixing the standard of ventilation was carefully considered. Certain suggestions were offered by the committee, but were met by the commissioner's statement that he would consider no modifications of the bill as introduced, that it was his bill and he must stand by it.

A SUBSTITUTE BILL SUGGESTED.

"This bill not being satisfactory to the committee and other members of the society consulted, the committee, for reasons given below, is understood to be considering the introduction of another bill, this providing that all factories having less than 1,000 cu. ft. of air space for each occupant and each cubic foot of gas burned per hour shall be required to have artificial means of ventilation to the extent of 1,000 cu. ft. of air per hour, but that factories having over 1,000 cu. ft. of space per occupant and per cubic foot of gas burned per hour and exposed window and door area equal to one-eighth of the floor area shall not be required to have artificial means of ventilation, and the temperature must not be less than 60 deg., no injurious draft to be allowed. In other respects the two bills would be in the main similar, each providing additional ventilation for exceptional conditions, penalty for failure to install and operate, administrative features, etc.

THE WILLIAMS STANDARD CRITICIZED.

"The essential difference therefore lies in the method of determining the standard of ventilation to be required. That proposed by the commissioner's bill is regarded as an innovation without warrant and open to multitudinous objections; one that will result in untold confusion and uncertainty to property owners, tenants, engineers, manufacturers, contractors and to the department entrusted with its enforcement. It is entirely contrary to the practice of every other State having a ventilation law and to practice abroad, also to the practice of this State in its school law. It involves a method of testing familiar to very few, even among engineers; it requires an expensive instrument, the reliability of which is seriously questioned; the test itself is a very delicate operation and one easily disarranged. Only experienced operators can obtain correct results.

"Carbon dioxide is not a poison, but is usually an indication of the quality of the air. In exceptional cases it may much exceed the proportion of the air specified and still the air may be good; or by artificial means the proportions of the carbon dioxide may be lessened and the air may still be bad.

"This bill does not specify how many samples of the air shall be taken or where in the factory such tests shall be made. A bit of carelessness on the part of the person testing will condemn a factory improperly. It makes possible the acceptance or approval of methods of ventilation which are dependent wholly upon weather conditions, the tests of which will result in their acceptance or rejection according to weather conditions. The reliable contractor whose system will ventilate regardless of weather conditions stands no chance in bidding in competition.

"It makes fraud and injustice easily possible, the means for detecting which are not readily available to the owner or contractor. It may be made to do serious injustice to the property owner. Every premium is put upon fraud. In no respect is this bill better than the present law.

THE REALLY RATIONAL STANDARD.

"On the other hand the bill prepared by the committee proposes a method of determining the standard of ventilation which is in no sense an innovation, but is endorsed by every State having a ventilation law, by many foreign countries; is a method in use by engineers and physicians the world over and is something intelligible to all. It may be easily tested with the anemometer, an instrument relatively inexpensive, in common use, reasonably reliable and itself readily tested. There is nothing difficult or delicate about the test nor is special skill required. The bill provides for a specified amount of air equal to the minimum required by the commissioner's bill. It is absolutely independent of weather conditions. Fraud in the making of tests may be easily detected by the owner or engineer."

FOR A STATE COMMISSION.

The Congestion Committee Enlarges the Scope of Its Activities—Two Bills in the Legislature.

THE Committee on Congestion of Population has caused two bills to be introduced in the Legislature, one with the object of constituting a commission "for the development of New York State" and the other to permit cities of the first, second and third classes to limit the heights of buildings. Mr. Benjamin C. Marsh, the executive secretary of the Committee, describes the commission bill as one having special interest for New York City. It has been introduced in the Senate by Mr. Brackett, of Saratoga, and in the Assembly by Mr. W. G. Miller, of Nassau County.

"As every charitable agency in New York can testify," says Mr. Marsh, "there are thousands of families here, unable to earn the amount necessary to maintain them in New York City, who are intermittent, if not a constant, strain upon the charities of the city. Many of them are families whose wage-earners are accustomed to farm labor, and who could earn a good living on farms, but for whom this is impossible in New York City. They would, moreover, if scattered throughout the State, develop much more normally than is possible at present for them in New York City, and develop the State as well.

"The bill provides for an unpaid commission of sixteen people, comprised as follows: The State Commissioners of Labor, Agriculture, Health and of Education, and the Secretary of the State Board of Charities and Correction. Three members are to be appointed by the President of the Senate, and four by the Speaker of the Assembly, while the Governor is to appoint four members.

"An appropriation of \$10,000 for the clerical expenses of the commission and the actual expenses of the members is provided, and a report is to be made by them to the Legislature of 1911 if possible; and if not, a final report to the Legislature of 1912, as to the best means of securing an improved distribution of population throughout the State. This bill has had most astonishing support from the various interests of the State. The State Grange adopted a resolution at its annual convention endorsing the measure."

Following is a partial list of organizations that have endorsed the bill, which was prepared by the Committee on Congestion of Population in New York: New York State Grange, Lockport Board of Trade, Board of Trade of Niagara Falls, Oswego Chamber of Commerce, The Associated Charities, Syracuse, The Associated Charities of the City of Newburgh, Chamber of Commerce of the City of Yonkers, Utica Chamber of Commerce, Brooklyn League, Rochester Chamber of Commerce, Social Service League of Elmira, Federation of Churches and Christian Organizations in New York City.

A permissive bill has also been introduced giving cities of the first, second and third classes the right to establish districts in which buildings shall be of various heights, and covering varying portions of their sites.

The bill authorizing a Commission is No. 1020 in the Senate (Int. No. 889) and No. 2091 in the Assembly. It reads as follows:

Section 1. Within twenty days after this act takes effect there shall be appointed in the manner hereinafter provided a commission which shall consist of sixteen persons, whose duty it shall be to make inquiry examination and investigation into the present distribution of population throughout the state of New York and to examine particularly in the small cities, villages and country districts the housing conditions, rent and ownership of homes, cost of producing, cost of farm land and of homes, the educational conditions in the state, including the length of school term, the nature of instruction, especially agricultural and industrial, the extent and value of central schools, the need for better roads and other related matters, with a view to recommending permanent ways and means for securing an improved distribution of population throughout the State. Said commission shall, if practicable, submit a full and final report, including such recommendations for legislation by bill or otherwise as in its judgment may seem proper to the legislature of nineteen hundred and eleven, but if it shall not be practicable to report finally thereto, the said commission shall submit its final report to the legislature of nineteen hundred and twelve.

Sec. 2. The members of the said commission shall serve without

compensation, except that each shall be entitled to his actual necessary expenses incurred in the performance of his duties under the provisions of this act. The appointments shall be made as follows: Four of the said persons shall be appointed by the Governor, three shall be appointed by the president of the Senate from the Senate, and four shall be appointed by the speaker of the Assembly from the Assembly, and the Commissioner of the State Department of Agriculture, the Commissioner of the State Department of Education, the Commissioner of the State Department of Labor, the Commissioner of the State Department of Health and the Secretary of the State Board of Charities are hereby appointed members of this commission.

Sec. 3. For the purpose of its investigations the said commission is hereby authorized to send for persons and papers, to administer oaths and to examine witnesses and papers respecting all matters pertaining to the subjects referred to in the first section of this act, to purchase books and supplies, and to employ all necessary clerical and other assistance within the appropriation therefor. If the said commission shall appoint from its members sub-committees to make inquiry into one or more of the subjects referred to in the first section, said sub-committees shall have the same powers as to sending for persons and papers, administering of oaths and the examination of witnesses and papers as are herein conferred upon the commission.

Sec. 4. For this purpose the sum of ten thousand dollars (\$10,000) or so much thereof as may be necessary is hereby appropriated.

Sec. 5. This act shall take effect immediately.

The text of the bill giving permission to cities of the first, second and third class to limit the height of all buildings and the proportion of lot earnings to be covered by said buildings, is as follows:

Section 1. Cities of the first, second and third classes within the State of New York may by ordinance of the Board of Aldermen or of the City Council, by and with the consent of the Mayor, establish districts within their boundaries, and separately prescribe for each district the maximum proportion of lot area which may lawfully be covered by any building thereafter constructed within said district, and the maximum number of stories or the maximum height, or both, to which a building within said district may be thereafter erected, and may provide such penalties, together with such other measures and remedies as may seem requisite and adequate for enforcement of the said restrictions.

Sec. 2. This act shall take effect August 1, 1910.

TRINITY CHURCH REFORMS.

The Second Yearbook Contains Frank Statement of Conditions of Tenement Property—All Church Mortgages Cancelled.

THE Parish of Trinity Church has this week published statistics and other data relating to its real estate holdings and finances and to the work that has been going on during the past year. The book containing this information is the second of its kind that has been gotten out. Its first issue about a year ago was prompted by criticisms of the unsanitary conditions of most of the tenements owned by the Corporation. Forced by public opinion, Trinity Church unwillingly adopted a new policy. The result must have been exceedingly satisfactory to the vestrymen, for the second issue of the Year Book and Register contains not only a summary of the religious work and a financial report but also a frank statement of the real conditions of the tenement buildings. The church does not hesitate to confess its former remissness in duty, and for the first time since its existence it places before its members authentic pictures of the worst houses among its holdings. The many illustrations accompanying the report of its tenement property are inscribed as follows: "Kitchen in worst house. Note low ceiling and uncleanness." "Hall in worst house. Note dilapidation and dirt and narrowness of passageway." "One of the overcrowded apartments—Husband, wife and five children occupy two rooms." These and other admissions of its neglect to care properly for its tenants in the years gone by attest the purpose of reform now under way.

Dr. William T. Manning, Director of Trinity Church, in his preface to the report, points to the interesting fact that during the past year the corporation has torn down no less than 79 old buildings to make way for the erection of new structures. He says: "One of the greatest and most real responsibilities resting upon us is the care and management of the dwelling-houses owned by our Parish. In a sermon dealing with this subject I used the following words, which I venture here to repeat:

The condition of much of the property is good; the condition of none of it is anything like so bad as has frequently been asserted. But, having said this, I must also say, on the other hand, that there are important improvements which need to be made, and that there is some of the property the condition of which is far from being what it ought to be, and from being what we intend that it shall be. This unsatisfactory situation cannot always be avoided, for property of this sort comes to us at the expiration of leases in run-down and exhausted condition and constitutes, at least temporarily, a difficult problem. Whatever the difficulties, however, I say unhesitatingly that, as property owners, our responsibility for the condition of any dwelling house property owned by the parish is the most vital and fundamental, and one of the most sacred of all the obligations resting upon us, and that we are bound to do everything in our power to meet this responsibility. The long leases under which much of the property has been held have many of them expired, and we are able now to deal with this property in a way, which, some time ago, would not have been possible. . . . I hold that in this matter we ought to set not only a high standard, but the very highest. Far better, if necessary, that all our charities should be given up and all our churches and schools closed than that we should maintain any of them by revenue derived from property in an unsanitary or questionable condition. . . . As rector of the parish my primary responsibility is for its religious acts, but I claim also my full share of responsibility for its business acts, and I have found in the vestry

a most earnest desire that this whole matter of our property shall be dealt with not merely from the business point of view, but from the standpoint of religion, of social responsibility and of enlightened citizenship.

In pursuance to this new policy the Committee of the Vestry requested the Charity Organization Society last spring to allow its Tenement House Committee to make a detailed inspection of all the houses under control of Trinity Church. The Society has recently completed its work and a report of its examinations under the direction of Mr. Lawrence Veiller was reproduced in the Record and Guide. A reprint of the complete report is part of this year's Register.

The financial statement of the corporation does not include the collections and contributions from the several churches of the Parish, which amounted to \$129,991.49, although in some of the chapels, in the poorer parts of the city, the offerings are necessarily small. These offerings and contributions, which are devoted to religious and charitable and missionary work, within and without the Parish, are received and disbursed by the clergy, under the general direction of the Rector, and therefore do not appear on the books of the corporation.

The total receipts for the fiscal year were \$1,153,230, the largest amount being derived from rents of real estate, \$743,718. From sales of real estate \$81,865 was received. The expenditures amounted to \$983,181, of which \$461,251 was spent for maintaining and managing the real estate holdings outside of churches and schools. Following is an itemized maintenance account:

Office expenses for management of churches and estate and legal expenses.....	\$58,944.42
Repairs, improvements and supplies to buildings other than church and school buildings.....	143,171.64
Operating steam and electric plants in business buildings	43,565.12
City taxes and water rates paid by corporation, in addition to those paid by lessees.....	140,705.13
Insurance.....	22,345.46
Advertising, supplies and sundries.....	6,812.35
Buildings purchased on lots of the corporation.....	45,707.66

Trinity Church is the owner of productive property (such as tenements and other real estate not used for religious purposes), valued at \$13,693,500 by the tax appraisers. The numerous churches, chapels, schools and cemeteries owned by the corporation have not been appraised and their value is not given in the Register. Dr. Manning says in his report:

"Great as is the value of some of the land which the Parish owns and uses for church purposes, as for example the churchyards of Trinity Church and St. Paul's Chapel, these properties bring the Parish no income whatever, but are, on the contrary, a large expense to it each year, and their maintenance, as open breathing places to which the public is given free access, is an incalculable benefit to the city, quite apart from their great historic significance, and their silent witness to higher things, which is an influence that cannot be estimated and which no money value could measure. There is probably no other parish in the world which holds for religious purposes, without deriving income from it, property of such value as these churchyards."

It has for many years been the practice of Trinity Parish, when it has felt able to do so, to advance sums of money to other parishes in need of help, and to secure by mortgage the sums thus advanced. These mortgages were taken with the purpose of guarding against the misapplication of the money, thus advanced, to other church uses, through the dissolution of the parish receiving it, or from other causes. The possible diversion of church property is now amply guarded against both by the canons of the church and by the laws of the State, and the corporation has therefore reached the conclusion that there is no longer any occasion for the Parish to continue to hold these mortgages. The amount represented by these mortgages as shown in the financial statement is \$370,950 and the number of parishes holding sums loaned to them in this manner is fifty-eight.

The buildings and grounds used for church purposes are exempt from taxation, as are those of all other religious organizations. Upon all the other real property of the Parish taxes are paid, the amount of city taxes and water rates paid during the last fiscal year being \$140,705.13, in addition to the amount paid by lessees.

THE BOARD OF ESTIMATE.

No action was taken at yesterday's meeting of the Board of Estimate on any important public improvement matter. The recommendation of the Comptroller to erect a Municipal Bathing House at a cost of \$170,000 at the corner of West 5th st and Concourse Drive in Coney Island was opposed by Mrs. Balmer and other proprietors of bathing houses, who argued that the city has no legal right to compete with business enterprises. The matter was referred to a special committee for consideration.

A communication by the Public Service Commission, concerning the route of the Broadway-Lexington av subway, between 14th st and Broadway, was also referred to a special committee. The report raises the question as to whether this route should be constructed under private property or whether Irving place should be extended and opened to 4th av.

MUNICIPAL IMPROVEMENTS

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

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.
Monday, May 2.

TAYLOR ST.—From Morris Park av to West Farms road; 3 p. m.
PLEASANT AV.—From Gun Hill road to East 219th st; 1 p. m.
PLEASANT AV.—From Gun Hill road to East 219th st, assessment; 2 p. m.
BENSON AV.—From West Farms road to Lane av; 3 p. m.
MT OLIVET AV.—From Flushing av to Metropolitan av, Queens; 3 p. m.
HAVEN AV.—From 170th st to Fort Washington av; 11 a. m.
TAYLOR ST.—From East River to Westchester av; 3 p. m.
ELWOOD ST.—Broadway to Hillside av; 12 m.
WEST 174TH, 175TH AND 176TH STS.—From Aqueduct av to Undercliff av; 11 a. m.
ROSEWOOD ST.—From Bronx Boulevard to White Plains road; 10 a. m.

NORTHERN AV.—North of 181st st; 3.30 p. m.
Tuesday, May 3.

BRONXWOOD AV.—From Burke av to Gun Hill road; 3 p. m.
ST LAWRENCE AV.—From Westchester av to Clason's Point road; 12.15 p. m.

EAST 161ST ST.—From Brook av to 3d av; 11 a. m.
BEEBE AV.—From Jackson av to Vernon av, Queens; 3 p. m.
Wednesday, May 4.

UNNAMED ST.—From Undercliff av to Aqueduct av; 11 a. m.
Thursday, May 5.

WHITE PLAINS ROAD.—From Morris Park av to northern boundary of city; 3 p. m.

LELAND AV.—From Westchester av to Ludlow av; 12 m.
LELAND AV.—From Westchester av to Ludlow av, assessment; 1 p. m.

EMMA ST.—From Flushing av to William st, Queens; 4 p. m.
METCALF AV.—From Bronx River av to 177th st; 2.30 p. m.
Friday, May 6.

BAKER AV.—From Baychester av to the city line; 11 a. m.
MATTHEWS AV.—From Burke av to the Boston road; 11 a. m.
Saturday, May 7.

MATTHEWS AV.—From Burke av to the Boston road, assessment; 11 a. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL,
258 BROADWAY.
Monday, May 2.

PIERS 32 AND 33, EAST RIVER.—Claimant's proof of value; 11 a. m.

MANHATTAN BRIDGE.—Submission of briefs; 2 p. m.
15TH AND 18TH STS, NORTH RIVER.—Claimant's proof of value; 2 p. m.

NEW ST ADJOINING MANHATTAN BRIDGE.—Submission of briefs; 3 p. m.
Tuesday, May 3.

FT. GEORGE RAPID TRANSIT.—City's proof of values; 10 a. m.
LOOP 5, DELANCEY ST.—From Bowery to Elizabeth st; city's proof of value; 1 p. m.

LOOP 3, CENTRE, CANAL AND HOWARD STS.—City's proof of value; 2 p. m.
Wednesday, May 4.

15TH AND 18TH STS, NORTH RIVER.—Claimant's proof of value; 2 p. m.

Thursday, May 5.
FT GEORGE RAPID TRANSIT.—City's proof of values; 10 a. m.
LOOP 3, CENTRE, CANAL AND HOWARD STS.—City's proof of value; 2 p. m.

Friday, May 6.
15TH AND 18TH STS, NORTH RIVER.—Claimant's proof of value; 2 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU ST.
Wednesday, May 4.

INTERBOROUGH RAPID TRANSIT COMPANY.—"Block Signal system, local tracks."—Chairman Willcox; 2 p. m.

QUEENS BOROUGH GAS & ELECTRIC COMPANY.—S. A. Meyers, et al., complainants—"Rate for Electricity."—Commissioner Maltbie, 2.30 p. m.

BOARD OF ESTIMATE.

The Board of Estimate proposes to change the map of the City of New York so as to change the line and grade of the following streets. The proposed change will be considered at the meeting of the board on May 6.

230TH ST.—West 230th st, between Bailey av and Heath av, Borough of The Bronx.

ST. PAUL AV.—St. Paul av, between Westchester av and Bronx and Pelham Parkway, Borough of The Bronx.

MORTON PL.—Morton pl, from Aqueduct av to Harrison av, and establish grades for this street between the same limits, Borough of The Bronx.

ACQUIRING TITLE TO LAND.

PUGSLEY AV.—The Board of Estimate and Apportionment is considering the advisability of amending the proceeding for acquiring title to Pugsley av, from McGraw av to Clasons Point rd, by including therein the following streets: Cornell av, from Clasons

Point rd to Pugsley av; Ellis av, from Tremont av to Pugsley av, and Newbold av, from Tremont av to Pugsley av. The proposed area of assessment will be considered at a meeting of the Board on May 6.

PETITIONS.

The President of the Borough of The Bronx gives notice that petitions have been presented to the President of the Borough of The Bronx, and are on file in his office for inspection for:

178TH ST.—Paving with asphalt blocks on a concrete foundation and setting curb where necessary in East 178th st, from east side of 3d av to west side of Hughes av, and all work incidental thereto.

CROTONA PARK.—Constructing a receiving basin and appurtenances on the west side of Crotona Park East, opposite East 173d st.

172D ST.—Acquiring title to the lands necessary for the widening of East 172d st, between Inwood av and Jerome av.

236TH ST.—Constructing sewers and appurtenances in West 236th st, between Broadway and Kingsbridge av, and in West 238th st, between Broadway and Kingsbridge av, and in Kingsbridge av between West 234th st and West 238th st.

238TH ST.—Regulating and grading, setting curbstones, flagging sidewalks a space of 4 feet wide, laying crosswalks, building approaches, drains, walls, etc., and erecting fences where necessary in West 238th st, from Sedgwick av to Fort Independence st, and all work incidental thereto.

WESTCHESTER AV.—Constructing a sewer and appurtenances in Westchester av, between Zerega av and Westchester sq, and in Westchester sq, between Westchester av and Walker av.

TRATMAN AV.—Regulating and grading, setting curbstones and flagging sidewalks a space 4 feet wide, laying crosswalks, building approaches and erecting fences where necessary in Tratman av, from Zerega av to Benson av (Madison av), and all work incidental thereto.

MORRIS PARK AV.—Constructing receiving basins and appurtenances at the southeast corner of Morris Park av and Wallace av; at the northeast and southeast corners of Morris Park av and Cruger av; at the northwest corner of Morris Park av and Amethyst st, and at the southeast corner of Morris Park av and Fillmore st.

BRONXDALE AV.—Acquiring title to the lands necessary for Bronxdale av (Bear Swamp rd), from West Farms rd or Walker av to White Plains rd.

LURTING AV.—Acquiring title to the lands necessary for Lurting av, from West Farms rd (Walker av) to the line of the New York, New Haven & Hartford R. R.

BAKER AV.—Acquiring title to the lands necessary for Baker av, from Garfield st to Van Nest av at Matthews av.

HOE AV.—Acquiring title to the lands necessary for the opening of Hoe av, between Whitlock av and a point about 445 feet 6 inches southerly from Aldus st. Constructing a sewer and appurtenances in Hoe av, between Whitlock av and a point about 445 feet 6 inches south of Aldus st.

TINTON AV.—Paving with asphalt blocks on a concrete foundation Tinton av, from Southern Boulevard to 149th st, and all work incidental thereto.

APPOINTMENTS OF COMMISSIONS

1ST AV.—Messrs. Charles L. Hoffman, Thomas S. Scott and Henry J. Schumacher were appointed Commissioners of Estimate and Appraisal in the matter of acquiring title by The City of New York to certain lands and premises situated in the block bounded by AV A and 1ST AV, 59TH and 60TH STS, and in the block bounded by 1ST and 2D AVS, 59TH and 60TH STS, in the Borough of Manhattan, duly selected for bridge purposes, according to law. Notice is given that the said Charles L. Hoffman, Thomas S. Scott and Henry J. Schumacher will attend at a Special Term, Part II., of the Supreme Court on the 10th day of May, 1910, for the purpose of being examined under oath by the Corporation Counsel of The City of New York, or by any person having an interest in said proceeding, as to their qualifications to act as such Commissioners of Estimate and Appraisal in said proceeding.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

FAILE ST.—The Commissioners appointed to acquire title to the lands, tenements and hereditaments required for the opening and extending of Faile st (although not yet named by proper authority), from Garrison av to a point about 183 feet north of Whitlock av, in the 23d Ward, Borough of The Bronx, give notice that they have completed their estimate of damage. Objections thereto must be presented on or before May 18, at the office of the Commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 28, 1910.

MANHATTAN TERMINAL.—The Commissioners appointed to acquire title to the lands selected and specified by the Commissioner of Bridges of The City of New York, with the approval of the Board of Estimate and Apportionment of said City, pursuant to the provisions of Chapter 712 of the Laws of 1901, for the construction of an extension of the westerly or Manhattan terminal of the New York and Brooklyn bridge, give notice that they have revised and corrected the report as to Parcel Damage No. 3. The report will be presented for confirmation to the Supreme Court, May 6, 1910.

120TH ST.—The Commissioners appointed to acquire title to certain lands, premises and property situated on East 120th st and the Harlem River, in the Borough of Manhattan, in The City of New York, duly selected as a site for a substation for the Harbor Police of The City of New York, give notice that their report was filed in the office of the Police Commissioner and a duplicate of said report was filed in the office of the County Clerk. The report will be presented for confirmation to the Supreme Court May 10, 1910.

3D AV.—The Commissioners appointed to acquire title to the lands, tenements and hereditaments required for the opening and extending of 3d av, as widened, on its easterly side, between Wash-

ington av and a point north of and near Lorillard pl, in the 24th Ward, Borough of The Bronx, give notice that they have completed their estimate of damage. Objections thereto must be filed on or before May 16, 1910, at their office, 90 West Broadway. Final reports will be presented to the Supreme Court June 28, 1910.

BOARD OF ASSESSORS.

Notice is hereby given to all persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets to present their claims, in writing, to the Secretary of the Board of Assessors, No 320 Broadway, on or before May 11, 1910, at 11 o'clock a. m., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office:

MANHATTAN.

150TH ST.—150th st, from Broadway to Riverside Drive.

THE BRONX.

BRYANT AV.—Bryant av, from Lafayette av to New York & Harlem R. R.

GARRISON AV.—Garrison av, from Longwood av to Hunts Point av.

IRVINE ST.—Irvine st, from Garrison av to Seneca av.

JOHNSON AV.—Johnson av, from Kappock st to Spuyten Duyvil rd at West 227th st; Spuyten Duyvil rd, from Johnson av at West 227th st to West 230th st.

MONTEREY ST.—Monterey av, from East 180th st to Quarry rd.

191ST ST.—191st st East, from Bathgate av to Hughes av.

RYER AV.—Ryer av, from East 178th st to Burnside av.

MANIDA ST.—Manida st, from Lafayette av to Edgewater rd.

BELMONT AV.—Belmont av, from East 175th st to East 177th st (Tremont av).

COLLEGE AV.—College av, from East 164th st to East 165th st.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

BRONX.

173D ST.—Sewer, between Hoe av and Bryant av, and in BRYANT AV, between East 173d st and the summit southerly therefrom. Area of assessment: Both sides of East 173d st, from Hoe av to Bryant av; both sides of Bryant av, from a point about 325 feet south of East 173d st to a point about 425 feet north of East 173d st; both sides of Vyse av, from East 173d st to East 174th st. Due June 25, 1910.

FIRST STATISTICS OF NEW YORK CITY

The Greatness of the Metropolis Presented By an Impressive Exhibit of Facts and Figures.

THE Chamber of Commerce has taken pains to compile in detail a statement of the city's concerns. The statistics published by that body convey information of the greatest value upon the aspects of New York's activities, and every real estate owner and broker may study with benefit to himself and to his fellow-citizens the presentations of facts contained in this statement. We all know that our city is increasing rapidly and we have a general idea of the growth of population and values, but no one can realize the rapid rate of its expansion and the extent of the vast metropolitan activities until he has read these statistics, which have been collected for the first time since the act of municipal consolidation went into effect in 1898.

It is not possible to reprint the full report of the Chamber of Commerce in the limited space of the Record and Guide, but such parts of it as relate to real estate are presented herewith. The greatness of New York is exhibited by an impressive array of facts and figures and every citizen may take comfort and pride in the pre-eminence of the metropolis.

The City of New York, the oldest incorporated of the 158 largest cities of the country, has the largest area of any city in the United States, covering 326 $\frac{1}{4}$ square miles as compared with 190 $\frac{1}{2}$ in Chicago and 129 $\frac{1}{2}$ in Philadelphia.

The streets of New York have a mileage of nearly 3,740, which is exactly the distance between New York and London. There are 1,905 miles of paved streets, which, if placed in a connected line, would reach from New York to Amarillo, Texas. The sheet and block asphalt paved streets aggregate 805 miles, equal to the distance between New York and Detroit. There are also 643 miles of macadam streets. The paved streets of New York in 1907 amounted in square yards to 20 per cent. of the area of all the paved streets in all the cities of the United States having more than 300,000 inhabitants. In that year over 40 per cent. of the paved streets of New York were asphalted to over 21 per cent. in Chicago.

The City of New York has a population estimated in 1909 to be 4,564,792. A Federal census is to be taken this year. The Federal census of 1900 showed a population of 3,437,202, so that New York has, in nine years, added about 125,000 inhabitants every year. In other words, its annual increase is equal to a city about the size of Tacoma, Wash., or Fall River, Mass., and it is growing faster than either London, Paris or any American city. Taking as a basis of comparison the census figures of 1900 and the official estimates for 1908, New York gained over 29 per cent. in eight years; a rate of gain slightly in excess of that of Chicago, and largely in excess of Philadelphia, St. Louis, Boston, Baltimore and Pittsburgh, and of 14 other cities of the United States having over 200,000 inhabitants.

Berlin and Vienna combined would not make a New York. St. Louis could be added to Greater Paris and still not equal New York.

Greater London, the colossus of cities, is, however, big enough to contain both New York and Chicago. Barring London, however, New York has no equal as a metropolitan city.

Moreover, it is the greatest municipality in the world under one central governing authority. The Mayor of New York is the head of a municipality of 4,564,792, while London's 7,537,196 inhabitants for 1910 as officially estimated are subject to many different political divisions, there being many distinct municipal bodies. The city of London proper, of which the Lord Mayor is the head, has only 17,132 inhabitants. In a district around New York, with the Battery as the center comprising 680 square miles, nearly equal to the 692 square miles of Greater London, and taking in 92 cities and towns outside the territorial limits of New York, and reaching to Summit, N. J., there was in 1905 a population of 5,265,060, and in the same district to-day there is probably a population in excess of 6,000,000, or not much more than a million less than that of Greater London.

New York shows a more rapid increase in population in the last 18 years than any other of the big ports, and this growth is commensurate with its increase in traffic. The number of children of school age (between 5 and 18 years) in New York is 1,047,012, more than all the inhabitants of St. Louis and Buffalo combined. Of the population as computed in the census of 1900, 37 per cent. or 1,270,000 were foreign born, making it perhaps the most cosmopolitan city in the world.

THE WATER-FRONT.

Of the 444 $\frac{1}{2}$ miles of water-front, 145 $\frac{1}{2}$ are in Manhattan and Bronx Boroughs and 56 miles are in actual commercial use, while the undeveloped areas make the capacity of the port adequate to maintain, through many years to come, a constant growth in commercial activities. Of the piers on the water-front, 350,000 feet are owned by the city from which it derived a revenue of \$3,552,069 in 1909, in addition to \$303,484 from leases for ferry purposes. The piers owned by private interests measure 1,220,000 feet. There are 840 wood piers and two stone piers.

The value of goods in foreign commerce at New York was \$1,311,000,000 as compared with \$1,220,000,000 in London, \$1,300,000,000 in Liverpool and \$1,303,000,000 in Hamburg. A comparison based upon statistics given by United States authorities shows that New York is now in number of net registered tons of shipping entered in the foreign trade the greatest port in the world, having increased 56.4 per cent. from 1898 to 1908, passing London during that time.

MUNICIPAL REAL ESTATE.

The value of land, buildings and equipment in various municipal service enterprises and owned by the city in 1907 was \$314,111,597; and the value of the land, buildings and equipment of the city departments was \$639,578,290.

The growth of New York is vividly illustrated by the statistics of building operations. The actual number of buildings erected or projected in 1909 as reported by the city authorities was 19,185, costing \$253,905,267. From statistics supplied by the Federal Government it appears that the cost of erected and projected buildings and alterations in 1909 was \$275,523,123, as compared with \$90,509,580 in Chicago and \$866,285,860 in 92 cities (including New York) in the United States. New York's percentage of the whole in 1909 was 31.75 and 28.77 in 1908. Building operations in this city increased 52 per cent. over 1908, the increase in all the other 91 cities of the country being about 31 per cent.

CONCLUSIONS.

In a summary of the report the Chamber of Commerce arrives at the following conclusions:

"If the city is to maintain its commercial supremacy it is necessary that its rate of taxation, which is necessarily dependent upon the expense of government, shall not be so high as to drive business away, and yet not so low as to prevent us from making adequate, and even liberal, provision for the growth of population and industry. In other words, wastes must be eliminated, and essential public improvements must be carried on and both of these operations require the highest kind of civic courage."

The report will be published in full in the May number of the Bulletin of the Chamber of Commerce, and as it is the first comprehensive exhibit of the financial, commercial, political and domestic activities of Greater New York it should be read by every person interested in the welfare of the city. No similar statistics have ever before been collected. In this respect, as the report points out, we are far behind London, the County Council of which issues annually a volume of Greater London statistics.

Property Bid in at Auction.

Only about one-third of the property knocked down at voluntary auction is actually sold. The rest is bid in. This is an indication that the owner is anxious to sell and he fixes a price below which he will not go. The Record and Guide and the Record and Guide Quarterly give this data, and it should be followed up by every broker in Manhattan.

BRAINS VS. LEGS.—Records are the seven league boots of an intelligent real estate man, and a thousand possible transactions lurk in the covers of each issue of the Record and Guide, the Record and Guide Quarterly or the Mortgage Indicator. Two publications entitled, "A Mine of Money" and "Methods of Making Money Out of Manhattan Real Estate," will show you the best methods of discovering these possibilities.

THE 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.

EDGAR J. LEVEY President JOHN D. CRIMMINS, } Vice-Presidents. CLINTON R. JAMES, } Secretary. CYRIL H. BURDETT, } Asst. CHAUNCEY H. HUMPHREYS, } Sec'y. EDWIN A. BAYLES, } WILLIAM N. HARTE, Treasurer Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

May 3. JOSEPH P. DAY. Cherry st, Nos 82 & 84, n s, 25 e James st, 50x59, two 2-sty brk and frame tenements and stores. Crotona av, n w cor 183d st, 100x80, vacant. HUGH D. SMYTH. 2d av, No 2131, w s, 74 s 110th st, 27x73, 4-sty brk tenement and stores. May 4. BRYAN L. KENNELLY. 389 lots situated on Walker, Rectory, Archer, Olmstead and Hoguet avs, and Odell, Lyvere, Gray and Storrow sts, and 11 acres of land, at 11 o'clock. PARISH, FISHER & CO. William st, No 80 & 82 e s block front bet Mald-Maiden Lane en Lane and Liberty st, Liberty st 72.8x32.7x61.11x25.7, 12-sty office building. On premises. May 5. JOSEPH P. DAY. West st, Nos 491 & 493, two 4-sty brk tenements and stores, 44.10x80. 130th st, No 241 W, 3-sty and basement stone front dwelling, 18x99.11. 54th st, No 148 E, 4-sty stone front tenement, 19x100.5. Sherman av, No 941, w s, 32.6 n 163d st, 20.10x100, 3-sty and basement brk dwelling. Grant av, No 999, w s, 131.3 n 164th st, 84.9x81x84x78.4, 2-sty frame dwelling and vacant. Tinton av, No 1180, 2-sty and basement frame dwelling, 16*8x132.5. Bowery, No 100, w s, 125.1 n Hester st, 25x100, 4-sty brk hotel with stores. West Farms rd, n w cor 172d st, 96.10x33.11x115.2x42.9, vacant. May 7. BRYAN L. KENNELLY. 56 lots and two dwellings at Riverdale, on Fieldston rd, 252d st, Waldo av and Riverdale lane, at 1 p m on premises.

V Oden Hughes, att'y, 322 W 42d st; Albert Falck, ref. (Partition.) By Joseph P Day. 17th st, No 12, s s, 220 w 5th av, 30x92, 2-sty brk dwelling. Elizabeth G Wheelwright agt Caroline M Child et al; Samuel Riker, Jr, att'y, 46 Cedar st; Maurice Deiches, ref. (Partition.) 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, \$14,781.26; taxes, &c, \$1,006.82; sub to three mortgages aggregating \$71,000.) Mort recorded July 27, 1905. By Joseph P Day.

May 4. Findlay av|s e cor 170th st, runs s 248.8 x e 170th st | 101.10 x n 110.11 x e 3.5 x n 100.7 to beg, vacant. Margaret L Zborowski extr. &c, agt John Sachs et al; Henry L Morris, att'y, 32 Liberty st; Sumner Gerard, ref. (Amt due, \$5,598.54; taxes, &c, \$3,799.60.) Mort recorded June 28, 1906. By Herbert A Sherman. May 5. 10th st, No 66, s s, 103.3 e 6th av, 25.2x92.3, 5-sty brk tenement. German Savings Bank in the City of N Y agt George Nicholas et al; action No 1; A H Mosle, att'y, 30 Broad st; William Klein, ref. (Amt due, \$34,991.44; taxes, &c, \$756.99.) Mort recorded Feb 21, 1898. By Joseph P Day. 10th st, No 68, s s, 78.1 e 6th av, runs s 46.1 x e 0.5 x s 46.1 x e 24.9 x n 92.3 x w 25.2 to beg, 5-sty brk tenement. Same agt same; action No 2; same att'y; same ref. (Amt due, \$34,984.08; taxes, &c, \$740.21.) Mort recorded Feb 21, 1898. By Joseph P Day. Goerck st, No 94, e s, 121.7 n Rivington st, 25x100, 5-sty brk tenement. Wilhelmina Fuhr agt Samuel Schack et al; Abr A Silberberg, att'y, 258 Broadway; Edw L Parriss, ref. (Amt due, \$4,497.37; taxes, &c, \$525; sub to a mort of \$20,000.) Mort recorded Feb 17, 1909. By Joseph P Day. 151st st, No 304, s s, 420.3 e Morris av, 22x118.5, 3-sty frame dwelling. Maria L Seifert agt Eugene T Hawkins et al; John F Frees, att'y, 3029 3d av; Herman Joseph, ref. (Amt due, \$5,861.28; taxes, &c, \$149.55.) Mort recorded June 2, 1907. By Joseph P Day. 126th st, Nos 322 & 324, s s, 350 e 2d av, 41.8x99.11, 6-sty brk tenement and stores. Farmers Loan & Trust Co agt Frieda Hart et al; Turner, Rolston & Horan, att'ys, 22 Exchange pl; Samuel Marks, ref. (Amt due, \$37,166.66; taxes, &c, \$1,053.05.) Mort recorded July 11, 1906. By Bryan L Kennelly. Forest av, No 993, w s, 206.9 s 165th st, 20.6x91, 3-sty frame dwelling. Anna C Wildey agt Constantin Plumm et al; Pierre W Wildey, att'ys, 82 Beaver st; Wm C Arnold, ref. (Amt due, \$3,658.71; taxes, &c, \$175.67.) By Joseph P Day.

Cherry st, No 362, n s, 126.5 e Montgomery st, 26x94.9x26.4x96, 5-sty brk tenement and store and 4-sty brk tenement in rear. Lawyers Mortgage Co agt Tillie Hecklin et al; Guy Cary, att'y, 59 Wall st; Henry Nearsulmer, ref. (Amt due, \$18,595.38; taxes, &c, \$1,072.29.) Mort recorded Jan 30, 1906. By Joseph P Day. 67th st, No 211, n s, 175 w Amsterdam av, 25x100.5, 5-sty brk tenement. Eva K Robbins agt John M Roddy et al; John W Russell, att'y, 20 Vesey st; Clifford Boese, ref. (Partition.) By Joseph P Day.

Colonial Parkway, late Edgecombe road 166th st s w cor 166th st, 115.6x106.2x100x90.4, vacant. John J Mahony agt Lena Hoffman et al. Daniel P Mahony, att'y, 49 Liberty st; Herbert H Maass, ref. (Amt due, \$47,372.55; taxes, &c, \$2,055.53.) Mort recorded March 22, 1905. By J H Mayers. Audubon av|s e cor 186th st, 107.5x95, vacant, 186th st Audubon av|n e cor 185th st, runs n 107.5 x e 185th st | 95 x s 53.6 x e 25 x s 53.10 x w 120 to beg, vacant. Audubon av|s e cor 170th st, 25x95, vacant. 170th st

Kate Mordecai et al exrs. &c, agt Emanuel Heilner et al; Simpson, Werner & Cardozo, att'ys, 111 Broadway; William Klein, ref. (Partition.) By Joseph P Day. May 6. 95th st, Nos 304 to 310, s s, 450 w 1st av, 100x100.8, 1-sty brk & frame shop. Peter Oten agt Benjamin Menschel et al; Albert A Hovell, att'y, 189 Montague st, Brooklyn; Joseph Fetretch, ref. (Amt due, \$8,528.19; taxes, &c, \$645.70; sub to two mortgages aggregating \$31,000.) Mort recorded Nov 17, 1905. By Bryan L Kennelly.

May 7. No Legal Sales advertised for this day. May 9. 5th av, No 860, e s, 60.5 s 68th st, 40x100, 2-sty stone front art gallery. Mutual Life Ins Co of N Y agt Mary A Yerkes et al; James McKeen, att'y; John H Judge, ref. (Amt due, \$253,-

THOMAS DIMOND

All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET NEW YORK Works: { West 33d Street Tel., 1085 Murray Hill West 32d Street

388.20; taxes, &c, \$705.) Mort recorded Feb 10, 1904. By Bryan L Kennelly. Pleasant av, No 335, w s, 20 s 118th st, 18.6x75, 3-sty stone front dwelling. Noel B Sanborn agt Samuel Seigner et al; Sanborn & Sanborn, att'ys, 29 Wall st; James Oliver, ref. (Amt due, \$5,884.49; taxes, &c, \$322.74.) Mort recorded June 2, 1905. By Herbert A Sherman. Leland av|n e cor Old road, runs n 75.1 x e Old road | 79.1 x s w 109.1 to beg, Van Nest. Louis M Ebling agt Patrick Monahan et al; Leventritt, Cook & Nathan, att'ys, 111 Broadway; Geo S Mittendorf, ref. (Amt due, \$8,142.41; taxes, &c, \$237.18.) Mort recorded Jan 23, 1907. By Bryan L Kennelly. 8th av, No 750|n e cor 46th st, 25.5x100, 6-sty 46th st, No 249|brk office and store building. 8th av, No 752, e s, 25.5 n 46th st, 25x100. 46th st, No 247, n s, 100 e 8th av, 25x100.5. Sheriff's sale of all right, title, &c, which Metropolitan Mercantile & Realty Co had on Dec 15, 1909, or since; John F Forrester, att'y, 346 Broadway; John S Shea, sheriff. By Daniel Greenwald. St Pauls av, e s, — s Bronx and Pelham Parkway, runs e 104.1 x s 50.1 x w 102.8 x n w 50 to beg, Throggs Neck. 10th st, No 234, s s, 153 w 1st av, 22x92.4, 4-sty tenement. Richard J Steiner et al agt Geo H Cornely et al; Charles Hentschel, Jr, att'y, 26 Court st, Brooklyn; John M Zurn, ref. (Partition.) By Samuel Marx. 68th 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.

PROPOSAL NOTICE.

MUNICIPAL BUILDINGS, SPRINGFIELD, MASS.

Sealed proposals will be received in duplicate by the Municipal Building Commission in the Common Council Room, Municipal Building, Pynchon Street, Springfield, Mass., until Thursday, May 12, 1910, and thereafter opened for contract No. 3—Heating and Ventilation and contract No. 5—Plumbing, for the Auditorium, Tower and passage and Municipal Office Building of the new Municipal Buildings to be erected by the City of Springfield in Court Street, facing Court Square, in the City of Springfield, State of Massachusetts. Copies of the drawings and specifications may be seen at the Municipal Building, Springfield, Mass., at the offices of the Architects, Pell & Corbett, 122-124 East Twenty Fifth Street, New York City, or at the office of the Engineers, Hollis French & Allen Hubbard, Albany Building, Boston, or may be obtained by application to any of the above parties. A deposit of \$25.00 will be required of each bidder taking a set of specifications and plans for any one of the above contracts; \$15.00 will be refunded each bidder on return of the plans and specifications in good condition. The Commission reserve the right to reject any or all bids and waive any informalities in any proposal. A certified check in the sum of 5% of the amount of the proposal, drawn to the order of the City of Springfield, is to accompany each bid, and the proceeds of such check will become the property of the City if, for any reason, the bidder, after the bids are opened, withdraws from the competition, or refuses to execute the contract and bonds in the event of the contract being awarded to him. Checks submitted by the unsuccessful bidders will be returned after signing the contract and the approval of the bonds executed by the successful bidder. The City will be responsible for all checks while same are in their possession. The successful bidder must furnish a satisfactory Corporate bond.

GEORGE DWIGHT PRATT, Chairman; WALTER H. WESSON, WILLIAM G. McKECHNIE, GEORGE D. CHAMBERLAIN, EDWARD H. LATHROP, ROBERT N. INGERSOLL, J. FRANK DRAKE, Municipal Building Commission.

DIVIDEND NOTICE

BOND & MORTGAGE GUARANTEE CO.

175 Remsen St., Brooklyn, April 18, 1910. A quarterly dividend of three per cent. has this day been declared payable on May 14th, 1910, to the stockholders of record at the close of business on May 7th, 1910. CLNTON D. BURDICK, Treasurer.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 29, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

1st av, No 848, e s, 50.11 n 47th st, 25x80, 5-sty brk tenement and store. (Amt due, \$15,334.40; taxes, &c, \$814.53.) Angelo Legniti,\$16,600 *125th st, No 257, n s, 18 w 2d av, 28x74.11, 5-sty brk tenement and store. (Amt due, \$20,309.73; taxes, &c, \$402.72.) Simon Herzig, trustee, etc.,\$18,100

Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry landing at West 42d st, runs to 11th av and 34th st; also beg at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th st and 28th st, on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th av to 28th st to 11th av; also from 9th av and 28th st on 28th st to 11th av to 24th st to 13th av, to 14th st and North River. (Amt due, \$1,639,-167.67; taxes, &c, \$.....) Adj to May 11..... 98th st, No 324, s s, 350 e 2d av, 25x100.9, 1 and 2-sty frame building and store. (Amt due, \$3,553.05; taxes, &c, \$317.41; sub to a tax lien of \$157.60.) Adj to May 18..... 51st st, No 312, s s, 165 e 2d av, 20x70.5, 5-sty stone front tenement. (Amt due, \$5,778.31; taxes, &c, \$219.97; sub to a first mort of \$8,000.) Adj sine die

Chrystie st, No 99, w s, 75 s Grand st, 25.2x49.8x25.2x49.10, 2-sty frame brk front tenement and store. Max Karnis to Wolf Karnis. Mort \$11,500. Apr 26. Apr 28, 1910. 1:304-23. A \$15,000-\$17,000. other consid and 100

Chrystie st, No 67, w s, abt 50 s Hester st, 25.2x84.5x25.1x84.5, 3-sty frame tenement and 1-sty frame extension. PARTITION, Mar 31, 1910. Algernon S Norton, ref, to Annie C Riley. Apr 27. Apr 28, 1910. 1:303-22. A \$21,000-\$23,000. 21,000

Chrystie st, No 99, w s, 75 s Grand st, 25.2x49.8x25.2x49.10, 2-sty frame (brk front) tenement and store. PARTITION, Mar 31, 1910. Algernon S Norton referee to Max Karnis. Apr 26. Apr 27, 1910. 1:304-23. A \$15,000-\$17,000. 16,250

Cherry st, No 429, s s, 75.4 w Jackson st, 24.11x92.9x24.10x94.9, 5-sty stone front tenement. Jacob Jablons to Morris Wischner. B & S. All liens. Apr 18. Apr 26, 1910. 1:260-38. A \$9,000-\$23,000. nom

Cherry st, No 136, n s, 239.3 e Catherine st, 25.8x104.2, 5-sty brk tenement and stores. Mary Florio to Martin Garone. Mort \$27,900. Apr 23. Apr 26, 1910. 1:253-11. A \$12,000-\$28,000. other consid and 100

Division st, No 79. Reassignment of rents. Annie Kowarsky to Abraham Shultz and Louis Winkler. Apr 20. Apr 25, 1910. 1:282. nom

Delancey st, No 14, n s, 50 w Chrystie st, 20.4x50x19.11x50, 3-sty brk and frame building. PARTITION, Mar 31, 1910. Algernon S Norton referee to Martha L Shradly. Apr 22. Apr 25, 1910. 2:425-40. A \$13,000-\$15,000. 20,700

East Broadway, No 47, s s, 315 w Market st, 25x75.5; 5-sty brk loft and store building. Henry M Mayper to Morris E Jacobs. Mort \$37,000 and all liens. Apr 18. Apr 22, 1910. 1:280-37. A \$20,000-\$30,000. nom

Eldridge st, No 220, e s, 25 s Stanton st, 24.6x88.7, 5-sty brk tenement and stores. Annie Silverman to Harris and Joseph H Schwartz. Mort \$29,500. Apr 19. Apr 22, 1910. 2:416-13. A \$20,000-\$32,000. other consid and 100

Eldridge st, No 204, e s, 175.5 n Rivington st, 23.11x88.6.

Eldridge st, No 206, e s, 200.5 n Rivington st, 25x88.6, 2-sty brk factory and vacant. PARTITION. (Mar 31, 1910. Algernon S Norton (Ref) to Samuel Aronson and David Baum. Apr 26, 1910. 2:416-5 and 6. A \$39,500-\$41,500. 40,800

Eldridge st, Nos 154 and 156, n e cor Delancey st, 47.1x88.5x47.1x Delancey st, Nos 60 to 62, 88.4, two 3-sty frame (brk front) tenements, store on cor, and 1-sty brk store and 3-sty brk tenement and store.

Eldridge st, No 158, e s, 47.1 n Delancey st, 21.10x88.5, 2-sty frame (brk front) tenement and store and part 1 and 3-sty brk and frame stable in rear.

Eldridge st, No 160, on map Nos 160 and 162, e s, 68.11 n Delancey st, 31.1x88.5, 3-sty frame tenement and stores and part 1 and 3-sty brk stable in rear. PARTITION, Mar 31, 1910. Algernon S Norton referee to Delancey & Eldridge Realty & Investing Co. Apr 26. Apr 27, 1910. 2:415-1 to 4 and 42. A \$81,000-\$93,000. 203,500

Elizabeth st, No 123, w s, 148.3 s Broome st, 25x80x25.5x80, 5-sty brk tenement and store.

Elizabeth st, No 125, w s, 121.3 s Broome st, 25.2x81.3x25.1x81.5, 5-sty brk tenement and store and 3-sty brk tenement in rear. Italian Union Realty & Security Co to Michael Santangelo, Giuseppe Tuoti and Tommaso Sileo. Mort \$— June 28, 1909. Apr 28, 1910. 2:470-19 and 20. A \$33,000-\$55,000. nom

Forsyth st, No 115, w s, 75.5 n Broome st, 25.2x50x25.1x50, 3-sty brk tenement. PARTITION. (Mar 31, 1910.) Algernon S Norton (Ref) to Benedict Weissman. Apr 26, 1910. 2:419-31. A \$14,000-\$16,000. 17,000

Forsyth st, No 178, e s, about 175 n Rivington st, 25x100, 3-sty frame brk front tenement.

Forsyth st, No 180, e s, about 200 n Rivington st, 25x100, 2-sty frame brk front tenement. PARTITION. (Mar 31, 1910. Algernon S Norton (Ref) to Samuel Aronson and David Baum. Apr 26, 1910. 2:421-46 and 47. \$38,000-\$40,000. 42,175

Forsyth st, No 118, e s, 100 n Broome st, runs e 50 x n 0.7½ x e 50.3 x n 25.2 x w 100.3 to st x s 25.10 to beginning, 3-sty brk dwelling. PARTITION, Mar 31, 1910. Algernon S Norton referee to L & S Construction Co. Apr 26. Apr 27, 1910. 2:419-45. A \$23,000-\$25,000. 24,000

Forsyth st, Nos 108 to 116, n e cor Broome st, 100x50x100.1x49.11, Broome st, No 306 | five 3-sty brk dwellings. PARTITION Mar 31, 1910. Algernon S Norton referee to Harris Fine Realty & Construction Co. Apr 26. Apr 27, 1910. 2:419-40 to 44. A \$55,000-\$66,000. 87,575

Greenwich st, No 403 (397), e s, 50 n Beach st, 25x100, 4-sty brk tenement and store, with 1-sty brk extension. Lefferts Strebeigh, EXR Robt M Strebeigh to Henry Leerburger, B & S. All liens. Apr 28, 1910. 1:214-4. A \$17,500-\$21,000.

Henry st, No 294, s s, 95.3 e Scammel st, 24x95x24x94.10, 5-sty brk tenement and store. Minnie Schmidt to Julius Bloch. Mort \$23,000 and all liens. Apr 20. Apr 26, 1910. 1:267-73. A \$15,000-\$23,000. other consid and 100

Hester st, No 186, s s, about 50 w Mulberry st, 25x100, 5-sty stone front tenement and store and 5-sty brk tenement in rear. Joseph Scozzofava to Anastasea Rossi. ½ part. Dec 17, 1909. Apr 26, 1910. 1:206-14. A \$17,000-\$40,000.

Hudson st, No 184, e s, 20 n Vestry st, 20x64, 2-sty brk tenement and store. Lottie A Webster and ano to Chas L Foster. All liens. Apr 28, 1910. 1:221-29. A \$8,500-\$9,000. 17,000

Jumel pl, Nos 19 and 21, e s, 230.4 n 167th st, 50x90, two 3-sty frame dwellings. Owen E Kelly et al to Mary T A J Ryan. Apr 23. Apr 25, 1910. 8:2112-67 and 69. A \$—\$—. other consid and 100

Ludlow st, No 182, s e s, 150 s w Houston st, 25x87.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS. (Apr 22, 1910.) Abraham Stern (Ref) to Geo C Goebel. Mort \$18,000. Apr 25. Apr 26, 1910. 2:412-49. A \$19,000-\$25,000. 8,000

Lewis st, No 111, w s, 180 n Stanton st, 20x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. FORECLOS. Apr 1, 1910. Joseph P Morrissey referee to Franconia Realty Co. Mort \$12,300 and all liens. Apr 20. Apr 22, 1910. 2:330-27. A \$12,500-\$17,500. 1,000

Madison st, Nos 392 to 396, s s, 125 e Jackson st, 75x195 to n s Monroe st, Nos 285 to 289 | Monroe st, 6-sty brk factory. Louise M Cramp to Morris Perlmutter. All liens. Apr 22. Apr 23, 1910. 1:265-6 and 47. A \$87,000-\$135,000.

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. Leon

Tuchmann to Abraham and Joseph R Scheinberg. Mort \$39,000. Apr 26. Apr 28, 1910. 1:263-11. A \$22,000-\$50,000. other consid and 100

Mulberry st, Nos 197 and 199, w s, about 9.10 n Delancey st, 50x100, two 3-sty brk tenements and 4-sty brk tenement in rear.

Mulberry st, w s, 223.6 s Spring st, runs w 68.6 to n s Delancey st x s e 69.1 to w s Mulberry st x n 9.10 to beginning, vacant. Moses Dinkelspiel to John J White. Mort \$57,500. Apr 20. Apr 26, 1910. 2:481-26 to 28. A \$46,000-\$55,000. nom

Oak st, No 42, n s, about 100 e James st, 25x50, 5-sty brk tenement and stores. Theresa Marsicano to Antonio Marsicano. Mort \$19,500. Oct 19. Apr 26, 1910. 1:278-3. A \$9,000-\$16,000. nom

Rivington st, No 74, n s, 21.9 w Allen st, 21.9x75, 3-sty brk tenement and store. Nathan Unger to Joseph Wasserman. ¼ part. All liens. Mar 17. Apr 28, 1910. 2:416-72. A \$16,000-\$20,000. nom

St Marks pl, No 111 | n s, 213 w Av A, 25x93.11, 5-sty brk tenement and stores. Cath E Weber et al EXRS, &c, Adam Weber to Frank A Kleindienst. Apr 25. Apr 27, 1910. 2:436-41. A \$18,000-\$27,000. 27,000

St Marks pl, No 111 | n s, 213 w Av A, 25x93.11, 5-sty brk tenement and stores. Cath E Weber to Frank A Kleindienst. E & S. Apr 25. Apr 27, 1910. 2:436-41. A \$18,000-\$27,000. other consid and 100

Stanton st, No 247, s s, 75 e Willett st, 25x75, 5-sty brk tenement and store and 4-sty brk tenement in rear. Sarah Rosenberg to Kate Connold. Mort \$18,000 and all liens. Jan 19. Apr 27, 1910. 2:339-55. A \$19,000-\$24,000. nom

Washington st, Nos 762 to 768, s w cor 12th st, 80x44, 1-sty brk 12th st, Nos 374 to 376 | shop and two 2-sty brk tenements and stores. James Biggart to Estelle L Biggart. 1-6 part. All title. All liens. Apr 11. Apr 22, 1910. 2:640-20 and 21. A \$23,000-\$26,000. other consid and 100

Water st, No 342, n s, 130 e Roosevelt st, 24.8x63.1x24.9x63.10, 4-sty brk tenement and stores. Dennis Devine to Martin Garone. Apr 25, 1910. 1:110-36. A \$6,300-\$11,000. nom

West st, a 728-57,600 interest in all rights of wharfage and bulkhead on North or Hudson River, 250 w from e s West st, at s Pier 16 (old 25), opposite Barclay st, runs n 137 x — with all rights in said pier.

14-100 part of all right, title and interest which Mary R King had in said pier and bulkhead.

West st, a 728-57,600 interest in all rights of wharfage and bulkhead at n s pier 18 (old 28), N R, opposite foot Murray st, runs s 156x—, with all rights to said pier.

14-100 part of all right, title and interest which Mary R King had in said pier and bulkhead.

New York Life Insurance & Trust Co & Edmund L Baylies as EXRS, &c Mary R King to Ellen King. All liens. Apr 21. Apr 22, 1910. 1:57, 128, 129, 130. 17,500

Same property, a 416-57,600 interest in 1st and 3d parts and 8-100 parts on 2d and 4th parcels. Same to Lucille M Stevens. Apr 21. Apr 22, 1910. 1:57, 128, 129 and 130. 10,000

Same property. A 1,040-57,600 interest in 1st and 3d parcels and 20-100 part in 2d and 4th parcels. Same to Alice Davis. Apr 21. Apr 22, 1910. 1:57, 128, 129 and 130. 25,000

Same property. A 416-57,600 interest in 1st and 3d parcels and 8-100 parts in 2d and 4th parcels. Same to Mary R Callender. Apr 21. Apr 22, 1910. 1:57, 128, 129 and 130. 10,000

Same property. A 416-57,600 interest in 1st and 3d parcels and 8-100 parts in 2d and 4th parcels. Same to Wm C Renwick, John G Steenken and Edward J Brockett TRUSTEES Wm R Renwick. Apr 21. Apr 22, 1910. 1:57, 128, 129 and 130. 10,000

Same property. A 1,092-57,600 interest in 1st and 3d parcels and 21-100 parts in 2d and 4th parcels. Same to Sophia R C Furniss. Apr 21. Apr 22, 1910. 1:57, 128, 129 and 130. 26,250

Same property. A 1,092-57,600 interest in 1st and 3d parcels and 21-100 parts in 2d and 4th parcels. Same to Margaret E Zimmerman. Apr 21. Apr 22, 1910. 1:57, 128, 129 and 130. 26,250

1st st E, No 19, s s, 85.9 w 2d av, 18.2x46.7x18.1x45.7, 1st st E, No 21, s s, 68.8 w 2d av, 17.1x45.7x17.1x44.8, two 2-sty frame tenements and stores. PARTITION, Mar 31, 1910. Algernon S Norton referee to John A Eagleson. Apr 25, 1910. 2:456-23 and 24. A \$12,000-\$12,000. 15,200

6th st E, No 419, n e s, 225.6 s e 1st av, 18.9x90.10, 5-sty brk tenement. Benjamin Praskin to George Lambert. All liens. Apr 21. Apr 22, 1910. 2:434-48. A \$12,500-\$23,000. nom

6th st E, No 309, n s, 150 e 2d av, 25x81.9, 4-sty brk tenement. Charles and John Port, EXRS Anna C Port to Joseph Silverman. Mort \$17,000 and all liens. Apr 25. Apr 28, 1910. 2:448-51. A \$17,000-\$23,000. 22,750

Same property. John Port et al, HEIRS, &c, Anna C Port to same. Q C. Apr 25. Apr 28, 1910. 2:448. nom

6th st E, No 311, n s, 175 e 2d av, 24.6x81.9, 4-sty brk tenement. Charles Byron to Joseph Silverman. Mort \$7,000 and all liens. Apr 28, 1910. 2:448-50. A \$17,000-\$23,000. other consid and 100

6th st E, Nos 309 and 311, n s, 150 e 2d av, 49.6x81.9, two 4-sty brk tenements. Joseph Silverman to The Emanu-El Brotherhood, a corpn. Mort \$36,000. Apr 28, 1910. 2:448-50 and 51. A \$34,000-\$46,000. other consid and 100

6th st E, No 309.

3d st E, No 7.

125th st E, No 258. Power of attorney. Jacob Port, of Newman, Cal, to Charles Port, of Bronx, and John Port, of Brooklyn. Feb 5. Apr 28, 1910.

13th st E, No 523, on map Nos 523 and 525, n s, 296 n e Av A, 37.6x103.3, 6-sty brk tenement and stores. Edward A Prentice to Rosie Ray. Mort \$50,800. Apr 27. Apr 28, 1910. 2:407-49. A \$28,000-\$56,000. other consid and 100

14th st E, No 517, n s, 241 e Av A, 25x103.3, 6-sty brk tenement and store. Release mort. Barnett Levy and ano to George Weil. Q C. Apr 27. Apr 28, 1910. 3:972-13. A \$13,500-\$25,000. 2,000

16th st E, Nos 15 and 17, n s, 200 w Union sq W or Union pl. 50x92, 12-sty brk and stone loft and store building. Herman N Butler to Carrie Aronson. ½ part. Mort \$221,000. Apr 1. Apr 25, 1910. 3:844-11. A \$98,000-P \$220,000. other consid and 100

17th st W, No 79, on map No 113, n s, 170 w 6th av, 20x½ blk, 3-sty brk dwelling. Wm Dressler to Edward Jansen. Apr 28, 1910. 3:793-28. A \$11,000-\$14,000. other consid and 100

18th st W, Nos 320 and 322, s s, 242.1 w 8th av, 47.11x92, 6-sty brk tenement. Huldana Realty Co to Harry Maurer. Mort \$67,500. Apr 26. Apr 27, 1910. 3:741-46. A \$—\$—. 83,750

18th st W, No 16, s s, 333 w 5th av, 27x92, 2-sty brk store.
 17th st W, No 21, n s, 333 w 5th av, 27x92, 4-sty stone front dwelling.
 Margt E Sloan et al TRUSTEES Samuel Sloan to Susquehanna Silk Mills, a N Y corpn. All liens. Apr 15. Apr 22, 1910. 3:819-26 and 55. A \$106,000-\$111,000. 100,000
 21st st W, No 142, owned by Butler Estates.
 21st st W, No 140, owned by Eliza A Newell.
 21st st W, No 138, owned by Lillian E Banks and Gladys E B Kobbé.
 21st st W, Nos 132 to 136, owned by Rexton Realty Co.
 21st st W, Nos 128 and 130, owned by Christopher Postera.
 21st st W, No 120, owned by Sophie Mayer and Martin Newman.
 21st st W, Nos 114 and 116, owned by Charles Hartung.
 21st st W, Nos 112, 118 and 122 to 126, owned by Island Realty Co.
 Agreement releasing restrictions. Each with the other. Aug 24, 1909. Apr 25, 1910. 3:796. nom
 21st st E, No 55, n s, 60.6 w 4th av, 14.6x74.9, 5-sty and basement stone front dwelling. Peter T Barlow INDIVID, EXR, &c, Virginia L Barlow to Esther E de P Homser, Mary J de P Martin and Carola A de P Kip, all of Dutchess Co, N Y. Mort \$14,000. Apr 21. Apr 22, 1910. 3:850-36. A \$25,500-\$30,000. other consid and 100
 21st st E, Nos 202 and 204, s s, 75 e 3d av, 30.1x92, 6-sty brk tenement and stores. Rose Weinhandler and ano to Mary Schieffer. Mort \$40,000. Apr 25. Apr 27, 1910. 3:901-56. A \$16,000-\$45,000. other consid and 100
 22d st W, Nos 129 and 131, n s, 311.6 w 6th av, 42x98.9, 12-sty brk and stone loft and store building. Geo H Pigueron to Ellis P Earle of Montclair, N J. Mort \$145,000. Apr 26. Apr 27, 1910. 3:798-26. A \$-\$. other consid and 100
 22d st W, No 140, s s, 341.8 e 7th av, 20.10x98.9.
 22d st W, No 142, s s, 320.10 e 7th av, 20.10x98.9.
 22d st W, No 144, s s, 300 e 7th av, 20.10x98.9. three 3-sty and basement brk dwellings.
 Linsenmeyer Holding Co to Ritario Realty Co. Apr 22. Apr 25, 1910. 3:797-65 to 67. A \$54,000-\$63,000. nom
 24th st W, Nos 123 and 125, n s, 275 w 6th av, 50x98.9, two 6-sty brk tenements and store. Rosa Frank to Elmer A Darling. Mort \$70,000. Apr 23. Apr 26, 1910. 3:800-25 and 26. A \$40,000-\$74,000. other consid and 100
 25th st W, No 131, n s, 375 w 6th av, 25x98.9, 5-sty brk tenement and stores. Jacob Mandelbaum to Kaywood Realty Co. Mort \$45,500. Apr 21. Apr 23, 1910. 3:801-21. \$21,000-\$34,000. other consid and 100
 25th st W, No 209, n s, 123 w 7th av, 21x98.9, 3-sty brk dwelling. Alfred C Bachman to City Real Estate Co. Mort \$17,000. Apr 27. Apr 28, 1910. 3:775-32. A \$11,000-\$14,000. other consid and 100
 Same property. Ann E Shepherd et al to same. Apr 23. Apr 28, 1910. 3:775. other consid and 100
 Same property. City Real Estate Co to Alfred C Bachman. B & S. Apr 27. Apr 28, 1910. 3:775. other consid and 100
 26th st W, Nos 252 and 254, s s, 175.3 e 8th av, 40x98.9, two 5-sty brk dwellings. The Farmers Loan & Trust Co, EXR, &c, Jacob G Fundis to Eliphalet L Davis. Apr 12. Apr 28, 1910. 3:775-68 and 69. A \$22,000-\$28,000. 44,000
 Same property. Eliphalet L Davis to Wm E Good, of Westwood, N J. Mort \$33,000. Apr 28, 1910. 3:775. other consid and 100
 26th st W, No 125, n s, 265.7 w 6th av, 21.10x98.9, 4-sty stone front tenement and store. Elise Peguiron to Susan Q Chambetaz of Brooklyn, N Y. Apr 27, 1910. 3:802-26. A \$19,500-\$22,000. other consid and 100
 26th st W, n s, 363.3 e 8th av, a strip runs n 98.9 x e 0.4 x s 98.9 to beginning, gore. Henry de F Weekes, EXR Kath de Kay Bronson to Kaywood Realty Co. Feb 2. Apr 23, 1910. 3:776. 25
 Same property. Julia de Kay et al to same. Q C. Jan 18. Apr 23, 1910. 3:776. nom
 29th st W, No 210, s s, 151.3 w 7th av, 24.10x98.9, 3-sty brk tenement and store and 2-sty brk tenement in rear. Eliphalet L Davis to Elena E Goodale. Q C. Apr 19. Apr 28, 1910. 3:778-46. A \$16,000-\$19,000. other consid and 100
 Same property. Elena E Goodale to Wm H Nelson, of Mt Kisco, N Y. 5-6 parts all title, also the dower interest of Anna Orthaus in the remaining 1-6 part. B & S. Apr 26. Apr 28, 1910. 3:778. other consid and 100
 29th st W, Nos 252 to 258, s s, 65 e 8th av, runs s 74 x e 38.5 x s 6.6 x e 49.10 x n - x e -x n 40.1 to st x w 90 to beginning, four 4-sty brk tenements and stores. Harriet A Copeland et al to Ole H Olsen. Mort \$35,000. Apr 25. Apr 28, 1910. 3:778-70. A \$55,000-\$71,000. other consid and 100
 31st st W, No 252, s s, 150 s e 8th av, 25x32.5x25x34.8, 3-sty frame tenement. PARTITION, Feb 8, 1910. Wm M Ivins, Jr, referee to David A Bath. Apr 21. Apr 22, 1910. 3:780-70. A \$9,500-\$10,500. 24,500
 Same property. Ida E King granddaughter of Agnes Gilchrist dec'd to same. Q C. Apr 19. Apr 22, 1910. 3:780. nom
 31st st W, No 252, s s, 150 s e 8th av, 25x32.5x25x34.8, 3-sty frame tenement. Wm H Mead to David A Bath. Q C. Apr 16. Apr 22, 1910. 3:780-70. A \$9,500-\$10,500. nom
 31st st W, No 252, s s, 150 e 8th av, 25x32.5x25x34.8, 3-sty frame tenement. David A Bath to Florence Cahen. 1-3 part. Mort \$20,000. Apr 21. Apr 22, 1910. 3:780-70. A \$9,500-\$10,500. other consid and 100
 Same property. Same to Margaret E Weill. 1-3 part. Mort \$20,000. Apr 21. Apr 22, 1910. 3:780. other consid and 100
 Same property. Same to Fay Realty Co. Mort \$20,000. Apr 21. Apr 22, 1910. 3:780. other consid and 100
 36th st E, No 146, s w s, 178.4 s e Lexington av, 20.10x98.9, 4-sty stone front dwelling. Release dower. Anna D Elsom to Jane H Williamson. Q C. Apr 20. Apr 22, 1910. 3:891-60. A \$20,000-\$32,000. nom
 38th st W, Nos 209 to 217, n s, 87 w 7th av, 100x98.9, five 5-sty stone front dwellings. Harriet S James to Florence Coleman. Mort \$107,000 and all liens. Apr 20. Apr 28, 1910. 3:788-38 to 42. A \$92,000-\$109,000. nom
 39th st W, No 249, n s, 300 e 8th av, 16.8x98.9, 4-sty brk dwelling. Chas A MacPherson to McGraw Realty Co. Mort \$13,500. Apr 8. Apr 22, 1910. 3:789-17. A \$14,500-\$17,000. other consid and 100
 42d st W, No 103, n s, 40 w 6th av, 20x75.4, 5-sty brk office and store bldg. Wm G Bosworth to New England Mortgage Security Co. B & S and C a G. Mort \$70,000. July 30, 1908. Apr 26, 1910. 4:995-29. A \$90,000-\$95,000. nom
 45th st W, No 532, s s, 325.6 e 11th av, 24.6x100.5, 5-sty brk tenement. The Acreage Improvement Co to Josephine Muller. Mort \$22,000. Apr 27. Apr 28, 1910. 4:1073-51. A \$9,000-\$18,000. 125

48th st E, No 251, n s, 80 w 2d av, 20x100.5, 4-sty stone front dwelling. Mary Kuphal HEIR Helena Leschhorn to Selma Leschhorn. All title. B & S. Apr 25. Apr 26, 1910. 5:1322-21½. A \$8,000-\$11,000. nom
 Same property. Selma wife of and Frederick Leschhorn to Clara Freese. Mort \$10,000. Apr 25. Apr 26, 1910. 5:1322. 100
 49th st W, No 511, n s, 175 w 10th av, 25x100.5, 5-sty stone front tenement. Elizabeth Engelhardt to Louis Mohrman. Mort \$10,000. Apr 27, 1910. 4:1078-25. A \$9,000-\$19,000. other consid and 100
 51st st E, No 24, s s, 74.6 e Madison av, runs s 60 x w 1.4 x s 10.8 x e 26.10 x n 70.8 to st x w 25.6 to beginning.
 51st st E, s s, 100 e Madison av, 22.6x53.8. 4-sty stone front dwelling and vacant.
 Also right have kept and maintained the parcel adj 2d parcel on east as follows:
 51st st E, s s, 122.6 e Madison av, 22.6x53.8 as an open courtyard for benefit of owners of No 24 East 51st st and premises adj 1st parcel on south.
 Also right to have kept open as a courtyard for light and air a parcel adj 1st parcel above on east and the 2d and 3d parcels on south, as follows:
 Begins 53.8 s 51st st and 100 e Madison av, runs e 45 x s 11 x w 45 x n 11 to beginning.
 Also 1-24 part of courtyard as follows:
 Madison av, Nos 453 and 455, e s, 60 s 51st st, 80.10x73.2. B Crystal & Son, a corpn, to Harris C Fahnestock. Mort \$65,000. Apr 21. Apr 22, 1910. 5:1286-48. A \$90,000-\$115,000. other consid and 100
 51st st E, No 312, s s, 165 e 2d av, 20x70.5, 5-sty stone front tenement. Nathan Benowitz et al to Theresa Vineburg. Mort \$13,000. July 29, 1909. Apr 27, 1910. 5:1343-45½. A \$6,500-\$11,500. nom
 52d st W, No 235, n s, 343 e 8th av, 18.9x100.5, 3-sty and basement stone front dwelling. Geo F Ewald and ano, EXRS, &c, Frank J Walgering to Francis X O'Connor. Apr 28, 1910. 4:1024-15. A \$22,000-\$23,000. 30,100
 55th st W, Nos 13 and 15, n s, 200 w 5th av, 50x105.10, vacant. Release covenants. Baltimore Realty Co to Harry B Hollins and ano. Apr 21. Apr 23, 1910. 5:1271-28. A \$160,000-\$160,000. nom
 55th st W, No 325, n s, 287.6 w 8th av, 18.9x100.5, 3-sty and basement stone front dwelling. Munroe Crane to James W Edwards. B & S. Nov 11, 1884. Apr 26, 1910. 4:1046-20½. A \$11,500-\$17,000. nom
 Same property. James W Edwards to Sarah E, wife Munroe Crane. B & S. Nov 12, 1884. Apr 26, 1910. 4:1046. nom
 55th st E, No 24, s s, 40.6 w Madison av, 20x80, 4-sty and basement stone front dwelling. Paul L Kiernan to Percy W Sherman. Mort \$25,000. Apr 6. Apr 26, 1910. 5:1290-58. A \$45,000-\$50,000. nom
 56th st W, No 12, s s, 225 w 5th av, 50x100x irreg x95, 5-sty brk and stone dwelling. Release covenants. Baltimore Realty Co to Evelina K Hollins. Apr 21. Apr 23, 1910. 5:1271-47. A \$160,000-\$240,000. nom
 60th st E, No 100, s e cor Park av, 20x100.5, 4-sty and basement Park av, No 511 stone front dwelling. Esther McMurray to Clifton G Marshall. Mort \$80,000. Apr 19. Apr 22, 1910. 5:1394-72. A \$48,000-\$59,000. other consid and 100
 60th st E, No 102, s s, 20 e Park av, 20x100.5, 4-sty and basement stone front dwelling. Jennie A Smith to Clifton G Marshall. Mort \$30,500. Apr 22, 1910. 5:1394-71. A \$32,000-\$38,000. other consid and 100
 60th st E, No 104, s s, 40 e Park av, 20x100.5, 4-sty and basement stone front dwelling. Mary E Schenck to Clifton G Marshall. Mort \$20,000. Apr 22, 1910. 5:1394-70. A \$32,000-\$38,000. other consid and 100
 61st st W, No 241, n s, 200 e West End av, 25x100.5, 5-sty stone front tenement. Julius Friedman to Abraham Greenberg. Mort \$12,000. Apr 6. Apr 28, 1910. 4:1153-9. A \$6,000-\$16,000. other consid and 9,100
 61st st E, No 338, s s, 119 w 1st av, 28x100.5, 5-sty brk tenement. Bernard Nichthausser to Jacob Mercy. ½ right, title and interest. All liens. Apr 18. Apr 23, 1910. 5:1435-32. A \$10,000-\$21,500. nom
 63d st W, Nos 139 and 141, n s, 345.6 w Columbus av, 33.6x100.5, two 3-sty and basement brk dwellings. Daniel B Freedman to Chas J Byrnes. B & S and C a G. Apr 21. Apr 23, 1910. 4:1135-17½ and 18. A \$15,000-\$24,000. nom
 Same property. Chas J Byrnes to Daniel B Freedman. B & S and C a G. Mort \$24,000. Apr 22. Apr 23, 1910. 4:1135. nom
 64th st E, No 116, s s, 150 e Park av, 12.6x100.5, 3-sty and basement stone front dwelling. Mary E Barron to Daniel Bacon. Apr 23. Apr 25, 1910. 5:1398-66½. A \$13,500-\$17,000. other consid and 100
 64th st W, No 143, n s, 392.6 w Columbus av, 17.6x100.5, 4-sty and basement stone front dwelling. Caroline M Butterfield EXTRX Fredk Butterfield to Caroline M Butterfield and Lucius H Beers and Howard Mansfield TRUSTEES Frederick Butterfield. C a G. Oct 19, 1907. Apr 26, 1910. 4:1136-16½. A \$8,500-\$16,000. nom
 Same property. Caroline M Butterfield et al TRUSTEES Frederick Butterfield deed to Eugenia Wolf. C a G. Apr 25. Apr 26, 1910. 4:1136. 19,500
 70th st E, No 336, s s, 105 w 1st av, 27.6x100.4, 4-sty stone front tenement. FORECLOS, Apr 7, 1910. Edward D Dowling referee to Wm B Noyes. Apr 20. Apr 25, 1910. 5:1444-31. A \$10,000-\$20,000. 15,250
 70th st E, No 221, n s, 220 w 2d av, 30x100.4, 5-sty stone front tenement and stores. Benj J Weil to Leopold Kaufmann. B & S. Mort \$29,900. Mar 24. Apr 22, 1910. 5:1425-15. A \$13,500-\$32,000. nom
 70th st E, No 221, n s, 220 w 2d av, 30x100.4, 5-sty stone front tenement and stores. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort \$21,000. Apr 25. Apr 26, 1910. 5:1425-15. A \$13,500-\$32,000. nom
 71st st E, s s, 21 w Madison av, strip 4x100.5. N Y Public Library, Astor, Lenox & Tilden Foundations, to Robt A Chesebrough. Apr 26. Apr 27, 1910. 5:1385. other consid and 100
 73d st E, No 231, n s, 175 w 2d av, 25x102.2, 5-sty stone front tenement. FORECLOS, Apr 22, 1910. Wm H Black referee to Benjamin Ehrman. Apr 26. Apr 27, 1910. 5:1428-17. A \$11,000-\$22,500. \$5,000 over and above 1st mort \$-
 73d st E, No 231, n s, 175 w 2d av, 25x102.2, 5-sty stone front tenement. Benjamin Ehrman to Morris Kahn. All liens. Apr 27. Apr 28, 1910. 5:1428-17. A \$11,000-\$22,500. nom
 74th st E, No 138, s s, 37.6 w Lexington av, 18.9x68.2, 3-sty stone front dwelling. Edwin Tatham to William Tatham, of Philadelphia, Pa. Mort \$15,000. Apr 6. Apr 27, 1910. 5:1408-58. A \$14,000-\$17,000. nom

- Edgecombe av, No 38, e s, 72.4 s 137th st, 17.6x90, 3-sty brk dwelling. Edward A Bell to Geo C Bell. B & S. Apr 13. Apr 25, 1910. 7:1960-67. A \$9,000-\$15,000. other consid and 100
Same property. Geo C Bell to Edward A Bell and Lucy F his wife. C & G. Apr 13. Apr 25, 1910. 7:1960. other consid and 100
Lenox av, No 244, e s, 45 n 122d st, 22x100, 4-sty and basement brk and stone dwelling. Estelle Scholle to Herbert D Burnham. Apr 25, 1910. 6:1721-3. A \$18,000-\$25,000.
other consid and 100
Lenox av, No 521 | n w cor 136th st, 24.11x75, 5-sty brk tenement 136th st, No 101 | and stores. Louis K Ungrich, EXR Jacob Schwarz to Lizzie L Ball. Q C. Jan 31. Apr 23, 1910. 7:1921-29. A \$21,000-\$37,000. nom
Lenox av, No 229, w s, 75.11 n 121st st, 25x100, 4-sty stone front dwelling. Annie J Bouillon to Mary B Hughes. Mort \$25,000. Apr 23. Apr 26, 1910. 7:1906-32. A \$20,000-\$32,000.
other consid and 100
Lenox av, No 423, w s, 24.11 n 131st st, 25x75, 5-sty stone front tenement and stores. David Weiss to Baumann-Marx Realty Co. All liens. Apr 25. Apr 28, 1910. 7:1916-30. A \$16,500-\$25,000.
Lenox av, Nos 453 to 463 | s w cor 133d st, 99.11x100, eight 3-sty 133d st, Nos 102 and 104 | and basement brk dwellings with store on cor. Frederic J Stimson et al EXRS Saml Dexter and John H Bradford to N Y City Church Extension & Missionary Soc of the Methodist Episcopal Church. Mort \$75,000. Apr 18. Apr 27, 1910. 7:1917-33 to 37. A \$70,900-\$93,000. 93,000
Lexington av, Nos 1256 to 1260 | s w cor 85th st, 62.2x67.2, three 85th st, No 132 | 4-sty stone front tenements, stores in Nos 1258 and 1260. Wm I Jacobs to Louis Hemmerdinger. Morts \$52,000. Apr 28, 1910. 5:1513-57 to 58. A \$47,500-\$63,000.
other consid and 100
Lexington av, Nos 1726 to 1730 | s w cor 108th st, 60.11x75. Chas 108th st, Nos 128 and 130 | A Winter to Gertrude V Winter. B & S. Apr 20. Apr 28, 1910. 6:1635-56½ to 57½. A \$29,500-\$33,000.
other consid and 100
Lexington av, No 1612 | s w cor 102d st, 18x75, 3-sty brk dwelling. 102d st | Julius Goldberg to Moses M Valentine. B & S. All liens. Mar 4, 1900 (?) omitted. Apr 26, 1910. 6:1629-59. A \$9,500-\$11,500. consid omitted
Morningside av W | s w cor 118th st, 100.11x125, 6-sty brk tenement. Andrew P Morison of Montclair, N J, to Margt Morison his wife of same place. Apr 21. Apr 27, 1910. 7:1961-57. A \$117,000-\$280,000. other consid and 100
Morningside av W | s w cor 115th st, 104x125.9x100.11x100, 6-sty 115th st, No 402 | brk tenement. Andrew P Morison of Montclair, N J, to Margt Morison his wife of same place. Apr 2, 1908. Apr 27, 1910. 7:1867-23. A \$105,000-\$235,000.
other consid and 100
Madison av | s w cor 71st st, 100.5x21, vacant. Abraham L Wer-71st st | ner to Robt A Chesebrough. Mort \$31,500. Apr 27, 1910. 5:1385-56. A \$110,000-\$110,000. omitted
Madison av, No 1521, e s, 67.7 s 104th st, 16.8x70, 3-sty brk dwelling. Wm M Scott INDIVID and HEIR Wm H Raynor to Barbara Vollmer. Q C and C A G. Apr 25. Apr 27, 1910. 6:1609-54. A \$8,500-\$10,500. nom
Mt Morris av, No 29, w s, 20 s 123d st, 20x80, 3-sty and basement stone front dwelling. Clara M Bryde to Harry L Bryde. Oct 5, 1904. Apr 27, 1910. 6:1721-30. A \$14,000-\$22,000. nom
Madison av, No 1685, e s, 60.11 s 112th st, 27x70, 5-sty stone front tenement and stores. Sarah Herskowitz et al HEIRS, &c, Morris Herskowitz to Resi Herskowitz. ½ part. All liens. Apr 7. Apr 23, 1910. 6:1617-53. A \$14,500-\$22,500. nom
Madison av, No 1629, e s, 25.6 s 109th st, 25x95. Agreement as to subordination of a judgment to the judgment of foreclosure and sale. Miriam Sugarman, ADMTRX Ascher or Albert D Sugarman with George Levy. Apr 15. Apr 23, 1910. 6:1614. nom
Northern av | e s, 349.5 n 181st st, runs e 240.8 to w s Pinehurst Pinehurst-av | av x n 39.4 x n 62.1 x w 239 to Northern av x s 100 to beginning, vacant. Mary Cowan to Geo H Shurtleff. Mort \$11,000 and all liens. Apr 28, 1910. 8:2179-part lot 125. A \$-\$.
other consid and 100
Same property. Geo H Shurtleff to Fred A Stone. Morts \$30,000. Apr 28, 1910. 8:2179. nom
Northern av | e s, 349.5 n 181st st, runs e 240.8 to w s Pinehurst Pinehurst av | av x n 39.4 x n 62.1 x w 239 to Northern av x s 100 to beginning, vacant. Release mort. Equitable Life Assur Soc of the U S to Mary Cowan widow. Apr 26. Apr 27, 1910. 8:2179-part lot 125. A \$-\$. 11,000
Park av, Nos 1248 to 1254 | s w cor 97th st, 100.11x50, 6-sty brk 97th st, Nos 72 and 74 | tenement and stores. FORECLOS, Apr 20, 1910. Percival H Gregory referee to David Kidansky and Louis J Levy. Mort \$63,000. Apr 27, 1910. 6:1602-38. A \$35,000-\$85,000. 20,000
Park av, No 1227, e s, 75.8 n 95th st, 25x90, 5-sty stone front tenement. Karl Necker to Augustus Milleg. Mort \$21,000. Apr 28, 1910. 5:1524-4. A \$17,000-\$27,000. other consid and 100
Park av, No 25, e s, 49.5 n 35th st, 24.8x80, 5-sty stone front dwelling. Marie H Story to Chas H Chetwood. Apr 12. Apr 26, 1910. 3:891-3. A \$54,000-\$69,000. other consid and 100
Riverside Drive | s e cor 151st st, 103.7x125x99.11x153.1, vacant. 151st st | Realty Mortgage Co et al to Lloyd Construction Co. Mort \$43,000. Apr 19. Apr 25, 1910. 7:2097-part of lot 20. A \$-\$.
other consid and 100
Riverside Drive, No 316, e s, 22 s 104th st, 21.10x100, with right of way across 3 ft strip in rear to 104th st, 3 and 5-sty stone front dwelling. Susan H Mansfield to Grace George Brady. Mort \$39,000. Apr 21. Apr 27, 1910. 7:1890-73½. A \$26,200-\$50,000. 51,000
Riverside Drive, No 614 | n e cor 138th st, deed reads 138th st, n s, 138th st | 375 e 12th av, runs n 99.11 x w 145 to Riverside Drive x s 100.8 to 138th st x e 132.6 to beginning, 6-sty brk tenement. Andrew P Morison, of Montclair, N J, to Margaret Morison his wife, of same place. Apr 21. Apr 27, 1910. 7:2087-15. A \$64,000-\$224,000. other consid and 100
Riverside Drive, No 316. Power of attorney. Susan H Mansfield to Rutger B Jewett. Aug 7, 1908. Apr 27, 1910.
St Nicholas av, e s, 50 n 178th st, 100x100, vacant. Lina Weil to Emanuel Heilner, Moses J Wolf and the Realty Mortgage Co. Mort \$51,000. Oct 23, 1909. Apr 23, 1910. 8:2153-3, 4 and 5. A \$44,000-\$44,000. nom
West End av, No 333, w s, 51.7 s 76th st, 25x100, 4-sty and basement brk dwelling. Eliza D Walton to Lincoln R Peabody. Mort \$16,000. Apr 28, 1910. 4:1185-25. A \$23,000-\$42,000. 100
1st av, No 1448, e s, 51.1 n 75th st, 24.11x88, 5-sty stone front tenement and stores. Ignatz Modry to Sigmund Lewy. ½ part. Mort \$23,000. Mar 31. Apr 25, 1910. 5:1470-3. A \$10,000-\$23,000. nom
1st av, No 846, e s, 26 n 47th st, 24.10x80, 5-sty brk tenement and store. Theone H Loscarn to Emilie L Goldey. Mort \$14,000. Apr 1. Apr 23, 1910. 5:1359-2. A \$10,500-\$20,000. 100
1st av | n e cor 20th st, 24x58. 20th st |
1st av, No 344, e s, adj above on north. Agreement as to encroachment, &c. Charlotte Schweyer widow with Margt L B Egan. Apr 20. Apr 25, 1910. 3:952. nom
1st av, e s, 74.6 n 46th st, a strip, runs e 60 x n 0.6 x w 60 to av x s 0.6 to beginning, with all title to any other strip or gores which Wm A Juch had at time of his death in premises on 1st av, e s, extends from n s 46th st and s s 47th st x 60 ft deep. Leon C Weinstock EXR Caroline W L Weinstock to Turtle Bay Investors Co. Apr 21. Apr 22, 1910. 5:1358. 100
Same property. Wm A and Emily C Juch HEIRS Wm A Juch to same. Q C. Apr 20. Apr 22, 1910. 5:1358. 200
1st av, No 2392, e s, 62 s 123d st, 19x83, 4-sty brk tenement and stores. Julius Boertlein to Peter and Henry Boertlein. Morts \$10,000. Apr 20. Apr 28, 1910. 6:1810-47½. A \$5,500-\$11,000. 16,000
2d av, No 740, e s, 49.4 s 40th st, 24.8x100, 5-sty brk tenement and stores and 3-sty brk tenement in rear. FORECLOS, Mar 25, 1910. Isaac F Russell referee to Geo N Fischer. Apr 22. Apr 22, 1910. 3:945-55. A \$12,500-\$22,000. 13,400
2d av, Nos 2183 to 2189 | n w cor 112th st, 88.1x75, four 4-sty 112th st, Nos 249 and 251 | brk tenements and stores. Louis K Ungrich, EXR Jacob Schwarz to Lizzie L Ball. Q C. Jan 31. Apr 23, 1910. 6:1662-21 to 24. A \$36,000-\$67,500. nom
2d av, No 2237, w s, 48.6 s 115th st, 26.6x80, 5-sty brk tenement and stores. Sabato Vigorito to Nicola Durso of Brooklyn. All liens. Apr 14. Apr 26, 1910. 6:1664-26. A \$9,500-\$19,000. other consid and 100
2d av, No 11, w s, 52.9 s 1st st, 17.6x58.10x24.8x59.2, 2-sty frame tenement and store. PARTITION, Mar 31, 1910. Algernon S Norton, ref, to Ernst Plath. Apr 26. Apr 27, 1910. 2:456-30. A \$11,000-\$12,000. 13,550
2d av, No 15, w s, 17.7 s 1st st, 17.6x59.2x17.3x59.2, 2-sty frame tenement and store. PARTITION, Mar 31, 1910. Algernon S Norton, ref, to Ernst Plath. Apr 26. Apr 27, 1910. 2:456-28. A \$10,000-\$11,000. 13,100
3d av, No 396, w s, 25 n 28th st, 24.4x63.7. Release claims for 3d track extension, &c. Michael A Coyle to N Y Elevated R R Co and Manhattan Railway Co. Mort \$25,800. Jan 10. Apr 27, 1910. 3:884. 243.75
3d av, Nos 978 to 986, w s, 20.5 s 59th st, 100.5x100. Release claims for station platform extension and for 3d track. The Schaefer Co to Interborough Rapid Transit Co. et al. Nov 29, 1909. Apr 28, 1910. 5:1313. 2,650
6th av, No 642, e s, 58.7 n 37th st, 20.3x75, 4-sty brk tenement and store. Herbert Fritz R Aymar to Cath A F Ughetta. Apr 19. Apr 22, 1910. 3:839-4. A \$52,500-\$58,000. nom
6th av, No 381, w s, 74.9 n 23d st, 24x63. Release all claims as to Elevated R R. Elmer A Darling to Interborough Rapid Transit Co and Metropolitan Elevated Railway Co and Manhattan Railway Co. Jan 7. Apr 27, 1910. 3:799. 480
7th av, Nos 470 and 472, w s, 74.1 s 36th st, runs w 95 x s 24.8 x w 5 x s 16 x e 100 to av x n 40.8 to beginning, 3-sty frame brk front tenement and store and 3-sty brk tenement and stores. Richard C Daniel to The Coast Realty Co. Mort \$120,000. Apr 25. Apr 27, 1910. 3:785-41 and 42. A \$96,000-\$101,000. other consid and 100
7th av, No 1964, w s, 50.11 n 118th st, 25x100, 5-sty brk tenement and stores. Chas J Dorner to Leonora B Natkins, of Atlantic Highlands, N J. Mort \$35,000. Apr 27. Apr 28, 1910. 7:1924-31. A \$19,000-\$30,000. other consid and 100
Same property. Leonora B Natkins to Emma wife Herman Friedman. Morts \$35,000. Apr 27, 1910. Apr 28, 1910. 7:1924. other consid and 100
8th av, No 2690 | s e cor 143d st, 25.1x75, 4-sty brk tenement and 143d st, No 278 | stores. FORECLOS, Apr 14, 1910. Wm S Jackson referee to Estelle E Gehorsam. Mort \$28,000. Apr 15. Apr 22, 1910. 7:2028-61. A \$15,000-\$21,000. 7,400
8th av, No 2690 | s e cor 143d st, 25.1x75, 4-sty brk tenement 143d st, No 278 | and stores. Estelle E Gehorsam to the Superior Corpn. Mort \$28,000. Apr 20. Apr 22, 1910. 7:2028-61. A \$15,000-\$21,000. other consid and 100
10th av, No 650, e s, 20.5 s 46th st, 20x60, 4-sty brk tenement and store. Frederick Wendel, Jr, son of Helena Wendel, dec'd, to Mary wife Fritz Wendel. All title. B & S. Oct 1, 1906. Apr 25, 1910. 4:1055-62. A \$10,000-\$15,000. nom
Same property. Mary wife Fritz Wendel to Fritz Wendel. B & S. Apr 23. Apr 25, 1910. 4:1055. nom
10th av, No 413 | n w cor 33d st, 24.9x75, 4-sty brk tenement and 33d st, No 501 | store. Peter Doelger to Sarah Gluck. Mort \$11,000. Apr 23. Apr 27, 1910. 3:705-32. A \$16,000-\$24,000. 100
Lot begins at c l of blk bet 35th st and 34th st and 340 e 3d av, runs e 19.10 x n 31.10 x w 19.10 x s 31.10 to beginning, with right of way to 35th st, 2-sty brk building. Mary A Harrington to Elizabeth Fitzpatrick. B & S. Apr 25, 1910. 3:915-part lot 45. A \$-\$. other consid and 100
Plot begins at c l block bet 64th and 65th sts, distant 149.11 e Madison av, runs n 0.4 x e 20 x s 0.4 x w 20 to beginning. James M Hartshorne et al to Carl A de Gersdorff. B & S. Apr 21. Apr 26, 1910. 5:1379. 250
Interior strip, 98.9 n 38th st and 87 w 7th av, runs n 7.3 x w 18 x s 7.3 x e 18 to beginning. Harriet S James to Florence Coleman. B & S. Apr 20. Apr 28, 1910. 3:788-part lot 42. A \$-\$. nom

MISCELLANEOUS.

- Assignment of legacy under will Jos Kahn. Saml Kahn to Helen R Kahn. Apr 27. Apr 28, 1910. nom
Power of attorney. Elizabeth Reid to Tallmadge W Foster of East Orange, N J. Apr 8. Apr 26, 1910.
Power of attorney. Isabella Lارايا to Rocco Lارايا. Apr 22. Apr 25, 1910.
Power of attorney. Isaac Schorsch to Abel King. Jan 3. Apr 22, 1910.
Power of attorney. Judith C Cutting to James D W Cutting. Apr 21. Apr 22, 1910.
Power of attorney. Tillie Lutzky to Isidor Lutzky. Apr 23. Apr 27, 1910.
Power of attorney. Charles Cohen to Ozias Hass. Apr 26. Apr 27, 1910.
Deed of assignment of ½ interest in all lands in Counties of New York and Suffolk, formerly owned by Theo G Thomas decd. T Gaillard Thomas of N Y to J Metcalfe Thomas of Southampton, N Y. Apr 27, 1910. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Crotona Park East s s, 176 e Suburban pl, runs s 101.10 x e 65.1 173d st | to w s 173d st x n 91.11 to Crotona Park East x w 44.3 to beginning, vacant. Francis X Keil to Francis X Keil Co. All liens. Apr 21. Apr 22, 1910. 11:2939. 100 Charlotte pl | n w cor Jennings st, 74.11x100x81.5x100.2, vacant. Jennings st | James Dailey to Cotoba Realty & Construction Co. Morts \$16,000. Apr 21. Apr 27, 1910. 11:2977. other consid and 100 *Elm st, w s, 125 n Locust av, 25x100, and being lot 22 supplementary map 1039 Bronxwood Park. Corti Building Co to Gustav E Larsen. Mort \$5,500. Apr 15. Apr 25, 1910. other consid and 100 *Elm st, w s, 75 n Locust av, also being front 50 ft of lots 23 and 24 on supplementary map (No 1039) of Bronxwood Park, 50x50. Agreement as to release mort on payment of \$700. Fannie Cannon and Bronxwood Realty Co with Edward M Tessier. Apr 22. Apr 25, 1910. nom *Elm st, w s, 125 n Locust av, 25x100, and being lot 22 supplementary map (No 1039) of Bronxwood Park. Mort \$5,500. CONTRACT TO exchange for Rosewood st, late Locust av, n s, 81.3 e White Plains rd, 50x75, and being lots 26 and 27, same map, except part for Rosewood st (Locust av), together with rear 50 ft of lots 23 and 24 on same, and bounded as follows: Rosewood st, n s, 40.7 n along w s of lot 26, runs n along lots 26, 24 and 23, 84.5 x e 50 to n s lot 23 x s 50 and 29.11 to st x w 50.2 to beginning. Mort \$2,000. Corti Building Co with Edward M Tessier. Apr 2. Apr 25, 1910. exch *Forest st, w s, 275 n Walker av, and being lot 45 map J J Gleason dated May 15, 1894, Westchester, 25x100. Herman Tuchman to Sarah Gluck. Mort \$4,500. Apr 28, 1910. other consid and 100 *Fulton st, n w s, 250 s 240th st and being lot 165, map of Washingtonville, 50x100. Henry Roder to Mary E wife Henry Roder. Apr 22. Apr 23, 1910. other consid and 100 Gilbert pl, Nos 1215 and 1217, n s, 75 w Faile st, 50x100, two 2-sty brk dwellings. Broad Realty Co to Laine Realty Co. Morts \$16,000. Feb 15. (Rerecorded from Apr 7, 1910). Apr 27, 1910. 10:2761. other consid and 100 Hoffman st, e s, 283 s Pelham av, 25x118x25x117.11, vacant. FORECLOS. (Apr 4, 1910.) Sylvester L H Ward (Ref) to Warren B Sarris of Huntington, L I. Mort \$1,500 and all liens. Apr 22. Apr 25, 1910. 11:3067. 500 Harlem River Terrace | n e cor Fordham rd, 1,316.4x251.8 to w s Sedgwick av | Sedgwick av x 1,296.8 to n s Fordham rd x 578.9 to beginning, except as follows, to which all title is conveyed: Harlem River Terrace | n e cor Fordham rd, —x97.9 to e s Heath Fordham av | av x 76.5x50, vacant. Heath av Caroline Rullman to Consolidated Gas Co of N Y. B & S and C a G. Mar 10. Apr 25, 1910. 11:3236. other consid and 100 Irvine st, No 901, w s, 49.4 s Garrison av, 20x50, 3-sty brk dwelling. Broad Realty Co to Mathilda Lowy. Mort \$6,750. Mar 14. Apr 28, 1910. 10:2761. other consid and 100 *McDonald st, n s, 130 w Stillwell av, 25x100 and being lot 222, map No 1130 of 327 lots Hunter Estate, 25x100. Hudson P Rose Co to Raffaele Mignogna. Apr 15. Apr 25, 1910. nom *Rosewood st, late Locust av, n s, 81.3 e White Plains rd, 50x75, and being lots 26 and 27 map No 1039, Bronxwood Park, runs n 84.5 x e 50 x s 50 x 29.11 to st x w 50.2 to beginning. M. Beth Shirmer to Corti Building Co. Mort \$2,000. Apr 22. Apr 25, 1910. other consid and 100 *Rosewood st | n s, 131.6 e White Plains rd, —x144.11x50x125, except part for st. M Beth Shirmer to Edw M Tessier. Mort \$1,500. Apr 22. Apr 25, 1910. other consid and 100 *Rosewood st (Locust av), lots 28 and 29, map supplementary map No 1039 of Bronxwood Park, except part for street. Agreement as to release of mort on payment of \$800. Lucy Edwards and Bronxwood Realty Co with Edward M Tessier. Apr 22. Apr 25, 1910. nom *Shiel st, s s, 251.9 e 4th av and being lot 774 and w 1/3 of lot 775 map Laconia Park, 33.4x100. Frank Gass to Thos C Reilly. Mort \$2,500. Apr 16. Apr 26, 1910. other consid and 100 Tiffany st | w s, at s e s 167th st, runs s 94.5 x w 38.6 x n w 75 to 167th st | 167th st x n e 69.1 to beginning, vacant. Anna N Rogers to Jane Kitchen. C a G. Mort \$8,000. Apr 22, 1910. 10:2716. nom 132d st, No 591, n s, 200 e St Anns av, 25x105, 1-sty brk building and 1-sty frame building in rear. Daniel Eichner to Patrick J Duffy. Q C, release tax lease, &c. Apr 15. Apr 22, 1910. 10:2546. nom 134th st, Nos 293 and 297, n s, 225.1 e Lincoln av, 49.11x100x50 x100, two 5-sty brk tenements. Coleman Ebb to Oscar Englander. Oct 23, 1908. Apr 27, 1910. 9:2310. other consid and 100 137th st, No 282 (514), s s, 125 e Lincoln av, 25x100, 5-sty brk tenement. FORECLOS. Apr 12, 1910. James Kearney ref to Henry Nembach. Mort \$14,000 and all liens. Apr 16. Apr 22, 1910. 9:2312. 1,000 138th st, No 651 | n w cor Cypress av, 38.8x100x26x100.10. 5-Cypress av, No 251 | sty brk tenement and stores. Harry Goodstein et al to Port Morris Realty & Construction Co. Mort \$35,000. Apr 25. Apr 27, 1910. 10:2553. nom Same property. Port Morris Realty & Construction Co to Peter Doelger. Mort \$35,000. Apr 26. Apr 27, 1910. 10:2553. other consid and 100 139th st, No 475, n s, 700 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Gertrude I Grummon to Ann Lenahan. Apr 26. Apr 27, 1910. 9:2284. other consid and 100 143d st E, No 359, n s, 25x100. Power of attorney. Barbara Hofmann et al to Barbara Hofmann. Apr 7. Apr 25, 1910. — 147th st, Nos 442 to 446, s s, 315 w Brook av, 50x99.9, 5-sty brk tenement. Wm E Greene to Jane wife Andrew Kitchen. Mort \$45,000. Apr 21. Apr 26, 1910. 9:2291. other consid and 100 153d st, Nos 403 and 405, n s, 20 e Melrose av, 54.8x100, 5-sty brk tenement. Benjamin Benenson to John C Giese, of New Rochelle, N Y. Mort \$40,000. Apr 25. Apr 27, 1910. 9:2375. other consid and 100 156th st, No 943 (Craven), n s, 50 w Kelly st, 25x100, 2-sty brk dwelling. Diedrich W F Heilgerd to Wm T Farley. Apr 23. Apr 28, 1910. 10:2701. 11,000 169th st, No 317, n s, 41.8 w Findlay av, 16.8x80, 2-sty frame dwelling. Chas E Durr, of Mt Vernon, N Y, to Anna Durr, of Mt Vernon, N Y. Mort \$3,300. Apr 28, 1910. 11:2783. nom

176th st, n s, 306.5 e Mt Hope av late Monroe av, 49.7x100x49x100, vacant. Joseph Ducimetiere to Wm C Bergen. Apr 28, 1910. 11:2802. nom 176th st, No 230 | s e cor Topping av, 19x85.8x19x87, 3-sty brk Topping av | dwelling. Wm C Bergen to Rosetta M McKenna. Mort \$10,000. Apr 25. Apr 28, 1910. 11:2800. other consid and 100 176th st, No 100 | s e cor Walton av, 26.10x100x51.5x102.11, 3-sty Walton av | frame tenement. Benjamin Benenson to Loraine Lorey of Rutherford, N J. Mort \$16,000. Apr 16. Apr 23, 1910. 11:2826. other consid and 100 176th st, Nos 454 and 456, s s, 100 w Washington av, 47x108, foundations of a brk tenement. William Dattelbaum to Vocal Construction Co. Mar 26. Apr 25, 1910. 11:2908. other consid and 100 178th st, s s, 100 w Vyse av, 49x150.3x50.3x142.6, vacant. Irving Construction Co to Chas L Keil. Mort \$6,000. Apr 23. Apr 25, 1910. 11:3126. nom 202d st | s s, 325 e Valentine av, 73.8 to w s Briggs av x 115.2x Briggs av | 16.3x100, vacant. Harriette K Townsend and Title Guarantee & Trust Co, admrs, &c, Randolph W Townsend to Mary N Perkins. Mar 31. Apr 27, 1910. 12:3307. 5,000 *236th st, s s, 100 w Byron st and being lot 9 blk 2 map of Whitehall Realty Co, 25x114. Guy P Dean to William Schoenberger, of New Rochelle, N. Y. Apr 25. Apr 28, 1910. other consid and 100 241st st, n s, 100 e Katonah av, 35x100, vacant. Release mort. Grace T Ely to Bronx Heights Land Co. Apr 13. Apr 26, 1910. 12:3390. 595 259th st, late Rock st, s s, 275 e Riverdale av, 25x87, vacant. Patrick J Morley to John J Morley. 1-6 part. June 29, 1901. Apr 25, 1910. 13:3423. 100 Aqueduct av, No 2190 | e s, 500 s 183d st, 75x101.8 to w s Macombs Dam road | combs Dam road x75x102.3, with all title to Macombs Dam road, 2-sty brk dwelling. Release mort. Louis C Tiffany to Wm C Bergen. Apr 26. Apr 28, 1910. 11:3211. nom Aqueduct av, No 2186 | e s, 537.6 s 183d st, 37.6x101.8 to w s Macombs Dam road | combs Dam road x37.6x102.2, with all title to Macombs Dam road, 2-sty brk dwelling. Wm C Bergen to Katie Gristede. Mort \$11,000. Apr 25. Apr 28, 1910. 11:3211. other consid and 100 Aqueduct av, No 2190, e s, 500 s 183d st, 37.6x102.2 to w s Macomb's Dam road x37.6x102.3, with rights to said road, 2-sty brk dwelling. Wm C Bergen to Frank P Burke. Mort \$11,000. Apr 25. Apr 27, 1910. 11:3211. other consid and 100 Anthony av, No 2065, w s, 291.11 n Burnside av, 16.8x100, 2-sty frame dwelling. Ida K Bronner to Mary Pignone. Mort \$2,000. Apr 25. Apr 27, 1910. 11:3156, 3161. other consid and 100 *Amsterdam av, w s, 172.3 n Middletown rd, 50x100, Tremont Terrace. Emanuel Ornstein to Adolph Ornstein. 1/2 part. Apr 25, 1910. other consid and 100 Arthur av, No 2411, w s, 27.7 n 187th st, 100x113.4x100x113.9, 2-sty frame dwelling and vacant. Annie A M Dennerlein et al, INDIVID and EXRS John F Dennerlein to Antonio Cancro. B & S. Apr 20. Apr 25, 1910. 11:3066. other consid and 100 Arthur av | n e cor 181st st, 46.8x90x70x93, vacant. Elizabeth 181st st | Sheldon to Rudolph Loewenthal. Mort \$5,175 and all liens. Apr 25, 1910. 11:3070. other consid and 100 *Ash av, s s, 301 e Elm st, 25x100 and being lot 81, map Laconia Park, 25x100. Vincenzo Agresti to Antonio Agresti, undivided share. Mort \$400. Apr 23. Apr 25, 1910. 425 Arthur av, w s, abt 115 s 189th st, lots XK and XJ, map of 70 lots of Cedar Hill plot, on Powell farm at Fordham, 50x119.7x50x119.5, except part for av, vacant. Edward A Bell to Geo C Bell. B & S. Apr 13. Apr 25, 1910. 11:3066. other consid and 100 Same property. Geo C Bell to Edward A Bell and Lucy F his wife. C a G. Apr 13. Apr 25, 1910. 11:3066. other consid and 100 *Benedict av, s s, 21.6 e Pugsley av, and being lot 154 map (No 1130a) of N Y Catholic Protectors, 21.6x100x23.6x100. Rosa Nathan, widow, INDIVID et al as EXRS Marcus Nathan to Frieda M Buehrle. Mort \$770 and all liens. Mar 9. Apr 27, 1910. 850 *Same property. Frieda M Buehrle to Raymond Page. Mort \$770. Apr 12. Apr 27, 1910. other consid and 100 *Same property. Richard H Arnold to same. Mort \$770. Correction deed. Apr 27, 1910. nom Bryant av, No, 1222, e s, 59.10 s Freeman st, 20x100, 2-sty frame dwelling. Chas H Sperzel to Alice Sperzel his wife. Mort \$3,800. All title. Apr 26. Apr 27, 1910. 11:2993. other consid and 100 Bryant av, No 1540, e s, 275 s 173d st, 25x100, 3-sty brk dwelling. Barbara Lopard to Gesine Schroeder. Mort \$9,000. Apr 26. Apr 27, 1910. 11:3001. other consid and 100 Brook av, w s, 237.11 n 168th st, a strip, runs n 0.2 x w 56.11 x s 0.2 x e 56.11 to beginning. Release mort. Manhattan Mortgage Co to Cohen & Eckman Corpn. Apr 22. Apr 28, 1910. 9:2396. nom Same property. Cohen & Eckman Corpn to Salome Bauer. B & S. Apr 22. Apr 28, 1910. 9:2396. other consid and 100 Bathgate av, w s, abt 108 n 176th st and being part lot 36 map Upper Morrisania, begins at line bet lots 36 and 37, runs w 100 x n 22 x e 10 x n 21 x e 90 to av x s 43 to beginning, except part for av, vacant. Joseph Ravitch to Bertha Keating. Mort \$3,500. Apr 13. Apr 27, 1910. 11:2918. other consid and 100 Bathgate av, No 1881, n w s, abt 150 n 176th st and being part lot 36, same map, begins 32.6 s w line bet lots 35 and 36, 32.6x100, except part for av, 2-sty frame dwelling. Joseph Ravitch to Isaac Wartell. Mort \$3,000. Apr 13. Apr 27, 1910. 11:2918. other consid and 100 Bathgate av, No 1648, e s, abt 200 s 173d st, 50x120, except part for av, 2-sty frame dwelling. The Gate Development Co to Dora Keshin, of Brooklyn. B & S. Apr 12. Apr 28, 1910. 11:2920. 2,000 Bathgate av, No 2325 | w s, 128 s 3d av, late Kingsbridge rd, for-Bassford av | mer line, 25x190, to Bassford av, except parts for Bathgate av or Bassford av or pl, 2-sty frame dwelling and vacant. Bathgate av, No 2327 (Madison) | n w s, 103 s w 3d av late Kings-Bassford av | bridge road, 25x190.2 to Bass-ford av, 1-sty frame dwelling and vacant. Geo H Rosenthal, INDIVID and as RECEIVER in action Marx Levy, ptff, vs Geo H Rosenthal, deft, to Lippmann Deutsch. All interest which Marx Levy had on Feb 3, 1909. B & S. All liens. Apr 1. Apr 28, 1910. 11:3053. nom *Bracken av, e s, 225 n Randall av, 25x100, Edenwald. Eugenio Clemente to Charles Abate. Mort \$400. Apr 22. Apr 25, 1910. other consid and 100 *Bell av, w s, 325 s Randall av, 25x105, Edenwald. Joseph Fraser to Clara Durrast. Apr 20. Apr 22, 1910. nom

*Beach av | s e cor Tremont av, and being lots 61 to 65 map 370 Tremont av | lots McGraw Estate, near Van Ness, except part for Tremont av, 110x104x—x—. Rudolph Weisker to Harry H Herche. Mort \$3,250. Apr 27. Apr 28, 1910. other consid and 100

*Barnes av (Madison st), plot begins 990 e White Plains road at point 325 n along same from Morris Park av, runs e 97.4 x n w 50.11 x w 87.5 x s 50 to beginning, with right of way over strip to Morris Park av. Carrie Buxbaum to Agnes Schano and Frances J Tiernan. Mort \$1,150 and all liens. Apr 12. Apr 23, 1910. 100

Bathgate av (Madison av), No 1715, w s, about 100 s 174th st, 25 x114, 2-sty frame dwelling Elias L Wieser to Rosie Wieser. Mort \$5,000. Apr 25, 1910. 11:2915. nom

Clinton av, Nos 1384 and 1386, e s, 80 n Jefferson st, runs e 89.10 x n 20 x e 19.6 x n 20 x w 109.4 to av x s 40 to beginning, two 2-sty frame dwellings. Simon S Newman to Augusta B Fromm. All liens. Apr 18. Apr 22, 1910. 11:2935. other consid and 100

Clay av | e s, extends from n s 167th st to s s 168th st, 548x80, 167th st | vacant. Newbold Morris et al to Albert J Schwarzler. 168th st | All liens. Apr 18. Apr 22, 1910. 9:2426. nom

Courtlandt av, Nos 786 and 788, e s, abt 55 n 157th st, 50x91.6, two 2-sty frame tenements and stores. Belwood Realty Co to Alfred Koscherak. Morts \$10,000. Apr 22. Apr 23, 1910. 9:2404. other consid and 100

Carter av, No 1867 (Worth av or William st), w s, 82.2 s on curve from 176th st, 16.8x75x16.8x76.1, 3-sty frame tenement. Besse M McQuade to Josephine Muller. Mort \$6,500 and all liens. Apr 25, 1910. 11:2892. nom

Cauldwell av, No 853, late Av B, w s, 183.4 s 161st st, 33.4x100, with land in front of above to w s Cauldwell av, 33.4x30, 4-sty brk tenement. Ferdinand Jacobson to Isaac Gleitzman. Correction deed. All liens. Apr 20. Apr 26, 1910. 10:2626. nom

Same property. Isaac Gleitzman to William Hickey. Mort \$18,000. Apr 25. Apr 26, 1910. 10:2626. nom

*Carpenter av (2d st), w s, part lot 1136 map Wakefield, begins at line bet lots 1135 and 1136, 27.4x105. William Hickey to Isaac Gleitzman. Mort \$5,000. Apr 22. Apr 26, 1910. other consid and 100

Cambreling av | n e cor 188th st, 95x100, except part for st, vacant. 188th st | FORECLOS, Mar 29, 1910. James Kearney, ref, to Estates Settlement Co. Apr 26. Apr 27, 1910. 11:3090. 8,900

Clay av | s e cor 168th st, 307.6x80, vacant. Albert J Schwarzler 168th st | to Otto J Schwarzler. Mort \$25,954. Apr 25. Apr 27, 1910. 9:2426. other consid and 100

*Cornell av, s s, 50 e Cedar st, 25x100. Release of lien as to an agreement. Walter W Taylor to Richard Russell. Apr 23. Apr 28, 1910. 34.80

*Cornell av, s s, 50 e Cedar st, 25x100. Lily L wife Geo P Shirmer to John H Smith, of Astoria, L I. Correction deed. Apr 22. Apr 28, 1910. other consid and 100

*Same property. John H Smith to Richard Russell. Apr 28, 1910. other consid and 100

Concord av, No 331, w s, 100 n 141st st, 20x100, 3-sty brk dwelling. Wm H Hays and ano, EXRS Eliz A Quackenbush to Addison Gardner and Chas Q Freeman, EXRS Abraham Quackenbush. Apr 23. Apr 28, 1910. 10:2573. 6,505.11

Same property. Addison Gardner and ano, EXRS Abraham Quackenbush to Eliz Q Holcombe. Apr 26. Apr 28, 1910. 10:2573. 6,505.11

Same property. Vesta Q Van Trump to same. Q C. Apr 26. Apr 28, 1910. 10:2573. nom

Cauldwell av, w s, 148.3 n 158th st, 49x130, vacant. Margarethe Stein to Sarah Gluck. Apr 28, 1910. 10:2626. other consid and 100

Fulton av | w s, 175 s 171st st, 100x146.9 to e s Crotona pl and Crotona pl | 100x141.11, vacant. Caroline Schwarz to Lillian G Sullivan. Mort \$6,000 and all liens. Apr 23. Apr 25, 1910. 11:2927. nom

Forest av, No 782, e s, 66.8 s 158th st, 16.8x75, 2-sty frame dwelling. Rachel Singer to Harry Cahn. Mort \$4,000. Apr 23. Apr 27, 1910. 10:2655. other consid and 100

Grand Boulevard and Concourse late Cordova pl, w s, 173.4 n St Georges Crescent, 25x100, vacant. John P Nordstrom et al, HEIRS, &c, Peter G Nordstrom to Anna wife Anthony De George. B & S. Mar 21, 1908. Apr 26, 1910. 12:3311. 950

Grand Boulevard and Concourse, e s, 71 s 178th st, 33.5x125.9x 32x116, 2-sty frame dwelling. Release judgment. Martin L Henry to Hagemann Construction Co. Apr 19. Apr 26, 1910. 11:2810. nom

Same property. Hagemann Construction Co to George Abendschein. Mort \$10,000. Apr 25. Apr 26, 1910. 11:2810. other consid and 100

Hoe av, No 1161, w s, 272.3 s Home st, 25x100. Hoe av, No 1163, w s, 247.3 s Home st, 25x100. two 5-sty brk tenements and stores. Eastern Crown Realty Co to Nevelson Goldberg Realty Co. Q C and correction deed. Dec 20, 1905. Apr 26, 1910. 10:2745. nom

Same property. Joseph A Jerger to same. Q C and correction deed. July 17, 1908. Apr 26, 1910. 10:2745. nom

Hoe av, No 1271 | n w cor Freeman st, 43.7x90.6x78.5x82. Freeman st, Nos 931 to 939 | four 3-sty frame tenements and stores. Nora Filer to Freeman & Hoe St Realty Co. Mort \$10,000 and all liens. Apr 16. Apr 26, 1910. 11:2980. other consid and 100

Hoe av, No 1235, w s, 50 s Freeman st, 18.7x65.1x18.8x63.9, 2-sty frame dwelling. Michael J McAuley to James Brady. Mort \$4,000 and all liens. Apr 14. Apr 26, 1910. 11:2979. other consid and 100

Hull av, e s, 401.6 s Gun Hill road, 25x100, vacant. Margt A Shea widow to Adelaide M Brewer of Mt Vernon, N Y. Apr 23. Apr 26, 1910. 12:3352. nom

*Hobart av, e s, 479 s Waterbury av and being lots 98 and 99, map (No 1115A) of 108 lots, Coster Estate, 50x76.6x50.1x80.11. Hudson P Rose Co to Angelo Sica, Antonio Falcone and Raffaele Pisani. All liens. Mar 15. Apr 25, 1910. nom

Hughes av, No 2422, e s, 71.8 s 188th st, 24.10x87.6, 2-sty frame dwelling. FORECLOS, Apr 18, 1910. N Taylor Phillips, ref, to Joseph Byers, TRUSTEE John Byers. Apr 22, 1910. 11:3076. 5,200

Honeywell av, No 2063, w s, abt 75 n 179th st and being part lot 257 map East Tremont, 20.9x140, begins 21 n line bet lots 256 and 257, 2-sty frame dwelling. Martin Gallagher to Mary E Michels. Mort \$2,250. Apr 22, 1910. 11:3123. other consid and 100

*Hill av, w s, 325 s Jefferson av, 25x100. Land Co "A" of Edenwald to John J Regan. Apr 18. Apr 28, 1910. nom

*Hill av, w s, 350 s Jefferson av, 25x100. Same to same. Apr 18. Apr 28, 1910. nom

Intervale av, n w s, 108.5 n e 169th st, 25x184.10, vacant. Mary McNeil et al, HEIRS Thomas Walsh or Welsh to James Butler, Inc, a corpn. Apr 27. Apr 28, 1910. 11:2973. other consid and 100

Intervale av, w s, 341.11 s 167th st, 50x95.2x50.6x88, vacant. Charlotte Blumenthal to Leo Levinson. Apr 4. Apr 22, 1910. 10:2700. other consid and 100

*Kingsbridge road | s w cor Oakes av, 50x111.11x50x113.8, being Oakes av | lots 1 and 2 blk 12 map Sec B of Edenwald. Kingsbridge road, s w cor Oakes av, runs w 100.1 x s 100.1 x e 100 to w s Oakes av x n 113.8 to beginning, being lots 3 and 4 blk 12 same map. Patrick Burke et al, HEIRS, &c, Ellen Burke to Patrick Burke. All liens. Apr 22. Apr 28, 1910. nom

Longwood av, No 874 (1040), s s, 260.10 e Prospect av, 37.6x110, 5-sty brk tenement. Samuel Levy to Joseph M Schenck. Mort \$35,750. Apr 22. Apr 25, 1910. 10:2688. other consid and 100

*Locust av | n w cor Elm st, 100x125, and being lots 29, 24, 26 to Elm st | 29 supplemental map (No 1039) of Bronxwood Park, except parts for Rosewood av. Morts \$3,500; valuation \$6,500. CONTRACT to exchange for Webb av, No 2468, e s, 322.7 s 190th st, 24.4x100.7x24.3x91.11, 2-sty frame dwelling. Morts \$6,000; valuation \$9,550. Bronxwood Realty Co with Edward M Tessier, Morts \$3,500. Apr 2. Apr 25, 1910. 12:3219 and A T. exch

Longwood av, late 145th st, s s, 54.11 e Whitlock av, lot 293A map of Edw T Young at Springhurst, 25x243x—x222, vacant. Corinne Young to Thomas, John and James Callan and Annie O'Brien HEIRS, &c, Fanny Callan. Q C. Apr 21. Apr 25, 1910. 10:2730. 50

*Locust av | n w cor Elm st, 100x125, and being lots 23 to 29 sup Elm st | plementary map (No 1039) of Bronxwood Park. Release mort. Wm D Cameron to Bronxwood Realty Co. Apr 21. Apr 25, 1910. nom

*Livingston av, e s, 441.11 n Jefferson av, and being lot 71 map (No 1098) of 125 lots Ruser Estate. Joseph Chiappone to Hudson P Rose Co. Apr 19. Apr 28, 1910. nom

*Monticello av, e s, 375 n Nelson av, 50x100. Land Co "C" of Edenwald to John Heeran. Feb 11. Apr 28, 1910. nom

*Mathilda av, w s, 200 n 240th st, and being lot 209 map of Washingtonville, 50x100. Wm D Miller to John D Robando. Q C. Mar 17, 1909. Apr 26, 1910. other consid and 100

*Newbold av, n s, 430 e Havemeyer st, 25x108, Unionport. Guiseppe Fanella to Marie C wife Guiseppe Fanella. Apr 19. Apr 23, 1910. other consid and 100

Nelson av, w s, 187.6 s of a proposed new st, and being lot 104 and s ½ of 103, map Century Investing Co, 37.6x100, vacant. Release mort. Walter E Andrews to James H Havens. Apr 21. Apr 22, 1910. 11:2876. nom

Same property. Release mort. Bronx Borough Bank to same. Apr 21. Apr 22, 1910. 11:2876. nom

Park av, No 4673 n w cor 187th st, 100x23, 4-sty brk tenement. 187th st | Release mort. Bronx Borough Bank to Irvine Realty Co. Apr 22. Apr 26, 1910. 11:3032. nom

*Parker av, w s, 175 s Lyon av, 25x130. The Chester Improvement Co to James Fowles. Mort \$4,800. Mar 29. Apr 25, 1910. 2,500

*Parker av, w s, 75 s Rose pl, and being lot 46, map (No 277) of St Raymond Park, 25x100. Jacob S Trownson to Mary M Schuck of Newark, N J. Mort \$350. Apr 8. Apr 25, 1910. nom

*Pratt av, e s, 215.3 s Kingsbridge road, 50x100, Edenwald. Herman Paycken to Michael Fikar. May 25, 1905. Apr 22, 1910. nom

Prospect av, No 691, w s, 263.5 n 152d st, 19.3x95, 2-sty and basement brk dwelling. Broad Realty Co to Carrie Lazar. Mort \$9,500. Feb 15. (Rerecorded from Apr 7, 1910.) Apr 27, 1910. 10:2675. other consid and 100

*Road to Middletown, s s, 173.4 e road to Pelham Bridge, 75.4x 112.5x75x108.6. Road to Middletown, s s, 98 e road to Pelham Bridge, 25.1x105.7 x25x104.10, Westchester. James Welton to Henry Storck. Apr 19. Apr 28, 1910. 100

*Unionport rd or road from Westchester Church to West Farms, s s, 74 n e from north cor land of James Hyde's land, runs n w along road 75 to Samuel Lyon's land x s w 316 x s e 75 to land formerly of Centreville African M E Church x e 316 to beginning. Harry Fagan et al by John Hetherington, GUARDIAN, to Cornelius Danahy. All title. Apr 23. Apr 25, 1910. 950

Southern Boulevard | n w s, at s w s Tiffany st, 75x100, vacant. Tiffany st | Southern Boulevard, n w s, 75 s w Tiffany st, —x—, vacant. Party wall agreement. James F Meehan Co with Eberhardt & Podgur, a corpn. Mar 30. Apr 26, 1910. 10:2722. nom

Sedgwick av | s w cor Giles pl, 77.4x90x110.7x107.3. Giles pl | Sedgwick av, w s, 177.4 s Giles pl, 100x90. Sedgwick av | w s, 77.4 s Giles pl, runs s 100 x w 90 x s 124 x w Giles pl | 100 to Giles pl x n 274.10 x n e on curve 98.9 x s 110.7 x e 90 to beginning, 2-sty frame dwelling, 2-sty frame stable and 1-sty frame greenhouse and vacant. James Pilkington to Catherine Pilkington. Mort \$30,000. Nov 29, 1909. Apr 25, 1910. 12:3255. other consid and 100

*Stillwell av, w s, about 215 s Seminole st and being lot 161, map (No 1130) of 327 lots Hunter Estate, 26.5x95.5x25x105.7. Joanna Fitzgerald to Hudson P Rose Co. Mar 24. Apr 28, 1910. nom

Stebbins av | s w cor Jennings st, 75.7x38x48.8x69.6, vacant. Eva Jennings st | Siegel to Carmine Cioffi. Mort \$6,000. Apr 20. Apr 22 1910. 11:2972. other consid and 100

Southern Boulevard | s w cor Tiffany st, 75x100, vacant. Release Tiffany st | mort. The City Mortgage Co to Eberhardt & Podgur. Apr 25. Apr 27, 1910. 10:2722. other consid and 14,000

Same property. Release mort. Central Building, Improvement & Investment Co to same. Apr 21. Apr 27, 1910. 10:2722. 8,500

Southern Boulevard, e s, 175 n Barretto st, 150x100, vacant. Walter Rukeyser to Della Max. All liens. Dec 16, 1908. Apr 27, 1910. 10:2735. nom

Same property. Della Max to The E & W Construction Co. All liens. Dec 31, 1909. Apr 27, 1910. 10:2735. nom

Southern Boulevard, e s, 100 n Barretto st, 75x100, vacant. George F Johnson's Sons Co to The E & W Construction Co. Feb 21. Apr 27, 1910. 10:2735. other consid and 100

Southern Boulevard, n w s, 155 s w Tiffany st, 25x100, vacant. Sarah Gluck to Marcus Weyl. Mort \$6,000. Apr 28, 1910. 10:2722. nom

Southern Boulevard, n w s, 155 s w Tiffany st, 25x100, vacant. James F Meehan Co to Sarah Gluck. Morts on this and other property \$145,000. Apr 27. Apr 28, 1910. 10:2722. 100

Teller av, Nos 1067 to 1073, w s, 259.5 n 165th st, 80x100.1, four 3-sty brk dwellings. Llewellyn Realty Co to Max Israel. Morts \$29,500 and all liens. Apr 21. Apr 22, 1910. 9:2428, 2433. nom

Same property. Max Israel to Louvre Realty Co. Morts \$35,500 and all liens. Apr 21. Apr 22, 1910. 9:2428, 2433. nom

Teller av, No 1354, e s, 474.1 n 169th st, 25x80.9x25x80.11, 2 and 3-sty brk dwelling. Mary A Nally to Sarah Brown. B & S. All liens. Apr 20, Apr 27, 1910. 11:2782. nom

Tinton av, No 1219, w s, 188.8 n 168th st, 20.5x110, 2-sty frame dwelling. Ida A Fischer to Emilie Knoesel. Mort \$6,000. Apr 20, Apr 25, 1910. 10:2663. other consid and 100

Tinton av easterly cor 149th st late Westchester R R st, runs 149th st s e along n e s of st 105 x n e 50 x n w 105 to s e s of av x s w 50 to beginning, except part for East 149th st, vacant. Mary Bauer, daughter of Catherine McManus, decd, to Ferdinand and Wm McManus. All title. All liens. Apr 22, Apr 23, 1910. 10:2653. nom

Tremont av, Nos 920 to 928 s e cor Daly av, 108.4x130, except part or 177th st for Tremont av, three 2-sty frame dwellings, store in No 922. Katy Daly av Bloodgood to Hannah Schwab. Apr 28, 1910. 11:2992. other consid and 100

Tremont av, Nos 920 to 928 s e cor Daly av, 109x130, except part or 177th st, three 2-sty frame dwellings, store in No 922. Hannah Schwab to Seymour Realty Co. Mort \$31,500. Apr 28, 1910. 11:2992. other consid and 100

Tremont av, s s, 50 w Marmion av, 50x100, vacant. David Kraus to Moses Lowenstein. Mort \$10,000. Apr 21, Apr 22, 1910. 11:2956. other consid and 100

*Unionport road, w s, 52 n Columbus av, 26x—, and being lot 439 map Van Nest Park. Rosie Drillich to Max Schwartz. Mort \$10,000. Apr 25, Apr 26, 1910. other consid and 100

Union av, e s, 323 e or s e Boston av, runs s e along av 20 x n e 100 x n 2 5x s w 100 to beginning, except part for av, 2-sty frame dwelling. Joseph Hollerith, Inc, to Martin Wellbrook. Mort \$9,150. Apr 22, 1910. 11:2969. other consid and 100

Vyse av, w s, 225 s 173d st, 25x100, 3-sty brk dwelling. Moses L Finkelstein to Adelaide Stuve. Mort \$7,500. Apr 26, Apr 27, 1910. 11:2989. other consid and 100

*Virginia av, e s, 78 n 8th st, 75x111x75x— and being lots 307, 345 and 346, map Pugsley Estate, Unionport, near Van Nest James B Kilsheimer Jr to Rosa Flood. B & S. Mort \$21,000 and all liens. Apr 7, Apr 22, 1910. 100

*Same property. Rosa Flood to Bridget Murphy. Mort \$2,100. Apr 21, Apr 22, 1910. other consid and 100

Walton av, No 2259, w s, 208 s 183d st, 20x95, 2-sty brk dwelling. Bedford Park Construction Co to Joseph Altieri. Mort \$7,500. Apr 16, Apr 22, 1910. 11:3186. nom

Webb av, No 2468, e s, 322.7 s 190th st, 24.4x100.7x24.3x91.11, 2-sty frame dwelling. Edward M Tessier to M Beth Shirmer. Mort \$6,000. Apr 22, Apr 25, 1910. 11:3219. other consid and 100

Willis av, No 445, w s, 50 n 145th st, 24.10x104.6x24.9x104.6, 5-brk tenement and stores. Wm L J Pidgeon to Benjamin Benenson. Mort \$24,000. Apr 16, Apr 23, 1910. 9:2307. other consid and 100

Webster av, w s, 183.3 n 169th st, — to c l Mill brook. Brook av, e s, adj above on east, —x—. Agreement as to boundary line. David Krauss with Kasper Pfirmann. April 16. April 26, 1910. 11:2893. nom

Woodlawn rd, w s, 400 n 208th st, 50x100. Woodlawn rd, w s, 25 n 208th st, 150x100, and being lots 122 to 127 and 137 and 138, map No 1103 of 181 lots Varian Estate, vacant. Julius Mayer to Gerald Fitzgerald. Apr 12, Apr 28, 1910. 12:3338. other consid and 100

3d av, No 3890, e s, 119 s 172d st, runs e 125 x n 19 x w 25 x n 8 x w 100 to av x s 27 to beginning, 5-sty brk tenement and store. Chas A Weber to Augusta C Wolfe. Mort \$19,250. May 1, 1909. Apr 22, 1910. 11:2929. other consid and 100

3d av, Nos 3989 and 3991, w s, 151.6 n 173d st, 50.3x131.2x50 x126.4, 6-sty brk tenement and stores. Worcester Construction Co to A J S Realty Co, a corpn. Mort \$50,000. Apr 23, Apr 28, 1910. 11:2921. other consid and 100

3d av, w s, 154.9 n 175th st, 50x100.10x50x100.7, vacant. Park av, or Harlem Railroad, w s, — s 187th st, and being part lot 26 partition map heirs of Rebecca Bassford at Fordham, begins at line bet lots 25 and 26, runs w along land of said R R 250 to lot 27 x n 250 x e 250 to lot 25 x s 250 to beginning, except part for streets, vacant.

Webster av, e s or s e s, 289.3 s 187th st, runs e 5.1 x s w 117.10 to av x n e 117.11 to beginning, gore, except part for sts, vacant.

Weeks av, No 1770, late Clinton av, e s, 100 s Gray st, 200x100, except part for sts, 2 and 3-sty frame dwelling and vacant. Geo H Purser et al to Wm W Scrumham as TRUSTEE. Mar 9, Apr 26, 1910. 11:2923, 3031, 2797. other consid and 100

3d av, two lots. Webster av. Park av. Weeks av. Also property at Yonkers, N Y. Wm W Scrumham as TRUSTEE, of Yonkers, N Y, with Geo H Purser, Elgiva E Romer, Charlotte P Aldrich, Edith V Elmen-dorf, Bertha H Adams, Geo H Stegmann and Edith R Pope. Agreement and declaration by party 1st part that he holds said properties for parties of 2d part and said parties of 2d part give power to sell same at public auction, &c. Mar 9. Apr 28, 1910. 11:2923, 3031, 2797.

Interior lot begins 300 e Katonah av late 2d st and 150 s 234th st, runs s 34.7 x e 50.8 x n 43.4 x w 50 to beginning, being parts lots 349 and 350 map Woodlawn Heights, 1-sty frame building and vacant. Release mort. The Tremont Building & Loan Association Co to Chas F Murphy, of the Bronx. Apr 11, Apr 25, 1910. 12:3382. nom

*Lots 300, 299, 289, 306 and gore R, map of Washingtonville. Stephen O Farrington and ano to Wm W Penfield. Q C. Apr 2, Apr 22, 1910. nom

*Same property. Geo T Farrington and ano to same. Q C and C a G. Apr 2, Apr 22, 1910. nom

*Lots 3 and 4, map Sarah L Haight at Westchester, except part conveyed to N Y, N H & H R R Co. Jane Fay to Andrew Bechmann. All title. B & S. Apr 21, Apr 22, 1910. other consid and 100

*Lots 23, 24 and 26 to 29 on supplementary map (No 1039) of Bronxwood Park, except parts for Rosewood st or av. Bronx-wood Realty Co to M Beth Shirmer. Mort \$3,500 and all liens. Apr 21, Apr 27, 1910. other consid and 500

Lot begins 116 e Franklin av and 346.2 s 166th st, runs s 108.10 x e 81.2 x n 67.9 x e 4.5 x n 41 x w 85.8 to beginning, vacant. Simon Epstein to Young Realty & Construction Co. Apr 20, Apr 28, 1910. 10:2607. 100

Lots 13, 14 and 16, map 339 lots at Riverdale and Mosholu, prop-erty F P and H A Forster. Irma J Mannheimer by Jesse W

Ehrich her gdn to Alfred C Bachman. All title. Apr 15, Apr 28, 1910. 13:3423. 679.14

*Plot begins 740 e White Plains road at point 515 n along same from Morris Park av, runs e 100 x n 30 x w 100 x s 30 to be-ginning, with right of way over strip to Morris Park av. Rosa Nathan widow et al, EXRS Marcus Nathan to Ike Melnik. Mort \$1,500. Apr 25, Apr 28, 1910. 1,800

Plot begins at easterly cor land conveyed by N Y & H R R Co to H R & P R R Co by deed dated Jan 21, 1895, runs s e along n e s land conveyed by Morris to N Y & H R R Co by deed dated Apr 30, 1853 (being the 7th parcel in said deed), 50 x s w 353.8 x n e 325 to beginning, contains 6,918.6 sq ft.

149th st, e s, at n line 7th parcel in deed from Morris to N Y & H R R Co, Apr 30, 1853, and being at c l Bungay Creek as for-merly existed, runs e along n s of said 7th parcel and c l said creek 186.2 to shore of L I Sound or East River x s w 225.11 to e s 149th st x n 315.7 to beginning, contains 20,746 sq ft.

N Y & Harlem R R Co and the N Y C & H R R R Co to The Harlem River & Port Chester R R Co. B & S. Feb 5. Apr 23, 1910. 10:2599, 2604. nom

Same property. Release mort. Guaranty Trust Co of N Y as TRUSTEE to New York & Harlem Railroad Co. Q C. Mar 28. Apr 23, 1910. 10:2599, 2604. nom

Same property. Release mort. Central Trust Co of N Y as TRUSTEE to The N Y Central & Hudson R R R Co. Q C. Apr 4. Apr 23, 1910. 10:2599 and 2604. nom

Plot begins at east exterior line land of party 1st part at n line land conveyed by party 1st part to McKelvey, July 24, 1907, runs n e 52 to n s land party 2d part, x w 37 to pt 45 at r a from c l of original location of Hudson River R R x s 50 x e 22 to beginning. contains 1,475 sq ft. N Y C & H R R R Co to John J McKelvey. Q C. April 18. April 26, 1910. 13:3411. nom

Plot begins at c l of blk bet Webster and Brook avs and north of 169th st at e s line of land of Elliott Zbrowske and Anna M E De Montsaulnin, runs s — to c l Mill Brook x n e — to s s land of Zbrowski & Montsaulnin x w — to beginning. Release mort. Sarah M Brickner to David Krauss. Apr 23. Apr 27, 1910. 11:2893. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

April 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Bleecker st, No 171, west store. Pietro Massaro to Lugrezia Caputi; 6½ years, from Mar 31, 1908. April 26, 1910. 2:540. 360	
Clinton st, No 100, all. Rector, &c, of the Protestant Episcopal Church of Saint Marks in the Bowery to Nathan Goldstein. Agreement as to renewal for 9 years, from May 1, 1917. Apr 26, 1910. 2:348. 780	
Canal st, Nos 55 and 57 n w cor Orchard st, cor store, &c. Sarah Orchard st Gardner and ano, TRUSTEES Moses Gardner to Louis Mershen and Harry Schkurman; 5 years from May 1, 1913, Apr 22, 1910. 1:299. 4,500	
Columbia st, No 75½, store, basement and 4 rooms front on 1st floor above store. Beckie Koppelman to Max Karp; 3 2-12 years from Mar 1, 1910. Apr 22, 1910. 2:334. 900	
Catherine st, No 61, cor store. Carmella Bua to Antonio Rasa et al; 3 years, from May 1, 1910. Apr 27, 1910. 1:253. 1,080 and 1,140	
Delancey st, No 47, 7th store and basement. Nathan Rubenstein to Hyman Levine; 3 years from May 1, 1910. Apr 23, 1910. 2:419. 840	
Division st, No 101, store, cellar and floor above store. Wm Jay and ano, TRUSTEES Frances A Lawrance to Raphael D Palmer, of Brooklyn; 3 years from May 1, 1909. Apr 23, 1910. 1:282. 1,500	
Division st, No 101. Assign lease. Raphael D Palmer to Alexander Tischman. Nov 11, 1909. Apr 23, 1910. 1:282. nom	
Fulton st, No 201, 1st loft. Bernard Kriezer to Gerhard G Remus of Jersey City, N J; 4 10-12 years, from July 1, 1909. Apr 25, 1910. 1:85. 1,500	
Front st, No 214, -all. Nora A Townsend to James T Smith; 7 years from May 1, 1910. Apr 28, 1910. 1:97. net 1,000	
Greenwich st, No 733 n w cor Perry st, Assign lease. Martin Perry st P Ryan to H Koehler & Co. Oct 7, 1909. Apr 25, 1910. 2:633. nom	
Same property. Assign lease. H Koehler & Co to Thomas Cunningham. Apr 22, Apr 25, 1910. 2:633. nom	
Greenwich st, Nos 487 and 489, store, &c, and first loft. St Johns Park Realty Co to Gilbert Iron & Steel Co; 10 years from May 1, 1910. Apr 22, 1910. 2:594. 4,000 and 5,000	
Grand st, Nos 291 and 293, all. Melancthon Burr, Jr, to Harris Goldmann, Pincus Malzman and Jacob Siris; 10 years from May 1, 1910. Apr 28, 1910. 1:307. 9,500	
Same property. Consent to above lease. Same et al to same. Apr 14, Apr 28, 1910. 1:307.	
Hester st, No 101, store and two basements. Bessie Silverman to David Pollack et al; 5 years, from May 1, 1910. Apr 27, 1910. 1:307. 2,100	
James st, No 5, all. Sarah Jacobs to The Lincoln Paper Stock Co, Inc; 7 years from May 1, 1910. Apr 28, 1910. 1:117. 1,380 and 1,440	
John st, n e cor Dutch st. Consent to transfer lease to secure mort for \$450,000. Minister, &c, of Reformed Protestant Dutch Church to Underwriters Building Co. Apr 22, Apr 25, 1910.	
Monroe st, No 2, store. Carmella Bua to Antonino Provenzano and ano; 3 years, from May 1, 1910. April 26, 1910. 1:276. 420	
Mulberry st, No 170. Re-assign lease. Davies J Marshall to Thomas Truppa. All title. Mort \$850. Apr 26, 1910. 2:471. nom	
Mulberry st, No 170, store. Caterina Cimino to Tommaso Truppa; 5 years, from May 1, 1910. Apr 25, 1910. 2:471. 780	
Same property. Assign lease. Thomas Truppi to Davies J Marshall. Apr 22, Apr 25, 1910. 2:471. nom	
Montgomery st, Nos 40 and 42. Harris Bernstein to Wm Ham-mer; 5 years from May 1, 1910. Apr 22, 1910. 1:269. 720	
Nassau st, No 122, all. Eddy Palmer to John A Schultz and ano firm Schultz Novelty Co; 5 years, from May 1, 1913. Apr 25, 1910. 1:92. 6,000	

Rivington st, No 20, store and basement, 7.8x29.2. Henrietta Sandler and ano to Benj Lichtblau; 5 years, from April 1, 1910. April 26, 1910. 2:421..... 444

St Marks pl, No 14 or store. Ezekiel Plonsky to Adolf Friedeck 8th st and ano; 3 years, from May 1, 1910. April 26, 1910. 2:463.....1,800

Thompson st, No 5, all. Peter Bianchetti to Anna M Shipman; 5 years, from May 1, 1910. Apr 27, 1910. 1:227.....3,000 and 3,200

Thompson st, Nos 17 and 172, all except two basements of No 170. Victor A Mollica to Fortunato and Laura Bianchi; 5 years from Oct 1, 1907. Apr 23, 1910. 2:525.....8,136

2d st, No 218, east store, basement and west rooms in rear on 2d floor. Ike Isler to Nathan Applebaum; 3½ years, from Mar 1, 1910. April 26, 1910. 2:385.....480

27th st, No 17 West, rear part of one sty, 20x20. John H O'Brien to Park J White; 3 7-12 years, from Oct 1, 1908. Apr 27, 1910. 3:829.....1,650

28th st, No 48 West. Surrender of lease. John Gerakos and ano to 174th St Construction Co. Apr 27, Apr 28, 1910. 3:829.1,000

30th st, No 521 West, all. Matilda Pinner by Richard J Lewis, ATTY to The Udell Mfg Co; 5 years from May 1, 1910. Apr 28, 1910. 3:702.....1,050

34th st, No 60 East, store and part basement. Annie Flint to Huyler's, a corpn; 5 years from Sept 1, 1910. Apr 22, 1910. 3:863.....3,000 to 4,500

44th st, No 549 West, store. Mary A Kiernan to Thomas Kiernan; 3 years from Apr 1, 1910. Apr 22, 1910. 4:1073.....600

51st st, No 20, s s, 338 w 5th av, 20x100.5, the lot. TRUSTEES of Columbia College to Ella H Van Liew; 21 years, from Oct 1, 1909, with renewal. Apr 27, 1910. 5:1266.....2,179

51st st, No 20 West. Consent to assign lease. TRUSTEES of Columbia College to Henry A Van Liew. Mar 15. Apr 27, 1910. 5:1266.....

69th st, Nos 307 and 309 West, all. Louis Wilson and ano to Osios Rosenthal; 4 years, from April 1, 1910 (2 years renewal at \$4,500). April 26, 1910. 4:1181.....3,600

100th st, No 240 East, 5 rooms, 1st floor, s s. Rosie Kraut to Adolph Lappnes; 2 years, from April 1, 1910 (2 years renewal). April 26, 1910. 6:1650.....360

105th st, No 352 East. Assign lease. Frank Marchese and ano to Giuseppe Calcagnini and ano. Dec 17, 1909. Apr 27, 1910. 6:1676.....nom

115th st, No 46 West, all. Isabella L Beekman to Moses Beck; 5 years from May 1, 1910. Apr 22, 1910. 6:1598.....780

115th st, No 46 West, all. Moses Beck to David P Waldman; 3 years from May 1, 1910. Apr 22, 1910. 6:1598.....900

Av A, No 1601, store, &c. Herman Heidelberger to Wm Tholke; 10 years from Nov 1, 1910. Apr 22, 1910. 5:1564.1,110 and 1,200

Audubon av, n w cor 172d st, store No 3. Donald Robertson to Samuel Kaufman; 3 years, from Oct 1, 1909. Apr 27, 1910. 8:2129.....360 to 480

Amsterdam av, No 487, store, &c. Ehler Osterholt to Gustave Hays; 3 years from May 1, 1909. Apr 28, 1910. 4:1214.....1,800

Broadway | s w cor Manhattan st, store No 2 next to corner, Manhattan st | 11x50. Charter Construction Co to Solomon Mishnue; 5 years, from Jan 1, 1908. Rerecorded from Oct 30, 1909. Apr 27, 1910. 7:1995.....1,200

Same property. Same to Philip Pesetzky; 2 years, from Jan 1, 1913. Apr 27, 1910. 7:1995.....1,500

Broadway, No 2449, store. A C & H M Hall Realty Co to Samuel Gottlieb and Henry Simonet firm of Simonet & Co; 5 1-12 years, from Sept 1, 1910. Apr 25, 1910. 4:1238...for term \$12,483.34

Broadway, roof garden on New York Theatre Bldg. New York Theatre Co to Walter Rosenberg from Jan 1, 1910, to May 15, 1910, privilege renewal from Sept 15, 1910, to May 15, 1911. Apr 22, 1910. 4:997.....for term 6,000

Broadway, No 818, basement store. Annie E Allin and ano to John Galione; 4 10-12 years from Apr 1, 1910. Apr 22, 1910. 2:557.....1,900 and 2,000

Broadway, No 2548, e s, 94 n 95th st, 11.6x49, store and basement. Real Construction Co to Michael Olnick; 5 years from Oct 1, 1910. Apr 23, 1910. 4:1243.....2,400

Broadway | n e cor 42d st, 104.3x140.9x100.5x112.10, the land, with 42d st | agreement as to erection of new building by party 2d part. James R Roosevelt et al, TRUSTEES Wm Astor, decd, for John J Astor to The Broadway Corner Co; 20 years from May 1, 1910 (with 3 renewals of 21 years each). Apr 28, 1910. 4:995.....taxes, &c, and 55,000 to 120,000

Broadway | n e cor 42d st, 104.3x140.9x100.5x112.10. Assign lease 42d st | and agreement as to erection of new building, &c. The Broadway Corner Co to Hub Building Co. Apr 26. Apr 28, 1910. 4:995.....nom

Broadway | n e cor 42d st, corner store. Hub Building Co to The 42d st | Broadway Corner Co; 20 years from May 1, 1910 (with renewals). Apr 28, 1910. 4:995.....per annum 10

Columbus av, No 833, store and rear part of basement. Benjamin Yigdoll to Philip Poholsky; 5 years from May 1, 1910. Apr 22, 1910. 7:1836.....1,020

1st av, No 1207, north store. Elisa Mose and ano to Saml Kopelman; 3 years from May 1, 1910. Apr 22, 1910. 5:1440. 516 to 540

1st av, No 2219 | s e cor 114th st. Reassign lease. Wm Zoll to 114th st | Noziata Melfi. All title. Mort \$3,040. Apr 22, 1910. 6:1685.....nom

1st av, No 1616 | s e cor 84th st. Assign lease. Patrick Murphy 84th st | to Martin Heinemann. Mort \$8,894.50. Oct 13, 1909. April 26, 1910. 5:1563.....nom

Same property. Assign lease. Martin Heinemann to Henry H Glade. Mort \$8,500. April 7, 1910. April 26, 1910. 5:1563.....nom

1st av, No 1841 | n w cor 95th st, store and basement. Bohemian 95th st | Real Estate Assoc of Winfield to Daniel Fitzpatrick; 5 years, from Apr 1, 1910. Apr 27, 1910. 5:1558. 600

1st av, No 1327, north store and basement. The A & A Realty Co to Julius Berger and Peter Gagel; 5 years, from May 1, 1910. Apr 27, 1910. 5:1446.....1,200

1st av, No 1034, e s, 80 n 56th st, 28.1x94.2x22.6x94, the land. Robert and Ogden Goelet to Michael and Wilhelmina Bley; 20 years from May 1, 1890, with renewal. Apr 28, 1910. 5:1368.....taxes, &c, and 540

1st av, No 1032, e s, 60 n 56th st, 20x94, the land. Robert and Ogden Goelet to Michael Bley; 20 years from May 1, 1890, with renewal. Apr 28, 1910. 5:1368.....taxes, &c, and 420

1st av, No 340, store and basement. Henry T Hornidge as receiver (appointed by order of court in matter of Ross vs Farrell) to Morris Meyer; 3 years from May 1, 1910. Apr 28, 1910. 3:951.....780

1st av, e s, 60 n 56th st, 20x94.....

1st av, e s, 80 n 56th st, 28.1x94.2x22.6x94.....

Assign two leases. Wilhelmina Bley, INDIVID and as ADMTRX Michl Bley et al to Mary R Goelet et al, exrs, &c, Ogden Goelet. Apr 26. Apr 28, 1910. 5:1368.....6,000

2d av, No 949, all. Meyer Goldberg and ano to Louis Marks; 3 years from May 1, 1910. Apr 22, 1910. 5:1324.....540

2d av | n e cor 106th st. Agreement modifying lease recorded 106th st | Apr 5, 1909. Edward F Beinhauer with Guiseppe Arena. Apr 12. Apr 22, 1910.....nom

2d av, No 2014, north ½ of store, &c. Joseph Fine to Geo Ostermeyer; 3 years from May 1, 1910. Apr 22, 1910. 6:1675.....720

2d av, No 1986, south store. Mollie Schonzeith to Annie Yeskowitz 1 year from May 12, 1910. Apr 22, 1910. 6:1674.....636

2d av, No 1867, store, &c. F Dornberger Realty Co to August F Hahn; 3 years from May 1, 1910. Apr 22, 1910. 6:1646.....780

2d av, No 1191, store, &c. Wm Stubenbord to Michael Muller; 5 years from May 1, 1910. Apr 23, 1910. 5:1417...2,000 and 2,200

2d av, w s, about 30 s 21st st, store. Catharine Bremer to Herman Groneberg; 5 years, from May 1, 1910. Apr 25, 1910. 3:901.....564 and 576

3d av, No 2347, e s, all. Thos W Miner to P Loughran; 5 8-12 years from Sept 1, 1909. Apr 23, 1910. 6:1792.....1,200

3d av, No 282 | n w cor 22d st, all. August Quick to 22d st, Nos 157 to 161 E | Louis Evers; 5 years, from May 1, 1910. Apr 27, 1910. 3:878.....3,800

3d av, No 208, n w s, 23 n e 18th st, 23x100. Assign lease. David Sussman, HEIR Rosalie Sussman to Mamie Sussman. All title. Apr 21. Apr 27, 1910. 3:874.....nom

Same property. Assignment of all right, title and interest as HEIR, &c, under will Rosalie Sussman. David Sussman to Mamie Sussman. Apr 21. Apr 27, 1910. 3:874.....nom

3d av, No 210, w s, 46 n 18th st, 23x100. Assign lease. David Sussman, heir Jacob Sussman to Mamie Sussman. All title. Apr 21. Apr 27, 1910. 3:874.....nom

Same property. Assignment of all right, title and interest and claim in all property, &c, as heir of Jacob Sussman. David Sussman to Mamie Sussman. All title. Apr 21. Apr 27, 1910. 3:874.....nom

6th av, No 753, all. Lena Meyer to Simon Kosofsky; 7 years, from May 1, 1910. Apr 27, 1910. 4:995.....4,000 and 4,750

7th av, No 2261 | n e cor 133d st, 5-sty building. Jerome B 133d st | Buese to Patk J Tague; 5 years, from May 1, 1910. Apr 27, 1910. 7:1918.....4,000

7th av, No 2067, north store and basement. Diedrich W Rohde to William Munde; 3 years, from May 1, 1913. Apr 27, 1910. 7:1908.....1,200

7th av | n e cor 124th st, 100.11x125. Agreement as to consent of 14th st | assignment lease by the Heumann Harlem Casino Co, also as to alterations to cost \$75,000 and extension of lease for 21 years, so that lease will expire Sept 15, 1937, etc. Anthony Van Bergen with Marcus Loew, inc, a corpn. Jan 14. April 26, 1910. 7:1909.....nom

Same property. Assign lease. Heumann Harlem Casino Co to Marcus Loew, Inc. April 25. April 26, 1910. 7:1909.....other consid and 100

8th av, No 767 | s w cor 47th st, store and basement. Thos S 47th st | Faulkner to John O'Reilly and Peter J Moran; 10 years, from May 1, 1910. April 26, 1910. 4:1037.....5,000 and 6,000

8th av | s w cor 155th st, all. George Ehret to John M Cheevers; 155th st | from Feb 1, 1910, to May 1, 1915. Apr 23, 1910. 7:2047.....2,500

9th av, No 568, all.....

41st st, No 355 West, 1 sty extension on rear.....

Matilda A Bucking and ano to William Brosi; 3 years from May 1, 1909. Apr 22, 1910. 4:1032.....2,280

9th av, No 27 | s w cor 13th st. Maurice Murphy, AGENT, to E 13th st, No 400 | Luedeke; 5 years from Dec 1, 1910. Apr 28, 1910. 2:645.....2,460 and 2,660

10th av, No 819, south store. Hannah Abraham to John Cerra; 5 years from Jan 1, 1909. Apr 28, 1910. 4:1083.....420

10th av, No 299, store. Maria F Kuentler to Jeremiah M Madden; 5 years, from May 1, 1910. Apr 25, 1910. 3:699.....840

10th av, No 194, e s, abt 75 n 21st st, also 1.6 s of c 1 blk bet 21st and 22d sts, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning. Assign lease. Rose Brown to William Dangler. Apr 25. Apr 26, 1910. 3:719.....nom

11th av, No 666 | n e cor 48th st, store and basement. Morris 48th st | Weinstein and ano to Louis Tick of Brooklyn; 9 11-12 years, from June 1, 1910. Apr 25, 1910. 4:1077.....780 to 960

11th av, No 666 | n e cor 48th st. Assign lease. Louis Tick to 48th st | N Y & Brooklyn Brewing Co. Apr 21. Apr 25, 1910. 4:1077.....nom

11th av, No 586. Assign lease. Christian Schmalz to Stephen Bazdan. Mar 14. April 26, 1910. 4:1072.....nom

Same property. Assign lease. Stephen Bazdan or Boydan to Consumers Brewing Co. Mar 14. April 26, 1910. 4:1072.....nom

BOROUGH OF THE BRONX.

*Harrison st | n e cor Davis st, 3-sty building. Felix De Canio Davis st | to Dominick Costabile; 7 years, from June 1, 1910. Apr 27, 1910.....900 to 1,200

136th st, No 684 East, s w cor Southern Boulevard, cor store, &c. John Yule to John Carneri; 6 11-12 years from Oct 1, 1909. Apr 22, 1910. 10:2564.....1,500 to 1,800

136th st, No 684, s w cor Southern Boulevard. Assign lease. John Carneri to John A Fischer. Apr 22, 1910. 10:2564.....nom

141st st, No 389 East, store and basement.....

141st st, No 391 East, basement.....

Adela M Boyce to A D Evertsen Co; 3 years, from May 1, 1910. April 26, 1910. 9:2285.....276

141st st, No 393 East, store. Adelaide M Boyce to Solomon D Caty; 3 years, from May 1, 1910. April 26, 1910. 9:2285...204

163d st | s e cor Kelly st, cor store. Meehan Construction Co to Kelly st | Thomas J Rooney; 10 years from May 1, 1910. Apr 22, 1910. 10:2711.....1,100 to 2,400

Brook av, No 276, n e cor 139th st, store and cellar. Bridget Lynch GUARDIAN Edward Lynch et al to Benj F Richardson; 5 years, from May 2, 1910. Apr 25, 1910. 9:2267.....1,200

*Classon Point road, No 648. Assign lease. Philipp Dietrich to Robert Quickert. Mar 14. April 26, 1910.....nom

*Same property. Assign lease. Robert Quickert to Consumers Brewing Co. Mar 14. April 26, 1910.....nom

Elton av, No 651, store, &c. Hermine Halfmann to Jos F Loebler; 3 years from May 1, 1910. Apr 28, 1910. 9:2374.....660 and 720

Fulton av | n w cor 172d st, 100x100, the land. John Moonan to 172d st | Thos J McGrath and Joseph Ranko; 5 months, from May 1, 1910. April 26, 1910. 11:2929.....for term 250

Tremont av, No 481 East, all. Christoph H Witte to Wm F Brunson and John H Dierks and Morris Lyon; 10 years and 33 days. from March 29, 1910. April 26, 1910. 11:3043.....2,700 and 3,000

Brooklyn
L. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.

BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS
Tel. 5307 CORT. **CHARLES W. TREMBLEY, 171 Broadway, N. Y.**

East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

Tremont av, No 481, 2d floor. Wm F Brunssen et al to Lynn S Hoe; 5 years from May 1, 1910. Apr 28, 1910. 11:3043..... 600
*Westchester Turnpike, e s, lots 8 and 25 map 170 lots Siems Estate, all. Liberato Mucci and ano to Philipp Dietrich; 10 years from Jan 1, 1907. Apr 26, 1910..... 360 to 540
*Westchester av, No 2413, store and cellar. Jacob F Paulsen to Gottfried Schneider; 5 years, from Mar 1, 1910. April 26, 1910. 480 to 600

Blum, Julia with Rosalind R Cane. 115th st, No 6 West. Extension of mort for \$20,000 to Aug 1, 1913, at 5%. Apr 15. Apr 22, 1910. 6:1598. nom
Byrnes, Chas J to Lanman Crosby guardian Fredk Burnham et al. 63d st, Nos 139 and 141, n s, 345.6 w Columbus av, 33.6x100.5. Apr 22, 3 years, 5%. Apr 23, 1910. 4:1135. 24,000
Banks, Ella W to Mary D Hussey. Bradhurst av, No 6, e s, 55.1 n 142d st, 22.5x56.6x22.4x59.2. Prior mort \$—. Apr 22, 1910, due Feb 6, 1912, 6%. 7:2043. 300
Bagel, Bagel, Wolf to Max Bagel. Monroe st, No 165, n s, 212.5 w Montgomery st, 26.6x100. Prior mort \$40,000. Apr 23, installs, 6%. Apr 25, 1910. 1:269. 1,700
Bruno, Henrietta J and Emma to Amelia Bruno. 112th st, No 11, n s, 200 e 5th av, 25x100.11. P M. Prior mort \$20,000. Apr 25, 1910, 3 years, 6%. 6:1618. 4,000
Burnham, Herbert D to Estelle Scholle. Lenox av, No 244, e s, 45 n 122d st, 22x100. P M. Apr 25, 1910, due June 6, 1915, 5%. 6:1721. 20,500
Baresi Coal Co to J Rheinfrank Co. Consent to mort of \$— dated Apr 16, 1910. Apr 16. Apr 25, 1910, Miscel. —
Same to same. Certificate as to mort for \$— dated Apr 16, 1910. Apr 16. Apr 25, 1910. Miscel. —
Burnham, Herbert D to Mary E Poillon. Lenox av, No 242, e s, 23 n 122d st, 22x100. Apr 25, 1910, 2 years, 6%. 6:1721. 3,000
Burnham, Herbert D to Mary E Poillon. 7th av, Nos 2003 and 2005, e s, 17.11 n 120th st, 33x77. Apr 25, 1910, 2 years, 6%. 7:1905. 6,000
Breslauer Realty Co with METROPOLITAN LIFE INS CO. 152d st, No 526, s s, 385 w Amsterdam av, 40x99.11. Extension of \$38,000 mort until Sept 1, 1913, at % as per bond. Apr 21. Apr 23, 1910. 7:2083. nom
Bowron, Henry S with Bendet Isaacs and Jacob J Wallenstein. James slip No 1. Extension of \$7,500 mort until Dec 21, 1912, at 5%. April 12. April 26, 1910. 1:110. nom
Blendermann, Diedrich to Cornelia G Chapin. 7th av, Nos 2477 and 2479, s e cor 144th st, No 164, 42.11x100. April 25, 3 yrs, 5%. April 26, 1910. 7:2012. 60,000
Bradley, Daniel I to Fred Hirschhorn. Broadway, Nos 1367 and 1369, s w cor 37th st, No 122, 43.4x85.7x41.1x71.8. Apr 23, due Feb 3, 1912, 6%. Apr 26, 1910. 3:812. 10,000
Caragher, Edwin F to Dayton Realty Co. 178th st, Nos 709 and 711, n s, 156.4 w Broadway, 56.4x92.6. P M. Prior mort \$45,000. Apr 15, due Jan 18, 1915, 6%. Apr 26, 1910. 8:2176. 11,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P M" occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

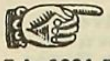
Mortgages against Bronx property will be found altogether at the foot of this list.

April 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Aronson, Moses to CITIZENS SAVINGS BANK. Bayard st. No 81, s s, abt 50 w Mott st, 25x75. P M. April 26, due May 15, 1911, 4½%. April 26, 1910. 1:164. 15,000
Aronson, Samuel and David Baum to CITIZENS SAVINGS BANK. Eldridge st, No 204, e s, 200.5 n Rivington st, runs s 23.11 x e 88.6 x n 48.11 x w 47.11 to st x s 25 to beginning. P M. Apr 26, 1910, due May 15, 1911, 4½%. 2:416. 27,000
Automobile Club of America, a corpn, to BANK FOR SAVINGS in City N Y. 55th st, Nos 242 to 250, s s, 158.4 e 8th av, 91.8 x100.5. Building loan. April 20, due Aug 15, 1913, 5%, until completion of building, 4½%, thereafter. April 26, 1910. 4:1026. 400,000
Agin, Jacob H to Joseph Agins. 2d av, No 1983, s w cor 102d st, No 240, 25.11x75. Prior mort \$30,000. Apr 15, 5 years, 6%. Apr 23, 1910. 6:1651. 3,000
Auerbach, Rubin to Morris Punch. Essex st, No 126, e s, 52.6 s Rivington st, 17.6x50. Prior mort \$10,000. Apr 22, 1910, installs, 6%. 2:353. notes 2,500
Ackers, Alfred H to Edw W Dufft. Beach st, No 10, s s, abt 122 w West Broadway, 27.3x73.7x25x85. Prior mort \$41,000. Apr 21, 3 years, 6%. Apr 22, 1910. 1:190. 9,000
Arnheim, Marks with New York Association for Improving the Condition of the Poor. 57th st, No 21 East. Extension of \$40,000 mort until Apr 5, 1913, at 4½%. Apr 13. Apr 22, 1910. 5:1293. nom
Ansonge, Henry P, of Brooklyn, N Y, to Ida H Webster. Bedford st, No 25, w s, abt 45 s Downing st, 19.9x75x19.11x75. Apr 27, due, &c, as per bond. Apr 28, 1910. 2:528. 8,000
Avidan, Wm to Lion Brewery. Canal st, No 125, n w cor Chrystie st. Saloon lease. Apr 22, demand, 6%. Apr 27, 1910. 1:303. 1,000
Abeles, Paulina wife Emil to METROPOLITAN SAVINGS BANK. 10th st, No 266, s s, 225 e 1st av, 25x92.3. Apr 27, 1910, 5 years, 5%. 2:437. 18,000
Bauer, Saml with LAWYERS TITLE INS & TRUST CO. 118th st, Nos 126 and 128 E. Agreement as to share ownership in mort. Apr 18. Apr 27, 1910. 6:1645. nom
Bergh, Ella S to TITLE GUARANTEE & TRUST CO. 36th st, No 126, s s, 66.8 w Lexington av, 16.6x74. Apr 27, 1910, due, &c, as per bond. 3:891. 10,000
Becker, Anna E with Estelle Scholle, guardian for Edith Scholle. 89th st, No 320 East. Extension of mort for \$12,000 to May 28, 1915, at 4½%. Apr 19. Apr 28, 1910. 5:1551. nom
Blagden, Lydia L and Arthur M Jones to FULTON TRUST CO of N Y. 5th av, No 741, e s, 42.8 n 57th st, 19.7x100. Prior mort \$50,000. Apr 16, due, &c, as per bond. Apr 28, 1910. 5:1293. 20,000
Ballenberg, Saml to Jacob Marx. 48th st, No 240, s s, 182 w 2d av, 18.8x100.5. Prior mort \$10,000. Apr 28, 1910, 2 years, 6%, 5:1321. 2,000
Barkley, Chas B to Edgar S Appleby, trustee. 61st st, Nos 16 to 24, s s, 250 e Columbus av, 100x100.5. Apr 28, 1910, 3 years, 5%. 4:1113. 15,000
Same to John J Clancy. Same property. Prior mort \$140,000. Apr 28, 1910, due, &c, as per bond. 4:1113. 10,000
BANK FOR SAVINGS IN CITY N Y with Automobile Club of America. 54th st, Nos 247 to 259, n s, 81.3 e 8th av, 131.3x 100.5x112.6x irreg. Extension of \$350,000 mort until Aug 15, 1913, at 4½%. Apr 14. Apr 28, 1910. 4:1026. nom
Benaim, Abraham J to Walter S Gurnee et al trustees for Evelyn S Chapman will Walter S Gurnee. 88th st, No 112, s s, 184.5 e Park av, 25.6x100.8. Apr 26, 5 years, 4½%. Apr 28, 1910. 5:1516. 21,000
Same to Oscar Malnek and ano. Same property. Prior mort \$21,000. Apr 27, 2 years, 6%. Apr 28, 1910. 5:1516. 3,500
Bachman, Alfred C to TITLE GUARANTEE & TRUST CO. 25th st, No 209, n s, 123 w 7th av, 21x98.9. Apr 27, due, &c, as per bond. Apr 28, 1910. 3:775. 17,000
Bath, David A to American Mortgage Co. 31st st, No 252, s s, 150 e 8th av, 25x32.5x25x34.8. P M. Apr 21, 3 years, 5%. Apr 22, 1910. 3:780. 15,000
Same to Alfred J Gilchrist. Same property. P M. Prior mort \$15,000. Apr 21, due Jan 21, 1913, 6%. Apr 22, 1910. 3:780. 5,000
Brosi, Wm to V Loewers Gambrius Brewery Co. 41st st, No 355 West. Saloon lease. Apr 20, demand, 6%. Apr 22, 1910. 4:1032. 3,000

Chetwood, Chas H to TITLE GUARANTEE & TRUST CO. Park av, No 25, e s, 49.5 n 35th st, 24.8x80. P M. Apr 25, due, &c, as per bond. Apr 26, 1910. 3:891. 60,000
Same to Marie H Story. Same property. P M. Prior mort \$60,000. Apr 20, due Oct 1, 1913, 5%. Apr 26, 1910. 3:891. 15,000
Coss, Harry G to LAWYERS TITLE INS & TRUST CO. Greenwich st, No 723, e s, 96 s Charles st, 18.9x68.10x20.8x76.7. Apr 25, 1910, 5 years, 5%. 2:632. 6,500
Coss, Harry G to LAWYERS TITLE INS & TRUST CO. 29th st, s s, 150.4 w 6th av, 19.8x98.9. Apr 25, 1910, 5 years, 5%. 3:804. 25,000
Crowley, Kate M G and Rose Weisman trustees Henry J Crowley with Francesco De Milto. 114th st, No 230 East. Extension of \$16,000 mort until Jan 2, 1915, at 5%. Apr 25, 1910. 6:1663. nom
Corbisiero, or Cordisero, Michelina or Michelena and Luigi Cordisiero or Corbisiero to American Mortgage Co. 114th st, Nos 307 and 309, n s, 100 e 2d av, 40x100.10. Apr 25, 1910, 5 years, 5%. 6:1684. 16,500
Clark, Cornelius W to A Gertrude Cutter. 72d st, No 156, s s, 62 e Lexington av, 18x74.4. Apr 25, 1910, 5 years, 4½%. 5:1406. 19,000
Cohen, Bernard or Barned to Saml Rosenberg. Ridge st, No 170, n w s, 175 n e Rivington st, 25x100. Given to secure note. Prior mort \$—. Apr 22, due July 22, 1910, 6%. Apr 23, 1910. 2:344. 700
Codae Realty Co to Charles M Rosenthal. Northern av, n w cor 181st st, runs n 78 x w — x — 134 x s — to st x e — to beginning. Building loan. Apr 21, due Oct 21, 1911, 6%. Apr 23, 1910. 8:2179. 110,000
Same to same. Same property. Certificate as to above mort. Apr 21. Apr 23, 1910. 8:2179. —
Crohn, Julia M and Martha Rodenberg to Mount Sinai Hospital of City N Y. 5th av, No 1337, n e cor 112th st, No 1, 25.2x96. Apr 22, 1910, 5 years, 4½%. 6:1618. 40,000
Cerabone, Vito to Estelle F Taylor. Chittenden av, e s, being plot bounded on n by land Caroline T Paterno, on w by e s Chittenden av, on e by Northern av and on s by part of a line, which said line begins on Fort Washington av, w s, 193.3 s from line bet lands Bernard Loth and lands of Nolan, runs s w 865.3. Apr 21, due, &c, as per bond. Apr 22, 1910. 8:2179. 15,000
Comstock, Eliz A and Cath M to FARMERS LOAN & TRUST CO. 55th st, No 256, s s, 100 e 8th av, 25x100.5. Apr 28, 1910, 5 years, interest as per bond. 4:1026. 30,000
Cohen & Lehman, Inc, to UNION TRUST CO of N Y. 105th st, Nos 428 to 432, s s, 438 e 1st av, 75x100.11. Apr 27, due May 1, 1915, 4½%. Apr 28, 1910. 6:1698. 16,500
Same to same. Same property. Certificate as to above mort. Apr 27. Apr 28, 1910. 6:1698. —
Same and Aaron Newmark with same. Same property. Subordination agreement. Apr 21. Apr 27, 1910. 6:1698. nom
Calcagnini, Giuseppe and Andrea Consodere to Lion Brewery. 105th st, No 352 East. Saloon lease. Apr 22, demand, 6%. Apr 27, 1910. 6:1670. 1,070
CITIZENS SAVINGS BANK with Louis Koch and Abraham Pozner. 109th st, Nos 117 and 119 East. Extension of mort for \$50,000 to May 15, 1915, at 5%. Apr 25. Apr 27, 1910. 6:1637. nom
Chesebrough, Robt A to New York Public Library, Astor, Lenox and Tilden Foundations. Madison av, s w cor 71st st, 100.5x25. P M. Apr 27, 1910, 5 years, 4½%. 5:1385. gold, 42,750
Cowan, Mary, widow to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Northern av, e s, 349.5 n 181st st, runs e 240.8 to w s Pinehurst av x n 39.4 x n 62.1 x w 239 to av x s 100 to beginning. Apr 26, 1 year, 4½%. Apr 27, 1910. 8:2179. 11,000
Connold, Kate to Mark Connold. Stanton st, No 247, s s, 75 e Willett st, 25x75. Prior mort \$—. Feb 18, due Aug 19, 1910, % as per bond. Apr 27, 1910. 2:339. 352



Tel., 1094 Rector

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Coss, Harry G to LAWYERS TITLE INS & TRUST CO. Bedford st, No 102, e s, abt 62 n Grove st, and being plots bounded w by Bedford st, n by land now or late John F Adriaance, s by land now or late heirs Albert R Romaine and land Wm Hyde, and e by land now or late of John F Adriaance, 22x50. Apr 25, 1910, 5 years, 5%. 2:588. 4,500

Dall, Jetty, of Queens Borough, N Y, to Amelia Fechteler. 63d st, No 240, s s, 225 e West End av, 25x100.5. Prior mort \$14,000. Apr 16, due, &c, as per bond. Apr 23, 1910. 4:1154. 5,000

Davidsohn, Nannchen to NORTH RIVER SAVINGS BANK. 113th st, No 106, s s, 100 w Lenox av, 26.8x100.11. Apr 20, 5 years, 4½%. Apr 23, 1910. 7:1822. 20,000

Donnelly, Mary S to EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, No 1734, s w cor 146th st, No 500, 24.11x75.1. Apr 26, 1910, 3 years, 4½%. 7:2077. 3,500

Donnelly, Mary S to EMIGRANT INDUSTRIAL SAVINGS BANK. 149th st, No 412, s s, 173.10 w St Nicholas av, 19x99.11. Apr 26, 1910, 3 years, 4½%. 7:2063. 11,000

Dannemann, Fredk to U S TRUST CO of N Y. Park av, No 1128, w s, 75.6 s 91st st, 25.2x82.2. Apr 28, 1910, 3 years, 4½%. 5:1502. 5,000

Dempsey, Mary A to TITLE GUARANTEE & TRUST CO. 123d st, No 362, s s, 100 e Morningside av East, 16x100.11. Apr 28, 1910, due, &c, as per bond. 7:1949. 10,000

Davis, Eliphalet L to FARMERS LOAN & TRUST CO, exr, &c, Jacob G Fundis. 26th st, Nos 252 and 254, s s, 175.3 e 8th av, 40x98.9. P M. Apr 12, 3 years, interest as per bond. Apr 28, 1910. 3:775. 33,000

Daly, Cath widow to DRY DOCK SAVINGS INSTN. Oliver st, No 76, e s, abt 100 n Cherry st. 26.2x100x25.3x100. Apr 26, due, &c, as per bond. Apr 28, 1910. 1:252. 16,000

Delancey & Eldridge Realty & Investing Co to American Mortgage Co. Allen st, No 117, w s, 50.1 n Delancey st, 25x88.5; Allen st, No 119, w s, 75.1 n Delancey st, 25x88.5. P M. Apr 26, 3 years, 5%. Apr 27, 1910. 2:415. 25,500

Delancey & Eldridge Realty & Investing Co to American Mortgage Co. Delancey st, Nos 60 and 62, n e cor Eldridge st, Nos 154 to 160, 88.4x100.1x88.5x100.1. P M. Apr 26, 3 years, 5%. Apr 27, 1910. 2:415. 142,000

EAST RIVER SAVINGS INSTN with Joseph Byk. 98th st, No 21 West. Extension of \$21,000 mort until May 1, 1915, 5%. Apr 28, 1910. 7:1834. nom

Edgar, Carrie E wife of and Geo to Geo S Carr. 92d st, No 71, n s, 125 e Columbus av, 20x100.8. Apr 28, 1910, due, &c, as per bond. 4:1206. 5,000

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ziporah J Freund. Lexington av, No 1020. Extension of \$12,000 mort until May 1, 1915, at 4½%. Apr 28, 1910. 5:1407. nom

Epstein, Simon to Hyman D Baker and ano. Edgecombe av, Nos 165 and 167, w s, 515 s 145th st, 40x100. Prior mort \$—-. Apr 15, 3 years, 6%. Apr 26, 1910. 7:2051. 9,000

Eagleson, John A to LAWYERS TITLE INS & TRUST CO. 1st st, No 21, s s, 85.9 w 2d av, runs s 45.7 x e 17.1 x n 44.8 x w 17.1 to beginning; 1st st, No 19, s s, 85.9 w 2d av, 18.2x46.7x 18.1x45.7. P M. Apr 25, 1910, 3 years, 5%. 2:456. 10,000

Eisenman, Gustav E with BOWERY SAVINGS BANK. 89th st, No 35 West. Extension of \$20,000 mort until Apr 25, 1915, at 4½%. Apr 21. Apr 25, 1910. 4:1203. nom

EAST RIVER SAVINGS INSTN with Thomas F White Co. 40th st, Nos 522 and 524 West. Extension of \$16,000 mort until May 1, 1913, at 5%. Apr 23, 1910. 3:711. nom

Fox, Alice B with Ninety-First St Realty Co. 83d st, No 606 East. Extension of \$11,000 mort until Apr 22, 1915, at 5%. Apr 22. Apr 23, 1910. 5:1590. nom

Fanning, Thomas M to N Y LIFE INS & TRUST CO. 84th st, No 407, n s, 82.6 e 1st av, 17.6x61.2. Apr 22, 1910, 3 years, 5%. 5:1564. 5,000

Frankel, Fannie to Peter T Barlow and ano, trustees for Peter T Barlow will Samuel L M Barlow. 1st av, Nos 2011 to 2015, w s, 25.2 s 104th st, three lots, each 25.2x100. Three mortgages, each \$23,500. Apr 22, 1910, due, &c, as per bond. 6:1675. 70,500

Frankel Fannie to Emil Basch. 1st av, Nos 2011 and 2013, w s, 50.3 s 104th st, two lots, each 25.3x100. Two mortgages, each \$3,500. Two prior mortgages, each \$23,500. Apr 22, 1910, 5 years, 6%. 6:1675. 7,000

Fischer, Geo N to TITLE INSURANCE CO OF N Y. 2d av, No 740, e s, 49.4 s 40th st, 24.8x100. Apr 22, 1910, 5 years, 5%. 3:945. 15,000

Fischer, Carl with Benj Leipzig and Samuel Miller. Rivington st, Nos 94 and 96. Extension of \$5,000 mort until Apr 16, 1913, at 6%. Apr 12. Apr 25, 1910. 2:411. nom

Floyd, William of Mastic, L I, to Sarah R Wells trustee Cath A Schuchardt. 109th st, No 205, n s, 110 e 3d av, 19.10x100.11. Apr 25, 1910, 1 year, 5%. 6:1659. 8,000

Finger, Joseph and Samuel Levy to Morris Streicher. Av A, No 235, bet 14th and 15th sts. Leasehold. Prior mort \$—-. Apr 25, 1910, 1 year, 6%. 3:946. 1,000

Freese, Clara to Selma Leschhorn. 48th st, No 251, n s, 80 w 2d av, 20x100.5. P M. Prior mort \$10,000. Apr 25, due Oct 1, 1912, 6%. Apr 26, 1910. 5:1322. 3,000

Fiscella, Francesca, and Luigi and Michelina Corbisiero to Vincenzo Trimarco. 114th st, Nos 307 and 309, n s, 100 e 2d av, 40x100.10. Prior mort \$16,500. Apr 25, 3 years, 6%. Apr 26, 1910. 6:1686. 4,000

507 West 161st St Co to Herman Raabe. 161st st, Nos 505 and 507, n s, 150 w Amsterdam av, 50x99.11. Apr 22, due, &c, as per bond. Apr 26, 1910. 8:2120. 10,000

Same to same. Same property. Certificate as to above mort. Apr 22. Apr 26, 1910. 8:2120. —

Flower, Caroline M to Wm Rankin. 83d st, No 225, n s, 225 w Amsterdam av, 25x102.2. Prior mort \$25,000. Apr 28, 1910, 2 years, 6%. 4:1231. 1,500

Fine (Harris) Realty & Construction Co to Wm A Rodgers. Broome st, No 306, n e cor Forsyth st, Nos 108 to 116, 49.11x 100.1x50x100. P M. Apr 26, due, &c, as per bond. Apr 27, 1910. 2:419. 57,000

Same to Delia G Levy. Same property. P M. Prior mort \$57,000. Apr 26, due, &c, as per bond. Apr 27, 1910. 2:419. 25,500

Feeney, Michael to Hannah M French and ano. 125th st, No 336, s s, 208 w 1st av, 20.6x½ blk. Apr 27, 1910, 5 years, 4½%. 6:1801. 7,000

Glokner, Caroline M W to Andrew Wilson trustee Chas E Fleming. 159th st, No 534, s s, 325 e Broadway, 25x99.11. Apr 22, 5 years, 4½%. Apr 23, 1910. 8:2117. 12,500

Garone, Martin to Dennis Devine. Water st, No 342, n s, 130 e Roosevelt st, 24.8x63.1x24.9x63.10 w s. P M. Apr 25, 1910, 4 years, 5%. 1:110. 8,500

Glokner, Caroline M W to Alphonse H Kursheedt et al trustees Frederic A Kursheedt. 159th st, No 536, s s, 300 e Broadway, 25x99.11. Apr 22, 5 years, 4½%. Apr 23, 1910. 8:2117. 12,500

Goldey, Emelie L to Theone H Loscarn. 1st av, No 846, e s, 26 n 47th st, 24.10x80. Prior mort \$14,000. Apr 1, due Oct 1, 1910, 6%. Apr 23, 1910. 5:1359. 3,000

Goodman, Fannie wife Aaron with American Mortgage Co. Amsterdam av, No 2298, s w cor 174th st, No 500, 50x100. Subordination agreement. Mar 29. Apr 22, 1910. 8:2130. nom

Gotham Building & Construction Co with METROPOLITAN LIFE INS CO. Central Park West, No 251, n w cor 85th st, No 1, 102.2x150. Extension of \$750,000 mort until May 1, 1915, at 5%. Apr 21. Apr 22, 1910. 4:1199. nom

Goodman, Harry with Abraham H Sarasohn. Henry st, No 201, n s, abt 75 w Clinton st, 24x86. Subordination agreement. Apr 22, 1910. 1:285. nom

Goldberg, Rosa to Abraham H Sarasohn. Henry st, No 201, n s, abt 75 w Clinton st, 24x86. Prior mort \$21,000. Apr 22, 1910, 4 years, 6%. 1:285. 1,500

GREENWICH SAVINGS BANK with Hermann Bruns. Stuyvesant st, No 17. Extension of \$20,000 mort until June 27, 1915, at 4½%. Apr 19. Apr 22, 1910. 2:465. nom

GREENWICH SAVINGS BANK with Hermann Bruns. 4th st, No 54 East. Extension of \$20,000 mort until June 27, 1915, at 4½%. Apr 19. Apr 22, 1910. 2:459. nom

Groszmann, Saml to FRANKLIN SAVINGS BANK. 137th st, No 11, n s, 208.9 w 5th av, 36.3x99.11. P M. Apr 28, 1910, 3 years, 4½%. 6:1735. 20,000

Grossman, Saml to GERMAN SAVINGS BANK in City N Y. 9th st, No 642, s s, 133 w Av C, 25x93.11. Apr 27, due Apr 1, 1915, 4½%. Apr 28, 1910. 2:391. 13,000

Griffith, Nicholas with Frederic de P Foster. Amsterdam av, Nos 2081 and 2083, n e cor 163d st, —. Extension of \$40,000 mort until Mar 23, 1915, at 4½%. Jan 5. Apr 28, 1910. 8:2110. nom

Greines, Charles and Sarah Ginsburg to Mary E Blodgett. Clinton st, No 89, w s, 125 s Rivington st, 25x100. Apr 27, 1910, 5 years, 4½%. 2:348. 27,000

Grote, Henry H with Cornelia G Chapin. 7th av, Nos 2477 and 2479, s e cor 144th st, No 164, 42.11x100. Subordination agreement. Apr 25. Apr 27, 1910. 7:2012. nom

Gluck, Sarah to Peter Doelger. 10th av, No 413, n w cor 33d st, No 501, 24.9x75. Prior mort \$11,000. Apr 23, 3 years, 5%. Apr 27, 1910. 3:705. 7,000

Hobson, William to David L Phillips. 181st st, s s, 25 e Wadsworth av, 50x100. P M. Apr 21, due, &c, as per bond. Apr 26, 1910. 8:2162. 37,500

Hungarian Relief Soc, a corpn, to Alex De Nuber. Pearl st, No 32, s e cor Moore st, runs s e 57.1 x n e 33.10 x n w 4.6 x s w 6.4 x n w 52.6 to Pearl st x s w 28.10 to beginning. Prior mort \$31,500. Sept 29, 1909, installs, —%. Apr 26, 1910. 1:8. 32,000

Hedden, Frank N or F Newman to Vahan Z M Boyajian. 4th st, No 215, n e cor Christopher st, No 61, 25x86. Oct 23, 1909, due &c, as per bond. Apr 26, 1910. 2:610. 500

Hudson Mortgage Co with Theophile Kick. 139th st, Nos 602 and 604 West. Extension of \$20,000 mort until Apr 22, 1911, at 6%. Apr 22, 1910. 7:2087. nom

Harris, Sidney A to STATE BANK. 109th st, No 128, s s, 425 w Columbus av, 25x100.11. Aug 20, 1908, 2 years, 5½%. Apr 22, 1910. 7:1863. 5,000

Hart, Mary C to whom it may concern. 13th st, No 523, n s, 296 e Av A, 37.6x103.3. Estoppel certificate. Apr 19. Apr 28, 1910. 2:407. —

Howell, Fredk H with Ella H Van Liew. 51st st, No 20 West. Extension of \$10,000 mort until May 1, 1913, at 6%. Apr 26. Apr 28, 1910. 5:1266. nom

Hemmerdinger, Louis to Theresa Abrams. Lexington av, No 1256, w s, 42.2 s 85th st, 20x67.2. P M. Prior mort \$12,000. Apr 28, 1910, due Dec 1, 1910, 6%. 5:1513. 1,500

Hemmerdinger, Louis to Theresa Abrams. Lexington av, Nos 1258 and 1260, s w cor 85th st, No 132, 42.2x67.2. P M. Prior mort \$40,000. Apr 28, 1910, due July 12, 1911, 6%. 5:1513. 3,500

Hastorf, Albert H to GREENWICH SAVINGS BANK. Hamilton terrace, No 42, w s, 443 n 141st st, 17x100. Apr 27, 1910, due, &c, as pr bond. 7:2050. 9,000

Izenberg, Esther with Roman Catholic Orphan Asylum. Cannon st, No 33. Subordination agreement. Apr 20. Apr 23, 1910. 2:332. nom

Jones (Chas E) Co to TITLE GUARANTEE & TRUST CO. 134th st, Nos 518 and 520, s s, 393 w Amsterdam av, two lots, each 43.9x99.11. Two mortgages, each \$44,000. Apr 21, due, &c, as per bond. Apr 22, 1910. 7:1987. 88,000

Same to same. Same property. Two certificates as to above mort. Apr 21. Apr 22, 1910. 7:1987. —

Jamieson (R W) Co to Packard & Co. Certificate, consent, &c, to borrow \$2,000 on notes by chattel mort. Apr 21. Apr 25, 1910. Gen mortgages. —

Kean, Rose to FRANKLIN SAVINGS BANK in City N Y. 101st st, Nos 4 to 10, s s, 100 w Central Park West, two lots, each 43.9x100.11. Two mortgages, each \$52,000. Apr 22, 1910, 5 years, 5%. 7:1836. 104,000

King, Abel and Isaac Schorsch with TITLE GUARANTEE & TRUST CO. 134th st, Nos 518 and 520, s s, 436.9 w Amsterdam av, two lots, each 43.9x99.11. Two subordination agreements. Apr 21. Apr 22, 1910. 7:1987. nom

Knox, Jennie C to TITLE GUARANTEE & TRUST CO. Greenwich st, No 512, w s, abt 20 s Spring st, 18.4x40. Apr 22, due, &c, as per bond. Apr 23, 1910. 2:595. 5,000

Kaywood Realty Co to Jacob Mandelbaum. 25th st, No 131, n s, 375 w 6th av, 25x98.9. P M. Prior mort \$—-. Apr 21, 3 years, 6%. Apr 23, 1910. 3:801. 20,500

Kaufmann, Leopold to the trustees of the Home for Aged of the Church of the Holy Communion. 70th st, No 221, n s, 220 w 2d av, 30x100.4. Apr 25, 1910, due Apr 1, 1915, 4½%. 5:1425. 21,000

Kaplan, Esther and Annie Kowarsky with Gertrude Hershfield and Hannah Silverstone. Division st, No 79, on map Nos 79 and 79½, s s, abt 315 w Pike st, 25x66.3x25x66.1 e s. Subordination agreement. Apr 18. Apr 25, 1910. 1:282. nom

NORWOOD TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.** 45 WEST 34th STREET

Kingsland, Harriet E of Elberon, N J, with Abraham and Leo L Schwab. 81st st, No 103 East. Extension of mort for \$18,000 to June 30, 1915, at 5%. Mar 16. Apr 26, 1910. 5:1510. nom

Kahn, Isaac to David Werner. 93d st, No 64, s s, 191 e Madison av, 20x100.8. Prior mort \$20,000. Apr 27, 1910, 1 year, 6%. 5:1504. 3,000

Kidansky, David and Louis J Levy to CORN EXCHANGE BANK. 97th st, Nos 68 and 70, s s, 50 w Park av, 50x100.11. P M. Prior mort \$48,000. Apr 27, 1910, due Nov 1, 1910, 6%. 6:1602. 18,000

Kidansky, David and Louis J Levy to CORN EXCHANGE BANK. Park av, Nos 1248 to 1254, s w cor 97th st, Nos 72 and 74, 100.11x50. P M. Prior mort \$63,000. Apr 27, 1910, due Nov 1, 1910, 6%. 6:1602. 27,000

Karnis, Max to American Mortgage Co. Chrystie st, No 99, w s, 75 s Grand st, 25.2x49.8x25.2x49.10. P M. Apr 26, 3 years, 5%. Apr 27, 1910. 1:304. 11,500

Keller, Theo with GERMAN SAVINGS BANK in City N Y. 9th st, No 642 East. Subordination agreement. Apr 27. Apr 28, 1910. 2:391. nom

Kean Rose to Vincent M Planco. 101st st, Nos 4 to 10, s s, 100 w Central Park West, two lots, each 43.9x100.11. Two mortgages, each \$7,000. Two prior mortgages, each \$52,000. Apr 27, 1910, 5 years, 6%. Apr 28, 1910. 7:1836. 14,000

Lisle Realty Co to Tidewater Building Co. 33d st, Nos 14 and 16, s s, 200 e 5th av, 50x98.9. Apr 21, due, &c, as per bond. Apr 22, 1910. 3:862. 50,000

Same to same. Same property. Certificate as to above mort. Apr 21. Apr 22, 1910. 3:862. —

Libman, Fajbush to Emanuel Libman. Division st, No 105, s s, 21.5 w Pike st, 21.4x53x21.3x53.3. Apr 21, due, &c, as per bond. Apr 23, 1910. 1:282. 4,000

Ludwig, Charles to Harris D Colt trustee Edw M Cameron. 95th st, No 227, n s, 200 w 2d av, 25x100.8. Apr 22, due Apr 1, 1915, 4 1/2%. Apr 23, 1910. 5:1541. 14,000

Lehrer, Saml H to Charles H Hyde. 121st st, No 309, n s, 71 e 2d av, 26x75.7. Apr 20, 5 years, 5%. Apr 23, 1910. 6:1798. 15,000

Lyons, Michl D and Joseph Urban with Harris D Colt, trustee Edw D Cameron. 95th st, No 225, n s, 225 w 2d av, 25x100.8. Subordination agreement. Apr 5. Apr 23, 1910. 5:1541. nom

Lurrie, Harris to Henry Katzenberg. 1st av, No 231, w s, 63.3 s 14th st, 20x60. Apr 21, due, &c, as per bond. Apr 25, 1910. 2:455. 16,000

Lloyd Construction Co to Realty Mortgage Co. Riverside Drive, s e cor 151st st, 103.7x125x99.11x153.1. P M. Prior mort \$—. Apr 19, due Sept 1, 1911, 6%. Apr 25, 1910. 7:2097. 77,000

Leavitt, Sheldon and ano trustees David Leavitt with Loraine Lorey. 85th st, No 515, n s, 148 e Av A, 25x102.2. Extension of \$10,000 mort until Nov 6, 1911, at 5%. Mar 23. Apr 23, 1910. 5:1582. nom

Lawyers Mortgage Co to Max Lipman and Max Gold. Cannon st, No 98. Extension of \$37,000 mort until Dec 27, 1914, at 5%. Apr 11. Apr 26, 1910. 2:329. nom

LAWYERS TITLE INS & TRUST CO with Joseph Levine. 70th st, No 303 East. Extension of \$16,000 mort until May 17, 1913, at 5%. Apr 26, 1910. 5:1445. nom

Lawyers Mortgage Co with Charles Armbruster and John Hock. 76th st, No 202 East. Extension of \$8,000 mort until Apr 3, 1915, at 4 1/2%. Apr 11. Apr 26, 1910. 5:1430. nom

Lyons, Michael D and Mary E to Harris D Colt trustee Edw M Cameron. 95th st, No 225, n s, 225 w 2d av, 25x100.8. Apr 22, due Apr 1, 1915, 4 1/2%. Apr 23, 1910. 5:1541. 14,000

Lawyers Mortgage Co with Philip Hollender, Charles Fox and Joseph Fuhrman. 105th st, No 57 East. Extension of \$18,000 mort until Apr 15, 1915, at 5%. Apr 26, 1910. 6:1611. nom

Lawyers Mortgage Co with Sarah Weinstein. 112th st, No 324 East. Extension of \$20,000 mort until Apr 1, 1915, at 5%. Apr 8. Apr 26, 1910. 6:1683. nom

LAWYERS TITLE INS & TRUST CO with Rebecca Gilbert. 121st st, No 306 West. Extension of \$20,000 mort until Apr 4, 1913, at 5%. Apr 11. Apr 26, 1910. 7:1947. nom

Loew (Marcus), Inc, to Heumann Harlem Casino Co. 7th av, Nos 2081 to 2087, n e cor 124th st, No 161, 100.11x125. Leasehold. Prior mort \$—. Apr 25, installs, —%. Apr 26, 1910. 7:1909. 35,000

Levin, Saville to Morris Rose and ano. Broome st, No 246, n w cor Ludlow st, Nos 81 and 83, 26.8x87.6. P M. Prior mort \$63,000. Apr 27, 1910, 5 years, 6%. 2:409. 15,000

Same to same. Same property. P M. Prior mort \$51,000. Apr 27, 1910, 5 years, 6%. 2:409. 12,000

L & S Construction Co to LAWYERS TITLE INS & TRUST CO. Forsyth st, No 118, e s, 100 n Broome st, runs e 50 x n 0.7 1/2 x e 50.3 x n 25.2 x w 100.3 to Forsyth st x s 25.10 to beginning. P M. Apr 26, 3 years, 5%. Apr 27, 1910. 2:419. 15,600

Same to same. Same property. Certificate as to above mort. Apr 20. Apr 27, 1910. 2:419. —

Levine, Joseph to Isaac Marx. Madison st, No 242, s s, 171 w Clinton st, 25.6x90. Apr 20, 5 years, 5%. Apr 27, 1910. 1:270. 28,000

Same and Esther Rosenberg with same. Same property. Subordination agreement. Apr 20. Apr 27, 1910. 1:270. nom

Lawyers Mortgage Co with Belwood Realty Co. 101st st, Nos 326 and 328 East. Extension of \$31,000 mort until Mar 29, 1915, at 5%. Apr 12. Apr 28, 1910. 6:1672. nom

Lawyers Mortgage Co with Morris Beck. 103d st, Nos 234-236 East. Extension of \$40,000 mort until Apr 17, 1915, at 5%. Apr 28, 1910. 6:1652. nom

Leerbarger, Henry to Lefferts Strebeigh, trustee Adabel S North. Greenwich st, No 403, e s, 50 n Beach st, 25x100. P M. Apr 28, 1910, 5 years, 4 1/2%. 1:214. 17,000

Leipzig, Benj and Saml Miller with Greenwood Cemetery. Rivington st, Nos 94 and 96. Extension of \$60,000 mort until Mar 1, 1915, at 5%. Apr 2. Apr 25, 1910. 2:411. nom

Liebling, Joseph to Edward Goldschmidt. 115th st, No 19, n s, 260 e 5th av, 25x100.11. Extension of \$18,000 mort until June 1, 1913, at % as per bond. Mar 21. Apr 28, 1910. 6:1621. nom

Levy, Barnett and Rebecca Abrahams with George Weil. 14th st, Nos 517 and 519, n s, 241 e Av A, 50x103.3. Extension of \$5,000 mort until Apr 27, 1913, at 6%. Apr 27. Apr 28, 1910. 3:972. nom

Marshall, Clifton G to Esther McMurray. Park av, No 511, s e cor 60th st, No 100, 100.5x20. P M. Prior mort \$30,000. Apr 19, due May 1, 1911, 6%. Apr 22, 1910. 5:1394. 50,000

Marshall, Clifton G to Wm F Havemeyer. 60th st, No 102, s s, 20 e Park av, 20x100.5. P M. Prior mort \$30,500. Apr 22, 1910, due May 1, 1911, 6%. 5:1394. 10,000

Marshall, Clifton G to Mary E Schenck. 60th st, No 104, s s, 40 e Park av, 20x100.5. P M. Prior mort \$20,000. Apr 22, 1910, due May 1, 1911, 6%. 5:1394. 10,000

Malone, Mary and Fannie, and Margaret Fay, individ and Margt Fay and Mary Malone, extrx, &c, Nellie Malone to UNION TRUST CO of N Y. 9th av, No 96, e s, 79.3 s 17th st, 26.1x100x 26.3x100. Apr 21, 5 years, 4 1/2%. Apr 22, 1910. 3:740. 20,000

McManus (Thos J) Assoc (a corpn) to Cath A Stevens. 9th av, No 728, e s, 50.2 n 49th st, 20.6x100. Apr 23, 1910, 5 years, 5%. 4:1040. 5,000

Same to same. Same property. Certificate as to above mort. Apr 23, 1910. 4:1040. —

Marinella, Antonio and Nicola to EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av, No 2168, e s, 75.11 n 111th st, 25x75. Apr 25, 1910, 5 years, 4 1/2%. 6:1683. 3,000

McMahon, Patk J to Mabel R Cushing. Pearl st, Nos 187 and 189, n w cor Cedar st, runs n 35.6 x w 59.11 x s 0.6 x w 12.8 x s 29.4 to st x e 71.6 to beginning. Apr 23, due, &c, as per bond. Apr 25, 1910. 1:42. 15,000

McKeon, John F with Catharine Foerster. 67th st, No 229, n s, 125 w 2d av, 25x100.5. Extension of mort for \$19,000 to June 1, 1912, at 5%. Apr 26, 1910. 5:1422. nom

Michelson, Libbie A with METROPOLITAN LIFE INS CO. 137th st, Nos 118 and 120, s s, 233.4 w Lenox av, 41.8x99.11. Extension of \$32,000 mort until May 1, 1913, at 5%. Apr 21. Apr 25, 1910. 7:1921. nom

MORTON TRUST CO and FIFTH AV TRUST CO with GUARANTY TRUST CO of N Y. Agreement as to merger of first two companies into the third company, also the minutes and proceedings of meetings of stockholders approving merger agreement, &c. Jan 5. Apr 26, 1910. Misc. —

Morison, Andrew P of Montclair, N J, to Henry L Wardwell. Morningside av West, s w cor 115th st, No 402, 104x125.9x100.11 x100. July 12, due, &c, as per bond. Apr 26, 1910. 7:1867. 15,000

McCormick, James S of Brooklyn, N Y, to Tillie Autenrieth. Mulberry st, No 88, e s, abt 100 s Canal st, 25x100. Prior mort \$800. Apr 26, 1910, due Jan 1, 1912, 6%. 1:200. 500

Mottola, Filippo and Jack Vigorito to Lion Brewery of City N Y. 120th st, No 239, n s, 160 w 2d av, 25x100.11. Apr 27, 1910, demand, 6%. 6:1785. 4,074

Musliner, Isaac to Geo H Risley. 163d st, No 467, n s, 100 e Amsterdam av, 25x110.4. Apr 27, 1910, due, &c, as per bond. 8:2110. 21,000

Meyers, Augustus to BROADWAY SAVINGS INSTN of City N Y. 27th st, Nos 547 to 553, n s, 100 e 11th av, runs e 100 x n 197.6 to s s 28th st, Nos 548 to 554, x w 74.11 x s 98.9 x w 25 x s 98.9 to beginning. Apr 27, 1910, due May 1, 1911, 4 1/2%. 3:699. 45,000

McKeon, John F with Otto Kinzel. 68th st, No 357, n s, 75 w 1st av, 25x98.8. Extension of mort for \$18,000 to Apr 27, 1915, at 5%. Apr 27. Apr 28, 1910. 5:1443. nom

Milleg, Augustus to Karl Necker. Park av, No 1227, e s, 75.8 n 95th st, 25x90. P M. Apr 28, 1910, 5 years, 5%. 5:1524. 21,000

Moody, Joseph P to Chas Fehheimer. 99th st, Nos 110 and 112, s s, 163 w Columbus av, 44x100.11x36.3x101.2. Prior mort \$43,000. Apr 27, due Oct 27, 1911, 6%. Apr 28, 1910. 7:1853. 5,000

Melrose Building Co to Sadie B Clocke. Jumel pl, w s, 416.3 n 167th st, 25x100. Apr 20, due, &c, as per bond. Apr 28, 1910. 8:2112. 2,750

Same to same. Same property. Certificate as to above mort. Apr 22. Apr 28, 1910. 8:2112. —

Maas, Emanuel M with METROPOLITAN LIFE INS CO. 122d st, No 236, s s, 454 w 7th av, 34x100.11. Extension of \$30,000 mort until June 1, 1913, at % as per bond. Apr 21. Apr 28, 1910. 7:1927. nom

Newstate, Jacob with METROPOLITAN LIFE INS CO. Broadway, Nos 3860 to 3866, n e cor 161st st, No 581, 99.11x99.10. Extension of \$170,000 mort until May 1, 1915, at 5%. Apr 25. Apr 28, 1910. 8:2120. nom

New York City Church Extension & Missionary Society of the Methodist Episcopal Church to STATE STREET TRUST CO, of Boston, Mass. Lenox av, Nos 453 to 463, s w cor 133d st, 99.11 x64. Apr 18, due May 1, 1913, 5%. Apr 27, 1910. 7:1917. 65,000

New York City Church Extension & Missionary Society of the Methodist Episcopal Church to STATE STREET TRUST CO, of Boston, Mass. 133d st, Nos 102 and 104, s s, 64 w Lenox av, 36x99.11. P M. Apr 18, due May 1, 1913, 5%. Apr 27, 1910. 7:1917. 10,000

New York Skin & Cancer Hospital with Lenox Investing Co. Lenox av, No 519, s w cor 136th st, No 100, 24.11x75. Extension of \$32,000 mort until Apr 10, 1915, at 5%. Apr 5. Apr 25, 1910. 7:1920. nom

Noyes, Wm B to LAWYERS TITLE INS & TRUST CO. 70th st, No 338, s s, 105 w 1st av, 27.6x100.4. Apr 20, 3 years, 4 1/2%. Apr 25, 1910. 5:1444. 3,000

Neher, Cath E individ and as extrx Francis Neher with Cath A Stevens. 9th av, No 728. Subordination agreement. Apr 23, 1910. 4:1040. nom

NEW YORK LIFE INS & TRUST CO with Leon Sobel. 101st st, Nos 12 to 18 West. Extension of two mortgages for \$51,250 each until May 17, 1913, at 4 1/2%. Apr 21. Apr 22, 1910. 7:1836. nom

Oliva, Louis and Dominic Gaussa with John A Brown. Baxter st, No 42. Extension of \$30,000 mort until Feb 10, 1913, at 4 1/2%. Feb 23. Apr 22, 1910. 1:106. nom

O'Sullivan, Thomas C to Sidonia Kaufman. 58th st, No 340, s s, 315 e 9th av, 20x100.5. Prior mort \$20,000. Apr 22, 2 years, 6%. Apr 23, 1910. 4:1048. 4,500

O'Brien, Mary A to Manhattan Mortgage Co. 58th st, No 429, n s, 285.10 w Av A, 18.1x100.4. Prior mort \$—. Apr 21, due, &c, as per bond. Apr 22, 1910. 5:1370. 7,000

O'Donnell, Joseph to EMIGRANT INDUSTRIAL SAVINGS BANK. Park av, No 1247, e s, 75 s 97th st, 25x100. Apr 26, 1910, 5 years, 4 1/2%. 6:1624. 8,000

Overton, William with METROPOLITAN LIFE INS CO. 104th st, Nos 65 and 67, n s, 162.8 e Columbus av, 2 lots, each 27x100.11. Extension of 2 mortgages for \$28,000 each until Aug 1, 1915, at 5%. Apr 21. Apr 25, 1910. 7:1840. nom

OTTO G. LINDBERG,

Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK

ENGINEERING AND GENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

O'Connor, Francis X to TITLE GUARANTEE & TRUST CO. 52d st, No 235, n s, 343 e 8th av, 18.9x100.5. P M. Apr 28, 1910, due, &c, as per bond. 4:1024. 18,000
 Same to Cath Coyte. Same property. P M. Prior mort \$18,000. Apr 28, 1910, due, &c, as per bond. 4:1024. 5,000
 Olsen, Ole H to Harriet A Copeland et al. 29th st, Nos 252 to 258, s s, 65 e 8th av, runs s 74 x e 38.5 x s 6.6 x e 49.10 x n — x e — x n 40.1 x e 90 to beginning. P M. Prior mort \$35,000. Apr 25, due Oct 15, 1911, 6%. Apr 28, 1910. 3:778. 46,000
 O'Brien, Susie L and Annie I Quin with Nathan Bernstein et al, exrs, &c, Gustav Lasker. Av A, No 1483, w s, 104 s 79th st, 25 x94. Agreement as to share ownership in mort. Apr 15. Apr 25, 1910. 5:1473. nom
 Pulvermacher, Emily and John F Weinberg to Hannah Meyer. Lenox av, No 365, w s, 49.11 n 128th st, 25x75. Apr 18, 5 years, 5%. Apr 22, 1910. 7:1913. 23,000
 Paterno, Caroline T to Estelle F Taylor. Northern av, w s, 117.1 s from s line Nolan property, runs s 75 x s w 153.8 to e s Chittenden av x n e 11.11 x n e 63 x n e 149.2 to beginning, the n 1/2 of above premises. Apr 21, due, &c, as per bond. Apr 22, 1910. 8:2179. 15,000
 Perlmuter, Morris to Louise M Cramp. Madison st, Nos 392 to 396, s s, 125 e Jackson st, runs e 75 x s 195 to Monroe st, Nos 285 to 289, x w 75 x n 195 to beginning. P M. Apr 22, due Apr 1, 1930, 4% until Apr 1, 1920, and 4 1/2% thereafter. Apr 23, 1910. 1:265. 100,000
 Peoples Cooperative Property Co to Chelsea Realty Co. 27th st, Nos 144 to 152, s s, 232.4 e 7th av, 67.8x98.9. Building loan. Apr 18, due July 18, 1911, 6%. Apr 22, 1910. 3:802. 240,000
 Same to same. Same property. Certificate as to above mort. Apr 18. Apr 22, 1910. 3:802. —
 Prince, Adolf with Wm L Moffat, trustee Maria E Blake. 126th st, No 38, s s, 20 w Madison av, 18x83. Extension of \$12,000 mort until May 1, 1915, at 5%. Apr 25. Apr 26, 1910. 6:1750. nom
 Peabody, Lincoln R to Edw E Black. West End av, No 333, w s, 51.7 s 76th st, 25x100. P M. Apr 28, 1910, due, &c, as per bond. 4:1185. 40,000
 Plath, Ernst to LAWYERS TITLE INS & TRUST CO. 2d av, No 15, w s, 17.7 s 1st st, 17.6x59.2x17.3x59.2. P M. Apr 26, 3 years, 5%. Apr 27, 1910. 2:456. 6,000
 Plath, Ernst to LAWYERS TITLE INS & TRUST CO. 2d av, No 11, w s, 52.9 s 1st st, 17.6x58.10x24.8x59.2. P M. Apr 26, 3 years, 5%. Apr 27, 1910. 2:456. 6,000
 Rushmore, Edwin H, of Hempstead, L I, to Annette W Sherman. 46th st, No 43, n s, 410 e 6th av, 20x100.5. P M. Prior mort \$50,000. Apr 15, due, &c, as per bond. Apr 22, 1910. 5:1262. 5,000
 Rook, Katherine M to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 70th st, No 213, n s, 183.6 w Amsterdam av, 17x 100.5. Apr 12, due May 1, 1915, 4 1/2%. Apr 22, 1910. 4:1162. 10,000
 Ryan, Mary T A J to Owen E Kelly and ano. Jumel pl, Nos 19 and 21, e s, 230.4 n 167th st, 50x90. P M. Prior mort \$8,000. Apr 23, due, &c, as per bond. Apr 25, 1910. 8:2112. 5,000
 Rubinger, Charles to Jos L Bittenwieser. St Marks pl, No 113 (8th st), n s, 188 w Av A, 25x93.11. Prior mort \$—-. Apr 12, due Aug 1, 1910, 6%. Apr 25, 1910. 2:436. 4,000
 Ritario Realty Co to PROVIDENT SAVINGS LIFE ASSUR SOC OF N Y. 22d st, Nos 140 to 144, s s, 300 e 7th av, 62.6x98.9. Apr 22, due Jan 1, 1914, 6%. Apr 25, 1910. 3:797. 225,000
 Same to same. Same property. Certificate as to above mort. Apr 22. Apr 25, 1910. 3:797. —
 Ritario Realty Co to Chas Reinhardt. 22d st, No 140, s s, 341.8 e 7th av, 20.10x98.9; 22d st, No 142, s s, 320.10 e 7th av, 20.10x 98.9; 22d st, No 144, s s, 300 e 7th av, 20.10x98.9. P M. Prior mort \$225,000. Apr 22, demand, 6%. Apr 25, 1910. 3:797. 70,000
 Rubinger, Charles to Joseph L Bittenwieser. 12th st, Nos 137 to 151, n s, 325 e 7th av, 125x103.3. Prior mort \$—-. Apr 12, 1 year, 6%. Apr 25, 1910. 2:608. 20,000
 Reilly, Michael to Egbert B Seaman. 31st st, No 437, n e s, 275 s e 10th av, 25x98.9. Prior mort \$4,000. Apr 23, 3 years, 6%. Apr 25, 1910. 3:729. 2,000
 Roth, Celia to Isador Abrahamson. Ludlow st, No 88, e s, 125.1 n Broome st, 26.4x87.6. Prior mort \$27,000. Apr 25, 1910, 5 years, 6%. 2:409. 3,000
 Rosenberg, Samuel to LAWYERS TITLE INS & TRUST CO. Bayard st, Nos 62 and 64, n s, 23 w Elizabeth st, 48.4x75x48.6x 74.11. P M. Apr 26, 1910, 5 years, 5%. 1:201. 30,500
 Rehwinkel, Wilhelmina wife of and Henry F L to Henry Hull. Mulberry st, No 288, e s, 72.10 s Houston st, 20x50.8. Prior mort \$—-. July 1, 1902, due July 1, 1903, 5%. Apr 28, 1910. 2:509. 1,000
 Rossano, Gaetano and Giuseppe firm G Rossano & Bro to Ratje Bunke. 110th st, No 406, s s, 95 e 1st av, 30x100.10. P M. Apr 21, 10 years, 5%. Apr 26, 1910. 6:1703. 8,000
 Rosenberger, Emanuel to Munden Construction Co. Audubon av, e s, 98.9 n 175th st, 101 to s s 176th st x95x—x—. Certificate of reduction of mortgage and that there is now unpaid \$8,600. Apr 28, 1910. 8:2132. nom
 Rathbun, Lucy T with FARMERS LOAN & TRUST CO. 55th st, No 256 West. Subordination agreement. Apr 25. Apr 28, 1910. 4:1026. nom
 Riley, Annie C to Sarah E Furnald. Chrystie st, No 65, w s, 75.7 s Hester st, 25.2x84.5x25.1x84.5. P M. Apr 27, 5 years, 5%. Apr 28, 1910. 1:303. 15,000
 Roux, Mary to TITLE GUARANTEE & TRUST CO. 84th st, No 441, n s, 175.3 w Av A, 18x102.2. Apr 26, due, &c, as per bond. Apr 27, 1910. 5:1564. 6,500
 Rounds, Ralph S to Jennie Clarkson Home for Children, a corpn. 90th st, No 302, s s, 90 w West End av, 20x100.8. P M. Apr 25, due, &c, as per bond. Apr 27, 1910. 4:1250. 25,000
 Sbarbaro, Augustus to Henry De Forest Weekes as trustee Chas H Isham. Bayard st, Nos 78 to 84, n s, 16 w Mott st, runs n 50 x w 34 x s 0.1 x w 50 x s 49.11 to Bayard st x e 84 to beginning, Equal lien with mort for \$20,000. Apr 21, due May 1, 1913, 4 1/2%. Apr 22, 1910. 1:200. 20,000
 Same to Frederic D Weekes trustee. Same property. Equal lien with mort for \$20,000. Apr 21, due May 1, 1913, 4 1/2%. Apr 22, 1910. 1:200. 20,000
 Susquehanna Silk Mills, a corpn, to Margt E Sloan et al, exrs, &c, Saml Sloan. 18th st, No 16, s s, 333 w 5th av, 27x92; 17th st, No 21, n s, 333 w 5th av, 27x82. P M. Apr 15, 3 years, 6% as per bond. Apr 22, 1910. 3:819. 70,000

Sacks, Gustav M L to Oscar Sacks. 98th st, No 145, n s, 352.6 e Amsterdam av, runs e 27 x n 33.2 x n e 18.5 x n 64.11 x n w 42 x s 63.6 x s e 21.8 x s 33.2 to beginning. Apr 22, 1910, due, &c, as per bond. 7:1853. 8,000
 Schwartz, Joseph H and Harris to Julia Ballerstein. Bowery, No 221, e s, 75.3 n Rivington st, 21.6x99.8x22x97.11. Apr 21, 5 years, 5%. Apr 22, 1910. 2:426. 28,000
 Schneider, William with METROPOLITAN LIFE INS CO. Greene st, No 207, w s, 177.6 s 3d st, 27x100. Extension of mort for \$40,000 to May 1, 1913, at 5%. Apr 21. Apr 22, 1910. 2:534. nom
 Schlesinger, Chas J to Roman Cath Orphan Asylum in City N Y. Cannon st, No 33, w s, 150 n Broome st, 25x100. Apr 22, 5 years, 4 1/2%. Apr 23, 1910. 2:332. 22,000
 Schlesinger, Chas J and Joseph L Bittenwieser and Cornelius Daniels with Roman Catholic Orphan Asylum. Cannon st, No 33, w s, 150 n Broome st, 25x100. Subordination agreement. Apr 21. Apr 23, 1910. 2:332. nom
 Solomon, Flora E with Louvre Realty Co. 152d st, Nos 611 and 613, n s, 150 w Broadway, 50x99.11. Extension of \$7,500 mort until Mar 3, 1912, at 6%. Mar 3. Apr 22, 1910. 7:2099. nom
 Sugarman, Miriam admrx Ascher or Albert D Sugarman with George Levy. Madison av, No 1629, e s, 25.6 s 109th st, 25x95. Agreement as to subordination of a judgment to the judgment of foreclosure and sale; also recorded in Cons. Apr 15. Apr 23, 1910. 6:1614. nom
 Sarasohn, Abraham H with Rosa Goldberg. Henry st, No 201, n s, 24x86. Extension of \$4,000 mort until Apr 22, 1914, at 6%. Apr 22. Apr 28, 1910. 1:285. nom
 Scharsmith, John E to METROPOLITAN LIFE INS CO. 146th st, n s, 350 w Amsterdam av, 50x99.11. Apr 22, 1910, due Apr 1, 1915, 6% until 1 year after completion of buildings and thereafter at 5 1/2%. 7:2078. 40,000
 Same and Sadie E Ryerson with same. Same property. Subordination agreement. Apr 22, 1910. 7:2078. nom
 Scheinberg, Abraham with Mary J Appgar and ano exrs, &c, Allen S Appgar. Lenox av, No 55, w s, 25.2 s 113th st, 25.2x75. Extension of \$25,000 mort until Mar 10, 1915, at 5%. Feb 4. Apr 23, 1910. 7:1822. nom
 78th St & Broadway Co to Matthew M Edelman. Broadway, Nos 2191 to 2199, s w cor 78th st, No 250, 108x100. Leasehold. Apr 14. 1 year, 6%. Apr 25, 1910. 4:1169. 40,000
 Sun Construction Co to John T Underwood. Colonial Parkway, late Edgecombe road, w s, 102.2 s 159th st, runs w 108.10 x s 25 x e 0 1/2 x s 50 x w 0 1/2 x n 24.11 x w 113.9 to e s St Nicholas av x s 40.5 to st x e 217.10 to road x n — to beginning, all title to St Nicholas av, e s, 40.5 n 158th st, runs e 113.9 x s 24.11 x e 0 1/2 x n 50 x w 0 1/2 x s 25 x w 113.9 to av x s 0 1/2 to beginning. Apr 25, 1910, 5 years, 5%. 8:2108. 230,000
 Same to same. Same property. Certificate as to above mort. Apr 25. 1910. 8:2108. —
 Same to Naum Welikson. Same property. Prior mort \$230,000. Apr 25, 1910, 5 years, 6%. 8:2108. 25,000
 Same to same. Same property. Certificate as to above mort. Apr 25, 1910. 8:2108. —
 Schmid, Henry to Henry Heide. Av A, Nos 36 and 38, s e cor 3d st, Nos 150 to 154, 44.6x76. Apr 25, 1910, 1 year, 6%. 2:398. 7,750
 Sherman, Percy W to American Mortgage Co. 55th st, No 24, s s, 40.6 w Madison av, 20x80. Apr 25, 3 years, 5%. Apr 26, 1910. 5:1290. 42,000
 Seidman, David to Louis Seidman. 137th st, No 9, n s, 173.2 w 5th av, 35.7x99.11. Prior mort \$30,000. Apr 20, due, &c, as per bond. Apr 26, 1910. 6:1735. 5,500
 Silverman, Joseph to TITLE GUARANTEE & TRUST CO. 6th st, Nos 309 and 311, n s, 150 e 2d av, 49.6x81.9. P M. Apr 26, due, &c, as per bond. Apr 28, 1910. 2:448. 36,000
 Schmeer, Fredericka to TITLE GUARANTEE & TRUST CO. 120th st, No 117, n s, 250 w Lenox av, 20x100.11. Apr 21, due, &c, as per bond. Apr 28, 1910. 7:1905. 18,000
 Scheinberg, Abraham to Leon Tuchmann. Lenox av, No 55, w s, 25.2 s 113th st, 25.2x75. Prior mort \$—-. Apr 26, installs. 6%. Apr 28, 1910. 7:1822. notes 1,900
 Silberstein, Isaac J to GREENWICH SAVINGS BANK. 131st st, No 270, s s, 100 e 8th av, 25x99.11. Apr 28, 1910, due, &c, as per bond. 7:1936. 15,000
 Shurtleff, Geo H to Mary Cowan. Northern av, e s, 349.5 n 181st st, runs e 240.8 to Pinehurst av x n 39.4 x n 62.1 x w 239 to Northern av x s 100 to beginning. P M. Prior mort \$11,000. Apr 28, 1910, 3 years, 5 1/2%. 8:2179. 19,000
 Steinbuehler, Bertha with Louis T Lehmeyer. 62d st, No 218, s s, 275 w Amsterdam av, 25x100.5. Extension of mort for \$15,000 to Apr 20, 1915, at 5 1/2%. Apr 27. Apr 28, 1910. 4:1153. nom
 Scheinberg, Abraham and Joseph R to Leon Tuchmann. Monroe st, Nos 294 and 296, s s, 264.2 w Corlears st, 37.2x97.10x37.1x 97.10. P M. Prior mort \$39,000. Apr 26, 3 years, 6%. Apr 28, 1910. 1:263. 4,000
 Schierloh, John to Beadleston & Woerz. West st, Nos 394 and 395. Saloon lease. Apr 27, 1910, demand, 6%. 2:636. 3,000
 Schieffer, Mary to Rose Weinhandler and ano. 21st st, Nos 202 and 204, s s, 75 e 3d av, 30.1x92. P M. Prior mort \$40,000. Apr 25, 5 years, 6%. Apr 27, 1910. 3:901. 9,500
 Schaefer, Louisa E to BANK FOR SAVINGS in City N Y. 21st st, No 49, n s, 123 w 4th av, 26x98.9. Apr 27, 1910, 3 years, 4 1/2%. 3:850. 5,000
 Taylor, James A with Mark L Abrahams. Park av, Nos 1586 to 1590, s w cor 114th st, No 88, 100.11x30. Extension of \$4,000 mort until Apr 22, 1913, at 6%. Apr 22. Apr 25, 1910. 6:1619. nom
 Tutschku, Maggie to LAWYERS TITLE INS & TRUST CO. 72d st, No 214, s s, 181.5 e 3d av, 17.10x102.2. Apr 26, 5 years, 5%. Apr 27, 1910. 5:1426. 13,000
 Ughetta, Cath A F, of Brooklyn, N Y, to LAWYERS TITLE INS & TRUST CO. 6th av, No 642, e s, 58.7 n 37th st, 20.3x75. Apr 21, 5 years, 4 1/2%. Apr 22, 1910. 3:839. 40,000
 Underhill, Zoe D with Max Ryshpan. 3d st, No 305 East. Extension of \$25,000 mort until Apr 19, 1913, at 5%. Apr 19. Apr 27, 1910. 2:373. nom
 Underwriters Building Co to N Y TRUST CO. John st, Nos 51 to 57, n e cor Dutch st, No 2, runs n 86.10 x e 27.7 and 36.6 and 17 x s 91.5 to n s John st x w 81.1 to beginning. Leasehold. Deed of trust and building loan. Apr 23, due July 1, 1928, 5%. Apr 25, 1910. 1:78. gold bonds, 450,000
 Same to same. Same property. Certificate as to above deed of trust, &c. Apr 23. Apr 25, 1910. 1:78. —

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Von Inten, Rebecca W with Paola Lucurto. 97th st, No 233, n s, 125 w 2d av, 25x100.11. Extension of \$10,000 mort until July 14, 1913, at 5%. Apr 15, 1910. 6:1647. nom
 Vail, Eliz A widow, individ and as extrx Aaron F Vail, Annette V wife Henry L Welch of New Haven, Conn, and Robt W Vail, of N Y, heirs Aaron F Vail to BOWERY SAVINGS BANK. Ludlow st, No 55, w s, 80 s Grand st, 20x87.6. Apr 23, 3 years, 4½%. Apr 26, 1910. 1:309. 12,000
 Voltter, Adolph to Kate Maguire. 107th st, Nos 209 and 211, n s, 225 w Amsterdam av, 2 lots, each 37.6x100.11. 2 P M mort, each \$15,000. Apr 25, due Jan 1, 1913, 6%. Apr 26, 1910. 7:1879. 30,000
 Voska, Anna to Eliz Hammerl. 86th st, No 435, n s, 221 w Av A, 18x100.8. Mar 1, 5 years, 5%. Apr 27, 1910. 5:1566. 9,000
 Vigorito, Jack to Lion Brewery. Pleasant av, No 302, Saloon lease. Apr 27, 1910, demand, 6%. 6:1715. 1,000
 Victor Land & Impt Co to Esperanto Mortgage Co. 31st st, Nos 343 and 345, n s, 140 w 1st av, 50x98.9. Apr 22, 18 months, 6%. Apr 27, 1910. 3:937. 5,500
 Same to same. Same property. Certificate as to above mort. Apr 22. Apr 27, 1910. 3:937. —
 Van Buren, De Witt, of Sauterries, N Y, to Florence B D Reynolds. Madison av, Nos 2023 and 2025, e s, 50 n 128th st, 49.11x72.6. Prior mort \$52,500. Mar 8, 1 year, 6%. Apr 27, 1910. 6:1753. 3,000
 Weil, George, of Cresskill, N J, to Geo Freifeld, trustee John M Bixby. 14th st, Nos 517 and 519, n s, 241 e Av A, two lots, each 25x103.3. Two mort, each \$25,000. Apr 27, 1910, 5 years, 5%. 3:972. 50,000
 Wilson, Jerome J to Jeanette Monheimer. 139th st, No 507, n s, 150 w Amsterdam av, 50x99.11. Prior mort \$56,000. Apr 27, 1910, 5 years, 6%. 7:2071. 4,600
 Weil, Geo, of Cresskill, N J, to Rudolphine Rust. 14th st, No 517, n s, 241 e Av A, 25x103.3. Prior mort \$25,000. Apr 27, due July 1, 1913, at 6%. Apr 28, 1910. 3:972. 5,000
 Weil, Geo and Barnett Levy and Rebecca Abrahams with Geo Freifeld trustee John M Bixby. 14th st, No 519 East. Subordination agreement. Apr 27. Apr 28, 1910. 3:972. nom
 Wolfsohn, Eugene to Edward W C Arnold. 80th st, No 110, s s, 294.2 w Lexington av, 18.4x102.2. P M. Apr 21, due May 1, 1913, 4½%. Apr 27. Apr 28, 1910. 5:1508. 18,000
 Weissmann, Benedict to EQUITABLE LIFE ASSUR SOC of the U S. Forsyth st, No 115, w s, 75.5 n Broome st, 25.2x50x25.1x 50. Apr 26, 1910, due Jan 1, 1915, 4½%. 2:419. 10,500
 Wolf, Eugenia to Caroline M Butterfield et al trustees Fredk Butterfield. 64th st, No 143, n s, 392.6 w Columbus av, 17.6x100.5. P M. Apr 25, 3 years, 5%. Apr 26, 1910. 4:1136. 15,000
 Wallach, Frank with Henry Wollner. 97th st, No 235, n s, 100 w 2d av, 25x100.11. Extension of \$10,000 mort until July 1, 1913, at 5%. Apr 7. Apr 25, 1910. 6:1647. nom
 Wendel, Fritz to BOWERY SAVINGS BANK. 10th av, No 650, e s, 20.5 s 46th st, 20x60. Apr 25, 1910, 3 years, 4½%. 4:1055. 2,000
 Winkler, Louis and Abraham Shultz to Gertrude Hershfield. Division st, No 79, on map Nos 79 and 79½, s s, abt 315 w Pike st, 25x66.3x25x66.1. Prior mort \$—. Apr 14, 2 years, 6%. Apr 25, 1910. 1:282. 4,300
 Williamson, Jane L H of Scarsdale, N Y, to TITLE INSURANCE CO of N Y. 36th st, No 146, s w s, 178.4 s e Lexington av, 20.10x 98.9. Mar 30, due Apr 22, 1915, 4½%. Apr 22, 1910. 3:891. 21,000
 Weiher, Lorenz with Franklin Pettit. Agreement as to payment of \$2,000 for financing sale of the "Hohenzollern" and in part payment the Dacona Hall at s w cor 122d st and Claremont av is taken. Feb 21. Apr 22, 1910. 7:1991. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Booth, Harry T to Julius B Denicke. Tier st, s s, 222.6 w Lafayette av, 100x94x100x90.10. Apr 6, 3 years, 6%. Apr 22, 1910. 2,000
 Barnhart, John H to TITLE GUARANTEE & TRUST CO. Morris av, e s, 192 n Kingsbridge rd, 75x116.9x75x119.1. Apr 21, due, &c, as per bond. Apr 22, 1910. 12:3316. 12,000
 *Barbera, Joseph to Bronx Security & Brokerage Co. Randall av, s s, 200 e Carlisle st, 25x145. Apr 22, installs, 6%. Apr 23, 1910. 300
 Buscall (John H) Co to Manhattan Mortgage Co. Brook av, n w s, 324.11 n e 168th st, 45x90. Prior mort \$—. Apr 23, due, &c, as per bond. Apr 25, 1910. 9:2396. 26,500
 Same to same. Same property. Certificate as to above mort. Apr 23. Apr 25, 1910. 9:2396. —
 *Bantz, Fredk to Maximilian Schenk. Digney av, e s, 315.11 s Kingsbridge rd, 50x100. Apr 23, due July 1, 1911, 6%. Apr 25, 1910. 300
 Bruner, Bella guardian for Fredk Bruner with Charles Erbsmehl. 139th st, No 593 East. Extension of \$10,000 mort until July 1, 1915, at 5%. Apr 20. Apr 25, 1910. 10:2552. nom
 Belmar Investing Co to Bronx Investment Co. Aqueduct av, n e cor 181st st, 101.4x135.7x100x152.7. Building loan. Apr 26, 1910, due May 1, 1911, 6%. 11:3207. 50,000
 Same to same. Same property. Certificate as to above mort. Apr 25. Apr 26, 1910. 11:3207. —
 Brewer, Adelaide M of Mt Vernon, N Y, to Simeon C Bradley. Hull av, e s, 401.6 s Gun Hill road, 25x100. Apr 25, 3 yrs, 6%. Apr 26, 1910. 12:3352. 1,500
 Burland, Wolf to John Kiehl. Whitlock av, No 973, w s, 325 n Barretto st, 37.6x100. Prior mort \$21,000. Apr 19, due, &c, as per bond. Apr 22, 1910. 10:2735. 3,500
 *Bickhardt, Peter to Emilie Holzappel. Boyd av, w s, abt 449 n Kingsbridge road, and being lots 202 and 203 map No 876 of 250 lots Thompson-Rose estate. Apr 25, 3 years, 5%. Apr 26, 1910. 500
 *Brown, Ronald K, trustee to John F Kelly. Carpenter av (2d st), w s, part lot 1136 map of Wakefield, begins at line bet lots 1136 and 1135, 27.4x105. Certificate as to reduction of interest from 6 to 5%. Apr 25. Apr 28, 1910. —
 Bauer, Mary to Pierre W Wildey and ano. 3d av, s w cor 148th st, No 608, runs w 22 x s 35 x w 3 x s 65 x e 25 x n 100 to beginning. Apr 25, due, &c, as per bond. Apr 28, 1910. 9:2327. 2,000

Bergen, Wm C to Joseph Decimetiere. 176th st, n s, 306.5 e Monroev av, 49.7x100x49x100. P M. Apr 28, 1910, 5 years, 5%. 11:-2802. 9,000
 Brown, Benj W B, trustee Rebecca Baird with Mary J Woolf. Grand Boulevard and Concourse, n e cor 173d st, 95.2x128.4x93.3 x146.11. Extension of \$4,700 mort until Apr 24, 1913, at 5%. Apr 19. Apr 26, 1910. 11:2823. nom
 Cancero, Antonio to Rosario Farinella. Arthur av, No 2411, w s, 27.7 n 187th st, 100x113.4x100x113.3. P M. Prior mort \$10,000. Apr 20, due, &c, as per bond. Apr 25, 1910. 11:3066. 2,000
 *Cowan, Susanna J to Daniel Berberich. Prospect Terrace, w s, 75 n 226th st, late 12th av, 25x100, Wakefield. Apr 22, 3 years, 5½%. Apr 25, 1910. 3,500
 *Chester Improvement Co to Chas F Wille. Ellison av, e s, 300 n Marrin st, and being lot 232 map No 40 Seton Homestead, 25x100. Apr 23, 3 years, 6%. Apr 25, 1910. 500
 *Same to same. Same property. Consent to above mort. Apr 23. Apr 25, 1910. —
 *Same to same. Same property. Certificate as to above mort. Apr 23. Apr 25, 1910. —
 Curran, Alice G wife of and Thomas J Curran to Sadie Smith. Harrison av, w s, 125.1 n Morton pl, 50.2x130.10x53x144.1. Prior mort \$5,000. Apr 26, due, &c, as per bond. Apr 28, 1910. 11:-2868. 2,500
 Crawford, Agnes J with UNION DIME SAVINGS BANK. 138th st, s s, 338 e Cypress av, 40x100. Extension of \$28,000 mort until May 1, 1913, at % as per bond. Apr 28, 1910. 10:2566. nom
 Downes, John H to TITLE GUARANTEE & TRUST CO. Bailey av, w s, 232 s 231st st, 50x81.9x53.3x100.2. Apr 26, due, &c, as per bond. Apr 28, 1910. 12:3266. 5,000
 *Dragnett, Amalia to Lion Brewery. Morris Park av, s s, 172 w Bronxdale av and being lot 105, map 211. lots part Downing Estate, 25x100. Apr 21, demand, 6%. Apr 22, 1910. 2,950
 Donnelly, Francis to Mary C Kelly and ano trustees Kate K Gallagher. Hoe av, e s, 50 n Jennings st, 25x100. Apr 20, due May 1, 1913, 5%. Apr 26, 1910. 11:2988. 6,000
 Same to same. Hoe av, e s, 75 n Jennings st, 25x100. Apr 22, due May 1, 1913, 5%. Apr 26, 1910. 11:2988. 2,500
 EAST RIVER SAVINGS INSTN with George Laemmle. Home st, No 736. Extension of mort for \$39,000 to May 1, 1915, at 5%. Apr 21. Apr 22, 1910. 10:2651. nom
 Eberhardt & Podgur, a corpn, to City Mortgage Co. Southern Boulevard, w s, 35 s Tiffany st, 40x100. Building loan. Apr 21, demand, 6%. Apr 26, 1910. 10:2722. 34,000
 Same to same. Same property. Certificate as to above mort. Apr 26, 1910. 10:2722. —
 Same to same. Southern Boulevard, s w cor Tiffany st, 35x100. Building loan. Apr 21, demand, 6%. Apr 26, 1910. 10:2722. 40,000
 Same to same. Same property. Certificate as to above mort. Apr 26, 1910. 10:2722. —
 EAST RIVER SAVINGS INSTN with Ludwig Renn. Eastburn av, Nos 1786 and 1788. Extension of \$25,000 mort until May 1, 1915, at 5%. Apr 26. Apr 28, 1910. 11:2796. nom
 EAST RIVER SAVINGS INSTN with Amalia Weil. 153d st, No 308 East. Extension of \$2,600 mort until May 1, 1915, at 5%. Apr 27. Apr 28, 1910. 9:2412. nom
 E & W Construction Co to George F Johnson's Sons Co. Southern Boulevard, e s, 100 n Barretto st, 112.6x100. P M. Prior mort \$90,000. Feb 21, due &c as per bond. Apr 28, 1910. 10:2735. 15,000
 E & W Construction Co to Geo F Johnson's Sons Co. Southern Boulevard, e s, 100 n Barretto st, 112.6x100. Certificate as to mort for \$15,000. Apr 26. Apr 27, 1910. 10:2735. —
 E & W Construction Co to Manhattan Mortgage Co. Southern Boulevard, e s, 100 n Barretto st, two lots, each 112.6x100. Two mort, each \$90,000. Two prior mort \$— each. Apr 26, due as per bond. Apr 27, 1910. 10:2735. 180,000
 Same to same. Same property. Two certificates as to above mort. Apr 26. Apr 27, 1910. 10:2735. —
 Freyer, Katie to TITLE GUARANTEE & TRUST CO. Dawson st, s s, 100 w Union av, runs s 162 x w 6 x n 165 to st x e 38.4 to beginning. Apr 26, 1910, due, &c, as per bond. 10:2665. 1,500
 Freeman & Hoe St Realty Co to LAWYERS TITLE INS & TRUST CO. Hoe av, No 1271, n w cor Freeman st, Nos 931 to 939. 43.7x90.6x78.5x82. Building loan. Apr 25, 1 year, 6%. Apr 26, 1910. 11:2980. 55,000
 Same to same. Same property. Certificate as to above mort. Apr 16. Apr 26, 1910. 11:2980. —
 *Frankl, Jacob and Joseph Morgenstern to Joseph Diamond. Bronx Park av, e s, 75 s 178th st, and being lot 87 map Neil estate, 25x100. Prior mort \$2,300. Apr 26, 1910, due Jan 1, 1911, 6%. 386
 Fulton-Wendover Construction Co to City Mortgage Co. Fulton av, s e cor 169th st, 65.2x79x65x74.2. Bldg loan. Apr 21, demand, 6%. Apr 22, 1910. 10:2612. 52,000
 Same to same. Same property. Certificate as to above mort. Apr 22, 1910. 10:2612. —
 *Fries, Caroline to Marie L Diehl. Road from Westchester to Eastchester, e s, lots 87 and 88, map S L Haight, Westchester. Apr 16, 3 years, 6%. Apr 25, 1910. 3,000
 Fitzgerald, Gerald to Louis Levi and ano. Woodlawn road, w s, 25 n 208th st, 150x100, and being lots 122 to 127 map (No 1103) of 181 lots Varian estate. P M. Apr 12, 3 years, 5½%. Apr 27, 1910. 12:3338. 7,200
 Fitzgerald, Gerald to Louis Levi and ano. Woodlawn road, w s, 400 n 208th st, 50x100, and being lots 137 and 138 map (No 1103) of 181 lots Varian estate. P M. Apr 12, 3 years, 5½%. Apr 28, 1910. 12:3338. 2,400
 German Real Estate Co to Edith L Gaines et al. Vireo av, No 4286, s e cor 236th st, 40.11x69.7x37.2x52.8; Vireo av, No 4282, e s, 66.1 s 236th st, 22x89.7x20x80.4; Vireo av, No 4280, e s, 88.1 s 236th st, 22x98.10x20x89.7; Vireo av, No 4284, e s, 40.11 s 236th st, 25.1x69.9x22.10x80.4, s s Certificate as to four mort aggregating \$14,000. Apr 22, 1910. Apr 23, 1910. 12:-3397. —
 German Real Estate Co to Edith L Gaines Vireo av, No 4286, s e cor 236th st, 40.11x69.7x37.2x52.8. Apr 21, due June 1, 1915, 5%. Apr 23, 1910. 12:3397. 4,250
 German Real Estate Co to Lillie L Coster. Vireo av, No 4282, e s, 66.1 s 236th st, 22x89.7x20x80.4. Apr 21, due June 1, 1915, 5%. Apr 23, 1910. 12:3397. 3,250

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS 239 VERNON AVENUE NEW YORK

German Real Estate Co to Pauline Shannon. Vireo av, No 4280, e s, 88.1 s 236th st, 22x98.10x20x89.7. Apr 21, due June 1, 1915, 5%. Apr 23, 1910. 12:3397. 3,250
Gluck, Sarah to James F Meehan Co. Southern Boulevard, n w s, 155 s w Tiffany st, 25x100. P M. Prior mort \$145,000. Apr 28, 1910, 3 years, 5%. 10:2722. 6,000
Gluck, Sarah to Margarethe Stein. Cauldwell av, w s, 148.3 n 158th st, 49x130. Apr 28, 1910, due, &c, as per bond. 10:2626. 9,500
*Gluck, Sarah to Geo Hauser. Forest st, w s, 275 n Walker av, and being lot 45 map prop J J Gleason, Westchester, 25x100. P M. Prior mort \$4,500. Apr 28, 1910, 1 year, 6%. 1,500
Howard, Fredericka to Lion Brewery. Stebbins av, s w cor 169th st. Saloon lease. Apr 20, demand, 6%. 10:2694. Apr 23, 1910. 2,551.70
Havens, James H to Mary A Raimond. Nelson av, w s, 187.6 s of a proposed new street and being lot 104 and s 1/2 lot 103, map Century Investing Co, 37.6x100. Apr 21, due, &c, as per bond. Apr 22, 1910. 11:2876. 21,000
*Havens, Agnes A and Martha C to HARLEM SAVINGS BANK. White Plains rd, n e cor 222d st, 74.8x80.4. Apr 22, 3 years, 5 1/2%. Apr 25, 1910. 8,000
Hickey, William to Isaac Gleitzman. Cauldwell av, No 853, late Av B, w s, 183.4 s 161st st, 33.4x100, with land in front of above to w s Cauldwell av, 33.4x30. Prior mort \$18,000. Apr 25, 3 years, 6%. Apr 26, 1910. 10:2626. 5,000
Israel, Max to Charles C Tilghman. Teller av, No 1069 to 1073 w s, 99.6 s 166th st. Three lots each 20x100. Three P M. Mort \$1,375. Three prior mort, each \$7,500. Apr 21, 2 years, 6%. Apr 22, 1910. 9:2428 and 2433. 4,125
Same to same. Teller av, No 1067, w s, 159.6 s 166th st, 20x100. P M. Prior mort \$7,000. Apr 21, 2 years, 6%. Apr 22, 1910. 9:2428 and 2433. 1,875
Irvine Realty Co to Martin Joost. Park av, No 4673, n w cor 187th st, 100x23. Apr 26, 1910, 3 years, 5%. 11:3032. 16,000
Same to same. Same property. Certificate as to above mort. Apr 22, Apr 26, 1910. 11:3032.
Jordis (John) Iron Works, a corpn to Caroline S Fellowes. Robbins av, n e cor 142d st, 75x100. Apr 28, 1910, 3 years, 5%. 10:2573. 11,500
Same to same. Same property. Certificate as to above mort. Apr 27, Apr 28, 1910. 10:2573.
Keating, Bertha to Joseph Ravitch. Bathgate av, w s, abt 108 n 176th st, and at line bet lots 36 and 37, runs w 100 x n 22 x e 10 x n 21 x e 90 to av x s 43 to beginning, being part lot 36 map Upper Morrisania, except part for av. P M. Prior mort \$3,500. Apr 15, 1 year, 6%. Apr 28, 1910. 11:2918. 3,250
Krumdieck, Wm F and Fredk C to LAWYERS TITLE INS & TRUST CO. Longwood av, s e cor Hewitt pl, 50x100. Apr 25, 5 years, 5%. Apr 26, 1910. 10:2695. 60,000
Kaepfel, Charles to TITLE GUARANTEE & TRUST CO. Shakespear av, No 1311, s w cor Highbridge st, 25.10x104.10x25.9x 104.8. Apr 26, 1910, due, &c, as per bond. 9:2519. 2,500
Krauss, David with Sara M Brickner. Plot begins at c 1 blk bet Brook and Webster avs, distant 60 s from line bet lots 163 and 164, runs w 19 to c 1 Mill Brook x n 11 x n e — to c 1 blk bet Brook and Webster avs x s — to beginning. Agreement that mort for \$4,500 shall be a lien on above premises. Apr 16, Apr 26, 1910. 11:2893. nom
Kitchen, Jane to Bronx Investment Co. Tiffany st, w s, at s w s 167th st, runs s 94.5 x w 38.6 x n w 75 to 167th st x n e 69.1 to beginning. P M to extent of \$14,220. Apr 22, 1910, 1 year, 6%. 10:2716. 44,220
Koscherak, Alfred to Fredk Lese. Courtlandt av, Nos 786 and 788, e s, about 55 n 157th st, 50x91.6. P M. Prior mort \$10,000. Apr 22, 2 years, 6%. Apr 23 1910. 9:2404. 2,000
Kleban, Louis E with City Mortgage Co. Fulton av, s e cor 169th st, 65.2x74.2. Subordination agreement. Apr 21. Apr 22, 1910. 10:2612. nom
*Larsen, Gustav E to Edw M Tessier. Elm st, w s, 125 n Locust av, and being lot 22 supplementary map No 1039 Bronxwood Park, 25x100. P M. Prior mort \$6,500. Apr 15, due, &c, as per bond. Apr 25, 1910. 1,400
Same to August Heil. Same property. P M. Prior mort \$5,500. Apr 15, due, &c, as per bond. Apr 25, 1910. 1,000
LAWYERS TITLE INS & TRUST CO with Margaretha and Henry F Schadt. Macy pl, No 873. Extension of \$6,000 mort until Apr 20, 1913, at 5%. Apr 11. Apr 26, 1910. 10:2695. nom
LAWYERS TITLE INS & TRUST CO with Emelie and Sussanna Schmitt. 150th st, No 529 East. Extension of \$14,000 mort until June 1, 1915, at 5%. Apr 26, 1910. 9:2276. nom
Lawyers Mortgage Co with Charles Hastedt and Sophia C Hastedt. Leggett av, No 908. Extension of \$3,000 mort until Apr 21, 1915, at 5%. Apr 19. Apr 26, 1910. 10:2686. nom
Lasar, Emanuel J with Bessie S Kurzman and ano exrs, &c, Amelia Strauss. Vyse av, No 1377, w s, 111.4 n Home st, 20x100. Extension of \$7,500 mort until Apr 22, 1913, at % as per bond. Apr 1. Apr 25, 1910. 11:2986. nom
LAWYERS TITLE INSURANCE & TRUST CO with Moorehead Realty Construction Co. 149th st, s s, 39.4 w St Anns av, three lots together in size 110x84.10. Extension of three mort for \$26,000 each until Apr 15, 1915, at 5%. Apr 15. Apr 22, 1910. 9:2275. nom
Same with same. 149th st, s s, 112.4 w St Anns av, 37x84.10. Extension of \$38,000 mort until Apr 15, 1915, at 5%. Apr 15. Apr 22, 1910. 9:2275. nom
Levinson, Leo to Charlotte Blumenthal. Intervale av, w s, 341.11 s 167th st, 50x95.2x50.6x88. P M. Apr 4, due, &c, as per bond. Apr 22, 1910. 10:2700. 9,000
Lowenstein, Moses to David Kraus. Tremont av, s s, 50 w Marmion av, 50x100. P M. Prior mort \$10,000. Apr 21, due Oct 15, 1911, 6%. Apr 22, 1910. 11:2956. 4,100
Lynch, Kathryn J wife Edw A Lynch to Jennie V Kennedy. Fairmount pl, n e s, 68.6 s e Clinton av, 21.6x100. Apr 27, 1910, 1 year, 6%. Apr 28, 1910. 11:2951. 500
Lowy, Mathilda to Broad Realty Co. Irvine st, w s, 49.4 s Garison av, 20x50. P M. Prior mort \$ —. Mar 14, due Apr 1, 1913, 6%. Apr 28, 1910. 10:2761. 1,750
Lorain, Delia K to TITLE GUARANTEE & TRUST CO. Pelham av, Nos 684 and 686, s s, — e Cambreleng av, 50.11x121.3x50x 111.5. Apr 26, due, &c, as per bond. Apr 27, 1910. 11:3091. 7,000

Lenahan, Ann to DOLLAR SAVINGS BANK of City N Y. 139th st, No 475, n s, 700 e Willis av, 16.8x100. P M. Apr 24, due June 1, 1911, 5%. Apr 27, 1910. 9:2284. 3,000
Moak, Chas H with Boris Shiffman. 148th st, n s, 152 w Morris av, two lots, each 24x106.6. Extension of two mort for \$9,500 until May 1, 1915, at 5%. Apr 26, 1910. 9:2337. nom
Moos, Alfred to Louise R Nugent. 183d st, s s, 100 w Grand av, 50x100. Apr 27, 1910, 3 years, 5%. 11:3208. 4,000
Meehan, (James F) Co with City Mortgage Co. Southern Boulevard, s w cor Tiffany st, 35x100. Subordination agreement. Apr 25. Apr 27, 1910. 10:2722. nom
Mount, Emma wife Wm H, of Locust, N J, to Gertrude Brugman. 165th st, n s, 145.5 e Boston road or av, runs n 8 x n e 42.4 x e 13 x s w 50 x w along st 16.4 to beginning. P M. Apr 26, 3 years, 6%. Apr 28, 1910. 10:2622. 3,000
*Melnik, Ike to George Hauser. Plot begins 740 e White Plains road at point 515 n along same from Morris Park av, runs e 100 x n 30 x w 100 x s 30 to beginning, with right of way over strip to Morris Park av. Apr 28, 1910, due Oct 1, 1913, 5%. 4,000
Morley, John J to John Fink. 259th st, s s, 275 e Riverdale av, 25x87, except part for st. Apr 21, 3 years, 6%. Apr 25, 1910. 13:3423. 1,000
*Mackintosh, Bella widow to Matthew Waldron. Silver st, s s, about 316 w Main st and being lot 297 map Partition of Real Estate Wm Adee, Westchester, 25x100. Apr 22, 1910, due Oct 2, 1912, 5 1/2%. 400
Newelson, Goldberg Realty Co to Chas G Willoughby. 3d av, e s, 205.2 n 178th st, runs e 104 x n 49.11 x w 106.1 to av x s 50 to beginning; 3d av, e s, 255.2 n 178th st, 50x108.1x49.11x106.1. Prior mort \$ —. Apr 21, due July 21, 1910, without interest. Apr 26, 1910. 11:3061. 3,300
One Hundred & Seventy-third St Building & Construction Co to Adolph Von Oehsen. Vyse av, e s, 35 s 173d st, 40x100. Prior mort \$ —. Apr 26, 1910, due, &c, as per bond. 11:2996. 4,500
Same to same. Same property. Certificate as to above mort. Apr 26, 1910. 11:2996.
Same to same. Vyse av, s e cor 173d st, 35x100. Prior mort \$27,000. Apr 26, 1910, due, &c, as per bond. 11:2996. 5,500
Same to same. Same property. Certificate as to above mort. Apr 26, 1910. 11:2996.
*Penfield, Wm W to Antonie Benda gdn Ferdinand Benda et al. The n e 24 ft of lot 40 and s w 4 ft of lot 41, map No 223, Westchester County of Washingtonville, gore Lot C, map No 142, Westchester County, south Washingtonville; lot 300, map No 223, west of Washingtonville. Prior mort \$ —. Apr 5, 3 years, 6%. Apr 22, 1910. 4,125
Pfmann, Kasper to TITLE GUARANTEE & TRUST CO. Brook av, w s, 183.3 n 169th st, runs w 90 x n 60 x e 59 x s 6.11 x e 33 to av x s 60 to beginning. Apr 25, due, &c, as per bond. Apr 26, 1910. 11:2893. 3,000
Polatschek-Spencer Realty Co to Samuel Seiniger. 161st st, n s, 120 w Prospect av, 50x96.1. Apr 27, 1910, 5 years, 5%. Apr 28, 1910. 10:2677. 45,000
Same to same. Same property. Certificate as to above mort. Apr 27, 1910. 10:2677.
Same to Agnes Carpenter. 161st st, n s, 100 e Union av, 50x96.1. Apr 26, 5 years, 5%. Apr 28, 1910. 10:2677. 46,500
Same to same. Same property. Certificate as to above mort. Apr 27. Apr 28, 1910. 10:2677.
Pignone, Mary to Leonard Branner. Anthony av, No 2065, w s, 291.11 n Burnside av, 16.8x100. P M. Prior mort \$ —. Apr 26, 2 years, 6%. Apr 27, 1910. 11:3156 and 3161. 2,500
Phelan Bros Construction Co to Wentworth Mortgage Co. Bassford av, e s, 264.1 n 182d st, 71x77.1x71x74.11. Prior mort \$8,000. Apr 14, due, &c, as per bond. Apr 27, 1910. 11:3050. 3,000
Same to same. Same property. Certificate as to above mort. Apr 14. Apr 27, 1910. 11:3050.
*Queens Court Realty Co to Queens County Mortgage Co. Certificate as to mort for \$4,000 covering land in Queens County. Apr 21. Apr 23, 1910.
Rooney, Thos J to Geo Ehret. Kelly st, s e cor 163d st. Saloon lease. Apr 22, 1910, demand, 6%. 10:2711. 4,000
*Reilly, Thomas to Frank Gass. Shiel st, s s, 251.9 e 4th av, and being lot 774 and w 1-3 lot 775 map Laconia Park, 33.4x100. P M. Apr 23, 3 years, 6%. Apr 26, 1910. 1,000
Richardson, Benj F to George Ehret. Brook av, No 276. Saloon lease. Apr 23, demand, 6%. Apr 25, 1910. 9:2267. 3,500
*Rivers, Thos D to Eagle Savings & Loan Co of Brooklyn. 232d st, late 18th st, n s, 205 e 5th av, and being lots 52 and 53 map (No 365) of 82 lots on 18th and 19th sts, Wakefield. Apr 22, 1910, installs, 6%. 5,200
*Shirmer, Lily L to Lucy Edwards. South Oak Drive, s e cor Elm st, and being lots 65 to 67 map (No 917) of Westchester Co, Bronxwood Park, 150x64.8x131x —. Prior mort \$3,750. Apr 22, due, &c, as per bond. Apr 25, 1910. 500
*Storck, Henry to James Welton. Road to Middletown, s s, 173.4 e road leading to Pelham Bridge, 75.4x112.5x75x108.6; road to Middletown, s s, 98 e road to Pelham Bridge, 25x105.7x25x104.1. P M. Apr 19, 3 years, 5 1/2%. Apr 28, 1910. 2,500
Schwab, Hannah to Katy Bloodgood. Tremont (Locust av), s e cor Daly av, 108.10x130x108.4x130, except part for av. P M. Apr 28, 1910, 3 years, 5%. 11:2992. 31,500
Stone, Martin M with Simon Uhlfelder and Abraham Weinberg. Courtlandt av, s w cor 159th st, 48.6x98. Extension of \$10,000 mort until June 22, 1912, at 6%. Apr 22. Apr 28, 1910. 9:2418. nom
Strauss, Selma with LAWYERS TITLE INSURANCE & TRUST CO. 152d st, n w cor Tinton av, 100x49.10. Agreement as to share ownership of mort. Apr 20. Apr 23, 1910. 10:2654. nom
Schwarzler, Albert J to Newbold Morris and ano. Clay av, e s, extends from 167th to 168th sts, 548x80. P M. Apr 18, 3 years, 5%. Apr 22, 1910. 9:2426. 45,307
Steen, Joseph of Brooklyn, N Y, to John J Donovan. Hughes av, e s, 36 n 181st st, 16.8x84.10. Prior mort \$5,000. Apr 15, due as per bond. Apr 26, 1910. 11:3082. 2,500
Schuek, Jacob, Carl Silbermann, Gordon & Halprin with Wm F and Fredk C Krumdieck and LAWYERS TITLE INS & TRUST CO. Longwood av, s e cor Hewitt pl, —. Subordination of leases to mort for \$60,000. Apr 18. Apr 26, 1910. 10:2695. nom

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

*Seewacha Construction Co to M Gertrude Hull. Parker av, e s, 325 s Lyon av, 25x100. Mar 31, 3 years, 5½%. Apr 22, 1910. 3,800
 *Same to same. Same property. Certificate as to above mort. Mar 31. Apr 22, 1910. —
 *Same to Sarah C Buckenham. Parker av, e s, 300 s Lyon av. 25x100. Mar 31, 3 years, 5½%. Apr 22, 1910. 3,800
 *Same to same. Same property. Certificate as to above mort. Mar 31. Apr 22, 1910. —
 Shirmer, M Beth to Edw M Tessier. Webb av, No 2468, e s, 322.7 s 190th st, 24.4x100.7x24.3x91.11. P M. Apr 22, due, &c, as per bond. Apr 25, 1910. 11:3219. 1,000
 Ten Brook (F A) Co to Estates Settlement Co. Anthony av, n w cor 175th st, 45x90, except part for 175th st and Anthony av. Prior mort \$—. Apr 22, due, &c, as per bond. Apr 23, 1910. 11:2891. 15,650
 Same to same. Same property. Certificate as to above mort. Apr 22. Apr 23, 1910. 11:2891. —
 Thornton, Charles H and Edward A to Edgar S Appleby and ano. College av, s e cor 169th st, 100x200 to Findlay av. Apr 23, 1910, 5 years, 5½%. 9:2436 and 2439. 14,000
 Uhlfelder, Simon and Abraham Weinberg and Martin M Stone with Eliz H Gates. Cortlandt av, s w cor 159th st, 48.6x98. Subordination agreement. Apr 27. Apr 28, 1910. 9:2418. nom
 Uhlfelder, Simon and Abraham Weinberg and Augustus F Holly with Eliz H Gates. Cortlandt av, s w cor 159th st, 48.6x98. Subordination agreement. Apr 22. Apr 28, 1910. 9:2418. nom
 Same with Martin M Stone. Same property. Subordination agreement. Apr 22. Apr 28, 1910. 9:2418. nom
 Uhlfelder, Simon and Abraham Weinberg to Eliz H Gates. Cortlandt av, Nos 819 to 821, s w cor 159th st, 48.6x98. Apr 18, 5 years, 5%. Apr 27, 1910. 9:2418. 40,000
 Vocal Construction Co to Wm Dattelbaum. 176th (Mott) st, s s, 100 w Washington av, 47x108. Prior mort \$—. Mar 26, demand, 6%. Apr 25, 1910. 11:2908. 7,000
 *Vari Lace Mfg Co to HARLEM SAVINGS BANK. 216th st, n s, extends from Bronx Boulevard to 2d av, 200x—. Agreement changing interest date in mort. Apr 22. Apr 26, 1910. nom

Winnie Realty & Construction Co to TITLE GUARANTEE & TRUST CO. Daly av, w s, 277.11 s Tremont av or 177th st. Two lots each, 37.11x101.7. Two bldg loan mortgages each \$16,500. Apr 22, 5 years, 6%, until completion of bldgs and 5% thereafter. Apr 23, 1910. 11:2985. 33,000
 Same to same. Daly av, w s, 277.11 s Tremont av or 177th st, 75.9x101.7. Certificate as to two mortgages for \$16,500 each. Apr 22. Apr 23, 1910. 11:2985. —
 Warren (A) Construction Co to Prospect Investing Co. Morris av, e s, 97 n 183d st, 75x117.6. Apr 21, due Nov 1, 1910, 6%. Apr 22, 1910. 11:3172. 30,000
 Same to same. Same property. Certificate as to above mort. Apr 20. Apr 22, 1910. 11:3172. —
 Wiener, Joseph to Barbara Stricker and ano. Pelham av, n w cor Cambreling av, 25.5x141.8x25x146.7. Prior mort \$9,500. Apr 22, 1910, due June 18, 1911, 6%. 11:3091. 3,000
 Wagner, Josephine and Metha Homann to EMIGRANT INDUSTRIAL SAVINGS BANK. Marmion av, n w cor 178th st, 48.10x 150.2x48.8x150.2. Apr 27, 1910, 3 years, 5%. 11:3107. 2,000
 Wehnes, Fredk to Cath Abel. 3d av, No 3194, e s, 25.4 n 161st st (Clifton or Cliff st), 18.3x94.6x18.3x93.8. Apr 27, 1910, 5 years, 5%. Apr 28, 1910. 10:2620. 13,000
 Warren, Abraham to Louise Withey. Morris av, No 2328, e s, 100 s Field pl, 25x130. Prior mort \$—. Apr 28, 1910, 1 year, 6%. 11:3172. 2,000
 Wartell, Isaac to Jacob Marx. Bathgate av, No 1881, n w s, abt 150 n 176th st, also 32.6 s w line bet lots 36 and 35, runs s w 32.6 x n w 100 x n e 32.6 x s e 100 to beginning, except part for av, being part of lot 36 map Upper Morrisania. P M. Prior mort \$3,000. Apr 13, due Jan 3, 1911, 6%. Apr 28, 1910. 11:2918. 4,000
 Young Realty & Construction Co to Florence C Speranza trustee Francis E Colgate. Franklin av, e s, 455 s 166th st, runs e 201.6 x n 54.4 x w 201.7 to av x s 54.4 to beginning; plot begins at s s above premises, distant 116 e Franklin av, runs n 54.4 x e 81.2 x s 54.4 x w 81.2. Apr 28, 1910, 5 years, 5%. 10:2607. 50,000

JUDGMENTS IN FORECLOSURE SUITS.

April 21.
 70th st, s s, 249 e Av A, 37x100.4. Wm F Armstrong agt Louvre Realty Co; Garvan & Armstrong, att'ys; Geo A Newman, ref. (Amt due, \$24,421.66.)
 137th st, s s, 125 e Lincoln av, 25x100. Clarence Tucker agt David Klein; C P & W W Buckley, att'ys; John C Gulick, ref. (Amt due, \$14,643.81.)
 4th av, s s, e part of lot 689, map of Wakefield, Bronx. Kingston Securities Co agt Katharine Kiernan et al; Gifford, Hobbs & Beard, att'ys; Clarence N Morgan, ref. (Amt due, \$2,137.)
 Broadway, n e cor 125th st, 75x99. Liquidation & Realization Corporation agt Caroline Uhlig; Floyd & Leary, att'ys; Chas T Terry, ref. (Amt due, \$26,690.88.)
 138th st, n s, 231.7 e So Boulevard, 112.6x100. John A Philbrick & Bro agt Max Walther et al; Sackett & Lang, att'ys; Abraham L Jacobs, ref. (Amt due, \$6,368.38.)
 April 22.
 59th st, Nos 15 to 19 East. J Frederick Kernochan agt Harry L Topf; Henry F Miller, att'y; G Welles Wheeler, ref. (Amt due, \$208,638.89.)
 Park av, s w cor 109th st, 80.10x24.5x irreg. Carrie L Jacobs agt Louis Meyer Realty Co et al; Eisman, Levy, Corn & Lewine, att'ys; Felix H Levy, ref. (Amt due, \$6,510.76.)
 Broome st, s s, 87.6 e Attorney st, 37.6x100. Chas S Whitman agt Louis Kovner et al; Jones & Carleton, att'ys; Geo W Clune, ref. (Amt due, \$20,694.46.)

139th st, s s, 100 w St Anns av, 37.6x100. E Ormonde Power agt Abelman Construction Co; Hansen & Zinsner, att'ys; Boudinot Keith, ref. (Amt due, \$26,024.)
 Jones st, No 11. Anna C S Hassey agt Charles Schenck et al; Malcolm Sundheimer, att'y; Sampson H Weinhandler, ref. (Amt due, \$5,235.)
 2d av, s e cor 96th st, 25.8x100. Caroline L Harned agt Jennie Goldstein; Thomas D Day, Jr, att'y; Crank Cochrane, ref. (Amt due, \$27,227.76.)
 April 27.
 143d st, No 253 West. Benjamin Jacobs agt Frederick Rohkohl; Samuel P Goldman, att'y; Abel C Thomas, ref. (Amt due, \$15,920.07.)
 143d st, No 255 West. Same agt same; same att'y; same ref. (Amt due, \$14,967.04.)
 Washington av, n e cor 167th st, 65x127. Joseph Rubano agt Carmine Altieri; Menken Bros, att'ys; Adam Wiener, ref. (Amt due, \$21,640.)
 Lexington av, n e cor 107th st, 17.7x65. Society for the Relief of Poor Widows with Small Children agt Chas A Winter; Miller, King, Lane & Trafford, att'ys; Benjamin Tuska, ref. (Amt due, \$17,424.83.)
 141st st, n s, 535.2 w 8th av, 30.10x100. Franklin Savings Bank agt Thomas F Hogan; Wilson M Powell, att'y; Rollin M Morgan, ref. (Amt due, \$5,184.72.)
 11th av, n w cor 44th st, 25x100. Catherine Cusack agt Jacob Bier; Rabe & Keller, att'ys; Samuel F Jacobs, ref. (Amt due, \$16,737.78.)

April 28.
 126th st, No 100 West. Lenox av, No 319. Morris Marks et al agt Rose Frey et al; action to establish lien; att'y, S Solomon.
 Lot 50, map of 108 lots, known as Coster Estate, Bronx, and property in Nassau County. Katie Bednarik agt Mishke Bednarik et al; actions to debar claim; att'y, J Kohler.
 144th st, n s, 199.6 w 8th av, 26x99.11. Philip A McQuade agt Herman H A Wagner et al; action to impress lien; att'ys, Reeves, Todd & Swain.
 2d av, No 1210.
 64th st, No 302 East. Edward Bolger agt Peter Curran; notice of levy; att'y, A Kutz.
 2d av, e s, 76 n Houston st, 25x65. Josephine Vogel agt Mary E Kuster the elder et al; partition; att'ys, Gilbert & Wessel.
 115th st, n s, 425 w Lenox av, 75x100.11. Albert M Hersch agt Harris Mandelbaum et al; amended partition; att'ys, Eisman, Levy, Corn & Lewine.

LIS PENDENS.

April 23.
 97th st, No 224 East. Julia E Bamby agt Leo Polacek; Michael J Sullivan, att'y; Edmund J Tinsdale, ref. (Amt due, \$5,757.32.)
 Arthur av, No 2155. Edward Heid agt Herman Goldberg et al; Smith Williamson, att'y; Joseph J Corn, ref. (Amt due, \$2,850.91.)
 127th st, s s, 450 e 2d av, 450 e 2d av, 50x99.11. Emma E Gross agt Catherine Sulzer et al; Louis Wendel, Jr, att'y; Wilson L Cannon, ref. (Amt due, \$8,348.90.)
 Cannon st, w s, 75 s Rivington st, 35.6x100. Joseph Buttenwieser agt Frank Hillman et al; M S & I S Isaacs, att'ys; Abraham L Gutman, ref. (Amt due, \$12,358.00.)
 Cherry st, No 35. Louis Damsky agt Woolf Fish et al; Rosenthal & Steckler, att'ys; Henry S Dottenheim, ref. (Amt due, \$3,678.51.)
 April 25.
 Cherry st, Nos 402 to 406. James A Trowbridge agt Caroline E Miles; Henry M Bellinger, Jr, att'y; Geo S Husch, ref. (Amt due, \$23,613.34.)
 97th st, No 225 West. Daniel B Freedman agt Clarence E Sutherland; Henry M Bellinger, Jr, att'y; James Frank, ref. (Amt due, \$4,244.)
 West st, s w s, lot 10, map of Wardsville, Bronx, 50x117. Mary A Langbein agt Minor O Russ; Leonard J Langbein, att'y; Simon M Roeder, ref. (Amt due, \$2,487.57.)
 134th st, s s, 418.4 e Willis av, 18.4x100. Wm H Macy, Jr, agt Thomas J O'Kane; W B & G F Chamberlin, att'ys; Horace E Deming, ref. (Amt due, \$5,217.36.)
 April 26.
 97th st, No 120 East. Henrietta Wissler agt Luigi Favata et al; Herman J Rubenstein, att'y; Geo N Boehm, ref. (Amt due, \$2,814.89.)

April 23.
 Kelly st, No 44. Broad Realty Co agt Hene Copper; specific performance; att'y, C H Friedrich.
 100th st, No 241 West. Judith C Cutting agt Robert L. Cutting et al; action to impress trust; att'y, C S Aronstam.
 April 25.
 Webster av, No 1225. Wm H Wright & Son, Inc, agt Lillian E Morrison et al; foreclosure of mechanics lien; att'y, J H Hildreth.
 117th st, n s, 110 w 2d av, 25x100.11. Isidore Jackson agt Louisa C Reynolds et al; foreclosure of transfer of tax lien; att'y, A Stern.
 April 26.
 Creston av, s e cor 184th st, 96x95. Av B, n e cor 1st st, 127.5x427.10x146x444. Bronx.
 Bronx. Anna McGlynn agt Anna Reilly; notice of levy; att'ys, Clarke & Clarke.
 11th av, n e cor 21st st, 105.10x106.11x irreg. Joseph Rueth agt Quinn & Smith et al; action to foreclose mechanics lien; att'y, M Berg.
 54th st, Nos 438 & 440 West. Jennie S Mosher agt Virgil Thurkauf et al; action to foreclose mechanics lien; att'ys, Shiland, Shoemaker & Hedges.
 April 27.
 Jackson av, w s, 250.10 s 163d st, 36.3x75. Jackson av, e s, 250.10 s 163d st, 36.3x75. Chas E Gleason agt Frankie E Parker et al; partition; att'y, B J Morrison.
 College av, e s, 75 n 145th st, runs e 101 x n 125 to 146th st, x w 69.11 x w 39.1 x s 111.7 to beg. St Rita's Roman Catholic Church agt Edward L E Phipps; action to declare lien; att'y, M J Sullivan.

April 29.
 Leonard st, s e cor Centre st, 40x57x39.10x 57.6. Richard Carvel agt Herman F Bindsell et al; action to foreclose mechanics lien; att'y, P H Delehanty.
 West End av, w s, 123.9 s 92d st, 12.4x175.2x irreg. Louis W Rice agt Lucy R Ball et al; foreclosure of tax lien; att'y, H S Mack.
 39th st, No 335 West. Mary Wimmer agt Ludwig A Zimmer; notice of attachment; att'ys,FILES & Reese.
 Mott st, No 118. John J Clarke agt Cornelia Lama; notice of levy; att'y, A R Watson.
 109th st, Nos 405 & 407 East. People of the State of New York agt James McGuinness; notice of levy; att'y, C D Whittman.
 19th st, Nos 414 & 416 East. Lillian Lipstadt agt Teresa Violo et al; foreclosure of tax lien; att'y, A S Aaronstam.
 115th st, n s, 425 w Lenox av, 75x100.11. Albert M Hersch agt Harris Mandelbaum et al; amended partition; att'ys, Eisman, Levy, Corn & Lewine.

FORECLOSURE SUITS.

April 12.
 70th st, s s, 175 e Av A, 37x100.5. State Investing Co agt Simon Uhlfelder et al; att'ys, Bowers & Sands. (Corrects error in issue of April 16, when location was 175 w Av A.)
 April 23.
 So Boulevard, s w cor St Anns av, 75x25. Joseph Spota agt Annie de Jonge et al; att'y, J Kearney.
 Washington av, s w cor 166th st, 52x100. Anna S Stemme et al agt Chas W Bauschat; att'y, F B Chedsey.
 4th st, e s, lot 33, map of Briggs Estate, Bronx. Chas J Mooney agt Germansky Construction Co et al; att'y, J A Hardiman.
 148th st, n s, 375 w Morris av, 25x106.6. Frederick T Hoffman agt Wilhelmina Borkstrom; att'y, E Hall.
 54th st, No 63 West. Orac Realty Co agt John A Parker; att'y, E K Sumerwell.
 April 25.
 Hudson st, No 114 (part of). Max Ullmann agt C Clifford Ruff et al; att'y, A W Venino.
 Barker av, e s, 50 s Elizabeth st, 50x100. Kings-ton Securities Co agt Richard O'Hara et al; amended; att'ys, Gifford, Hobbs & Beard.
 Valentine av, n s, 7.6 w So Boulevard, 112.6x 62.6. Theodore Dieterlen agt Mary E Flynn et al; att'ys, Beals & Nicholson.

GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HANNOVER, GERMANY ALSEN ON HUDSON RIVER, N. Y.

ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"

ALSEN

SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS

This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

Table listing names of individuals and companies, their addresses, and associated costs or prices. Includes entries such as '29 Lebowitz, Louis-Murphy Construction Co.', '20*Levit, Heyman et al-P Emanuel', etc.

Luxfer

The Gorham Co.'s magnificent new building is equipped with LUXFER floor lights and Luxfer Reinforced Concrete Prismatic Vault Lights.

AMERICAN LUXFER PRISM CO.
Tel. 8257
Spring 8258 507-509 West Broadway N.Y.



ATTACHMENTS.

April 21.
 United States Banking Co; Robert L Dean; \$906.14; Seymour, Seymour & Megrath. King Coal Mining Co, Ltd; Morris Britt; \$1,470.01; Williams, Folsom & Strouse.

April 22.
 No Attachments filed this day.

April 23.
 Squire, Sarah E; Dwight W De Motte; \$500; W W Salisbury.

April 25.
 Bell, John M; Maurice Simmons; \$916.67; Simmons & Harris.

April 26.
 No Attachments filed this day.

April 27.
 Associated Lumber Co; Robert W Brownson; \$237.37; J A C Johnson. Minnesota Mining & Mfg Co; Stephen S James; \$2,810; D Bernstein. Zimmer, Ludwig A; Mary Wimmer; \$20,000; Files & Reese.

CHATEL MORTGAGES.

April 21, 22, 23, 25, 26 and 27.
 AFFECTING REAL ESTATE.

Haase-Lippman Construction Co; 286-88 Brook av..Anton Larsen B & Son. Refrigerators. 110

Rehbock Construction Co. 14-16 Mt Hope pl..Atlantic Gas & Electric Fixture Co. Domes and Glassware. 700

Sire, Albert T. 22 W 59th..National Elevator Co. Elevator. (R) 575

Wisteria Tea Room. 61 W 38th..Bramhall-Dean Co. Range and Shelf. 109

BUILDING OPERATIONS—ADVANCE REPORTS.

(Continued from page 929.)

DANBURY, CONN.—Sketches have been prepared by Architect Philip N. Sunderland and submitted to a committee appointed by the town of Danbury for changes to the high school. Plans are for two wings, each 31x90 ft. Provision will also be made for a gymnasium. It is estimated that the changes will cost about \$46,000. Rev. George W. Davenport is chairman of the committee.

Stables and Garages.

40TH ST, N. Y. C.—Architect Benj. Finkensieper, 134 Broadway, Brooklyn, has completed plans for a 2-sty brick stable and storage building, 50x98.9 ft., to be erected in the south side of 40th st, 250 ft. west of 10th av, to cost \$8,000. Bartholmew McDermott, 595 Bedford av, Brooklyn, is the owner.

83D ST, N. Y. C.—Max A. Cromer, 142 East 14th st, owner, will be the general contractor for the 4-sty garage, 67x115.6 ft, brick and stone, plastic slate roof, terra cotta tile, steam heat, in the south side of 83d st, 208 ft. east of Amsterdam av, to cost \$75,000. Geo. Fred Pelham 507 5th av, has completed plans.

124TH ST, N. Y. C.—Plans are ready by Henry Anderson, 138 East 220th st, for the 5-sty brick stable and wagon house, 50.3x96.11 ft., for Mrs. Mathilde Weisbecker, 181 West 126th st, to be erected at Nos. 246-248 West 124th st, to cost \$32,000. Steam heat will be required. No building contract has yet been awarded.

Stores, Offices and Lofts.

22D ST, N. Y. C.—Frederic C. Zobel, 118 East 28th st, has completed plans for the 12-sty store and loft to be erected at Nos. 12-16 East 22d st, to cost about \$250,000. The Brunswick Realty Co, is the lessee. No contract has yet been awarded.

37TH ST, N. Y. C.—Ronald H. Macdonald, 29 West 34th st, is general contractor for the 12-sty store and loft building, 43.5x91.8 ft., to be erected at Nos. 12-14 West 37th st, at a cost of \$180,000. Plans are by Chas. E. Birge, 29 West 34th st.

PEARL ST, N. Y. C.—Plans will be ready in about six weeks for the 12-sty loft and store building, 63x99 ft., to be erected at Nos. 373-377 Pearl st. Goldwin Starrett & Van Vleck, 45 Union sq, are the architects. Estimated cost, about \$250,000. (See issue April 16, 1910.)

WILLIAMSBRIDGE ROAD, N. Y. C.—Bernard Ebling, Walker av, West Farms, is preparing plans for alterations to three 1-sty frame buildings on Westchester sq, which will be removed to Williamsbridge road and Evadna st, to make room for improvements now going on in Westchester sq.

83D ST, N. Y. C.—Walter A. Welles, 81 Manhattan av, owner, is general contractor for the 2-sty post office, 58x110.6

ft., which he will erect in the south side of 83d st, 150 ft. east of Amsterdam av, to cost about \$25,000. Geo. Fred Pelham, 507 5th av, prepared these plans. The owner takes all bids.

SUFFOLK ST, N. Y. C.—F. E. Buchar, architect, 1776 Pitkin av, Brooklyn, has completed plans for a 5-sty loft building, 18.9x50 ft., for Horace I. Kaplan, 179 South 2d st, Brooklyn, to be erected in the east side of Suffolk st, 50 ft. north of Broome st. Plans call for gravel or tin roof, terra cotta coping, wood lath and plaster, plate glass.

28TH ST, N. Y. C.—No building contract has been awarded for the 16-sty store and loft building, 99x88 ft., at Nos. 44 to 50 West 28th st, to be erected by the Regent Construction Co., of 35 Nassau st, from plans by Geo. Fred. Pelham, 507 5th av. The owner will handle the general contract, awarding all subcontracts. Ignatz Roth, 35 Nassau st, is president; Chris, Jeppesen, Inc., 118 E. 28th st, will be the engineer. Estimated cost, \$500,000.

27TH ST, N. Y. C.—No building contract has yet been awarded for the 12-sty store and loft building, 67.8x88 ft., which the People's Co-operative Realty Co., 135 Broadway, is about to erect at Nos. 144-152 West 27th st, to cost \$275,000. Samuel Mayers, 135 Broadway, is president, and Moses Misch, secretary and treasurer. Buchman & Fox, 11 East 59th st, are the architects. Roof of tar and gravel, galvanized iron skylights, terra cotta blocks, steam heating, limestone and terra cotta facade.

Bids Opened.

ASTORIA, L. I.—The Board of Education opened bids on Monday, April 25, for repairs at athletic field on Munson and Orchard sts, Astoria, Long Island City. August Wille, Jr., \$1,749, submitted the lowest bid.

NEW YORK CITY.—Bids were opened by the Board of Education on Monday, April 25, for furnishing and delivering materials for the use of mechanics (heating division, Building Bureau), in public schools Manhattan, Brooklyn, the Bronx, Queens and Richmond. These bids are being tabulated.

BRONX.—At the office of the Superintendent of School Buildings on Monday, April 25, bids were opened for Item 1, installing drinking sink, wash basin; Item 2, installing heating apparatus; Item 3, installing electric equipment for public schools in the Bronx. The low bidders were: Item 1, John Spence, Jr., 271; Item 2, R. J. McKinnon, \$478; Item 3, T. Frederick Jackson, Inc., \$254.

RICHMOND, N. Y. C.—Low bids for alterations and repairs to Curtis High School Athletic Field, Curtis High School, P. S. Nos. 1, 14, 17, 18, 20 and 23, Borough of Richmond; C. H. S. Athletic Field, Thomas F. Carlin, \$1,484; C. H. S., James E. Mulligan, \$985; P. S. 1, James S. Newman, \$388; P. S. 14, David Stern,

\$986; P. S. 17, Wm. C. Sterner, \$1,298; P. S. 18, James E. Mulligan, \$985; P. S. 20, N. W. Osborne & Son, \$670; P. S. 23, Gregg Bros., Inc., \$514.

BROOKLYN.—The Board of Education opened bids Monday, April 25, for alterations to public schools, Brooklyn. Low bids were as follows: P. S. 16, O. H. A. Milhan, \$1,990. P. S. 19, Annex 49, E. D. H. S., Kerr & Krenkel, \$735; \$2,087; \$4,187. P. S. 22, 23, 50, 126, James I. Newman, \$2,967; \$1,089; \$624; \$349. P. S. 33, 37, Alsotrom & Greenberg, \$497; \$523. P. S. 51, C. L. Dooley, \$1,556. P. S. 59, John J. Kenny, \$993. P. S. 71, 122, L. Dornbush, \$838, \$2,818.

MANHATTAN.—Bids for alterations to public schools in Manhattan were opened on Monday, April 25. The following are the low bids: P. S. 6, 74, 116, Hugh McLean, \$965; \$999; \$702. P. S. 18, 49, J. M. Knopp, \$882; \$1,073. P. S. 53, 158, Silberberg & Berman, \$859; \$882. P. S. 59 and 70, A. W. King, \$682; \$683. P. S. 73, 77, L. Dornbush, \$588; \$860. P. S. 76, Herman Sacks, \$1,016. P. S. 82, W. C. Redlich, \$1,032. P. S. 96, Chas. Schultz, \$840. P. S. 117, A. M. Lasser, \$639. P. S. 135, W. H. Quinn, \$887. P. S. 183, 190, David Kreisberg, \$763; \$752.

Municipal Work.

RANDALL'S ISLAND.—The Department of Public Charities on Wednesday, May 4, will open bids for the erection of iron balconies on pavilion F2, at the New York City Children's Hospitals and Schools, Randall's Island.

LONG ISLAND CITY.—Bids will be received by the President of the Borough of Queens Thursday, May 5, for material and labor required for furnishing and installing electric, combination and gas lighting fixtures in the Queens County Court House, Long Island City.

NORTH BROTHER ISLAND.—Estimates will be received by the Board of Health, Tuesday, May 10, for labor and materials necessary or required to erect, exclusive of foundations, two open air, reinforced concrete pavilions upon the grounds of the Riverside Hospital at North Brother Island.

BROOKLYN.—The President of the Borough of Brooklyn on Wednesday, May 4, will open bids for labor and materials and constructing the station building to be known as the power and gate houses and appurtenances complete for the Gowanus flushing tunnel, at Douglass st and the head of Gowanus Canal, Brooklyn.

QUEENS.—Estimates will be received by the President of the Borough of Queens, Thursday, May 5, for furnishing and delivering 200,000 gallons of asphalt road oil, to be delivered as directed by the President of the Borough of Queens. Also for furnishing and delivering 8,500 cubic yards of broken quarry stone and screenings in Queens.



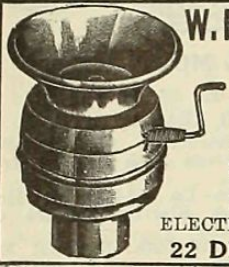
WHALE CREEK IRON WORKS

ORNAMENTAL IRON, BRONZE and ELECTROPLATED WORK for BUILDINGS

Calyer and Moultrie Streets

Telephone, 980-981 Greenpoint

Brooklyn, New York C'ty



W. R. OSTRANDER & Co.

Manufacturers of

Elevator, House and Hotel Electric

ANNUNCIATORS

Speaking Tubes Whistles Electric Bells, etc.

ELECTRIC LIGHT SUPPLIES
22 DEY STREET, N. Y.

FARRINGTON EXPANSION BOLT



Expands in all directions
Simplest, most effective, least expensive. Send for Circular. H. FARRINGTON, 45 B'way, N. Y.

GROSSMAN BROS. & ROSENBAUM

IRON WORKS

STEEL STAIR CONSTRUCTORS

Owners of Patents Covering Steel Risers, Strings, etc. Manufactured for the trade only.
WILLOW AVE. 132d to 133d STS. (PORT MORRIS), N. Y. CITY. Phone, 3538-9 Melrose

The WELLS ARCHITECTURAL IRON CO.

OUR SPECIALTY FINE CAST IRON WORK

OFFICE & FACTORY 219 & 221 E. 144 St., at Park Ave. Phone, 4212 Melrose
Representing Jas. McKinney & Son, Albany, N. Y.

MANHATTAN FIREPROOF DOOR CO.

412 to 422 EAST 125th STREET

Manufacturers of Best Classes of Kalameined and Metal Covered Work
Tel., 1770 and 1771 Harlem

EVER have trouble getting your goods specified?

Ever have trouble in keeping your Catalogue on file in the Architects' Offices?

Both problems are made easy if you are indexed in "SWEET'S" CATALOGUE

If you don't know just what "SWEET'S" is, write us for particulars—better be posted and know all about it.

"SWEET'S"
11 EAST 24TH STREET
NEW YORK

THERE is a vast amount of building operations now under way in the West. Are you getting your share of this business? If not, why not? The Dodge Reports cover all this information. Send to the F. W. Dodge Company, 11 East 24th Street, New York, also Boston, Philadelphia, Pittsburg and Chicago.

Automatic Closing
Double Glazed and Adjustable Weather Guide
FIRE WINDOWS
of WIRE GLASS IN METAL FRAMES
VOIGHTMANN & CO.
Manufacturers Under Patents
NEW YORK
430 W. 14th St. 427 W. 13th St.
42-54 E. Erie St., CHICAGO

ESTABLISHED 1868
SKYLIGHTS, LATHING & METAL
71 8TH AVE. NEW YORK.
FIREPROOF WIRE-GLASS WINDOWS

REINFORCED CONCRETE
Dillman Fireproof Construction Co.
1133 BROADWAY, NEW YORK

Rapp Construction Co.
PATENT FIREPROOF FLOOR ARCHES
Tel., 1868-79th St. 311 E. 94th St.

HENRY MAURER & SON Manufacturers of
Fireproof Building Materials OF EVERY DESCRIPTION
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

STANDARD CONCRETE-STEEL CO.
31st-32d Streets, East River, New York
SYSTEM M (Patents Pending)
Only Rapid and Safe Reinforced Concrete Construction
Send for Special Booklet on System M

John W. Rapp
Manufacturer of
DOORS, WINDOWS and TRIM
In Bronze or Steel, Hollow Metal or Wood Covered
Apartments A Specialty
METROPOLITAN LIFE BUILDING NEW YORK

A. BATAILLE & CO.
MANUFACTURERS OF
Elevator Enclosures
Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron.
Bank and Office Railings.
587 Hudson St., New York
Ross Bldg., Cor. Bank St.
Tel., 891 Chelsea WINE BOTTLE RACKS

NORMAN Fireproof Construction Co.
Manufacturers and Builders of
Elevators and Dumb-Waiter Shafts
Floor Partitions, Roof Structures, Etc.
Tel., 1770-71 Harlem 412-424 East 125th St.

BURWAK ELEVATOR COMPANY
Elevators and Dumb-waiters **ELEVATORS**
of every description
Phone, 8463 Cort. 216 Fulton Street.

A. Perlman Iron Works Tel. 2412 Tremont
ORNAMENTAL WROUGHT IRON WORK
ELEVATOR ENCLOSURES, VESTIBULE DOORS, ETC.
1735 West Farms Road, near 174th St.

WELSH MACHINE WORKS, 278-277 West St.
Magnet Control and PUSH BUTTON Devices
ELECTRIC ELEVATORS AND DUMB WAITERS
Phone 3729 Spring

MELROSE IRON WORKS Tel., 1064 Melrose
Iron Work of all kinds for buildings, Fire Escapes, Railings, Awnings, etc.
OSCAR G. BORKSTROM, 225 E. 148th St., N. Y.