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BUSINESS AND THEMES OF GENERAL INTEREST.

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THE real estate market has gradually been growing less and less active and this inactivity has been putting in an appearance earlier this year than usual. Ordinarily June is a month of very lively trading, but unless there is a spurt, it promises to be as dull during the next thirty days as it is ordinarily in July. Apparently the conditions which have been responsible for most of the real estate transactions of the year have spent their force. The majority of the real estate and building news has been derived from three sources—from Washington Heights—from the middle loft district and from Park avenue east of Central Park. In the case of Washington Heights, as we pointed out last week, there are many vacancies and building loan operators are becoming convinced that it is time to go slow. Several large institutions have been shutting down on their loans in this district, and the numbers of new improvements planned during the remainder of the current year and the first of the next will be small. A similar condition prevails in the loft section. The new loft buildings, that are being erected on Fourth avenue are not renting very well and building loans are becoming more difficult to obtain on property in that particular section. The new buildings completed west of Fifth avenue and Broadway, have rented somewhat better; but there is a general feeling in the trade that it will be better to go more slowly hereafter. There has not been much over-building, but there has been some and a halt for a year or two will do the district good. For the next eighteen months the mercantile district will contribute much fewer transactions than it has recently. The building of cooperative and speculative apartments both to the east and west of Central Park will continue with a smaller loss of activity; but the number of transactions derived from this source is never very large. Finally, the market for real estate as well as retail and wholesale trade is being affected by a general feeling of insecurity. Well-informed business men are not looking forward with much confidence to the immediate future; and this fact has undoubtedly prevented the absorption of as much real estate as was expected by large business houses for the purpose of securing new and permanent locations. It looks, consequently, as if the coming year would not be very active; and what activity there is will be due chiefly to the effect of certain transit improvements, which will either be completed or definitely started.

IT is an extremely encouraging piece of news that Mayor Gaynor is considering and recommending to his visitors a very important change in the street system of Manhattan. What he wants to do is to run a new avenue from Washington Square to 59th street, between Fifth and Sixth avenues. The idea is undoubtedly a very good one and would do more to relieve traffic congestion in Manhattan than any other one new street which could be laid out. The distance between Fifth and Sixth avenues is absurdly great, and a street 100 feet wide could be cut through without making the crosstown blocks on either side excessively short. They would still be 350 feet and over in length. A large amount of traffic could be diverted to the new thoroughfare, and the congestion on Fifth avenue relieved for another generation. Desirable, however, as this improvement would be, the Record and Guide is much afraid that it will when studied closely be found to be impracticable. It is estimated that some 360 lots would be required for the new street, and that they could be condemned for an average of \$100,-

000 a lot, which would make the total cost \$36,000,000; and the Mayor believes that the improvement would be so beneficial to abutting property owners that all or most of this expense could be assessed upon them. Both of these calculations involve very dubious elements. The property could not be bought for anything like \$36,000,000. A valuation of \$100,000 a lot would be the minimum not the average price which would have to be paid. Practically all lots within 400 feet of Fifth avenue, on the West are worth \$4,000 a front foot even where they are improved with old brown stone dwellings. But the larger proportion of them have been reimproved either with modern residences or with tall business buildings. It is probable that as much as two hundred of these lots would cost over \$200,000 each with their present buildings on them. Furthermore, there are certain streets such as 14th, 23d, 42d, and 59th streets, on which the land values without improvements run anywhere from \$125,000 to \$350,000 a lot; and it is probable that a conservative estimate of the cost of condemning the required area would make it run over \$75,000,000. Neither would it be possible in equity to assess any considerable proportion of this expense on neighboring property-owners. Consider the position of a property owner, who was left with a lot facing the new avenue. He would own, let us say, a plot 100 feet on the avenue by 25 on the street. Such a plot would be useless for improvement with a modern fire-proof building. He would either be forced to buy additional property or to sell out to some one who did; and the task of piecing together a large plot would be so costly that the value of the improvement to the property-owner would be much diminished. If he owned more than one lot, it would mean that the property was already improved with a building facing the street, which would have to be entirely rebuilt, in order to adapt it to its new situation on an avenue. Damages which would accrue from these causes would eat up a large portion of the benefit to the individual property-owner; and they would be increased by the loss of income during the process of reconstruction. If the city tried to push such a scheme through, it would be involved in a large number of lawsuits and eventually in an impossible expense.

THE Record and Guide does not believe that such a plan would be economically practicable even if the city had the legal power to condemn, not only the one hundred feet needed for the street, but, one hundred feet more on each side, which could be subsequently sold at a profit. The city could conceivably avoid some losses, in which individual property-owners would be involved; but, it could not avoid the loss of being obliged to throw away many million dollars worth of costly buildings, which would not be designed and planned for their new locations. Ten years ago such an avenue could be run through at an expense which might not have been prohibitive; but today the process of re-improvement has been carried too far and the increase in ground values has been too great. At the same time the interest which Mayor Gaynor has exhibited in this essential matter is most encouraging, and presumably it will lead to a careful study of the problem and the working out of some practicable method of relieving traffic congestion. In the first place, there are certain street improvements, such as the southerly extension of Sixth and Seventh avenues, the expense of which would not be prohibitive. In the second place, a great deal can be done to improve the traffic bearing capacity of existing thoroughfares; and it is along these lines that the least expensive and most remunerative improvements may be planned. Stoop privileges should be gradually revoked on all crosstown streets whose traffic is increasing to large proportions, and on avenues, such as Madison, which are becoming more and more burdened with vehicles, and by these means the roadways could be widened. The next step would be to construct foot-ways of metal and glass on congested avenues like Fifth avenue, which could be used for the accommodation of pedestrians, and thereafter the existing side-walks could be still further narrowed and the roadways widened. The same method could be used on other avenues and on cross-town streets whenever the congestion justified it. In all probability remedies of this kind can be used to alleviate the congestion for a great many years to come. Of course there would still be delays at all points at which large streams of traffic intersected; but obviously the new avenue proposed by Mayor Gaynor would leave this aspect of the matter almost if not quite, as troublesome as it is at present, and it will tend hereafter to become still more troublesome, because the

business development in the middle district is taking in territory as far west as Eighth avenue and as far east as Lexington avenue, which will increase the cross-town traffic. Eventually the only method of meeting this difficulty will be by means of subways at the points of most acute congestion.

IT is most encouraging, however, that the need of these street improvements is finally being realized by the city government, and that the question of congestion in all its aspects will be seriously studied. The more seriously it is studied, the sooner it will be understood that the city government is lacking in the power and the resources to deal with it in radical and thoroughgoing way. The city can make little progress in the improvement of the street systems of Manhattan, until it is granted the power of condemning more land than it needs for any particular project. The method of purchasing no more than is needed and assessing the cost upon the property-owners is too wasteful. The expected benefits do not materialize, because property-owners are left with mutilated or under-sized lots, which have to be combined with other lots in order to make a satisfactory building plot, and the most economical way of effecting such a combination is to have adjoining plots of the right size condemned by the city at the time the street itself is purchased. Even this method cannot be applied in the case of new streets that run through a district occupied by modern buildings; but it can be applied to such projects as the Seventh avenue extension, and it could be applied even more successfully to a new street which took a diagonal course, and consequently left in its trail lots with queer and useless shapes. But it would be of the greatest benefit in the case of the class of improvement which is now being planned for Jamaica Bay. Here is a case in which the city in combination with the Federal government proposes to spend enormous sums in making what is now an almost useless water-front available for modern commerce; and there is no reason why the city should not go into the scheme in a business-like way and make all the money it can. The abutting property-owners have no claim upon the profits of the enterprise, because it is being undertaken and paid for by the local and general government. Their land should be condemned while it is still cheap, and it should be laid out by skilled engineers in such a way as to make it serve most economically the ends, that are being sought in the whole improvement. By this means the utmost efficiency would be obtained at the smallest cost. We are very much afraid, however, that many years will pass before the city will obtain the power of excess condemnation. Local public opinion is by no means united in favor of the change of method; and until it is there is little chance that the Legislature can be persuaded to propose the required constitutional amendment.

GRANTEES TO GIVE ADDRESSES.

To the Editor of the Record and Guide:

Several letters have appeared in your columns relative to the act recently passed by the Legislature amending the Real Property Law, whereby no conveyance of real property executed subsequent to Sept. 30, 1910, shall be entitled to record in New York, unless it contains the residence of the purchaser; and, if in a city of over five hundred thousand inhabitants according to the last Federal census, the street number of such census shall be recorded in the conveyance. Objection is made that, as it has been definitely decided by the Courts that in this State the record of any instrument not entitled to record is a nullity, it is easy to see the confusion and injustice made possible by this law.

Unless this law is repealed, the only way to avoid this "confusion and injustice" is by registering the title to each separate piece of property under the Torrens System of Land Title Registration, which was enacted by Chapter 444 of the Laws of 1908, and went into effect in this State last year. Under the Torrens system the Court issues a summons, which is served upon all parties having any record, right, title or interest in the property, and in addition thereto a notice is published to all the world, which, after a short period of limitation provided in the statute, forever bars and cuts off such parties from subsequently making a claim or disputing the ownership of the party in possession, who by these proceedings obtains an absolutely indefeasible title created by the State. It is proper to call this fact to the attention of real estate owners and conveyancers, as the Torrens system of Land Title Registration affords the only method of escape from the conditions described, provided this law as to recording the residence of the purchaser remains upon the statute book.

GILBERT RAY HAWES,

(Attorney for Torrens Title Insurance Company, 120 Broadway, New York City.)

REAL ESTATE NEEDS DEFENDERS.

To the Editor of the Record and Guide:

I see in a Sunday newspaper that the Real Estate Board of Brokers has issued a bulletin which outlines to its members the important part this institution bears to real estate interests. Such being the case, is it not at least presumably paradoxical that no official action has been taken by this body to prevent further onslaught on incomes derived from real estate and to condemn the determination to "jack up" values for assessment increases wherever possible, merely to abolish personal taxation? Is the disapproval of this plan by the Chamber of Commerce to count for naught?

Perhaps this policy is along the line of the theory that needles have saved many children's lives, simply because a majority of children have never swallowed them. Is that the kind of argument the advocates of this proposed legislation advances for levying the extra penalty (absolutely without benefit to real estate interests) formerly borne by other than this class of property owners? Suppose it is infinitesimal in amount and is theoretically collectable under present methods, should real estate be made the burden bearer for the failure of other forms of property to produce its share of the public tribute?

What then is needed is the Strategist, to recommend a substitute measure that will produce more revenue, greater even than that represented by the amounts derived from the present Personal Tax. But this substitute must be something else beside real estate ownership and its attendant rights. The writer has noted the growing disinclination of investors to buy real estate. Recent auction sales, notwithstanding that the parcels had been widely advertised and skilled and experienced salesmanship was applied to exploit and market the property, simply prove that enthusiasm on the part of prospective investors for that kind of security is lacking and the banker-investor of years ago is rarely found to-day. Is it because they fear being subjected to unescapable dictation hurled by the powers that be at the owner of real estate?

In conclusion, may I express the hope that some one will assume the role of a comet of wisdom and enlighten a clouded and darkened real estate world. Perhaps such a person can find a clue for action, or at least suggestion, in former Tax Commissioner Strasbourger's article in your issue of April 9 last, which article I am sure will appeal to him as clean cut and logical as it did to—

A VETERAN.

New York, May 17, 1910.

NEED OF A BOARD OF APPEALS FOR THE TENEMENT DEPARTMENT.

To the Editor of the Record and Guide:

I have read with much interest the letter of complaint published in the Record and Guide of May 21, 1910, by Mr. Henry Atterbury Smith in reference to the matter of discretionary power of the Tenement House Commissioner. This letter contains nothing new to architects whose practice requires them to have dealings with the Tenement House Department, especially as conducted under its former head.

The present Commissioner at least agrees with your correspondent that the law is perfectly absurd so far as relates to his complaint, but he is unable to help him out of his difficulty. The chief defect of the Tenement House Law, as has been demonstrated ever since the Act came into force, has been the need of a Board of Appeals. Owing mainly, however, to the stupid and obstructive policy of certain gentlemen, who may be sincere in their efforts for the welfare of the community, but whose zeal certainly is not tempered with knowledge born of experience, that defects has not yet been made good.

The New York Society of Architects has fully approved the bill for the appointment of a Board of Appeals, and stands ready to push any such measure. The Society has indeed been hampered by the opposition of the above-mentioned gentlemen, who are evidently of the opinion that no Commissioner can be found who would turn out to be an honest official unless appointed from their coterie.

But conditions have now changed for the better in the Tenement House Department. We now have a Commissioner, as well as deputies, by whom an appeal when made will receive proper and prompt consideration. In fact, the whole atmosphere of this department has changed.

Architects are now treated with consideration, and such suggestions as are submitted receive courteous attention. This has been a step in the right direction, and is fully borne out by results achieved by the New York Society of Architects in the 66 itemized objections to former "Departmental Rulings," 55 items of which have conceded, receiving the approval of the present Tenement House Commissioner. This shows that the new administration intends to allow architects some latitude in connection with examination of the plans. For list of these Departmental Rulings see Record and Guide of April 9, 1910. I trust that Mr. Smith will see his way clear to support the bill when presented by the Society.

ADAM E. FISCHER, Architect.

THE RIGHTS OF TENANTS.

To the Editor of the Record and Guide:

What do you think of an owner who sells an apartment house occupied by respectable white tenants to a negro landlord, deliberately over the tenants' heads, and without notice of any kind, to them? I know of a case in point where this proceeding took place and where the new landlord took title, on a Saturday, unknown to the tenants, and on the following Monday there arrived at the premises three families of the lowest possible origin, accompanied by a number of vans filled with their furniture, and, last, but not least, the august new owner, in person, who condescendingly informed the tenants that they were now occupying quarters on his property, and if they chose to conduct themselves in an orderly manner, etc., and in harmony with his other new tenants, he would allow them to remain on his property, otherwise they would be dispossessed immediately under penalty of the law.

I am informed that this is almost an every-day occurrence in New York City and that there are also a certain class of people who would be willing to pay from two to five dollars above the regular rent per month to enter into a position to try to domineer and depose people who are their superiors socially, but who by reason of reverses and treatment of this character are unfortunately placed in this position. Should not there be some rule in law or real estate to compel a landlord who ignores all ideas of courtesy and consideration for his tenants to notify them a reasonable time in advance of a coming transfer of his property when such is contemplated, as a month-to-month tenant is entitled to just as much protection as a tenant who holds a lease and has just as much privilege to reject a new landlord and move away from his jurisdiction as a landlord has to reject a tenant? I would like to hear from other readers on this subject.

P. P.

LEGISLATIVE DIGEST.

The following is a digest of bills affecting real estate and building, introduced in the Legislature at the present session, together with the recommendations of the law committee of the Allied Real Estate Interests, and the action thereon of the Board of Governors:

LIEN LAW.—Mr. Shortt's bill to amend the Lien Law so that the right to sue on an undertaking to discharge a lien is limited to one year in the same manner as the right to sue on the lien itself. This bill should be favored.—Referred back to Law Committee.

OPTIONAL TAX ON MORTGAGES.—Mr. Meade's and Mr. Gray's bill in relation to an optional tax on mortgages. This bill is in the nature of an optional securities law permitting bonds made prior to July 1, 1906, under trust mortgages to be presented for payment of tax similar to the mortgage recording tax thus exempting the bonds from further taxation as personal property. This matter should receive careful consideration before action is taken.—Report approved.

REGISTRATION OF ELECTRICIANS.—Mr. Travis' bill requiring the registration of master electricians. This is an attempt to include another trade among those which are regulated by State Boards and which cannot be conducted except under a license from the Board. Owners of real property are protected by the inspection of the Board of Fire Underwriters of all electrical work and wiring. There is no sense in bills of this sort. It should be opposed.—Report approved.

TO AMEND LABOR LAW.—Mr. Miller's bill to amend the Labor Law so that firemen of stationary boilers shall be required to care for not more than four boilers, and regulating the situation of feed pumps, etc. If firemen cannot care for more than four boilers or attend to feed pumps except in the manner prescribed in this bill, owners will not be able to get workmen to do impossibilities. The labor unions are ample protection in cases of this sort. The bill should be opposed.—Report approved.

WIDENING SEDGWICK AV.—Mr. Schulz's and Mr. Raldiris' bill authorizing the Board of Estimate and Apportionment to direct the cost of opening and widening Sedgwick av in the Bronx be paid entirely or in part by the city. This should be opposed. It is special legislation relieving from burdens heretofore assumed by the property owners.—Report approved.

STREET PAVEMENTS.—Mr. Schulz's and Mr. Raldiris' bill providing that street pavements be divided into two classes, permanent and preliminary and that when preliminary pavement is laid, the cost be assessed and this be credited upon the assessment laid when the permanent pavement is installed. This seems to be a desirable piece of legislation, and if the City does not oppose it, it should be favored.—Referred back to Law Committee.

CLAIM FOR SPECIAL DAMAGES.—Mr. Stilwell's bill permitting the reimbursement to property owners for the closing of certain streets in the Bronx through a commission. This is a claim for special damages, and if existing provisions of law do not reach it, special legislation on the subject should not be favored.—Report approved.

CITY WATER SUPPLY.—Mr. Frawley's bill conferring on the city of New York concurrent jurisdiction with the State Board of Health over the sources of the city's water supply. This bill

seems to be a necessary piece of legislation and should be favored.—Report approved.

AWARDS FOR DAMAGES.—Mr. Hinman's bill providing that where awards are made for damages sustained by change of street grades, they shall bear interest from the time of the change. This seems to be general legislation on a subject which is usually covered by special acts and provides for interest upon amounts of which the principal has not yet been authorized to be paid. Attention should be called to this fact.—Report approved.

NOTARIES PUBLIC.—Mr. Alt's bill authorizing attorneys-at-law to act as notaries public. This bill should be favored. Attorneys ought both as matter of convenience and qualification to have power to act as notaries.—Report approved.

DECEDENT ESTATE LAWS.—Mr. Wende's bill to amend the Decedent Estate Law by requiring that all wills which consist of more than one sheet of paper shall be signed by the testator and witnesses at the bottom of each sheet. This should be opposed. The title to real estate which passes by will, will depend upon accident whether the testator did sign at the bottom of each sheet and very often the record will not show the division into sheets. It is an unnecessary provision. The bill should be opposed.—Report approved.

TRINITY'S TENEMENTS.

Certain statements have appeared in the newspapers in reference to the tearing down of a number of "rear tenements" owned by Trinity Parish. It should, however, have been stated that these rear tenements are all of them buildings which have only just come under the control of Trinity Corporation. They are buildings erected by others and owned by them on land leased from the corporation.

On the first day of this present month the leases expired on this property to which attention has been called, and already the buildings are being destroyed.

This simple statement of the facts, which comes from the rector, Rev. Dr. Manning, is due to Trinity Parrish, and it is also due to the Tenement House Department of the Charity Organization Society, which in its recently issued report stated explicitly that in the tenement house property owned and controlled by Trinity Parrish "not a single rear tenement or rear dwelling house was found."

NATIONAL BOARD OF FIRE UNDERWRITERS.

The forty-fourth annual meeting of the National Board of Fire Underwriters is in session at the rooms of the New York board, No. 133 William st. J. Montgomery Hare, president of the national board, delivered the opening address, in which he said that while there had been no sweeping conflagrations last year, other things occurred which were cause for anxiety. The people of this country, said Mr. Hare, if they wish to lessen the number of fires and prevent sweeping conflagrations, should, through their state and municipal governments, enact laws which will be effective, and the underwriters should aid them in this by their practical experience. He urged the passage by legislatures of a uniform code such as is now in the hands of the committee on laws for preparation. The executive committee reported that it had obtained the services of Professor Ira H. Woolson, of Columbia University, as an expert to carry on the work of the committee on construction of buildings, and he will give his entire attention to the work after July 1. The following officers were elected for the ensuing year: A. W. Damon, of Springfield, Mass., president; George E. Babb, of New York, vice-president; Charles G. Smith, of New York, Secretary; and Marshall S. Driggs, of New York, treasurer.

For the congestion of traffic on 5th av a very simple remedy is suggested through the medium of the Record and Guide by a gentleman residing in the 5th av section, and it is guaranteed to cost less than a new "storm-relief" avenue cut through, if the Mayor, to whose attention it is respectfully called, is minded to try it: Turn the excess vehicular traffic into Madison av. Let the police do it. The overcrowding is caused by the fact that 5th av is a fashionable drive, and at certain hours more ladies direct their carriages thitherward than there is room for. Whenever the drive becomes overcrowded, all that it is necessary to do is for the police to divert as much of the parade as may be necessary. Ladies having shopping to do on the avenue could alight in the nearest side street. Those having no shopping errand should not be missed by the merchants, and real estate values should not therefore be affected by such an exercise of the police power. In fact, 5th av merchants complain that the congestion interferes with their carriage trade, and for that reason real estate experts have for some time held the opinion that a business location just off the avenue is preferable or just as good for firms appealing to or depending mostly on a carriage trade. In this connection it may be remarked again that "Fifth Avenue" has become the designation of a section of the city, rather than the name of a thoroughfare merely; similarly as "Wall Street" has come to mean the whole financial section—and the people in it as well. Dame Fashion, as anyone can see, is the real mischiefmaker—the cause of the crowding on the driveway; there is plenty of room on Madison av for her carriage if she would only go there.

CONSTRUCTION

UNPRECEDENTED LOFT CONSTRUCTION

More Buildings Planned in Five Months Than in Any Previous Year
Except 1909—A Preliminary Analysis of the Midtown Building Field.

To the Editor of the Record and Guide:

Would it not be advisable for the Record and Guide as the exponent of real estate progress in the City of New York to issue a timely warning to builders regarding the construction of mercantile loft buildings? Statistics in the Building Department show that for the last twelve months, there have been more plans filed for the ordinary 11 and 12-story store and loft buildings than during the three years prior.

An overproduction of flat and apartment houses is without doubt a serious (but, as a rule, temporary) menace to realty conditions, but a surfeit of mercantile housing will have a far more lasting effect upon general prosperity in the real estate world.

SUBSCRIBER.

Forty-eight million dollars is the sum that has been appropriated for the construction of loft and store buildings in the Borough of Manhattan since the first of January of last year, a period of less than seventeen months. This does not include the value of the sites, but all buildings whether completed or in course are figured in the total. Nor are office buildings taken into account. It is a sum larger than was appropriated for like construction during four previous years combined, from the first of January, 1905, to the 31st of December, 1908. Reckoning only the plans filed this year, more money is represented therein than the cost of all the buildings of like nature planned in any previous year except 1909.

It is the greatest loft-building era ever known, not for number of buildings, but for average and aggregate cost. A majority of them have twelve stories, even when all the little taxpayers and those which might be designated as "scattering" are counted in. About 830 buildings of all sizes have been reared since the beginning of the year 1905, and this number does not include a single one of the class designated "office buildings." Generally speaking, the total represents the force of the uptown business movement in the last five years. Not that all of the structures have been planted in midtown, but the majority of the really important ones have; the general drift has been northward, and as a rule the reconstruction has meant the demolition of old dwelling-houses, rather than of old loft buildings, to make room for the new work. Average nine stories for each new operation, and one tenant to a story, and we see over eight thousand firms changing the location of their business within a period of six years. And eight thousand firms such as these represent a very large proportion of the business interests allied to drygoods. Set down next the small average of twenty-five employees for each firm, and you array in a procession of 200,000 people for a march uptown. Here are the statistics of construction compiled principally from the official records:

FIVE AND A HALF YEARS OF LOFT CONSTRUCTION.

Year.	Number.	Estimated total cost.	Average cost.
1905	108	\$12,455,750	\$115,000
1906	128	12,213,100	95,000
1907	132	11,297,200	85,000
1908	143	9,480,100	66,000
1909	220	30,086,450	136,000
1910 to date	99	17,907,000	180,000
Total	830	\$93,439,600	Average \$112,000

Several questions are pertinent concerning this large amount of work. (1) How much longer can this rate of mercantile construction continue? (2) Has there been an overproduction? (3) What are the consequences to property downtown where the emigration originates?

As a preliminary to answering the first question, the field of construction should be properly analyzed, and, first, it should be divided for consideration into at least three parts. One of these can be designated the "Manufacturing District," extending from 23d st to 28th, and from Broadway on the east to 7th av on the west. A second, the "Commission District," extending along 4th av from Union Square to 34th st. Third, the Greeley Square and 5th av sections considered together. Irving pl can be treated as a part of the "Commission District," which has 4th av as its centre.

Different circumstances control in each. The builder whose appeal is made to manufacturing firms can expect a quicker response than one who is building for the Commission trade. Manufacturers of women's apparel—cloaks, suits, waists, millinery and furs—move easier than firms in the wholesale dry

goods and woolen trades, and also easier than publishers. Concerns like Mills & Gibb, the American Woolen Company and Dodd, Mead & Company are by the nature of their respective lines of business slower in changing their location than are manufacturers of cloaks, millinery or furs.

In one case a builder must allow for a period of two or three years in order for his building to be fully rented, and in the other case a builder can calculate on 90 per cent. occupancy by the time his building is ready, provided it is finished in good season, as on or before December 1st, as leases expire on the first of February. So long as builders can get tenants with reasonable promptness, considering the district they are in and the line of business they are making their appeal to, the rate of construction is likely to continue in that particular district while available sites hold out, especially the space is economically limited.

Considering at this time more particularly the manufacturing district between 23d and 27th sts inclusive, with Broadway as the eastern boundary line and 7th av the western, an expert on the district estimated for the Record and Guide this week that of the space originally subject to improvement in 27th st three-fourths has been utilized; in 26th st, three-fourths of the space originally available for improvement has been taken; in 25th st, five-sixths; in 24th st, two-thirds. There is, consequently, not much more building to do in the lateral streets. The section north of 29th st (28th and 29th being narrow railroad streets) is a different proposition. The 7th av reconstruction once fairly begun would be rapid, was our informant's opinion. Not all the spaces being made ready this year would be rented next February; there would be sufficient demand to rent them up to 75 per cent., and if builders should be less active next year the over-production would disappear.

The situation as regards the percentage of occupancy of loft buildings in various districts will be more particularly set forth in another article. We have here made plain the fact of the unprecedented amount of mercantile construction that is going on in the borough as a whole—but most of the work is necessarily concentrated in the middle portion of the city. The consequence to the lower portion of the city, whence come the tenants for the new northward business movement, is a matter to be considered. Vacancies are left, of course, but owners with long experience to teach them understand that these lapses are but temporary phenomena, and that presently there will be new firms and new lines of industry to take the places of those going away.

A JUDICIOUS USE OF DISCRETION.

WHEN the Tenement House Department was organized through the efforts of the Charity Organization Society, caution and considerable study was expended to make a perfect law free from the defects of the then rather unsatisfactory Building Department.

The Building Department, it was believed, with considerable foundation for such belief, was from time to time subject to favors if not discrimination. On this account the Tenement House Department was to be guided by a law so carefully considered that the Commissioner would have no embarrassment. The law was to be so complete that it was to cover all contingencies without calling for the judgment of any officer.

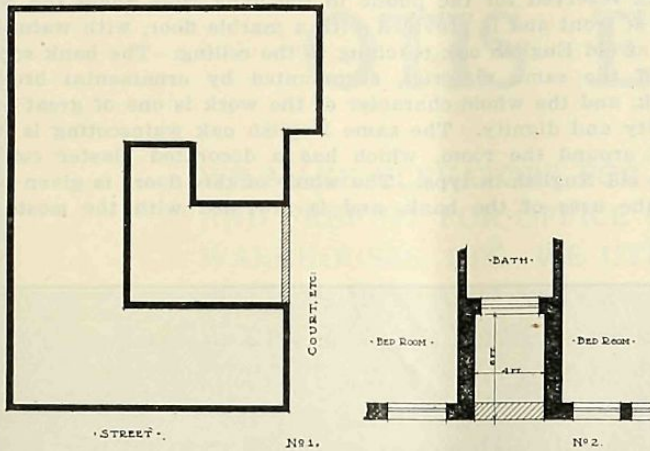
This was a difficult department to organize and it suffers yet from its mass of detail and we all should assist it patiently until it works itself out of its tangle.

It now looks to us as a mistake that it should have become the CUSTOM of this Department to insist that its Commissioner has no discretionary powers. He HAS, and they have always been used.

Since the establishment of this Department the cities have been classified, as has been the case with many of our large financial institutions. Things are on a more honest basis and it would seem that we need not cripple ourselves in the future or at least for some time with the fear that the majority of us are grafters. It has served the city well perhaps to have established for awhile the FEELING that the Tenement Commissioner had no discretionary powers. This has made his stupendous task more bearable but it is time now to reconsider and see if there is any foundation in the lack of discretion claimed. Many builders, owners and architects can cite cases

where discretion has been wisely used. It would doubtless be more pleasant for the Commissioner now that the discussion is opened to give the Commissioner either SPECIAL discretionary powers or a Board of Appeal. But he can do quite well on many matters if he only follows his honest judgment without fear of the gradually established CUSTOM of his department.

In this connection Messrs. Mulliken & Moeller, architects for a tenement on southwest corner of Central Park and 86th st, state that they submitted plans in evident conflict with Article IV., Sec. 57, Par. 3, and the Commissioner wisely used discretion in accepting them. (See illustration.) The wall dotted in



is legally needed but obviously would be detrimental to the ventilation. Again it is pointed out that the arrangement in the second illustration is, similarly in violation of the provisions of section 58, Article IV. The "offset" being deeper than it is wide is illegal, but by introducing the dotted wall the offset becomes a shaft and is legal. Discretion is obviously needed to assist this situation.

Again in the Vanderbilt tenement, illustrated in former issues of the Record and Guide, the stairs are open. This is contrary to law, and violation No. 4 stated that the stairs needed the open space filled in to prevent conflict with Article III., Sec. 22, Paragraph 2. Discretion saved this calamity.

The discretion used by the Tenement House Department is already considerable, necessarily. It should be granted more or given a Board of Appeal so that a designer of a new project is assured of intelligent reception, otherwise the city is a decided loser.

HENRY ATTERBURY SMITH.

May 25, 1910.

THE GILLENDER BUILDING SOUND.

The steelwork of several of the topmost stories of the tall Gillender Building at Wall and Nassau sts has now been dis-jointed and brought down. During demolition it was carefully examined to see what the tooth of time had been able to do to it. The building was erected twelve years ago, in 1898, and ranked as a good example of modern steel-skeleton construction. It was faced with granite and limestone, and to some extent with ornamental terra cotta. To protect traffic in the streets below, heavy steel netting, overlaid by a shed, stretches over both sidewalks and roadways. The contractors for clearing the site, the Volk Construction Company, report the steel members without a sign of corrosion, except in the case of a few slightly rusted for some reason not apparent. In the view of the contractors, steel construction has proved its indestructibility by ordinary wear. However, the steel work is not all down yet and opportunity remains for further examination.

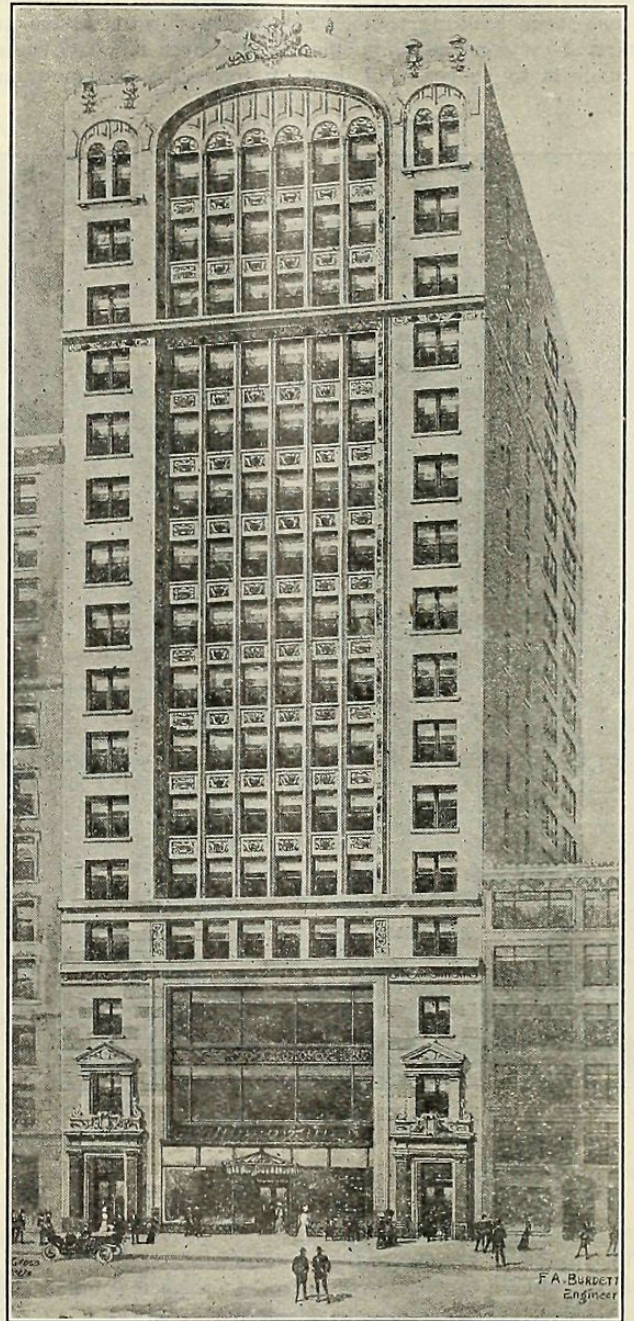
Obituary Note.

Mr. George Hayes, a manufacturer and dealer in metal sky-lights, metal lath, fireproof (wire glass) windows and other sheet-metalwork used in building construction, is dead, at the age of 70. Death occurred at his residence, 61 Claremont av, Mount Vernon, on Monday, and the funeral service was on Wednesday evening. Mr. Hayes was widely known and of high standing in the building trades, and had been in business on his own account since 1868. He was a member of the Building Trades Employers' Association, past president of the Roofers' Association and a member of the General Society of Mechanics and Tradesmen. The year Mr. Hayes started in business was the same in which the Record and Guide was founded, forty-two years ago, and during all that long period his business advertisement has regularly appeared in its pages. His substantial business, at 81 7th av, will be carried on by the George Hayes Company, a corporation which he organized some years ago. He leaves a widow, three daughters and one son. Mr. Hayes was prominent in the Masonic fraternity and was a past treasurer of the Grand Lodge of this State. His birthplace was at Gloucester, Mass.

—Mayor Gaynor has approved of the resolution passed by the Board of Aldermen establishing the position of Deputy Chief of Engineer in the Department of Bridges at a salary of \$7,500, for one incumbent.

NEW BUILDING FOR BOOKSELLERS IN 45th ST.

Work on the foundation for the new 16-sty business building for the Brevoort Construction Co., of 6-8 West 18th st, at Nos. 2-4-6 West 45th st, is now completed and it is announced that the structure will be ready for occupancy by December 1, this year. A special feature of the plan is the large 30-ft. spans used in the floor construction, only five columns showing on the entire floor, giving an unbroken floor area. The plot has dimensions of 75x100 ft. The upper five stories will be divided into offices and the lower stories for lofts. There will be toilet accommodations provided for men and women on each floor, three high-speed passenger elevators, also a steam heating and electric lighting system and janitor's quarters on the roof. The entire sidewalk will be vaulted. The exterior will consist of



G. P. PUTNAM & SONS BUILDING. SCHWARTZ & GROSS, Architects.

granite, limestone and copper for the four lower stories, above that of brick and polychrome terra cotta and limestone. The building will adjoin the Fifth av corner and will have exceptionally good light to the east from the yards of the avenue buildings, and above the sixth story on the west and rear, because of the low buildings surrounding. The basement, first and second stories have already been leased to G. P. Putnam & Sons, booksellers, now at No. 27 West 23d st. Messrs. Schwartz & Gross, 347 5th av, are the architects.

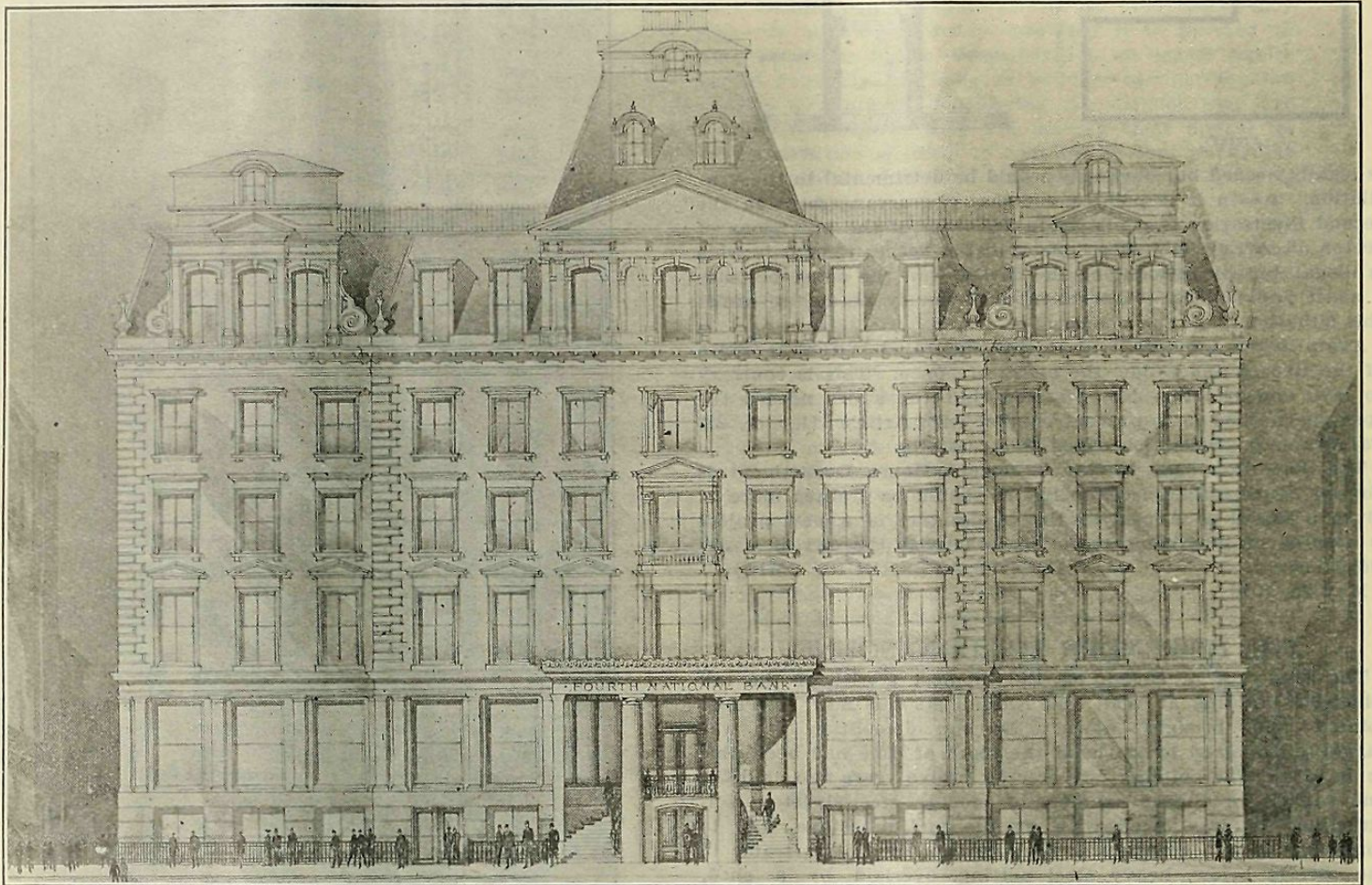
HIGH PRESSURE TUNNELS.—The plan of the Board of Water Supply to distribute the water from the new Catskill source in the various boroughs by means of high pressure tunnels has been approved by the committee of expert engineers appointed by the Board of Estimate to pass on the scheme. The committee, which consists of Clemens Herschel, Francis L. Pruyn and J. Edmund Woodman, has reported that the proposed tunnel system would cost only \$26,000,000 to build, as against \$47,000,000 which it has been estimated it would cost to build a system of pipe lines. The report says: "Whether viewed from the point of first cost, maintenance or future cost our opinion is that the city of New York will do well to direct the immediate construction of the proposed Manhattan pressure tunnel for purposes of distributing the Catskill water supply in the five boroughs." A committee of the Board of Estimate will hold a public hearing on the matter in the City Hall on May 31 at 8 p. m.

RECONSTRUCTION OF THE FOURTH NATIONAL BANK.

The Lower Part To Be Made Over Into One Large Banking-Room—Plans by Architects Delano & Aldrich

THE directors of the Fourth National Bank of New York have planned and are about to carry out, in their building in Nassau st, between Pine and Cedar, extensive alterations, which will practically transform the lower part. The whole first floor, which at present is only partly occupied by the Bank, and is subdivided by a hall and partition, is to be thrown into one large banking room. The masonry walls above are to be carried on steel columns, the present high-stoop entrance to this floor is to be removed, and an imposing and monumental

space reserved for the public in the bank runs along the Nassau st front and is provided with a marble floor, with wainscoting of old English oak reaching to the ceiling. The bank screen is of the same material, surmounted by ornamental bronze-work, and the whole character of the work is one of great simplicity and dignity. The same English oak wainscoting is carried around the room, which has a decorated plaster ceiling, also old English in type. The whole of this floor is given over to the uses of the bank, and is provided with the most im-



ARCHITECTS' DRAWING OF THE FOURTH NATIONAL BANK AS IT WILL BE WHEN ALTERATIONS ARE MADE.

Nassau, Pine and Cedar sts.

Delano & Aldrich, Architects.

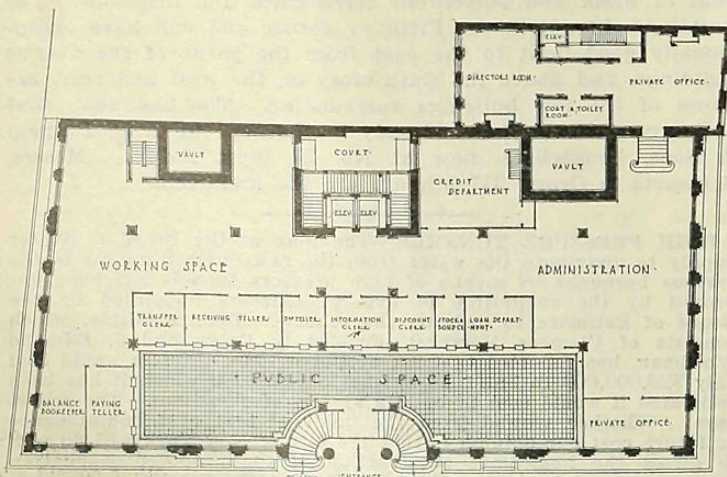
entrance to this banking room is to be provided in the center of the Nassau st facade of the building.

This central feature is to consist of a recessed opening treated with a Doric cornice and Doric columns of granite, as will be noted in the illustration, and containing two winding staircases of marble and granite leading up on either side to the entrance of the bank in the center. The whole motive and treatment recalls the early Colonial use of somewhat similar motives. The

proved modern devices of every kind. The offices of the main officials of the bank are situated at the Pine st corner of the building, separated only by low screens from the public space.

The public entrance to the office building above the bank is to be lowered so as to be at the level of Nassau st, and is placed between the two great granite columns in the center. This entrance leads through a vestibule and hall treated with marble and bronze paneling to the elevators at the rear. The present elevators are replaced by new electric elevators, and the halls and the upper stories so arranged that the elevators stop at the floors instead of on the intermediate landings as at present. New staircases and toilets are provided throughout the building. On the top floor are dining rooms for the officials and employees of the bank, with kitchen, pantries, etc.

The adjoining building in Pine st is also to be remodeled in part for the use of the bank, the directors' room and the president's private office being in this smaller building. Messrs. Delano & Aldrich, of 4 East 39th st, are the architects.



FLOOR PLAN FOR THE ALTERATIONS OF THE FOURTH NATIONAL BANK.

WATERGATE PLANS.—There is open at the Fine Arts Building an exhibition of the drawings submitted in competition for the great water gate which it is proposed to erect on the Hudson River at 116th st in memory of Robert Fulton. All of the three large galleries are filled, for the idea has been to show not only the prize winning designs, but those, much larger in number, which were sent in during the first stage of the competition. The first prize winner was Mr. H. Van Buren Magonigle; second prize, Robert P. Fellows; third, Charles P. Huntington.

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CEMENT PRODUCTION IN 1909.

PRELIMINARY ESTIMATE BY THE GEOLOGICAL SURVEY.

The following preliminary estimate of the production of cements in the United States in the year 1909 has been prepared by Ernest F. Burchard, of the United States Geological Survey. The annual statistics of the mineral production of the United States are ordinarily collected by the Geological Survey only, but those for 1909 are being collected by the Survey in co-operation with the Bureau of the Census, in order to avoid annoyance to miners, manufacturers and others by duplicate requests from government bureaus. This co-operative arrangement will necessarily result in considerable delay in the publication of the report on the cement industry for 1909 and for that reason many manufacturers requested the Survey to collect the data on cement in the usual manner. The Director of the Census approved the course requested, and accordingly the usual inquiries were sent by the Survey to cement producers. Owing to the conditions stated, these requests were sent out more than two months later than last year, but replies have now been received from about 88% of the Portland cement companies in the United States.

INCREASE OF TEN MILLION BARRELS OF PORTLAND CEMENT.

As shown by the quantities reported in the replies received, to which has been added the estimated output of the small number of producers who have not yet responded, the production of Portland cement in 1909 was between 61,300,000 barrels and 62,000,000 barrels, which, valued at 85 cents a barrel, was worth at the mills between \$52,105,000 and \$52,700,000. This represents an increase in quantity of at least 10,227,000 barrels and in value of at least \$8,557,000 over the production in 1908, which amounted to 51,072,612 barrels, valued at \$43,547,679. The increase in quantity was therefore at least 20% over that of 1908. The reported selling price per barrel averaged the same as in 1908—about 85 cents—although Portland cement was sold during the summer of 1909 at a figure so low as to cause a general expectation that the average price for the year would fall below that of 1908.

SLIGHT DECREASE IN PRODUCTION OF NATURAL CEMENT.

The returns for the production of natural cement are not yet quite so complete as those for Portland cement, but they indicate that the total production in 1909 was not far from 1,500,000 barrels, valued at about \$675,000, an average value of 45 cents a barrel. These figures show a slight decrease as compared with those for 1908, when the production was 1,686,000 barrels, valued at \$834,509.

FOR THE CAUSE OF ARCHITECTURE.

Donn Barber, president of the Society of Beaux Arts Architects, announced this week a movement to raise a fund of \$250,000 to aid the educational committee of the society in cultivating and perpetuating the principles and associations of the Ecole des Beaux Arts, in Paris. About \$70,000 has been subscribed recently.

"We need the income of \$250,000," said Mr. Barber, "as we operate all over the country and are giving a type of instruction that does not exist in any other way. The members of the Society of Beaux Arts Architects give their time and effort to this work simply for the good cause of architecture and the benefit of the young men who do not have the opportunity to go abroad to study and get the right preparation for active work.

"I have just appointed a committee of incorporation, who will organize the work of the society into a regular school of architecture. We have been doing missionary work year after year, but the demand for our work has become so popular that the expenses of holding examinations, expressage of drawings in competitions held under the auspices of various colleges throughout the country, etc., amounting to about \$12,000 a year, are too great for the members of the society to bear. We have the germ of a national school of fine arts in this work, and we wish to see it on a firm basis until the federal government or a large corporation takes it over."

The committee that will raise the fund comprises, besides Mr. Barber, Lloyd Warren, John M. Carrère, S. B. P. Trowbridge, I. N. Phelps Stokes, Joseph Howland Hunt, Ernest Flagg and F. H. Bosworth, Jr.

Mr. Barber also announced yesterday the names of the five men out of more than five hundred applicants from all over the country who have just qualified for the final competition on June 18 for the coveted Paris prize of \$3,500 and two years' study in Paris. The Paris prize is given this year by Robert Beaumont, United States Ambassador to France. The men who have qualified for the final examination are C. E. Hall, of the atelier Hornbostel; A. F. Adams, of the atelier Prevot; K. E. Carpenter, Massachusetts Institute of Technology; W. H. King, Jr., Carnegie Technical Schools, and Valère de Mari, Chicago. The problem in design on which the competitor will work is "A Municipal Interborough Trolley Station and Assembly Hall."

HOBOKEN LESS ACTIVE.

THE Public Service Corporation of New Jersey began this week to use the new terminal for trolley cars adjoining the Lackawanna terminal, the Barclay and Christopher street ferries and the McAdoo tubes in Hoboken. The new terminal is double-decked and will enable the company to handle the crowds at night and morning with great speed. It cost about \$250,000, and in design harmonizes with the Lackawanna station.

Since the opening of the McAdoo tunnel Hoboken has been less active in real estate and building affairs than it was before the sub-aqueous trains began running to New York. Often is it true of great public improvements that the completion of the works also marks the end of the "boom" to which they by anticipation give rise. In Hoboken real estate values are unchanged, but there is less doing in the sales market and in the construction field than there was in 1906.

Local authorities do not know how much to ascribe to a reaction from the "tunnel boom" and what proportion to charge against national business conditions. They concur in the general fact that while the values established in 1906-7 are very fully maintained, there is less demand for properties and, consequently, a lessened amount of building.

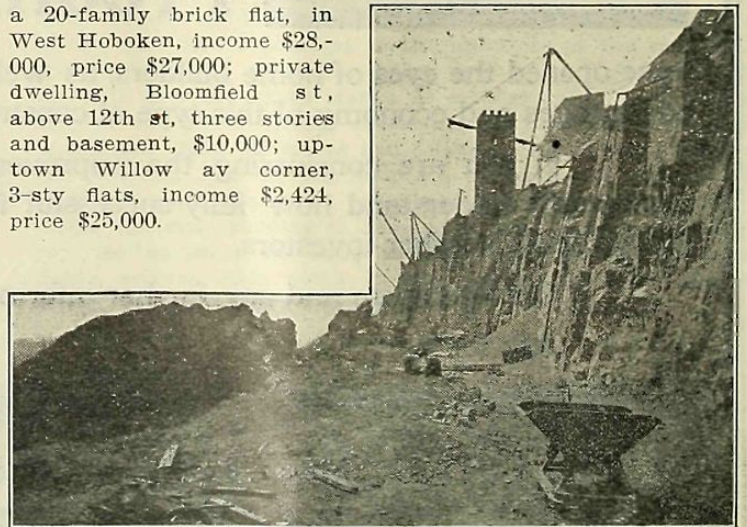


THE TERMINAL BUILDING, HOBOKEN.

F. H. Koenigsberger, Architect.

A recent construction of note in lower Hoboken is the classic stone edifice of the First National Bank and also the private offices known as the "Terminal Building," at 68-70 Hudson st, which latter is the subject of an accompanying picture. It was built from plans of F. H. Koenigsberger, 1 Madison av, by the W. L. Crow Construction Company, of 289 Fourth av, New York.

Dwellings containing ten to twelve rooms are renting this season, in such streets as Bloomfield and Garden, at \$37.50 to \$50 a month; flats, seven rooms, \$32 to \$36. Sale prices: a 3-sty and basement flat, in Washington st (between 9th and 10th sts), 21x75 ft., \$12,000; a 20-family brick flat, in West Hoboken, income \$28,000, price \$27,000; private dwelling, Bloomfield st, above 12th st, three stories and basement, \$10,000; up-town Willow av corner, 3-sty flats, income \$2,424, price \$25,000.



EXCAVATING A NEW ROAD IN THE FACE OF THE PALISADES AT HOBOKEN.

HOW ERNEST FLAGG WOULD PAVE NEW YORK

Our Methods Far Behind the Times—The Stone Pavements of British and French Cities Smoother Than Our Patched Asphalt—Specific Faults Pointed Out.

TO the American who drives his own motor car, the roads of Europe are a most agreeable surprise and a constant source of enjoyment. Mr. Ernest Flagg, the architect, was so impressed by what he saw of them in France and England during a trip of several months, that he spent most of his time in studying them. He determined to find out if he could how they were built and maintained and why it is that they are superior to ours. He lost no opportunity to watch roadwork in progress, to consult the engineers and foremen, and even to interview the laborers. He also procured and purchased the best works on the subject both in English and French.

Upon his return he compared our methods with theirs, and found that we are doing the very things which the road builders of Europe are sure will result in failure, and neglecting to do the things which they say are essential to success. It is said that some sixteen hundred miles of New York State roads have become unraveled and must be rebuilt. If this is what is happening to our "good roads," then it would appear that these methods must be wrong or else unsuited to the use they have been put to unexpectedly.

Last November Mr. Flagg had in the Century Magazine an article on this subject which is now being printed in pamphlet form at the expense of Mr. Henry Phipps, by permission of the Century. Those who know how Mr. Flagg goes at a subject will understand that it is a most vigorous and informing treatment of a matter which we New Yorkers at large have never been able to master. That is the reason why Mr. Phipps is going to distribute a very large edition of it. All road builders are now engaged in trying to devise a road which will stand motor traffic. If broken stone is to form the wearing surface, then some means must be found to hold the binding particles so firmly that they cannot be sucked out; and sufficient strength must be given to the mass to enable it to withstand the sliding

action of the wheels at bends and turns. Several kinds of tar macadam answer very well, Mr. Flagg says, but they are rather expensive. It seems to him that the most promising kind of road for heavy automobile traffic is what is called "Durax" in England and "Kleinpflaster" in Germany. It is a pavement of three-inch cubes laid in small segments of circles. The stones are cut by machinery and are comparatively inexpensive, as they are laid without grout, but there ap-

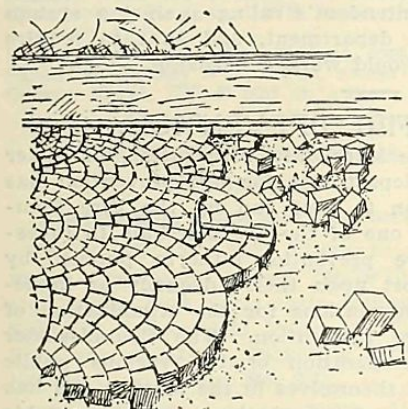


Fig. 1. Pavement known as Durax. The blocks are very small, the largest dimension being only about 4 inches. They are often laid on an old macadamized road as a foundation.

pears to be no reason for its omission except the cost. Great areas of this kind of pavement have been laid in Germany, and Mr. Flagg says it is cheaper than other pavements and almost as smooth as macadam; is comparatively noiseless, affords an excellent foothold for horses and is very durable. Paris has voted 20,000,000 francs to build nine great roads out of the city with this material.

"To my mind," says Mr. Flagg, "the best solution of the problem now in sight is good tar macadam for straight sections of road, with Durax at the bends and in places where the traffic is exceptionally heavy."

According to him, the street pavements of American cities are as much inferior to those of Europe as our country roads are inferior to the roads of Europe.

"I was more impressed by the contrast which the stone pavements of the cities of England presented to ours than by anything else I saw when abroad which related to roadways. My automobile met me at the dock at Liverpool, and as it rolled onto the stone pavement I could hardly credit my eyes, so different was the sensation from what it would have been at home in driving over a pavement of this kind.

"To all appearances the pavement was like ours, but the automobile passed over it as smoothly as if it were made of newly laid brick or asphalt; the disagreeable irregularities of our stone pavements were entirely lacking. My curiosity was aroused, and I drove my car for many miles through the city and, to my astonishment, found everywhere the same true and even surfaces.

"Before seeing the pavements of England, I had always regarded stone pavements as the worst possible kind, but after my

experience there, my views have changed, and I now regard them, when properly made, as undoubtedly the best for any place where traffic is heavy. We all know what a perfect pavement brick makes when it is newly laid. It is pleasant to ride over and affords an excellent footing for horses. The objection to it is that it cannot stand much traffic and soon wears out. The stone pavements of Liverpool have all the good qualities of brick without its one defect.

"The stones—even when sets are used—are hardly larger than bricks (see Figure 2), and the surface formed by them is almost as true, but being made of the toughest kind of stone, they are harder than any artificial substance can be and therefore do not wear out like brick. It is interesting to see how the use of a little common sense in construction can make such an amazing difference in the wearing quality and utility of pavements apparently so similar as the stone pavements of New York and Liverpool; and it is extraordinary that two cities which are in

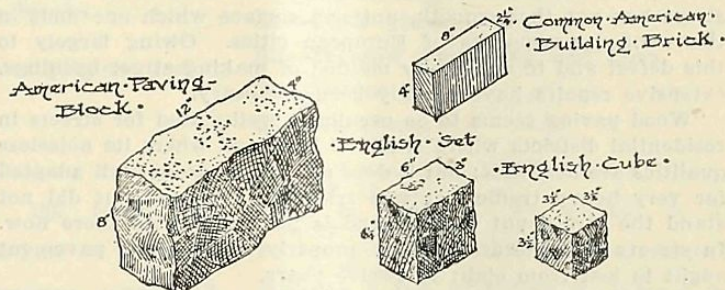


Fig. 2. English and American paving-blocks contrasted with an ordinary building-brick—all drawn to the same scale.

such constant communication as these should be so far apart in the condition of their streets.

"During the last forty years we have made no progress here in our methods of stone paving. The specifications to-day are practically the same as they were in 1869, when Broadway was first paved with what we call Belgian blocks. Since that time the paving methods of Europe have made great progress. Stone as large as we use went out of use in England and France early in the last century, since which time the tendency has constantly been toward smaller sizes and a more uniform cut (see Figure 2).

"A short time ago specifications were gotten out for 25,000 square yards of granite pavement for Webster av in the Bronx, New York City, upon the regulation specifications. The old stones were to be discarded and new ones supplied in their place. The successful bidder for the work offered to take \$20,000 off his bid if he might be allowed to split the old blocks and use them again. He guaranteed a better job than if new stone was supplied, and called attention to the fact that blocks of smaller dimensions were used everywhere but here, and that when the old blocks were cut in two, the wearing surface would still be more than twice as thick as the much softer composition blocks which were being used on another part of the same street. After a good deal of hesitation he was allowed to use the old stone, and although the pavement is far from perfect and so irregular that it would be thought but a sorry job in England, still it is probably the best piece of stone pavement we have in the city to-day."

One might suppose from the greatly superior wearing qualities of the Liverpool pavements that they were more massive than ours, but they are really thinner and require less material

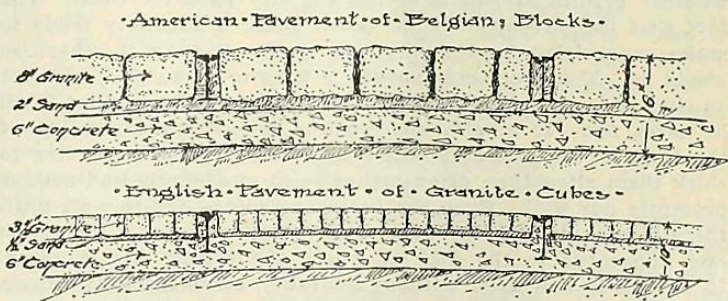


Fig. 3. Sections of American and English pavements, both at the same scale. Note the concrete filling at the sides of the rail in the English example.

to build. The principal reason for the long wear of English pavements lies in their smoothness, Mr. Flagg says. The use of mastic asphalt in England is said to be a thing of the past. Unfortunately, he adds, it is not a thing of the past here. Such pavements might be considered a huge joke if the matter were

not so serious. Patching goes on continuously throughout the city, but the asphalt breaks up a great deal faster than it is repaired, and the pavement of many streets is probably entirely composed of patches. Even with a proper foundation mastic asphalt has proved itself to be entirely unsuited for heavy traffic, in Mr. Flagg's opinion. On the few streets of New York which, like 5th av, have a concrete foundation for it, the patching has to be carried on almost continuously, and the wisdom of the European engineers in abandoning its use more than twenty years ago is manifest.

PAVEMENTS OF OTHER TYPES.

"An immense amount of wood pavement has been laid in London, and it seems to be fairly successful there, and in a somewhat lesser degree the same thing may be said of Paris. In the latter city the wood blocks are generally grouted with Portland cement, and they do not appear to last quite as long as those of London, which are grouted with pitch.

"In New York wood has been tried at various times in the past without success, but this was due chiefly to the faulty method of laying. About three or four years ago a wood pavement was put down in lower Broadway and some of the adjoining streets; these appear to have been properly laid except that here, as elsewhere, we have held to our old traditions and have not preserved the true contour of the surface along the car-tracks, and the manholes are not laid flush with it, so that the street has not that smooth, uniform surface which one finds in the wooden pavements of European cities. Owing largely to this defect and to our faulty method of making street openings, extensive repairs have already been necessary.

"Wood paving seems to be peculiarly well suited for streets in residential districts where traffic is light and where its noiseless qualities are desirable; but it does not appear to be well adapted for very heavy traffic. It was tried in Liverpool, but did not stand the strain put upon it and is not much used there now. In streets of moderate traffic a properly laid wooden pavement ought to last from eight to twelve years.

"New York has in recent years laid a great many miles of pavement made of compressed asphalt blocks. These are only three inches thick and are laid on a concrete bed. They are fit for use only in streets where there is very little traffic, and even in such places they do not wear as well as good brick. Why our engineers should think it necessary to specify a wearing surface of eight inches of hard granite and at the same time permit the use of a soft substance like compressed asphalt only three inches thick as a wearing surface, where both pavements are subjected to the same kind of wear, is not clear to the layman. Yet this is precisely what they have done in a great many cases.

STREET OPENINGS AND GUARANTIES.

"When one speaks of improving our pavements here, he is generally met with the remark that we can never have good pavements because we tear them up so often. While it is true that we do make street openings more frequently here than in older countries where building is better done and where there is not the same necessity that there is here to constantly rebuild, yet the fault does not lie so much in the number of openings made as in the method of making them. If one tried to devise the worst possible plan for doing this work, he could not find a better model to follow than the New York method, for that insures the maximum expense, delay, inconvenience and trouble to every one concerned.

"A large part of the present trouble is caused by the vicious system of requiring guaranties from contractors to keep the pavement in order for a certain number of years after it is laid, which makes it necessary that they should have charge of restoring it after it has been disturbed. This system is a source of great inconvenience to the public and loss to the city. Of course the city pays full price for any such guaranty. The contractors add the estimated cost of keeping the pavement in repair for the time specified to the amount of the bid, and whether repairs are made or not the city pays for them. The fact that the pavement is put down under a guaranty tends to make supervision by the city less stringent than it otherwise would be. The contractor naturally tries to make his pavement as cheaply as he can, and if it outlives his guaranty, that is all he cares for. If repairs are required before the expiration of the term of the guaranty, the contractor, if he does not try to shirk them altogether, often makes them unwillingly and neither promptly nor well. Even the best contractors like to wait until there is enough to do to make it worth while to send their men and apparatus to the district where the repairs are required. If the work was done without guaranty upon carefully drawn specifications to which the contractor was rigidly held, lower bids could be obtained, there would not be as many repairs required, and what repairs were necessary could be made promptly and well. After a pavement is once laid the responsibility for its maintenance should be entirely in the hands of the City Engineer.

"The system of laying street pavements under a guaranty is one of the very worst features of our methods, and it has a great deal to do with the present frightful conditions of the pavements in New York."

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.

BOARD OF EXAMINERS.

Appeal No. 55 of 1910; Alteration No. 985 of 1910; premises 40 and 42 East 22d st; H. O. Nessner, appellant. Application filed by Architects Stoddard & Hughes, called for the erecting of a roof house, to the 12-sty loft building Nos. 40-42 East 22d st, owned by the 40 East 22d Street Company.

The matter was disapproved by the Building Department on the ground that the addition would be unlawful, as it would extend over the 150-ft. limit, and that floor beams, girders and columns would be weak for additional load. The Board of Examiners gave its approval on condition that the roof is sufficiently strong to carry the additional load.

Appeal 56 of 1910; new building, No. 255, of 1910; premises northeast corner of Broadway and 98th st; T. J. McLaughlin's Sons, appellant. Architect's plan called for the erection of a 12-sty apartment house at the northeast corner of Broadway and 98th st, 100.11x145 ft., to cost, \$1,000,000. T. J. McLaughlin's Sons, owners; George and Edward Blum, architects. Plans were disapproved by the Building Department owing to detail of fireproof floor arches which should show lower flanges of beams fully protected and should show all materials in the finished floor and roof.

The plans were approved by the Board of Examiners on condition that the soffits of the beams in the two lower tiers be covered with two inches of fireproof material. This approval was granted for the reason that the contract for the work had been let prior to the Superintendent's ruling against a system previously approved by the department, and that to require such covering on all floors would work a hardship.

ACTION FOR FIRE PREVENTION.

The agitation begun by the Merchants' Association for better organization with the fire department for fire prevention has brought about definite action to that end by the Fire Commissioner. He has directed one of the fire marshals to investigate the methods for fire prevention hitherto pursued by the fire department, to report upon their adequacy or inadequacy, and to make recommendations for the organization of an effective Bureau of Fire Prevention. The Commissioner has further invited the co-operation of the various public bodies which have interested themselves in the matter, and has asked from them suggestions and information to aid him in his conclusions.

The Commissioner believes that the authority granted him by the existing city charter is sufficient to enable the immediate organization of an effective Bureau of Fire Prevention. He expressed the opinion that existing detached bureaus, dealing with various phases of the general subject, should be concentrated and added to.

The compulsory installation of automatic sprinklers, their connection with high pressure street-mains and their connection with them by engines at fires is contemplated.

SANITATION IN FACTORIES.

A new law affecting business is Chapter 114, Laws of 1910, which amends Sec. 84 of the Labor Laws as follows:

Floors shall be maintained in a safe condition and shall be kept clean and sanitary at all times. No person shall spit or expectorate upon the walls, floors or stairs of any factory building. Sanitary cuspidors shall be provided in every work-room in a factory in such numbers as the Commissioner of Labor may determine. Such cuspidors shall be thoroughly cleaned daily. Suitable receptacles shall be provided and used for the storage of waste and refuse; such receptacles shall be maintained in a sanitary condition.

Water Mains Asked for Oak Point.

The Board of Aldermen has recommended to the Commission of Water Supply, Gas and Electricity that water mains and fire hydrants be installed in the Oak Point section of the Bronx, east of the Southern Boulevard.

—By a vote of 1,827 to 520 the citizens of Montclair at a special election this week rejected the Town Plan and Art Commission project which was intended to beautify the town at a cost of \$1,500,000.

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	13—Granite	24—Plumbing
2—Excavating	14—Limestone	25—Heating
3—Foundations	15—Marble	26—Elevators
4—Masonry	16—Terra Cotta	27—Dumbwaiters
5—Carpentry	17—Mosaic	28—Electric power.
6—Terra cotta blocks.	18—Tile	29—Electric wiring.
7—Steel and iron work	19—Metal lath	30—Lighting fixtures
8—Reinforced concrete	20—Plaster partition blocks	31—Plate glass
9—Fireproofing	21—Coping	32—Interior woodwork and trim
10—Tin roof	22—Galvanized Iron skylights and cornices	33—Paints
11—Roofing other than tin	23—Fire-escapes.	34—Hardware
12—Front brick		

B M Gruenstein, 230 Grand st, owner; 12, 13.
Wm F Donnelly, 99 Nassau st, owner; 12, 13, 14, 26.
Felix J Donnelly, 306 W 30th st, owner; 24.
A Greis, 335 W 19th st, owner; 12, 13.
C & W Building Co, 200 Broadway, owner; 12, 13, 14.
Yorkshire Realty & Const Co, 100 W 119th st, owner; 12, 14.
Henry Steeger, 127 E 23d st, owner; 12, 14, 16.
Samuel Weil, 196 Franklin st, owner; 4, 5.
Christopher Hackett, 1978 Amsterdam av, owner; 4, 5.
Daniel Huber, Jr, 159 E 80th st, owner; 24.
Sarah Gluck, 505 W 141st st, owner; 24.
George Ehret, 235 E 92d st, owner; 27.

Antonio Giardino, 100 Jackson av, Corona, L I, owner; 24.
Goldberg & Greenberg, 132 Nassau st, owner; 23, 31.
Pickering & Walker, 103 Park av, ar'ts; 13, 14, 16.
Golde & Cohen, 198 Broadway, owners; 13, 14, 16.
V Cerebone Const Co, Northern av and 187th st, owner; 7, 9, 12, 13, 14.
Abraham Collier, 41 Division st, owner; 12, 13.
Dakota Realty Co, 2228 Broadway, owner; 12, 13, 14.
Tacoma Const Co, 2228 Broadway, owner; 12, 13, 14.
Olympia Realty & Const Co, 20 W 31st st, owner; 12, 13, 14.

The H G Realty Co, 127 W 24th st, owner; 12, 13, 14, 24.
Board of Education, Mt Vernon, N Y, owner; 12, 13, 14; June 6.
De Leon Realty Co, 320 Broadway, owner; 4, 5; June 7.
Buchman & Fox, 11 E 59th st, ar'ts; 4, 5; June 15.
Regent Const Co, 35 Nassau st, owner; 4, 5.
Jas E Ware & Sons, 1170 Broadway, ar'ts; 12, 14,*
Gibson Steingart Const Co, Broadway and 23d st, owner; 12, 14, 25.
Cotoba Realty & Const Co, 1023 College av, owner; 12, 13, 14, 24.
J Dreicer & Son, 560 5th av, owner; elevator.
Fay Realty Co, 141 Broadway, owner; 24.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

PARK AV, No. 823, 12-sty brick and stone apartment house, 50x79.10, slag roof, steam heat, terra cotta coping; cost, \$300,000; owner, 823 Park Av. Co., 103 Park av; architects, Pickering & Walker, 103 Park av. Plan No. 380.

BROADWAY, s w cor 113th st, 12-sty brick and stone apartment house, 100.11x90, slag roof; cost, \$300,000; owner, Yorkshire Realty & Const. Co., 100 West 119th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 390.

The owner builds.

179TH ST, s s, 85 e Audubon av, 5-sty brick and stone apartment, 8x87, tin or plastic slate roof; cost, \$80,000; owner, E. & W. Building Co., 200 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 389.

The owner builds.

ST. NICHOLAS AV, e s, 49.11 n 184th st, 6-sty brick and stone tenement and store, 50x87, plastic slate roof; cost, \$45,000; owner, B. M. Gruenstein, 230 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 387.

PINEHURST AV, s e cor 180th st, 6-sty brick and stone tenement, 100.20x90, plastic slate roof; cost, \$150,000; owner, Cotoba Realty & Con. Co., 1023 College av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 396.

Dwellings.

MORNINGSIDE AV EAST, 47 s 122d st, 3-sty brick parish house, 27.11x90, tile roof; cost, \$20,000; owner, The Presbytery of New York, 786 5th av; architects, Pell & Corbett, 122 East 25th st. Plan No. 312.

Corrects error in issue of May 7 as to location.

68TH ST, No. 41 East, 6-sty brick and stone dwelling, 25x68.1, tile roof, hot water heat, terra cotta blocks; cost, \$60,000; owner, Edward W. Sparrow, 120 East 70th st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 382.

William Crawford, 5-7 East 42d st, has contract.

Factories and Warehouses.

LAIGHT ST, No. 36, 7-sty brick and stone warehouse, 20.5x175.4, tar and gravel roof, steam heat, terra cotta coping; cost, \$40,000; owner, Samuel Weil, 196 Franklin st; architects, Buchman & Fox, 11 East 59th st. Plan No. 377.

Miscellaneous.

79TH ST, No. 116 West, 2-sty brick and stone provision shed, 10.8x11.4, tin roof; cost, \$200; owner, Mara H. Rice, 112 West 79th st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 379.

50TH ST, Nos. 636-648 West, 1-sty frame storage, 17x15; cost, \$400; owner, not given; architect, Edwin R. Quinby, 54 Lafayette st. Plan No. 381.

Consolidated Telegraph & Electrical Subway Co., 54 Lafayette st, lessee.

19TH ST, Nos. 335-337 West, 3-sty brick and stone office and dwelling, 50x28, tin roof; cost, \$15,000; owner, A. Greis, 235 West 19th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 388.

EMERSON ST, s w cor 10th av, 1-sty brick store dwelling and hotel, 134x55x126; cost, \$15,000; owner, Realty Operating Co., 15 Wall st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 394.

Stables and Garages.

JUMEL PL, e s, 238.7 s Edge Comb road, 5-sty brick and stone stable, 50x90, slag roof, steam heat; cost, \$35,000; owner, Christopher Hackett, 1978 Amster-

dam av; architects, Euell & Euell, 1 Madison av. Plan No. 376.

130TH ST, n s, 175 e 12th av, 1-sty brick and stone stable, 25x99.11, slag roof; cost, \$6,000; owner, Weber McLoughlin Co., foot West 130th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 375.

Stores, Offices and Lofts.

5TH AV, n w cor 125th st, 2-sty brick and stone store and office, 110x98.11, slag roof, steam heat, metal ceilings; cost, \$30,000; owner, International Amusement & Realty Co., 1193 Broadway; architect, James Riely Gordon, 402 Broadway. Plan No. 378.

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

HOUSTON ST, No. 108 East, 6-sty brick and stone loft, 22.6x94, tin roof, steam heat; cost, \$40,000; owners, Golde & Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 384.

MADISON AV, e s, 74 n 24th st, 15-sty brick and stone office building, 24.8x90, slag roof, steam heat, copper cornices, wire glass; cost, \$225,000; owner, Pullman Holding Co., 141 Broadway; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 383.

L. H. Slawson, president, T. F. Victor, vice-president. No contract let.

3D AV, Nos. 2252-2256, 3-sty brick and stone store and loft, 50.8x93.6, slag roof, cost, \$25,000; owner, The Reformed Low Dutch Church of Harlem, 182 East 122d st; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 391.

No contract let.

32D ST, Nos. 142-154 East, 6-sty brick and stone loft, 108.3x88.9, tar and gravel roof; cost, \$100,000; owner, Henry Steeger, 127 East 23d st; architect, B. Hustace Simonson, 315 5th av. Plan No. 392.

No contract let.

31ST ST, No. 155 West, 15-sty brick and stone store and loft, 20x59.9, plastic slate roof; cost, \$100,000; owner, Wm.

FRONT ST, No. 223, partitions, to 4-sty brick warehouse; cost, \$300; owner, Frederic Gallatin, 141 Broadway; architects, J. B. Snook's Sons, 73 Nassau st. Plan No. 1308.

HESTER ST, No. 25, partitions, piers to 5-sty brick tenement; cost, \$300; owner, Mary Leschnik, 114 West 117th st; architect, Herman Finkelstein, 1325 5th av. Plan No. 1314.

JAMES SLIP NO. 1, partitions, stairs, to 4-sty brick store and hall; cost, \$1,800; owner, Martin Garone, 141 Washington Market; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 1336.

KING ST, Nos. 47-49, partitions, windows to two 3-sty brick tenements; cost, \$200; owner, Wm. H. Cleary, 194 Varick st; architect, O. Reissmann, 30 1st st. Plan No. 1288.

LEWIS ST, No. 77, partitions, toilets to two 3 and 5-sty tenements; cost, \$2,800; owner, Estate Elizabeth Hitlich, Emma Knabe, extr., 508 East 86th st; architect, Jacob Voigt, 358 Madison av, Brooklyn. Plan No. 1297.

LUDLOW ST, No. 167, partitions, columns, beams to 5-sty brick tenement; cost, \$300; owner, Estate Therese Amend, 38 West 74th st; architect, O. Reissmann, 30 1st st. Plan No. 1281.

PARK PLACE, No. 25, shaft, install electric elevator, to 5-sty brick and stone store and loft; cost, \$1,200; owner, 25 Park Place Co., 135 Broadway; architect and builder, J. Odell Whitenack, 231 West 18th st. Plan No. 1325.

PEARL ST, No. 282, cut doors, alter floors to 5-sty brick store and loft; cost, \$800; owner, Ellen Cushing, 1 West 127th st; architect, J. C. Hankinson, 147 Watts st. Plan No. 1286.

Peter McCormick & Son, 83 East 52d st, have contract.

RIVINGTON ST, No. 20, partitions, show windows to 4-sty brick and stone tenement; cost, \$500; owners, N. Sandler, B. Silverman, 200½ Broadway; architects, B. W. Berger & Son, Bible House. Plan No. 1276.

RIVINGTON ST, n e cor Clinton st, cut floors, show windows to 6-sty brick tenement and store; cost, \$2,500; owner, J. D. Goldstein, 62 West 119th st; architect, Harry Nagler, 168 Eldridge st. Plan No. 1291.

RIVINGTON ST, No. 24, partitions, bake oven, stairs to 5-sty brick store and tenement; cost, \$1,200; owner, Estate J. Spring, 126 West 118th st; architect, H. Horenburger, 122 Bowery. Plan No. 1289.

WALL ST, Nos. 37-43, roof garden, partition to 25-sty brick and stone office building; cost, \$15,000; owner, Lands Purchase Co., premises; architect, Max Muller, 115 Nassau st. Plan No. 1320.

WATER ST, No. 174, partitions to 5-sty brick office; cost, \$4,000; owner, Joseph F. Cullman, 39 West 71st st; architect, Asymar Embury, 1133 Broadway. Plan No. 1278.

WASHINGTON SQ, north No. 5, cut windows, to 1-sty brick art gallery; cost, \$300; owner, Chas. W. Gould, 5 Washington sq; architect, Freeman Bloodgood, Jr., 8 York st. Plan No. 1311.

1ST ST, No. 65, toilets, partitions, windows to 4-sty brick tenement and store; cost, \$1,000; owner, Daniel Huber, Jr., 159 East 80th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1273.

13TH ST, No. 430 East, partitions, windows, to two 4-sty brick tenements; cost, \$2,000; owner, Mrs. Mary Keigan, 430 East 13th st; architect, Henry Regelman, 133 7th st. Plan No. 1316.

13TH ST, Nos. 313-315 West, build brick wall, to 1-sty brick storage; cost, \$100; owners, A. R. Maconbrey, Brewsters, N. Y.; architect, M. K. Miller, 103 Park av. Plan No. 1318.

28TH ST, Nos. 154-156 West, partitions, toilets, to two 4-sty brick tenements; cost, \$500; owner, 28th St and 7th

Av Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1343.

28TH, No. 158 West, partitions, to 5-sty brick store and tenement; cost, \$600; owner, 28th St and 7th Av Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1344.

34TH ST, No. 165 West, sign to —-sty store and tenement; cost, \$125; owner, M. H. Hussey & Son, 150 West 35th st. Plan No. 1270.

35TH ST, No. 612 West, alter floors, new beams, posts to 2-sty brick storage; cost, \$5,000; owner, New York Central R. R.; architect, R. C. Clark, Union Stock Yards, Chicago, Ill. Plan No. 1302.

Armour & Co., Union Stock Yards, Chicago, Ill., lessee.

37TH ST, No. 254 West, erect tank to 5-sty brick tenement; cost, \$200; owner, Estate Meier Manheimer, 318 West 42d st; architect, John H. Knubel, 318 West 42d st. Plan No. 1313.

42D ST, Nos. 35-39 West, build fence wall to 4-sty brick office; cost, \$150; owner, Edward M. McDonald, care Winans & May, 749 5th av; architect, Lewis Castabile, 440 East 116th st. Plan No. 1289.

49TH ST, No. 12 West, 3-sty brick rear extension, 16.4x22, iron stairs, walls to 4-sty brick and stone dwelling; cost, \$12,000; owner, Wm. N. Cromwell, 12 West 49th st; architect, F. H. Dodge, 133 East 41st st. Plan No. 1283.

Pottier & Stymus Co., 375 Lexington av, has contract.

53D ST, No. 50 East, partitions, to 4-sty brick and stone dwelling; cost, \$7,000; owner, H. H. M. Lyle, n w cor Central Park West and 85th st; architect, J. V. Van Pelt, 381 4th av. Plan No. 1263.

This plan takes the place of plan No. 1263 in last issue.

58TH ST, Nos. 111-119 East, floor beams, partitions to 3-sty brick club house; cost, \$1,000; owner, The German Liederkrantz, 111-119 East 58th st; architect, John Ph. Voelker, 979 3d av. Plan No. 1292.

64TH ST, Nos. 221-223 West, brick walls, skylights, elevator shaft, doors, to 2-sty brick and stone garage; cost, \$500; owner, John Walters, 443 East 121st st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 1280.

66TH ST, No. 324 East, bath, toilets, windows, to 6-sty brick tenement; cost, \$125; owner and architect, Jennie I. Ryan, 126 East 95th st. Plan No. 1341.

70TH ST, No. 169 East, 2 and 4-sty brick front and rear extension 16.8x16.11, add 1-sty partitions, stairways, vent shaft to 3-sty brick dwelling; cost, \$10,000; owner, Munroe Smith, 323 West 57th st; architect, A. N. Allan, 571 5th av. Plan No. 1329.

Gillies-Campbell Co., 1 Madison av, has contract.

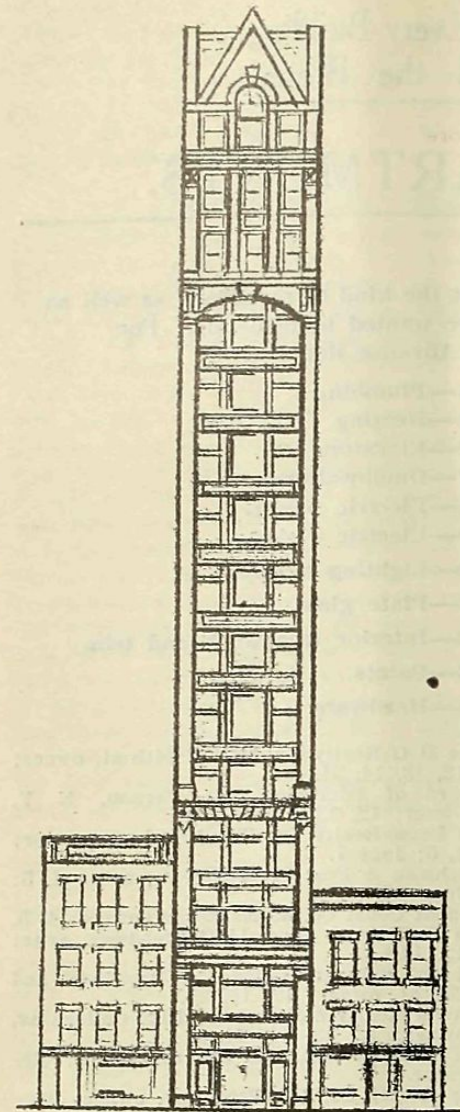
72D ST, No. 32 West, partitions, stairs, windows, beams to 4-sty brick and stone dwelling; cost, \$15,000; owner, Adolph Boskowitz, 2 Rector st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1307.

78TH ST, No. 111 East, 2-sty brick front and rear extension, 18.9x8.8 and 10.2x19, add 1-sty, partitions to 3-sty brick and stone dwelling; cost, \$12,000; owner, Prof. Chas. E. Pellen, 48 East 26th st; architect, Francis G. Stewart, 103 Park av. Plan No. 1294.

82D ST, No. 249 East, 2-sty brick and stone front extension, 18x5.4, stairs, partitions, cornices, to 2-sty brick stable; cost, \$5,000; owner, Flora Gaertner, 174 East 82d st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1327.

G. G. Gaertner, 174 East 82d st, has contract.

88TH ST, No. 451 East, 1-sty brick front extension, 13.10x9.10, partitions, skylight, show windows to 3-sty brick tenement; cost, \$1,500; owners, Goldberg



F. Donnelly, 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 386.

No contract let.

43D ST, No. 142 East, 2-sty brick office, 15x21; cost, \$1,000; owner, Estate Ogden Goelet, 9 W 17th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 395.

25TH ST, Nos. 146-150 w, 12-sty brick loft, 55.8x90, slag roof; cost, \$225,000; owner, Gibson Steingart Const. Co., Broadway and 23d st; architect, Wm. H. Birkmire, 396 Broadway. Plan No. 393.

Geo. E. Gibson, 140 East 31st st, plumbing.

Theatres.

116TH ST, Nos. 11-13 West, 3-sty brick and stone theatre, 40.11x90.11, tar and gravel roof, steam heat, tile coping; cost, \$75,000; owner, Metral Realty & Con. Co., 132 Nassau st; architect, S. S. Sugar, 104 West 42d st. Plan No. 385.

D. A. Doran, Yonkers, N. Y. and S. Bergoffen 482 3d av lessees.

MANHATTAN ALTERATIONS.

BEEKMAN ST, Nos. 63-65, brick piers, columns, to 6-sty brick foundry; cost, \$2,000; owner, Robert W. Todd, 229 Broadway; architect, Henry C. Smith, 3191 Perry av. Plan No. 1312.

CEDAR ST, No. 109, partitions, show windows to 5-sty brick store and office; cost, \$1,200; owner, Robert Goelet, 9 West 17th st; architects, B. W. Berger & Son, Bible House. Plan No. 1272.

CANAL ST, No. 158, partitions to 3-sty brick store and loft; cost, \$250; owner, J. S. Brown, 351 East 57th st; architect, J. J. Carroll, 406 East 57th st. Plan No. 1300.

CORTLANDT ST, No. 42, alter beams, new show windows, excavate for cellar, to 4-sty brick and stone store and loft; cost, \$3,000; owner, The Hudson Companies, 62 Cedar st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1309.

& Greenberg, 132 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1290.

89TH ST, No. 231 East, skylights, alter shafts to 5-sty brick tenement; cost, \$675; owner, Bertha Rosenfield, 320 Central Park West; architect, M. A. Cantor, 314 Madison av. Plan No. 1345.

93D ST, No. 101 West, alter skylights, to 5-sty brick store and tenement; cost, \$300; owner, Geo. W. Eggers, 101 West 93d st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 1326.

107TH ST, n s, 100 e Amsterdam av, alter walls, floors, foundations to 4-sty brick power-house and office; cost, \$26,000; owner, the New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 1271.

113TH ST, No. 102 East, alter shafts, partitions to 5-sty brick and stone tenement; cost, \$1,000; owner, Marcus A. Ball, 380 Riverside Drive; architect, Nathan Langer, 81 East 125th st. Plan No. 1274.

114TH ST, No. 419 East, floor, platform to 4-sty brick tenement and store; cost, \$350; owner, Nicola D. Alessander, premises; architect, John Caggiono, 354 West 50th st. Plan No. 1334.

116TH ST, No. 309 East, 1-sty brick rear extension, 12.1x11.10, windows to 3-sty brick dwelling; cost, \$600; owner, Dr. G. F. Samarelli, 322 East 116th st; architect, F. E. Glasser Co., 70 Manhattan av. Plan No. 1339.

125TH ST, Nos. 246-248 West, add 1-sty to extension, walls, stairs, chimneys, alter shaft, to two 1, 2 and 3-sty brick stores, storage and dwelling; cost, \$15,000; owner, A. D. Russell and E. R. Peabody, 30 Pine st; architect, L. C. Holden, 103 Park av. Plan No. 1317.

131ST ST, Nos. 144-146 West, partitions, windows, to 1-sty brick synagogue; cost, \$500; owner, Cong. Anshe Emeth of Harlem, premises; architect, Herman Finkelstein, 1325 5th av. Plan No. 1315.

AV A, No. 94, 1-sty brick rear extension, 25x18.10, windows, to 4-sty brick tenement; cost, \$1,000; owner, W. Labruier, 511 6th st; architect, O. Reissmann, 30 1st st. Plan No. 1330.

AMSTERDAM AV, n w cor 75th st, partitions, toilets, store fronts to 5-sty brick and stone tenement and stable; cost, \$2,000; owner, Estate W. F. Walton, 851 8th av; architect, Fred Ebeling, 420 East 9th st. Plan No. 1301.

Barr & Gruber, 210 Bowery, have contract.

BROADWAY, w s, 25 n 93d st, erect sign to 1-sty store; cost, \$225; lessee, New Amsterdam Realty Co., 17 West 42d st. Plan No. 1299.

BROADWAY, Nos. 1141-1143, partitions, doors, to two 4-sty brick lofts; cost, \$2,500; owner, Geo. G. Benjamin, 5th av Bldg.; architect, John T. MacDonald, 357 West 16th st. Plan No. 1337.

BROADWAY, Nos. 2191-2199, partitions, stairs, walls to five 5-sty brick tenements; cost, \$75,000; owner, Seventy-Eighth St. & Broadway Co., 2734 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 1305.

BROADWAY, No. 299, windows to 18-sty brick and stone office building; cost, \$1,000; owner, Barclay Realty Co., 299 Broadway; architect, Stockton B. Colt, 39 West 38th st. Plan No. 1303.

Marc Eidlitz & Son, 489 5th av, have contract.

BROADWAY, Nos. 1552-1554, erect sign to 1-sty store and tenement; cost, \$100; owner, T. J. Stewart, Erie av and 5th st. Plan No. 1306.

BROADWAY, Nos. 610-618, erect tank to 6-sty brick store and loft; cost, \$2,150; owner, Mutual Real Estate Co., 39 Liberty st; architects and engineers, The Rusling Co., 39 Cortlandt st. Plan No. 1304.

BROADWAY, No. 1, erect iron stairway to 10-sty brick and stone office building; cost, \$400; owner, Washington Building Co., 1 Broadway; architect, H. Rosenbaum, 161 West 29th st. Plan No. 1282.

BROADWAY, n w cor 37th st, erect sign to 2-sty brick and stone stores and offices; cost, \$696; owner, Douglas Robinson, Chas. S. Brown Co., 146 Broadway. Plan No. 1279.

BROADWAY, s e cor Beaver st, alter staircase, to 10-sty brick and stone office building; cost, \$900; owner, New York Produce Exchange Bank, 10 Broadway; architect, W. F. Crockett, 306 East 19th st. Plan No. 1319.

LEXINGTON AV, Nos. 1599-1605, partitions, windows to four 4-sty brick tenements; cost, \$1,000; owner, Estate Geo. M. Chapman, 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1293.

MORNINGSIDE AV EAST, s e cor 122d st, alter columns, steel beams to 1-sty brick church; cost, \$500; owner, Morningside Presbyterian Church; architects, Pell & Corbett, 122 East 25th st. Plan No. 919.

Corrects error in issue of April 30 as to location.

PARK AV, Nos. 882-884, partitions, doors, stairs, to two 4-sty brick dwellings; cost, \$1,500; owner, Mrs. Grace Williams, 711 Park av; architect, Thomas Nash, 1170 Broadway. Plan No. 1338.

PARK AV, n w cor 106th st, partitions, sinks to 5-sty brick store and tenement; cost, \$200; owner, Edward Wolff, 1440 Park av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1295.

PARK AV, s w cor 99th st, 1-sty brick rear extension, 10x30, partitions to 6-sty brick store and tenement; cost, \$5,000; owner, Fanny Green, 401 West 52d st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1333.

PLEASANT AV, No. 291, dumbwaiter shaft, partitions, to 5-sty brick store and tenement; cost, \$2,500; owner, H. Elias Brewing Co., 40 East 54th st; architect, R. Rohl, 128 Bible House. Plan No. 1335.

WEST END AV, No. 350, add 1-sty to rear to 4-sty brick and stone residence; cost, \$2,900; owner, Edward C. Post, 350 West End av; architects, Geo. B. Post Sons, 347 5th av. Plan No. 1275.

Edward Jeans, 59 Carmine st, has contract.

WEST BROADWAY, No. 452, partitions, to 3-sty brick shop; cost, \$500; owners, Fallor & Ballagh, 416 West Broadway; architect, Fred'k Jacobsen, 1204 Broadway. Plan No. 1340.

1ST AV, No. 233, 4-sty brick rear extension, 6.2x6.2, partitions to 4-sty brick tenement; cost, \$5,000; owner, Harris Lurie, 193 1st av; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1296.

1ST AV, No. 173, plumbing, partitions, toilets to 5-sty brick tenement; cost, \$5,000; owner, Antonio Giardino, 100 Jackson av, Corona, L. I.; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1287.

1ST AV, No. 5, new sinks, to 4-sty brick tenement; cost, \$300; owner, Estate E. Sherman Gould, 122 East 34th st; architect, B. W. Berger & Son, Bible House. Plan No. 1323.

2D AV, Nos. 1903-1905, alter vent shafts, windows, to two 5-sty brick tenements; cost, \$1,200; owner, Matilda F. Fitzsimmons, 125 West 122d st; architect, John H. Friend, 148 Alexander av. Plan No. 1321.

3D AV, n e cor 70th st, 4-sty brick rear extension, 19.10x25.6, partitions, dumbwaiters, doors to 4-sty brick store and tenement; cost, \$4,000; owner, Geo. Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1284.

5TH AV, s w cor 46th st, electric elevator to 6-sty brick and stone store and office; cost, \$5,000; Dreicer & Son, 560 5th

av; architects, Warren & Wetmore, 3 East 33d st. Plan No. 1331.

6TH AV, s w cor 30th st, alter windows to 3-sty brick residence; cost, \$500; owner, Riker Estate, 499 6th av; architect, J. J. Myers, 150 West 29th st. Plan No. 1285.

7TH AV, No. 367, erect sign to 1-sty store and tenement; cost, \$175; owner, Wm. F. Newkirk, 333 West 28th st. Plan No. 1322.

7TH AV, No. 309, partitions, cut openings, toilets, to two 4-sty brick store and tenement; cost, \$900; owner, 28th Street and 7th av Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1342.

7TH AV, No. 420, partitions, stairs, toilets, to 4-sty brick and stone store and dwelling; cost, \$12,000; owner, Felix J. Donnelly, 306 West 30th st; architect, Oscar Lowinson, 16-20 East 42d st. Plan No. 1310.

8TH AV, s w cor 31st st, partitions, toilets, to 4-sty brick and stone tenement; cost, \$1,200; owner, Fay Realty Co., 141 Broadway; architect, B. W. Berger & Son, 121 Bible House. Plan No. 1332.

9TH AV, No. 47, new store fronts to 1-sty brick store; cost, \$1,000; owner, C. H. Southard Co., 9th av, near 15th st; architect, F. A. Whelan, 44 West 18th st. Plan No. 1324.

10TH AV, n w cor 33d st, toilets, partitions, windows, show windows to 4-sty brick store and tenement; cost, \$5,000; owner, Sarah Gluck, 505 West 141st st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1272.

11TH AV, No. 188, rebuild wall, partitions to 2-sty brick stable; cost, \$3,500; owner, F. J. McCooey, 98 Vesey st, architect, F. Moeller, 96 Warren st. Plan No. 1328.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CAULDWELL AV, w s, 148.3 n 158th st, 5-sty brick tenement, tin roof, 49.02x118; cost, \$60,000; owners, Tuchman Bros. Const Co., Philip J. Tuchman, 1525 Hone av, Pres; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 555.

JACKSON AV, e s, 174.10 s 163d st, two 5-sty brick tenements, slag roof, 38x75.6; total cost, \$70,000; Reliable Const Co., Israel I. Wolf, 115 Union av, Pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 546.

187TH ST, n s, 100 w Belmont av, 4-sty brick tenement, tin roof, 25x59; cost, \$15,000; owners, Russo & Barba, 2383 Belmont av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 547.

178TH ST, s s, 100 w Vyse av, 5-sty brick tenement, plastic slate roof, 49x104.8; cost, \$50,000; owners, C. K. Realty Co., Richard Keil, 535 East 177th st, Pres; architect, Franz Wolfgang, 535 East 177th st. Plan No. 556.

BOSTON ROAD, n e cor 164th st, four 5-sty brick tenements, slag roof, 38x87; total cost, \$120,000; owners, Moorehead Realty & Con. Co., 415 East 140th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 559.

CLAY AV, e s, 34.6 s 168th st, seven 5-sty brick tenements, slag roof, 39x68; total cost, \$140,000; owner, Otto J. Schwarzler, 1340 Brook av; architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 564.

WASHINGTON AV, e s, 30.4 n 172d st, two 6-sty brick stores and tenements, tin roof, 50x96.9; total cost, \$80,000; owners, L. & S. Const. Co., Morris Silverman, 1832 Clinton av, Pres; architect, Chas. M. Straub, 147 4th av. Plan No. 563.

Dwellings.

FRANKLIN AV, e s, 185.3 s Jefferson pl, three 2-sty brick dwellings, tin roof, 20x85; total cost, \$21,000; owner, N. Al-

thaus, 1350 Franklin av; architect, Hugo H. Avolin, 961 Stebbins av. Plan No. 551.

235TH ST, s s, 185 w Katonah av, three 2-sty brick dwellings, plastic slate roof, 20x52; total cost, \$19,500; owners, Germansky Const. Co., Max Germansky, 261 Broadway, Pres; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 552.

234TH ST, n s, 185 w Katonah av, three 2-sty brick dwellings, plastic slate roof, 20x52; total cost, \$19,500; owners, Germansky Const. Co., Max Germansky, 261 Broadway, Pres; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 553.

238TH ST, n s, 125 w Kepler av, 2½-sty brick dwelling, shingle roof, 20x34; cost, \$3,500; owner, Chas. Peterson, 1837 Amethyst av; architects, Ebbinghaus & Irving, 315 East 241st st. Plan No. 554.

MATTHEWS AV, w s, 425 s Rhineland av, 2-sty brick dwelling, tin roof, 25x56; cost, \$5,500; owner, Louis Torrograssi, 342 East 148th st; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 550.

ROEVELT AV, s s, 90 w Fort Schuyler road, 2-sty frame dwelling, tar and gravel roof, 21x28; cost, \$2,500; owner, John Grennau, 2150 Blackrock av; architect, Henry Noodheim, 1087 Tremont av. Plan No. 561.

VAN NEST AV, n w cor White Plains av, 3-sty frame dwelling, tin roof, 20x50; cost, \$8,500; owner, Simon Willax, 687 Van Nest av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 560.

Miscellaneous.

CITY ISLAND AV, n w cor Tier st, 1-sty frame amusement hall, tin roof, 26x75; cost, \$1,200; owner, Mrs. Miles McDonnell, 72 Garden st; architects, S. H. Booth & Sons, City Island. Plan No. 545.

BATHGATE AV, No. 1715, 2-sty brick shop, plastic slate roof, 25x35.3½; cost, \$2,000; owner, Rose Wieser, on premises; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 558.

DALY AV, e s, 166 n 16th st, 1-sty frame shed, 15x18; cost, \$250; owner, John R. Peterson, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 557.

CLASON POINT ROAD, n s, 850 e White Plains av, coaster structure, 155x500; cost, \$15,000; owners, Clason Point Twin Coaster Co, 309 Broadway; architect, F. M. Williams, 309 Broadway. Plan No. 562.

Stores and Dwellings.

MORRIS PARK AV, s s, 45.5 e Unionport rd, 1-sty frame store and dwelling, tin roof, 25x50; cost, \$2,500; owner, Domenico Negri, 6588 Morris Park av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 548.

Stores, Offices and Lofts.

3D AV, e s, 100.7 s 163d st, 2-sty brick bank and office, tin roof, 33.56x67; cost, \$20,000; owner, J. Clarence Davies, 3d av and 149th st; architect, Edw. Necarsulmer, 109 East 70th st. Plan No. 544.

149TH ST, Nos. 441 and 445, 6-sty brick loft bldg, plastic slate roof, 44.4x85; cost, \$50,000; owner, Annucio Santini, on premises; architect, Chris. F. Lohse, 598 St Anns av. Plan No. 549.

BRONX ALTERATIONS.

KAPPOCK ST, n w cor Independence av, new bath rooms to 3-sty frame dwelling; cost, \$1,000; owner, Chas. H. Demarest, Spuyten Duyvil; architect, V. J. Clirehugh, Spuyten Duyvil. Plan No. 287.

KINGSBRIDGE ROAD, s e cor Webster av, 2 and 3-sty frame extension, size not given, new partitions, etc., to 2 and 3-sty frame stores and offices and dwelling; cost, \$6,000; owner, A. H. Murphy, on premises; architect, Chas. S. Clark 445 Tremont av. Plan No. 284.

MT. HOPE PL, s s, 115 w Walton av, new porch to 3-sty brick dwelling; cost, \$300; owner, Jos. Alexander, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 272.

149TH ST, n s, 345.3 e Morris av, 1-sty frame extension, 25x29.6, to 2½-sty frame shop; cost, \$300; owner, Estate of Marcus Nathan, 135 Broadway; architect, B. Ebeling, 1136 Walker av. Plan No. 270.

149TH ST, No. 452, build 1-sty of brick under and move 2-sty and attic frame store and dwelling; cost, \$2,355; owner, Americo Santini, 441 East 149th st; architect, Chris F. Lohse, 598 St. Anns av. Plan No. 282.

150TH ST, No. 236, 1-sty brick extension, 25x26, to 3-sty brick and frame stable and dwelling; cost, \$1,500; owner, Pasquale Piacente, 557 Morris av; architect, M. W. Del Gaudio, Tremont and Webster av. Plan No. 277.

224TH ST, n s, 130 w Paulding av, 2½-sty frame extension, 18.6x12 to 2½-sty frame dwelling; cost, \$1,200; owner, Patrick A. Flood, on premises; architect, Geo. H. Olphert, 677 East 224th st. Plan No. 285.

230TH ST, n s, 257 w Bailey av, 1-sty frame extension, 24.6x13.6, to 2-sty frame store and dwelling; cost, \$600; owners, Godwin Est., E. L. Moller, Exec., 230th st and Kingsbridge rd; architect, B. Ebeling, 1136 Walker av. Plan No. 274.

BATHGATE AV, Nos. 1778 and 1780, 1-sty extension, 20x4, to 1-sty frame stable; cost, \$100; owner, Clement H. Smith 1773 Clay av; architect, L. Howard, 1861 Carter av. Plan No. 273.

GREYSTONE AV, n w cor 238th st, 1-sty frame extension, 26.3x11, to 1-sty frame dwelling; cost, \$150; owner and architect, D. C. Kee, on premises. Plan No. 278.

HUGHES AV, No. 2360, new show windows, new girders, etc., to 3-sty brick store and tenement; cost, \$1,000; owner, Antonio Grainpola, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 281.

LUDLOW AV, s s, 130 e Castle Hill av, 2-sty frame extension, 8.8x6.0, to 2-sty and attic frame dwelling; cost, \$375; owner, Albert Keck, 2212 Ludlow av; architect, E. Leo McCracken, 20 12th st, College Point. Plan No. 283.

MORRIS PARK AV, n s, 50 w Victor st, 1-sty frame extension, 25x25 to 2-sty frame amusement hall; cost, \$600; owner, Anton Laudgrebe, Morris Park av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 286.

MOSHOLU AV, e s, 45 n 256th st, 2-sty frame extension, 5x8.6 to 2-sty frame dwelling; cost, \$300; owner, Edwin F. Thorn, Riverdale; architect, Louis F. Thorn, Yonkers. Plan No. 271.

WALES AV, w s, 118 n 147th st, move 2-sty frame shop; cost, \$150; owner and architect, Anthony McOwen, 522 Wales av. Plan No. 280.

WILLIS AV, No. 362, new show window, new beams, etc., to 3-sty brick stores and dwelling; cost, \$500; owner, Chas. Johner, 1470 St. Nicholas av; architect, Geo. Hoff, Jr., 721 Melrose av. Plan No. 275.

3D AV, No. 2827, 1-sty brick extension, 16.6x35, to 2-sty brick store and office; cost, \$1,500; owner, Samuel Campbell, 443 West 162d st; architect, Edw. L. Middleton, 2655 Briggs av. Plan No. 279.

3D AV, No. 3593, new show windows, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Wm. Zimmermann, 3595 3d av; architect, Geo. Hoff, Jr., 721 Melrose av. Plan No. 276.

ADVANCE REPORTS.

Vaudeville Theatre for Brooklyn.

BROOKLYN.—Architects Shampan & Shampan, 772 Broadway, Brooklyn, are

preparing plans for a 2-sty vaudeville and motion picture theatre, to be erected on the east side of Franklin av, 80 feet north of DeKalb av, Brooklyn, for the Abels Gold Realty Co. of Brooklyn, as owners. The building will be of brick, stone and stucco, erected on a plot 28x120 ft. with a facade, designed in the Norman style of architecture. The materials of the front will be a tapestry brick laid up in a black joint with stucco bays. There will be a stage installed in the building for a medium class of vaudeville performances, completed with the latest appliances. The building will be equipped with electric lighting, steam heat, sceneries, opera chairs, and will be named the "Franklin Theatre."

No Architect Yet for Shubert Theatre.

6TH AV.—Shubert Brothers, Broadway and 39th st, informed the Record & Guide on Wednesday that no plans or architect had yet been selected for the new office and theatre structure which is to be erected next spring at the southwest corner of 6th av and 41st st. The building will occupy a large plot, fronting 100 ft on 6th av, adjoining the new Union Dime Savings Bank, while in 41st st, the frontage will be 125 ft, adjoining Shubert's new Comedy Theatre. The site is presently covered with old houses being opposite Bryant Park, with facilities for light and air on three sides. The ground is owned by Commodore Elbridge T. Gerry, which the Shuberts have leased for a term of sixty-three years.

Reginald DeKoven Deny's Building Report.

PARK AV.—The report during the week to the effect that Reginald De Koven, of 42 East 66th st, had purchased the plot 60x88 ft, on Park av, between 85th and 86th sts, for improvement, with a 5-sty American basement dwelling, was denied by Mr. De Koven on Friday. When interviewed by a representative of the Record and Guide in reference to the proposed building, Mr. De Koven, stated that he had not purchased the property and had no plans for the erection of such a building.

Clyde Steamship Co. to Erect \$1,500,000 Steamship Terminal.

JACKSONVILLE, FLA. — The Clyde Steamship Co., Pier 36, North River, N. Y. C., has awarded to F. W. Richardson, of Jacksonville, Fla., the general contract to construct a steel and corrugated iron steamship terminal, including three covered piers, 2-stys, 40x100 ft., 50x450 ft., 60x500 ft., and a 2-sty office building, 50x100 ft., to cost in the neighborhood of \$1,500,000. Officers of the company are: Calvin Austin, president; E. E. Kelly, secretary, and J. S. Raymond, treasurer.

Building For Lafayette and 4th Streets.

LAFAYETTE ST.—The Legal Realty & Mortgage Co., 5 Beekman st, has purchased the property at the southeast cor of Lafayette and 4th st, 80x120 ft. Herter Brothers, 5 Beekman st, have prepared plans for a 9-sty and basement skeleton, heavy construction, fireproof building. Said building will be occupied and has been leased for a term of 21 years to G. W. Millar & Co., paper manufacturers. For a small parcel in Lafayette st plans have been prepared for a 6-sty and basement restaurant with lofts.

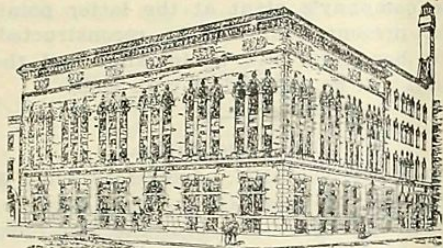
Preparing Heating Plans.

5TH AV.—The steam engineers plans are now being prepared for the new \$500,000 residence which William Starr Miller, of 39 5th av, is to erect at the southeast corner of 5th av and 86th st. The building will cover a plot 47x100 ft, and will have a facade of light limestone.

Messrs. Carrere & Hastings, 225 5th av, are the architects, Pattison Brothers, 949 Broadway, electrical engineers, W. C. Tucker, 156 5th av, sanitary engineer, and Nygren Tenny & Ohms, 130 Fulton st, steam engineers.

Harlem Casino for a Theatre.

7TH AV.—Work on the changes to be made to the Harlem Casino at the corner of 7th av and 124th st, is now going on. The operation is to cost about \$100,000, the contract having been awarded to The Fleischmann Bros. Co., of 507 5th av.



The National Bridge Works, 1123 Broadway, has the steel work. S. S. Sugar, 104 West 42d st, is the architect and engineer. The seating capacity will be increased to 1,600 and the stage will be enlarged, thus converting the building into a first-class theatre.

Publishers Building to be Delayed.

25TH ST.—At the office of the Publishers Printing Co., 419 Lafayette st, on Friday, the Record and Guide was informed that no plans have yet been prepared nor an architect selected, for the new modern 12-sty fireproof building which this concern is to erect at Nos. 209-217 West 25th st, measuring 105x98.9 ft. The matter of building will not be taken up for at least one year and a half to come. An architect will probably be selected this fall. (See issue April 2, 1910.)

Sixty-Eighth Street Residence.

68TH ST.—The general contract for the 6-sty residence, 25x68 ft., to be erected by Edward W. Sparrow, of 120 East 70th st, at No. 41 East 68th st, at a cost of about \$60,000, has been awarded to William Crawford, of 5-7 East 42d st. Plans by Messrs. Parish & Schroeder, 12 West 31st st, call for a light brick and limestone facade, tile roof, terra cotta block, partitions, hot water heat and the best equipment throughout.

Plans About Ready for \$200,000 Annex.

34TH ST.—Architects Buchman & Fox, 11 East 59th st, are completing plans and will be ready to receive figures about the 15th of June, for the 12-sty fireproof annex, to be erected at No. 37 West 34th st, for Oppenheim Collins & Company, of 25 West 34th st. C. Matlock, of 220 Broadway, will be the steel engineer. The cost is estimated at about \$200,000.

Contract for Broadway and 78th St. Corner.

BROADWAY.—The general contract has been awarded by the Seventy-Eighth Street and Broadway Co., owners, 2734 Broadway, to Fleischmann Bros., 507 5th av, for \$75,000 worth of alterations and changes to the tenement property at the southwest corner of 78th st and Broadway, from plans by Architects Schwartz & Gross, 347 5th av. Calder & Nassoit Co., 2734 Broadway, will manage the buildings.

Apartment House for 156th Street.

156TH ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for a 6-sty high-class elevator apartment house, 125x99 ft. for the Kirby Realty Co., of which James Charles Weschler, 135 Broadway, is president, to

be erected in the southside of 156th st, 100 ft east of Broadway, to cost a total of \$200,000. The owner builds and will award all sub-contracts.

Claremont Avenue House.

CLAREMONT AV.—Architects Schwartz & Gross, 347 5th av, have prepared plans for the V. Cerebone Construction Co., of Northern av and 187th st, who will erect on the west side of Claremont av, 125 ft south of 119th st, an 11-sty elevator apartment house of high class construction. The building will have dimensions of 100x83 ft, and the cost will be in the neighborhood of \$500,000.

Warehouse and Factory for 18th Street.

18TH ST, N. Y. C.—In the north side of 18th st, 100 ft. east of 9th av, the Teichman Engineering & Construction Co., 13 Broadway, will erect a 6-sty warehouse and factory on a plot 50x95 ft., to cost about \$75,000. Plans are being prepared by Architects Moore & Landsiedel, 3d av and 148th st.

Building for 22d St. Contemplated.

22D ST.—Charles L. Grad, lawyer, 203 Broadway, contemplates the erection of a 12-sty loft building at No. 143 West 22d st, on a plot measuring 20.10x98.9 ft. Mr. Grad stated on Friday that nothing definite had yet been determined and that no plans or architect had been selected.

Norton Company to Rebuild Plant.

BOONTON, N. J.—The A. E. Norton Company, 18 West 27th st, N. Y. C. (structural iron), have plans in progress for the reconstruction of a 1-sty brick, steel and corrugated iron steel plant, at Boonton, to cost about \$100,000. Full details are yet undetermined.

Apartments, Flats and Tenements.

42D ST, N. Y. C.—Robert D. Kohn, 170 5th av, has plans for \$10,000 worth of changes to the 4-sty tenement property No. 362 West 42d st, for Louis Brenner, 360 West 42d st.

VYSE AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, is preparing plans for two 5-sty tenements, 37.6x88 ft., to be erected on the east side of Vyse av, 100 ft. south of Jennings st, Bronx, to cost \$80,000.

DELANCEY ST, N. Y. C.—Abraham Collier, 41 Division st, will erect a 6-sty flat, 51.6x99 ft, at the southwest corner of Delancey and Clinton sts, to cost \$60,000. John C. Watson, 217 West 125th st, is preparing plans.

PARK AV, N. Y. C.—Pickering & Walker, 103 Park av, have completed plans for the 12-sty apartment house, 50x79.10 ft., to be erected by the 823 Park Av. Co., 103 Park av, at No. 823 Park av, to cost \$300,000.

BROOKLYN.—Walsh & Hirsch, architects, 59 Court st, Brooklyn, will erect a 16-family, 4-sty flat at Av C and Coney Island av, to cost \$25,000. The owner's name is withheld for the present. Figures will be received about June 1.

ST. NICHOLAS AV, N. Y. C.—The Tacoma Const. Co., 2228 Broadway, will erect a 6-sty flat, 100x84.11 ft, on the east side of St. Nicholas av, 50 ft north of 178th st, to cost \$150,000. Eaton & Felson, 125 East 115th st, are planning.

47TH ST, N. Y. C.—Geo. and Edward Blum, 505 5th av, are preparing plans for a 6-sty flat, 37.6x87.5 ft, for the Olympia Realty & Const. Co., 20 West 31st st, to be erected in the southside of 47th st, 323 ft west of 6th av, to cost \$75,000.

WILKINS AV, N. Y. C.—E. J. Byrne, 3029 3d av, is preparing plans for three 5-sty tenements, two 40x88 ft., one 37.6x88 ft., for M. Franken, 302 Broadway, to be erected on the east side of Wilkins av, east of Boston road, to cost \$40,000 each.

ST. NICHOLAS AV, N. Y. C.—C. B. Meyers, 1 Union sq, has prepared plans for a 6-sty flat, 97x irregular, for the Dakota Realty Co., 2228 Broadway, to be erected at the northwest corner of St. Nicholas av and 190th st, to cost \$150,000.

151ST ST, N. Y. C.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty 25-family flat for the Karnack Realty Co., to be erected in the north side of 151st st, 150 ft. west of Broadway. The owner builds, awarding all sub-contracts.

TRINITY AV, N. Y. C.—Wahlig & Sousin Co., Southern Boulevard and Freeman st, owners, will erect four 5-sty flats at the southwest corner of Trinity av and 166th st, to cost a total of \$205,000. Moore & Landsiedel, 3d av and 148th st, are preparing the plans.

178TH ST, N. Y. C.—The C. & W. Building Co., 200 Broadway, will soon award sub-contracts for the 5-sty flat house, 85x87 ft., to be erected in the south side of 178th st, 85 ft. east of Audubon av, to cost \$80,000. Neville & Bagge, 217 West 125th st, have prepared plans.

AUDUBON AV, N. Y. C.—Excavating is underway, at the northeast corner of Audubon av and 175th st, for two 5-sty, 20-family flats, with stores, 50x89 ft, for the Simon Improvement Co., of 277 Broadway. Estimated cost is \$80,000. E. B. Meyers, 1 Union sq, is architect.

PINEHURST AV, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, are drawing plans for a 6-sty elevator apartment house to be erected on the east side of Pinehurst av, 100 ft. west of 180th st, 75x88 ft., to cost \$150,000. A. Victor Donnellan Con. Co., 204 West 109th st, is the owner.

169TH ST, N. Y. C.—The H. G. Realty Co., 127 West 24th st, will erect two 6-sty flats, 50x88.87 ft, in the northside of 169th st, 50 ft west of Amsterdam av and the northwest corner of Amsterdam av and 169th st, to cost \$100,000. Gronenberg & Leuchtag, 7 West 22d st, are making plans.

BROOKLYN.—Joseph Hartung, architect, 548 2d st, Brooklyn, has completed plans for one 4-sty tenement, 25x75 ft., to be erected for Mrs. Angolina Longo, of 212 20th st, Brooklyn, in the south side of 20th st, 275 ft. west of 5th av. The house will contain living apartments for eight families.

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BROOKLYN.—Gus A. Johnson, builder, 1703 79th st, Brooklyn, will erect a 5-sty apartment house on Sterling pl, between 6th and 7th avs, from plans now being prepared by Slee & Bryson, 153 Montague st. The owner builds and will take figures on materials and sub-contracts about June 1.

BROADWAY, N. Y. C.—Sub-contracts will soon be awarded by the Yorkshire Realty & Const. Co., 100 West 119th st, for the 12-sty elevator apartment house to be erected at the southwest corner of Broadway and 113th st, to cost \$300,000. Neville & Bagge, 217 West 125th st, are the architects.

108TH ST, N. Y. C.—The Realty Assets Co., 527 5th av, will improve the 11-sty apartment house at Broadway, n w cor of 108th st, with interior changes for which C. S. Shumway, 989 Southern Boulevard, has prepared plans. Estimated cost, \$31,000. The same owner will also make similar alterations to the 11-sty house at the southwest corner of Broadway and 109th st, from plans by the same architect, to cost \$31,000.

Contracts Awarded.

43D ST, N. Y. C.—W. H. & S. J. Griffin, 409 East 18th st, have received the general contract for remodeling the residence No. 105 West 43d st for business purposes. Estimated cost, \$5,000. Max Muller, 115 Nassau st, architect.

AMSTERDAM AV, N. Y. C.—Barr & Gruber, 210 Bowery, have obtained the contract for extensive alterations to the store and stable building northwest corner Amsterdam av and 75th st for the estate of W. F. Walton, 851 8th av.

BROADWAY, N. Y. C.—Marc Eidlitz & Son, 489 5th av, have received the contract for alterations to the 18-sty office building No. 288 Broadway for the Barclay Realty Co., 299 Broadway, from plans by Stockton B. Colt, 39 West 38th st.

PEARL ST, N. Y. C.—Peter McCormick & Son, 83 East 52d st, have taken the contract for interior changes to the 5-sty store and loft No. 282 Pearl st, owned by Ellen Cushing, 1 West 127th st. J. C. Hankinson, 147 Watts st, architect.

ASTORIA, L. I.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for roofing, sheet-metalwork and waterproofing on the new telephone building to be erected in Astoria, L. I. F. T. Nesbit Co. is the general contractor.

70TH ST, N. Y. C.—The Gillies-Campbell Co., 1 Madison av, has obtained the general contract to renovate and enlarge the 3-sty residence No. 169 East 70th st for Monroe Smith, of 323 West 57th st, from plans by A. N. Allen, 571 5th av. Estimated cost, \$10,000.

BROOKLYN.—The general contract for strengthening and rebuilding and setting steel girders and iron columns in the building owned by C. Stein, at Kent av and Wallabout st, has been awarded to W. H. & S. J. Griffin, 409 East 18th st, N. Y. C., at a cost of \$14,000.

GARDEN CITY, L. I.—Contract has been awarded to the Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, for the dampproofing work required on the new building for Doubleday Page Co. at Garden City, L. I. V. J. Hedden & Sons Co. are the general contractors.

91ST ST, N. Y. C.—The contract for furnishing 3,000 tons of steel for the 10-sty stock house, to be erected at the southeast corner of 3d av and 91st st, for Jacob Ruppert, has been awarded to the George A. Just Co., of Long Island City. Otto C. Wolf, architect, Philadelphia, Pa.

60TH ST, N. Y. C.—The Advance Realty Co., 170 Broadway, has awarded to W. H. & S. J. Griffin, 409 East 18th st, the contract for making over the residence

No. 37 East 60th st into stores and a private school. Robert T. Lyons, Broadway and 43d st, is architect. Estimated cost, about \$8,000.

5TH AV, N. Y. C.—The Hay Foundry and Iron Works, 114 East 28th st, has received the contract for structural steel for the 19-sty store and office building, 56.6x127.6 ft, for the Croisic Realty Co., 350 Broadway, at Nos. 218-220 5th av, to cost, \$700,000. Plans are by Frederick C. Browne, 3 West 29th st, No other contract has been issued. For list of officers of the company see issue May 21, page 1090.

Dwellings.

WEST END AV, N. Y. C.—Edward Jeans, 59 Carmine st, has received the contract for enlarging the 4-sty residence No. 350 West End av, owned by Edward C. Post. Plans are by Geo. B. Post & Sons, 347 5th av.

HEWLETT, L. I.—H. W. Buck, 49 Wall st, N. Y. C., will erect a 2½-sty hollow tile and reinforced concrete residence, 40x80 ft., at Hewlett. Estimated cost, \$40,000. McAvoy Bros., Woodmere, L. I., have received the general contract.

BROOKLYN.—Joseph Hartung, architect, 548 2d av, Brooklyn, has completed plans for five 2-family dwellings to be erected by the Ciccone Construction Co., 1023 74th st, Brooklyn, in the north side of 74th st, 300 ft. east of 10th av. Cost, \$25,000.

MORNINGSIDE AV, EAST.—Bids have gone in for the \$25,000 parish house, 28x80 ft, which the Morningside Presbyterian Church will erect on Morningside av, East, 47 ft south of 122d st. Pell & Corbett, 122 East 25th st, architects. Rev. D. Magie, is pastor.

49TH ST, N. Y. C.—Pottier & Stymus Co., 375 Lexington av, have obtained the general contract for remodeling and enlarging the 4-sty residence, 12 West 49th st, for William N. Cromwell, on premises. F. H. Dodge, 133 East 41st st, architect. Estimated cost, \$12,000.

ALEXANDER AV, N. Y. C.—James L. Wells, former president of the Department of Taxes and Assessments, has purchased the northwest corner of Alexander av and 139th st, Bronx, and is having the building remodeled from plans by Albert E. Davis, architect. The alterations include a 2-sty extension in the rear. In the basement of this extension there will be a laundry equipped with buff colonial crockery tubs and an iron heater. All of the plumbing and lighting fixtures will be replaced with modern fixtures.

Factories and Warehouses.

LAIGHT ST, N. Y. C.—No contrast has yet been awarded for the 7-sty warehouse, 20.5x175.4 ft., which Samuel Weil, 196 Franklin st, is about to erect at No. 36 Laight st, at a cost of \$40,000. Buchman & Fox, 11 East 59th st, have prepared plans.

CANAL ST, N. Y. C.—The Trinity Church Corporation, 187 Fulton st, will erect an 8-sty and basement fireproof building at the northwest corner of Canal and Sullivan sts, being 417, 419, and 421 Canal st, and 2 and 4 Sullivan st, for Peter A. Frasse & Co., machinist supplies.

JERSEY CITY, N. J.—James Craig, Jr., 556 West 34th st, N. Y. C. (gas engines), contemplates the erection of a 1-sty brick and steel fireproof manufacturing plant in the west side of Garfield st, between Carteret and Claremont avs; Jersey City, to cost \$25,000. The owner will take all figures.

HARTFORD, CONN.—Architect William A. Boring, 32 Broadway, N. Y. C., has completed plans and estimates will be received at once for a new factory to be erected by the Whitney Manufacturing Co. on Bartholomew av, 5-stys, 60x80 ft., constructed of reinforced concrete, with

gravel roof. The company uses electric power from the Hartford Electric Co. and some additional motors will be required.

EAST TILTON, N. H.—The Stone & Webster Engineering Corporation (5 Nassau st, N. Y. C.) has begun work on a contract for the redevelopment of the water power property of the Laconia Gas & Electric Company at East Tilton, N. H. A new concrete power station of 800 K. W. capacity will be built, together with a seven-mile transmission line to Lakeport. Step-down apparatus will be installed in the company's plant at the latter point. The present dam will be reconstructed, new headgates will be installed and the canal will be widened at both ends.

Halls and Clubs.

WINSTED, CONN.—Architects Allen & Williams, of New Haven, have been selected to prepare plans for the new town hall in Winsted, which will cost about \$50,000. E. B. Gaylord, of Winsted, is chairman of the building committee.

BRISTOL, CONN.—Sketches are being received from local architects for the proposed club house to be erected in Prospect st by the Improved Order of Red Men. A. J. Muzzy is president of the building association. The building will be about 60x100 ft., 2-stys, brick.

MIDDLETOWN, N. Y.—The City of Middletown, R. B. Taylor, chairman building committee, has awarded to Giles & Co., of Middletown, at \$67,375, the general contract to construct the 2½-sty brick and limestone City Hall, in James st, Middletown. David H. Canfield, of Middletown, is the architect.

Miscellaneous.

NEW DURHAM, N. J.—The New York Central & Hudson River R. R. Co., 335 Madison av, N. Y. C., is taking figures on the general contract for a new engine house and annex building at New Durham.

FLUSHING, L. I.—Warren E. Green, 1135 Broadway, N. Y. C., has received the general contract to erect the 1-sty brick and terra cotta bank, 30x80 ft., in Main st, Flushing, for the Queens County Savings Bank. York & Sawyer, 156 5th av, N. Y. C., have prepared plans.

JUMEL PLACE, N. Y. C.—Christopher Hackett, 1978 Amsterdam av, will soon award contracts for the 5-sty stable, brick and stone, 50x90 ft., which he will erect on the east side of Jumel pl, 238.7 ft. south of Edge Comb road, from plans by Euell & Euell, 1 Madison av. Estimated cost, \$35,000.

OAKDALE, L. I.—Frederick G. Bourne, 149 Broadway, N. Y. C., has awarded to Bason & Son, of Sayville, L. I., the general contract to erect a concrete block farm building about 200 ft. in length at Oakdale, to cost in the neighborhood of \$100,000. Burnett & Hopkins, 11 East 24th st, have prepared plans.

FARMINGDALE, N. J.—Architects Scopes & Feustman and W. W. Judell, associated, No. 39 East 28th st, N. Y. C., are preparing sketches for a \$60,000 preventorium, including an administration building, several shacks and power house to be erected by the Tuberculosis Preventative for Children, Marcus M. Marks, president, 687 Broadway, N. Y. C., at Farmingdale.

PLATTSBURGH, N. Y.—The Hotel Champlain, destroyed by fire Tuesday night, with a loss of \$300,000, will be rebuilt by the Delaware & Hudson R. R. Co., the owner, whose main office is at Albany, N. Y. The Fort William Henry Hotel, which was burned last summer, was owned by the same railroad company, and is now being rebuilt from plans of Ludlow & Peabody, architects, 12 West 31st, associated with H. J. Hardenbergh, of 1 West 34th st.

Power Houses.

SOUTH NORWALK, CONN.—The contract for the engineering and general supervision of the \$30,000 addition to the municipal lighting plant has been awarded to J. G. White & Co., 43 Exchange pl., N. Y. C. It is expected that work will be started at once.

107TH ST, N. Y. C.—Weissenberger, Jr., architect, 55 Duane st, has prepared plans for \$26,000 worth of alterations to the power-house and office building in the north side of 107th st, 100 ft. east of Amsterdam av, for the New York Edison Co. The contract has not been placed.

Schools and Colleges.

DANBURY, CONN.—Plans for an addition to the high school have been approved and steps are now being taken to secure an appropriation for the work. Philip N. Sunderland is the architect. The cost will be about \$50,000.

LAWRENCE, L. I.—P. J. Brennan & Son, 624 Madison av, N. Y. C., have received the general contract, at \$81,405, to erect the new Nassau County school at Lawrence. Plans are by William Adams, 15 West 38th st, N. Y. C.

MT. VERNON, N. Y.—The Board of Education will take bids until June 6, for the 4-sty brick and limestone trades school, 125x86 ft, to be erected on the east side of South 3d av north of 2d st, Mt. Vernon, to cost \$75,000. Werner & Windolph, 27 West 33d st, N. Y. C., architects. Dr. T. A. Fletcher, 34 East 53d st, N. Y. C., is chairman of the building committee.

CONGERS, N. Y.—An addition to the present school in District No. 3, town of Clarkstown, Rockland County, location Congers, N. Y., is to be build immediately. Plans have been drawn by William Dewsnap, architect, 150 Nassau st, N. Y. C. Bids will be opened June 4. Owners, Board of Education, Walter Hurdman, president, Cleveland Allen, chairman building committee. A 2-sty addition, frame, four rooms, appropriation, \$7,000, to include building, heat and ventilation.

Stores, Offices and Lofts.

32D ST, N. Y. C.—Architect B. Hustace Simonson, 315 5th av, will soon award contracts for the 6-sty loft building, 108.3x88.9 ft., at Nos. 142-154 East 32d st, for Henry Steeger, 127 East 23d st, to cost about \$100,000.

EAST HOUSTON ST, N. Y. C.—Golde & Cohen, 198 Broadway, owners, will soon award contracts for the 6-sty loft, 22.6x94 ft., tin roof, steam heat, cost, \$40,000, at No. 108 East Houston st. Chas. B. Meyers, 1 Union sq, architect.

3D AV, N. Y. C.—Walter H. C. Hornum, architect, 360 West 125th st, has completed plans for the 3-sty store and loft, 50.8x93.6 ft., which the Reformed Low Dutch Church of Harlem, 182 East 122d st, is to erect at Nos. 2252-2256 3d av, to cost \$25,000. No contract has yet been awarded.

BUFFALO, N. Y.—Wm. H. Hotchkiss, owner, 656 Ellicott sq, 173 Summer st, Buffalo, has awarded to Geo. Schaaf & Sons, 547 East Utica st, Buffalo, the general contract to erect a 6-sty fireproof mercantile building, 43x125 ft., in Washington st, to cost \$75,000. Colson Hudson, 35 Dunn Bldg., Buffalo, architect.

5TH AV, N. Y. C.—The International Amusement & Realty Co., 1193 Broadway, has awarded to George Vassar's Son & Co., 1170 Broadway, the general contract to construct the 2-sty store and office building, 110x98.11 ft., at the northwest corner of 5th av and 125th st. James Riely Gordon, 402 5th av, is the architect. Estimated cost is \$30,000, slag roof, steam heat, metal ceilings.

HOLYOKE, MASS.—Architect Wm. B. Reid is completing plans for a new store-house to be erected in Main st for Henry

L. Russell, 6-stys, 50x104 ft., brick, with steel frame, fireproof construction, reinforced concrete floors, pressed brick, limestone and terra cotta trim. There will be two freight and one passenger elevator, steam heat, metal ceilings, plate glass, a carrier system, sidewalk lights etc.

MADISON AV, N. Y. C.—No contract has yet been awarded for the 15-sty office building, 24.8x90 ft., to be erected on the east side of Madison av, 74 ft. north of 24th st, for the Pullman Holding Co., of 141 Broadway. Plans are by Wm. H. Gompert, 2102 Broadway. Slag roof, copper cornices, wire glass, steam heat, elevators, best plumbing, cost, about \$225,000. L. H. Slawson is president, T. F. Victor, vice-president.

Brief and Personal.

Wherever you think it will grow, plant a tree—as a contribution to posterity.

An attractive decorative feature of a suburban residence is a tiled porch.

The Neptune Valve Co. has moved its office to Broadway and 158th st. Telephone Audubon 428.

Isaac A. Hopper, the builder, who is ill, gave his friends much concern during the week, but now he is much improved.

The wire glass in the Pennsylvania Terminal was supplied by the Mississippi Wire Glass Company, New York City, about 100,000 ft. of $\frac{3}{8}$ -in. ribbed wire glass.

The National District Heating Association, which will hold its second annual convention in Toledo, O., June 1, 2 and 3, 1910, will have its headquarters at the Boody House.

The semi-annual (mid-summer) meeting of the American Society of Heating and Ventilating Engineers will be held at St. Louis, Thursday, June 30, and Friday, July 1. Headquarters will probably be at the new American Hotel, which is just being completed.

The Watchmen in the new Pennsylvania Terminal Building, New York City, will record their rounds on a watch clock system installed by the Newman Clock Company, Chicago. A new type of key box, designed by the architects, McKim, Mead & White, of New York City, will be used.

The "sound-killing wall," between 50 and 54 East 59th st, New York City, which was built to protect the ears of the occupants of No. 54, has proved a success. The plans for the wall are the only plans for this type of construction ever filed with the Manhattan Bureau of Buildings.

The United States Patent Office has rendered a decision in favor of Frank F. Smith and against John W. Yates in a suit to establish the ownership of the sash stop manufactured by the Frank F. Smith Metal Window Hardware Company, Newark, N. J., for use on pivoted metal windows.

Most of the ceilings in the Pennsylvania terminal offices have been tinted with "Muralite." Beautiful water-color effects were so produced at very little expense. All the ceilings of the Grand Central Post Office building are treated in the same way. The manufacturers of Muralite are M. Ewing Fox & Co., 136th st and Rider av, New York.

The New York office of the United States Heater Co., which was formerly in Worth st, is now in the Fifth Avenue Building at 23d st at 5th av. The management of the office is the same as heretofore, H. H. Hess giving his attention to the interests of the Capital boilers and radiators in the Metropolitan district. His headquarters are with those of the United States Radiator Co., as the two companies are now united, as the result of the recent merger.

A new atlas of Manhattan arranged in one volume will soon be issued by E.

Belcher Hyde, 5 Beekman st, the Atlas publisher of many years' experience, and who has, for so long a time published the atlases of this and other boroughs of the city, which we understand have been very satisfactory to subscribers. The publisher makes the statement to us, that this atlas will be published on a uniform scale, and that it will be his endeavor to introduce in this volume, new features, not heretofore shown in any other one volume atlas of Manhattan.

The agreement in the steamfitting trade extends until January 1, 1913, with the provision that if the journeymen steamfitters desire to bring up the wage question, they may do so on November 1, 1910. This clause in the agreement carries with it the obligation to continue work at the present wages if both sides cannot agree upon an advance, which, it is thought, the journeymen may ask at that time. It is notable that the new agreement has no provision for arbitration and provides that matters shall stand as they are if there is not a mutual agreement for a change.

The W. G. Cornell Co., heating, lighting and plumbing engineers, Everett Building, has recently issued to architects, contractors and some of their clients a handsome couplet of pictures of the Municipal Office Building being erected by the Thompson-Starrett Co., from plans by McKim, Mead & White, and for which William C. Tucker is sanitary engineer. The pictures give two views of the magnificent structure for which the W. G. Cornell Co. will do the plumbing installation. This company has distinguished itself by the excellence of the work it has done in some of the most important of recent structures in the city. It specializes in rapid work and difficult installations.

The architects of the new Pennsylvania and N. Y. Central terminal stations in New York City have recently been interested in the demonstrations made of Fox's "Muralite" for tinting plastered and sand-finished ceilings and walls of the offices in their buildings. These surfaces were first primed and then given one coat of tinted "Muralite." Beautiful water-color effects were thus produced at very little expense. The painters simply mixed "Muralite" with boiling water, allowed it to stand until cold and then applied one coat by brush. All of the ceilings and some of the sidewalls in the Grand Central P. O. Building were tinted with "Muralite" and most of the ceilings in the Pennsylvania terminal offices. The manufacturers are M. Ewing & Co., of New York.

A regular meeting of the Society of Municipal Engineers was held on May 25, Wednesday, in the evening, in the Engineering Societies Building, 29 West 39th st, Manhattan. A paper entitled, "Economic Aspects of City Planning," was presented by Mr. Benjamin C. Marsh, secretary of Committee on Congestion of Population. The paper was illustrated by lantern slides showing the treatment of this subject in American and foreign cities. A luncheon was served after the meeting. The following applications for membership have been received: Josiah A. Briggs, Jr., Asst. Engr., Boro. Prest., the Bronx; Charles C. Ellis, Inspr. of Carp., Education, Manhattan; Henry P. Magee, Inspr. of Masonry and Carp., Education, Manhattan; William H. McCord, Genl. Inspr., Education, Manhattan; William Whipple Michael, Topo. Dftsman., Boro. Prest., Richmond. The Committee on Inspections announces an inspection Saturday, June 4, to the Erie Railroad improvements in Jersey City. Members will meet at the Erie ferry, Jersey City, at 2.15 p. m. George R. Ferguson, chairman; William G. Ford, Edward L. Hartmann, Gardner L. Van Dusen, Warren R. Borst.

Theatres.

BROOKLYN.—Plans are being prepared by Shampan & Shampan, 772 Broadway, Brooklyn, for remodeling a 3-sty building on the west side of Flatbush av, 428 ft. south of Caton av, into a vaudeville theater for the Abels Gold Realty Co., of 44 Court st.

3D AV, N. Y. C.—The 4-sty brick theatre and dance hall, 140x50 ft, for which architect, Chas. E. Richter, 68 Broad st, is preparing plans will be erected by Andrew Davey, the grocer, of 350 Greenwich st, at the northwest corner of 3d av and 145th st, at a cost of \$15,000.

116TH ST, N. Y. C.—S. S. Sugar, architect, 104 West 42d st, has completed plans for a 3-sty theatre, 40.11x90.11 ft., for the Metral Realty & Const. Co., 132 Nassau st, to be erected at Nos. 11-13 West 116th st, to cost \$75,000. The lessees are D. A. Doran, of Yonkers, N. Y., and S. Bergoffen, 482 3d av, N. Y. C. No building contract has yet been placed.

Bids Opened.

NEW YORK.—The Board of Education opened bids on Monday, May 23, for alterations and repairs to Public School 78, Manhattan. The lowest bid was submitted by Charles Schultz, at \$1,075.

BROOKLYN.—Bids were opened on May 23 for sanitary alterations to certain pub-

lic schools in Brooklyn. The low bidders were: P. S. 17, 77, James Harley, \$1,390, \$5,050; P. S. 22, 38, 106, 112, Patrick M. O'Brien, \$2,583, \$5,625, \$1,557, \$3,868; P. S. 33, Christopher Nally, \$1,775.

BRONX.—Bids for alterations to various public schools in the Bronx were opened on May 23. The low bidders were as follows: P. S. 2, 10, M. D. Lundin, \$593, \$1,477; P. S. 39, 40, A. James & Sons, \$743, \$789, \$604; P. S. 20, 23, 35, 42, J. P. Hansen, \$700, \$890, \$840, \$840; P. S. 28 and annex, Morris High School, W. M. Fleishman, \$1,995, \$1,295.

NEW YORK.—Bids are asked until Tuesday, May 31, by C. B. J. Snyder, 500 Park av, Supt. of School Buildings, No. 1, for alterations, repairs, etc., at Public School 168, 104th and 105th sts, near 2d av. No. 2, for alterations, repairs, etc., at Public Schools 2, 4, 10, 13, 27, 30, 32, 39, 40 and 46, Borough of Brooklyn. No. 3, for alterations, repairs, etc., at the Brooklyn Athletic Field, East 17th st, between Avs K and L, Borough of Brooklyn. No. 4, for alterations, repairs, etc., at Public Schools 6, 7, 8, 11, 12, 32, 33, 34 and 36 Borough of the Bronx.

NEW YORK.—The following are the lowest bids opened by the School Board on May 23 for alterations to different public schools in Manhattan: P. S. 2, 22, 62, Silberberg & Berman, \$1,045, \$742, \$518; P. S. 7, 75, Feigenbaum & Weiss,

\$1,309, \$1,101; P. S. 15, 64, George Wilson, \$1,679, \$855; P. S. 34, J. M. Knopp, \$1,515; P. S. 36, Chas. Schultz, \$447; P. S. 42, A. W. King, \$1,168; P. S. 65, 92, 147, 188, J. P. Hausen, \$920, \$660, \$1,380, \$1,560; P. S. 88, Thomas Dillon & Sons, \$860; P. S. 105, L. Dornbush, \$660; P. S. 110, 137, 177, John F. Kuhn, \$1,150, \$1,090, \$593.

Government Work.

FT. PORTER, N. Y.—Sealed proposals for construction, including plumbing, heating and electric wiring of one gymnasium and post exchange building at Ft. Porter, N. Y., will be received Saturday, June 4.—Benj. F. Castle, Second Lieutenant.

FT. ANDREWS, MASS.—Constructing Quartermaster's Office, U. S. Army, 263 Summer st, Boston, Mass.—Sealed proposals will be received June 6 for the construction of an electric lighting system at Ft. Andrews, Mass. Address Captain A. M. Miller, Construction Quartermaster, U. S. Army, Boston, Mass.

JEFFERSONVILLE, IND.—Sealed proposals will be received until the 1st day of July for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring and lift), of the U. S. Post Office at Jeffersonville, Ind.—James Knox Taylor, Supervising Architect, Washington, D. C.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Five Months in Building Materials.

In reviewing the five months of the year in the building material market authorities express various opinions. Some think that business has been backward, some say they have lost money. Others consider that business has been just a little above normal, while still another class found cause for thankfulness that the year so far has been no worse. Not one really optimistic voice was heard save in Portland cement circles. Here the optimism was more on the large volume that has come into this and other districts than as to profitable business, because the cement manufacturers have not been making large profits, if any at all, not only during the five months just closing but since May, 1909.

No one seemed to be able to place a finger on the point of infection. All had a different theory for the unrest that has been abroad. Doubtless the steamfitters' strike has the effect of straining the nerves of operators, but there were other causes. Wall street was blamed by one man, Washington and Albany by another. Still another thought all the trouble was due to over-production in this city, over-production of almost all kinds of buildings which has resulted in operators holding back plans for the present, pending a readjustment and more complete tenancy of new buildings now up.

But one thing was noticed. Every person interviewed spoke of the unfavorable conditions as passed. They were optimistic as to the future. There are about \$80,000,000 worth of building operations ready to go ahead. Most of this is big work. Contractors now have plenty of small work. The lull is over and everybody expects a busy summer and a still more active fall.

The week has been less active in nearly all lines. Sand is in good demand but crushed stone is weaker in price. A summary follows:

BRICK—Hudsons weaker; Raritan, stronger.

CEMENT—Demand steady.

CRUSHED STONE—Prices lower.

IRON AND STEEL—Iron stronger; steel steady.

LUMBER—Steady.

STONE—Improving.

Brick.

The brick market is a little duller this week. Prices for Hudson River common hards run from \$5.75 to \$6.25 with very high grades going out at three-eighths. Jerseys are active at \$6 to \$6.25. While some contractors say they think all the work has been done for this year, others are firm in the belief that the best business of the year is yet to come. The difference between the building plans filed and the amount of work still to come out seems to substantiate the latter view. Manufacturers are still "feeling" the market. If they find that most of the work is out, they plan to make this a short season.

STRIKES UP THE RIVER.

The week has been full of events up the river. Strikes for 20 cents more pay, and a curtailment of 2,000 brick on the output, took place at the Atlas, Rose and Jova yards. The men went back to work on Thursday with ten cents added to their pay, but with no promise of reduction of work. A short-lived strike also developed on Thursday in all the works at Fishkill with the exception of the Brockway company's. At Dutchess Junction there is a good deal of strike talk. All strikes are based on the demands cited at the Atlas, Rose and Jova plants. All the yards are short-handed, many of them working on only two-thirds of their total fires. Many of the yards are paying higher wages now than they paid when they were getting \$7 and \$8 a thousand.

CALL FOR BRICK LIGHTER.

Transactions at the docks and at the Building Material Exchange this week were languid and uninteresting. Dealers were in with more liberal inquiries,

but the agents did not report large sales. Unlike former weeks, daily transactions were uneven. While last week's business showed as many sold as arrived, the prospects for this week are that arrivals will show a little lead.

The figures follow:

Left over May 14, 12; arrived, 63; sold, 63 leaving 12 on hand May 23.

1910's FIRST HALF BEATS 1909's.

The average architect or contractor who has, like many others in the building material trade, figured that building was more backward this year than last will be surprised to learn that more Hudson river common brick was used during the first half of this year than during a similar period in 1909 which was, in turn, a better year, viewed from the output of common brick in this market, than the first half of 1905, which carries the banner. The difference is that prices this year are about a \$1 lower than they were in 1909. Asked why more brick was used when there was such unmistakable signs of hesitancy in building operations, an authority on this subject said he thought it was due to the fact that the operations that did go ahead were very small ones, but in large numbers. This theory is borne out by fabricators and lumber men who report their largest business from comparatively modest buyers, but in numerous contracts. It would appear then, that what hesitancy there has been has developed from interests figuring large improvements.

BRICK EXCHANGE NOTES.

Light hards are dull at \$4. Unless some way is found to market light hard common brick, the brick yards will be compelled to reburn them and run them in regular shipmests, said one agent.

W. T. Roberts, who has been employed for many years by the commission house of Reveley & Emmons, foot of West 52d street has succeeded Mr. Reveley who retired recently. The firm is now known as Emmons & Robert. Telephone -604 Columbus.

Raritan river common brick are in an active market. Sayre & Fisher Company reports most encouraging business in Brooklyn and in this city.

Eben S. Emmons, of the firm of Emmons & Roberts, who has been ill for some time is now reported to be able to be about the house and expects to go to his home in Newburgh to recuperate shortly.

The Three Js now have a local headquarters in charge of H. J. Jova with P. S. Kane as assistant salesman. The address of the office is 626 West 52d st. Telephone Columbus 2778.

The Jova Brick Works, near Roseton, N. Y., have their new gravity railway in operation and with \$30,000 additional equipment are in a position to turn out even a larger number of brick than heretofore. This firm is supplying Three J brick through John P. Kane Company, 103 Park avenue, to the J. Pierpont Morgan, Jr. home at Glen Cove, L. I.

All the old brick is now in the market or is on its way here. New brick will begin to come in in sizeable quantities next week.

Two days of rain this week interfered with sales and with the manufacturing of brick up the Hudson. That may have affected the demand here.

Current wholesale prices follow:

Table with columns for Brick types (Hudson River, Raritan River, Croton Point) and prices. Includes sections for Fronts (Delivered at buildings) and Enameled bricks.

Cement.

Portland cement is coming in in larger quantities. The outlook is for even a better showing as to volume within a short time, when the local market is expected to open for new operations.

CEMENT. Portland Cement, in cloth... Rosendale or Natural, per bbl... Basic price of American standard Portland cements.

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:

Table listing various Portland cement brands (Aisen's, Atlantic, Atlas, Bath, Edison, Dragon, Lehigh, Trowel, Vulcanite, Aisen's German, Dyckerhoff) and their prices.

Iron and Steel.

Structural iron and steel were more active this week than at any time in a month, although the market cannot be said to be strong yet. Larger orders have been secured at the expense of prices in such lines as structural shapes, plates and wire products, but in steel bars and tin plates prices have been well maintained.

There had been some irregularity in sheets prior to this week, but they steadied and the situation seemed to clear. Iron has been in better demand, especially foundry grades, and prices are

expected to move upward within a short time. There was a much larger number of inquiries this week for Northern steel-making iron, and since this was for distribution in the third quarter in New Jersey and Connecticut, the indications were that much of this would take care of the expected building activity that everyone expects to come in the Fall.

Among the notable contracts let recently were 8,000 tons to go into the Bankers' Trust Building at Wall and Nassau sts. This went to the American Bridge Company. It is one of the biggest contracts of the year. The total fabricated steel contracts for this month so far aggregate 76,000 tons.

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

Table listing Northern and Southern pig iron prices (No. 1, 2, 3 Foundry) and structural steel nominal prices.

Table listing structural steel prices for beams and channels (under, over 15 in.), angles, tees, and zees.

BAR IRON FROM STORE (National Classification.)

Table listing round and square iron prices (1 to 1 1/2, 1 1/2 and 3/4 in.).

Table listing flat iron prices (1 1/2 to 4 in. x 1/2 to 1 in., base price) and machinery steel prices.

Table listing soft steel sheets prices (1/4 and heavier, 3-16, No. 8).

Table listing blue annealed soft steel sheets prices (No. 8, 10, 12, 14, 16).

Table listing mill stores cleaned American prices for various sizes of ash and basswood.

Table listing genuine iron sheets prices (Nos. 22 and 24, 26, 28).

Table listing terne plates prices (N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much).

Table listing Russia, planished, etc. prices (Genuine Russia, Patent planished, Metal laths).

Table listing galvanized steel prices (Nos. 14 and 16, 18 and 20, 22 and 24, 26, 27, 28, 30).

Table listing fabricated slab reinforcement prices (Triangle Mesh, Style 27 and Style 26).

Lumber.

The wholesalers reported this week a steadier flow of orders and inquiries in more uniform lots. There is still a certain timidity noticed among dealers, and this is no doubt due to a desire to see more genuine evidences of recovery than are at present visible.

This shows that the causes of the Spring slump is due to other influences, beside the money market, and in this connection it is significant that the improvement came when the Legislature was drawing to a close.

The weakness that has developed here is lacking in other parts of the country. Here, prices are somewhat firmer in a fluctuating market, while elsewhere competition is making itself felt. Spruce occupies a steady position because receipts have been light. There is plenty of material to be had, but the demand is not there.

Table listing ash and basswood prices (4/4 1st and 2nds, 5/4 1st and 2nds, etc.).

Table listing birch prices (4/4 1st and 2nds Red, 4/4 1st and 2nds Saps, etc.).

Table listing butternut prices (4/4 1st and 2nds, 4/4 No. 1 common).

Table listing cherry prices (4/4 1st and 2nds, 5/4 and 6/4 1st and 2nds, etc.).

Table listing chestnut prices (4/4 1st and 2nds, 5/4, 6/4 and 8/4 1st and 2nds).

Table listing cottonwood prices (1 in 1st and 2nds, 6 to 13 in.).

Table listing cypress prices (Firsts and seconds, 1 in., 1 1/2 in., etc.).

CYPRESS SHINGLES.—F. O. B. New York.

6 x 18 No. 1 Heart.....	\$7.50	per M.
6 x 18 No. 1 Primes for A's.....	6.50	per M.
6 x 20 No. 1 Hearts.....	10.00	per M.
6 x 20 No. 1 Primes for A's.....	8.00	per M.

BEECH FLOORING.—F. O. B. New York.

2 in. face.....	2 1/4 in. face.....	3 1/4 in. face.....
13/16 in. Clear.....	\$44.00	\$45.00
13/16 in. No. 1.....	35.50	37.50
13/16 in. Factory.....	23.00	26.00
Add \$1 per M. for jointed.		
Add \$1 per M. for 1 1/2 in.		

OAK FLOORING.—K. D. end matched or butted and bundled, f. o. b. N. Y. lighterage.

13/16, 2, 2 1/4 and 2 1/2 in. clear quartered white.....	\$90.00
Select quarter sawed white.....	52.00
Clear quartered red.....	90.00
Select, quarter sawed red.....	52.00
Clear plain sawed white.....	56.00
Select P. S. white.....	46.00
Clear P. S. red.....	46.00
Common red and white.....	27.00
No. 2 factory red and white.....	23.00

MAPLE FLOORING.—F. O. B. New York.

Grade.....	2 in. face.....	2 1/4 in. face.....	3 1/4 in. face.....
Clear.....	\$46.00	\$47.00	\$43.00
No. 1.....	37.50	39.00	39.00
Factory.....	25.00	28.00	32.00

Above are standard sizes only, standard thickness 13/16 in.

LONG LEAF YELLOW PINE.—Flooring.

A Heart rift.....	\$56.00	\$57.00
B Heart rift.....	46.00	47.00
A Sap rift.....	41.00	42.00
B Sap rift.....	35.00	36.00
A Flat.....	28.50	29.00
B Flat.....	27.00	27.50
No. 1 Common Flat.....	22.50	23.00

Above are 13/16 x 2 1/2 in. face, counted 1 x 3, D. & M.

RED GUM, per M. feet, f. o. b. N. Y. C.

1 in. FAS.....	\$44.00
1 in. No. 1 Common.....	32.00

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

1 in. FAS.....	\$31.00
1 in. No. 1.....	25.00

HEMLOCK.—F. O. B. New York.

Pennsylvania, base price.....	\$21.00
West Virginia, base price.....	20.50

For Eastern \$1 to \$2 off according to delivery, manufacture and stock.

LATH.—Eastern Spruce, f. o. b. N. Y.

1 1/2 in. round.....	\$3.80	@ 1.40
1 1/2 in. slab.....	3.75	3.90

MAHOGANY.

Per M.	
Firsts and 2nds 1/2 in. to 4 in.....	\$85.00 @ \$150.00
No. 1 Common, 1/2 in. to 4 in.....	60.00 115.00
No. 2 Common, 1/2 in. to 4 in.....	40.00 75.00
Shorts, 1/2 in. to 4 in.....	65.00 95.00

Counters, 1 x 18 to 24 in. wide:

18 ft.....	\$165.00	per M.
20 ft.....	175.00	per M.
22 ft.....	185.00	per M.
24 ft.....	205.00	per M.
26 ft.....	245.00	per M.

MAPLE.—Hard and Soft.

4/4 in. 1st and 2nds.....	\$30.00 @ \$32.00
8/4 in. 1st and 2nds.....	34.00 36.00
4/4 Clear Strips.....	25.00 27.00
5/4 No. 1 common.....	23.00 25.00
4/4 No. 2 common.....	18.00 20.00
4/4, 6/4 and 8/4 No. 2 common.....	20.00 22.00

OAK.—(Plain) Mixed, Rock, Mountain or West Virginia stock.

4/4 1st and 2nds.....	\$54.00 @ \$56.00
5/4, 6/4 and 8/4 1st and 2ds.....	56.00 58.00
4/4 No. 1 common.....	37.00 39.00
5/4, 6/4 and 8/4 No. 1 common.....	39.00 41.00
4/4 No. 2 common.....	24.00 26.00

Ind. and So. strictly white 4/4 1st and 2nds.....

54.00	56.00
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Stone.

The building-stone market remains quiet, although improvement is reported in some quarters. While some wholesalers report considerable activity, others are not so optimistic. One quarry representative said that May will close with a better record of cubic feet, sold and delivered than for the first six months of last year. He said he will have done just double the business he did up to this time a year ago, while another man has not maintained the 1909 average owing, as he said, to inability to get stone as he wanted it. A Broadway wholesaler has delivered 300 carloads of Western building stone so far this year and so great has been the demand for this material that not in one instance has he had to unload his cars on New Jersey docks.

The market is still nervously waiting for stone. The quarries cannot ship it fast enough on old contracts, but new business is scarce. Brooklyn and Manhattan are especially quiet at present. Bronx yards are barely moving. Some yards have only their apprentice boys at work, yet there are some yards that are very busy.

Everybody is talking of the big things that are to come in the Fall. There is no reason why business should not be brisk then, because there is a large quantity of work that is only awaiting favorable conditions to go ahead.

Buff stone is coming in in larger quantities. Ohio sandstone is more available while the bluestone quarries are reported to be stocked up and seeking sales. North Carolina granite interests are fairly active, while Maine granite is coming in easily. Marbles are said to be in fair demand with domestic grades holding their own. Slate interests are very active, according to leading wholesalers. No changes in prices were reported this week. Current prices follow:

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, Picton Island, pink.....	1.25	1.25
Granite, Picton 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

Crushed Stone and Sand.

While sand is active in this market crushed stone is falling behind somewhat. Business in this commodity has fallen away during the last week or two but there is in hand numerous inquiries for large amounts which are expected to come to a head within the next fortnight. Current wholesale prices follow:

SAND, GRAVEL, GRIT AND BROKEN STONE. Dock, New York.

Screened Cow Bay sand.....	\$0.35	cu. yd.
Screened Cow Bay gravel.....	.70	cu. yd.
White Quartz Roofing grit.....	1.60	cu. yd.
Crushed Granite, 1 1/2 in.....	.95	cu. yd.
Crushed Granite, 2 1/4 in.....	.60	cu. yd.
Crushed Hudson River Stone, 3/4 in.....	.95	cu. yd.
Crushed Hudson River Stone, 1 1/2 in.....	.80	cu. yd.

Good Opportunity for Young Man.

Henry J. W. Vanderminden, secretary and treasurer of the Telescope Cot Bed Company, Inc., of 514-16 West 57th st, offers to some hustling man an opportunity for getting into business for himself. He will sell part interest in his patented device for saving plumbing bills, a description of which has appeared in the Record and Guide, for \$1,500. Mr. Vanderminden's time is so occupied with his other interests that he cannot carry on both businesses alone. He invites careful investigation and has the highest references. Any man now employed could successfully and easily carry on the business as a side line.***

Another Concern That is Making a Record.

Reference is here made to the Cork & Zicha Marble Company, 325 and 327 East 94th st, specialists in interior marble and onyx. For fourteen years this company's work has been of exceptionally high grade. In that time it has built up a fine reputation for thoroughness of workmanship and high quality of material and labor employed. It became necessary to make extensive additions to its mechanical department which has increased the plant's capacity fifty per cent.

In this connection it is interesting to note that, notwithstanding the fact that many marble cutters and finishers have been complaining of dullness in the building line so far this year, the Cork & Zicha Marble Company has been especially active. Some of the contracts that it has handled recently are of interest:

These operations are completed: The 11-story "Clifden" apartment house in 99th st near Riverside Drive built by the West Side Construction Co., the two 6-story elevator apartments, covering the entire block fronting on Lenox av between 113th and 114th sts, built by the Rutgers Construction Co., and four large operations at Mapes and Tremont avs for the Cornish Construction Company.

These are in course of construction: three 8-story apartment houses in 100th st, near Riverside Drive, one of which was for the West Side Construction Co., another for the W. Axelrod Realty Co., and the third for the Princeton Construction Co.; a 12-story apartment house at 99th st and West End av, known as the "Allendale" for the Allendale Construction Co., A. L. Mordecai & Son, owners. There are many small operations that this company has handled that are too numerous to mention here.

The Cork & Zicha Marble Company is equipped to figure on and carry out marble contracts of any size in this city not only in apartment house work but in office and loft buildings as well.

Inspection of New Terra Cotta Plant.

Several well known architects and financiers inspected the recently constructed twenty-acre plant of the Federal Terra Cotta Company situated at Woodbridge, N. J., on May 17th. A special train took the guests to the works at 1 o'clock when luncheon was served by Sherry. No expense has been spared in making this factory one of the best equipped in the United States for the manufacture of the finest grades of terra cotta for all purposes. The officers and directors of the company are DeForrest Grant, President; Edwin Thorne, first vice-president; William Manice, second vice-president; Frank A. Thayer, treasurer; Dwight W. Taylor, secretary and John E. Berwind, Edward R. Stettinius, Madison Grant, William B. Dinsmore, Alfred H. Bond and Rodney Thayer, directors.

Building Mechanics' Wages.

The prevailing rate of wages for building mechanics, based on the union rates, and prepared by the New York Building Trades' Council is as follows:

Asbestos workers, \$4.50; bluestone cutters, flaggers, bridge and curb setters, \$4.50; bollermakers and iron shipbuilders, \$5; carpenters and framers, \$5; cabinetmakers, \$4; cement and concrete masons, \$5; derrickmen and riggers, \$3.75; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; electrical workers, \$4.50; electrical fixture workers, \$4.50; stationary engineers, \$4.50; portable hoisting engineers, \$5.50; house shorers, movers and sheath pilers, \$3.50; housesmiths and bridgemen, \$4.80, and after July 1, \$5; metallic lathers, \$4.80, and after Jan. 1, 1911, 5; marble cutters and setters, \$5; marble carvers, \$5.50; marble polishers, \$4.50; marble sawyers, \$4.75; marble bed rubbers, \$5; mosaic workers, \$4.50; machine stone workers, \$4; machinists, \$4.50; plate and sheet glass glaziers, \$3.50; plasterers, \$5.50; plumbers and gasfitters, \$5.00; painters, \$4; riggers and roofers, \$4; sheet metal workers, coppersmiths, tinsmiths and metal roofers, \$5; steamfitters, \$5; tile layers, \$5; upholsterers, \$4.08. and wood lathers, \$4.50.

In all building work which is not for the city the schedules call for double wages for all overtime and Sunday and holiday work.

Increase of Freight Rates Proposed.

A general increase in freight rates is now under consideration by the principal railroad lines of the country. The Western Trunk Line railroads have filed tariff sheets with the Interstate Commerce Commission raising many rates, in some instances as much as 18 per cent. The lines in Official Classification Territory have announced their intention of increasing east and westbound rates, probably to the extent of from 8 to 20 per cent, according to class.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
May 20 to 26, inc.		May 21, to 27 inc.	
Total No. for Manhattan.....	189	Total No. for Manhattan.....	277
No. with consideration.....	24	No. with consideration.....	19
Amount involved.....	\$2,312,600	Amount involved.....	\$757,110
Number nominal.....	165	Number nominal.....	258
Total No. Manhattan, Jan. 1 to date.....		1910. 4,679 1909. 4,911	
Total Amt. Manhattan, Jan. 1 to date.....		1910. 440 1909. 389	
		\$25,354,517 \$20,812,159	
1910.		1909.	
May 20 to 26, inc.		May 21, to 27, inc	
Total No. for the Bronx.....	151	Total No. for the Bronx.....	158
No. with consideration.....	18	No. with consideration.....	13
Amount involved.....	\$337,955	Amount involved.....	\$52,790
Number nominal.....	133	Number nominal.....	145
Total No., The Bronx, Jan. 1 to date.....		1910 2,921 1909. 2,996	
Total Amt., The Bronx, Jan. 1 to date.....		1910. 2,921 1909. 2,996	
		\$2,183,438 \$1,617,332	
Total No. Manhattan and The Bronx, Jan. 1 to date.....		7,600 7,907	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$27,537,955 \$22,429,491	

Assessed Value Manhattan.

1910.		1909.	
May 20 to 26, inc.		May 21, to 27, inc	
Total No. with consideration.....	24	Total No. with consideration.....	19
Amount involved.....	\$2,312,600	Amount involved.....	\$757,110
Assessed value.....	\$2,394,000	Assessed value.....	\$530,500
Total No. nominal.....	165	Total No. nominal.....	258
Assessed value.....	\$14,934,500	Assessed value.....	\$14,083,100
Total No. with consid., from Jan. 1 to date	440	Total No. with consid., from Jan. 1 to date	389
Amount involved.....	\$25,354,517	Amount involved.....	\$20,812,159
Assessed value.....	\$21,699,400	Assessed value.....	\$17,915,000
Total No. nominal.....	4,239	Total No. nominal.....	4,522
Assessed value.....	\$269,156,730	Assessed value.....	\$238,781,520

MORTGAGES.

1910.		1909.	
—May 20 to 26, inc.—		—May 21, to 27, inc.—	
Manhattan.	Bronx.	Manhattan	Bronx.
Total number.....	162	154	194
Amount involved.....	\$3,721,146	\$1,656,156	\$7,501,049
No. at 6%.....	67	67	71
Amount involved.....	\$868,569	\$643,960	\$2,349,699
No. at 5%.....	1	15	4
Amount involved.....	\$11,500	\$91,025	\$55,000
No. at 5%.....	35	40	61
Amount involved.....	\$1,235,887	\$620,950	\$2,797,500
No. at 4%.....	26	19	6
Amount involved.....	\$762,800	\$897,600	\$82,500
No. at 4%.....	1	1	1
Amount involved.....	\$24,000	\$2,500	\$1,500
No. with interest not given	32	32	38
Amount involved.....	\$818,390	\$300,221	\$1,398,750
No. above to Bank, Trust and Insurance Companies	29	19	39
Amount involved.....	\$964,000	\$344,750	\$3,346,000
Total No., Manhattan, Jan. 1 to date....		1910. 3,840 1909. 4,206	
Total Amt., Manhattan, Jan. 1 to date....		1910. \$151,567,422 1909. \$140,386,011	
Total No., The Bronx, Jan. 1 to date....		1910. 2,821 1909. 3,016	
Total Amt., The Bronx, Jan. 1 to date....		1910. \$27,158,116 1909. \$26,765,638	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		6,661 7,222	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$178,725,538 \$167,151,649	

EXTENDED MORTGAGES.

1910.		1909.	
—May 20 to 26, inc.—		—May 21 to 27, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	48	38	9
Amount involved.....	\$2,144,050	\$1,146,050	\$51,100
No. at 6%.....	5	5	3
Amount involved.....	\$28,550	\$33,250	\$15,100
No. at 5%.....	1	1	1
Amount involved.....	\$7,000	\$7,000	\$5,000
No. at 5%.....	20	19	3
Amount involved.....	\$1,285,000	\$36,700	\$516,900
No. at 4%.....	1	1	1
Amount involved.....	\$795,500	\$12,000	\$444,900
No. at 4%.....	21	7	1
Amount involved.....	\$18,000	\$144,000	\$3,000
No. with interest not given	1	6	1
Amount involved.....	\$17,000	\$144,000	\$3,000
No. above to Bank, Trust and Insurance Companies	13	1	2
Amount involved.....	\$1,254,500	\$6,000	\$523,000
Total No., Manhattan, Jan. 1 to date....		1910 1,048 1909. 820	
Total Amt., Manhattan, Jan. 1 to date....		1910. \$42,952,388 1909. \$37,634,702	
Total No., The Bronx, Jan. 1 to date....		1910. 274 1909. 219	
Total Amt., The Bronx, Jan. 1 to date....		1910. \$3,730,406 1909. \$1,723,459	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		1,322 1,039	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$47,682,794 \$39,358,161	

PROJECTED BUILDINGS.

1910.		1909.	
May 21 to 27, inc.		May 22 to 28, inc.	
Total No. New Buildings:			
Manhattan.....	22	34	
The Bronx.....	38	70	
Grand total.....	60	104	
Total Amt. New Buildings:			
Manhattan.....	\$1,867,600	\$3,792,200	
The Bronx.....	705,950	1,555,250	
Grand total.....	\$2,573,550	\$5,347,450	
Total Amt. Alterations:			
Manhattan.....	\$316,921	\$624,425	
The Bronx.....	18,430	32,150	
Grand total.....	\$335,351	\$656,575	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	416	521	
The Bronx, Jan. 1 to date.....	857	1,156	
Mhhtn-Bronx, Jan. 1 to date	1,273	1,677	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$54,056,045	\$69,606,750	
The Bronx, Jan. 1 to date.....	18,327,420	18,484,010	
Mhhtn-Bronx, Jan. 1 to date	\$72,383,465	\$88,090,760	
Total Amt. Alterations:			
Mhhtn-Bronx, Jan. 1 to date	\$5,669,238	\$6,543,185	

BROOKLYN.

CONVEYANCES.

1910.		1909.	
May 19 to 25, inc.		May 20, to 26, inc.	
Total number.....	574	Total number.....	576
No. with consideration.....	22	No. with consideration.....	38
Amount involved.....	\$192,035	Amount involved.....	\$256,070
Number nominal.....	552	Number nominal.....	538
Total number of conveyances, Jan. 1 to date.....	11,173	Total number of conveyances, Jan. 1 to date.....	12,029
Total amount of conveyances, Jan. 1 to date.....	\$6,707,716	Total amount of conveyances, Jan. 1 to date.....	\$5,561,178

MORTGAGES.

Total number.....	507	625
Amount involved.....	\$1,995,175	\$2,208,243
No. at 6%.....	254	297
Amount involved.....	\$868,106	\$735,668
No. at 5%.....	67	87
Amount involved.....	\$249,250	\$346,362
No. at 5%.....	149	215
Amount involved.....	\$678,544	\$1,012,186
No. at 4%.....	1	2
Amount involved.....	\$620	\$662
No. at 3%.....	36	23
Amount involved.....	\$198,655	\$107,865
No. with interest not given	36	26
Amount involved.....	\$198,655	\$107,865
Total number of Mortgages, Jan. 1 to date.....	10,666	10,683
Total amount of Mortgages, Jan. 1 to date.....	\$56,797,923	\$45,488,572

PROJECTED BUILDINGS.

1910.		1909.	
May 20 to 26, inc.		May 21 to 27, inc.	
No. of New Buildings.....	90	289	
Estimated cost.....	\$639,882	\$2,165,565	
Total Amount of Alterations.....	\$116,165	\$117,450	
Total No. of New Buildings, Jan. 1 to date.....	2,824	3,650	
Total Amt. of New Buildings, Jan. 1 to date.....	\$16,762,702	\$21,378,118	
Total Amount of Alteration, Jan. 1 to date.....	\$2,039,061	\$1,796,093	

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
May 20 to 26, inc.		May 21 to 27, inc.	
No. of New Buildings.....	107	72	
Estimated cost.....	\$444,270	\$214,530	
Total Amount of Alterations.....	\$14,585	\$13,360	
Total No. of New Buildings, Jan. 1 to date.....	1,663		
Total Amt. of New Buildings, Jan. 1 to date.....	\$5,895,717		
Total Amount of Alterations, Jan. 1 to Date.....	\$321,225		

THE WEEK.

QUITE a noticeable falling-off in the brokerage branch of the market heralds the advent of Summer. There was some good business reported, but the weak spots are coming to the surface and the volume of trading is gradually declining. During the last few weeks the business has been unsatisfactory. Brokers when asked to state the reason could not point to any one cause, but all seemed to agree that New York institutions did not lend money so readily as some months ago, and this might have contributed to the creating of a dull market. The inactivity does not include building projects. A number of

plots were sold for improvement, among these being 142 and 144 West 71st st, which was bought by the Herald Square Holding Co. An 8-sty building for the exclusive use of physicians and dentists will be erected, similar to the former Sydenham apartments at the northwest corner of Madison av and 58th st.

The reimprovement of Park av is making good progress. The latest addition to the many new houses to be erected on the avenue is a 5-sty American basement dwelling, which Mr. Reginald de Koven will build on a 60-foot plot, between 85th and 86th sts. Plans for the erection of a 12-sty apartment house at a cost of \$300,000 in 823 Park av were filed this week.

THE AUCTION MARKET

UNUSUAL interest attached to the sale of property acquired by the city in connection with the building of the Subway Loop. After having made use of the easement the city decided to get rid of the unneeded part, consisting of six parcels. Three parcels were disposed of last Tuesday, and to the surprise of everybody the offerings sold for \$166,000 more than the valuation put upon the property by the city's appraiser. Mr. Joseph P. Day, the auctioneer of this sale, achieved a splendid success, which did not come to him, however, without having worked hard and intelligently. The sale at the Auction Rooms was little more than a formality, the real work having been done many weeks before. To make these properties attractive to investors Mr. Day drafted a bill which permitted trustees of estates, trust companies and savings banks to make mortgage loans on each parcel, although the right of easement had been retained by the city. The bill was passed by the Legislature and became a law before Mr. Day set about to advertise the sale. The unusual character of the terms imposed, as well as of the easements, did not at first appeal to investors and speculators. After a short but thorough campaign Mr. Day succeeded in convincing a number of real estate people of the desirability of the property. The sale was attended by many operators and the bidding was lively. The southeast corner of Centre and Walker sts, a plot of 17,500 square feet, made up of five separate parcels, was offered first. This was knocked down to John H. Hallock for \$251,000. The upset price was \$175,000.

The next plot, a block front on the west side of Centre st, between White and Walker sts, was bought by Samuel H. Stone, the upset price being \$150,000. The northeast corner of Centre and Canal sts was sold to Wm. A. White & Sons for \$75,000, which was \$30,000 over the upset price.

The three remaining parcels were withdrawn until structural changes can be made to increase the availability of the land. The sale of these will take place early in the fall.

The sale was the first application of the European plan of condemning more land than required for public improvements and selling the unused part for the profit of the community. It was also the first time that the city has sold land subject to a subway easement. The successful outcome of this experiment was not a mere matter of fortunate coincidences. Mr. Day did not take any chances. After having been entrusted with the sale of this property he went about systematically, first inquiring into the drawbacks and then strengthening the weak spots by legislation and by careful division, making the properties desirable and safe holdings. The profit is considerable. If the city had acquired the easements the cost would have been considerably higher. This method of buying outright, stripping it of easements and reselling the land thus reaping the enhanced value caused by the improvements made by the municipality, might not be such a bad thing for the city to install as a permanent feature of our condemnation procedure.

Another auction conducted by Mr. Day this week was the sale of the 12-sty Hotel Pierrepont. The property was knocked down for \$440,000 to the D. A. Cushman Realty Corporation. Other bidders were Herman Wronkow and Samuel E. Jacobs, of the Hudson Realty Co. The purchasers took the property subject to a mortgage of \$360,000 at 5 per cent.

ESTATE OF LEWIS GOUVERNEUR MORRIS AT AUCTION.

An auction sale of 175 lots owned by the estate of Lewis Gouverneur Morris at Morris Heights will be held at 11 o'clock on June 7 at the Real Estate Exchange salesroom, Nos. 14 and 16 Vesey st, by Bryan L. Kennelly. This property is part of a section which is being rapidly transformed into a high class residential district. It has frontages on Aqueduct, Tremont, Sedgwick, Andrews, Cedar and Morris avs and 176th, 177th and 179th sts. This part of the city has already rapid transit facilities, and they are to be improved in the near future. The Jerome av branch of the Broadway-Lexington av subway route will have a station at 177th st and Jerome av, a distance of only three blocks from the property. Every lot will be sold to the highest bidder. The terms of sale are: Ten per cent. of the purchase price will be payable on the day of the sale and 70 per cent. may remain on bond and mortgage for one, two or three years at 5 per cent. The property to be sold has been owned by the Morris family for more than two hundred years.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

LAFAYETTE ST.—Amos F. Lamphear sold for Jay & Candler, attorneys for the Wood estate, the southeast corner of 4th and Lafayette sts, a plot 56x120. The new owner, the Legal Realty & Mortgage Co., will improve the site with a 9-sty business building.

OAK ST.—G. Tuoti & Co. sold for Thomas Sileo the 6-sty tenement 30 Oak st, on plot 31x109.

13TH ST.—Harris & Vaughn sold to a client of Mooyer & Marston 118 and 120 West 13th st, two 3-sty and basement dwellings, on plot 41.8x103.3. The estate of Mary J. Martin and Helen Woodbury are the sellers.

20TH ST.—N. Weiner has sold 209 West 20th st, a 3-sty building, on lot 25x81.9, to L. J. Kreshover, who owns 207 adjoining, and now controls a plot 50x83.

Probable Improvement in 22d Street.

22D ST.—William J. Roome & Co. sold for the Van Aulen estate the property 143 West 22d st, a 4-sty building on a lot 20.10x98.9 to Chas. L. Grad. This property has been in the Van Aulen family since 1849. It is presumed that Mr. Grad represents the adjoining owner, who intends erecting a 12-sty modern loft building on the plot.

24TH ST.—N. A. Berwin & Co. sold for J. Wesley Pullman to John Palmer 123 East 24th st, a 3-sty building, on lot 25x98.9, bet 4th and Lexington avs. The new purchaser has no immediate plans for the property.

25TH ST.—D. Kempner & Son sold for Susan Q. Chambettag 207 West 25th st, 21x100, a 4-sty dwelling to the same clients who recently purchased through D. Kempner & Son 209 to 217, adjoining, forming a plot of 126 ft. front. The purchasers intend to erect a 12-sty store and loft building.

35TH ST.—Steven B. Ayres sold for the East 35th St. Real Estate Co. to James Forbes 108 East 35th st. The East 35th St. Real Estate Co. purchased this parcel intending to take title also to one or more adjoining parcels and erect a business building, but the opposition of neighboring owners to the erection of a business building led the company to abandon the plan.

35TH ST.—Albert B. Ashford sold for the Atlantic Realty Co. 239 West 35th st, a 4-sty building, on lot 21x98.8, bet 7th and 8th avs.

36TH ST.—Hugh Reilly sold 246 to 248 West 36th st, old dwellings, on a plot 38.4x98.9.

37TH ST.—The estate of Mary E. Fuller sold 27 East 37th st, a 4-sty dwelling, on lot 25x98.9, between Madison and Park avs. The buyer is a Mr. Winthrop.

48TH ST.—The Wessex Realty Co., represented by J. W. Ehrlich, bought through De Casanova & Co. 234 to 238 West 48th st, three 3-sty and basement dwellings, on plot 59x98.9. The sellers were Jennie E. McClelland, Susan Lydecker and George Wallace, respectively. S. G. Goodale & Son were associated as brokers in the sale of 234, and Hulbert Peck & Son in that of 236. The Wessex Realty Co. has also bought through De Casanova & Co. 248 West 29th st, a 3-sty building, on lot 20.6x98.9.

49TH ST.—Henry R. Stern bought from Margaret C. Magan 165 West 49th st, a 3-sty dwelling, on lot 20.10x80.

49TH ST.—Baumann & Osorio sold for George N. Curtis, a client of S. B. Goodale & Son, 127 West 49th st, a 2-sty garage, on lot 22 x100.5, bet 6th and 7th avs. The last sale of the property was in 1874.

54TH ST.—The Girls' Friendly Society, an organization of women in the Episcopal Church, has purchased 155 East 54th st, a 5-sty building, on lot 25x100.5, bet Lexington and 3d avs. The owner of record is Harry B. Kyle.

LEXINGTON AV.—Mrs. Mary C. McCabe sold 725 Lexington av, a 4-sty and basement stone front dwelling, on lot 18.5x76, adjoining the northeast corner of 58th st. The purchaser is Israel O. Blake, who owns 723 and 727 Lexington av and 135 East 58th st, adjoining. He now controls a plot fronting 65.5 ft on the avenue and 95 ft. on the street.

3D AV.—H. Nelson Flanagan sold 293 3d av, for John J. Halstead, to a Mr. Goldman.

3D AV.—Isaac Hattenbush, with S. Rosenberg, sold for Meister Realty Co. to Matthew R. d'Amora, 861 3d av, a 5-sty front and rear tenement, on a lot 25x110. In part payment 133 Pitt st, a 5-sty front and rear tenement, on a lot 25x100, was given.

7TH AV.—K. Bunnell and others sold 278 7th av, southwest cor of 26th st, 3 and 4-sty buildings, on a lot 24.8¼x100. The southeast cor, together with 277 and 279 7th av, was recently purchased by the Madison Square Mortgage Co., who control the entire block front on the east side of the av bet 25th and 26th sts.

NORTH OF 59TH STREET.

61ST ST.—The estate of Rachel King sold the 4-sty dwelling house 149 West 61st st, on lot 13.10x100.5.

62D ST.—Frederick Southack and Alwyn Ball, Jr., sold to Dr. Lewis A. Conner for Mrs. J. West Roosevelt 119-121 East 62d st, 3-sty and basement dwellings, on lot 16x68.9 and 16x70.6. Dr. Conner recently sold his residence at 53 East 49th st to the New York Central & Hudson River Railroad.

71ST ST.—The Herald Square Realty Co. has sold to Sarah Friedman for occupancy 138 West 71st st, a 4-sty and basement dwelling, on lot 20x100.5.

75TH ST.—The Frank L. Fisher Co. sold for Austin Slauson, of Jington, N. Y., 238 West 75th st, a 3-sty dwelling, on lot 20x102.2.

77TH ST.—John P. Kirwan sold for H. K. Kimberly 163 West 77th st, a 3-sty dwelling, on lot 17.6x102.2, to a client for occupancy.

77TH ST.—Pease & Elliman have sold for Charles Adler 144 West 77th st, a 4-sty dwelling, 21x55x102.2, to a client for occupancy.

77TH ST.—Dr. Ellwood Harlow sold 13 East 77th st, a 4-sty dwelling, on lot 16.8x102.2. The property is three doors east of Senator W. A. Clark's residence, at the north cor of 5th av and 77th st.

78TH ST.—The Frank L. Fisher Co. has sold for the Reilly estate the 4-sty dwelling 164 West 78th st, on lot 20x102.2, to the Stronghold Realty Co.

92D ST.—The Operating Realty Co. sold to William Sheehan 125 East 92d st, a 3-sty and basement private residence, on plot 25 x100.8½.

94TH ST.—Slawson & Hobbs sold for the estate of Jacob Lawson the eight 4-sty dwellings 256 to 270 West 94th st, on plot 125x100.8. The houses adjoin the Stuart apartment house at the southwest corner of Broadway and 94th st, and extend to within 100 ft. of West End av. The north side of 94th st at this point is vacant and is owned by the Higgins estate.

103D ST.—Dr. Helen Cooley Palmer bought 253 West 103d st. a 3-sty and basement dwelling, on lot 18x50, adjoining the northeast corner of West End av. Dr. Palmer is the present tenant. Title to the property stands in the name of Webster C. Powell, Jr., who bought it in 1897.

103D ST.—The two 4-sty dwellings 302 and 304 West 103d st, adjoining the southwest corner of West End av, have been sold by Andrew Cone and Chas. E. Duross, respectively. The houses occupy a plot 40x100.11. Emil W. Klappert recently acquired the corner house on West End av and also 873, a few doors to the south.

109TH ST.—Anna Kopiloff sold 205 East 109th st, a 4-sty tenement, on lot 19.10x100.11, to Morris A. Rosenbaum, who owns 207, adjoining.

118TH ST.—Louis H. Lowenstein bought the 3-sty dwelling 83 West 118th st, on lot 20x100.11, adjoining the northeast corner of Lenox av. Ignatz M. Atlaz was the broker.

131ST ST.—G. A. Derschuch and Wm. J. Nolan sold for Edward Herrmann the lot, 25x99.11, on the north side of 131st st, 150 ft. west of Amsterdam av.

135TH ST.—The D. L. Block Co. sold 616 West 135th st, bet Broadway and Riverside Drive, a 5-sty new-law house on plot 38.9 x99.11, to a client of Reeve A. Silk & Co. for investment.

136TH ST.—Du Bois & Taylor sold for the estate of Herman Oppenheim to a client for investment, the 5-sty new-law apartment house known as the Hudson View Court, 618-620 West 136th st, on plot 54x100.

151ST ST.—Duff & Brown Co. sold for John M. Cahill 517 West 151st st, a 3-sty dwelling, on lot 30x100.

156TH ST.—The Holland Holding Co. sold the plot 125x100 on the south side of 156th st, 100 feet east of Broadway. The purchaser is the Kirby Construction Co., J. Charles Weschler, president, which will improve the property with apartment houses.

180TH ST.—The Knap & Wasson Co. sold for S. Elkin to E. Morris Butler, of the Butler & Hermann Co., the Kingsleigh, at 712 and 714 West 180th st, a 5-sty apartment house, on plot 58.4x100. The same brokers recently disposed of the Stanleigh, a similar structure, at 716-718, adjoining, for Mr. Elkin. The houses are located between Broadway and Fort Washington av, and were built by Ferguson Bros.

183D ST.—The Miles estate sold 659 West 183d st, a 3-sty dwelling, on lot 16.8x74.11, to Mrs. Rosa A. Kehoe, who owns No. 657, adjoining.

AUDUBON AV.—G. A. Derschuch and Wm. J. Nolan sold for P. S. Treacy the plot, 92x100x irregular, at the southwest cor of Audubon av and 191st st.

Sale on Upper Broadway.

BROADWAY.—Arnold, Byrne & Baumann have sold through Wm. S. Baker for the Sun Construction Co. the "Pavonazza," a 6-sty elevator apartment house at the southwest cor of Broadway and 152d st, on plot 150x100. This is one of the largest apartment houses recently completed on upper Broadway, and has been held at \$350,000. The transaction is an all-cash one, there being no element of trade in the deal.

CATHEDRAL PARKWAY.—The Barkin Construction Co., of which Samuel Barkin is president, has bought the northwest cor of Cathedral Parkway and 7th av, a plot 100x70.10. August Oppenheimer holds title. An apartment house will be erected.

LENOX AV.—A. Strauss sold the Victoria, a 7-sty elevator apartment house, at 544 to 550 Lenox av, southeast cor of 138th st, on plot 100x100. The purchaser, whose identity could not be learned, gave out-of-town property in part payment.

LEXINGTON AV.—Peter G. Ottendorfer sold for John Ottendorfer 1045 and 1047 Lexington av, two 3-sty and basement stone front dwellings, on plot 34x55, between 74th and 75th sts. The seller acquired 1047 in 1896, and 1045 in 1899.

MADISON AV.—G. Seide & Son sold for Mrs. Augusta Briefner 1532 Madison av, northwest cor 104th st, a 4-sty building, on lot 17.2x70.

Reginald de Koven to Build a Residence on Park Avenue.

PARK AV.—Among the sales of interest closed this week was that of 1025 to 1029 Park av, three old fashioned dwellings, on a plot 60 x88, between 85th and 86th sts. Reginald de Koven is the buyer and the present buildings will be torn down and a 5-sty American basement residence erected on the site. Amos R. E. Pinchot was the seller and Henry D. Winans & May the brokers. The houses were valued at \$35,000 each. Mr. Pinchot owns the dwelling which adjoins on the south. He purchased these dwellings together with the southeast and southwest corners of Park av and 85th st, in 1905, with the object of controlling the improvements to be erected in the immediate vicinity of his residence.

PRESCOTT AV.—O'Connor, Lawrence & Ellison, in conjunction with John P. Leo, Jr., sold for the Carlson Estate, to Yale D. Benner, the 3-sty dwelling, together with a plot of about 7 lots on the east side of Prescott av, east of Nichols pl.

ST. NICHOLAS AV.—J. E. Briggs sold for Donald Robertson to a client, the northeast corner of St. Nicholas av and 186th st, a 5-sty and basement apartment house with stores, on plot 58x100.

Activity in the West End.

WEST END AV.—Noah Freedman, of Chas. E. Schuyler & Co., sold for Mrs. Aida C. Barnes to Mrs. Ada Mutner 355 West End av, a 4-sty dwelling on lot 21x55, adjoining the southwest cor of 77th st.

WADSWORTH AV.—Butler & Herrman Co., in conjunction with Oscar L. and John R. Foley, sold for the Gusseroff Realty, Building & Construction Co. to the Bristol Realty Co., E. Morris Butler, president, 130 Wadsworth av, a 6-sty elevator apartment house, on a plot 75x100, at the southwest corner of 180th st. The property was held at \$200,000. In part payment 85 East 3d st, a 6-sty tenement, on a lot 37.6x100, was given; also 100 lots at Atlantic City, N. J.; 25 at Riverhead, L. I., and 10 at East Orange, N. J.

Washington Heights

West Side of Harlem River
One Rapid Transit Route Downtown
Value of Lots \$10,000 to \$50,000

Morris Heights

East Side of Harlem River
Four Rapid Transit Routes Downtown
Another About to be Built

Value of Lots \$1,000 to \$5,000

Note the great difference in value

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New York Life Insurance & Trust Co., Trustee, and the Heirs

Which is to be sold

TUESDAY, JUNE 7th

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Absolutely Without Reservation

175 LOTS

On Morris Heights

Between 176th and 179th Streets

On Aqueduct Ave. Sedgwick Ave. Andrews Ave.
Tremont Ave. Cedar Ave. and Morris Ave.

All legally opened avenues, assessments for which have been paid

**70% can remain on mortgage at 5% for 3 yrs.
Titles guaranteed by the Title Guarantee and Trust Co. Free of Cost**

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BRONX.

HEWITT PL.—Lauter & Blackner sold for Leo Levinson the 5-sty triple flat, 826 Hewitt pl, on plot 40x100.

JENNINGS ST.—Max Marx sold to Elizabeth Donnelly 862 Jennings st, southwest cor of Intervale av, a 6-sty apartment house, on plot 117.6x65.4x110x24. This is one of a row of 4 houses recently taken in trade from Robertson & Gammie.

MANIDA ST.—Meehan Building Co. sold the two 2-family houses 833 Manida st to Elizabeth W. Curtin, and 837 to Annie Eagan. These make a total of five houses sold within the last month.

156TH ST.—W. E. & W. I. Brown, Inc., in conjunction with F. W. Sohns, sold for Mrs. Augusta Morris de Peyster the 6-sty apartment house, the Rockledge, on a plot 50x99, located at the southwest cor of East 156th st and Elton av.

163D ST.—Richard Dickson sold for Anna M. Decker the 2-family house 628 East 163d st, on lot 18.9x99.

225TH ST.—A. N. Gitterman sold for Mrs. Anne K. Wait, of Newburgh, N. Y. (wife of Dr. Wesley Wait), a plot on the north side of 225th st, about 105 ft. west of Marble Hill av. The purchaser is F. S. Blun, treasurer of the Marble Hill Realty Co., who now controls a plot of over 6 lots at this corner, negotiations for which are

pending. The prospective purchaser is planning two 6-sty elevator apartment houses for this site, similar to the one now in course of construction on the northeast corner of 225th st and Marble Hill av.

AQUEDUCT AV.—Chas. E. Cathie sold for William Maloney the plot, 32.3x100, on the east side of Aqueduct av, 286.4 ft. north of 183d st.

ALEXANDER AV.—James L. Wells, former president of the Department of Taxes, has purchased the northwest corner of Alexander av and 139th st, and is having the building remodeled from plans by Albert E. Davis.

BATHGATE AV.—E. P. Murphy sold for Ella L. Heberd a plot 125 ft. on the east side of Bathgate av, 83 ft. south of 180th st, to Chas. R. Faruolo, who will improve same with two 6-sty apartment houses.

HAVILAND AV.—Frank Gass, Inc., sold to John Kuttner for Manhattan College, the north half of plot 239 map of Unionport, 100x108, on the south side of Haviland av, 205 east of Olmstead st.

HEATH AV.—Julius Scott sold for the estate of Maurice Rapp 11 lots in the east side of Heath av, south of 250th st, to M. Scholem, and resold the same to E. Glauber.

HUGHES AV.—Henry W. Fedden & Co. sold for a Mr. Tarof the 1-family dwelling known as 2149 Hughes av. The purchaser will occupy the same.

HUGHES AV.—M. T. Ring sold for Hugh Donohue to William Buhler 2171 Hughes av, a 1-family dwelling, on lot 25x95.

LAWRENCE AV.—M. Morgenthau, Jr., purchased from W. H. Harden his undivided one-half interest in the southeast cor of Lawrence av and Graham sq, in the Highbridge section of the Bronx. The property lies one block east of Sedgwick av, and one block south of 167th st, and has a frontage of over 57 ft. on Lawrence av and 92 ft. on Graham sq. Mr. Morgenthau purchased this property with Mr. Harden at auction 12 years ago, and by the purchase of this one-half interest obtains full control of this property.

SEDGWICK AV.—G. Tuoti & Co. sold for a client the 3-sty flat 1819 Sedgwick av.

TIEBOUT AV.—E. B. Robertson sold one of the three houses on the east side of Tiebout av, just south of 187th st. Mr. Robertson acquired the property at the Sutphin estate auction sale held last April.

WEBSTER AV.—J. P. & E. J. Murray sold for F. M. Edwards the lot, 50x112, on the west side of Webster av, bet Woodlawn road and 205th st.

LEASES.

Albert B. Ashforth has leased space in the Cameron Building at the northeast corner of 34th st and Madison av, to the Cantiaque Development Co., real estate operators, and to De Haan & Rouss.

Duross Co. have leased the store 143 West 29th st for Daniel L. Dryer, to Henry McCann; the 2d loft, southeast corner of 22d st and 11th av, for Michael F. Farley, to Thomas Burns; the 1st loft of 291 8th av, for the Shaw estate, to the Hygienic Disinfecting & Exterminating Institute, Inc.

H. C. Senior & Co. have leased the following: for Frederick and Wilhelmina Schuppert, the 4-sty dwelling, 118 West 64th st to Victor Caubaud; for Samuel C. Baum, the stable at 602 West 45th st, to Peter J. Mulhern; for Mary C. T. Talbot, the 4-sty dwelling, 37 West 68th st to Almira Greer; all for a term of years.

Wm. A. White & Sons have consummated another 21-year lease for the Trinity Church Corporation, which will erect an 8-sty and basement fireproof building at the northwest corner of Canal and Sullivan sts (being 417, 419 and 421 Canal st and 2 and 4 Sullivan st) for Peter A. Frasse & Co., one of the largest machinist supply houses, at an aggregate rental of about \$350,000.

J. P. & E. J. Murray have leased for the Gates estate, for a term of years, the store and basement at 2054 3d av to the George Feld Co., dealers in range and stove supplies; also the store 2052 3d av, to Indig Bros., ladies' tailors; also store and basement 2104 3d av to Bromberg Bros., for cloaks and suits; 1812 Lexington av, to J. F. McMahon; 133 East 114th st, to Mrs. E. Koehm; 1716 Madison av, to S. Silver; 114 East 112th st, to S. Maider; 130 East 107th st, to A. Maviglia.

REAL ESTATE NOTES

The house reported sold by Folsom Bros. in our last issue was 108 East 12th st, not 106.

Julius Scott was the broker who consummated the leases credited in our last issue to T. Scott & Son.

The real estate firm of Thorn & Co., formerly at 2514 Webster av, have removed their offices to 36 Kingsbridge Road West.

M. Morgenthau, Jr., president of the M. Morgenthau, Jr., Company, will leave on Saturday for his summer cottage "Larita Lodge," on the St. Lawrence River, for two week's stay. Mr. Morgenthau has rented the cottage for the month of August to Mr. Ralph Wolf, of the firm of Hays, Hershfield & Wolf.

The Title Guarantee & Trust Company loaned to Alfred C. Bachman, on 1st mortgage, \$75,000 on the 4-sty and basement brick and stone dwelling at 9 West 52d st; also \$35,000 for 5 years at 4½ per cent. to Nina Perry Paris, on the 4-sty and basement brownstone dwelling at 124 East 72d st, occupied by the owner.

The Interborough Rapid Transit Co. has begun to take up the tracks, laid over five years ago, on Intervale av, between Westchester av and Crotona Park, on account of not being able to obtain a franchise to run their cars along the parkway. They will replace these tracks on Hunts Point av, east from Southern Boulevard and 163d st to Hunts Point, and also west-erly on 163d st, from Southern Boulevard to Jerome av.

Governor Hughes has signed the Odell bills to enable the State to accept gifts of land in Orange County and money offered by Mrs. E. H. Harriman, J. P. Morgan, Helen and George Gould, George W. Perkins, John D. Rockefeller, William K. Vanderbilt and others for park purposes, and providing for

an issue of \$2,500,000 bonds by the State for Palsades Park, which was one of the conditions imposed by the givers.

Ernest Hall Coolidge has opened an office at 960 East 163d st, where he will conduct a general real estate business. The office is in the heart of the Hunts Point section; a specialty will be made of building management. Mr. Coolidge has had an experience of years in the real estate business of New York and other large cities, having been recently connected with Henry Morgenthau Co. of this city, large operators in this section.

The M. Morgenthau, Jr., Company has been appointed agent and manager of the properties at 43 Second av, 205-7 Elizabeth st and 227 Bowery, belonging to Anna A. Stolts, Florence E. Twidy and Eva A. Cone. They have closed the following leases in the property 43 Second av: M. Steinberg, S. C. Marum Co., Wolf Horowitz, Lenkowsky Bros. & Co., Lyzer Lewkowitz, which completes the leasing of the premises which are now fully occupied.

Clarence J. Ramsey, of 132 West 12th st, Manhattan, has been appointed deputy commissioner in charge of the Borough of Manhattan, a place newly created by the Tax Board. Heretofore these duties have been attended to by Frank J. Bell, chief deputy of the entire city. The salary of the now post is \$3,500 a year. Mr. Ramsey has been a deputy tax commissioner in charge of the theatrical district in Manhattan, at \$2,700 a year, for some time.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 74, of which 20 were below 59th st, 34 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 97, of which 30 were below 59th st, 43 above, and 54 in the Bronx. The total number of mortgages recorded for Manhattan this week was 162, as against 198 last week, and in the Bronx 154, as against 161 last week. The total amount was \$5,377,302, as against \$7,241,710 last week.

The amount involved in the auction sales this week was \$1,885,888, and since January 1, \$32,483,352. Last year the total for the week was \$2,784,808, and from January 1, \$29,441,502.

FORSYTH ST.—M. L. Levin sold for Adamson & Baum to Jacob Levy 178 and 180 Forsyth st, old buildings, on plot 50x100. Mr. Levy has also purchased through the same brokers 204 and 206 Eldridge st. The buyer will build a loft building on the latter site.

29TH ST.—The Douglas Robinson, Chas. S. Brown Co. sold for the Cairns estate 26 East 29th st, a 4-sty dwelling, on lot 38.6x24.8, to Dr. Thos. A. Emmett. Dr. Emmett bought the property to square his plot, now comprising 98.9x100, at 89 to 95 Madison av, southeast corner of 29th st, opposite the Hotel Seville.

142D ST.—James A. Harris sold 639 West 142d st, a 3-sty and basement dwelling, on lot 15x43.4, near Riverside Drive.

187TH ST.—H. A. McDonough sold for John Rendall the 4-sty double flat on plot 33.4x100, on the north side of 187th st, 23 ft. west of Park av, to a client for an investment.

PERRY AV.—Frederick Fox & Co. sold for James Morrison, Jr., to Davis Brown the 3-sty cement dwelling and garage on plot 75x100, on the west side of Perry av, 126 ft. north of Bedford Park Boulevard. The property was held at \$30,000.

153D ST.—The Douglas Robinson, Chas. S. Brown Co. and W. E. & W. I. Brown sold for Frederick Braun 481 East 153d st, a plot 50x103, 100 ft. west of Morris av.

WEEKS AV. &c.—John Kelly sold for John Curran to a builder the plot 91.9x95, on the east side of Weeks av, 75 ft. north of 175th st; also for Louise E. Burton the 1-family dwelling 353 East 235th st; for William Alexander the 1-family frame dwelling 2055 Anthony av.

TREMONT AV.—H. A. Stadler sold for Tillie M. Stadler another of the new 2-family detached frame houses at Tremont and Leiland avs.

SUBURBAN.

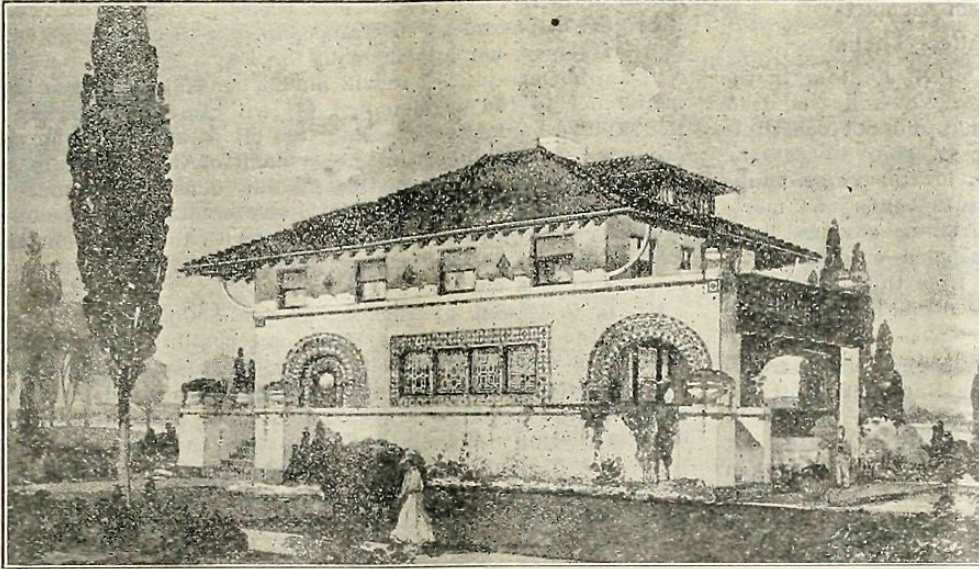
WESTERLEIGH, S. I.—J. Sterling Drake has sold for Ira J. Trench to Mrs. Helen V. Dorman the plot 40x75 on the northwesterly corner of Deems av and Washington pl, Westerleigh, on which Mrs. Dorman will build a modern residence as an investment.

TOTTENVILLE S. I.—Mr. McNeil purchased through Cornelius G. Kolff of Mary Bedell and others plot 181x283, on the northwest cor of Cross and Manee avs, Tottenville, S. I.; also John D. Gillies, of Giffords, S. I., purchased through Cornelius G. Kolff of Crowell M. Seguire, 4 lots of land under water with riparian rights attached, the dimensions being 100x600 ft., at the foot of Bayview av, Giffords.

MT. VERNON.—The Wheeler Corporation report the sale of 41 lots in Vernon Park, Mt. Vernon, during the last 15 days as follows: Lots 64 to 74, 77 to 80, 83, 90, 91, on Beechwood av; lots 20, 21, 30, 31, 32, 33, on Brookside av; lots 27 and 28, Hillside av; lots 27, 28, 29, 30, 33, 34, 35, 36, 57, 58, 61, 62, on Grandview av. This is an indication that suburban real estate, especially in Mt. Vernon, is normally active for this time of year.

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FEASIBILITY OF THE ROCK TUNNEL.

A Costly Experiment to Taxpayers, is the Argument of Mr Schrag.

A PARAMOUNT issue among the problems confronting the City Government is the supply of water. Civic organizations and city and State officials alike have given this matter considerable attention and the Board of Estimate will be called upon to pass upon a new scheme for water supply, a rock tunnel, the cost of which is said to be nearly \$50,000,000.

The United Real Estate Owners' Association has opposed this plan and Mr. Louis Schrag, the chairman of its Committee on Water Supply, will appear before the Board of Estimate next Tuesday to submit reasons why the building of the rock tunnel should not be approved.

"No one can tell what the final cost would be to tunnel from 300 to 600 feet below the surface," said Mr. Schrag.

"There are no definite plans and specifications to show the ultimate cost; but some engineers tell us it would exceed 50 million dollars," he continued. "The conditions on Manhattan as to rock formation, are not and cannot be definitely known. Experts say there is very little solid rock to be found on Manhattan; it is mostly gneiss and slate rock which would make the tunnel scheme a costly one to the taxpayers.

"Little is known about the subterranean formation of Manhattan Island, and the great cost incident to obtaining accurate information in respect thereto, does not justify the hazard of making such experiments with the prospect of unsatisfactory results. Repeated and convincing demonstration of the impracticability of this rock tunnel scheme have confirmed our belief that to undertake it would only tend to delay and hamper the consummation of the real purpose in sight, namely, the furnishing immediately of a full and adequate supply of water to our citizens.

"Judging by past experience, a contract should not be let for a rock tunnel on such an uncertainty; it may result in enormous additional expenditures to complete the undertaking, and in that event taxpayers would be called upon to bear an unjust burden.

"The feasibility of the tunnel, however, is not the only question; it is the cost, the safety of it and its advantages. One does not have to be an engineer to know that it is not judicious to sink the water supply of this great city, amounting to 500 million gallons, 300 to 600 feet under Manhattan. Think what would happen in the event of an abrasion or a slight tremor of the earth or any of the unforeseen occurrences. How are they going to repair it? The rock so far as known is nearly all gneiss or slate. The statement of Chief Engineer Smith, recently made, that the present pipes under Manhattan are in as good condition now as they were thirty years ago, might well be considered as a strong argument of present conditions, and against the construction of the rock tunnel.

"All that is required for Manhattan to receive water from the Catskills, is to construct a branch from Hillview Reservoir to Jerome Reservoir to connect with our present distributing system. Taxpayers realize how largely these water schemes increase the budget and their tax bills each year. It cannot be denied that the Board of Water Supply has become a somewhat expensive asset in our municipality, and while we have a sufficiently high regard for their professional attainments and their unbounded interest in our community, at the same time we must have a care lest we are not involved in this additional extravagant and unnecessary outlay. Water, intended so freely by Nature, has become a most expensive commodity. The annual interest alone on 4 per cent. bonds, 25 to 50 years, not counting the principal on the 161 million dollars Catskill scheme, will add over 6 million dollars a year to the budget.

"In 1906 the Water Department estimated that by 1909 the whole city, including Manhattan, The Bronx, Queens, Kings and Richmond, would be using 640 million gallons a day; the fact is, that we are only using about 490 million gallons a day. We favor the original plans, which will be less expensive to connect the Catskill's water with all five boroughs, namely, from Hillview reservoir across the Bronx to Queens (the most central point in the Greater New York), than to Kings and Richmond, as a precaution in the event of anything happening to our water supply on one side of the river or the other. We could then send water to Long Island to supply the need or send water from there to Manhattan and Bronx. We would also have a united connection between all the Boroughs in case of an emergency."

WATER METERS AT PUBLIC EXPENSE.

The present ordinances of this city require water meters to be installed upon all business premises, the cost thereof to be borne by the owner. The charges imposed for placing meters are in many cases extortionate and in all cases far in excess of a reasonable charge, owing to the conditions attached to their placing. The cost of large meters and of connecting them frequently reaches several hundred dollars. Small meters, whose average cost in Cleveland, Ohio, is about \$26, have cost as much as \$144 in this City.

A bill is well advanced in the Legislature which promises relief to individuals, by placing the cost of meters and their connection upon the public treasury, in other words, the taxpayers. This is said to be the first step in the new policy of the Department of Water Supply looking toward a thorough reform in the matter of water meters, their management, and the collection of water revenues. A further step in the reform will doubtless be the bringing of the cost of these meters down to a reasonable basis.

TO OPPOSE OPPRESSIVE LEGISLATION.

The Aldermanic Bill Requiring Names on Front of Buildings Not Liked by Real Estate Owners.

AT a meeting of the United Real Estate Owners' Association held last Tuesday at the Grand Union Hotel, it was decided to protest against the actions of Judge Snitkin and other District Court Judges in granting extra time to tenants in dispossess proceedings. Unless these rulings are modified the Board of Counsel was instructed to take necessary steps to protect the interests of the members. The Committee on Water Supply, through its chairman, Mr. Louis Schrag, presented a lengthy report on the High Pressure Tunnel under Manhattan for the distribution of the Catskill Water Supply. The association is opposed to the construction of this tunnel and will ask for a public hearing on this matter before action is taken thereon. The Committee on Law and Legislation, through its chairman, Mr. Chas. H. Schnelle, reported on the bills now before the Legislature of interest to Real Estate Owners, especially on the so-called Water Meter Bill, which was hurriedly passed by the Legislature without the committee having been given the privilege of a hearing. The matter came up before the Mayor, who vetoed the bill.

The committee also reported on the two bills before the Board of Aldermen, the one in reference to the placing of appliances on the front of buildings for the purpose of turning off the gas of the property, also a bill requiring the placing of signs on the front of buildings with the owners name and address. Both of these bills the committee is opposing before the Board of Aldermen.

POSTAL BANKS NOT A MENACE.

Local Savings Institutions Entertain Conflicting Views on How It Would Affect Them.

BY way of reply to the communication of N. J. Stone in the last issue of the Record and Guide in which he inquired whether the proposed Postal Savings Banks did not constitute a menace to the future development of real estate by causing a withdrawal of deposits now resting in local savings banks the funds which are invested in real estate bonds and mortgages, interviews were obtained from leading savings bank officials. Some saw no cause for apprehension on this score. Even those who feared a possible danger from this source said that harmful effects would only be apparent in places outside of New York. The interviews follow:

THE DRY DOCK SAVINGS BANK, W. F. Patterson, treasurer: "I do not believe the Postal Savings Bank bill, if it becomes a law, will affect the ability of real estate owners to borrow on their property in any of the larger cities, as I do not think that the opportunities offered by that bill will be taken advantage of by other than people located in the sparsely settled districts, who do not have at the present time adequate banking facilities."

BOWERY SAVINGS BANK, William E. Knox, Comptroller: "The passage or defeat of that bill will not affect savings banks as much as that (Mr. Knox held up the point of his little finger). In other countries, such as England and Germany, where Postal Savings Banks have been introduced, it has been found that deposits in the other savings banks have not fallen off. New York City banks, or those in the eastern section of the country, should have no concern over this proposed legislation, for if enacted it will not have harmful effect. It may be a good thing for remote or sparsely settled districts, but surely no depositor is going to be satisfied with two per cent. interest when a savings bank here pays from three and one-half to four per cent. That will safeguard the man who wants loans on his real estate."

CITIZENS SAVINGS BANK, Henry Hasler, President: "While savings banks in certain sections would be affected by such a law, it would not interfere with local institutions. The smaller savings banks such as are found in remote portions of the country might suffer, but the local banks or real estate interests will not be menaced."

EXCELSIOR SAVINGS BANK, William J. Roome, President: "The American people are too intelligent to put their money in a savings institution where they will get only two per cent. when they can get almost double that interest in State controlled savings institutions. The savings banks, as far as I have been able to learn, are not seriously concerned over the situation. The postal bank will not come in competition with us. As for inducing the hoarders to put their money in banks it might prove effective if there was a large number of hoarders to-day. In my opinion they do not exist except in times of panic, so the Government will not have a large class to draw from. It will be more beneficial way out in the West than here."

BROADWAY SAVINGS INSTITUTION: One of the officials of the bank said he thought the Postal Savings Bank, if created by legislative enactment, would not draw the funds that now go into the savings banks in the large cities. He has been in close touch with Representatives who have their assurances part in the debates on this subject, and from their assurances and from his own personal study of the situation, he was sure that there was no cause for the apprehension that any correspondent fears. It might work a benefit, he thought, upon the savings banks in this way. They would give the foreigners an opportunity to deposit their savings in an institution such as they are accustomed to in their home countries, he added. They have more faith in a Government bank than in a private one. Coming into this country they may not wish to take imaginary chances. They will deposit in the Postal Savings Bank. They will soon find out that they are not getting as much interest as they could get if their funds were in a different institution and would seek to get the three and a half per cent. instead of two. A newly arrived alien is a panicky citizen, the banker said, until he gets accustomed to American ways. Fresh from the other side and depositing in a savings bank, he is the first one to give a bank a run. As an educational institution, he thought the Postal Savings Bank might do some good.

UNION DIME SAVINGS BANK, Charles E. Sprague, President: "I believe your correspondent is right; that there is a real danger in the Postal Savings Bank. In my opinion it is a wicked aspersion upon the savings banks of the country to intimate that they are not safe depositories. There have been wicked men in savings banks, but there have also been wicked men as country postmasters, yet the Government would put the poor man's savings into the hands of a village postmaster who is untrained in business and is frequently unbusinesslike even in the smallest details of the conduct of his office.

"According to the information I have at hand, the Senate proposes to start, not in the sparsely settled communities where

it would do the most good, but right in New York City, where its usefulness is in doubt. Here they would make savings banks of their forty branch post offices. There is no need for that kind of patrimony in Manhattan, nor in New England, nor in New Jersey, nor anywhere in the East.

"I am not afraid that it will hinder bond and mortgage investments nor in the development of real estate. They say that the savings banks are opposing this bit of legislation on selfish grounds. The savings bank department of the American Banking Association has investigated this question without bias. Such legislation will stand in the way of development of small Western towns and it would interfere with the establishment of savings banks in the many small towns in the immediate suburbs of this city."

Mr. L. C. Cowen, of Tuckers, Speyer & Co., said: "I do not believe the Postal Savings Bank can possibly effect the New York City mortgage market. First, because the amounts involved are too small and also because second and third mortgages in the outskirts are so much more productive from an interest bearing standpoint than a savings bank can possibly be."

Mr. Jos. T. Mulligan, a real estate broker, was found of the opinion that a Postal Savings Bank law would have a decidedly good effect on the mortgage money market situation, in view of the fact that the depositors would be of an entirely different class, made up principally of out-of-town wage-earners who in the past have had no facilities offered them for their savings, but who would take advantage of the Postal Savings Bank. When they have a sufficient amount on deposit they will transfer to a city savings institution that pays a larger rate of interest. Consequently the banks will have more funds for investment in first mortgages.

SEASHORE PROPERTY FOR CITY HOMES.

All year residences by the ocean, within thirty minutes of City Hall, are offered by the Manhattan Beach Estates to people who are looking for homes containing all improvements and conveniences of city property and at the same time possessing all country advantages and the everlasting charm of the beach. On one side bounded by the Atlantic Ocean, on the other by Sheepshead Bay, the property of the Manhattan Beach Estates is cooled by ocean breezes. All improvements and other features of a modern city have been recently installed by the owners of the property. No assessments will be levied for these improvements. Mr. Jos. P. Day, the sales agent of the Manhattan Beach Estates, has already disposed of \$775,000 worth of lots. Many all-year residences and bungalows are under construction or approved. The rest of the lots are offered on easy terms. As an investment this property offers the stability of New York City real estate, being near enough to the business centres of both Manhattan and Brooklyn to be directly affected in increasing metropolitan population. The Manhattan and Oriental Hotels are near, but not near enough to disturb the home atmosphere of this new community which is rapidly growing.

COMMUTERS ARE DEPLETING CITY DWELLINGS

The increase of commutation rates for New Yorkers living in suburbs outside of the city limits should not be deplored by property owners of Manhattan, according to the views expressed by Mr. Lewis J. Phillips, who says in a letter to the Record and Guide:

"Why the pity and consideration in the newspapers at the increase of commuters' rates, when the agitation must affect commuters only? The recent census did not show in Manhattan a proportionately normal increase recently in living population, and the tunnels and bridges are certainly drafting and will further deplete our home dwelling numbers.

"To-day this class pays rent and sleeps in New Jersey or outer Long Island, eats breakfast before coming here, brings lunch and returns home for supper. New York gets a sidewalk wearing out benefit, other than, possibly, the purchases made in the department stores, which do not proportionately pay sufficient taxes.

"If there can be any husbanding of our own population by an increased cost to those who would leave us, let us welcome it and be pleased that something may obtain to stimulate, or at least to retard, the lessening income from real estate."

PROPERTY OWNERS TO CONSIDER CONGESTION PROBLEMS.

The first public hearing of the New York City Commission on Congestion of Population will be held on Thursday evening at 8 o'clock in the Bronx Municipal Building, 177th st and 3d av. The Commission has extended an invitation to all associations of property owners and to the public in general to attend. The subject will be the general one of Congestion of Population, its Causes and the means to be adopted for its Relief. The Commission has been assigned permanent headquarters in Room 219, at 280 Broadway, where it has already held several meetings.

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NEW THOROUGHFARE PROPOSED.

Mayor Gaynor Would Open a Central Avenue
Between Fifth and Sixth—Views of Owners.

THE opening of a new street between 5th and 6th av to relieve the congestion in 5th av has been suggested by Mayor Gaynor. In his opinion a central artery, 100 feet wide, from 8th st to 59th st, should be cut through the middle of the section between 5th and 6th avs, after a survey by engineers to determine the least expensive route, either nearer to 5th or 6th av, has been made.

The Mayor believes that the cost of the project should not be charged to the city, but be assessed against the property owners who would be most benefited. In his judgment the increase in real estate values in the section adjacent to the proposed thoroughfare would be such that the owners of the property would doubtless be willing to meet all the expense of the improvement.

The city would have to acquire 102 sides of streets, fifty-one on each side. This would mean the acquisition of 408 lots, each twenty-five feet front. In other words, eight lots, 25x100, would have to be acquired in each of the fifty-one blocks between 8th and 59th sts. Estimating the average cost of each lot at \$100,000, the outlay for property alone would be \$40,800,000.

One of the drawbacks to cutting the avenue is the large number of expensive buildings that will have to come down. These are some of the structures which would have to be demolished in part or wholly: St. Francis Xavier College, the Belden Building, Siegel-Cooper Building (rear end), Cluett Building, Stern Brothers' dry goods store, Trinity Chapel, the Astor offices, Keith & Proctor's Fifth Avenue Theatre, Hotel Breslin, Gilsey House, Wallack's Theatre (rear end), Astor Court Building, Engineering Society Building, New Public Library, extreme rear end, and Bryant Park, West Presbyterian Church, Racquet and Tennis Club, Yale Club, New York Yacht Club, Harvard Club.

The Mayor's suggestion is not a new idea. Mr. Richard Croker has advocated a similar project, and years ago, in 1892, before the widening of 5th av was contemplated, a new artery below 59th st was proposed by the Record and Guide, but no steps were taken to carry out the plan. It is said that the Mayor does not wish to act hastily, and before he takes any further steps he wants to hear what the public thinks of his idea.

FASHION CAUSES THE CRUSH.

A gentleman residing in 50th st, expressing his views to the Record and Guide on the proposition, made these pointed remarks:

"The cause of the congestion on 5th av is Fashion. Thousands of carriages and automobiles come here because it is the fashion for ladies to drive on this avenue. No matter how many avenues to the east, they will not go there while it's fashionable to drive here.

"Fifth avenue is really no longer suited for a fashionable drive; in time Fashion must go elsewhere, but it would do no good to cut through a new avenue, because the crowds would not go there to drive, any more than they go now to Madison av. It is quite unnecessary to open a new avenue, because all that is required is for the police to turn the stream of carriages into Madison av, and at once the congestion on 5th av is ended.

"The character of 5th av has changed, at least south of 48th st, in that it has been taken for business purposes. As a fashionable drive it must die out; ladies going there to shop will leave their carriages at a distance, just as gentlemen going to business downtown now mostly leave their carriages and take the transit lines. They no longer drive all the way to Wall st. My wife thinks it dangerous to drive on 5th av now, and she finds plenty of room on Madison av. Any other lady wishing to escape the congestion can do the same. A word to the coachman or chauffeur will suffice; cutting through a new street is quite unnecessary, as you can see.

"It would cost much more than the Mayor thinks—probably one hundred and fifty million dollars. Property between 5th and 6th av is very expensive. That is because it is fashionable, but cut another avenue through and values would depreciate. Besides, New York City is heavily in debt. Some things are so costly we must do without them. But all that is necessary to do in order to stop the congestion on 5th av is simply for the police to turn part of the carriages and automobiles into Madison av. Ladies wishing to shop on 5th av can leave their carriages in any of the side streets. I find general opposition to the proposal."

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SIXTEEN YEARS OF THE VYSE ESTATE.

At the sixteenth annual meeting of the Vyse Estate Property Owners' Association held on May 21, 1910, the following matters were discussed by the speakers at the association meeting.

The meeting was opened at 8.30 by its president, Mr. Peter J. Stumpf, in a brief address dwelling on the growth of the association. He referred to the fact that the lower section of the Bronx was opened in the year 1884, and the Vyse Estate in the year 1894, when this association was immediately organized for the benefit of its property owners.

Mr. Abraham W. Herbst, a member of the Board of Aldermen, representing the district covering the Vyse Estate property owners, was the next speaker. He dwelt largely in his address on public improvements, stating that for the benefit of his district he had introduced a resolution at the last meeting of the Board for the erection of more schools; also a resolution for the erection of a police station in the neighborhood of Freeman st and Southern Boulevard, and had laid before the Board the necessity of both police protection and schools. Over 6,700 children in the Bronx are on part time, he said. He had succeeded in getting a sum set aside by the Board for temporary schools, and during the past week the Board of Education had leased a number of stores for that purpose in the Hunts Point section of the borough and was working north through the Vyse Estate and its neighboring territory.

Alderman Herbst also called attention to the subject of the new court house site, by asking the opinion of the property owners at the meeting as to which site they thought would be the best.

Upon this point there was considerable discussion and by a majority vote it was decided that the place for the new court house should be in City Hall Park, but not to take any more space than the present one takes up.

Mr. Herbst used this action of the Vyse Estate owners for an example, saying that a general decision of this matter could easily be had if only all the associations in the city would have themselves well represented at the meeting of the Board of Aldermen to vote on the question of a site, as the majority always ruled, and it was up to the people, not to the Board. He said the failure of most property owners' associations in getting what was needed was because they only asked for it and did not demand it. The Alderman of a district was only the agent of the people, and in order to accomplish anything he should have the support of the people in every respect.

In closing, Mr. Herbst stated that he would, at the next Board meeting, introduce a resolution for the paving of Vyse av, from Home st to 172d st, to remove the grass plots from the centre of Prospect av and substitute the grass plots from the property owners' association for support such as a petition signed by a majority, which meant 75 per cent. of the labor accomplished. If support like this could be had at all times, and the work not left to merely a few, there would never be any trouble in getting the necessary improvements.

Mr. Wm. Gill gave a short address, speaking of the developments of the Bronx in general, and dwelling in particular on the Vyse Estate, stating that when he opened the first meeting of the Vyse Estate Association, the Vyse estate was nothing more than barren grounds, a woodland and rocky territory. To-day we have rapid transit, running an eight-car train every three minutes, and sixteen years ago we had a single-track trolley line running a car every thirty minutes on the Boulevard. To-day we have hundreds of apartment houses, while sixteen years ago only a few little five-room cottages without any improvements whatever, each about ten blocks from one another, stood on the Vyse Estate property.

Mr. Gill concluded his address with the latest development in the section of an office to be erected on the northeast corner of Freeman st, Southern Boulevard, by the Jackson estate.

CITY AND SUBURBAN HOMES COMPANY,

At the annual meeting of the City and Suburban Homes Co., held this week at the office of the company at 15 West 38th st, E. R. L. Gould, president, presided. W. Bayard Cutting, George W. Young and Isaac N. Seligman were unanimously re-elected directors for a period of three years. The company has now more than \$6,250,000 invested, chiefly in model tenements in this city. Dividends of 4 per cent. have been paid. The company owns three large groups of model tenements and one smaller one for white people, and another for colored people, in Manhattan, accommodating in all 2,411 families. It also owns Homewood, in the Thirtieth Ward, Brooklyn, comprising about 32 acres, upon which 112 detached houses and 136 houses in rows and two stores, with apartments, have been erected. This property represents an investment of \$780,252.22. Approximately 10,244 persons are housed by the company.

On April 30 last not a dollar was owing the company by any tenant in these groups of buildings, containing in all 417 apartments, and not a single dollar has been lost from bad debts during the entire fiscal year. The total rents collected were \$78,894.50 and the loss from vacancies only \$115.35.

ANOTHER VENTILATION BILL TO BE DRAWN

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK

Commissioner Williams's Bill Fails of Being Reported and the Old Ventilation Law, Plus the Labor Department's Rulings, Still Stands —Criticism of Pending Bill By Heating and Ventilating Engineers.

SHORTLY after the Record and Guide goes to press this week, the Legislature at Albany will adjourn. Advices by telegraph and in writing are to the effect that no action on Commissioner Williams's amendments to the Factory Ventilation Law will be taken at this session. Except probably for a few departmental rulings, the existing condition of things will remain operative until next Fall, at which time an attempt will be made to pass a model bill, thoroughly covering every phase of the vexed question.

To those loft owners and building managers who have been watching the development of this struggle for a clearer and saner ventilation act, this will be good news. It will mean that there will be no hasty legislative action upon a subject that means a large outlay of money to every industrial enterprise in this city. There will be opportunities for hearings and conferences between Commissioner Williams, and heating and ventilating engineers and real estate interests, for the purpose of drafting a bill that will, it is hoped, meet every requirement, and yet not effect a hardship upon either occupier or owner, while at the same time conserving the health of factory employees. Harmonious action is most desirable between interests concerned in matters of this kind, and is expected to enter the new negotiations.

In an interview with Mr. W. W. Macon, a member of the Committee on Legislation for New York State for the American Society of Heating and Ventilating Engineers, he said that his society stood for a change of air in workrooms of from 1,000 to 1,500 cubic feet of fresh air per hour per person employed. Once that degree of ventilation is obtained, the question of CO₂ would solve itself, he said.

"It does not make any difference to us how this change is effected," continued Mr. Macon. "Use window ventilators or blowing systems if you will, but insist upon that standard, get it down in black and white and put it up to your Commissioner of Labor to see that that standard is maintained."

Associated with Mr. Macon on this committee is the chairman, D. D. Kimball, a consulting engineer; also Messrs. C. B. J. Snyder, Superintendent of Buildings for the Public Schools of New York City; W. M. Mackay, secretary of the American Society of Heating and Ventilating Engineers; R. C. Carpenter, of Ithaca, N. Y., an authority on ventilation, and Frank L. Chew, Co-editor with Mr. Macon of *The Metal Worker*, of this city. This is the committee which has been working hard but quietly against the passages of Mr. Williams's proposed amendments in the Legislature at this session and which has obtained from the Commissioner a promise to co-operate with them in the consideration of other proposed enactments.

A brief outline of the progress of the movement for a more definite ventilating law should be prefaced with a synopsis of a law that is proposed to be embodied in the new building code for Chicago. Commissioner of the Department of Health of that city, Dr. W. A. Evans, considers the standard set forth rather low, but others thought it would be unwise at this time to adopt a standard which might be criticised as being too high. Here is the proposed factory ventilation law:

In buildings hereafter erected for or converted to the use of a factory, mill or workshop, the air shall be changed, except as hereinafter provided, so as to provide each person for whom working accommodations are provided therein with at least 1,500 cu. ft. of air per hour.

In buildings used for the purposes of a factory, mill or workshop at the time of the passage of this ordinance, the air shall be changed except as hereinafter provided, so as to provide each person for whom working accommodations are provided therein with at least 1,200 cu. ft. of air per hour.

In any building or room hereafter erected for or converted to the use of a factory, mill or workshop, the amount of carbon dioxide in the air, except as hereinafter provided, shall not be permitted to rise above 10 parts of carbon dioxide per 10,000 parts of air.

In buildings or rooms used for the purpose of a factory, mill or workshop at the time of the passage of this ordinance, the amount

of carbon dioxide in the air, except as hereinafter provided, shall not be permitted to rise about 12 parts of carbon dioxide per 10,000 parts of air. The measurements in each case above enumerated in this paragraph shall be taken at a point 2½ ft. to 8 ft. above the floor, distributed generally; and the temperature in such spaces, when artificially heated, shall not exceed 68 deg. F., except as hereinafter provided; the relative humidity shall not be less than 40 per cent. nor more than 85 per cent.

The attempt to regulate the amount of humidity and the maintenance of a certain temperature is a new idea in legislation of this character.

CRITICISM OF THE NEW YORK STATE BILL.

The Commissioner's bill, for New York State, introduced by Senator Davis in the Senate, where it was known as No. 1008, and referred to the Committee on Judiciary, and in the Assembly by Mr. Cyrus W. Phillips, where it was referred to the Committee on Rules, aimed to amend Section 86 of the present factory law and, in brief, provide for that "proper ventilation" shall be deemed to have been provided 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 degrees and 90 degrees. The remaining features of this bill are largely administrative. The Society commends the bill, except with respect to the method it offers for considering and pronouncing whether or not a factory is properly ventilated, and in that respect the Society believes it to err so seriously as to nullify all its beneficial features. The American Society of Heating and Ventilating Engineers calls attention to the following items:

The State virtually says to the factory owners: Provide a ventilating equipment and thereafter we will test the conditions of the air which it establishes in your factory. If less than 10 parts carbon dioxide are observed we will approve the installation, and consider the factory well ventilated; if more, we will not do so.

On the particular day of the test, therefore, the ventilating equipment must make good.

Devices intended to overcome the shortcomings and disadvantages of open windows are placed below the raised lower and above the lowered upper sash. Through openings in them air is supposed, and on a windy day, actually does enter and leave the room; also when the weather is extremely cold outside, there is a moderate although greatly reduced flow of air out of the top opening and in through the bottom one—but on a moderately quiet and only fairly cold day, such a device becomes entirely inoperative. Where, therefore, shall the occupants of the loft or factory get their fresh air?

Suppose the equipment to be complete. The inspector goes to the building with his testing instrument. If a high wind is blowing outside, or it is very cold, causing a considerable flow of air, the test shows the proper degree of purity in the loft and the approval to which the owner is entitled under the law is given; he pays for the equipment and considers the incident closed. Sometime later the State makes another test, (for Bill 1008 requires that the proper degree of ventilation must be continually maintained). At this time the wind and weather conditions are not as they were before. The "ventilators" are inoperative, and the test shows twice the amount of impurity allowable under the law. Result: Condemnation of the equipment, the owner's investment is wasted and he must finally provide some form of equipment which will be efficient in all conditions of wind and weather.

Ventilation means fresh air supplied in unvarying quantities, all the time, regardless of weather, wind or temperature. Should not the basis for acceptance or approval therefore be the cubic foot of air?

If the above analysis is correct it makes inevitable the condemnation and removal of ventilating equipments purchased and paid for, the results of which have under certain weather or temperature conditions satisfied the legal requirements. In such case the providing of an equipment of a positive nature to replace the other involves, of course, additional expense.

Suppose that for reasons of economy an owner served with an order to ventilate a factory put in an equipment of window devices, which ventilate only under certain wind and weather conditions. The eye of the Chief Inspector cannot reach to every such installation, and one of the many deputies is sent to test the air conditions established. His records may show the legal degree of air purity, although he may well know that a test on the next day might show results which would doubly condemn the ventilating equipment. It is conceivable, therefore, that under these conditions the prime qualifications of a not too scrupulous tenant would be his

desire to have selected for testing a favorable series of days and weather conditions.

Its standard of approval makes possible on the part of the State Inspector, the approval of conditions established by ventilators which ventilate only under certain weather conditions. What of other times?

Pure air means health, the lack of it the spread of disease, particularly tuberculosis. This Society insists that no law be placed upon the statute books except it provide for and insure the furnishing of an ample amount of pure air at all times.

This Society has before it copies of every ventilating law now in force in this country. They are all based on the measurement of cubic foot of air introduced into the breathing space. Should this State entirely depart from the practice which has proved thoroughly reliable and satisfactory in others, especially when that basis has been and is disapproved by all the engineers experienced in the art?

This law reads: "No such plan shall be approved by him (the Commissioner of Education) unless provision is made therein for assuring at least 30 cubic feet of pure air, per minute, per pupil, and the provision for exhausting the foul or vitiating air shall be positive and independent of atmospheric changes."

The American Society of Heating and Ventilating Engineers offers the following substitute for the method of test and standard of ventilation provided in Bill 1008.

IN GENERAL.

Instead of approving a factory in respect to its ventilating equipment by measuring the amount of carbon dioxide present, let the standard be the constant and unvarying introduction of 1,000 cubic feet of pure air, per hour, per occupant, and 500 cubic feet of pure air per cubic foot of gas burned per hour. Let it also be required that the air shall be introduced without causing injurious drafts and without unduly lowering the temperature.

Determining the number of occupants as specified in the bill; the gas consumption can be obtained from the meter. The required amount of air is thus a matter of simple calculation and the fulfillment or non-fulfillment of the air volume requirements is then conveniently measured by an air meter, a simple device which measures the velocity of air issuing through the ventilating openings. The determination of the proper size of the ventilating equipment is made certain for the contractor by the stipulation of the definite number of cubic feet and thus there is a minimum chance of annoyance to both owner and contractor through disapproval of equipment.

The supply of 1,000 cubic feet of air per hour per person is the minimum amount which will maintain the purity to 10 parts carbon dioxide in 10,000 parts of air, and 500 cubic feet of air per hour per cubic foot of gas burned per hour is the minimum amount which will maintain the purity to 15 parts carbon dioxide in 10,000 parts of air and the standard is proposed as the only really practical standard, in being easy of measurement and in having proved acceptable for years to all identified with ventilation.

It is therefore urged by the Society that Bill 1008 be amended by striking out the words "parts of carbon dioxide in ten thousand volumes of air," in line 23 on page 2 of the bill and substituting therefore the following: "All rooms or apartments of a factory having less than one thousand cubic feet of air space for each and every occupant and less than five hundred cubic feet of air space for every cubic foot of gas burned per hour, shall be provided with means of ventilation supplying constantly at least one thousand cubic feet of fresh air per hour for each and every occupant and at least five hundred cubic feet of fresh air per hour for every cubic foot of gas burned per hour. All rooms or apartments having one thousand cubic feet or more of air space for each and every occupant and five hundred cubic feet or more of air space for every cubic foot of gas burned per hour shall not be required to have artificial means of ventilation, provided the area of the exposed windows and doors is equal to one-eighth of the floor area of such rooms or apartments. Ventilation as hereinbefore prescribed shall be provided without causing injurious drafts and without unduly lowering the temperature in the workroom."

BOARD OF ESTIMATE.

The report of the Corporate Stock Budget Committee was submitted at yesterday's meeting of the Board of Estimate. According to the preliminary estimate the city will need to obtain \$58,000,000 by stock issues in the ensuing year. The demands of the departments have not been reduced to an extent generally expected after President Mitchell's announcement of large cuts. The Board decided to hold public meetings next Wednesday and Thursday, when taxpayers will have an opportunity to be heard.

The budget does not include recommendations for the Department of Docks and Ferries, as these will require consideration first by the Commissioners of the Sinking Fund, nor the Armory Board, action upon which rests, in the view of the committee, with that board and the Commissioners of the Sinking Fund.

The requirements of the Department of Water Supply, Gas and Electricity and the Board of Water Supply, so far as they call for corporate stock authorizations, have also not been considered by the committee, as the amounts to be allowed therefor do not affect the power of the city to become further indebted.

The borrowing margin of the city as of December 31, 1909, as stated by the Comptroller, was \$58,764,207.36. The increased borrowing power accruing to the city for the year 1910, due to redemptions and the increase in the amounts of sinking funds held by the City of New York for 1910, as reported by the Comptroller to the Board of Estimate and Apportionment February 11, 1910, was \$13,755,430.50. The increased borrowing power estimated to result from the increase in assessed valuation of real estate and franchises subject to taxation, as re-

ported to the Board of Estimate and Apportionment on February 11, 1910, was between \$21,000,000 and \$23,000,000.

The corporate stock authorized but unissued and untransferred on December 31, 1909, for the departments considered in this report, aggregated \$124,849,576.36. The committee found that of this amount \$83,743,034.71 was either encumbered by contract or other liability on December 31, 1909, or has been encumbered by contract or other liability since January 1, 1910, up to the time of the report of the committee or because of provisions of law, could not properly be rescinded.

The largest item in this amount is that represented by the authorized but unissued corporate stock for deficiency in the collection of taxes. A second large amount in this item is \$26,291,195.68, which represents the contracts let by the Public Service Commission since January 1, 1910, mainly for the 4th av subway, and reservations for contracts let before that date on the Brooklyn Loop Lines and for the completion of the Brooklyn extension, and for liabilities growing out of work already done or to be completed. Another large amount in this item is \$9,886,218.08 representing the contracts let previous to the first of the year for the new municipal building and for other bridge purposes. Still another item in this list is the amount of \$3,145,412.21 for contracts registered or open order liabilities of the Department of Education since the first of the year.

The Comptroller reported a net decrease of \$80,130 in the pay-rolls of the city for the month of April against March.

By making an appropriation of \$5,000 for the position of a Commissioner of Weights and Measures the Board sanctioned the Mayor's appointment of Clement J. Driscoll, a newspaper man employed by Mr. Hearst, to the office, the salary of which until yesterday was \$2,500.

OWNERS' NAMES ON BUILDINGS?

Will It Be An Annoyance to Property Interests?—Various Opinions.

AT the hearing before the Tenement House Commissioner, John J. Murphy, Esq., which was held at the City Hall in March, a settlement-worker (a lady) proposed that the Commissioner should require that every tenement house should be inscribed with the name of its owner. The annoyance which would follow to owners seemed so apparent to the large assemblage of men representing real estate interests, and their disapproval was so apparent, that the proposal received no consideration at the time. But that was not the end of the matter. An ordinance now before the Board of Aldermen provides as follows:

Section 1. Every person, firm, association or corporation owning a building or buildings in the City of New York shall place in conspicuous manner in the front entrance or vestibule of said building or buildings, or in the absence of a vestibule or entrance ready of access, some other place which will hold the same to public view, a plate or sign giving the name and address of such person, firm, association or corporation, which shall at all reasonable times be subject to the inspection of the public. In the event of a building or buildings being owned by one or a number of persons living a distance removed from the city, and such building or buildings in the hands of or managed by an agent or agents, the name or names of such agent or agents and addresses shall also be placed in like conspicuous manner and subject to inspection as in the case of the owner or owners.

Sec. 2. Any person, firm, association or corporation failing to comply with the requirements of Section 1 of this ordinance shall be subject to a penalty of one hundred dollars (\$100), to be recoverable in an action to be brought by the corporation counsel in the name of the City of New York. Any caretaker, keeper, janitor or other person in charge of a building or buildings, the owner or owners of which have complied with the provisions of Section 1 of this ordinance, who shall deny any reasonable demand for inspection of, or access to, a plate or sign as herein provided, shall, upon conviction thereof, be subject to a fine of not less than five dollars (\$5) and not more than ten dollars (\$10) for each offense, and in default of payment thereof may be committed to prison.

Opinions differ as to the advisability of this ordinance. Mr. Lewis J. Phillips makes the following comment:

"I cannot see any objection to it. It should facilitate the service of demands on an owner for unpaid interest or principal of mortgage without the process of advertising for such purpose. There can be no reason why an owner ordinarily should seek to cloak his identity or address. The method of vesting title in the name of a corporation is growing in favor and it may serve to give more privacy to an individual than the ownership of land under a personal title."

An opposite view is taken by Mr. Patrick S. Treacy, who expressed himself as follows:

"I think it is a picayune nuisance, evolved from the peanut mind of one of the know-it-all gentlemen, who are constantly striving to teach real estate owners how to run their own affairs."

A Tremendous Drain on Energy.

Trying to get along with an inferior system of records is a tremendous drain on your energy and opportunity. The Record and Guide and The Realty Records Co. want to help you. Why not send for us? It is a case where the doctor is needed before the patient is sick.

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.

Tuesday, May 31.

BUENA VISTA AV.—From 172d st to 173d st; 3 p. m.
4TH AV.—From Monroe av to Tompkins av, Richmond; 11 a. m.
TAYOR ST.—From Morris Park av to West Farms road; 2 p. m.
MAPLE ST.—Sewer easement, Richmond; 3 p. m.
LANE AV.—From Westchester av to West Farms road; 11 a. m.
UNNAMED ST.—From Amsterdam av to Audubon av; 3.30 p. m.
WEST 231ST ST.—From Bailey av to Riverdale av; 2 p. m.

Wednesday, June 1.

GUN HILL ROAD.—From Webster av to Elliott av; 11 a. m.
BOSTON ROAD.—From White Plains road to north line of city; 3 p. m.
WEST 178TH ST AND WEST 179TH ST.—From Haven av to Buena Vista av; 3 p. m.
HAVEN AV.—From 170th st to Fort Washington av; 1 p. m.
WEST 218TH ST.—From Seaman av to 9th av; 1 p. m.
WEST 184TH ST.—From Broadway to Unnamed st, assessment; 12 m.
UNNAMED ST.—From Aqueduct to Undercliff av; 10 a. m.
WEST 178TH AND 179TH STS.—From Haven av to Buena Vista av, assessment; 1 p. m.
EAST 161ST ST.—From Brook av to 3d av; 3.30 p. m.
NORTHERN AV.—North of 181st st; 2 p. m.
LACOMBE AV.—From Bronx River to Westchester Creek; 9.30 a. m.

Thursday, June 2.

GUN HILL ROAD.—From Webster av to Elliott av; 2 p. m.
STUYVESANT PL.—From the U. S. property to Wiener pl; 1 p. m.

Friday, June 3.

CYPRESS AV.—Closing; 2 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU STREET.

Wednesday, June 1.

LONG ISLAND R. R. CO.—Application for discontinuance and relocation of Ramblersville Station—Commissioner Bassett; 2.30 p. m.

Thursday, June 2.

CONEY ISLAND & BROOKLYN R. R. CO.—Application for approval of issue of \$462,000 additional bonds—Commissioner Bassett; 2.30 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL, 258 BROADWAY.

Tuesday, May 31.

141ST ST.—School site; objections; 11 a. m.
LOOP 1, CENTRE AND WALKER STS.—City's proof of value; 2 p. m.
15TH AND 18TH STS, NORTH RIVER.—Claimant's proof of value; 2 p. m.

Wednesday, June 1.

BLACKWELL'S ISLAND BRIDGE.—Claimant's testimony of value; 1 p. m.

Thursday, June 2.

FT. GEORGE RAPID TRANSIT.—City's proof of values; 10 a. m.

MEETING OF LOCAL BOARDS.

The following petitions were approved by the Local Boards of Manhattan:

81ST ST.—Paving with asphalt pavement on concrete foundation and curbing East 81st st, from East End av to the retaining wall of East River. Estimated cost, \$1,170. Assessed valuation of property affected, \$123,000.

ST. NICHOLAS AV.—Laying out a change of grade of St. Nicholas av, from a point 97.91 ft. from the centre line of Nagle av to Fort George av, Borough of Manhattan.

12TH AV.—Laying out a change of grade of 12th av, bet 134th and 135th sts, and of 135th st, bet 12th av and the bulkhead line. This change of grade is necessary in order to make the grades of the streets mentioned conform to the tracks of the New York Central and Hudson River Railroad Co.

BRONX.

The President of the Borough of the Bronx gives notice that petitions have been presented and are on file in his office for inspection:

DORSEY ST.—Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Dorsey st, from Zerega av to Seddon st, and all work incidental thereto.

222D ST.—Regulating and grading, setting curbstones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in East 222d st, from Bronxwood av to Hutchinson River, and all work incidental thereto.

HUNT AV.—Acquiring title to lands necessary for Hunt av, from White Plains av to Bronxdale av.

AMETHYST ST.—Acquiring title to the lands necessary for Amethyst st, bet Morris Park av and Rhineland av.

175TH ST.—Paving with asphalt pavement on a concrete foundation East 175th st, from 3d av to Park av, setting and resetting curb where necessary, and all work incidental thereto.

FREEMAN ST.—Regulating, grading and regrading, setting and resetting curbstones, flagging and reflagging sidewalks a space 4 ft.

in width, laying and relaying crosswalks, erecting fences where necessary, and paving and repaving Freeman st, from Stebbins av to Intervale av, and doing all work incidental thereto.

181ST ST.—Paving East 181st st with block asphalt, bet Park av East and Boston road, setting and resetting curb, and all work incidental thereto.

FINDLAY AV.—Regulating and grading, setting curb stones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Findlay av, from East 164th st to East 165th st, and all work incidental thereto.

WEBB AV.—Paving with asphalt blocks on a concrete foundation Webb av, from 188th st to Kingsbridge road, setting curb where necessary and all work incidental thereto.

EASTBURN AV.—Paving with asphalt block on a concrete foundation Eastburn av, bet East 174th st and East 175th st, setting and resetting curb where necessary and all work incidental thereto.

WALTON AV.—Paving with asphalt blocks Walton av, from Fordham road to East 184th st, setting and resetting curb where necessary and all work incidental thereto.

CORLEAR AV.—Constructing a sewer and appurtenances in Corlear av, from West 230th st to West 231st st, and in West 231st st, bet Corlear av and Kingsbridge av.

MT. VERNON AV.—Regulating and grading, setting curbstone, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches, drains, &c, and erecting fences where necessary in Mt. Vernon av, from East 233d st to the northerly boundary line of the city, and all work incidental thereto.

CROMWELL AV.—Regulating and grading, setting curbstone, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Cromwell av, from Jerome av to Macombs road, and all work incidental thereto.

184TH ST.—Regulating and reregulating, grading and regrading, setting and resetting curbstones, flagging and reflagging sidewalks a space 4 ft. wide, laying and relaying crosswalks, building approaches, erecting fences where necessary in East 184th st, from the Grand Boulevard and Concourse to Valentine av, and all work incidental thereto.

FT. INDEPENDENCE ST.—Paving with asphalt blocks on a concrete foundation the roadway of Ft. Independence st and West 238th st, from Sedgwick av to Broadway, where the gradient is 6 per cent. or less, and with granite block on a concrete foundation where the gradient is over 6 per cent., setting and resetting curb where necessary and all work incidental thereto.

GRANT AV.—Paving with asphalt block pavement on a concrete foundation the roadway of Grant av, from 165th st to 166th st, setting and resetting curb where necessary, and all work incidental thereto.

CORLEAR AV.—Regulating and grading, setting curbstones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Corlear av, from 230th st to 240th st, and all work incidental thereto.

BOARD OF ESTIMATE.

HEARINGS.

MUSCOOTA ST.—The Board of Estimate will consider at a public hearing, to be held June 3, the proposed change of the map so as to change the grades of Muscoota st, bet the unnamed st east of Broadway and Bailey av, in the Boroughs of Manhattan and The Bronx.

233D ST.—The Board of Estimate will consider the advisability of instituting proceedings to acquire title to the lands and premises required for the opening and extending of East 133d st, from Baychester av to Boston rd, at Hutchinson River, in the Borough of The Bronx, at a public hearing to be held June 3. The following is the proposed area of assessment for benefit in this proceeding: Beginning at a point on a line midway bet Ely av and Grace av, where it is intersected by a line midway bet Edenwald av and Strang av, and running thence east along the said line midway bet Edenwald av and Strang av, and along the prolongation of the said line, to the intersection with the north boundary line of the City of New York; thence southeast along the said City boundary line, and along the prolongation of the said line across Hutchinson River to the intersection with the north line of Boston rd; thence south at right angles to Boston rd a distance of 500 ft; thence west and always distant 500 ft. south from and parallel with the north line of Boston rd to the intersection with a line at right angles to Boston rd and passing through a point on its north side distant 700 ft south from the south line of East 133d st, the said distance being measured at right angles to East 133d st; thence north along the said line at right angles to Boston rd to its north side; thence west along a line always distant 700 ft. south from and parallel with the south line of East 233d st to the intersection with the prolongation of a line parallel with Edenwald av and passing through a point on the east line of Baychester av midway bet East 233d st and Boston rd, the said distance being measured along the line of Baychester av; thence west along the said line parallel with Edenwald av, and along the prolongation of the said line to the intersection with the prolongation of a line midway bet Grace av and Ely av as these streets are laid out bet Strang av and Edenwald av; thence north along the said line midway bet Grace av and Ely av, and along the prolongation of the said line to the point or place of beginning.

CARPENTER AV.—The Board of Estimate proposes to change the map or plan of the City of New York so as to lay out an extension of Carpenter av, from East 242d st to the City line, Borough of The Bronx. A public hearing will be held June 3 to consider the change.

CATSKILL WATER SUPPLY.—A committee consisting of the President of the Board of Aldermen, the Comptroller and the President of the Borough of Manhattan, to which was referred on March 4, 1910, the proposed modification of the general plan for the development of the Catskill water supply which relates to the distribution system within the city limits, will give a public hearing on said proposed plan in the Old Council Chamber, room 16, City Hall, Manhattan, on Tuesday, May 31, 1910, at 8 o'clock p. m.

BOARD OF ASSESSORS.

The Board of Assessors give notice that the following proposed assessments have been completed and lodged with the Board of Assessors for examination. Objections must be filed with the Secretary at the office of the Board, 320 Broadway, on or before June 21, 1910.

BRONX.

MOHEGAN AV.—Regulating, grading, curbing, flagging, etc., Mohegan av, from East 175th st to East 176th st. Affecting both sides of Mohegan av, from 175th st to 176th st, and to the extent of one-half the block at the intersecting streets.

WEST ST.—Regulating, grading, curbing, flagging, etc., West st, from Honeywell av to Crotona Parkway. Affecting both sides of West st, from Honeywell av to Crotona Parkway, and to the extent of one-half the block at the intersecting streets.

FAILE ST.—Regulating, grading, curbing, flagging, etc., Faile st, from Aldus av (st) to Garrison av. Affecting both sides of Faile st, from Aldus av to Garrison av, and to the extent of one-half the block at the intersecting streets.

WHITTIER ST.—Regulating, grading and placing guard rail in Whittier st, from Seneca av to Ludlow av. Affecting both sides of Whittier st, from Seneca av to Ludlow av, and to the extent of one-half the block at the intersecting streets.

COMMISSIONERS OF ESTIMATE.

REPORTS COMPLETED.

BRONX ST.—The Commissioners of Estimate appointed to acquire title to the lands required for the opening and extending of BRONX ST (although not yet named by proper authority), from Tremont av, or 177th st, to 180th st, in the 24th Ward, Borough of The Bronx, have completed their supplemental estimate of assessment for benefit and give notice that all objections thereto must be filed at their office, 90 West Broadway, on or before June 15. The limits of assessment for benefit include all lands bounded as follows: Beginning at the point of intersection of the north line of East 177th st with the line parallel to and distant 100 ft. west from the west line of Boston rd; thence north along said last parallel line to its intersection with a line parallel to and distant 200 ft. north from the north line of East 182d st; thence east along said parallel line and its east prolongation to the centre line of the Bronx River; thence south along the centre line of the Bronx River to the west prolongation of a line parallel to and distant 100 ft. north from the north line of East 179th st lying east of the Bronx River; thence east along said prolongation and parallel line to its intersection with a line parallel to and distant 100 ft. west from the west line of Bronx Park av; thence south along said last parallel line to its intersection with a line parallel to and distant 200 ft. south from the south line of Tremont av; thence west along said last parallel line to the centre line of the Bronx River; thence north along the centre line of the Bronx River to its intersection with a line parallel to and distant 100 ft. south from the south line of Tremont av (East 177th st); thence west along said line parallel to Tremont av to the east line of West Farms rd; thence on a straight line to the intersection of the west line of Boston rd and the north line of East 177th st; thence along the north line of East 177th st to the point or place of beginning.

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:

MANHATTAN.

3D AV.—Sewer, bet 12th and 13th sts. Area of assessment: West side of 3d av, bet 12th and 13th sts.

160TH ST.—Regulating, grading, curbing, flagging, reflagging, constructing a retaining wall, guard rail and drain pipe, from Broadway to Riverside Drive. Area of assessment: Both sides of 160th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts. Due July 18.

168TH ST.—Regulating, grading, curbing and flagging, from Broadway to Fort Washington av. Area of assessment: Both sides of 168th st, from Broadway to Fort Washington av, and to the extent of half the block at the intersecting streets. Due July 18.

BROADWAY.—Sewers, both sides from 214th st to Ship Canal Bridge; in 218TH ST, bet Broadway and 9th av, and in 9TH AV, bet 216th and 218th sts. Area of assessment: Both sides of Broadway, bet 212th st and 9th av; both sides of Park Terrace East, from 215th to 218th sts; both sides of 215th st and 217th st, bet Park Terrace West and Park Terrace East; both sides of 218th, 219th, 220th and Isham sts, bet Seaman av and 9th av; both sides of 9th av, from 216th st to Broadway. Due July 18.

174TH ST.—Sewer, bet Audubon and Wadsworth avs. Area of assessment: Both sides of 174th st and north side of 173d st, bet Audubon and Wadsworth avs; east side of Wadsworth av, both sides of St. Nicholas av and west side of Audubon av, from 173d to 174th st. Due July 16.

SHERMAN AV.—Paving, curbing and recurbing, from Broadway to 10th av. Area of assessment: Both sides of Sherman av, from Broadway to 10th av, and to the extent of half the block at the intersecting and terminating sts and avs. Due July 16.

ST. NICHOLAS AV.—Restoring asphalt pavement in front of premises No. 1405. Area of assessment: Northwest corner of 180th st and St. Nicholas av, known as lot 68, in block 2162. Due July 23.

POST AV.—Sewer, between Academy st and 10th av. Area of assessment: Both sides of Post av, from Academy st to 10th av. Due July 23.

BRONX.

BOSTON RD.—Paving, from East 177th st to Bronx Park. Area of assessment: Both sides of Boston rd, from 177th st to Bronx Park, and to the extent of half the block at the intersecting streets. Due July 16.

235TH ST.—Sewer, bet Kepler av and Mt Vernon av. Area of assessment: Both sides of East 235th st, from Kepler av to Mt Vernon av; both sides of Oneida av and Napier av, from 235th to 236th st, and south side of 236th st, bet Oneida and Napier avs. Due July 23.

SOURCE OF VEXATION AND ANNOYANCE.

The Law Requiring the Addresses of Grantees Not Liked By Real Estate People.

THE new act compelling grantees to give their residences in conveyances of real property will not accomplish the object aimed at by the legislators, is the opinion of brokers and property owners. They consider it a useless and cumbersome piece of legislation. How, for example, can a man who takes title to a piece of property be prevented from engaging a room for a brief period at a hotel in order to make use of this temporary residence to circumvent the intention of the law? He registers at a hotel and after taking title goes back to his established home. Anyone wishing to hide his identity can find a dozen different ways to get around the new law. Mr. John L. Parish, of Parish, Fisher & Co., has expressed himself as follows:

"In my opinion the new act requiring the addresses of grantees in conveyances will prove a source of vexation and annoyance to very many people before it can be repealed, as it is likely to be. Its purpose is apparent, but the ease with which the intent can be circumvented is just as apparent. It is a good example of a class of legislation of which there is entirely too much now upon the statute books; in that, while the motive is commendable, the execution will be not only vexatious but futile.

"If the interests that were able to procure the enactment of this measure would only bend their efforts toward the liberation of real property from some of its cumbersome trappings, such as dower, mechanics' liens, etc., and the limitation of all other forms of claims and penalties to such as are established of record within a reasonably limited period, they would deserve the approbation of the entire real property interests of the city, instead of their disapproval, as in the legislation above referred to."

Mr. Patrick S. Treacy said: "What is to prevent anyone from using a dummy and inserting a false address. It is a useless and unnecessary restriction on the carrying on of real estate business."

Mr. Walter Stabler, comptroller of the Metropolitan Life Insurance Co., does not approve of the new law. He said: "The only thing it will accomplish will be to cause unnecessary trouble. As far as I can see, the object aimed at is to make it easier to serve owners of property in the event of foreclosure proceedings will not be accomplished, as there is nothing to prevent the owner or his dummy to move the day after having taking title to the property."

LAW DEPARTMENT

AN OLD RULE OF LAW REVIVED.

To the Editor of The Record and Guide:

Suppose John Doe acquires several parcels of real estate at different times and always has deeds made out to "John Doe and Mary Doe, his wife," and that the couple are the parents of several children, some of whom have attained their majority. If either of the parents should die without leaving a will, does the surviving parent become possessed of the entire property absolutely as against the children?

Answer.—Yes. Under an old rule of law which at one time had been thought to have been abrogated by a statute, but which was finally decided by the Court of Appeals not to have been, the survivor of husband and wife named as grantees in a deed, takes the whole by virtue of the relation of husband and wife, if the deed does not specifically state that they are to take as tenants in common.—Ed.

OVERFLOW.

To the Editor of the Record and Guide:

I am the owner of a piece of property, 50x100 ft., and my yard is level with the street. My neighbor's yard is about 7 ft. above the street, and all the water from his yard is running into mine. It brings along dirt and stops up my cesspool. Can I have this nuisance stopped, and to whom am I to make such complaint?

Answer.—We doubt very much if you have any remedy. Your lot has probably been excavated from the natural level; and any one who digs a pit or depression of his own land next to his own neighbor, who has not altered his natural level, cannot complain of the drainage onto and filling up of the very pit which he has dug, even with the laudable motive of being "on grade" with the street.—Ed.

MECHANICS' LIEN.

To the Editor of the Record and Guide:

Would you please answer the following: (1) How long after a job is done can a lien be placed? (2) Must a lien be renewed each year? (3) Are liens filed in Jamaica in your Record? (4) How is such a matter to be handled?

Answer.—(1) Ninety days. (2) Yes. (3) No. (4) You will need an attorney.

Centre st, Nos 157 to 163 & 193 to 201 n w cor Canal st, runs n 298.8 to Canal st, No 239 | Howard st, x w 26.2 x s 100.7 x w
 Howard st, Nos 1 & 3 | 36.8 x s 75.2 x e 47.7 x s 115.9 to
 Canal st, x e 37.10 to beg, vacant. (Voluntary.) Withdrawn to be
 advertised

Cleveland pl, Nos 1 to 5 | n e cor Broome st, runs n 145 x e 98.6 x n 1.5
 Broome st, Nos 400 to 404 | to Delancey st, x e 9 x s w 8.7 x s 50.2 x w
 Delancey st | 25.1 x s 112.5 to Broome st, x w 75.9 to beg,
 vacant. (Voluntary.) Withdrawn to be advertised.

Webster av, w s, abt 225.3 n 179th st, 75x100, vacant. (Voluntary.)
 Bid in at \$10,000.

Mangin st No 26 | e s, 125.4 n Broome st, 25x200.2 to Tompkins st,
 Tompkins st, No 19 | 2-sty brk stabe and vacant.

Tompkins st, No 15, w s, 75 n Broome st 25x100, 4-sty brk tenement.
 Adjourned to June 9.

BRYAN L. KENNELLY.

6th av, No 929 w s, 50.2 s 53d st, runs s 25.1 x w 100 x n 75.3 to 53d st,
 53d st, No 102 | x e 20 x s 50.2 x e 80 to beg, 4-sty brk tenement with
 store, 2-sty frame tenement in rear and 3-sty stone front dwelling.
 (Voluntary.) Alfred Reeves48,500

Robbins av | n e cor St Mary's st, 141.4 to R R, x — to St
 St. Mary's st | Mary's st, x 171.3, gore, vacant. (Voluntary.)
 Port Morris Branch R R | Jacob Christman9,950

Carpenter av | s e cor 231st st, 114x205, 2 1/2-sty frame dwelling and va-
 231st st, | cant. (Exrs sale.) Henry Breunich9,475

Valentine av | e s, 88.9 s Fordham rd, 100x235 to Tiebout av, x 100x235,
 Tiebout av | vacant. (Voluntary.) John A Gray26,750

Arthur av, w s, 35.3 n 188th st, 100x112x100x112.3, 1-sty brk building
 and vacant. (Voluntary.) John Colucci13,700

75th st, No 438, s s, 150 w Av A, 25x102.2, 6-sty brk tenement with
 stores. (Voluntary.) G Valentine27,850

75th st, No 436, s s, 175 w Av A, 25x102.2, 6-sty brk tenement with
 stores. (Voluntary.) Bid in at \$28,250.

Garden pl, s e cor 240th st (if extended), 60.10 x abt 156 x abt 28 x 158,
 vacant. (Voluntary.) Geo G Jackson2,300

Ryer avs e cor 182d st, 99.7x95.7xirreg, stable and vacant. (Volun-
 182d st | tary.) R H Ferraiat7,750

182d st | n s block front bet Ryer and Valentine avs, 201.4x63.6x
 Ryer av | 200xirreg, vacant. (Voluntary.) (Geo J Rhodius)9,700

Valentine av |
 *134th st, No 442, s s, 418.4 e Willis av, 18.4x100, 3-sty brk dwelling.
 (Amt due, \$5,472.34; taxes, &c, \$1,156.47.) Wm H Macy Jr et al. 6,000

SAMUEL GOLDSTICKER.

West End av, No 910, e s, 80.9 s 105th st, 20.2x100, 4-sty and basement
 stone front dwelling. (Partition.) Withdrawn.

SAMUEL MARX.
 127th st, s s | 450 e 2d av, runs s 199 to 126th st, x e 25 x n 99.11 x e
 126th st, n s | 25 x n 99.11 x w 50 to beg, frame booth and vacant. (Amt
 due, \$8,783.65; taxes, &c, \$302.04.) Victor E Whitlock11,000

*Creston av, No 2262, e s, 176.4 s 183d st, 16.8x89.6, 2-sty brk dwelling.
 (Amt due, \$5,918.56; taxes, &c, \$219.73.) Insa R Meisel500

*2d av, No 2235, w s, 75 s 115th st, runs w 100 x s 7.5 x s e — x e 87
 to av, x n 25 to beg, 5-sty brk tenement and stores. (Amt due, \$3,-
 303.46; taxes, &c, \$446.78.) Herman Adelson22,244

*120th st, Nos 325 and 327, n s, 270 e 2d av, 50x100.11, vacant. (Amt
 due, \$6,939.43; taxes, &c, \$719.70; sub to prior mort of \$20,000.)
 Della G Levy22,750

L. J. PHILLIPS & CO.

*97th st, No 120, s s, 300 e Park av, 25x100.11, 5-sty stone front tene-
 ment. (Amt due, \$3,054.62; taxes, &c, \$425; sub to a first mort of
 \$24,500.) Hendrietta Wissler25,618

HERBERT A. SHERMAN.

*2d av, No 1429, w s, 82 n 74th st, 20.2x77, 4-sty stone front tenement
 and store. (Amt due, \$1,771.73; taxes, &c, \$600; sub to a first mort
 of \$15,000.) Nicholaus J Unger15,200

138th st, Nos 763 & 767, old Nos 1035 to 1041, n s, 269.2 e So Boulevard,
 75x100, two 6-sty brk tenements. (Amt due, \$11,749.48; taxes, &c,
 \$1,895.48; sub to two mortg aggregating \$52,000.) Rudolph Sues. 63,309

Fort Schuyler rd | n e s, 89 s e Pelham rd, 70x67.7 to Old rd, x 70x103,
 Old rd | 2-sty frame dwelling and store and frame stable.
 (Exrs sale.) Eugene Skennion15,150

Fort Schuyler rd | n e s, at e s Pelham rd, runs s e 89 x n e 103 to Old
 Pelham rd | rd, x n 30.2 x w 107.3 x s w 24.9 x w 11.7 x n 2.5 x
 Old rd | w 10.9 to Pelham rd, x s w — to beg, vacant. (Exrs
 sale.) L Armstrong4,000

*15th st Nos 342 and 344, s s, 154 w 1st av, 42x103.3, 6-sty brk tene-
 ment. (Amt due, \$15,896.53; taxes, &c, \$3,103.94; sub to prior mort
 of \$52,000.) Abraham Goldschmidt et al68,181

J. H. MAYERS.

11th av, No 589 | n w cor 44th st, 25x100, 4-sty brk tenement and
 44th st, Nos 601 & 603 | store and 1-sty brk building in street. (Amt due,
 \$17,083.31; taxes, &c, \$704.39.) Mary Bier18,400

CHARLES A. BERRIAN.

*Bulkhead abutting and opposite No. 283 South st, its e or river bounds
 being 48 s pier at foot of Clinton st, runs s 32.1. (Amt due, \$3,-
 138.34; taxes, &c, \$225.) Peter Hassinger1,000

Total	\$1,885,888
Corresponding week, 1909	2,784,808
Jan. 1, 1910, to date	32,483,352
Corresponding period, 1909	29,441,502

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

CONVEYANCES

May 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty frame (brk front) tenement and store and 5-sty brk tenement in rear. Lillie Bohm to Bertha Robinson. Mort \$21,000. May 10. May 20, 1910. 2:416—19. A \$18,000—\$23,000. other consid and 100

Attorney st, No 171, on map No 167, w s, 72.1 s Houston st, 27.11 x60x27.7x60, 4-sty brk tenement and stores. Annie Levin to Bertram Realty Co. B & S and C a G. All liens. May 18. May 20, 1910. 2:350—64. A \$16,500—\$20,000. other consid and 100

Bleecker st, Nos 323 and 325, e s, 20.11 s Christopher st, runs s 39.8 x e 72.4 x n 33.2 x w 25.5 x s w 54.9 to beginning, 6-sty brk tenement and stores. Chas A Person to Isaac Schmeidler. May 20. May 21, 1910. 2:591—43. A \$23,000—\$51,000. other consid and 100

Cherry st, No 395, s s, abt 115 e Scammel st, 22x80, 2-sty frame (brk front) tenement and store and two 2-sty frame stables in rear. John Mahoney to Francis A Broderick. B & S and C a G. Sub to life estate of John Mahoney. May 19. May 20, 1910. 1:260—55. A \$6,500—\$7,000. nom

Cherry st, No 37, s s, abt 80 w Roosevelt st, 17x74.8x17x75.4, 4-sty brk tenement and store and 4-sty brk tenement in rear. Cherry st, No 35, s s, 96 w Roosevelt st, —x—, 4-sty brk tenement and store. FORECLOS, May 18, 1910. Henry S Dottenheim referee to Louis Dansky. May 18, 1910. May 20, 1910. 1:109—13 and 14. A \$11,700—\$17,000. 18,000

Catharine st, No 74, w s, abt 30 s Oak st, deed reads bounded s by land of Osborne, w by alley leading to Oak st and n by land of Mott, 16.10x71, with rights to said 4-ft alley, 5-sty brk tenement and store. Michael A Rofrano to Eugene Driscoll. Mort \$15,000. May 23. May 26, 1910. 1:252—57. A \$11,000—\$18,000. other consid and 100

Dyckman st, n s, 950 w Prescott av, 129.11 to N Y C & H R R Co x114.10x181.8x100, owned by party 2d part, vacant. Assignment of all title to award on account of opening new street lying west of above, etc. Chas J Chapman to Lawyers Title Ins & Trust Co. May 18. May 23, 1910. 8:2256—11 and 15. A \$7,700—\$7,700. 2,150

East Broadway, No 109, s s, abt 95 w Pike st, 23.2x75, 3-sty brk loft building. Gustav A Meyer and ano EXRS Dorothea Hoffmann to Hyman Spektorsky. All liens. May 24, 1910. 1:282—23. A \$18,000—\$24,000. 25,700

Eldridge st, No 204, e s, 176.6 n Rivington st, 23.11x88.6. Eldridge st, No 206, e s, 200.5 n Rivington st, 25x88.6, 2-sty brk tenement and store and vacant. Samuel Aronson et al to Jacob Levy. Mort \$27,000. May 26, 1910. 2:416—5 and 6. A \$39,500—\$41,500. other consid and 100

Forsyth st, No 178, e s, abt 180 n Rivington st, 25x100, 3-sty frame brk front tenement.

Forsyth st, No 180, e s, abt 200 n Rivington st, 25x100, 2-sty frame brk front tenement. Samuel Aronson et al to Jacob Levy. May 26, 1910. 2:421—46 and 47. A \$38,500—\$40,000. other consid and 100

Front st, No 220, w s, abt 100 n Beekman st, deed reads at s w cor of lot of Ebenezer Stevens, runs s w along st 25 x n w 72.10 x n e 25 x s w 72 to beginning, 5-sty brk loft and store building. 1:97—39. A \$8,800—\$16,500.

Liberty st, No 115 (103), n s, abt 110 e Greenwich st, 25x105, 5-sty brk loft and store building. 1:60—6. A \$80,000—\$95,000.

Bond st, No 22 | n s, abt 33 e Lafayette st, deeds reads Great Jones st, No 25 | bounded e by land Jonas Minturn and w by land Maria Banyer, 25.8x200 to s s Great Jones st, one 3 and one 5-sty brk loft and store buildings. 2:530—19 and 57. A \$58,000—\$63,000.

28th st W, No 12, s s, 225 w 5th av, 25x74, 5-sty brk bldg and store. 3:829—48. A \$65,500—\$78,000. Also land in Poughkeepsie, N Y. Also all other lands whereof Fredk R Newbold is seized or possessed. Frederic R Newbold, of Poughkeepsie, N Y, to Thomas Newbold, of Hyde Park, N Y. All title. B & S. Sept 28, 1892. May 25, 1910. nom

Same property. Declaration as to trust, etc. Thomas Newbold to Frederic R Newbold, of Poughkeepsie, N Y. Dec 29, 1892. May 25, 1910. 1:97, 60; 2:530; 3:829. nom

Goerck st, Nos 71 and 73, w s, 100 s Rivington st, 50x100, one 3 and one 4-sty brk tenements and stores and 3-sty frame tenement in rear. Samuel J Rabinowitz to Marcus Rosenthal. All liens. Dec 26, 1908. May 26, 1910. 2:328—58. A \$30,000—\$40,000. nom

Houston st, No 128 | n e cor Sullivan st, 25x100, 6-sty brk Sullivan st, Nos 167 and 169 | tenement and stores. FORECLOS, May 3, 1910. Geo E Weller, ref, to Alex S Burns, of Woodside, L I. Mort \$57,000. May 25. May 26, 1910. 2:525—32. A \$30,000—\$78,000. 15,000

Henry st, No 95, n s, 110.5 w Pike st, 25x100, 4-sty brk tenement and store and 5-sty brk tenement in rear. Charles Branneman to Mary M Branneman. All title. B & S. May 24, 1910. 1:282—13. A \$18,000—\$26,000. nom

Hawthorne st, e s, 100 s Vermilyea av, 100x100, vacant. Christoph Missall to Rosina Missall. Mort \$11,000. May 19. May 21, 1910. 8:2226—45 and 47. A \$14,000—\$14,000. nom

MILLER, McMANN & DONLEY INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER H. W. McMANN J. E. DONLEY Tel. 2780 & 2781 Murray Hill 505 FIFTH AVENUE

Jones st, No 11, n s, 119.8 w 4th st, 25x100, 5-sty brk tenement. FORECLOS. May 20, 1910. Sampson H Weinhandler referee to Anna C S Hassey. Mort \$22,000. May 20, 1910. 2:590-78. A \$11,000-\$29,000. 2,000 James slip, No 1 | s w cor Cherry st, 24x36.2, 4-Cherry st, No 75, old Nos 77 and 82 | sty brk tenement and stores. Bendet Isaacs et al to Minnie Palladina. Mort \$7,500. Apr 27. May 24, 1910. 1:110-55. A \$10,000-\$13,500. other consid and 100 Lewis st, Nos 15 and 17, w s, 200 n Grand st, runs w 50 x n 25 x e 25 x n 15 x e 25 to st x s 40 to beginning, two 5-sty brk tenements and stores. Barnet London to Abraham London. All liens. Nov 27, 1907. May 24, 1910. 2:326-16. A \$15,000-\$22,000. 100 Maiden lane, No 82 | s s, abt 190 e William st, 27x133.6 to n s Cedar st, No 19 | Cedar st x26.6x133.9, w s, 5-sty brk loft and store building. Maiden lane, No 84, s s, abt 215 e William st, also at e s No 82 Maiden lane, runs s 66.7 x e 6.6 x n 6.6 x e 20 x n 59.9 to st x w 26.6 to beginning, 5-sty brk storage building. Wm A Spencer et al EXRS Chas G Spencer to City Real Estate Co. All title. May 10. May 24, 1910. 1:42-16. A \$180,000-\$210,000. 300,000 Same property. Eleanora L S Cenci to same. All title. B & S. May 11. May 24, 1910. 1:42. nom Mercer st, Nos 1 and 3, on map No 3, w s, abt 72 n Canal st, 37x46.10x31x51.10, s s, 3-sty brk store. Wm A Spencer et al EXRS Chas G Spencer to Frances L Glover, of Phillipstown, Putnam Co, N Y. All title. May 10. May 24, 1910. 1:230-44 and 45. A \$22,500-\$27,500. 24,000 Same property. Eleanora L S Cenci to same. All title. B & S. May 11. May 24, 1910. 1:230. nom Morton st, No 40, s s, 150.2 w Bedford st, 24.9x96.6. Morton st, No 38, s s, 125.2 w Bedford st, 25x96.6. two 5-sty brk tenements. Eliza Nugent to Harry Wolfe, of Brooklyn. All liens. May 20. May 21, 1910. 2:583-24 and 25. A \$27,500-\$56,500. other consid and 100 Pitt st, No 133, w s, 125 s Houston st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Matthew R D'Amora to Meister & Bache Realty Co. Mort \$28,250. May 20. May 23, 1910. 2:345-60. A \$18,000-\$27,000. nom Rivington st, No 230, n s, 49.8 w Willett st, 24.10x100, 5-sty brk tenement and stores. Clinton st, No 101, w s, 100.4 n Delancey st, 25.4x100, 5-sty brk tenement and stores. Maurice Freiman et al HEIRS Henry Freiman to Rebecca Freiman, widow. Q C. All liens. Apr 28. May 23, 1910. 2:339-34. A \$21,000-\$39,000. 348-29. A \$28,000-\$43,000. other consid and 100 Stanton st, Nos 83 to 87. Assign rents. Jos J Cohen to Frances Cohen his wife. All title. Feb 7. May 26, 1910. 2:416. nom Stanton st, No 229, s s, 125 w Willett st, 25x75, 5-sty brk tenement and stores. Christian Molle, EXR, &c, Adam Wetzler to Josephine, wife of and Christian Molle and Adam C Molle, son of Christian Molle, of Amityville, N Y. May 23. May 24, 1910. 2:339-17. A \$19,000-\$27,000. 26,000 Same property. Carrie wife Joseph Zink et al. HEIRS, &c, Wm Wetzler to same. Q C. May 23. May 24, 1910. 2:339. nom Thompson st, No 58, e s, abt 110 n Broome st, 18.9x94, 3-sty brk tenement and store and 4-sty brk tenement in rear. Nicola Galgano to Francesco Paolo De Cristina. 1/2 part deed recorded as mort. Mort \$18,500. May 21, 1910. 2:488-3. A \$11,000-\$16,500. 100 Waverly pl, No 156, s s, 287.6 w 6th av, 22.2x97, 3-sty brk dwelling. Gerhard Muller to Mary Becker. Mort \$10,000. May 21, May 23, 1910. 2:592-55. A \$14,000-\$16,000. other consid and 100 West st, Nos 239 to 243 | s e cor Hubert st, 100.6x81.2x100.6x80.8. Hubert st, No 47 Also land adj above on east. Declaration as to release of old party wall agreement, etc. Susan W Duncan with James Butler. May 16. May 24, 1910. 1:216. nom Water st, No 183, s s, abt 25 e Burling slip, 23.5x44.11x23.1x45.1 e s, 4-sty brk office and store building. Lorillard Spencer et al EXRS Chas G Spencer to Wm A Spencer. All title. May 10. May 25, 1910. 1:74-35. A \$11,700-\$15,000. 20,600 Same property. Eleanora L S Cenci to same. All title. B & S. May 11. May 25, 1910. 1:74. nom 3d st E, No 85, n s, abt 155 w 1st av, 25x96.2, 5-sty brk tenement and store. Bristol Realty Co to Elias Gussaroff Realty & Construction Co. Mort \$35,000. May 25, 1910. 2:445-44. A \$19,000-\$40,000. nom 4th st W, No 42 or | s w s, 50 s e Macdougall st, 25x100, 4-Washington sq S, No 116 | sty brk dwelling. John Francia to Amos F Eno. May 9. May 23, 1910. 2:541-9. A \$27,000-\$30,000. other consid and 27,000 Same property. Same to same. B & S. May 9. May 23, 1910. 2:541. nom 4th st W, No 42 or | s w s, 50 s e Macdougall st, 25x109, 4-ment and stores. Maurice Freiman et al HEIRS Henry Freiman to Rebecca Freiman widow. Q C. All liens. Apr 28. May 23, 1910. 2:445-15. A \$18,500-\$36,000. other consid and 100 4th st W, No 297, e s, 18.4 s Bank st, 18.4x65, 3-sty brk dwelling. Mary E Noonan to Christin Yere. May 25. May 26, 1910. 2:614-6. A \$6,500-\$8,000. 100 4th st W, Nos 293 and 295, e s, 36.10 s Bank st, 36.7x65, two 3-sty brk dwellings. Duross Company, a corpn to Christin Yere. Mort \$12,000. May 16. May 26, 1910. 2:614-4 and 5. A \$13,000-\$16,000. 100 5th st E, No 638, s s, 164.3 w Av C, 24.9x95.2x24.9x96.2, 5-sty brk tenement and stores. Slatte Sleppin to Michel Sleppin. 1/2 part. Q C. Mort \$28,750. May 3. May 25, 1910. 2:387-29. A \$17,000-\$27,000. 900 6th st E, No 431, n s, 225 w Av A, 25x90.10, 4-sty brk tenement and stores with 1-sty brk extension. Emil Katz to George Krivacsy. 1/2 part. Q C. Mort \$15,000. May 9. May 23, 1910. 2:434-42. A \$17,000-\$24,000. 100 7th st E, No 291, n e s, 85.1 s e Av D, 20x96.8x20x-, 4-sty brk tenement and 3-sty brk tenement in rear. Betty Gluck to Ada Gluck. Mort \$14,000. May 21, 1910. 2:363-56. A \$10,500-\$15,000. nom

8th st W No 39, old No 111, or n e s, 554.6 n w 5th av, 23x93.11, Clinton pl vacant. 8th st W, No 37, old No 109, n e s, 531.5 n w 5th av, 23x93.11, vacant. Isidore Tannenbaum to Chas J Wade. May 25, 1910. 2:572-62. A \$42,000-\$42,000. 100 10th st E, No 311, n s, 220.6 e Av A, 25x94.9, 5-sty brk tenement. Bernath Loewenstein to Sarah Blaustein. 1/4 part. All liens. May 23. May 25, 1910. 2:404-50. A \$20,000-\$32,000. nom 11th st E, No 612, s s, 193 e Av B, 25x94.9, 6-sty brk tenement and store. Rachel Fedack to Lena Jacobowitz. Mort \$31,000. May 19. May 21, 1910. 2:393-14. A \$17,000-\$36,000. other consid and 100 15th st E, Nos 533 to 543, n s, 95.6 w Av B, 125x103.3, six 5-sty brk tenements and stores, 2-sty brk stable and 4-sty brk factory in rear. Leonel Realty Co to Teresa F Manahan of Brooklyn. All liens. May 19. May 20, 1910. 3:973-20 to 24. A \$46,000-\$74,000. other consid and 100 15th st E, Nos 533 to 543, n s, 95.6 w Av B, 125x103.3, six 5-sty brk tenements and stores and 2-sty brk stable and 4-sty brk factory in rear. Thos F Mulry et al EXRS Eliza Mulry to Leonel Realty Co. May 17. May 20, 1910. 3:973-20 to 24. A \$46,000-\$74,000. 65,200 15th st E, Nos 533 to 543, n s, 95.6 w Av B, 125x103.3, six 5-sty brk tenements and stores with 2-sty brk stable and 4-sty brk factory in rear. Leonel Realty Co to Leo S Murray. 1-3 part. All title. All liens. May 23, 1910. 3:973-20 to 24. A \$46,000-\$74,000. other consid and 100 17th st E, No 406, s s, 119 e 1st av, 25x92, 2-sty frame stable and 3-sty brk tenement in rear. Trust deed. Edward P Martin and ano to Eliza Martin and Wm H Nolan, TRUSTEES. May 18. May 26, 1910. 3:948-49. A \$10,500-\$12,000. nom 20th st W, No 232, s w s, abt 425 w 7th av, 25x89.3x25x90.7, n w s, 3-sty brk tenement and 3-sty brk tenement in rear. Pauline P Lewis to Leon Dryer. May 23, 1910. 3:769-56. A \$11,500-\$16,000. nom Same property. Same to same. Q C. May 23, 1910. 3:769. nom 21st st W, No 46, s s, 620 w 5th av, 25x92, 4-sty and basement stone front dwelling. Edwin F Walton to Rose Mitchell. May 25, 1910. 3:822-66. A \$52,000-\$57,000. nom 21st st W, No 46, s s, 620 w 5th av, 25x92, 4-sty and basement stone front dwelling. Robert Soutter et al to Edwin F Walton. May 16. May 25, 1910. 3:822-66. A \$52,000-\$57,000. 100 22d st W, No 219, n s, 148.3 w 7th av, 16.1x78.6, 3-sty stone front dwelling. Henry B Breed, EXR Sarah Davis to Helen H Colby, of New Rochelle, N Y, and Isabel Halsey, N Y, and Frederick Halsey, of Schenectady, N Y. May 16. May 26, 1910. 3:772-35. A \$9,000-\$12,000. 14,000 22d st E, Nos 320 and 322, s s, 315 w 1st av, 60x97.6, two 5-sty brk tenements and stores and two 4-sty brk tenements in rear. Mary E Bergen EXTRX Mary E Fitzsimons to George Schultz. Mort \$22,000. May 19. May 20, 1910. 3:927-43 and 45. A \$25,000-\$42,000. 37,950 24th st E, No 402, s s, 81.6 e 1st av, 25x98.9, 5-sty brk tenement. Barnet London to Abraham London. All liens. Nov 27, 1907. May 24, 1910. 3:955-49. A \$10,000-\$21,000. 100 25th st W, Nos 127 and 129, n e s, 325 n w 6th av, 50x98.9, two 2-sty frame tenements with 2-sty frame tenement in rear. Benj M Kaye to Kaywood Realty Co. Mort \$80,000. May 19. May 20, 1910. 3:801-22 and 23. A \$42,000-\$43,500. other consid and 100 25th st W, No 127, n e s, 325 n w 6th av, 25x98.9. 25th st W, No 129, n e s, 350 n w 6th av, 25x98.9. two 2-sty frame tenements and 2-sty frame tenement in rear. Joseph M Adrian et al TRUSTEES Charlotte A Mount to Benj M Kaye. May 3. May 20, 1910. 3:801-22 and 23. A \$42,000-\$43,500. 95,000 25th st W, Nos 127 to 131, n s, 325 w 6th av, 75x98.9, two 2-sty frame tenements with 2-sty frame tenement in rear and 5-sty brk tenement and store. Kaywood Realty Co to John E Olson Construction Co. Mort \$125,500. May 19. May 20, 1910. 3:801-21 to 23. A \$63,000-\$77,500. other consid and 100 25th st W, No 408, s s, 125 w 9th av, 25x98.9, 5-sty stone front tenement. Chas J Rose to Eliz A Rose. All liens. Apr 1. May 26, 1910. 3:722-46. A \$10,000-\$25,000. nom 28th st W, No 12, s s, 225 w 5th av, 25x74, 5-sty brk building and store. Alex H Stevens EXR Thos H Newbold to Caroline H wife Hugh Johnston. Confirmation deed. May 20. May 25, 1910. 3:829-48. A \$65,500-\$78,000. nom Same property. Frederic R Newbold to same. B & S. May 20, May 25, 1910. 3:829. nom Same property. Thomas Newbold et al to same. C a G. May 20. May 25, 1910. 3:829. other consid and 20,000 30th st E, No 128, s s, 100 w Lexington av, 17.10x98.9, 3-sty brk dwelling. Kate R Durbrow to Kath D Lawrence. Mort \$6,000 and all liens. May 26, 1910. 3:885-74. A \$16,000-\$19,500. nom 32d st W, Nos 507 to 513, on map Nos 507 to 515, n s, 100 w 10th av, runs n 24.9 x e 20 x n 98.9 x w 45 x s 24.9 x w 75 x s 98.9 to st x e 100 to beginning, 4-sty brk factory and 1-sty brk kiln. Parker Realty Co to J T Mason Terry. Mort \$15,000. May 23. May 24, 1910. 3:704-25. A \$44,000-\$65,000. 100 32d st W, Nos 533 to 539, n s, 300 e 11th av, 100x98.9, 1, 2 and 3-sty brk mill. Parker Realty Co to Arthur C Cronin. May 23. May 24, 1910. 3:704-13. A \$35,000-\$48,000. 100 32d st W, Nos 507 to 513, on map Nos 507 to 515, n s, 100 w 10th av, runs n 24.9 x e 20 x n 98.9 x w 45 x s 24.9 x w 75 x s 98.9 to st x e 100 to beginning, 4-sty brk factory and 1-sty brk kiln. 32d st, Nos 533 to 539, n s, 300 e 11th av, 100x98.9, 1, 2 and 3-sty brk mill. Release mort. Wm W Niles as TRUSTEE to Parker Realty Co. May 23. May 24, 1910. 3:704-13 and 25. A \$79,000-\$113,000. 91,000 32d st E, No 326, s s, 314 w 1st av, 18x98.9, 3-sty brk dwelling. Fredericka Martin and ano to The N Y Barber Towel Supply & Steam Laundry Co. May 21. May 23, 1910. 3:937-51. A \$7,000-\$8,000. other consid and 100 32d st E, No 328, s s, 296 w 1st av, 18x98.9, 3-sty brk dwelling. John Kroder to The N Y Barber Towel Supply & Steam Laundry Co. May 23, 1910. 3:937-53. A \$7,000-\$8,000. other consid and 100 32d st E, No 330, s s, 278 w 1st av, 18x98.9, 3-sty brk dwelling. Rosie Address to The N Y Barber Towel Supply & Steam Laundry Co. May 23, 1910. 3:937-52. A \$7,000-\$8,000. 100

32d st W, Nos 138 and 140, s s, 395 w 6th av, runs s 30 x w 0.6 x s 20 x w 4.6 x n 1 x w 35 x n 49 to st x e 40 to beginning, two 3-sty brk tenements. Knickerbocker Mortgage & Realty Co to Pennlane Realty Co. Morts \$100,000. May 21. May 25, 1910. 3:807-62 and 63. A \$72,000-\$75,000. 100

33d st W, Nos 506 and 508, s s, 90 w 10th av, 35x74, two 3-sty brk tenements. Joseph S Burrows to J T Mason Terry. May 25. May 26, 1910. 3:704-43 and 44. A \$9,000-\$11,000. other consid and 100

35th st E, No 108, s s, 130 e Park av, 16.8x98.9, 4-sty stone front dwelling. The East Thirty-Fifth St Real Estate Co to James Forbes. Mort \$28,000. June 4, 1909. May 25, 1910. 3:890-80. A \$27,000-\$37,000. other consid and 100

36th st E, No 214, s s, 222.10 e 3d av, 27.1x98.9, 5-sty brk tenement. Peter L Fitzsimons et al HEIRS, &c, Mary E Fitzsimons to James M Fitzsimons. Q C. May 9. May 21, 1910. 3:916-53. A \$11,500-\$21,000. nom

Same property. Mary E Bergen EXTRX, &c, Mary E Fitzsimons to same. May 9. May 21, 1910. 3:916. 27,000

39th st W, No 248, s s, 305 e 8th av, 20.6x98.9, 4-sty brk dwelling. Leocadie V Caulkins to Frederick W Fieder, Jr. B & S. Mort \$14,000. May 21. May 23, 1910. 3:788-73. A \$18,000-\$19,500. 100

Same property. Frederick W Fieder, Jr, to Wessex Realty Co. Mort \$24,000. May 21. May 23, 1910. other consid and 100

40th st E, No 113, n s, 198.9 e Park av, 18.9x98.9, 5 and 6-sty brk dwelling. Wm G Fitch to Alice M Fitch. Morts \$35,000. May 23. May 24, 1910. 5:1295-10. A \$26,000-\$45,000. gift

40th st W, No 455, n s, 140 e 10th av, 20x98.9, 4-sty brk tenement. Mary Kinzie to Albert L Fessler. Mort \$9,000. May 24. May 25, 1910. 4:1050-6. A \$8,500-\$10,500. other consid and 100

41st st W, No 337, n s, 300 e 9th av, 32.2x98.9, two 4-sty brk tenements and stores and 3-sty frame tenement in rear. The Flatiron Realty Co to Harry R Purdy. Morts \$25,000. July 31, 1906. Rerecorded from Aug 2, 1906. May 25, 1910. 4:1032-13. A \$20,000-\$28,000. nom

42d st E, No 304, s s, 85 e 2d av, 15x98.9, 4-sty brk dwelling. Magdalene Riedel EXTRX and TRUSTEE Francis Riedel to Samuel Braunstein. Correction deed. May 18. May 20, 1910. 5:1334-49 1/4. A \$6,000-\$8,000. 9,600

44th st W, No 557, n s, 100 e 11th av, 25x100.4. Release assignment of rents. Nathan J Packard and ano to Bernadina Gorgers. Jan 11. May 26, 1910. 4:1073. nom

Same property. Release assignment of rents. Same to same. June 11. May 26, 1910. 4:1073. nom

46th st W, No 631, n s, 400 w 11th av, 25x100.5, 1-sty frame building and 4-sty brk rear tenement. Chas A McMann to Bernard Campbell and William Reinhart. All liens. May 21. May 24, 1910. 4:1094-16. A \$8,000-\$9,000. other consid and 100

47th st E, No 127, n s, abt 85 e Lexington av, —, 3-sty stone front dwelling. Wm F Scott ASSIGNEE in bankruptcy of Reuben W Howes and Chas A Macy bankrupts to Wilson M Powell, Joseph Agostini and Richard W Underhill EXRS and TRUSTEES Francis H Macy. All title. Q C. May 4. May 20, 1910. 5:1302-23 1/2. A \$9,500-\$14,000. order of court

Same property. Everett Macy to same. Release, Q C, &c. Apr 21. May 20, 1910. 5:1302. nom

Same property. Josiah H Macy to same. Release Q C, &c. Apr 21. May 20, 1910. 5:1302. nom

Same property. Wm A Macy et al to same. Release Q C, &c. April 21. May 20, 1910. 5:1302. nom

Same property. Lydia M Underhill to same. Release, Q C, &c. April 21. May 20, 1910. 5:1302. nom

Same property. Wm H M Austin to same. Release, Q C, &c. Apr 21. May 20, 1910. 5:1302. nom

Same property. Julia M Holbrook and ano to same. Release, Q C, &c. Apr 21. May 20, 1910. 5:1302. nom

48th-st W, No 367, n s, 125 e 9th av, 15x100.5, 5-sty brk tenement. FORECLOS, May 2, 1910. Emanuel Eschwege, ref, to Kate C wife Arthur A Boyer, of East Orange, N J. May 20. May 24, 1910. 4:1039-6. A \$9,000-\$19,500. 19,000

49th st W, No 127, n s, 350 w 6th av, 22x100.4, 2-sty brk stable. Eliphalet L Davis to Wm H Archibald and Pauline A Drew. Mort \$26,000. May 24, 1910. 4:1002-18. A \$28,500-\$30,000. 100

49th st W, No 127, n s, 350 w 6th av, 22x100.4, 2-sty brk stable. Atherton Curtis et al to Eliphalet L Davis. Apr 26. May 24, 1910. 4:1002-18. A \$28,500-\$30,000. other consid and 100

50th st W, No 305, n s, 99.2 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Julien T Davies to Bancroft Realty Co. C a G. Mort \$6,500. May 5. Re-recorded from May 5, 1910. May 21, 1910. 4:1041-28. A \$11,000-\$12,000. nom

50th st W, No 419, n s, 275 w 9th av, 16.8x100.5, 4-sty brk dwelling. Anna D Hainhorst et al, EXRS, &c, Claus O Tietjen to Frances J Treadwell. May 23, 1910. 4:1060-21. A \$7,500-\$8,000. 9,500

Same property. Release dower. Kathrina M Tietjen widow to Same. May 13. May 23, 1910. 4:1060. nom

52d st W, No 531, n s, 375 e 11th av, 25x100.5, 5-sty brk tenement. Margt E Weill to Sarah M Murray. Mort \$18,250. May 24. May 25, 1910. 4:1081-16. A \$9,000-\$20,000. nom

52d st W, No 9, n s, 250 w 5th av, 25x100.5, 4-sty and basement stone front dwelling. Sarah E Squire to Alfred C Bachman. May 23. May 24, 1910. 5:1268-27. A \$88,000-\$102,000. other consid and 100

52d st W, No 9, n s, 250 w 5th av, 25x100.5, 4-sty and basement stone front dwelling. Alfred C Bachman to Geo C Smith. Mort \$75,000. May 23. May 24, 1910. 5:1268-27. A \$88,000-\$102,000. other consid and 100

55th st W, No 115, n s, 183 w 6th av, 16.7x100.5, 4-sty and basement brk dwelling. Release mort. The Greenwich Savings Bank to Barney Estate Co. Q C. May 24. May 25, 1910. 4:1008-25. A \$21,000-\$26,000. 9,000

62d st E, No 112, s s, 98.9 e Park av, 18.9x100.5, 3-sty and basement stone front dwelling. Emily H Smith to Park Avenue and Sixty-second Street Co, a corpn. Mort \$25,000. May 23. May 26, 1910. 5:1396-67 1/2. A \$25,000-\$32,000. other consid and 100

64th st E, Nos 304 to 310, s s, 125 e 2d av, 100x100.5, 4-sty brk stable. Israel O Blake to Corcoran, Fitzgerald & Co, a corpn. Mort \$32,000. May 23. May 26, 1910. 5:1438-44. A \$40,000-\$75,000. nom

66th st W, No 134, s s, 148.1 w Broadway, 25x100.5, 5-sty stone front dwelling. Emma W Wingate to Haywood F and Wm S Norton. 1-6 part. B & S. All liens. May 26, 1910. 4:1137-48. A \$16,000-\$24,000. 3,200

68th st E, No 54, s s, 60 w Park av, 20x100.5, 4-sty and basement stone front dwelling. Lottie E De Milt et al HEIRS, &c, Henry R De Milt to Daniel F Kellogg and Maud F his wife tenants by entirety. May 23. May 25, 1910. 5:1382-39. A \$50,000-\$60,000. other consid and 100

69th st E, No 139, n s, 150 e Lexington av, 25x100.5, 1 and 3-sty brk dwelling. Robt E Dowling to Thomas Fortune Ryan. May 17. May 25, 1910. 5:1404-26. A \$20,000-\$38,000. other consid and 100

69th st E, No 139, n s, 150 e Lexington av, 25x100.5, 1 and 3-sty brk stable. Chas E Yerkes, of Evanston, Ill, to Robt E Dowling. All title. May 17. May 21, 1910. 5:1404-26. A \$20,000-\$38,000. nom

70th st E, No 169, n s, 175 w 3d av, 16.8x100.5, 3-sty and basement stone front dwelling. Robt H E Elliott to Gertrude H Smith. Mort \$13,000. May 19. May 20, 1910. 5:1405-29. A \$13,000-\$17,000. other consid and 100

70th st E, No 15, n s, 123 w Madison av, 25x100.5, 6-sty brk and stone dwelling. Cornelius W Luyster, Jr to Ruth A Bruce-Brown. B & S. Morts \$140,000. May 2, 1910. 5:1385-12. A \$100,000\$—, Corrects error in issue of May 7 when distance west of Madison av was 125. other consid and 100

72d st E, No 124, s s, 159.11 w Lexington av, 20x102.2, 4-sty and basement stone front dwelling. Chas E McManus, EXR Eliza McManus to Nina P wife Francis U Paris. May 13. May 24, 1910. 5:1406-64. A \$36,000-\$45,000. 56,000

72d st E, No 52, s s, 72 w Park av, 23x102.2, 4-sty and basement stone front dwelling. Newbold Morris to Geo F Crane. May 23. May 26, 1910. 5:1386-40. A \$63,000-\$75,000. other consid and 100

73d st E, No 211, n s, 160 e 3d av, 25x102.2, 5-sty stone front tenement and stores. FORECLOS, April 29, 1910. Arthur W Weil ref to Amy A Collier. May 4. May 20, 1910. 5:1428-7. A \$11,000-\$23,000. 5,100

75th st E, No 40, s s, 187 w Park av, 18x102.2, 4-sty stone front dwelling. Samuel W Bowne et al EXRS, &c, Hannah M Carter to Frank J Dupignac. Mort \$26,000. May 16. May 20, 1910. 5:1389-44. A \$33,000-\$41,000. 47,500

75th st W, No 125, n s, 320 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Louis F Rothschild to Cath T Reiley. May 17. May 20, 1910. 4:1147-19. A \$14,000-\$28,000. nom

77th st W, No 114, s s, 141 w Columbus av, 21x102.2, 4-sty and basement stone front dwelling. Charles Adler to Carrie Adler. B & S. Mort \$22,500. Dec 15, 1892. May 23, 1910. 4:1148-39. A \$15,000-\$27,500. 36,100

77th st W, No 163, n s, 168 e Amsterdam av, 17.6x102.2, 3-sty and basement stone front dwelling. CONTRACT. Helen K Kimberley with John F McIntyre. Mort \$15,000. May 24, 1910. 4:1149-8. A \$12,000-\$19,000. 25,000

78th st W, No 311, n s, 118 w West End av, 18x100, 5-sty brk dwelling. Isabelle C McKee to Alfred J Johnson. May 20, 1910. 4:1186-69. A \$12,500-\$25,000. other consid and 100

81st st E, Nos 155 to 159, n s, 200 w 3d av, 56.2x102.2, three 3-sty frame dwellings. The American Baptist Home Mission Society and ano to Zachariah Zacharias. Mar 14. May 21, 1910. 5:1510-27 to 28. A \$30,000-\$31,500. nom

81st st E, n s, 199.8 w 3d av, strip 0.4x102.2. The American Baptist Home Mission Society and ano to Zachariah Zacharias. Q C. Mar 14. May 21, 1910. 5:1510. nom

82d st E, Nos 536 and 538, s s, 191.4 w East End av, 40x102.2, 6-sty brk tenement. Jetty Leinvander to Gabriel Fried of Brooklyn. Mort \$35,000. Oct 25, 1909. May 25, 1910. 5:1578-35. A \$12,500-\$44,500. nom

83d st E, No 506, s s, 123 e Av A, 25x102.2, 5-sty brk tenement. Isabel Cox et al to George Leopold, Lina Bogner, Henry Leopold and Anna Strohmeier. Mort \$15,000. May 17. May 26, 1910. 5:1579-47. A \$8,000-\$17,500. other consid and 100

93d st W, No 270, s s, 36 e West End av, runs s 26.5 x e 20 x s 15 x e 12 x n 41.5 to st x w 32 to beginning, 5-sty brk dwelling. Hyland P Rice to Ella N Haskell, of Boston, Mass. Mort \$17,000. Feb 8, 1908. May 24, 1910. 4:1240-60 1/4. A \$9,000-\$20,000. other consid and 100

97th st W, No 124, s s, 554.11 e Amsterdam av, 17.6x100.11, 3-sty and basement stone front dwelling. Ernst J Gehnen to Isabella C Starr of Brooklyn. May 12. May 21, 1910. 7:1851-42. A \$7,700-\$13,000. other consid and 100

99th st W, No 72, s s, 74 e Columbus av, 26x100.11, 5-sty brk tenement and stores. Michael Herzlich to Max J Klein and Albert Deutsch. Mort \$19,000. May 2. May 26, 1910. 7:1834-60 1/2. A \$12,500-\$23,000. other consid and 100

103d st E, No 77, n s, 27 w Park av, 26x75, 5-sty brk tenement and stores. Wilhelmina Budd to Johanna Simons. All liens. May 25. May 26, 1910. 6:1609-35. A \$10,000-\$19,000. nom

Same property. Johanna Simons to William Budd, of Brooklyn. All liens. May 25. May 26, 1910. 6:1609. nom

103d st E, No 231, n s, 212.6 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Katie Rappoport to Morris M Tischler. B & S. Dec 1, 1909. May 26, 1910. 6:1653-15. A \$13,500-\$44,000. nom

Same property. Release mort. Sarah Wiener to same. Dec 9, 1909. May 26, 1910. 6:1653. nom

105th st E, No 225, n s, 260 e 3d av, 25x100.11, 5-sty brk tenement and stores. Hyman Rosner to Annie Koplik, of Brooklyn. 1/2 right, title and interest. All liens. May 20. May 26, 1910. 6:1655-11. A \$8,000-\$28,500. other consid and 100

107th st E, No 177, n s, 269 e Lexington av, 17x100.11, 4-sty stone front tenement. Mary J Noonan to Jacob F Hartlieb and Julia his wife as tenants by entirety. Mort \$8,000. May 26, 1910. 6:1635-31. A \$6,500-\$10,000. other consid and 100

112th st E, Nos 204 to 208, s s, 95 e 3d av, 60x100.10, 6-sty brk tenement and stores. Chas J Britz, Jr, to Chas J Britz. All title. Morts \$65,500 and all liens. May 21. May 23, 1910. 6:1661-44. A \$20,000-\$70,000. nom

115th st W, No 617, n s, 275 w Broadway, 25x100.11, 6-sty brk tenement. Wilmot Building Co to John E Dordan. John P Butler and Annie E Brady. Mort \$43,000. May 14. May 23, 1910. 7:1896-56. A \$15,000\$—, nom

119th st E, Nos 226 to 230, s s, 330 e 3d av, 80x100.10, three 6-sty brk tenements and stores. Manhattan Avenue Holding Co to Jefferson Bank. May 20. May 24, 1910. 6:1783-31 to 34. A \$51,000-\$147,000. nom

120th st E, No 231, n s, 241 w 2d av, 19x100.11, 3-sty brk dwelling. Cornelius Brett and ano EXRS Sophia M Taylor to Ranson Caygill of Mt Vernon, N Y. May 19. May 20, 1910. 6:1785-15. A \$7,500-\$10,500. nom

Same property. Cornelius Brett et al to same. May 19. May 20, 1910. 6:1785. nom

123d st W, No 254, s s, 250 e 8th av, 16.8x100.11, 4-sty brk tenement. Mort \$4,000.

6th av, w s, abt 70 n 172d st, and being lot 67 map Mt Eden, 50x100, vacant.

Walton av | n e cor 172d st, 8.7x54.11x50.2x73.11, vacant. 172d st

William Green HEIR Thomas Fawcett to Chester A Luff of Newark, N J. 1-9 part. May 21. May 23, 1910. 7:1928-54. A \$8,000-\$13,000, 11:2837. nom

126th st E, No 229, n s, 280 w 2d av, 25x99.11, 5-sty brk tenement. FORECLOS, May 23, 1910. Roger A Pryor, ref, to Sophie Muller, of Brooklyn. Mort \$14,000. May 26, 1910. 6:1791-13. A \$9,000-\$25,000. 11,000

127th st W, No 136, s s, 322 e 7th av, 15.6x99.11, 3-sty and basement stone front dwelling. Frieda Wolf to Lewis H Wolf. Mt \$8,000. June 26, 1908. May 21, 1910. 7:1911-50½. A \$7,400-\$10,500. other consid and 100

127th st E, No 110, s s, 72 e Park av, 18x74.10, 3-sty brk dwelling. Sarah E Webb to James M Ryder. May 26, 1910. 6:1775-69. A \$6,400-\$8,500. other consid and 100

128th st E, No 242, s s, 127 w 2d av, 26x99.11, 5-sty brk tenement. David L Katz et al to Giovanni Badaracco. B & S. May 23. May 26, 1910. 6:1792-30. A \$8,500-\$19,500. 100

129th st W, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Christoph Missall to Rosina Missall. ½ right, title and interest. Mort \$23,000. May 19. May 21, 1910. 7:1955-19. A \$10,000-\$20,000. nom

132d st W, No 276, s s, 100 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. Paul F Mottelay EXR Susan I Mottelay to Julia R Riker Harmon. Mort \$9,000 and all liens. Mar 8, 1909. May 25, 1910. 7:1937-60. A \$7,300-\$10,500. 10,000

134th st W, Nos 77 and 79, n s, 172.6 e Lenox av, 35x99.11, two 3-sty and basement brk dwellings. Edward A Warren to Dallas Hughes and Peter Burney. Mort \$17,000. May 21. May 23, 1910. 6:1732-8½ and 9. A \$14,000-\$17,000. 100

135th st W, No 616, s s, 370.5 w Broadway, 38.7x99.11, 5-sty brk dwelling. D L Block Company to John R Agnew. Mort \$45,500. May 19. May 24, 1910. 7:2001-49. A \$18,000-\$45,000. other consid and 100

136th st W, No 119, n s, 509 e 7th av, 16x99.11, 4-sty brk dwelling. Citizens Holding Co to David R Daly. Mort \$11,500. May 18. May 24, 1910. 7:1921-22½. A \$7,000-\$11,000. other consid and 100

136th st W, No 46, s s, 100 e Lenox av, 38.9x99.11, 5-sty brk tenement. Julia A Whitehorne to Katie M Grenzbach. ½ part. Mort \$35,500. Dec 12, 1908. May 26, 1910. 6:1733-64. A \$16,500-\$43,000. other consid and 100

137th st W, Nos 263 and 265, n s, 80 e 8th av, runs n 87.5 x e 22.6 x n 12.6 x e 22.6 x s 99.11 to st, x w 45 to beginning, 6-sty brk tenement. John E Olson Construction Co to The Kaywood Realty Co. Mort \$59,000. May 19. May 20, 1910. 7:2023-5. A \$18,000-\$65,000. 100

140th st W, No 509, n s, 187.6 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. William Forster to Anna G Callan. Mort \$41,000. May 23. May 25, 1910. 7:2072-24. A \$9,700-\$38,000. other consid and 100

142d st W, No 513, n s, 442 e Broadway, 16x99.11, 3-sty and basement brk dwelling. Margaret T O'Neil to John O'Neil. Apr 30. May 24, 1910. 7:2074-19½. A \$5,400-\$12,500. other consid and 100

161st st W, No 519, n s, 300.6 w Amsterdam av, 50x99.11, two 3-sty frame dwellings and 1-sty brk building in rear. Jacob Herb to James Bradley. Mort \$15,000. May 25. May 26, 1910. 8:2120-50. A \$16,000-\$22,000. other consid and 100

167th st W, Nos 444 and 446, s w s, 111.8 n w Colonial Parkway, 59.8x74.3x50x41.8, 5-sty brk tenement.

167th st W, Nos 448 and 450, s s, 238.7 e Amsterdam av, 59.8x57.9x50x90.3, 5-sty brk tenement.

Release mort. American Mortgage Co to Trial Realty Co. Q C. May 20. May 21, 1910. 8:2111-97 and 99. A \$16,000-P \$20,000. 20,250

178th st W, No 580, s s, 100 w Audubon av, 75x94.11, 5-sty brk tenement. John Glass, Jr, to John Glass, Jr, Construction Co. Mort \$24,000. May 24, 1910. 8:2133-part lot 70. A \$-\$. other consid and 100

Av A, No 1554 | n e cor 82d st, 21.5x78, 4-sty stone front tenement and store. Anna Borgstede widow to John G Borgstede. Q C. May 16. May 20, 1910. 5:1579-1. A \$11,000-\$18,500. nom

Av B, No 165, e s, 71 n 10th st, 23.8x93, 5-sty brk tenement and store. Betty Gluck to Ada Gluck. Mort \$17,500. May 21, 1910. 2:393-4. A \$19,000-\$22,000. nom

Av C, No 18 (14), s e s, abt 40 n 2d st, 20x54. Agreement as to release of life insurance, &c, by party 1st part and as to conveyance by party 2d part. Resi Herskowitz owner of ¼ interest in above property with Moritz Weinberger as EXR Morris Herskowitz. Apr 8. May 25, 1910. 2:372. nom

Av D, Nos 165 to 169 | n w cor 11th st, 75x69.11, 4-sty brk factory and 2-sty brk stable. Thomas F Mulry et al EXRS Eliza Mulry to Quintard Iron Works Co, a corp. May 17. May 20, 1910. 2:381-50. A \$20,000-\$24,000. 26,750

Audubon av | n e cor 169th st, 101.7x95, vacant. John Whalen 169th st | EXR, &c, Thomas Fenton to George A Fisher Co, a corp. May 19. May 20, 1910. 8:2126-28 to 31. A \$36,000-\$36,000. 37,300

Same property. Release dower. Ellen M Fenton to same. May 19. May 20, 1910. 8:2126. 11,700

Amsterdam av, No 1733, e s, 25 s 146th st, 25x100, 5-sty brk tenement and store. Henry C Torborg to Christian C Cramer. Mort \$25,000. May 26, 1910. 7:2060-62. A \$20,000-\$35,000. other consid and 100

Same property. Christian C Cramer to Henry C Torborg and Minnie his wife as tenants by entirety. Mort \$25,000. May 26, 1910. 7:2060. other consid and 100

Broadway, Nos 227 and 229 | n w cor Barclay st, runs n w 140 x Barclay st, Nos 1 and 1½ | n e 69 x s e 25 x s w 23 x s e 115 to w s Broadway, x s w 46 to beginning, 5-sty stone front office and store building. Emma G Hamilton et al EXRS Schuyler Hamilton to Adelaide Hamilton. 5-36 parts. All liens. May 19. May 20, 1910. 1:123-26. A \$575,000-\$675,000. 105,000

Broadway, Nos 1578 to 1590 | s e cor 48th st, 129x-125x93.9, 48th st, No 200 | seven 3-sty brk tenements and 7th av, Nos 710 to 720 | stores and four 2-sty brk stores. Felix Isman, of Philadelphia, Pa, to Broadway and Seventh Avenue Co. Mort \$675,000. May 4. May 20, 1910. 4:1019-36. A \$665,000-\$675,000. other consid and 100

Broadway, Nos 1587 and 1589 | s w cor 48th st, 51.1x140.5x47.11x 48th st, Nos 202 to 208 | 128.4, 5-sty brk factory. Release dower. Lucy R wife of Wm G Davies to Silk Realty Co, a corp. May 5. May 21, 1910. 4:1019-41. A \$300,000-\$325,000. nom

Broadway, Nos 610 to 618 | n e cor Houston st, 109.5x196.8 to Houston st, Nos 2 to 18 | w s Crosby st x95.5 to n s Houston Crosby st, Nos 150 and 152 | st x197.7, two 6-sty brk loft and store buildings. Emma W Wingate to Reversionary Estates Co of Nyack, N Y. All title. B & S. Sub to life estate of widow of Phineas T Barnum. May 18. May 25, 1910. 2:522-1. A \$560,000-\$680,000. nom

Columbus av, No 152, w s, 25 s 67th st, 25.5x100, 5-sty brk tenement and store. Abraham Zimmern to Moses Zimmern. Undivided interest. Mort \$25,000. Jan 22, 1906. May 24, 1910. 4:1138-35. A \$28,000-\$40,000. nom

Fort Washington av | n w cor 177th st, 255.2 to 178th st, x100 177th st | and being plots 3 and 4 map No 1338 of 178th st | 55 plots of Ft Washington and Buena Vista Syndicates, vacant. Sykes Realty Corporation to Hargood Realty and Construction Co. B & S. May 20. May 21, 1910. 8:2177-18. A \$-\$. other consid and 100

Greenwich av, No 102 (118), n e s, 192.9 s e 13th st, 20.10x69.9x 21.10x63.2, 4-sty brk dwelling. Henry C Torborg to Christian C Cramer. Mort \$5,000. May 26, 1910. 2:617-32. A \$9,000-\$11,500. other consid and 100

Same property. Christian C Cramer to Henry C Torborg and Minnie his wife as joint tenants. Mort \$5,000. May 26, 1910. 2:617. other consid and 100

Greenwich av, No 102, n e s, 192.9 s e 13th st, 20.10x69.9x21.10x 63.2, 4-sty brk dwelling.

145th st, No 589, n s, 262 w Broadway (11th av), 18.9x90, 3-sty brk dwelling.

Release mort. Bank for Savings in City N Y to Henry C Torborg. May 26, 1910. 2:617-32. A \$9,000-\$11,500. 7:2092-21. A \$5,500-\$11,500. 1,000

Lexington av, No 1047, e s, 68.2 s 75th st, 17x55.

Lexington av, No 1045, e s, 85.2 s 75th st, 17x55.

two 3-sty stone front dwellings.

John Ottendorfer to Joseph F Tunney. Mort \$6,000 on 1st parcel. May 23. May 24, 1910. 5:1409-53 and 54. A \$16,000-\$22,000. nom

Same property. Joseph F Tunney to Julie Dupont. Mort \$27,000. May 10. May 24, 1910. 5:1409. 100

Madison av | n w cor 96th st, 100.11x120, vacant. Geo A Morrison 96th st | to Betty M Hawks. C a G. Mort \$80,000. May 24, 1910. 6:1602-13 to 16. A \$148,000-\$148,000. other consid and 100

Madison av, No 17, e s, 74 n 24th st, 24.8x100, 4-sty stone front dwelling. Eleanor L S Cenci to Lina Weil. All title. B & S. May 11. May 24, 1910. 3:854-4. A \$100,000-\$113,000. nom

Same property. Wm A Spencer et al EXRS Chas G Spencer to same. All title. May 10. May 24, 1910. 3:854. 110,500

Same property. Lina Weil to Pullman Holding Co. Mort \$82,750. May 23. May 24, 1910. 3:854. other consid and 100

Madison av | n w cor 96th st, 100.11x120, vacant. Betty M Hawks 96th st | to Madison Avenue and 96th Street Co. Mort \$115,000. May 24, 1910. 6:1602-13 to 16. A \$148,000-\$148,000. other consid and 100

Madison av | s w cor 71st st, 100.5x21, vacant. Abraham L Werner 71st st | to Robert A Chesebrough. Mort \$31,500. Apr 27. Re-recorded from Apr 27, 1910. May 24, 1910. 5:1385-56. A \$110,000-\$110,000. other consid and 100

Madison av, No 1685, e s, 60.11 s 112th st, 27x70. Agreement as to release of life insurance, &c, by party 1st part and as to conveyance by party 2d part. Resi Herskowitz owner of ½ part of above property with Moritz Weinberger as EXR Morris Herskowitz. Apr 8. May 25, 1910. 6:1617. nom

Madison av, No 1326 | s w cor 94th st, 100.8x87.9, 7-sty brk tenement. Simon Uhlfelder et al to Louvre Realty Co. All liens. May 25. May 26, 1910. 5:1505-56. A \$185,000-\$275,000. other consid and 100

Manhattan av, No 547, w s, 48.5 s 123d st, 15x74, 3-sty and basement stone front dwelling. Wm C Bergen to Fredk M Crossett. Mort \$8,000. May 20. May 21, 1910. 7:1949-50. A \$6,700-\$11,500. other consid and 100

Park av, Nos 1064 and 1066, w s, 50.4 n 87th st, 33.4x80, two 3-sty stone front dwellings. Henry C Darling to Beaumont Realty Co. Mort \$25,000. May 17. May 21, 1910. 5:1499-35 and 35½. A \$26,000-\$28,500. nom

Park av, Nos 1540 to 1544 | n w cor 111th st, 100.11 111th st, No 77, on map Nos 95 and 97 | x33, 6-sty brk tenement and stores. Release claims, &c, for Park av Viaduct. Harry Strasbourger to N Y & Harlem R R Co and the N Y C & H R R R Co. Mar 21. May 20, 1910. 6:1617. other consid and 100

Same property. Release of mortgage as to easements. Sarah Goldin to same. May 12. May 20, 1910. 6:1617. nom

Riverside Drive, No 157 | s e cor 88th st, 28x100, vacant. Wm W 88th st | Hall to Riverside Drive Realty Co. B & S. April 4. May 21, 1910. 4:1249-57. A \$52,000-\$52,000. other consid and 100

Same property. Riverside Drive Realty Co to Charter Construction Co. B & S. May 21, 1910. 4:1249. other consid and 100

Riverside Drive | s e cor 102d st, runs e 118 x s 100.11 x w 22.10 102d st | x n 25 x w 107.7 to e s of Drive x n 76.11 to beginning, 4-sty brk dwelling and 1 and 3-sty brk stable. David S Brown to The Rockledge Construction Co. Mort \$85,000. May 26, 1910. 7:1889-72. A \$110,000-\$175,000. nom

Riverside Drive, No 407 | s e cor 113th st, 104.4x91.1x100.11x117.6, 113th st | 12-sty brk and stone tenement. Akron Building Co to Sutherland Realty Co. Mort \$425,000. May 24. May 26, 1910. 7:1895-38. A \$130,000-P \$225,000. other consid and 100

Same property. Sutherland Realty Co to Newbold Morris, Eva V C Hawkes and Augusta Morris de Peyster. Mort \$510,000. May 24. May 26, 1910. 7:1895. other consid and 100

Riverside Drive, No 294, e s, abt 100 n 101st st, also at c l blk bet 101st and 102d sts, runs e 113 x n 25 x w 107.7 to Drive x s 25.7 to beginning. Agreement cancelling restriction as to building. Bowery Savings Bank with Paul J and Robt E Baumgarten, INDIVID and as EXRS Clara M Baumgarten. May 16. May 26, 1910. 7:1889. nom

Riverside av | s e cor 102d st, runs e 118 x s 100.11 x w 22.10 x n 102d st | 25 x w 107.7 to Drive x n 76.11 to beginning.

Riverside Drive, No 294, e s, abt 100 n 101st st, also at c l of blk bet 101st and 102d sts, runs e 113 x n 25 x w 107.7 to Drive x s 25.7 to beginning.

Agreement as to release covenants of restriction. Paul J and Robt E Baumgarten, INDIVID and EXRS, &c, Clara M Baumgarten with David S Brown. May 17. May 26, 1910. 7:1889. 15,000

Seaman av | n w s, at n e s 215th st, 50x100. 215th st | 215th st, n e s, 100 n w Seaman av, 50x100, vacant. Henry Degenhardt to Geo V and Chas A Fluri. Mort \$7,700. Aug 27, 1908. May 26, 1910. 8:2250-86. A \$5,000-\$5,000. other consid and 100

West End av, No 353, w s, 136.4 n 76th st, 22x55.5, 4-sty and basement brk dwelling. Theodosia S Howard to City Real Estate Co. B & S. May 18. May 23, 1910. 4:1185-73. A \$14,000-\$25,000. nom

West Broadway, No 452, w s, 76 n Prince st, 19x35, 3-sty brk loft and store building. Emmet J Murphy (referee appointed in matter of application of Berthold A Rich for leave to sell, &c.) to Elam H Fuller and Arthur B Ballagh. Mort \$6,500. May 18, May 20, 1910. 2:516-36. A \$5,000-\$5,500. 8,500

Wadsworth av | s w cor 180th st, 75x100, 6-sty brk tenement. 180th st, No 650 | Elias Gussaroff Realty & Construction Co to Bristol Realty Co. May 23. May 25, 1910. 8:2163-34 and 35. A \$28,000-\$— other consid and 100

1st av, No 90, e s, 72.9 n 5th st, 24.3x100, the lot. Chas F Henderson to The Stephen Whitney Estate Co. Q C. Apr 28. May 24, 1910. 2:433-4. A \$19,000-\$27,000. other consid and 100

Same property. The buildings, 5-sty brk tenement and store and 2-sty brk building in rear. Same to same. B & S. May 24, 1910. 2:433. other consid and 100

Same property. Lot and buildings. The Stephen Whitney Estate Co to Isak Messer. B & S. May 17. May 24, 1910. 2:433. nom

1st av, Nos 1941 and 1943, w s, 80.11 s 100th st, 40x100, 6-sty brk tenement and stores. Realty Transfer Co to Martin M and David Stone. Mort \$31,000. May 14. May 20, 1910. 6:1671-27. A \$16,000-\$48,000. other consid and 100

2d av, No 1429, w s, 82 n 74th st, 20.2x77, 4-sty stone front tenement and store. FORECLOS, May 23, 1910. Philip J McCook referee to Mary Unger. Mort \$15,000. May 25, 1910. 5:1429-24. A \$9,500-\$13,500. 200

2d av, No 2025 | n w cor 104th st, 25.7x100, 5-sty brk tenement 104th st, No 247 | and store. Release mort. Mary L Cassidy ADMRX Peter A Cassidy and ano to Mary L Cassidy. May 19. May 25, 1910. 6:1654-21. A \$15,000-\$33,000. nom

2d av, No 1089, w s, 60.5 n 57th st, 20x60, 4-sty brk tenement and store. Madison M Jones et al to Oscar T Jones. 3/4 parts. May 20. May 23, 1910. 5:1331-24. A \$8,500-\$13,500. other consid and 100

3d av, No 1968, w s, 25.5 n 108th st, 25x100, 5-sty brk tenement and stores. Lena Kaplan to Rubin Brothers, a corpn. Mort \$25,000. May 23, 1910. 6:1636-34. A \$18,000-\$34,000. other consid and 100

3d av, No 861, e s, 25.5 n 52d st, 25x110, 4-sty brk tenement and store and 4-sty brk tenement in rear. Meister & Bache Realty Co et al to Matthew R d'Amora. Mort \$23,500 and all liens. May 16. May 21, 1910. 5:1326-2. A \$18,000-\$23,000. other consid and 100

5th av, Nos 860 and 864 | s e cor 68th st, 100.5x153, 5-sty stone 68th st, Nos 2 and 4 | front dwelling and 1 and 2-sty brk and stone art gallery. Chas C Burlingham as RECVR Chas T Yerkes decd et al to Fifth Ave Sixty-eighth Street Company. B & S. All liens. May 20. May 21, 1910. 5:1382-69 and 72. A \$1,040,000-\$1,500,000. 1,239,000

Same property. Central Trust Co of N Y TRUSTEE Chas T Yerkes decd to same. All title. May 19. May 21, 1910. 5:1382. nom

Same property. Mary A Yerkes to same. B & S. May 13. May 21, 1910. 5:1382. nom

Same property. Chas E Yerkes of Evanston, Ill, to same. All title. May 17. May 21, 1910. 5:1382. nom

Same property. Bessie L wife of and Lino F Rondinella, of Philadelphia, Pa, to same. All title. B & S. May 12. May 21, 1910. 5:1382. nom

6th av, No 822, e s, 90 s 47th st, runs e 98 x s 10.5 x w 7.10 x s 9.7 x w 90.2 to av x n 20 to beginning, 4-sty stone front tenement and store. Isaac Friedenheit to Mary T Cremins and Kath G Roche. Mort \$30,000. Apr 19. May 24, 1910. 5:1262-77. A \$31,000-\$36,000. other consid and 100

7th av, No 2522 | n w cor 146th st, 26.6x100, 5-sty brk tenement 146th st, No 201 | and stores. Edward A Isaacs to Abraham Kornbluth. Mort \$30,000. May 25. May 26, 1910. 7:2032-29. A \$21,000-\$42,000. other consid and 100

8th av, No 2440, e s, 49.11 s 131st st, 25x100, 5-sty brk tenement and store. Isidor Kempner et al to William Hotter. Mort \$25,000. May 25. May 26, 1910. 7:1936-63. A \$17,000-\$26,000. other consid and 100

8th av, Nos 2553 and 2555, w s, 25 s 137th st, 50x85. | three 5-sty brk tenements and stores. Isidor H Kempner to Benjamin Worow, of Brooklyn. B & S. May 16. May 24, 1910. 7:1960-46, 49 and 50. A \$40,500-\$66,000. other consid and 100

8th av, No 831 | n w cor 50th st, 23.5x80, 4-sty brk tenement 50th st, No 301 | and stores, with 1-sty brk extension. Julien T Davies to Bancroft Realty Co. C a G. Mort \$33,000. May 5. Re-recorded from May 5, 1910. May 21, 1910. 4:1041-29. A \$45,000-\$48,000. nom

8th av, Nos 833 to 837, w s, 23.5 n 50th st, 66x80, three 4-sty brk tenements and stores. Release dower. Lucy R wife of Wm G Davies to Bancroft Realty Co. May 5. May 21, 1910. 4:1041-30 to 32. A \$84,000-\$93,000. nom

8th av, No 689, w s, 80.2 n 43d st, 20.2x100, 4-sty brk tenement and stores. David J King et al EXRS, &c, Edw J King to Home Circle Realty Corp. May 20, 1910. 4:1034-32. A \$40,000-\$45,000. 50,000

11th av, No 781, w s, 75.5 s 55th st, runs w 75 x s 16.3 x s e 49.4 and 26.6 to av x n 27.1 to beginning, 4-sty brk tenement and stores. Moses Minsch to Esther Reshower, Moses Minsch and Solomon H Kempner, EXRS Joseph Reshower. Mort \$8,000. May 23, 1910. 4:1102-33. A \$7,000-\$12,000. nom

MISCELLANEOUS.

Assignment of all right, title and interest in decedent's estate. Motley Lewis, of Chattanooga, Tenn, HEIR, &c, of Kate N Motley, decd, to First National Bank of Chattanooga, Tenn. May 23. May 26, 1910. nom

Decree and order of Surrogates Court in the matter of judicial settlement of the account of Ann A Thomas et al as EXRS, &c, of Samuel Thomas, dec'd, and further ordered that the said EXRS pay, transfer and deliver to Geo M Miller, Edw R and Ann A Thomas and Robert L Beeckman as TRUSTEES under will Samuel Thomas, dec'd, so much of the balance of said estate remaining in their hands as consists of cash securities or other properties. Aug 4, 1906. May 25, 1910.

Power of attorney. Joseph Bernstein to Max Bernstein. Apr 15. May 23, 1910.

Power of attorney. Emma Gehben to N Henry W Schutt. Mar 28, 1907. May 21, 1910.

Power of attorney. Frederic R Coudert, Jr, to Paul Fuller and Lorenzo Semple. May 13, 1907. May 25, 1910.

Power of attorney. Henry S Wellcome, of London, Eng, and as Toga Publishing Co, 45 Lafayette st, N Y, to Thos H Moore, of 45 Lafayette st, N Y. Aug 6, 1909. May 26, 1910.

Power of attorney. Henry S Wellcome, of London, Eng, firm Burroughs, Wellcome & Co, to Thomas H Moore. Oct 5, 1909. May 26, 1910.

Revocation of power of attorney. Geo P Crosier to Geo P Shimer. May 24. May 25, 1910.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Barretto st, w s, 386 n 165th st, 75x100, vacant.

Jennings st, s s, 100 e Wilkins pl, or av, 78x129.10x60x126, vacant.

Rosa Weisman to Max H Joseph. 1/2 part. Q C. All liens. May 24. May 25, 1910. 10:2717, 11:2976, 2977. nom

*Birch st, w s, 150 s Chester av and being lots 28 to 32 revised map of Seneca Park, 125x100. Joe M Klein et al to Nicola Galante. May 19. May 25, 1910. other consid and 100

Crotona Park North, n s, 317 e Prospect av, 50x96.5x50x96.8, vacant. Robt J Haddock et al to Frank J Muhlfeld. Mort \$4,200. May 17. May 23, 1910. 11:2952. other consid and 100

*Dean pl, w s, 50 s Sackett av, 25x100. Agreement to convey above if party 2d part appears for trial and if party 1st party is released from undertaking, &c. Angelo Petrello with Dominic Fasulo. Mar 19. May 23, 1910.

Evelyn pl | n e cor Davidson av, 46x100, vacant. Mabel R Davidson av | Sherman to Emma G Badgeley. May 5. May 25, 1910. 11:3197. nom

Same property. Emma G Badgeley to Frank A Ten Brook. May 23. May 25, 1910. 11:3197. nom

Home st, No 874, s s, 127.11 e Stebbins av, 25x96.9x26.9x106.4, 2-sty frame dwelling. Therese Enneser et al to Madeline Enneser. B & S. May 14. May 20, 1910. 10:2692. gift

Hoffman st, No 2410, e s, 77.7 n 187th st, 16.8x117, 3-sty frame tenement. FORECLOS, April 28, 1910. Warren Leslie ref to Duncan Smith and Levi S Tenney TRUSTEES Wm M Prichard. April 29. May 20, 1910. 11:3066. 6,040

Jessup pl, No 1397 (2d av), w s, 168.5 n Boscobel av, 100x100, 2-sty frame dwelling. Margaret Corner widow to Mary Corner her daughter. B & S. Mort \$4,500 and all liens. May 4. May 25, 1910. 11:2872. nom

*Jones st, e s, 650 s Jefferson st, 25x100. Land Co A of Edenswald to Nathan Bookbinder. All liens. Jan 31. May 25, 1910. nom

Jennings st | n e cor Wilkins av or pl, 100.2x150x100x156.6, va-Wilkins av | cant. Louis Gordon et al to The Jennings Realty Co. Mort \$33,250. May 20. May 26, 1910. 11:2977. other consid and 100

Kelly st, No 1046, on map No 1044, e s, 255.3 n 165th st, 25x100, 4-sty brk tenement. Albert Gerhards, Inc, a corpn, to Chas A Benkiser. Q C and correction deed. May 16. May 21, 1910. 10:2716. nom

Kelly st, w s, 90 s 167th st, 75x100, vacant. * James Dailey to Schwartz, Herschkowitz & Co, a corpn. Morts \$14,250. May 23. May 24, 1910. 10:2705. nom

Manida st, Nos 823 and 827, s w s, 508.1 s e Garrison av, 50x100, two 2-sty brk dwellings. Meehan Building Co to Frank Belsky. Mort \$12,000. May 2. May 21, 1910. 10:2740. other consid and 100

*Mianna st, s s, abt 200 w White Plains road, and being lots 11 and 12 map partition sale Lott G Hunt Estate, 50x102. Chas A Gabor to Chas A Gabor, Jr. Mort \$2,000. May 21. May 23, 1910. other consid and 100

*Mianna st, n s, 30 w Oakley st, and being lot 222 partition map Lott G Hunt estate near Van Nest Station, 25x125. Michl Varley to Annie Varley his wife. B & S. Mort \$1,500. Feb 25. May 21, 1910. other consid and 100

*Main st or road from Eastchester to Westchester, w s, at junction of road from West Farms to Westchester or Bear Swamp rd, runs n w along Main st, 197.6 x s w 89.1 to Bear Swamp or West Farms road, x e 211.7 to beginning, except part for West Farms road, Westchester. Owen J Clinton to Louisa Balsler INDIVID and EXTRX Wm Balsler decd and Anna L Balsler, of Richmond Hill, L I. Mort \$13,200. May 12. May 21, 1910. nom

*Main st or City Island av | s e cor Fordham av, 34x100 to 20-ft Fordham av | road x38.2x100, except part for Main st, City Island. Jane A Dickie to James Brown. May 24, 1910. nom

*McDonald st, n s, 155 w Stillwell av, 25x100, and being lot 223 map (No 1130) of 327 lots Hunter estate. Hudson P Rose Co to Giuseppe and Janie Di Iorio. All liens. Apr 29. May 24, 1910. nom

Park View terrace, e s, 200 n 196th st late Wellesley st, 125x125, except part for Park View terrace, vacant. Jacob Gotthoffer to Israel Beck. 1/2 part. Q C. May 23. May 24, 1910. 12:3318. nom

Park View pl, n w s, 375.8 s 190th st, runs n w 70 x s w 55 and 52.2 and 3.7 x s e 94.10 to pl, x n e 105 to beginning. Agreement and declaration as to trust, &c. Wm D Cameron with Edna A Patton. Mort \$5,900 and all liens. June 18, 1909. May 20, 1910. 12:3219.

*Seminole st, n s, 155 e Eastchester road, 75x100. Seminole st, n s, 80 e Eastchester road, 50x100, and being lots 183 to 185 and 187 and 188 map 327 lots Hunter estate. Release mort. Albert R Lee to Hudson P Rose Co. May 13. May 24, 1910. 1,500

Spencer pl | n w cor 149th st, runs w 196.2 to e s Mott av x n 149th st | 29.10 x e 95.9 x n 50.2 x w 2.5 x n 199.9 to s s 150th 150th st | st x e 100.4 to Spencer pl x s 276.4 to beginning, 2-Mott av | sty frame dwelling and vacant. Henry L Morris to The United States of America. May 3. May 26, 1910. 9:2347. 100,000

*Wilson pl, n s, 69.11 w Elliott av, 45.6x100x45.7x100. James T Lee to Fred Damm. Nov 10, 1909. May 25, 1910. nom

*4th st, s e s, 120 n e Union av, 20x100, Westchester. William Judge to Rose M Barbour. Apr 30. May 26, 1910. other consid and 100

*5th st, n s, 348.11 e Green lane or av, 25x100, Westchester. Margaret McCue to Margt J Smith. B & S and C a G. 1/2 part. All liens. May 23. May 25, 1910. omitted

*12th st, s s, lot 291 map Unionport, 50x108. Fred Judge to Frank Gass. B & S. May 26, 1910. other consid and 100

138th st, Nos 639 to 647, n s, 38.8 w Cypress av, 112.6x100, three 5-sty brk tenements. Harry Goodstein et al to Sykes Realty Corporation. Morts \$76,500. May 20. May 21, 1910. 10:2553. other consid and 100

143d st, No 359, n s, 256.6 e Alexander av, 25x100, except part for st, 2-sty frame dwelling. Mary A Weinz et al to Archibald McInnes. May 23. May 24, 1910. 9:2306. other consid and 100

151st st, No 304, s s, abt 430 w Courtlandt av, 25x118.5, except strip on east 3 x 118.5, 3-sty frame dwelling. FORECLOS, May 5, 1910. Herman Joseph ref to Otto Lackman. All liens. May 19. May 20, 1910. 9:2410. 6,275

161st st, No 797, n s, 151.6 e Tinton av, 19.4x100, 2-sty frame dwelling and store. Geo H Wohnsiedler to Henry Wohnsiedler. Mort \$4,500. May 23, 1910. 10:2668. 7,500

167th st, s s, 100 w Southern Boulevard, 74.11x100, vacant. Geo M Sallinger et al to East 167th Street Realty Co. Mort \$10,000. May 23. May 24, 1910. 10:2727. other consid and 100

181st st
Cameron pl
Walton av, Nos 2151 and 2157 to 2165 | n s, 100 e Jerome av, runs n — to s s Cameron pl x e — to w s Walton av x s 35 and 121.7 to n s 181st x w 100 to beginning, except as follows: Walton av, w s, 19.8 n 181st st, 38x75, six 2-sty brk dwellings. Camton Construction Co to Julia J Hirsch. All liens. May 25. May 26, 1910. 11:3185. other consid and 100

182d st, s s, 210.11 e Belmont av, runs s 102.1 x w 100.11 x s 61.10 x e 225.7 x n 123.8 to point 100 w Crotona av x w 121.3 x n w 83.2 to st x w 20 to beginning, vacant. James T Lee to Fred Damm. June 21, 1907. May 25, 1910. 11:3083-3084. nom

186th st, No 458, s s, 180 e Park av, late Vanderbilt av East, 20x100, 4-sty brk tenement. Mary and Joseph Poldow to Nora A O'Neil. Mort \$13,500. May 24. May 26, 1910. 11:3039. other consid and 100

187th st, Nos 517 to 521, n s, 100 w Bathgate av, 64x90, three 3-sty brk dwellings. Release mort. Frederick N Du Bois to the Mountain Construction Co. Oct 1, 1909. May 25, 1910. 11:3057. 6,000

187th st, No 747 (1015), n s, 20 w Prospect av, 25x100.
187th st, No 743 (1011), n s, 70 w Prospect av, 25x100.
187th st, No 749 (1017) | n w cor Prospect av, 20x100, three 2-Prospect av, No 2401 | sty brk dwellings. Celia Lindheim to Curtiss P Byron. May 19. May 20, 1910. 11:3104. other consid and 100

*218th st, late 4th av, s s, 130 e White Plains road and being e part of lot 689 map of Wakefield, 50x114. FORECLOS, May 14, 1910. Chas N Morgan ref to Kingston Securities Co. Mort \$3,000 and all liens. May 19. May 20, 1910. 200

*231st st (17th av), s w s, 155 s e 6th st, 50x114.5, Wakefield. Monatiquot Real Estate Co of N Y to Martin Scheffold. All liens. May 1. May 20, 1910. nom

234th st, late Clinton av | n s, 200 w Katonah av late 2d st, 75x200
235th st | to s s 235th st late Willard av, vacant. Bruckner Brothers, Inc, a corpn to Germansky Construction Co. Mort \$4,100. May 21. May 23, 1910. 12:3375. other consid and 100

235th st, s s, 360 w Katonah av, 75x100, vacant. Hedwig Wunderlin to Adolph Wexler. C a G. Mort \$3,000. May 21. May 23, 1910. 12:3375. nom

235th st, s s, 360 w Katonah av, 75x100, vacant. Bronx Investment Co to Hedwig Wunderlin. B & S. May 21, 1910. 12:3375. other consid and 100

236th st, n w cor Katonah av, strip, 10x100. Mary T Walsh to Clara A Harper. B & S. May 25, 1910. 12:3377. nom

241st st, No 329, n s, 260 e Katonah av, 25x100, 2-sty frame dwelling. Release mort. Theodore Wentz to Vergilio D'Am-brosio. May 14. May 23, 1910. 12:3390. 3,000

Andrews av, w s, 462.7 s 183d st, and being lots 46 and 47 map University Heights North, 50x100, vacant. Fredk M Crossett to Wm C Bergen. Mort \$6,500. May 2. May 20, 1910. 11:3224. other consid and 100

Arthur av, No 2155, w s, abt 25 s Oak Tree pl, 22.4x94, 2-sty frame dwelling. FORECLOS, May 16, 1910. Joseph J Corn, ref to Edward Heid and Rosina M his wife, joint tenants. Mort \$4,000. May 16. May 23, 1910. 11:3063. 1,000

Anthony av, e s, 178.10 s 173d st, 98.11x96x104.5x101.6, 3-sty frame dwelling and vacant. Anthony F Barro to Anthony Avenue Construction Co. Morts \$9,000. May 4. May 20, 1910. 11:2888. nom

Aqueduct av or Featherbed lane's w cor Plympton av, 201.1x141.9 Plympton av | 158, and being lots 24 to 31 parcel 1 map of sale in action Knickerbocker Trust Co et al vs Webster Realty Co, vacant. Paul S Hayes to Daniel Houlihan. Mort \$2,125. May 24. May 25, 1910. 11:2875. other consid and 100

Anderson av, No 962, e s, 419 n Jerome av, 27x142.1x27.1x139.10, 4-sty brk tenement. Kemp-Jones Realty Co to Wm A Schneider and Charles Bauer. Mort \$16,500. May 24. May 26, 1910. 9:2504. other consid and 100

Anthony av, No 2080 | s e cor 180th st, 25.1x94.3x25x91.1, 2-sty 180th st, No 220 | frame dwelling. Lafrenz W Gooss to Joseph W Mayer. Morts \$6,500. May 25. May 26, 1910. 11:3156, 3149. other consid and 100

*Amsterdam av, e s, 150 s Madison av, 50x100, Tremont terrace. Bankers Realty & Security Co to Rebecca Goldschmidt. All liens. Apr 30. May 26, 1910. other consid and 100

Bathgate av, No 2257 | w s, 219.6 n 182d st, 25x164.3 to e s Bass-Bassford av | ford av x25x163.6, 2-sty frame dwelling. Release mort on land lying west of line 90 w of Bathgate av. Elizabeth O'Connor widow to Henry Farrell. May 20. May 25, 1910. 11:3050. 500

Bathgate av, No 2255 | w s, 194 n 182d st, 25x163.6 to e s Bass-Bassford av | ford av x25x162.9, 2-sty frame dwelling and 2-sty frame stable in rear. Release mort on land lying west of line 90 w of Bathgate av. Thos C Stephens to Henry Farrell. May 23. May 25, 1910. 11:3050. 1,000

Bryant av, w s, 100 s Seneca av and being lot 60 map (No 1273) of 369 lots Hunts Point Realty Co, 25x100, vacant. Owen McKenna to James Campbell. Mort \$400. May 23. May 26, 1910. 10:2761. other consid and 100

Brook av, No 1196, e s, 138.5 n 167th st, 43.9x106.4x37.9x107.8, 5-sty brk tenement. O J Schwarzler Co to Christina Wiehe. Mort \$27,500. Apr 30. May 26, 1910. 9:2393. other consid and 100

Boone av, w s, 120 s Jennings st, and being lot 350 amended map Sec B, Vyse estate, 25x125x25.10x118.4, vacant. Saverio Feraca to Carmine Grimaldi. Morts \$1,400. Apr 7. May 25, 1910. 11:3007. other consid and 100

*Bogart av, w s, 625 s Neil av, 25x100, Morris Park. Release mort. Van Nest Land and Impt Co to Fidelity Development Co. May 4. May 20, 1910. nom

*Bogart av, w s, 625 s Neil av, 25x100, Morris Park. Fidelity Development Co to Wm L Schaaf. Dec 23, 1909. May 20, 1910. nom

Bailey av | n e cor 229th st, 244.4x201.11 to w s Heath av, x Heath av | 249.2x221.3, vacant. Pauline S Rapp et al EXRS, & c, 229th st | Maurice Rapp decd et al to John P Duff. Morts \$30,000. May 16. May 21, 1910. 12:3260. 40,000

Boston Post road, No 1043, n w s, abt 442.2 s 166th st, part lot 147 map Morrisania, begins at e cor lot 147, runs s w along road 70 to c l said lot 147 x n w 159 x n e 69.9 to lot 146 x s e 169 to beginning, except part for Boston av, 2 and 3-sty frame dwellings and 2-sty frame stable and vacant. Anthony F Koelble et al to Charles Beck. Mort \$18,000. May 17. May 20, 1910. 10:2607. 100

Brook av, No 459, w s, 75 n 145th st, 25x90, 1-sty brk store. Pauline and Chas S Levy, EXRS, & c, Isaac Levy to Herman Brand. May 24, 1910. 9:2290. nom

*Columbus av, s s, 50 e Garfield st, and being lot 486 map Van Nest Park, 25x100. Otto Kafka to James Galvin. Mort \$2,800. May 20. May 21, 1910. other consid and 100

*Cruger av, or Timpson st | n e cor road to Westchester, runs n Road to Westchester | 34.9 to 205th st x e 200 to Holland Holland av | av x s 128.5 to road to Westchester 205th st | x w 221.3 to beginning, and being lots 325 to 333 map of Adeo Park. FORECLOS, May 18, 1910. Aaron J Levy, ref to Emily A Kuerzi. May 21. May 23, 1910. 3,000

Cauldwell av, No 953, late Av B, w s, 183.4 s 161st st, 33.4x100, with land in front bet above and w s Cauldwell av, 33.4x30, 4-sty brk dwelling. William Hickey to Frank C Schlitt, of Jersey City, N J. Morts \$23,000. May 19. May 23, 1910. 10:2626. nom

Same property. Frank C Schlitt to William Hickey. Mort \$23,000. May 19. May 23, 1910. 10:2626. nom

Creston av | w s, 96.9 n 181st st, 52.5x106.9 to Monroe av x50x Monroe av | 90.10, 1 and 2-sty frame dwelling and vacant. Daniel J Daly et al to Catherine Daly widow. Q C. May 12. May 24, 1910. 11:3170. nom

Clay av | n e cor 175th st, 45x95.1x45x95, vacant. Fredk J Win-175th st | ston to Geo H Janss. Mort \$5,000. May 20. May 24, 1910. 11:2891. 100

Same property. Geo H Janss to Chas H Montgomery. Mort \$5,000. May 24, 1910. 11:2891. other consid and 100

Clinton av | s w cor Oakland pl, 25x100x25.4x100, vacant. PARTI-Oakland pl | TION, Mar 24, 1910. Ernest Hall, ref, to Caroline A Wheeler. May 23. May 24, 1910. 11:3095. 3,900

*Cleveland av, n s, lot 112 map of Penfield property at South Mt Vernon, 50x132x50x138. Max Cherniack to David Block. May 18. May 24, 1910. 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. Augusta B Fromm to Michael J Gilligan. Mort \$8,000. May 23. May 26, 1910. 11:2935. other consid and 100

*Commonwealth av, w s, 50 s Tacoma st, 50x100, and being lots 355 and 356 blk J amended map (No 514) of Mapes Estate. Friedericka Weber to Henry Seeback. Morts \$4,500. Oct 16, 1906. May 26, 1910. other consid and 100

Clinton av, e s, 66.1 n 181st st, 13.1x145.
Clinton av, e s, 78.2 n 181st st, 53x104.8. Agreement as to encroachments. Ernest Hammer with Hammer Realty Co. Apr 1. May 26, 1910. 11:3097. nom

Courtlandt av, Nos 819 and 821 | s w cor 159th st, 48.6x98, 6-sty 159th st | brk tenement and stores. Simon Uhlfelder et al to Louvre Realty Co. All liens. May 25. May 26, 1910. 9:2418. other consid and 100

*Carpenter av, w s, 200 n 239th st, 27x—x45x100.11. FORECLOS, Feb 10, 1910. Frank A Spencer, Jr, referee to Sallie (Moore) Stewart. Apr 14. May 25, 1910. 900

Decatur av, No 2764, e s, 192.3 s 198th st, 26.4x100.7, 2-sty frame dwelling. Jasper P Hansen to Ward D Williams, of Brooklyn. Mort \$5,000. May 19. May 23, 1910. 12:3278. nom

Decatur av, No 3141, n w s, 395 s w 205th st, 25x100, 2-sty frame dwelling. Manuel H Heatly and ano to Hannah M Sloane. Mort \$3,700. May 19. May 20, 1910. 12:3349. other consid and 100

*Ellsworth av, w s, 175 n Fairmount av, and being lot 496 map of Lohbauer Park, 25x100. Fredk R Finlay to George Steinmetz. Mort \$245. May 12. May 24, 1910. 100

Eagle av, No 690, e s, 324.6 s 156th st, 20.6x115, 2-sty and basement brk dwelling. Ignazio Galluccio to Benedetto Lo Pinto. Mort \$7,750. May 25. May 26, 1910. 10:2624. other consid and 100

Forest av, No 1000, e s, 125.6 s 165th st, 18x100. John Croughan to James Croughan. Mort \$4,300. Feb 1. May 26, 1910. 10:2659. nom

Findlay av, No 1320, e s, 305.5 n 169th st, 20x100, 2-sty frame dwelling. Thornton Bros Co to Francis J Houston. Mort \$4,000. May 24. May 25, 1910. 11:2783. other consid and 100

*Gillespie av, e s, 185.9 s Middletown road, 50x78.6x50.1x74.10 and being lots 95 and 96 map (No 1354) of 214 lots Koch Homestead at Westchester. Violetta A Jackson to Herman G Volz. Mort \$644. May 21. May 24, 1910. nom

Grand Boulevard and Concourse, No 2440 | e s, 114.7 s 187th st, lot Ryer av | 417 map of lots at Fordham part farm Chas Berrian, except part for Grand Boulevard and Concourse, 25x61 to Ryer av x25x59, 2-sty frame dwelling. James T Cooley to Harry W Davis. Mort \$1,200. May 6. May 23, 1910. 11:3160. other consid and 100

*Grace av, w s, abt 826.1 s Boston road and being lots 97 and 98 map No 1208 of Bronx terrace, 50x95. Louis Schwoerer to Fridolin Weber. Mort \$750. April 19. May 20, 1910. other consid and 100

*Same property. Fridolin Weber to John H Purmann. Mort \$750. May 19. May 20, 1910. other consid and 100

*Gunter av, w s, 206.8 s Barnes av, and being lots 40 and 41 blk 31 map (No 1140) Sec 1 Bathgate Estate, 50x97.6. Louis Schwoerer to Fridolin Weber. Apr 19. May 20, 1910. other consid and 100

Gerard av or st | n e s, 204 s e Retreat av, runs s e along st, 9.11 to 149th st | n s 149th st x n w 2.4 to n e s Gerard av x n w 7.10 x n e 0.11 to beginning, being a strip in road bed bet n e s of Gerard av or st, old line, and n e s 149th st, new line. Henry L Morris to Annuncio Santini. Q C. May 10. May 24, 1910. 9:2294. 100

Grand Boulevard and Concourse, e s, 100 s Field pl, 50x99, vacant. Mary S Frost to Thos D Kreuter. Mort \$10,000. Apr 15. May 26, 1910. 11:3159. other consid and 100

*Gainsborg av, w s, 300 s Tremont road, 25x100, Tremont Terrace. Bankers Realty & Security Co to Joseph Coulter. All liens. Dec 22, 1909. May 26, 1910. 100

Hughes av, w s, 487 n Tremont av or 177th st (old line of Locust av), 25x184.1, vacant. Jules Schroeder to Elizabeth Shirley. Mt \$2,500. May 20, 1910. 11:3068. other consid and 100

Hughes av, No 2149, w s, 96.4 s Oak Tree pl, 16.8x95, 2-sty frame dwelling. Ernest J Tarof to Edmund R Conrow. Mort \$2,500. May 20. May 21, 1910. 11:3070. other consid and 100

Hughes av, e s, 150 s 189th st, 25x87.6, vacant. Gabriele Del Gaudio to Fratantoni and Amabile Realty Co. Mort \$1,200. April 25. May 21, 1910. 11:3076. 100

*Hone av, No 1521, late Forest av, w s, 170 n West Farms road, 25x100, and being lot 42 map of Gleason property dated May 15, 1894. PARTITION, Mar 24, 1910. Ernest Hall, ref, to Caroline A Wheeler. May 23. May 24, 1910. 2:350

Heath av, e s, — s 230th st, and at n line land of Tecca N Reed, 283.1x100.7x286.1x103.8, vacant. Pauline S Rapp et al EXRS, &c, Maurice Rapp, dec'd, et al to Mamie Scholem. Morts \$8,500. May 16. May 24, 1910. 12:3256. 20,030

Same property. Mamie Scholem to Emanuel Glauber. Morts \$14,500. May 23. May 24, 1910. 12:3256. nom

Heath av, e s, — s 230th st, at n line land formerly of Tecca N Reed, 283.1x100.7x286.1x103.8, vacant. Emanuel Glauber to University Heights Realty Co. Mort \$14,500. May 24, 1910. 12:3256. other consid and 100

Independence av | n e cor Warren av, runs n e 172.5 x s e 200 x s Warren av | w 121.2 x — on curve along n s Warren av to beginning, except part for Warren av, vacant. D Gesina Hildebrand et al, EXRS, &c, John H Tietjen to Alex S Fisher, of Brooklyn. May 26, 1910. 13:3411. 27,000

Intervale av, No 1133, n w s, 403.11 s w Home st, 25x125.2x25x126.7, 2-sty frame dwelling. FORECLOS, Apr 28, 1910. Adolph Stern, ref, to Oscar L Moser. May 23. May 24, 1910. 10:2692. 3,885

Intervale av, Nos 1371 to 1375 | s w cor Jennings st, 65.4x110x24 Jennings st, No 862 | x117.6, 5-sty brk tenement and stores. Max Marx to Elizabeth Donnelly. Mort \$50,000. May 20. May 21, 1910. 11:2965. other consid and 100

Jackson av, e s, abt 174.9 s 163d st and being part lot 9 map of Woodstock (and being w part of lots 12, 13 and 14 blk 2648 on tax map) adj lot 15 on tax map, runs s 76 to lot 8 on map of Woodstock x s e parallel with 165th st 87.6 x n e 76 x n w 87.6 to beginning, vacant. Israel I Wolf to Reliable Construction Co. All liens. May 16. May 26, 1910. 10:2648. other consid and 100

Longfellow av, Nos 1530 to 1536, e s, 100 n 172d st, 75x100, three 2-sty brk dwellings. Release mort. Geo P Laible to Longfellow Construction Co. May 24. May 25, 1910. 11:3009. nom

Longfellow av, Nos 1530 to 1538, e s, 100 n 172d st, 100x100, four 2-sty brk dwellings. Release mort. Benj F Jackson to Longfellow Construction Co. May 24. May 25, 1910. 11:3009. nom

Marion av, Nos 2365 and 2373 | n w cor 184th st, 97.8x72.5x99.1 184th st | x63.11, 2-sty frame dwelling and vacant. Abraham Rosenberg et al to Henry Fursht. Mort \$9,000. May 18. May 20, 1910. 11:3022. nom

Mohegan av, late Grant av, e s, 99 n 179th st, 66x150, except part for Mohegan av, vacant. Philipp Hoffmann to Anna M wife of Philipp Hoffmann. Q C. May 18. May 20, 1910. 11:3123. nom

Mohegan av, e s, 645 s 180th st late Samuel st, 82.6x150, with a right of way 42 ft wide, vacant. James S Unger to Henry New. 1-3 part. Correction deed. May 20. May 23, 1910. 11:3123. nom

Same property. Henry New to Martha wife Leo Blumenthal, of San Francisco, Cal. May 20. May 23, 1910. 11:3123. nom

Mapes av, No 1960 | n e cor Tremont av or 177th st, 100x92.7x Tremont av, No 801 | 100.1x92.7, two 5-sty brk tenements and stores. Release mort. N Y Trust Co to John W Cornish Construction Co. May 25, 1910. 11:3107. other consid and 1,000

*Morris Park av, n w cor road to West Farms, runs n e along av 508.2, 91.1 and 536 x n w 33.8, 67, 457.4 and 80.11 to w s Bear Swamp or Unionport road x n w 126, 91.8, 42.10, 136, 168, 106.3, 55.3 to e s Bronx Park x s e on curve 90.10 x s 145.6 and 892.4 and 206, 304.7 x s w 581.5 x s e 58.3 to n s road to West Farms x s e 7.10 x n e 41.7 x s e 79.9 and 129.3, 40, 81.11 and 212.5 to beginning, except part for Morris Park av, Westchester. Land Associates to The City & County Contract Co. May 16. May 25, 1910. other consid and 100

*Murdock av, e s, 275 s Jefferson av, 25x100, Edenwald. Samuel Kaner to Morris Ross. All liens. Apr 23. May 25, 1910. nom

Nelson av, w s, 50 s 170th st, deed reads 4th av, s e s, n 1/2 of s 1/2 of plot 8 map of Claremont near Highbridge, 25x125, vacant. Chas T Deering to Chas D Donohue. All liens. May 21. May 23, 1910. 9:2521. other consid and 100

Old Post road, n w s, 50 n e from s w line of lot 30, 50x157x50x158.6, lots 28 and 30 at Kingsbridge in a deed from Cambreling to Bailey in L 1200 page 451 Westchester Co. Margaret Cheevers widow to Wm C Galway. Apr 23, 1883. May 26, 1910. 12:3269. 875

Prospect av, No 982, on map No 988, e s, 74.7 n 164th st, 54x85, 5-sty brk tenement. Rebecca Isear to Charles Shlivek. Morts \$46,000. May 19. May 21, 1910. 10:2690. other consid and 100

*Pratt av, w s, 100 s Nelson av, 50x100. Land Co C of Edenwald to Denis C Cronin and David Danahy. Mar 24. May 20, 1910. nom

Powers av | s e cor 142d st, 100x99.2, vacant. Release mort. Leo-142d st | pold B Rosenberg to Fairview Construction Co. May 19. May 20, 1910. 10:2572. nom

Powers av | s e cor 142d st, 100x99.2, vacant. Release mort. Wm 142d st | H McCord et al to Fairview Construction Co. May 10. May 20, 1910. 10:2572. 5,000

Plimpton av | s w cor 170th st, 75x100, vacant. John J Petry to 170th st | Martin A Oberlander. 1/2 part. Mort \$5,250. May 16. May 24, 1910. 9:2522. nom

Prospect av, w s, 250 n 183d st, 50x95, vacant. Victoria D'Andrea to D'Andrea Construction Co. Mort \$3,300. May 25. May 26, 1910. 11:3102. other consid and 100

*Patterson av (151st st), n s, 75 e Bolton av (Beech st), 50x70.3x 53.2x52.2, Clason Point. Peter McBride to Patrick H Whalen. Aug 2, 1909. May 26, 1910. other consid and 100

Ryer av, No 2057, w s, 395.1 n Burnside av, 25x141.7x25.4x146, 3-sty brk dwelling. Anna F Hodgins to Kathryn L Winslow. Mort \$8,000. May 25. May 26, 1910. 11:3149, 3156. 100

Ryer av, No 2082, e s, 25 n 180th st, and being lot 20 map 62 lots at Mt Hope, 25x105.2x25x105.4, 3-sty frame tenement. Edw H Kelly to Agnes Viggers. All liens. May 17. May 21, 1910. 11:3144, 3149. other consid and 100

Robbins av, Nos 446 to 450 | n e cor 145th st, and being lot 165 145th st, No 721 | map East Morrisania, 75x100, two 2-sty frame dwellings and vacant. Thos B Birchall et al HEIRS, &c, Nathan Birchall to Louisa Birchall. Q C. Sept 19, 1890. May 20, 1910. 10:2578. gift

*Rhineland av, n s, abt 367.7 e Eastchester road and being lot 291 map 327 lots Hunter Estate, 25x100. Hudson P Rose Co to John Koestner. May 20. May 23, 1910. nom

*St Lawrence av | s w cor Merrill st, 25x100, except part for av. Merrill st | Edward Keil to Alice V Conklin. Mort \$10,500. May 21. May 23, 1910. other consid and 100

Sedgwick av, w s, 787.8 s 171st st, where Land of Crotona Aqueduct appropriation adjoins land of Matthew Kyle, runs n w 305.11 x n 107 to land Wm B Ogden x e 24.9 and 279.6 to av x s 90.1 to beginning, vacant. Charles Buek to Wm G Rose. Mort \$10,000. May 19. May 20, 1910. 9:2541.

*Seaview av, e s, 25 n Central av, and being lots 2, 3 and 4 blk 29 map of Pelham Bay Park at Baychester, 75x100. Victor Merrill to Emma A wife Aaron G Guion. Mar 25. May 20, 1910. other consid and 100

*Same property. Emma A wife of and Aaron G Guion to Emma F Walker. May 5. May 20, 1910. nom

*Seton av, e s, 325 s Nelson av, 50x100, Edenwald. Land Co C of Edenwald to Denis C Cronin and David Danahy. Mar 24. May 20, 1910. nom

*Saxe av, e s, 100 n McGraw av, 25x100. Wm Grosskopf to Otto B C Haake. Mort \$2,600. May 20. May 21, 1910. other consid and 100

Teller av, e s, 50 n 165th st, 39x107.7x39x108.2, 4-sty brk tenement. Release mort. Bronx Investment Co to Wenigmann Construction Co. May 21. May 23, 1910. 9:2424. nom

Wyse av, e s, 425 n Freeman st, 50x100, 2-sty brk dwelling and vacant. Frank Belsky and ano to Meehan Building Co. May 2. May 21, 1910. 11:2994. nom

Same property. Meehan Building Co to William Sinnott Company. May 2. May 21, 1910. 11:2994. other consid and 100

Wyse av, e s, 35 s 173d st, 40x100, 4-sty brk tenement. The One Hundred & Seventy-Third St Building & Const Co to Frederick Fox. Mort \$29,500. May 25, 1910. 11:2996. other consid and 100

Wyse av, e s, 125 s 173d st, 50x100, vacant. Frederick Fox to The One Hundred and Seventy-third Street Building & Construction Co. Mort \$2,350. May 25. May 26, 1910. 11:2996. nom

Valentine av, No 2981, n s, 322.7 e Bedford Park Boulevard or 200th st, runs n 41.3 x s e 61.11 to av x w 48.1 to beginning, 3-sty frame dwelling. Daniel Houlihan to Paul S Hayes. Mort \$4,000. May 25, 1910. 12:3306. other consid and 100

Valentine av, e s, 380.9 n 198th st, 25x98.2x25x98.3, vacant. Marie Lund to Joseph Carter. Mort \$1,500. Apr 30. May 25, 1910. 12:3302. other consid and 100

Valentine ave s, 113.6 s 189th st, 300x— to w s Tiebout av, two Tiebout av | 2-sty frame dwellings and vacant, except lot 25x100 on Valentine av, conveyed by Collins to Doran June 17, 1887, and plot 100x101.11 conveyed by Collins to Germond et al Feb 26, 1896. Adelbert W Bailey to Thos W Butts. 1/2 part. All title. B & S. Oct 1, 1909. May 24, 1910. 11:3147. nom

*White Plains av, No 3427 (old 38), w s, 250.9 n 209th st, 50x100.9x50x105, except part for av. Joseph A Ackermann to Sophia M Woessner of Congers, Rockland Co, N Y. B & S and confirmation deed. All liens. May 18. May 20, 1910. nom

*White Plains road e s, lot 4 map No 980 in Westchester Co, of 93 lots at South Mt Vernon, 25x128.3x25x130, except part for road. FORECLOS, April 20, 1910. Paul L Kiernan ref to Cath C Hill, of Summit, N J. May 20, 1910. 6,200

*White Plains road, e s, lot 5 same map, 25x126.6x25x128.3, except part for av. FORECLOS, April 20, 1910. Edward J McGean ref to same. May 20, 1910. 6,200

Webster av, No 3112, e s, 75 n Woodlawn road, 25x184.1x25x184.8, 2-sty frame dwelling. Johanna A Koster widow and HEIR Henry C Koster to Thos E Carter. Mort \$5,000. May 20, 1910. 12:3357. other consid and 100

Washington av, No 2089, w s, 21.6 s 180th st, 21.4x98, 2-sty frame dwelling. Wm T Morris to Tassie Morris his wife. B & S. Mort \$5,000 and all liens. May 23, 1910. 11:3036. gift

Washington av, No 1766, e s, 349.8 s 175th st, 25.8x120, except part for av, 2-sty frame dwelling. Robert D Melly HEIR, &c, Dexter W Melly to Sophie Dempsey. May 19. May 20, 1910. 11:2916. 100

Washington av, No 1766, e s, 349.8 s 175th st, 25.8x120, except part for av, 2-sty frame dwelling. Sophie Dempsey to Max Cohen. Mort \$4,500. May 19. May 20, 1910. 11:2916. 100

Washington av | n e cor 172d st, 130x109.10, 1-sty frame building 172d st | and vacant. The Farmers Loan & Trust Co EXR, &c, Chas B Beck to L & S Construction Co. May 24. May 25, 1910. 11:2914. 35,000

Washington av, w s, 125 s 182d st late Fletcher st, 50x150, except 5-ft strip across front, vacant. Becker Realty Co to Elizabeth Bendfeldt. 1/2 part. All liens. May 25, 1910. 11:3037. other consid and 100

Washington av, No 1117 | w s, 284.10 n 166th st, 27.2 to s s Gouverneur pl | verneur pl, x141.2, except strip on s s, 0.2 1/2 x 74.6. Interior lot, begins 93 w Washington av and 218.10 n 166th st, runs w 48.9 x n 66 x e 48.1 x s 66 to beginning. Agreement as to release of restrictions, &c. Almira B Bromley and Eleanor S Manley HEIRS Edward Spinning, dec'd, et al with Barnett Schapiro and Samuel Lipschitz. Apr 25. May 25, 1910. 9:2388. nom

Washington av, No 147 | s w cor Gouverneur pl, part lot 39 map of Gouverneur pl | Morrisania, begins at s e cor lot 39, runs n e along av 24 x n w 150 x s w 24 x s e 150 to beginning, 2-sty frame dwelling and 1-sty frame dwelling in st. Madeline McGraw to Barnett Schapiro and Samuel Lipschitz. Q C. Dec 14, 1909. May 25, 1910. 9:2388. nom

Same property. Lidie R McGraw et al to same. Q C. Dec 13, 1909. May 25, 1910. 9:2388.

Washington av, s e s, — s 183d st, and being lot 113 partition map Thomas Bassford at Fordham, 50.9x112.8x50x118 s w s, except part for av. Michael J Kelly to John J Donovan. All liens. Apr 15. May 25, 1910. 11:3050. 100

Webster av | w s, 94.2 s 174th st, runs w — to c l Worth av x still Carter av | w — to e s Carter av x s 87.9 x e — to c l Worth av x s — x e — to Webster av x n 100 to beginning, vacant. FORECLOS, Mar 1, 1910. Patrick J Dobson, ref, to Henry Allen (?) (grantee's name omitted from caption). Apr 29. May 23, 1910. 11:2889. 11,000

*Wallace av, w s, 141.6 n 203d st, and being lots 164 and 165 amended map (No 1131) Adee Park, 50x100. Adelaide A Wabst to Heinrich F Wagner and Margaratha his wife, tenants by entirety. Morts \$6,200. May 19. May 20, 1910. other consid and 100

*Wallace av, w s, 166.6 n 203d st, and being lot 165 amended map Adee Park, 25x100. Release mort. Christian Becker to Adelaide A Wabst. May 19. May 20, 1910. nom

Wales av | s e cor 152d st, runs s 292.3 to n s 151st st x e 200 151st st | to w s Tinton av x n 41.8 x w 100 x n 150 x e 100 to 152d st | w s Tinton av x n 100 to s s 152d st x w 200 to beginning, vacant. Theo J Chabot to The Wales Construction Co. B & S. May 2. May 26, 1910. 10:2653. other consid and 100

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L. I. City
New York
Hoboken
Bayonne
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East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

Same property. Leo Hamilton et al, EXRS, &c, Thos E Lyons to Theo J Chabot. 1/2 part. Correction deed. May 2. May 26, 1910. 10:2653. nom

3d av, No 2449, w s, 92.9 n 134th st, 23.9x100, 3-sty stone front tenement and store. Sixtus Heindel and Wm Carl EXRS Caspar Heindel to Ella Senior. All liens. May 19. May 20, 1910. 9:2319. 58,000

3d av, No 3709, w s, 57.10 n 170th st, 27.8x93.4x27.6x91.7, 4-sty brk tenement and stores. Anna Borgstede widow to John G Borgstede. Q C. May 16. May 20, 1910. 11:2911. nom

3d av, Nos 4001 and 4003, w s, abt 260 n 173d st, 50x128.8x50x130.6 s s with 6 inch strip in front bet new line of 3d av, and old line Fordham av, 5-sty brk tenement and stores. Nevelson Goldberg Realty Co to Chas G Willoughby. Mort \$53,000. May 18. May 20, 1910. 11:2921. other consid and 100

3d av, No 3009 | w s, 51.5 s 155th st, 30.10x127.9 to e s Elton Elton av | av x30x135.8, with all title to land in road bed of Old Boston road in front of above, 4-sty brk tenement and store and vacant. Anna G Lerch to Henry Lerch. Mort \$5,000. May 23. May 25, 1910. 9:2376. nom

*Interior lot, 1,740 e Boston road and 844 n road from Eastchester to Westchester and being lot 179 mortgage map (No 1051 in Westchester Co) of Arden property at Westchester, 125x125, parts excepted. Maria S Pollock to Joseph P Meagher. All liens. Jan 4, 1900. R S \$50. May 23, 1910. nom

*Lots 142 and 143 map (No 1131) of Adeo Park. Peter McGuirk to John McGuirk. Mort \$1,000. May 16. May 26, 1910. other consid and 100

Part plot 34 map No 977 of Joseph Rosenthal at Riverdale, begins at s e cor plot 33 adj plot 8 at point 100 w Riverdale av, runs w 25 x s 119.2 to point 100 s West 259th st, x e 25 x n 119.2 to beginning, with right of way over 259th st, lying between above and Riverdale av. John H Thorn to Daniel S Morrison. C a G and correction deed. May 16. May 20, 1910. 13:3426. nom

*Plot at Eastchester at stone marked "B," thence running by and with rd leading to Sillocks landing until it comes to Eastchester Creek, thence up the creek until it comes to north end of the woods, to a stone marked "A" x s along woods and salt meadow to beginning, contains 21 acres, except plot on bank of Eastchester Creek 56 e of station No 23, runs s w 104 x n 470 x w along creek — to beginning, contains 1 1-100 acres, with all title to land under water. Fanchon E Taylor to Regent Realty Co. Mort \$7,500 and all liens. May 16. May 24, 1910. other consid and 100

Plot begins 100 s 152d st and 250 w Morris av, bounded on e by lots 333 and 325, on west by lots 330 and 327, on north by part of lot 332 100 ft in depth that was conveyed by Kelly to Vion Jan 3, 1868, and on south by lot 326, being rear part of lots 326 and 332 map Melrose South, being 50 ft on n and s, 36.10 on w and 36.7 on e, vacant. Caroline Reis et al HEIRS Augusta Reis to Francis N Howland. Q C. All title. Apr 18. May 20, 1910. 9:2441. nom

*Salt meadow near Rattle Snake Creek, Eastchester, begins at c 1 of a rock, runs s w 6 chains and 67 links x s e 7 chains and 41 links x n e 2 c x s e 10 c and 30 l x n w 4 c and 80 l x n 7 c and 40 l x n e 3 c and 30 l x — 5 c and 30 links to beginning.

Salt meadow, begins at a round rock, thence across the middle lot to a creek, thence w by said creek to Rattle Snake Creek, thence n by said creek to a point southerly by a round pond and meets the said round rock, with land under water to c 1 said Rattle Snake or Mill Creek and to the bulkhead line on Hutchinson River and also riparian and water rights, wharfage, etc, sub to rights of City of N Y for opening 222d st through above.

L Napoleon Levy to Jefferson M Levy. Q C. Apr 4. May 23, 1910. nom

*Same property. Jefferson M Levy to Roger L Young. C a G. Apr 4. May 23, 1910. nom

The owners of the following lots or properties have given their consent to the Public Service Commission for the First District for the construction and operation of a proposed rapid transit railroad along the Southern Boulevard and Whitlock av and other streets and avenues as adopted by the said Commission by resolutions of Aug 6, 1909, and recorded May 26, 1910:

- Lot 1 on tax map. 10:2567. Rose A Block. Jan 11, 1910. May 26, 1910.
- Lots 1 and 3 on tax map. 10:2592. Barbara and Louis Bernstein. May 26, 1910.
- Lot 11 on tax map. 10:2733. Adam May. May 26, 1910.
- Lot 9 on tax map. 10:2733. James and Julia Murray. May 26, 1910.
- Lot 146 on tax map. 10:2599. The Norcross Bros Co. May 26, 1910.

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.

May 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Barrow st, Nos 9 to 13, store and basement. Michael Hallanan to The William Ader Co; 3 years from May 1, 1910. May 24, 1910. 2:590 3,000 to 3,750

Bleecker st, Nos 288 and 290 | all. Hyman and Joseph Schlessinger Commerce st, Nos 1 and 3 | to Antonino Midolo; 3 years, from June 1, 1910. May 25, 1910. 2:587 6,709

Clinton st, No 87, all. Holzman Realty Co to Max Delfin; 2 11-12 years, from Apr 30, 1913. May 25, 1910. 2:348. 3,345 and 3,700

Chrystie st, Nos 195 and 197. Assign lease. Davies J Marshall to Chas Hirsch. May 25, 1910. 2:426 nom

Chrystie st, Nos 195 and 197. Assign lease. Charles Hirsch to Davies J Marshall. May 20. May 23, 1910. 2:426 nom

Chrystie st, Nos 195 and 197, double store. Louis Minsky and ano to Charles Hirsch; 5 years, from May 1, 1910. May 23, 1910. 2:426 960

Christopher st, No 14, all. Chas Dickinson, TRUSTEE to Joseph M Crane and Wm E Mulholland; 3 years from Jan 1, 1910. May 26, 1910. 2:593 2,000

Delancey st, Nos 85 and 87, cor Orchard st, cor store and basement and 3 rooms on 1st floor. A Elterman Realty Co to Moritz and Julius Greenberg; 2 11-12 years, from June 1, 1910. May 25, 1910. 2:409 1,500 and 1,560

Essex st, No 90, bakery. Clara Newman EXTRX Marks Newman to Israel Blankenstein; 5 years, from May 1, 1910. May 20, 1910. 2:352 252

East Broadway, No 9, all. Chas K Beekman, EXR, &c, Wm B Beekman, deed et al to Frank Levy; 10 years from May 1, 1907. May 24, 1910. 1:279 2,400 and 2,700

Fulton st, No 184, part of store floor. Louis Goldsticker and ano to Horace R Daniels; 5 years from May 1; 1910. May 24, 1910. 1:80 3,260 to 3,560

Houston st, Nos 455 and 457 East, cor store. Hirsch & Brother to Ephron Quat; 3 years, from Jan 1, 1910. May 25, 1910. 2:330 600 and 720

Houston st, Nos 202 to 206 West, n s, 75x91.10x77.9x112.8 e s, the land. Chas A Bristed to James Fagan; 11 years, from May 1, 1910. May 20, 1910. 2:528 taxes, &c, and 1,500

Hudson st, No 567, all. John M Williams to F William Mahsmann; 9 11-12 years, from June 1, 1910. May 21, 1910. 2:633 2,200 and 2,250

Same property. Assignment of all right, title and interest to sum of \$14,000 to be paid upon cancellation of lease. F William Mahsmann to Lion Brewery. May 19. May 21, 1910. 2:633 5,902.50

Hudson st, No 422, store, basement and flat above store. Saul W Levy and ano to August C and Ernst A Kopf; 10 years from May 1, 1910. May 24, 1910. 2:583 840 and 1,020

Hester st, No 121 1/2. Surrender lease. Charles Solodow to John C Eberle. All title. May 19. May 23, 1910. 1:305 nom

Hester st, No 103, west store. Isaac Polansky to David Davidson; 5 years from May 1, 1910. May 26, 1910. 1:307 2,760

Henry st, No 247 | two buildings. Saml Macauley Jackson to Montgomery st, No 14 | Mrs Bernard Baumann; 10 years from May 1, 1910. May 26, 1910. 1:286 1,300

Irving pl, No 60, e s, 53 s 18th st, 26x107.3, the lot. N Y Life Ins Co TRUSTEE Frances A Sacket to John S Huyler; 21 years, from May 1, 1910. May 20, 1910. 3:873 taxes, &c, and 2,350

Orchard st, No 186, front and rear buildings, all. Isaac Greenblatt to Isaac Heffer; 3 years, from May 1, 1910. May 23, 1910. 2:412 3,350

Oliver st, No 45, all. Martin Garone to Miri Pizzo; 5 years, from Aug 1, 1908. May 21, 1910. 1:278 2,880

Suffolk st, No 155, 2d and 3d floors. Jonas Cohen to the Chevre Rodef Sholem Rushei Padheice K U Verein; 5 years, from May 1, 1909. May 21, 1910. 2:354 1,500

Sheriff st, No 70, store and basement. Bessie Saldowsky to Phillip Bodenstien; 6 years, from May 1, 1910. May 20, 1910. 2:333.1,620

South st, No 195, all. Morris Weinstein to Andrew Bria and Giuseppe Giudice; from Jan 1, 1907, to May 1, 1914. May 24, 1910. 1:251 1,500 and 1,800

4th st, No 73 East, store, &c. Hyman M Lazinsk to Sam'l Rosen-3 years, from May 1, 1910. May 25, 1910. 2:460 1,200

5th st, No 230, all. Alice C Guernsey to Gustav Siebert; 3 years, from May 1, 1910. May 20, 1910. 2:460 1,080

24th st, No 630 | s e cor 13th av. Bill of sale and assign lease. 13th av | Chas A H Barg to Fredk H Hecht. May 26, 1910. 3:699 2,425

28th st, No 43 West, all. Geo M D Kelly to Geo E Moray; 10 years, from June 1, 1910. May 20, 1910. taxes, over \$1,000 and 5,500 and 6,000

28th st, No 45 West, all. George M D Kelly to Samuel H Russin and Solomon Hanfling; 9 11-12 years, from July 1 1910. May 23, 1910. 3:830 taxes in excess of \$1,000 and \$4,000 to \$5,500

31st st, Nos 5 to 9 East | 5th and 6th floors. Stockton Realty Co to 32d st, Nos 6 to 10 East | Julius and Max Cohn; 5 years, from Feb 1, 1911. May 25, 1910. 3:861 18,000

38th st, Nos 8 to 14 West, 8th loft. Joseph J Steindler to Morse-Broughton Co; 10 years, from May 1, 1910. May 25, 1910. 3:839 6,500 and 7,000

38th st, Nos 108 and 110 West. Agreement as to release from guarantee on a lease. Susan E Wood with Gustav and Leopoldine Oberdorfer. May 19. May 23, 1910. 3:813 nom

38th st, Nos 108 and 110, s s, 120 w 6th av, 40x98.9. Subordination of mortgage on lease to mort for \$120,000. Susan E wife Leonard H Wood with E Matilda Ziegler, Wm J Gaynor and Wm S Champ, EXRS and TRUSTEES Wm Ziegler. May 20. May 24, 1910. 3:813 nom

Same property. Subordination of lease to mort for \$120,000. Same and Maxim's Hotel & Restaurant Co with same. May 19. May 24, 1910. 3:813 nom

39th st, No 421 West, all. Alois L Ernst to Frederick Sackett; 5 years, from Dec 1, 1909. May 21, 1910. 3:737 2,000

45th st, No 432 West, east store and basement. Monash Eisig to Pietro Massari; 5 years and 1/2 month, from Apr 15, 1910. May 25, 1910. 4:1054 420

47th st, No 608 West. Assign lease. John Brockhagen to Henry Brockhagen. Mort \$—. May 18. May 23, 1910. 4:1094 nom

50th st, No 156 West, all. Amelia E Martin and ano to Willard H Hutchinson; 2 1-12 years, from Sept 1, 1909. May 21, 1910. 4:1002 1,600

51st st, No 524 West, store and cellar. Macks Beck to William Elvers; 5 4-12 years, from June 1, 1910. May 25, 1910. 4:1079 720 and 840

62d st, No 252 West, 5-sty tenement. Joseph Freedman to Umberto Fasano; 5 years from June 1, 1910. May 26, 1910. 4:1153 1,200 and 1,500

64th st, No 126, s s, 150 w Lexington av, 20x100.5. Assign lease. Francis W Dunlop to J Dodge Peters. All title. May 10. May 20, 1910. 5:1398 nom

82d st, Nos 210 to 216 East, two buildings. Frank Hillman Realty Co to Alexander Silberberg and Max Zaliels; 2 11-12 years from June 1, 1910. May 26, 1910. 5:1527 10,800



Tel. 1094 Rector

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

88th st, No 159, n s, 193.2 w 3d av, 26.10x100.8x106.6x128.5.....
 88th st, n s, 220 w 3d av, 25x100.8.....
 Assign lease. Maud Gaylord and ano, EXRS, &c, Don A Gaylord
 to Eveline and Maud Gaylord and Caroline Van Dine, LEGATEES
 Don A Gaylord. Apr 27. May 26, 1910. 5:1517.....25,000
 102d st, No 430 East, west part of 3d floor. Geo W Grote to Karl
 Essman; 2 years, from May 1, 1910. May 25, 1910. 6:1695..780
 125th st | s e cor Park av. Certificate of sale of chattels and as-
 Park av | signment of lease for \$15,200. Josh Hirsch (Auctioneer)
 to Frederick H Marjenhoff. All title. May 23. May 24, 1910.
 6:1773.....
 125th st, No 105 West, store and basement. Matilda W Bruce to
 Samuel C Watts; 5 years from May 1, 1909. May 26, 1910.
 7:1910.....2,750 and 3,000
 181st st, No 608 | s w cor St Nicholas av, 1st floor of hall in rear
 St Nicholas av | and store and basement. Gustavus L Lawrence
 to Artistic Amusement Co; 4 years and 4 1/2 months, from May
 15, 1910. May 23, 1910..... per month, 458.34
 Av A, No 125 | all. Adela Fuchs et al HEIRS Simon Fuchs
 8th st, No 132 East | to Mary Mandelstein; 3 years, from Sept 1,
 1910. May 25, 1910.....5,780
 Av A, No 200, store and rear part of basement. Nellie J Schwab
 to Arthur E Schwab; 3 years from May 1, 1910. May 24, 1910.
 2:406.....1,500
 Av A, No 1673 | n w cor 88th st, store and basement. Mary Friese
 88th st | and ano to the Yorkville Department Store; 2 years,
 from May 1, 1910 (3 years, renewal). May 21, 1910. 5:1568.
600
 Av A, No 1341. Assign lease. Julia Mihalik to H Koehler & Co.
 Sept 4, 1909. May 25, 1910. 5:1466.....nom
 Same property. Assign lease. H Koehler & Co to John A Horo-
 schak. May 24. May 25, 1910. 5:1466.....nom
 Av B, No 143 | cor 9th st, store. Jacob Stroh and ano to Noah and
 9th st | Louis Bayer; 3 years, from May 1, 1910 (with 3
 years renewal). May 26, 1910. 2:392.....1,008
 Amsterdam av | s w cor 109th st, store and basement. Lloyd Con-
 109th st | struction Co to Charles and Diedrich Gristede; 5
 years from May 1, 1910. May 24, 1910. 7:1880.....2,100 to 2,300
 Amsterdam av, No 805, store. Expert Realty Co to Chas A Mac-
 Killip; 5 4-12 years from June 1, 1910. May 24, 1910. 7:1854.
1,400 and 1,500
 Broadway | s e cor 110th st, 100x100, all "The Lion Palace." Jo-
 110th st | sephine Schmid to John F Douthitt and Chas A Hol-
 land; 15 10-12 years, from July 2, 1906. May 21, 1910. 7:1881.
10,000 to 20,000
 Broadway | n e cor 147th st, cor store and basement. Philip
 147th st | Braender to George Rassias and Gustave Callas;
 9 11-12 years, from June 1, 1909. May 23, 1910. 7:2079....
1,800 to 3,000
 Broadway, No 2760 | n e cor 106th st. Assign lease. John D Haase
 106th st | to Nicholas J Photiades. May 23, 1910.
 7:1878.....nom
 Broadway, No 3473 | s w cor 142d st, part of store. Simon E and
 142d st | Max E Bernheimer to Emilie Heimberger; 5
 years from Sept 1, 1910. May 24, 1910. 7:2088.....720
 Broadway, No 3672, e s, 75 s 152d st, 25x—, store, basements and
 use of yard. Thomas Ward to Donezitti Catering Co; 10 years
 from July 1, 1910. May 24, 1910. 7:2083.....1,250 to 1,500
 Broadway, No 1432 | s e cor 40th st, store. Al Hayman to Morris
 40th st | A Forgotston; 11 years from May 1, 1910.
 May 26, 1910. 3:815.....12,000
 Broadway, No 3236 | s e cor 130th st, store and part basement.
 130th st | The Kohring Realty Co to Henry W Kohring;
 5 years from Jan 1, 1910. May 26, 1910. 7:1984..1,800 and 2,000
 Same property. Assign lease. Henry W Kohring to Consumers
 Brewing Co. Nov 19, 1909. May 26, 1910. 7:1984.....nom
 Lexington av, No 1241 | n e cor 84th st, 4-sty building. The
 84th st | Eighty-Fourth St Co to Marie wife of and
 Henry Leis; 4 10-12 years, from July 1, 1910, with 5 years re-
 newal at \$2,000. May 23, 1910. 5:1513.....1,500 and 1,800
 Lexington av, No 155, all. Ellen M Hennessy to Ellen M Par-
 ker. Nov 11, 1908. Life lease. May 21, 1910. 3:885.....
taxes, &c, and 1.00
 Lenox av, No 466, store, basement and cellar. Rosa Blumenthal
 to Peter Eckert; 3 years from May 1, 1910. May 26, 1910. 6:-
 1731.....780
 Madison av | n w cor 52d st, apartment 5 on 4th floor and 2 rooms
 52d st | on 9th floor. Assign 199-year lease and 1 share of
 stock of the Berkshire Apartment Assoc, par value \$15,000. N Y
 Trust Co, ADMR Alice M P Berdell to Alice P Berdell Pedder.
 All title. June 7, 1909. May 24, 1910. 5:1288.....nom
 Park av, Nos 1815 and 1817.....
 125th st, Nos 100 to 106 East.....
 Assign lease. Fredk H Marjenhoff to Diedrich Niemeyer. May
 23. May 24, 1910. 6:1773.....nom
 Park av, No 1680, cor store and basement. Israel M Cohen to
 Ephron Quat; 5 years, from May 1, 1910. May 25, 1910. 6:-
 1745.....600 and 660
 Park av | s e cor 103d st, store. Golde & Cohen, a corpn, to Ed-
 103d st | ward Sher; 5 years, from May 1, 1910. May 25, 1910.
 6:1630.....420
 1st av, No 311, store. Edw I Wormser to Herman Weinstein; 2
 years from May 1, 1910. May 24, 1910. 3:923.....1,668
 1st av, No 1320, store, &c, and 1st floor. Jacob Katz to Julius
 Lederer and William and Charles Stutz; 4 9-12 years, from
 Aug 1, 1910. May 23, 1910. 5:1465.....1,980
 1st av, No 319, store and part cellar. Emma Weber to Joseph
 Fetteroll; 3 years, from May 1, 1910. May 21, 1910. 3:924..900
 1st av, No 1440. Assign lease. Samuel Fink to Leo Schack. May
 17. May 20, 1910. 5:1469.....nom
 2d av, No 2238 | s e cor 115th st. Assign lease. Pasquale Mot-
 115th st | tola to H Koehler & Co. May 17. May 20, 1910.
 6:1686.....nom
 2d av, No 564 | n e cor 31st st, all. Christopher Donleavy to John
 31st st | J Hickey; 7 years, from May 1, 1911. May 20,
 1910. 3:937.....2,400 and 2,700
 2d av, No 37 | s w cor 2d st, store and cellar. Fredk A Booth
 2d st | (agent) to Giuseppe Falotico; 1 year, from May 1,
 1910. May 25, 1910. 2:457.....900
 3d av, No 2318 | s e cor 119th st, cor store and store adj on south.
 119th st | Gerson Hyman and Manuel Oppenheim to Peter
 J Carroll; 5 years, from May 1, 1910. May 21, 1910. 6:1795
900 to 1,080

3d av, No 166, all. Hamilton Fish Corpn to William Gunther and
 Julius Uebeli; 10 yrs, from Sept 1, 1909. May 21, 1910. 3:872.
3,600 to 4,000
 3d av, Nos 2252 to 2260, leasehold.....
 123d st E, No 186, leasehold.....
 Agreement as to removal of old buildings on Nos 2252 and 2254
 3d av, erect new building and rental to be increased to \$21,-
 000 instead of \$18,000 per annum. Ignatz Witkowski of Brook-
 line, Mass, with the Minister, &c, of the Reformed Low Dutch
 Church of Harlem. May 18. May 23, 1910. 6:1771.....nom
 3d av, No 373 | s e cor 27th st, store. Eureka Realty Co to Frank
 27th st | O'Neill; 5 years from Jan 1, 1910. May 26, 1910.
 3:907.....3,000
 Same property. Assign lease. Frank O'Neill to Frank F O'Neill.
 May 24. May 26, 1910. 3:907.....nom
 Same property. Assign lease. Frank F O'Neill to Arthur Jost.
 May 24. May 26, 1910. 3:907.....nom
 6th av | s w cor 32d st, 49.5x75, store and basement. James E
 32d st | McDonald and ano EXRS Frank B McDonald, decd et al
 to Weber & David, a corpn; from Apr 1, 1911, to May 1, 1923.
 May 26, 1910. 3:807.....30,360
 6th av | s w cor 32d st, 49.5x75, store floor and basement. Jas E
 32d st | McDonald et al EXRS, HEIRS, &c, Frank B McDonald to
 Weber & David, a corpn; from Apr 1, 1911, to May 1, 1923,
 with renewal. May 23, 1910. 3:807.....30,360
 7th av, e s, 25.4 s 48th st, —x—. Assign lease. Therese Serpos
 to Anton J Weing. May 23. May 24, 1910. 4:1000.....nom
 7th av, No 233, store. Margaret Graham to Valentino Pillone; 2
 years from May 1, 1910. May 26, 1910. 3:799.....780
 8th av, No 2829, south store. Adolph Riesenberget al to Benja-
 min Milone; 2 years from June 1, 1910. May 26, 1910. 7:2046.
360
 8th av, No 414, store and basement. Herbert C Pell EXR, &c,
 James K Pell to Thos F McGourty; 4 2-12 years, from Mar 1,
 1910. May 20, 1910. 3:780.....1,400 to 1,600
 8th av, No 604, store. Allovon Estate to Ike Friedman; 5 years,
 from May 1, 1910. May 25, 1910. 3:789.....1,080 and 1,145
 8th av, No 414. Assign lease. Thos F McGourty to Patrick J
 Ryan and John Coghlan. All title. Apr 22. May 20, 1910.
 3:780.....nom
 9th av, No 497, store, &c. Mary A McGlynn to B Wm Mueller; 4
 years from May 1, 1910. May 26, 1910. 3:735.....1,260 and 1,320
 Same property. Assign lease. B Wm Mueller to Ferdinand Munch
 Brewery. Mar 28. May 26, 1910. 3:735.....nom
 9th av, No 864. Assign lease. Solomon Beck to Henry M Woess-
 ner. May 23. May 25, 1910. 4:1046.....nom
 9th av, No 246, all. Kate D Coffey to James Carey; 10 years,
 from Feb 5, 1912. May 23, 1910. 3:749.....2,000 and 2,200
 10th av, No 116, all. Barter Realty Co to Calogero Scimeca; from
 June 1, 1910, to Apr 30, 1913. May 25, 1910. 3:715.....
2,150 and 2,250
 11th av, No 151, store. Robert Weigel to Thomas Sharkey; 10
 years from Mar 1, 1910. May 24, 1910. 3:693.....1,920
 11th av, No 151, store. Acme Mortgage Co to Robt Weigel; 10
 years from Mar 1, 1910. May 24, 1910. 3:693.....1,800 to 3,000
 Pier, new 29, East River, near foot Market st and bulkheads.
 The City of N Y (Commissioner of Docks) to Central Vermont
 Railway Co; 10 years, from Aug 15, 1911 (10 years renewal at
 \$27,562.50). May 25, 1910. 1:240.....26,250

BOROUGH OF THE BRONX.

Lorillard pl, e s, — n 3d av, —x—, lot 118 map Powell farm at
 West Farms. Assign tax lease. Rose E Baldwin ADMRX Cath-
 arine Madigan to Anthony McOwen. Jan 18, 1905. May 24,
 1910. 11:3054.....nom
 Rae st, No 645, store and basement. Valerie Frank to Harry
 Standt; 5 years from May 1, 1910 (with renewal). May 24, 1910.
 9:2358.....720
 139th st, No 514 East, all. Albert Deutsch et al to Isidor Zimmer
 and Joseph Frieman; 3 years, from June 1, 1910. May 21, 1910.
 9:2266.....2,650
 156th st, Nos 909 and 911 East, all. August C Finger to Louis
 Avitabile; 5 years, from July 1, 1910. May 23, 1910. 10:2695.
1,080 and 1,200
 161st st, Nos 359 and 361 | n e cor Cortlandt av. Agreement as to
 Cortlandt av | subordination of lease to mort for
 \$30,000. Herman Moritz with Charles Jaeger. May 16. May
 23, 1910. 9:2408.....nom
 189 st, No 633 East, store. Louis Noschese to Antonio Mastrolia
 and ano; 5 years from May 1, 1910. May 26, 1910. 11:3078.
180 to 240
 *Baychester av, w s, 100 n Railroad av, 25x100, Pelham Park.
 Assign tax lease. William Mercer to Abbott P Brush, of Green-
 wich, Conn. Aug 19, 1908. May 23, 1910.....nom
 *City Island av, e s, — s Cross st, City Island, store and cellar.
 Maria L Seifert to Carl A Buchbinder; 1 year, from June 1,
 1910. May 25, 1910.....300
 Crotona av, No 1809, store, &c. Ernst O Becher to Isidor and
 Saml S Aisenson, firm Aisenson Bros; 2 years from May 1, 1910
 (1 year renewal). May 26, 1910. 11:2944.....264 and 300
 Morris av, No 603, all.....
 Morris av, No 601, part basement.....
 Simon Epstein to Giuvina Saviano; 4 years, from May 1, 1910.
 May 21, 1910. 9:2440.....1,920
 Same property. Assign lease. Giuvina Saviano to Semplicio Sa-
 viano. May 10. May 21, 1910. 9:2440.....nom
 Park av, Nos 3884 and 3886, all. John Doscher to Henry Harris
 and Jacob Glachman; 5 years from July 1, 1910. May 26, 1910.
 11:2904.....1,100
 3d av, No 2899, 3-sty and basement, frame building. Leopold
 Guttag to The Mina Mercantile Co; 5 years, from Oct 15, 1910;
 5 years renewal at \$8,000. May 21, 1910. 9:2374.....7,000
 3d av, No 3210, store. Leo Levinson to Hamilton Cigar Stores
 Co; 5 years, from completion of store. May 23, 1910. 9:2366.
1,500
 *Lots 2 to 6, 9, 10, 11 map estate Jos Husson at Classon point.
 Agreement modifying terms of lease. Geo Glenz with Henry Gar-
 telman and Alex Schmidt. May 19. May 20, 1910.....nom
 *Platform at foot of Clason Point road, East River, 130x41. The
 City of N Y (by Commissioner of Docks) to Martin J Kane; 2
 years, from May 1, 1910. May 25, 1910.....200

DRAUGHTING

OTTO G. LINDBERG (Tel. 7811 Cort.) 9 Church Street

Special attention given to the preparing of **MAPS AND OTHER DRAWINGS** required in **REAL ESTATE TRANSACTIONS, SUBDIVIDING PROPERTIES, ETC.**

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.

May 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Adams, Edith A J wife of and Thatcher M, Jr, with the N Y Institution for the Deaf and Dumb. 10th st, No 39 West. Extension of mort for \$18,000 to June 1, 1913, at 4%. April 25, 1910, 2:574. nom

Artistic Amusement Co to St Nicholas Moving Picture Co. Consent to chattel mort for \$1,500 covering fixtures, &c, at 1409 St Nicholas av. May 19, 1910. Genl mort. nom

Same to same. Certificate as to chattel mort for \$1,500. May 20, 1910. 2:574

Same to same. St Nicholas av, No 1409. Leasehold. May 20, 1 year, 6%. May 23, 1910. 8:2162

Same to same. Same property. Consent to above mort. May 19, 1910. 8:2162

Same to same. Same property. Certificate as to above mort. May 20, 1910. 8:2162

Adler, Albert A to Jacob Hoffman Brewing Co. 10th st, No 305, n e cor West st, Nos 396 and 397, 90x43x78.1x44.8. Prior mort \$80,000. May 21, demand, 6%. May 23, 1910. 2:636

American Mortgage Co and Hudson Realty with Eliz Grossmann. 54th st, No 554 West. Extension of \$15,000 mort until May 12, 1913, at 5%. May 12, 1910. 4:1082

American Mortgage Co with Llewellyn Realty Co. 6th av, No 92. Agreement as to share ownership in mort. May 24, 1910. 2:553

American Real Estate Co to Park Mortgage Co. Certificate as to mort for \$7,500 covering land in Yonkers, N Y. May 25, 1910. nom

Blaustein, Sarah and Max to Louis Weinberger and ano. 10th st, No 311, n s, 220.6 e Av A, 25x94.9. May 24, due Nov 24, 1910, 6%. May 25, 1910. 2:404

Brady, John F and James A with Fanny Brudner. 102d st, No 308, s s, 175 e 2d av, 25x100.11. Extension of \$17,000 mort until May 25, 1913, at —, as per bond. Mar 17, 1910. 6:1673

Brook, Ike to Leopold Hellinger. Allen st, No 19, w s, 75 n Canal st, 25.2x65.7. Prior mort \$—. May 23, due July 1, 1911, 6%. May 24, 1910. 1:300

Bradley, Alice G to GREENWICH SAVINGS BANK. 16th st, No 53, n s, 95 e 6th av, 20x92. May 24, 1910, due, &c, as per bond. 3:818

Boyer, Kate C, of East Orange, N J, to Christian G Euler and ano exrs Wm B Robeson. 48th st, No 367, n s, 125 e 9th av, 15x100.5. May 20, due, &c, as per bond. May 24, 1910. 4:1039

Bachman, Alfred C to TITLE GUARANTEE & TRUST CO. 52d st, No 9, n s, 250 w 5th av, 25x100.5. P M. May 23, due, &c, as per bond. May 24, 1910. 5:1268

Brady, James A with Fanny Brudner. 102d st, No 308 East. Extension of mort for \$4,800 to May 25, 1913, at 6%. Mar 17, 1910. 6:1673

Brower, Matilda W to Cornelius G Coakley et al exrs Kath T W Gardner. Riverside Drive, s e cor 106th st, No 324, 30.11x61. May 24, 1910, 5 years, 4½%. 7:1891

Brockhagen, Henry to V Loewers Gambrinus Brewery Co. 47th st, No 608 West. Saloon lease. May 18, demand, 6%. May 23, 1910. 4:1094

Britz, Chas J to Morris S Thompson and ano exrs Mary A A Woodcock. 112th st, Nos 204 to 208, s s, 95 e 3d av, 60x100.10. May 23, 1910, 3 years, 4½%. 6:1661

Britz, Chas J and Emma with Morris S Thompson and ano trustees Mary A A Woodcock. 112th st, Nos 204 to 208, s s, 95 e 3d av, 60x—. Subordination agreement. May 23, 1910. 6:1661

Blumenstetter, Minnie to Gustave Weis. 133d st, No 63, n s, 86 w Park av, 27x99.11. Prior mort \$17,000. May 17, 2 years, 6%. May 23, 1910. 6:1758

Bernstein, Jacob to Edwin Sommerich and ano exrs, &c, Daniel Miller. Orchard st, No 17, w s, 75.1 n Canal st, 22x79. May 20, 5 years, 4½%. May 21, 1910. 1:299

Becker, Bertha wife Louis to Oscar Krause. 10th av, s e cor 27th st, —x75x24.8x75. May 20, due July 1, 1915, 5%. May 21, 1910. 3:724

Beinlich, Paul to Mortgage Investing Co. Mott st, No 103, w s, abt 150 n Canal st, 25x100; Mott st, No 105, w s, abt 175 n Canal st, 25x100. Prior mort \$44,000. May 20, 1 year, 6%. May 21, 1910. 1:205

Becker, Bertha to Geo H Werfelman. 27th st, No 458, s e cor 10th av, No 292, 75x24.8. Prior mort \$—. May 26, 1 year, 6%. May 21, 1910. 3:724

Bowers, John M and Wm T Gray exrs Henry W Gray with Saml W Lippman. 68th st, Nos 433 and 435 East. Extension of 40,000 mort until Dec 1, 1912, at 5%. Nov 10, 1909. May 20, 1910. 5:1463

Barrett, Andrew L to TITLE GUARANTEE AND TRUST CO. 118th st, No 110, s s, 143 w Lenox av, 16x100.11. May 20, 1910, due, &c, as per bond. 7:1902

Borgstedt, John G to BOWERY SAVINGS BANK. Av A, No 1554, n e cor 82d st, No 501, 21.5x78. Prior mort \$6,000. May 20, 1910, 3 years, 4½%. 5:1579

Baumann, Anna S to August Hildebrandt. 3d st, No 28, s s, 115 w 2d av, 20x61. May 26, 1910, demand, 6%. 2:458

BANKERS TRUST CO with Ardsley Hall Co. Central Park West, No 320, s w cor 92d st, No 2, 100.8x125. Agreement modifying terms of mortgage. Apr 7, May 25, 1910. 4:1205

Burns, Wm to GREENWICH SAVINGS BANK. Broadway, Nos 2624 and 2626, e s, 50.11 n 99th st, 50x100. May 26, 1910, due, &c, as per bond. 7:1871

Beaufils, Eugene J to Fannie F Einstein et al, exrs Emanuel Einstein. 48th st, No 120, s s, 225 w 6th av, 19.11x100.5. May 26, 1910, 5 years, 5%. 4:1000

City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1901 to 1907 assessed to Keats Co. Lot 14, being Elizabeth st, No 168. Apr 14, 3 years, 12%. May 26, 1910. 2:478

City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1906 and 1907 assessed to Danl Morgan. Lot 12 on Barclay st, n s, bet West Broadway and Church st. Apr 14, 3 years, 12%. May 26, 1910. 1:125

CITIZENS SAVINGS BANK with Maybelle Realty Co. 8th st, Nos 304 and 306 East. Extension of two mort for \$27,000 each until May 15, 1915, at 5%. May 18, 1910. 2:390

Codevilla Realty Co to John F Foley and ano, trustees Ann Reid. 131st st, No 638, s s, 200 e 12th av, 25x99.11. May 25, 3 years, 5%. May 26, 1910. 7:1997

Same to same. Same property. Certificate as to above mort. May 23, 1910. 7:1997

Corcoran, Fitzgerald & Co to Israel O Blake. 64th st, Nos 304 to 310, s s, 125 e 2d av, 100x100.5. May 23, 3 years, 6%. May 26, 1910. 5:1438

Cram, J Sergeant and Bronson Winthrop trustees Harry S Cram with Solomon Alter. 106th st, Nos 58 and 60 East. Extension of mort for \$35,000 to June 1, 1914, at 4½%. May 5, 1910. 6:1611

Caygill, Ranson, of Mt Vernon, N Y, to TITLE GUARANTEE AND TRUST CO. 120th st, No 231, n s, 241 w 2d av, 19x100.11. P M. May 19, due, &c, as per bond. May 20, 1910. 6:1785

Carroll, Peter J to Lion Brewery. 2d av, No 2318. Saloon lease. May 14, demand, 6%. May 21, 1910. 6:1795

City of N Y to Rosa Schleissner of 240 E 68th st, to transfer of tax lien for years 1902 to 1907, assessed to unknown. Lot 312 on Hudson River, bet Ft Washington Park and West 181st st. May 12, 1913, 3 years, 10%. May 23, 1910. 8:2178

Carey, James with Paul F O'Neill. 9th av, No 246. Store lease. May 20, 1 year, 6%. May 23, 1910. 3:749

Cremins, Mary T and Kath G Roche, of Pelham, N Y, to Helena Berk. 6th av, No 822, e s, 90 s 47th st, runs e 98 x s 10.5 x w 7.10 x s 9.7 x w 90.2 to av x n 20 to beginning. P M. Prior mort \$30,000. May 24, 1910, due, &c, as per bond. 5:1262

CORN EXCHANGE BANK with Cornelius G Coakley et al exrs Kath T W Gardner. Riverside Drive, s e cor 106th st, No 324, 30.11x61. Subordination agreement. May 24, 1910. 7:1891

Crystal (B) & Son, a corpn to UNION DIME SAVINGS BANK. Claremont av, w s, 338.4 s 119th st, 78.1x100. May 24, 1910, due, &c, as per bond. 7:1990

Same to same. Same property. Certificate as to above mort. May 24, 1910. 7:1990

Callahan, Thomas A to Chas Eliason. 99th st, No 162, s s, 171.1 e Amsterdam av, 15.4x76.1x15.4x75.4. Prior mort \$6,000. May 24, 2 years, 6%. May 25, 1910. 7:1853

Danahar, John J to Lawrence C Hafner and ano exrs, &c, Frances McCabe. 35th st, No 254, s s, 200 e 8th av, 25x98.9. May 17, 5 years, 5%. May 20, 1910. 3:784

Drehta Corporation to Casper L Cohn. 32d st, Nos 34 and 36, s s, 220 w 4th av, 40x98.9. Apr 18, due May 1, 1910, 5%. May 21, 1910. 3:861

Dryer, Leon to Pauline P Lewis. 20th st, No 232, s w s, abt 425 w 7th av, 25x89.11x25x90.7. May 23, 1910, 3 years, 5%. 3:769

Davies, Dora A with Emma Oppenheimer and Hannah Kossmann. 84th st, Nos 149 and 151, n s, 58 e Lexington av, 42.6x102.2. Extension of \$40,000 mort until Oct 1, 1915, at 5%. May 19, 1910. 5:1513

Dollar Realty Co to Henry Pape. Declaration as to mort for \$2,000 on land in Kings Co, N Y. May 24, 1910. nom

Dryer, Leon to John Hardy. 20th st, No 228, s s, 380.3 w 7th av, 25x89.3x25x88.7. Prior mort \$—. May 19, 1 year, 6%. May 23, 1910. 3:769

Dow, Emily S to whom it may concern. 70th st, No 169, n s, 175 w 3d av, 16.8x100.5. Certificate as to payment of \$3,000 on account of mort. May 10, 1910. 5:1405

Davis, Eliphalet L to Babette Erdman. 49th st, No 127, n s, 350 w 6th av, 22x100.4. P M. May 24, 1910, due, &c, as per bond. 4:1002

Drayton, James C exr &c Sylvia L Kirkpatrick with Moritz Neuman. Suffolk st, No 132. Extension of \$22,000 mort until June 8, 1913, at 4½%. May 17, 1910. 2:349

Drayton, James C exr Sylvia L Kirkpatrick with Moritz Neuman. Suffolk st, No 130. Extension of \$22,000 mort until June 8, 1913, at 4½%. May 7, 1910. 2:349

Delli, Paoli Alessandro to ITALIAN SAVINGS BANK of City N Y. Crosby st, Nos 35 and 37, e s, about 130 s Broome st, 50x100. May 23, 3 years, 5%. May 25, 1910. 2:473

Same to D Brainerd Ray et al exrs Mary E Ray. Same property. P M. Prior mort \$55,000. May 24, 3 years, 6%. May 25, 1910. 2:473

Emmerich, Julia to Frank Segal guardian Sadie Segal. 108th st, No 71, n s, 136 w Park av, 17x100.11. Prior mort \$7,750. May 19, 2 years, 6%. May 20, 1910. 6:1614

Eppinger, Wm to FRANKLIN SAVINGS BANK. 10th av, No 640, e s, 44 n 45th st, 23x75. May 20, 1910, 3 years, 4½%. 4:1055

Ershowsky, Samuel to Bernard Ershowsky. Ludlow st, No 151, w s, 125.4 s Stanton st, 25x87.6. May 20, 2 years, % as per bond. May 21, 1910. 2:411

EAST RIVER SAVINGS INSTN with Wilfred K Adolphi by guardian and Harriet E Montgomery. 4th st, No 103 East. Extension of \$10,000 mort until Aug 1, 1915, at 5%. May 20, 1910. 2:446

Frankenheimer, John exr Yertha Rosenbaum with Kath Boehm. 49th st, No 430 West. Extension of \$10,000 mort until July 1, 1915, at 4½%. May 24, 1910. 4:1058

Flynn, Patrick with Rose Maas. 60th st, No 42, s s, 80 e Columbus av, 20x75.5. Extension of \$19,000 mort until Feb 20, 1915, at 5%. May 24, 1910. 4:1112

NORWOOD TWO MILES street frontage in the heart of Long RICKERT-FINLAY REALTY CO.

Island City, SIX MINUTES from the Queensboro
LONG ISLAND CITY Bridge. Special inducements to builders. 45 WEST 34th STREET

Forster, Wm with Pauline Altrocchi. 140th st, No 509 West. Extension of \$35,000 mort until Apr 1, 1913, at 4½%. Feb 4. 5,600
May 25, 1910. 7:2072.

Forster, Kate admx Baptist Forster with Wm Forster. 140th st, No 509 West. Extension of \$9,500 mort until May 5, 1913, at 6%. May 20, 1910. 7:2072. nom

Fuller, Elam H and Arthur B Ballagh to Chas Hoffman trustee. West Broadway, No 452, w s, 76 n Prince st, 19x35. P M. May 18, 3 years, 5%. May 20, 1910. 2:516. 6,500

Fisher, Bella to Grand Lodge of The U S Independent Order Free Sons of Israel, a corpn. Columbus av, No 827, e s, 75.8 n 100th st, runs e 100 x n 25.3 x w 26 x n 0.6 x w 74 to av x s 25.9 to beginning. May 24, 1910, 3 years, 4½%. 7:1836. 20,000

Friend, Banned with Edward J Hancy, trustee George Jones, decd, of the fund held for life of Daniel B Fearing. Allen st, No 53. Estoppel agreement. Apr 11, May 24, 1910. 1:307. nom

Feigel, Simon to TITLE GUARANTEE & TRUST CO. Columbus av, No 750, w s, 50.1 s 97th st, 26.6x100. May 23, due, &c, as per bond. May 24, 1910. 7:1851. 28,000

Fischman, Sophia to Richd P French et al trustees for Chas T French will Richard French. Forsyth st, No 122, e s, 175 s Delancey st, 25x100. May 17, 5 years, 5%. May 23, 1910. 2:419. 31,000

Same and Max Markel with same. Same property. Subordination agreement. May 19, May 23, 1910. 2:419. nom

Fettman, Lena and Moses to Morris R Stang. 7th st, No 218, s s, 158 w Av C, 25x90.10. Prior mort \$27,000. May 18, due Jan 20, 1912, 6%. May 23, 1910. 2:389. 1,000

Fieder, Fredk W, Jr, to Samson Lachman and ano exrs Wm J Ehrich. 39th st, No 248, s s, 305 e 8th av, 20.6x98.9. P M. Prior mort \$14,000. May 21, due Sept 9, 1913, 6%. May 23, 1910. 3:788. 8,000

Same to Leocadie V Caulkins. Same property. P M. Prior mort \$22,000. May 21, due Sept 8, 1913, 6%. May 23, 1910. 3:788. 2,000

Fitzsimons, James M to American Mortgage Co. 36th st, No 214, s s, 222.10 e 3d av, 27.1x98.9. P M. May 19, 5 years, 4½%. May 21, 1910. 3:916. 17,000

Forty-fifth Street Exchange, a corpn, to Mary C Stewart. 45th st, Nos 141 to 145 West. Certificate as to mort for \$30,000. May 18, May 20, 1910. 4:998. —

Fullan, Henry C and Augusta and Mary L wife of J Edw O'Shea heirs John J Fullan to FRANKLIN SAVINGS BANK. 46th st, No 331, n s, 354.6 w 8th av, 19.6x100.5. May 20, 1910, 3 years, 5%. 4:1037. 14,000

Friedsam, Michael with Morris Jones. 88th st, No 144 West. Extension of \$18,000 mort until April 14, 1912, at 4½%. Jan 28. May 20, 1910. 4:1218. nom

Fletcher, Austin B and Lewis H Schultz trustees Jackson S Schultz with Benj S and Ida S Nathanson. 149th st, Nos 304-306 West. Extension of \$35,000 mort until June 16, 1913, at 5%. April 9. May 20, 1910. 7:2045. nom

Fisher (Geo A) Co to John Whalen exr, &c, Thomas Fenton. Audubon av, n e cor 169th st, 101.7x95. P M. May 19, 3 years, 4½%. May 20, 1910. 8:2126. 37,000

Fertig, Aaron to Chas Halperin. 2d av, No 1871, w s, 75.6 n 96th st, 25x100. Prior mort \$16,000. Mar 26, installs, 6%. May 20, 1910. 6:1646. 4,500

Frank, Henry with John A Brown, Jr. 2d av, No 1589. Extension of \$20,000 mort until May 10, 1913, at 4½%. Feb 23, 1910. May 20, 1910. 5:1528. nom

Fullan, Henry C and Augusta and Mary L wife of J Edw O'Shea heirs John J Fullan to FRANKLIN SAVINGS BANK. 10th av, No 659, w s, 75.3 n 46th st, 25.1x100. May 20, 1910, 5 years, 4½%. 4:1075. 17,000

Fischer, Jacob and Bernard Levy to Chas H Faller. 117th st, No 520, s s, 223 e Pleasant av, 25x100. May 24, 3 years, 5%. May 26, 1910. 6:1715. 4,000

Same and Pauline Ott with same. Same property. Subordination agreement. May 24. May 26, 1910. 6:1715. nom

Flint, Annie to BOWERY SAVINGS BANK. 34th st, No 60, s s, 262.7 e Madison av, 18.8x98.9. May 26, 1910, due June 1, 1911, 4½%. 3:863. 10,000

Glasheim, Nathan to BANK FOR SAVINGS IN CITY N Y. Greenwich av, No 43, w s, 47.10 n Charles st, 21x68.2x21.4x72.1. May 26, 1910, 5 years, 4½%. 2:612. 4,000

Gibraltar Realty Co to Ferdinand Buck. Sherman av, n w s at s w s Arden st, 80x350. Certificate as to mort for \$8,000. May 23. May 26, 1910. 8:2175. —

Gauzza, Gianbatista to Wm Jay, trustee Isaac Bell, Jr. Baxter st, No 8, w s, abt 150 n Park Row, 27.11x99.10x36x76.10. May 26, 1910, 5 years, 5%. 1:160. 27,000

Same and Henry De F Weekes with same. Same property. Two subordination agreements. Apr 14. May 26, 1910. 1:160. nom

Glasheim, Nathan to BANK FOR SAVINGS IN CITY N Y. Greenwich av, No 45, w s, 105 s Perry st, 21x68.2x21.5x64. May 26, 1910, 5 years, 4½%. 2:612. 12,000

Galgano, Nicola and Egidio Delessandro to Saverio Chimera. Thompson st, No 58, e s, abt 110 n Broome st, 18.9x94. Prior mort \$10,500. May 12, 3 years, 6%. May 21, 1910. 2:488. 5,000

Gardiner, Mary E to GREENWICH SAVINGS BANK. West End av, No 348, e s, 82.4 n 76th st, 19.10x90. May 20, 1910, due, &c, as per bond. 4:1168. 26,000

Goodman, Chas J with Henry Rosenstein. 140th st, No 62, s s, 150 e Lenox av, 37.6x99.11. Extension of \$5,000 mort until Nov 1, 1912, at 6%. May 18. May 20, 1910. 6:1737. nom

Greenwald, Joseph to Lilian Eichhorn. 1st av, No 131, w s, 18.6x 50, all title to 1st av, w s, 168 n 7th st, 27 to St Marks pl x50. May 12, due, &c, as per bond. May 20, 1910. 2:449. 4,000

Gunther, William and Julius Nebele to Lion Brewery. 3d av, No 166. Saloon lease. Apr 22, demand, 6%. May 21, 1910. 3:872. 2,800

Goodheim, Jennie wife Louis to Joseph Yeska. 132d st, No 50, s s, 216.8 e Madison av, 34.4x99.11x33.4x99.11; 134th st, No 125, n s, 375 w Lenox av, 25x71.7x31.1x90; 99th st, No 47, n s, 250 e Columbus av, 25x100.11. Prior mort \$69,750. May 23, 1910, 3 years, 6%. 6:1756, 7:1835 and 1919. 10,000

Glover, Frances L to Lorillard Spencer. Mercer st, Nos 1 and 3, on map No 3, w s, abt 72 n Canal st, 37x46.10x31x51.10 s s. P M. Equal lien with two mort for \$5,600 each. May 23, due June 15, 1915, 4½%. May 24, 1910. 1:230. 5,600

Same to Eleanor L S Cenci. Same property. P M. Equal lien with two mort for \$5,600 each. May 23, due June 15, 1915, 4½%. May 24, 1910. 1:230. 5,600

Same to Wm A Spencer. Same property. P M. Equal lien with two mort for \$5,600 each. May 23, due June 15, 1915, at 4½%. May 24, 1910. 1:230. 5,600

Guidice, Giuseppe to Lion Brewery. South st, No 195. Saloon lease. May 18, demand, 6%. May 24, 1910. 1:251. 850

Glass (John) Jr Construction Co to LAWYERS TITLE INS & TRUST CO. 178th st, No 580, s s, 100 w Audubon av, 75x94.11. Building loan. May 24, 1910, 1 year, 6%. 8:2133. 70,000

Same to same. Same property. Certificate as to above mort. May 24, 1910. 8:2133. —

Greenfield, Isidor to Casper A Stock. 75th st, No 406, s s, 113 e 1st av, 25x112.11x25.4x109. Extension of \$8,500 mort until July 1, 1915, at 4½%. May 2. May 23, 1910. 5:1469. nom

GREENWICH SAVINGS BANK with Saml J Silberman. Canal st, No 85. Extension of \$45,000 mort until June 29, 1913, at 4½%. May 23. May 25, 1910. 1:300. nom

Gordon, Louis, Barnett Levy and Moritz Gruenstein with Slate Sleppin and Mary Cohen. 5th st, No 638. Extension of \$6,750 mort until Jan 1, 1914, at 6%. May 25, 1910. 2:387. nom

GREENWICH SAVINGS BANK with Alice G Bradley. 16th st, No 53 West. Extension of \$20,000 mort until May 24, 1915, at 4½%. May 24. May 25, 1910. 3:818. nom

GREENWICH SAVINGS BANK with Wm R Peters. Broadway, Nos 2511 to 2519. Extension of \$125,000 mort until July 1, 1913, at 4½%. May 23. May 25, 1910. 4:1241. nom

Gibraltar Realty Co to Ferdinand Buck. Sherman av, n w s at s w s Arden st, 80x350, except part for st. Prior mort \$—, May 23, 2 years, 6%. May 25, 1910. 8:2175. 8,000

GREENWICH SAVINGS BANK with Barron Realty Co. West Broadway Nos 200 and 204. Extension of \$125,000 mort until June 22, 1913, at 4½%. May 25, 1910. 1:179. nom

Gault Realty Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$8,000 covering land in Kings County, N Y. May 20. May 25, 1910. —

Hyman, Jacob to Meyer Horwitz and ano. 79th st, Nos 432-440, s s, 144 w Av A, 50x102.2. Prior mort \$51,000. May 17, installs, 6%. May 20, 1910. 5:1473. 3,000

Home Circle Realty Corpn to David J King et al exrs, &c, Edw J King. 8th av, No 689, w s, 80.2 n 43d st, 20.2x100. P M. May 20, 1910, 5 years, 4½%. 4:1034. 35,000

Hargood Realty & Construction Co to Chas S Sykes. Fort Washington av, n w cor 177th st, 255.2 to 178th st x100, and being plots 3 and 4 map (No 1338) of 55 plots and 239 lots property Fort Washington & Buena Vista Syndicates. 2 P M mort, each \$4,750; 2 prior mort, \$51,000 each. May 20, 2 years, 6%. May 21, 1910. 8:2177. 9,500

Hawks, Betty M to Geo A Morrison. Madison av, n w cor 96th st, 100.11x120. P M. Prior mort \$80,000. May 24, 1910. 3 years, 5%. 6:1602. 35,000

Hirsch, Hulda, of N Y, and Jennie Brown, of Brooklyn, N Y, to Frances L Schwab. 51st st, No 411, n s, 112.9 e 1st av, 18.9x 100.5. May 23, due, &c, as per bond. May 24, 1910. 5:1363. 8,500

Israelson, Jacob to Julius Oppenheimer. 88th st, No 28, s s, 479 e Columbus av, 23x100.8. May 26, 1910, 5 years, 4½%. 4:1201. 28,000

Jenks, Charlotte A to Geo C Keep. Broome st, No 506, n s, 18.6 w West Broadway, 21.9x80; West Broadway, No 376, w s, 80 n Broome st, 20x67.8x20x67.7. May 23, 1910, 5 years, % as per bond. 2:488. 30,000

Jones, Oscar T to Madison M Jones et al. 2d av, No 1089, w s, 60.5 n 57th st, 20x60. P M. May 20, 5 years, 5%. May 23, 1910. 5:1331. 10,000

Jacobowitz, Lena with Seymour Schussel exr Alexander Schussel. 11th st, No 612 East. Extension of \$23,000 mort until June 29, 1912, at 5%. May 13. May 21, 1910. 2:393. nom

Johnson, Alfred J to Isabelle C McKee. 78th st, No 311, n s, 118 w West End av, 18x100. P M. May 20, 1910, 5 years, 5%. 4:1186. 24,500

Koppelman, Beckie to Aronson Mercantile Co. Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8. Prior mort \$—, Apr 20, installs, 6%. May 20, 1910. 2:334. 600

Kaye, Benj M to Joseph M Adrian et al trustees Charlotte A Mount. 25th st, No 127, n e s, 325 n w 6th av, 25x98.9; 25th st, No 129, n e s, 350 n w 6th av, 25x98.9. P M. May 3, 3 years, 5%. May 20, 1910. 3:801. 80,000

Kerner, Barnet to Solomon Pflaum and ano. Essex st, No 118, e s, 125 s Rivington st, 16x60. Prior mort \$—, May 20, 3 yrs, 6%. May 21, 1910. 2:353. 2,000

Kaplan, Ely to Sol Brill. 118th st, No 61, n s, 180 e Madison av, 30x100.11. Prior mort \$—, May 20, 1 year, 6%. May 21, 1910. 6:1745. 1,000

Katz, Jacob, Harry, Louis and Alfred devisees Lippman Katz to Alfred Hahn. East Broadway, No 114, n s, abt 20 w Pike st, 21.3x75. Prior mort \$—, May 12, due Nov 12, 1910, 6%. May 23, 1910. 1:282. 2,500

King, James to Joseph King. 98th st, Nos 320 to 324, s s, 300 e 2d av, 75x100.5. May 17, 1 year, 6%. May 23, 1910. 6:1669. 2,741

Kohn, Herman to Emily S Crow. 24th st, Nos 520 and 522, s w s, 300 n w 10th av, 50x98.8. Leasehold. Prior mort \$7,000. Apr 23, 1 year, 6%. May 21, 1910. 3:695. 2,000

Kirtland, Eliz S of White Plains, N Y, to TITLE GUARANTEE & TRUST CO. 161st st, No 572, s s, 172 e Broadway, 16.6x99.11. May 25, 1910, due, &c, as per bond. 8:2119. 9,000

Kornbluth, Abraham to Edward A Isaacs. 7th av, No 2522, n w cor 146th st, No 201, 26.6x100. P M. Prior mort \$—, May 25, due Nov 25, 1911, 6%. May 26, 1910. 7:2032. 15,000

Levy, Jacob to Saml Aronson and ano. Eldridge st, No 204, e s, 176.6 n Rivington st, 23.11x88.6; Eldridge st, No 206, e s, 200.5 n Rivington st, P M. Prior mort \$—, May 26, 1910, year, 6%. 2:416. 20,000

Levy, Jacob to Saml Aronson and ano. Eldridge st, No 204, e s, 176.6 n Rivington st, 23.11x88.6; Eldridge st, No 206, e s, 200.5 n Rivington st, 25x88.6. P M. Prior mort \$—, May 26, 1910, due June 1, 1911, 6%. 2:416. 12,500

Levy, Jacob to Saml Aronson and ano. Forsyth st, No 178, e s, abt 175 n Rivington st, 25x100; Forsyth st, No 180, e s, abt 200 n Rivington st, 25x100. P M as to \$12,500. Prior mort \$27,000. May 26, 1910, due Dec 1, 1911, 5%. 2:421. 17,500

Levy, Jacob to Saml Aronson and ano. Forsyth, No 178, e s, abt 175 n Rivington st, 25x100; Forsyth st, No 180, e s, abt 200 n Rivington st, 25x100. P M. Prior mort \$—, May 26, 1910, due Dec 1, 1911, 6%. 2:421. 27,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Levy, Jacob to Saml Aronson and ano. Broome st, Nos 216 and 218, n s, 42 w Norfolk st, 46.9x75.5. Prior mort \$48,000. May 26, 1910, 1 year, 6%. 2:352. 10,000

Levy, Jacob to Saml Aronson and ano. Broome st, No 220, n s, 88.9 w Norfolk st, 46.9x75.5x16.6x75.5. Prior mort \$52,000. May 26, 1910, due June 1, 1911, 6%. 2:352. 5,000

Lowell Realty Co to Angie M Booth, Riverside Drive, No 587, s e cor 136th st, 102.7x132.2x99.11x109.4. May 25, 1910, 5 years, 4½%. 7:2002. 210,000

Same to same. Same property. Certificate as to above mort. May 25, 1910. 7:2002.

Lawyers Mortgage Co with Bella Breslauer, Emma Solomon and Malvina Newmann exrs Henry Newmann, Orchard st, No 138. Extension of \$23,000 mort until Apr 28, 1915, at 5%. May 28, May 24, 1910. 2:410. nom

Lawyers Mortgage Co with Maud B Prentice. Rivington st, Nos 136 and 138. Extension of \$50,000 mort until Dec 6, 1914, at 5%. Dec 6, 1909. May 24, 1910. 2:354. nom

LAWYERS TITLE INS & TRUST CO with Michele Campis and Domenico Savino. 12th st, No 346, s s, 119.1 w 1st av, 21.1x68.1. Extension of \$11,500 mort until Apr 18, 1915, at 5%. May 13, May 23, 1910. 2:453. nom

Lambert, Alexander with John R Strong. 31st st, No 36 East. Extension of \$40,000 mort until May 19, 1913, at 4½%. May 19, May 24, 1910. 3:860. nom

Lecouver, Alice L to Julia L Butterfield. Vesey st, No 51, s s, abt 180 e Greenwich st, 25x82. May 24, 1910, due, &c, as per bond. 1:85. 50,000

LAWYERS TITLE INS & TRUST CO with Esther Maslon. 2d st, No 71. Extension of \$11,000 mort until June 30, 1913, at 5%. May 12, May 21, 1910. 2:443. nom

Lamerdin, John P of Brooklyn, N Y, to Ida Lehr. Suffolk st, No 73, w s, abt 150 n Broome st, 25x100. May 17, 3 years, 6%. May 20, 1910. 2:352. 2,200

Leonel Realty Co to Thomas F Mulry et al exrs Eliza Mulry. 15th st, Nos 533 to 543, n s, 95.6 w Av B, 125x103.3. P M. May 17, due, &c, as per bond. May 20, 1910. 3:973. 45,640

Lese, Louis and Harry Strasbourger with Isaac Bell. 102d st, No 53 East. Subordination agreement. May 11. May 20, 1910. 6:1608. nom

Massari, Pietro to Lion Brewery. 45th st, No 432 West. Saloon lease. May 20, demand, 6%. May 25, 1910. 4:1054. 767.51

McKnight, Jessie L to Louis C Wagner. 136th st, No 210, s s, 167.6 w 7th av, 17.6x99.11. May 25, 1910, 5 years, 5%. 7:1941. 10,000

Marx, Joel M to Louis Masbach. Lexington av, Nos 2022 to 2028, n w cor 123d st, Nos 133 to 137, 100.11x73.4; 103d st, Nos 16 to 20, s s, 275 e 5th av, 75x100.9. Prior mort \$—. May 25, 1910, 3 years, 6%. 6:1772 and 1608. 10,000

Molle, Josephine wife Christian and Adam C Molle of Amityville, L I, to Bertha Q Middendorf et al exrs Elvina Quast. Stanton st, No 229, s s, 125 w Willett st, 25x75. P M. May 23, 5 years, 5%. May 24, 1910. 2:339. 16,000

Messer, Isak to The Stephen Whitney Estate Co. 1st av, No 90, e s, 97 s w 6th st, 24.3x100. P M. May 17, 5 years, 4½%. May 24, 1910. 2:433. 23,000

Monaghan, Bridget to TITLE GUARANTEE & TRUST CO. 39th st, No 324, s s, 300 e 2d av, 25x98.9. May 23, 1910, due, &c, as per bond. 3:944. 10,000

Mahmann, F William to Lion Brewery. Hudson st, No 567. Saloon lease. May 19, demand, 6%. May 21, 1910. 2:633. 5,902.50

Mayer, Joseph with Aaron Bockar. 115th st, No 207, n s, 116 e 3d av, 18.6x100. Extension of \$2,500 mort until Apr 2, 1912, at 6%. May 18. May 21, 1910. 6:1665. nom

Munden Const Co with North American Mortgage Co. Audubon av, s e cor 176th st, 101.1x95. Subordination agreement. May 20. May 21, 1910. 8:2132. nom

Manhattan Mutual Realty Co to RIVERHEAD SAVINGS BANK. Certificate as to mort for \$3,000 covering land in Queens Co. May 19. May 21, 1910. Miscel.

McDonald, James E and Cath individ and as exrs Frank B McDonald, and John T, William, Frank P and Edwd O McDonald and Teresa Reilly heirs Frank B McDonald to Vera Realty Co. 6th av, Nos 531 and 533, s w cor 32d st, Nos 100 and 102, 49.5x75. Leasehold. Building loan. May 18, installs, 6%. May 21, 1910. 3:807. 164,888.88

Muller, Victor with John A Brown, Jr. Grand st, No 462, and Pitt st, Nos 1 to 5. Extension of \$51,000 mort until May 10, 1915, at 4½%. April 2. May 20, 1910. 2:341. nom

McSorley, Frank L, of Brooklyn, N Y, and Haywood F and Wm S Norton to Pemberton H Powel. 66th st, No 134, s s, 148.1 w Broadway, 25x100.5. Prior mort \$19,000. May 26, 1910, 5 years, 5%. 4:1137. 6,000

McBurney, Chas I and Wm B to TITLE GUARANTEE & TRUST CO. 49th st, No 169, n e cor 7th av, Nos 747 and 749, 20.10x80. May 14, due, &c, as per bond. May 26, 1910. 4:1002. 62,000

Manhasset Development Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$3,500 covering land in Nassau Co. May 23. May 26, 1910.

Nemecek, John to Vaclav Nemecek. 73d st, No 428, s s, 175 w Av A, 25x102.2. Prior mort \$13,000. May 20, 1910, 3 years, 6%. 5:1467. 6,000

Nugent, Eliza to Ezekiel Fixman. Morton st, No 40, s s, 150.2 w Bedford st, 24.9x96.6. Prior mort \$28,000. May 14, due, &c, as per bond. May 21, 1910. 2:583. 2,200

Nugent, Eliza to Ezekiel Fixman. Morton st, No 38, s s, 125.2 w Bedford st, 25x96.6. Prior mort \$28,000. May 14, due, &c, as per bond. May 21, 1910. 2:583. 2,200

N Y Barber Towel Supply & Steam Laundry Co to American Mortgage Co. 32d st, Nos 326 to 330, s s, 278 w 1st av, 54x 98.9. P M. May 23, 1910, 1 year, 6%. 3:937. 24,000

Necarsulmer, Helena with Gustav Walker and Myron Sulzberger. 124th st, No 142 West. Extension of \$20,000 mort until June 14, 1915, at 5%. May 14. May 24, 1910. 7:1908. nom

Niemeyer, Diedrich to Fredk H Marjenhoff. Park av, Nos 1815 and 1817, and 125th st, Nos 100 to 106 East. Leasehold. May 23, installs, 6%. May 24, 1910. 6:1773. notes, 10,000

Nichols, Allene T to D Herbert Hostetter gdn Greta and Theo R Hostetter. 64th st, Nos 55 and 57, n s, 75 w Park av, 25x100.5. May 18, 3 years, 6%. May 25, 1910. 5:1379. 100,000

Olson (John E) Construction Co to Kaywood Realty Co. 25th st, Nos 127 to 131, n s, 325 w 6th av, 75x98.9. P M. Prior mort \$125,500. May 19, due Jan 1, 1911, 6%. May 20, 1910. 3:801. 27,000

Same to same. Same property. P M. Prior mort \$152,500. May 19, due, &c, as per bond. May 20, 1910. 3:801. 20,000

Preiser, Josef with Richd P French et al trustees for Chas T French will Richd French. Forsyth st, No 122, e s, 175 s DeLancey st, 25x100. Subordination agreement. May 16. May 23, 1910. 2:419. nom

Palladina, Minnie to Bendet Isaacs and ano. James slip, No 1, s w cor Cherry st, No 75, 24x36.2. P M. Prior mort \$7,500. Apr 27, 5 years, 6%. May 24, 1910. 1:110. 2,500

Paris, Nina P to TITLE GUARANTEE & TRUST CO. 72d st, No 124, s s, 159.11 w Lexington av, 20x102.2. P M. May 23, due, &c, as per bond. May 24, 1910. 5:1406. 35,000

Pullman Holding Co to Emanuel Heilner et al. Madison av, No 17, e s, 74 n 24th st, 24.8x100. P M. Prior mort \$82,875. May 23, due Nov 23, 1910, 6%. May 24, 1910. 3:854. 32,000

Prentice, Maud B widow to J Lawrence Degnan. Rivington st, Nos 136 and 138, n s, 56 e Norfolk st, runs n 78 x e 22.1 x n 22 x e 22.1 x s 100 to Rivington st x w 44.2 to beginning. Prior mort \$—. May 24, 1910, 2 years, 6%. 2:354. 12,000

Pullman Holding Co with Emanuel Heilner et al. Madison av, No 17, e s, 74 n 24th st, 24.8x100. Certificate as to mort for \$32,000. May 21. May 25, 1910. 3:854.

Pine Investing Co to Richd S Newcombe. 96th st, No 59, n s, 183 e Columbus av, 21x100.11. Prior mort \$17,000. May 11, 1 year, 6%. May 25, 1910. 7:1832. 7,450

Same to same. Same property. Certificate as to above mort. May 11. May 25, 1910. 7:1832.

Park Av and Sixty-Second Street Co to Chelsea Realty Co. Park av, s e cor 62d st, Nos 100 to 112, runs e 117.6 x s 100.5 x w 37.6 x n 20.5 x w 32 x s 0.5 x w 48 to av x n 80.5 to beginning. P M as to No 112 E 62d st. May 25, demand, 6%. May 26, 1910. 5:1396. 20,000

Quintard Iron Works Co to Thos F Mulry et al exrs Eliza Mulry. Av D, Nos 165 to 169, n w cor 11th st, Nos 743 to 747, 75x69.11. P M. May 17, due, &c, as per bond. May 20, 1910. 2:381. 18,000

Ryan, Patrick J and John Coghlin to Lion Brewery. 8th av, No 414. Saloon lease. May 6, demand, 6%. May 20, 1910. 3:780. 3,500

Rath, Henry C to Nathan J Packard and ano. Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7. May 24, due, &c, as per bond. May 25, 1910. 2:482. 7,000

Robertson, Donald to HARLEM SAVINGS BANK. St Nicholas av, n e cor 186th st, 58x100. May 24, 1910, 5 years, 5%. 8:2157. 70,000

Renwick, Wm C, Edw J Brockett and John G Steenken trustees Wm R Renwick with Adam and Solomon Wiener. 99th st, No 37, n s, 375 e Columbus av, 25x100.11. Extension of \$23,000 mort until Sept 7, 1913, at 5%, and consent to same. May 17. May 23, 1910. 7:1835.

Rosendorf, Saml M to Ellis V Levy. 128th st, No 58, s s, 210 e Lenox av, 25x99.11. Prior mort \$20,000. May 21, 2 years, 6%. May 23, 1910. 6:1725. 4,500

Same with GERMAN SAVINGS BANK. Same property. Agreement modifying terms of mort. May 21. May 23, 1910. 6:1725. nom

Raymore Realty Co to New Netherland Bond & Mortgage Co. 106th st, No 212, s s, 225 w Amsterdam av, 150x100.11. Certificate as to above mort. May 23, 1910. 7:1877.

Raymore Realty Co to New Netherland Bond & Mortgage Co. 106th st, No 212, s s, 225 w Amsterdam av, 150x100.11. May 23, 1910, 5 years, 5%. 7:1877. 250,000

Reed, Samuel T to SEAMENS BANK FOR SAVINGS in City N Y. 46th st, No 347, n s, 278.6 e 9th av, 19.6x100.5. May 16, 2 years, 4½%. May 20, 1910. 4:1037. 1,500

Rosenstein, Henry and Chas J Goodman with Chelsea Realty Co. 140th st, No 62, s s, 150 e Lenox av, 37.6x99.11. Subordination agreement. May 18. May 20, 1910. 6:1737. nom

Raymore Realty Co and Saml Gotthelf with New Netherland Bond & Mortgage Co. 106th st, No 212, s s, 225 w Amsterdam av, 150x100.11. Subordination agreement. May 23. May 26, 1910. 7:1877. nom

Riordan, Mary to BANK FOR SAVINGS, of Ossining. 22d st, No 164, s s, 87.6 e 7th av, 18.6x85.6. Prior mort \$9,000. May 25, due, &c, as per bond. May 26, 1910. 3:797. 1,000

Rudy, Abraham to Michael Moretzky. Ludlow st, No 27. Store lease. May 24, demand, 6%. May 26, 1910. 1:298. 150

Rockledge Construction Co to David S Brown. Riverside Drive, s e cor 102d st, runs e 118 x s 100.11 x w 22.10 x n 25 x w 107.7 to Drive x n 76.11 to beginning. P M. Prior mort \$85,000. May 26, 1910, 2 years, 5%. 7:1889. 105,000

Ryder, James M to Sarah F O'Reilly. 127th st, No 110, s s, 72 e Park av, 18x74.10. P M. May 26, 1910, due, &c, as per bond. 6:1775. 6,250

Sutherland Realty Co with METROPOLITAN LIFE INS CO. Riverside Drive, No 407, s e cor 113th st, 104.4x91.1x100.11x117.6. Extension of \$400,000 mort until Nov 1, 1916, at 5%. May 25, 1910. 7:1895. nom

Same with same. Same property. Extension of \$25,000 mort until Nov 1, 1916, at 5%. May 25, 1910. 7:1895. nom

Sutherland Realty Co to Akron Building Co. Riverside Drive, No 407, s e cor 113th st, 104.4x91.1x100.11x117.6. P M. May 24, 4 years, 6%. May 26, 1910. 7:1895. 85,000

Small, Hyman and Saml Farber to Joseph Shapiro. Monroe st, No 332, s s, 198 e Corlears st, 22.5x70. Prior mort \$—. Apr 2, 2 years, 6%. May 26, 1910. 1:264. 2,000

Schwarz, Fredk A O with Jacob Feirberg. 26th st, No 326 East. Extension of \$17,000 mort until May 20, 1915, at 5%. May 20, 1910. 3:931. nom

Spitz, Daniel to Ely J Rieser. 116th st, No 16 East. Leasehold. May 4, demand, 6%. May 20, 1910. 6:1621. 438

Stone, Martin M and David to Realty Transfer Co. 1st av, Nos 1941 and 1943, w s, 80.11 s 100th st, 40x100. P M. Prior mort \$31,000. May 14, 3 years, 6%. May 20, 1910. 6:1671. 3,000

Schack, Leo to Lion Brewery. 1st av, No 1440. Saloon lease. May 17, demand, 6%. May 20, 1910. 5:1469. 2,500

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

STATE BANK with Eversley Childs, extrx, &c, Wm H H Childs. 167th st, Nos 448 and 450 West. Subordination agreement. May 19, 1910. 8:2111. nom

STATE BANK with Stephen Duncan. 167th st, Nos 444 and 446 West. Subordination agreement. May 19, 1910. 8:2111. nom

Starr, Isabella C to Ernst J Gehben. 97th st, No 124, s s, 554.11 e Amsterdam av, 17.6x100.11. P M. May 12, due June 1, 1915, 5½%. May 21, 1910. 7:1851. 11,500

Strasbourg, Harry to Isaac Bell. 102d st, No 53, n s, 100 e Madison av, 40x100.11. May 20, 1910, 5 years, 5%. 6:1608. 37,000

Savada, Abraham and Morris Graff to Edw Miller. Lewis st, No 120, e s, 100 s Houston st, 25x100. Prior mort \$25,000. May 24, 1910, 4 years, 6%. 2:330. 9,000

Schaefer, J Louis to FRANKLIN SAVINGS BANK. 77th st, No 270, s s, 83.6 e West End av, 17x81.2. May 24, 1910, 3 years, 4½%. 4:1168. 16,000

Stein, Helene and Benj Bleier to Lawyers Realty Co. 116th st, Nos 227 to 233, n s, 320 e 8th av, two lots, each 40x100.11. Two mortgs, each \$55,000. May 23, 3 years, 5%. May 24, 1910. 7:1922. 110,000

Schwab, Arthur E to Lion Brewery. Av A, No 200. Saloon lease. May 20, demand, 6%. May 24, 1910. 2:406. 8,500

Scheuer, Max to American Mortgage Co. 100th st, No 153, n s, 200 e Amsterdam av, 25x100.11. May 24, 1910, 5 years, 4½%. 7:1855. 20,000

Spotts, Ralph L and Walter L Hill exrs, &c, Harford B Kirk with METROPOLITAN LIFE INS CO. Columbus av, Nos 210 to 216, s w cor 70th st, Nos 100 to 106, 100.5x100. Extension of \$430,000 mort until May 1, 1915, at 5%. May 21. May 23, 1910. 4:1141. nom

Swift Building Co to Fredk Grasmuck. St Nicholas av, Nos 656 and 658, e s, 558.9 s 145th st, 50x100. May 24, 1910, demand, 6%. 7:2051. 15,000

Same to same. Same property. Certificate as to above mort. May 24, 1910. 7:2051.

Schnee, Sigmund to Saml Rosenberg. 5th st, No 345, n s, 69.11 w 1st av, 30.1x48.6x30.2x48.6. May 23, 5 years, 5%. May 25, 1910. 2:447. 23,000

Schoenecker, Geo to FRANKLIN SAVINGS BANK in City N Y. 46th st, No 509, n s, 175 w 10th av, 25x100.5. May 25, 1910, 3 years, 4½%. 4:1075. 15,000

Scholem, Ludwigh to NEW YORK SAVINGS BANK. 119th st, No 134, s s, 325 e 7th av, 20x100.11. May 25, 1910, due, &c, as per bond. 7:1903. 18,000

Schnee, Sigmund to Linda Frankenthal. 5th st, No 343, n s, 100 w 1st av, 25x97. May 23, 5 years, 5%. May 25, 1910. 2:447. 22,000

Sprung, Solomon and Harry J trustees Isaac Sprung with Chas H Phelps exr John G Butler. 2d av, Nos 1716 and 1718, n e cor 89th st, No 301, 52.2x100. Extension of \$56,000 mort until May 1, 1915, at 4½%. May 26, 1910. 5:1552. nom

Sprung, Solomon and Harry J exrs, &c, Isaac Sprung with Chas H Phelps exr William Wall. 2d av, Nos 1720 and 1722, e s, 52.2 n 89th st, 48.6x100. Extension of \$39,000 mort until May 1, 1915, at 4½%. May 26, 1910. 5:1552. nom

Tunney, Joseph F to James O'Brien. Lexington av, Nos 1045 and 1047, e s, 68.2 s 75th st, 2 lots each 17x55. Two P M mortgs, each \$13,500. May 10, 3 years, 5%. May 24, 1910. 5:1409. 27,000

TITLE GUARANTEE & TRUST CO with Eva S F Rosseau. 40th st, No 215 West. Extension of \$17,000 mort until May 23, 1915, at 4½%. May 15. May 23, 1910. 4:1012. nom

Treadwell, Frances J to Anna D Hainhorst et al trustees, &c, Claus O Tietjen. 50th st, No 419, n s, 275 w 9th av, 16.8x100.5. P M. May 23, 1910, due as per bond. 4:1060. 6,500

Trial Realty Co to Stephen Duncan. 167th st, Nos 444 and 446, s w s, 111.8 n w Colonial Parkway, 59.8x74.3x50x41.8. May 20, due June 10, 1915, 4%. May 21, 1910. 8:2111. 24,000

Same to same. Same property. Certificate as to above mort. May 19. May 21, 1910. 8:2111.

Trial Realty Co to Eversley Childs exr, &c, Wm H H Childs. 167th st, Nos 448 and 450, s s, 238.7 e Amsterdam av, 59.8x57.9 x50x90.3. May 19, 5 years, 5%. May 21, 1910. 8:2111. 33,000

Same to same. Same property. Certificate as to above mort. May 19. May 21, 1910. 8:2111.

Trustees of Columbia College in City N Y with Eugene Beanfls. 47th st, No 47 West. Extension of \$38,500 mort until May 29, 1913, at 5%. April 28. May 20, 1910. 5:1263. nom

Torborg, Henry C with BANK FOR SAVINGS IN CITY N Y. Amsterdam av, No 1733. Extension of \$25,000 mort until May 26, 1911, at 4½%. May 26, 1910. 7:2060. nom

TITLE GUARANTEE & TRUST CO with Albert C Wall and ano, exrs, &c, Alida R Pettit and Rowland S Pettit, Mabel S Carter and Harriet S Van Norden. Front st, No 254. Extension of \$6,000 mort until May 10, 1915, at 4½%. May 10. May 26, 1910. 1:107. nom

Torborg, Henry C to BANK FOR SAVINGS IN CITY N Y. 145th st, No 589, n s, 262 w Broadway, 18.9x90. May 26, 1910, 1 year, 4½%. 7:2092. 6,000

Torborg, Henry C to BANK FOR SAVINGS IN CITY N Y. Greenwich av, No 102, n e s, 192.9 s e 13th st, 20.10x69.9x21.10x63.2. May 26, 1910, 1 year, 4½%. 2:617. 5,000

Walton, Edwin F to New York Protestant Episcopal Public School. 21st st, No 46, s s, 620 w 5th av, 25x92. P M. May 19, 5 years, 5%. May 25, 1910. 3:822. 45,000

Walton, Edwin F to Max A Weiler. 21st st, No 46, s s, 620 w 5th av, 25x92. Prior mort \$45,000. May 25, 1910, 1 year, 6%. 3:822. 6,000

Weil, Lina to Lorillard Spencer. Madison av, No 17, e s, 74 n 24th st, 24.8x100. P M. Equal lien with two mortgs for \$27,625 each. May 23, due June 15, 1911, 5%. May 24, 1910. 3:854. 27,625

Same to Wm A Spencer. Same property. P M. Equal lien with two mortgs for \$27,625 each. May 23, due June 15, 1911, 5%. May 24, 1910. 3:854. 27,625

Same to Eleanor L S Cenci. Same property. P M. Equal lien with two mortgs for \$27,625 each. May 23, due June 15, 1911, 5%. May 24, 1910. 3:854. 27,625

Wacht, Samuel with TITLE GUARANTEE & TRUST CO. Columbus av, No 750, w s, 50.1 s 97th st, 26.6x100. Subordination agreement. May 23. May 24, 1910. 7:1851. nom

Weil, Max with LAWYERS TITLE INS & TRUST CO. 7th st, Nos 111 to 115, n s, 264 w Av A, 62.9x82.5x69.6x111.9. Agreement as to share ownership in mort. May 20. May 21, 1910. 2:435. nom

Wood, Susan E wife Leonard H Wood of Haworth, N J, to E Matilda Ziegler et al exrs William Ziegler. 38th st, Nos 108 and 110, s s, 120 w 6th av, 40x98.9. May 19, due July 1, 1915, 4½%. May 23, 1910. 3:813. 120,000

Winthrop, Bronson and ano trustees Harry S Cram with Joseph Berkowitz and Solomon M Landsmann. 13th st, No 226, s s, 306.5 w 2d av, 28.6x103.3. Extension of \$38,000 mort until May 16, 1915, at 4½%. May 16, 1910. 2:468. nom

Winthrop, Bronson and ano trustees Harry S Cram with Joseph Berkowitz and Solomon M Landsmann. 13th st, No 228, s s, 277.10 w 2d av, 28.6x103.3. Extension of \$38,000 mort until May 16, 1915, at 4½%. May 16, 1910. May 21, 1910. 2:468.

Zurla, Teresa with LAWYERS TITLE INS & TRUST CO. 12th st, No 346 West. Agreement as to share ownership in mort. May 9. May 23, 1910. 2:453.

Zacharias, Zachariah to American Baptist Home Mission Society, a corp, and ano. 81st st, Nos 155 to 159, n s, 200 w 3d av, 56.2x102.2. P M. Mar 14, due, &c, as per bond. May 21, 1910. 5:1510. 30,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Arthur Avenue Realty and Construction Co to Warren B Sammis. Hoffman st, w s, 45.6 s 187th st, 25x94.11. May 20, 1910, 3 years, 6%. 11:3054. 2,750

Same to same. Same property. Certificate as to above mort. May 20, 1910. 11:3054.

Anthony Avenue Construction Co to City Mortgage Co. Anthony av, e s, 178.10 s 173d st, 98.11x96x104.5x101.6. Building loan. May 12, demand, 6%. May 20, 1910. 65,000

Same to same. Same property. Certificate as to above mort. May 20, 1910. 11:2888.

Arthur Av Realty & Construction Co to Eliz Bentinck. Hoffman st, s w cor 187th st, 45.4x90.11x47.3x94.11. May 20, due, &c, as per bond. May 21, 1910. 11:3054. 37,000

Same to same. Same property. Certificate as to above mort. May 20. May 21, 1910.

*Anderson, James to Benj W B Brown. Walker av, s s, 78 w Beach av, and being lot 29 blk A amended map No 514 of Mapes Est, 26x79.11x25x—, except part for Walker av. May 24, 1910, 3 years, 5½%. 4,000

*Auletta, Nicholas to Sadie B Clocke. Prospect Terrace, w s, 114 s 228th st late 14th st, 25x100. May 25, due, &c, as per bond. May 26, 1910. 3,000

Same to Augusta Hinck. Same property. Prior mort \$3,000. May 25, due, &c, as per bond. May 26, 1910. 1,000

Alexander Development Co to HUDSON TRUST CO. 3d av, s w cor 183d st, runs w 238.7 to Bathgate av x s 130 x e 238.7 to 3d av x n 130. Prior mort \$40,000. May 16, demand, 6%. May 17, 1910. 11:3051. Corrects error in issue of May 21 when location was 3d av, s w cor 187th st. 6,000

Brady, Hugh B to Chas F O'Neill. 167th st, No 719, n s, 189.5 e Park av, 27x100. May 21, 3 years, 6%. May 26, 1910. 9:2389. 1,800

Branning, Edwin F to TITLE GUARANTEE & TRUST CO. 177th st, s e cor Cedar av, 120x39. May 26, 1910, due, &c, as per bond. 11:2881. 20,000

*Barbour, Rose M to Frank Gass. 4th st, s e s, 120 n e Union av, 20x100, Westchester. P M. Apr 30, 3 years, 6%. May 26, 1910. 300

Brand, Herman* to Pauline Levy and ano, extrx, &c, Isaac Levy. Brook av, No 459, w s, 75 n 145th st, 25x90. P M. Prior mort \$5,500. May 24, 1910, 3 years, 6%. 9:2290. 3,000

Buscemi, Vincent to Harry H Herche and ano. Bathgate av, No 2299, w s, 51.8 n 183d st, 17.6x64.3. May 23, due Oct 1, 1913, 5%. May 24, 1910. 11:3053. 5,000

*Brown, James to Wm C Arnold. City Island av or Main st, s e cor Fordham av, runs e 100 to road 20 ft wide x s 38.2 x w 100 to City Island av x n 34 to beginning, except part for City Island av. P M. May 24, 1910, 3 years, 6%. 3,000

Braun, Henry to TWENTY-THIRD WARD BANK OF CITY N Y. 3d av, w s, 73.7 n e from w s 3d av and e s Courtlandt av, runs n w 66.3 to Courtlandt av x n 23.1 x s w 79.11 to 3d av x s w 18.7 to beginning. May 23, 1 year, 6%. May 24, 1910. 9:2327. 1,500

*Brennan (Michael), Inc, a corp, to DOLLAR SAVINGS BANK of City N Y. Purdy st, e s, 105 n Starling av, 4 lots, each 25x108, Unionport. 4 mortgs, each \$3,000. May 21, 3 years, 5%. May 23, 1910. 12,000

*Same to same. Purdy st, e s, 105 n Starling av, 100x108. Certificate as to 4 mortgs for \$3,000 each. May 21. May 23, 1910.

Byron, Curtiss P to Ceres Union, a corp. 187th st, No 743, n s, 70 w Prospect av, 25x100. May 20, 5 years, 5%. May 23, 1910. 11:3104. 5,000

Bronx Heights Land Co with Harriet West. 241st st, No 329, n s, 260 e Katonah av, 25x100. Subordination agreement. May 20. May 23, 1910. 12:3390. nom

Brady, Kate V to Peter Carter. Valentine av, s e s, 430.9 n e 198th st, 25x97.11x25x98. Prior mort \$7,000. May 18 1 year, 6%. May 23, 1910. 12:3302. 1,000

Byron, Curtiss P to Hannah W Cromwell extrx John Cromwell. Prospect av, n w cor 187th st, No 749, 100x20. May 20, 3 years, 5½%. May 21, 1910. 11:3104. 6,500

Bozzuffi, Theresa, of Rutherford, N J, to Dominick Bozzuffi. 155th st, n s, 150 e Courtlandt av, 25x100. May 10, 1 year, 6%. May 20, 1910. 9:2402. 1,500

Byron, Curtiss P to Eleanor B Brown. 187th st, No 747, n s, 20 w Prospect av, 25x100. May 19, 3 years, 5%. May 20, 1910. 11:3104. 5,000

Becker, Frank H to Lion Brewery. St Anns av, n e cor 136th st. Saloon lease. May 19, demand, 6%. May 20, 1910. 10:2549. 7,500

Borgstede, John G to BOWERY SAVINGS BANK. 3d av, No 3709, w s, 57.10 n 170th st, 27.8x93.4x27.6x91.7. May 20, 1910, 3 years, 5%. 11:2911. 11,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

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*Cataldo, Pauline wife of and Cosma Cataldo to Egbert Winkler, Sr. Green lane, w s, 100 s Lyon av, 25x100. Prior mort \$—, May 19, 3 years, 6%. May 20, 1910. 1,100

Cohen, Sarah to Board of Education of The Reformed Church of America. Eastburn av, e s, 238.3 n 174th st, 25x95. May 20, 1910, 5 years, 5%. 11:2796. 6,500

Same to Lucy E Wallace. Eastburn av, e s, 188.3 n 174th st, 25x95. May 20, 1910, 5 years, 5½%. 11:2796. 6,500

Chabert, Victor E with BROOKLYN SAVINGS BANK. Forest av, n w cor 158th st, 100x87.6. Subordination agreement. May 19, 1910. 10:2647. nom

Carter, Thomas E to Johanna A Koster. Webster av, No 3112, e s, 75 n Woodlawn road, 25x184.1x25x184.8. P M. Prior mort \$5,000. May 20, 1910, installs, 6%. 12:3357. 2,800

Conrow, Edmond R to John H Fedden. Hughes av, No 2149, w s, 96.4 s Oaktree pl, 16.8x95. P M. Prior mort \$2,500. May 20, 1 year, 6%. May 21, 1910. 11:3070. 500

*Co-operative Construction Co to Mary Lechnyr. Maple st, e s, lot 97, map New Village Jerome, 25x100. Prior mort \$8,000. May 23, due, &c, as per bond. May 25, 1910. 1,000

Cornish (John W) Construction Co to Greenwood Cemetery, a corpn. Mapes av, n e cor Tremont av or 177th st, 100x50. May 25, 1910, 5 years, 5%. 11:3107. 58,000

Same to same. Same property. Certificate as to above mort. May 25, 1910. 11:3107. —

Same to same. 177th st, n s, 50 e Mapes av, 42.7x100. May 25, 1910, 5 years, 5%. 11:3107. 39,000

Same to same. Same property. Certificate as to above mort. May 25, 1910. 11:3107. —

Curry, Ellen with Abraham Meserole. Stebbins av, No 1302. Extension of \$11,000 mort until Nov 19, 1912, at 5%. May 24, 1910. 11:2973. nom

Cohen, Jacob to Leavitt J Hunt, trustee. Charlotte st, e s, 235.6 n Seabury pl, and being lots 42 and 43 map No 1100 of 300 lots controlled by Henry Morgenthau, 50x100. May 23, 3 years, 5%. May 24, 1910. 11:2966. 40,000

*Deverman, Chas E to Willard P Beach. Chatterton av (7th st), n s, 255 w Olmstead av (Av D), 25x108, Unionport. May 25, 3 years, 5½%. May 26, 1910. 3,000

*Di Iorio, Giuseppe and Janie to Hudson P Rose Co. McDonald st, n s, 155 w Stillwell av, 25x100, and being lot 223 map No 1130 of 327 lots Hunter Est. P M. Apr 29, 3 years, 5½%. May 24, 1910. 325

D'Ambrosio, Virgilio to Hubbell Hardwood Door Co. 241st st, n s, 175 e Katonah av, 25x100, and being lot 1030 map 164 of property at Woodlawn Heights. May 21, 1 year, 6%. May 24, 1910. 12:3390. 140

Same to same. 241st st, n s, 225 e Katonah av, 25x100, and being lot 1032 same map. May 21, 1 year, 6%. May 24, 1910. 12:3390. 140

Same to same. 241st st, n s, 350 e Katonah av, 25x100, and being lot 1037 same map. May 21, 1 year, 6%. May 24, 1910. 12:3390. 140

Same to same. 241st st, n s, 375 e Katonah av, 25x100, and being lot 1038 same map. May 21, 1 year, 6%. May 24, 1910. 12:3390. 140

De Rose, Giuseppe to Vincenza Troia. Hoffman st, No 2439, w s, 39.7 n 188th st, 16.6x97.5. Prior mort \$2,775. May 19, installs, 6%. May 20, 1910. 11:3058. 2,225

*Deegan, Lott to Fredk A Southworth as trustee John Southworth. Lincoln st, w s, 200 s Columbus av, 25.2x100. May 20, 1910, due, &c, as per bond. 3,800

*Dragnett, Amalia to Francis G Lloyd and ano trustees David Stevenson for benefit Florence S Le Boutillier. Morris Park av, s s, 172.7 w Bronxdale av, 25x100. May 20, 1910, 3 years, 5%. 5,750

*Same and Lion Brewery with same. Same property. Subordination agreement. May 16, May 20, 1910. nom

Dempsey, Sophie to Robt D Mellny. Washington av, (old line), e s, 349.8 s 175th st, 25.8x120, except part for av. P M. May 19, due, &c, as per bond. May 20, 1910. 11:2916. 4,500

D'Amra, Annie to James B Kilsheimer as trustee. Decatur av, e s, 325 s Woodlawn road, 25x120. Apr 28, 3 years, 5½%. May 21, 1910. 12:3331. 9,000

Donnelly, Eliz to Max Marx. Jennings st, No 862, s w cor Intervale av, Nos 1371 to 1375, 117.6x24x110x65.4. P M. Prior mort \$50,000. May 20, 3 years, 5%. May 21, 1910. 11:2965. 4,000

Devoe, Emma to Cornelia C Fogel. Jesup pl, w s, 84.1 s Jesup pl, runs s 25 x w 97.6 x s 100 x w 87.6 to Shakespeare av x n 28.10 x n e 151.3 x s 18.11 x e 97.6 to beginning. May 21, due, &c, as per bond. May 23, 1910. 11:2872. 3,000

D'Ambrosio, Vergilio to Harriet West. 241st st, No 329, n s, 260 e Katonah av, 25x100. May 18, 3 years, 6%. May 23, 1910. 12:3390. 4,000

Donovan, John J to Michl J Kelly. Washington av, s e s, — s 183d st, and being lot 113 map land of heirs Thos Bassford at Fordham, 50.9x112.8x50x118 s w s, except part for av. P M. Apr 15, demand, 6%. May 25, 1910. 11:3050. 13,000

East 167th Street Realty Co to Geo M Sallinger and ano. 167th st, s s, 100 w Southern Boulevard, 74.11x100. P M. Prior mort \$—. May 24, 1910, 1 year, 6%. 10:2727. 4,700

EAST RIVER SAVINGS INSTN with Mary wife William Peters. Bathgate av, w s, 250 n 181st st, 29x147.6x29.1x145.2. Extension of \$6,000 mort until May 1, 1915, at 5%. May 20, May 21, 1910. 11:3049. nom

Frees, John F and Frank H and Louis C to John Frees. 156th st, s w cor 3d av, 50.11x89.2x49.11x99.3. Jan 6, 3 years, 5%. May 20, 1910. 9:2377. 5,000

Fitzpatrick, Mary to BROADWAY SAVINGS INST of City N Y. Ogden av, w s, 100 s 162d st, 50x90. May 20, 1910, due Nov 1, 1911, 5%. 9:2524. 1,500

Fairview Construction Co to City Mortgage Co. Powers av, s e cor 142d st, 100x99.2. Building loan. May 12, demand, 6%. May 20, 1910. 10:2572. 75,000

Same to same. Same property. Certificate as to above mort. May 12, May 20, 1910. 10:2572. —

*Flannery, Delia E and Agnes M to Margt E Amabile. Barker av, e s, 100 n Elizabeth st, 50x125. May 20, due July 1, 1913, 5½%. May 21, 1910. 1,500

Fratantoni & Amabile Realty Co to Gabriele Del Gaudio. Hughes av, e s, 150 s 189th st, 25x87.6. P M. Prior mort \$—. Apr 25, 2 years, 6%. May 21, 1910. 11:3076. 2,050

Fleischmann Realty & Construction Co to FARMERS LOAN & TRUST CO as trustee. Wilkins av, e s, 380 n 170th st, 120x100. Agreement as to share ownership in mort. May 18. May 24, 1910. 11:2965. nom

Same with same. Lots 786 to 796 amended map Sec C Vyse Est. Agreement as to share ownership in mort. May 2. May 24, 1910. 11:2965. —

*Fisher, Louis to Clara S Dean. 2d av, s e cor 229th st, 28.6x105. May 19, due, &c, as per bond. May 24, 1910. 1,000

Fayen, Dora with E Lillian Dana. Faile st, No 1026, e s, 369.4 s Bancroft st, 20x100. Extension of mort for \$8,000 to Nov 28, 1914, at 5%. Mar 31. May 24, 1910. 10:2748. nom

Franklin, Esther to NORTH SIDE SAVINGS BANK. Briggs av, s s, 295.4 e Southern Boulevard or 200th st, 25x110. May 25, 3 years, 5%. May 26, 1910. 12:3298. 5,000

Fisher, Alex S, of Brooklyn, N Y, to D Gesina Hildebrand et al, exrs, &c, John H Tietjen. Independence av, n e cor Warren av, 172.5x200x121.2x—, except part for Warren av and Kappock st. P M. May 26, 1910, 3 years, 5%. 13:3411. 17,550

Gaines-Roberts Co to DRY DOCK SAVINGS INSTITUTION. Aldus st, n s, 40 e Hoe av. Three lots, each 40x100. Three morts, each \$24,000. May 25, 1910, due, &c, as per bond. 10:2749. 72,000

Same to same. Same property. Certificate as to three morts for \$24,000 each. May 24, May 25, 1910. —

Germansky Construction Co to Bruckner Bros, Inc, a corpn. 234th st, late Clinton av, n s, 200 w Katonah av, late 2d st, 75x200 to s s 235th st, late Willard av. P M. May 21, due, &c, as per bond. May 23, 1910. 12:3375. 1,700

Gessner, Margurite to TITLE GUARANTEE & TRUST CO. Boscobel av, No 1302, s e s, abt 60 s w 170th st, 50x— to Doughtys Brook x—x253, except part for Boscobel and Cromwell avs. May 20, 1910, due, &c, as per bond. 11:2871. 7,000

*Galvin, James to Otto Kafka. Columbus av, s s, 50 e Garfield st, 25x100, and being lot 486 map Van Nest Park. P M. Prior mort \$2,800. May 20, due Nov 20, 1915, 5½%. May 21, 1910. 1,200

*Garvey, Winnieford wife Michael to Fredk A Southworth trustee John Southworth. Mianna st, n e cor White Plains av, and being lot 103 map partition sale Lott G Hunt, Van Nest, except part for White Plains road. May 18, due, &c, as per bond. May 21, 1910. 3,000

Gilligan, Michael J to Augusta B Fromm. 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. P M. Prior mort \$8,000. May 23, due, &c, as per bond. May 26, 1910. 11:2935. 1,750

Gross, James S to HARLEM SAVINGS BANK. Clay av, e s, 142.6 n 174th st, 50x95. May 26, 1910, 3 years, 5%. 11:2891. 9,000

*Gibb, Dudley R to Frank Gass. 13th st, s s, 405 e Av B, 33.4x108, Unionport. May 23, 2 years, 6%. May 26, 1910. 500

*Galante, Nicola to Joe M Klein. Birch st, w s, 150 s Chester av and being lots 28, 29, 30, 31 and 32 revised map Seneca Park, 125x100. P M. May 24, 3 years, 6%. May 25, 1910. 1,625

Home St Realty Co to Theo Drouer, Benj Dretzin and Isaac Loewenberg with LAWYERS TITLE INS & TRUST CO. Elsmere pl, s s, 300 w Marmion av, 100x100. Subordination agreement. May 26, 1910. 11:2955. nom

*Hinck, Claus H with Sadie B Clocke. Lowerre (Prospect) pl, w s, 89 s 228th st, 25x100. Subordination agreement. May 25, May 26, 1910. nom

*Same with Augusta Hinck. Same property. Subordination agreement. May 25, May 26, 1910. nom

Horenburger, Emma to Julius Pfund. 159th st, s s, 175 w Elton av, 25x98. Prior mort \$26,000. May 21, 1910, 2 years, 6%. 9:2380. 6,500

Houston, Francis J to Thornton Bros Co. Findlay av, No 1320, e s, 305.5 n 169th st, 20x100. P M. Prior mort \$4,000. May 24, due, &c, as per bond. May 25, 1910. 11:2783. 2,400

Irving Construction Co to Fannie Falk. Eastburn av, n e cor 174th st, 38.3x95. May 25, 1910, 3 years, 5%. 11:2796. 24,000

Same to same. Same property. Certificate as to above mort. May 25, 1910. 11:2796. —

Irving Construction Co to Mary Gabryel. Eastburn av, n e cor 174th st, 38.3x95. Prior mort \$24,000. May 25, 2 years, 6%. May 26, 1910. 11:2796. 6,000

Same to same. Same property. Certificate as to above mort. May 25, May 26, 1910. 11:2796. —

Johnson, Wm to Abel Crook. 202d st, n s, 343.9 w Williamsbridge road, 22.6x100. May 20, 1910, 3 years, 5%. 12:3308. 3,500

Kenson Construction Co to Ella B Bryant. Bryant av, e s, 200 s 172d st, 18.9x100. May 20, 1910, due May 1, 1915, 5%. 11:3000. 8,500

Same to same. Same property. Certificate as to above mort. May 20, 1910. 11:3000. —

Keller, Sarah F to Robert R Ellison. Creston av, No 2398, e s, 324 n 184th st, 25x95. Prior mort \$5,000. May 25, 3 years, 6%. May 26, 1910. 11:3165. 2,000

Kreuter, Thomas D to Mary S Frost. Grand Boulevard and Concourse, e s, 100 s Field pl, 50x99. Apr 15, due, &c, as per bond. May 26, 1910. 11:3159. 10,000

Koelsch, Henry A with HARLEM SAVINGS BANK. Clay av, e s, 142.6 n 174th st, 50x95. Subordination agreement. May 24, May 26, 1910. 11:2891. nom

*Kronmeyer, Eliz L to Sophia Hagemann. Beach av, w s, 131.5 s Walker av, and being lot 24 blk A map No 430 Mapes Est, 25x100. Prior mort \$—. Jan 1, 1910. May 26, 1910, 3 years, 5%. 800

Kroener, Henry, of Monmouth Co, N J, to Louise Withey. Kingsbridge road, w s, 150 n Nindham pl, 25x109.11x25.2x109.11. Prior mort \$—. May 24, demand, 6%. May 26, 1910. 12:3256. 1,000

Lo Pinto, Benedetto to Ignazio Galluccio. Eagle av, e s, 324.6 s 156th st, 20.6x115. Prior mort \$—. May 25, 3 years, 6%. May 26, 1910. 10:2624. 1,750

Laible, Geo P with Geo S Egdell et al trustees for Annie C Burrowe. Longfellow av, e s, 125 n 172d st, 25x100. Subordination agreement. May 24, May 25, 1910. 11:3009. nom

Same with Daniel J O'Connor trustee Owen Byrne. Longfellow av, e s, 100 n 172d st, 25x100. Subordination agreement. May 24, May 25, 1910. 11:3009. nom

INTERIOR MARBLE

CORK & ZICHA MARBLE CO., 325-327 East 94th St., New York

Material and work the standard for 14 years. Our reputation the best positive evidence as to our superiority.

Same with Chas E Nixdorff. Longfellow av, e s, 150 n 172d st, 25x100. Subordination agreement. May 24. May 25, 1910. 11:3009. nom
Longfellow Construction Co to Geo S Edgell et al trustees for Annie C Borrowe. Longfellow av, e s, 125 n 172d st, 25x100. May 24, 3 years, 5%. May 25, 1910. 11:3009. 6,000
Same to same. Same property. Certificate as to above mort. May 24. May 25, 1910. 11:3009.
Same to Chas E Nixdorff. Longfellow av, e s, 150 n 172d st, 25x100. May 24, 3 years, 5%. May 25, 1910. 11:3009. 6,000
Same to same. Same property. Certificate as to above mort. May 24. May 25, 1910. 11:3009.
Same to Daniel J O'Connor trustee Owen Byrne. Longfellow av, e s, 100 n 172d st, 25x100. May 24, 3 years, 5%. May 25, 1910. 11:3009. 6,000
Same to same. Same property. Certificate as to above mort. May 24. May 25, 1910. 11:3009.
L & S Construction Co to American Mortgage Co. Washington av, n e cor 172d st, 130x109.10x130x109.9. P M. May 25, 1910, 1 year, 6%. 11:2914. 21,000
Same to same. Same property. Certificate as to above mort. May 25, 1910. 11:2914.
Levinson, Leo to AMERICAN SAVINGS BANK. Elton av, s w cor 159th st, 48x100. May 24, 1910, 5 years, 5%. 9:2380. 47,000
Same to Hedwig C Krebs. Same property. Prior mort \$47,000. May 24, 1910, 3 years, 6%. 9:2380. 12,000
Lackman, Otto to Maria L Seifert. 151st st, No 304 East, s s, abt 430 w Courtlandt av, 25x118.5. P M. May 19, 3 years, 5%. May 20, 1910. 9:2410. 4,500
Levy, L Napoleon with Selina A C Kerr and Lillian H W Levy. Arthur av, n w cor Tremont av or 177th st, runs n 71 x w 90 x s 93.1 to st, x e 92.9 to beginning. Agreement that mort of \$13,000 is a lien on above premises and consent to same. Nov 18. May 20, 1910. 11:3068. nom
Mountain Construction Co to Frank X O'Donnell. 165th st, Nos 302 to 314, s s, 27 e College av, runs s 20.1 x w 0.7 x s 50.11 x e 139.4 x n 88.9 to st, x w 138.11 to beginning. Prior mort \$—. May 17, due, &c, as per bond. May 20, 1910. 9:2432. 5,250
Same to same. Same property. Certificate as to above mort. May 17. May 20, 1910. 9:2432.
Muller, Nina to Louisa Balsler extr William Balsler. Maple av, w s, lot 61 map New Village Jerome, 25x100; Maple st, w s, lot 62 same map, 25x100. May 10, 1 year, 6%. May 21, 1910. 2,350
Muth, John with Fredk A Schermerhorn. 148th st, No 543 East. Extension of \$12,000 mort until May 13, 1913, at 4 1/2%. May 13. May 23, 1910. 9:2275. nom
McKee, Geo A and Joseph A Moore to TITLE GUARANTEE & TRUST CO. 178th st, No 410, s s, 99.11 e Webster av, 20x 100. May 21, due, &c, as per bond. May 23, 1910. 11:3027. 4,000
Merritt, Alma L to Mary S Croxson. Fordham road, s e cor Loring pl, 70.6x30.4x90.6x41.2. May 24, 1910, 1 year, 6%. 11:3225. 12,000
McKelvey, Helen F wife of and Ralph to Edgehill Co-operative Savings & Loan Assn. Johnson av, s w cor 230th st, 100x27.10 x102.8x52.7. May 17, installs, 6%. May 24, 1910. 13:3407. 7,000
McNulty, Mary to Ella A Arnold. 170th st, s s, 100.11 e Franklin av. 47x105.4x46.6x100.1. May 25, 1910, due, &c, as per bond. 11:2935. 3,100
Marx, Max with Pauline Stock Rapp, Chas J Basch and Julius Goldstone exrs Maurice Rapp and Morris Freundlich, Ida Blumenkrohn and Lewis S Marx. Heath av, e s, — s 230th st and at n line land of Tecca N Reed, 283.1x100.7x286.1x103.8. Extension of \$3,000 mort until Nov 1, 1911, at 6%. May 16. May 24, 1910. 12:3256. nom
Marx, Max with Mamie Scholem. Heath av, e s, — s 230th st, and at n line land formerly of Tecca N Reed, 283.1x100.7x286.1x 103.8. Extension of \$5,500 mort until May 1, 1911, at 5%. May 23. May 24, 1910. 12:3256. nom
Meehan (James F) Co to City Mortgage Co. Intervale av, n e cor Fox st, 126.6x134.10. Subordination agreement. May 23. May 25, 1910. 10:2722. nom
Mardece Construction Co to City Mortgage Co. Intervale av, n e cor Fox st, 88.2x78.5x76.8x34.10. Bldg loan. May 20, demand, 6%. May 25, 1910. 10:2722. 28,000
Same to same. Same property. Certificate as to above mort. May 24. May 25, 1910. 10:2722.
Same to same. Intervale av, n s, 88.2 e Fox st, 38.4x97.5x33.4x 78.5. Bldg loan. May 20, demand, 6%. May 25, 1910. 10:2722. 18,500
Same to same. Same property. Certificate as to above mort. May 24. May 25, 1910. 10:2722.
Same to same. Fox st, e s, 68.2 n Intervale av, two lots, each 33.4x100. 2 building loan morts, each \$17,000. May 20, demand, 6%. May 25, 1910. 10:2722. 34,000
Same to same. Fox st, e s, 34.10 n Intervale av, runs e 110 x n 25 x w 10 x n 8.4 x w 100 to st x s 33.4 to beginning. Bldg loan. May 20, demand, 6%. May 25, 1910. 10:2722. 17,000
Same to same. Fox st, e s, 34.10 n Intervale av, 100x110. Certificate as to three morts for \$17,000 each. May 24. May 25, 1910. 10:2722.
Murphy, Margt F to Eugene Pitou, Jr. Crotona Parkway, late North st, at juncture of West st, runs n e 50.6 x s w 90 x s w 50 to West st x n w 82 to beginning, except part for Crotona Parkway. May 25, 1910, due as per bond, 6%. 11:3119. 1,000
New York Yacht, Launch & Engine Co to James J Allen. Land of Spuyten Duyvil & Port Morris R Co, w s, 150 s w 177th st, runs n w 401.7 to n s Impt line on e s Harlem River x s w 200.11 x s e 382.10 to said R R x n e 200 to beginning. All title to land under water. Prior mort \$60,000. May 25, 5 years, 6%. May 26, 1910. 38,000
North Borough Realty Co to Maurice Mayer. 231st st late 17th av, n s, 80 e White Plains av and being lot 662 map Wakefield. 100x114. May 24, 3 years, 5%. May 25, 1910. 3,750
Same to same. Same property. Certificate as to above mort. May 21. May 25, 1910.
Nembach, Henry to Edw Bechtoldt. 137th st, No 282, s s, 125 e Lincoln av, 25x100. May 24, 1910, due July 1, 1913, 5%. 9:2312. 10,000
Nygaard, Iver to Ellen S Erickson. Brook av, e s, 139.9 n 169th st, 18.6x100.6. May 20, 2 years, 6%. May 21, 1910. 11:2894. 1,000
Olson, John to Minot C Kellogg. Seton av, w s, 300 n Jefferson av, 50x100. May 24, 1910, 5 years, 6%. 3,000

Ordemann, Christian H to Sarah Emanuel. 138th st, s s, 306.6 e Alexander av, 25x100. May 20, 1910, 3 years, 5%. 9:2300. 10,000
One Hundred and Seventy-Third Street Building & Construction Co to Frederick Fox. Vyse av, e s, 125 s 173d st, 50x100. May 25, 1910, due, &c, as per bond. 11:2996. 2,350
O'Leary Realty & Construction Co to HARLEM SAVINGS BANK. 179th st, n s, 153 w Hughes av, runs w 33 x n 3.8 x n w 50.5 x n 51.4 x e 28.9 x s 25.1 x e 4 x s 84.9 to beginning. May 26, 1910, 3 years, 5%. 11:3069. 16,000
Same to same. 179th st, n s, 86.8 w Hughes av, runs n 94.8 x w 20.10 x n 25.1 x w 24.8 x s 25.1 x e 12.8 x s 89.8 to st x e 33.2 to beginning. May 26, 1910, 3 years, 5%. 11:3069. 16,000
Same to same. 179th st, n s, 119.10 w Hughes av, runs n 89.8 x w 12.11 x n 25.1 x w 24.1 x s 25.1 x e 4 x s 84.9 to st x e 33.2 to beginning. May 26, 1910, 3 years, 5%. 11:3069. 16,000
Same to same. 179th st, n s, 86.8 w Hughes av, runs n 94.8 x w 20.10 x n 25.1 x w 24.8 x s 25.1 x e 12.8 x s 89.8 to st x e 33.2 to beginning; 179th st, n s, 153 w Hughes av, runs w 33 x n 3.8 x n w 50.5 x n 51.4 x e 28.9 x s 25.1 x e 4 x s 84.9 to beginning; 179th st, n s, 119.10 w Hughes av, runs n 89.8 x w 12.11 x n 25.1 x w 24.1 x s 25.1 x e 4 x s 84.9 x e 33.2 to beginning. Certificate as to three morts for \$16,000 each. May 26, 1910. 11:3069.
O'Keefe, Lizzie wife of Hugh to Industrial Savings & Loan Co. 173d st, w s, 381 s Gleason av, 50x100, lots 573 and 574 map Gleason property dated June 24, 1897. May 19, 2 years, 6%. May 25, 1910. 1,150
Phelan, Eleanor J to Eliz Wright. Willett (Park) av, w s, 125.2 n 216th st, 24.10x99.8. May 26, 1910, due, &c, as per bond. 3,500
Powers, Margt, Eliz T Devine, Wm R Devine and Geo A Devine heirs Mary M Devine to Herbert S Ogden. 171st st, w s, 169.1 s Westchester av, 50x112.4 to road to Classons Point, x50.1x 100.11. May 19. May 20, 1910, 3 years, 6%. 1,600
Pell, Florence to H Schieffelin Sayers trustee H Cruger Oakley. Bay av, s s, 150 w Main st, 60x100. May 19, due, &c, as per bond. May 23, 1910. 3,500
Pace, Charles to TITLE GUARANTEE & TRUST CO. 226th st, late 12th st, n s, 155 w 4th av, and being e 1/2 of w 1/2 of lot 485 map Wakefield, 25x114.5. Building loan. May 19, 3 years, 6%, until completion of buildings, and 5 1/2% thereafter. May 20, 1910. 3,750
Same to same. 226th st, late 12th st, n s, 180 w 4th av, and being w 1/4 of lot 485 same map, 25.1x114.5. Building loan. May 19, 3 years, 6% until completion of building and 5 1/2% thereafter. May 20, 1910. 3,750
Pirk, Amalia to Chas A Benkiser. Clinton av, s w cor 181st st, 41.1x94.6. May 23, due, &c, as per bond. May 24, 1910. 871
Riley & Loughney Realty Co to Jos P Schwab. Bainbridge av, s e cor Woodlawn rd, 100x25. Prior mort \$20,000. May 25, 1910, 1 year, 6%. 12:3334. 7,500
Same to same. Same property. Certificate as to above mort. May 25, 1910. 12:3334.
Riley & Loughney Realty Co to Wilson Marshall et al exrs Alfred Marshall. Woodlawn rd, s e cor Bainbridge av, 25x100. May 25, 1910, 3 years, 5%. 12:3334. 20,000
Same to same. Same property. Certificate as to above mort. May 10. May 25, 1910. 12:3334.
Regent Realty Co to Fanchon E Taylor. Road leading to Sillocks Landing, — s, at stone marked "B," runs along road — to Eastchester Creek x — to n end of the woods x s — to beginning, except part begins on bank of Eastchester Creek, 56 e Station No 23 in survey made under direction of Gen John Newton, U S A, runs s w — x e 104 x n 470 x w — to beginning, contains 1 1-10 acres, all title to land under water adj above. P M. Prior mort \$—. May 23, 3 years, 5 1/2%. May 24, 1910. 15,000
Roberts, Irving to Meyer J Wohlgenuth. Tiffany st, w s, 93.3 n 165th st, 25x100. Prior mort \$—. May 20, demand, 6%. May 21, 1910. 10:2716. 1,500
Rotando, John to Warren B Sammis. Matilda st, n w s, lot 209 map Washingtonville, 50x100. May 17, 3 years, 6%. May 20, 1910. 1,500
Rohrig (Wm F) Co to BROOKLYN SAVINGS BANK. Forest av, n w cor 158th st, 100x87.6. May 20, 1910, 5 years, 5%. 10:2647. 95,000
Same to same. Same property. Certificate as to above mort. May 20, 1910. 10:2647.
Same to Chas H Friedrich. Same property. Prior mort \$95,000, due Oct 1, 1913, 6%. May 20, 1910. 20,000
Same to same. Same property. Certificate as to above mort. May 20, 1910. 10:2647.
Same to Robt H Mathews as trustee. Same property. Prior mort \$—. Aug 7, 1909, due Feb 1, 1911, 6%. May 20, 1910. 10:2647. 10,000
Same to same. Same property. Certificate as to above mort. Aug 7, 1909. May 20, 1910. 10:2647.
Ronner, John H J to Robt I Brown, trustee for Marianna C Cobb will Robt I Brown. Walton av, n w s, 288.1 s w 164th st, runs s w 110.6 x n w 75.2 x — 47.2 x — 18.6 x s w 22.11 x n w 74.11 to s e Gerard av x n e 170.6 x s e 200 to beginning. May 25, 5 years, 5%. May 26, 1910. 9:2476. 25,000
Richman, Abraham to Moses L Marrus. Brook av, No 1366, e s, 146.4 s 170th st, 24.4x100. Prior mort \$10,000. May 23, 1 year, 6%. May 26, 1910. 11:2894. 800
Saviano, Semplicio to Lion Brewery. Morris av, No 603. Saloon lease. May 12, demand, 6%. May 21, 1910. 9:2440. 5,000
Schreiber, Flora to Manhattan Mortgage Co. 170th st, No 453, n s, 140.6 w Washington av, 24x96.11x24x96. Prior mort \$—. May 20, due, &c, as per bond. May 23, 1910. 11:2902. 4,000
Same to Estates Settlement Co. Same property. Prior mort \$4,000. May 20, due, &c, as per bond. May 23, 1910. 11:2902. 500
Sullivan, Lillian G to Caroline Schwarz. Fulton av, w s, 175 s 171st st, 100x146.9 to Crotona av x100.6x141.11. P M. Prior mort \$6,000. Apr 23, 2 years, 5%. May 23, 1910. 11:2927. 10,500
Schill, Edw A to Harry C Bryan. 11th st, n s, 355 w Av B, also 25 e from line bet lots 283 and 284, 25x108, being part of lot 283 map Unionport. May 19, 5 years, 5 1/2%. May 23, 1910. 4,500
Sinnott (William) Co to Meehan Building Co. Vyse av, e s, 125 s Jennings st, and being lots 242 and 243 map section A, Vyse estate, 50x100. P M. May 2, 1 year, 5%. May 21, 1910. 11:2994. 5,500

KING'S WINDSOR CEMENT

For PLASTERING WALLS AND CEILINGS

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

J. B. KING & CO., 17 State St., N. Y.

Schwartz, Herschkowitz & Co to James Dailey. Kelly st, w s, 90 s 167th st, 75x100. P M. Prior mort \$12,250. May 23, due Aug 28, 1911, % as per bond. May 24, 1910. 10:2705. 2,000

Symmers, John H to Solomon Rogers. 141st st, s s, 152 e South-ern Boulevard, runs s 131.3 x e 25 x s 26.6 x e 32.2 x n 98.6 x n 50.3 to st x w 64.11 to beginning. May 24, 1910, 3 years, 5½%. 10:2592. 6,500

Scholem, Mamie to Pauline S Rapp et al exrs Maurice Rapp et al. Heath av, e s, — s 230th st and at n s land now or formerly of Tecca N Reed, runs e 103.8 x n 286.1 x w 100.7 to av x s 283.1 to beginning. P M. Prior mort \$8,500. May 23, 1 year, 6%. May 24, 1910. 12:3256. 6,000

Sommerfeld, Nellie wife of and Abraham to the FRANKLIN SAV-INGS BANK. Jackson av, No 907, w s, 174.10 s 163d st, 19x75. May 25, 1910, 5 years, 5%. 10:2638. 5,000

Schapiro, Barnet and Saml Lipschitz to TITLE GUARANTEE & TRUST CO. Washington av, No 1117, w s, 284.10 n 166th st, 27.2 to Gouverneur pl x 141.3x27.1x141.4. Plot begins 93 w Washington av and 218.10 n 166th st, runs w 48.9 x n 66 x e 48.1 x s 66 to beginning. May 19, due, &c, as per bond. May 25, 1910. 9:2388. 7,000

*Stewart, Sallie (Moore) to Eunice M Baker of Mt Vernon, N Y. Lot "K" map (No 142 in Westchester County) of South Wash-ingtonville. Mar 15, 4 years, 5%. May 25, 1910. 1,600

Ten Brook, Frank A to Emma G Badgeley. Evelyn pl, n e cor Davidson av, 46x100. Bldg loan. Prior mort \$6,500. May 24, 1 year, 6%. May 25, 1910. 11:3197. 20,500

Same to Wm L Condit. Same property. P M. May 24, 1 year, 5½%. May 25, 1910. 11:3197. 5,500

Same to Emma G Badgeley. Same property. P M. May 24, de-mand, 6%. May 25, 1910. 11:3197. 1,000

Tully (Martin) Construction Co to EMPIRE CITY SAVINGS BANK. Bassford av, n e cor 184th st, 55x93x55x91.4. May 20, 1910, 3 years, 5%. 11:3053. 50,000

Same to same. Same property. Certificate as to above mort. May 20, 1910. 11:3053.

*Tarr, Halley M to Chas H Huber and ano. Wickham av, w s, 550 s Nereid av, 25x97.6, and Wickham av, w s, 375 s Nereid av, 50x97.6, lots 42, 48 and 49 blk 30 map No 1140 Sec 1 Bath-gate Est, and 225th st, n s, 221.7 e Bronxwood av, 50x97.6, and being lots 121 and 122 map 329 lots part Schieffelin Est, 50x 109. May 9, due Jan 2, 1911, 6%. May 23, 1910. 1,000

University Heights Realty Co to Emanuel Glauber. Heath av, e s, — s 230th st and at n s land now or formerly Tecca N Reed, 283.1x100.7x286.1x103.8. Bldg loan. May 24, 1910, 1 year, 6%. 12:3256. 60,900

Same to same. Same property. Certificate as to above mort. May 24, 1910. 12:3256.

Same to same. Same property. P M. Prior mort \$—. May 24, 1910, 1 year, 6%. 12:3256. 19,000

Vanderpoel, Nannie S with Louis Schwartzreich. Macy pl, No 871. Extension of \$6,200 mort until June 16, 1912, at 5%. Mar 22, May 24, 1910. 10:2688 and 2695. nom

Weber, Caroline widow and John A heir Conrad Weber to Eugene Weiblen. 144th st, s s, 550 e Willis av, 25.11x108.5x25x106, also land in Orange Co. Prior mort \$—. Apr 26, demand, 6%. May 24, 1910. 9:2288. 3,500

Wahnaur Realty Co to Prospect Investing Co. Creston av, w s, 93 s 183d st, 100x120. Prior mort \$21,000. May 20, due Sept 30, 1910, 6%. May 24, 1910. 11:3171. 1,500

Same to same. Same property. Certificate as to above mort. May 20, May 24, 1910. 11:3171.

Wohnsiedler, Henry to Geo H Wohnsiedler. 161st st, No 797, n s, 151.6 e Tinton av, 19.4x100. P M. Prior mort \$4,500. May 23, 1910, due, &c, as per bond. 10:2668. 2,000

Wollner, Minnie with The Estates Settlement Co. 170th st, No 453 (719) East. Subordination agreement. May 20, May 23, 1910. 11:2902. nom

Same with Manhattan Mortgage Co. Same property. Subordina-tion agreement. May 20, May 23, 1910. 11:2902. • nom

Wenigmann Construction Co to GERMANIA FIRE INS CO. Teller av, e s, 50 n 165th st, 39x107.7x39x108.2. May 23, 1910, due, &c, as per bond. 9:2428. 25,000

Same to same. Same property. Certificate as to above mort. May 18, May 23, 1910. 9:2428.

Wunderlin, Hedwig to William Beamant. 235th st, s s, 360 w Ka-tonah av, 75x100. May 21, 1910, 3 years, 6%. 12:3375. 3,000

Warch Construction Co to Seymour Realty Co. Honeywell av, s e cor 178th st, 100x34. Building loan. May 21, due Mar 1, 1911, 6%. May 26, 1910. 11:3121. 32,000

Same to same. Same property. Certificate as to above mort. May 21, May 26, 1910. 11:3121.

Same to same. 178th st, s s, 34 e Honeywell av, runs e 28.5 x s 81.4 x w 2.5 x s 18.8 x w 26 x n 100 to beginning. Building loan. May 21, due Mar 1, 1911, 6%. May 26, 1910. 11:3121. 18,000

Same to same. Same property. Certificate as to above mort. May 21, May 26, 1910. 11:3121.

Winslow, Kathryn L to Anna F Hodgins. Ryer av, w s, 395.1 n Burnside av, 25x141.7x25.4x146. May 25, due Feb 3, 1912, 5%. May 26, 1910. 11:3149, 3156. 1,000

Wales Construction Co to Theo J Chabot. Wales av, s e cor 152d st, runs s 292.3 to n s 151st st x e 200 to w s Tinton av x n 41.8 x w 100 x n 150 x e 100 to w s Tinton av x n 100 to 152d st x w 200 to beginning. P M. May 2, due, &c, as per bond. May 26, 1910. 10:2653. 65,000

Young Realty & Construction Co to Abraham Zadek et al. Frank-lin av, Nos 1068 and 1070, e s, 400.8 s 166th st, 55.4x201.9x55.4 x210.7. Prior mort \$—. May 20, 5 years, 6%. May 21, 1910. 10:2607. 15,000

Same to same. Same property. Certificate as to above mort. May 20, May 21, 1910. 10:2607.

Yunker, B to whom it may concern. Prospect av, e s, 74.7 n 164th st, 54x85. Certificate as to amount due on mort. May 16, May 21, 1910. 10:2690.

*Young, Roger L to Jefferson M Levy and ano. Plot of salt meadow near Rattle Snake Creek, begins at c 1 of a rock, runs s w 6 chains and 67 links x s e 41 links x n e 2 chains x s e 10 chains and 30 links x n w 4 chains and 80 links x n 40 links x n e 2 chains and 30 links x — 5 chains and 30 links to beginning; also parcel of salt meadow, begins at a round rock and runs across the "Middle" lot to a creek x w — to Rattle Snake Creek x n — to beginning, with lands under water adj above; also all riparian rights, &c. P M. Apr 4, 1 year, 5½%. May 23, 1910. 20,000

*Zeccola, Angela R to Louise P Norton. Parker av, s s, 50 w St Raymonds av, 25x100, and being lot 48 map No 277 St Raymonds Park. May 23, 1910, 3 years, 6%. 5,000

*Zoll, Karolina to Frank Gass. 12th st, s s, 130 e Av B, 25x108, Unionport. Apr 15, 1 year, 6%. May 26, 1910. 1,000

JUDGMENTS IN FORECLOSURE SUITS.

May 19.

105th st, No 105 West. Rosa Frank agt Rose T Lewisohn et al; Morris H Hayman, att'y; Colln W McLennon, ref. (Amt due, \$2,188.33.)

May 20.

110th st, No 336 East. Francesco Stropoll agt Mendel Tamor; John L Bernstein, att'y; Adam Wiener, ref. (Amt due, \$10,289.20.)

119th st, Nos 29 to 35 West.

119th st, n s, 257.5 w 5th av, 50x94.5x51.3x97.7. American Woolen Co agt Jacob Cohen et al; Hays, Hershfeld & Wolf, att'ys; Francis W Pollock, ref. (Amt due, \$68,000.)

Hoe av, No 1163. Nevelson Goldberg Realty Co agt Phillip Cohen et al; Edw A Brown, att'y; Robert E Deyo, ref. (Amt due, \$8,468.70.)

Hughes av, e s, 190 n 189th st, 25x87.6. Alois L Ernst agt Hughes Avenue Construction Co et al; Parker & Ernst, att'ys; Wm C Arnold, ref. (Amt due, \$1,946.08.)

Hughes av, e s, 165 n 189th st, 25x87.6. Same agt same; same att'y; same ref. (Amt due, \$1,946.08.)

May 21.

78th st, s s, 278.7 e 3d av, 26.5x102.2. Alfred Hahn agt Minnie Schapiro; Davis & Kaufman, att'ys; William Klein, ref. (Amt due, \$3,-129.50.)

3d av, No 1763. Lawyers Mortgage Co agt Arnold Construction Co; Guy Cary, att'y; Frank Hendrick, ref. (Amt due, \$1,298.60.)

May 22.

107th st, Nos 218 & 220 East. Adrian H Jack-son agt Annie Strauss et al; Stephen H Jack-son, att'y; Peter B Olney, ref. (Amt due, \$8,-283.99.)

107th st, Nos 214 & 216 East. Henry H Jack-son agt same; same att'y; same ref. (Amt due, \$9,195.09.)

May 24.

Washington av, w s, 100 s 160th st, 35x150. Sophie Knepper agt John Marx Construction Co; Joseph Rosenzweig, att'y; Abraham Stern, ref. (Amt due, \$1,293.35.)

97th st, No 215 East. Thomas B Hidden agt Ida Machiz; Samuel S Taylor, att'y; Julius M Mayer, ref. (Amt due, \$14,160.75.)

Manhattan av, s e cor 119th st, 34.3x95. David E Oppenheimer agt James H McHeffey et al; A L & S F Jacobs, att'ys; James D McClelland, ref. (Amt due, \$47,187.50.)

May 25.

76th st, s s, 79 w Madison av, 19x102.2. Charles Remsen agt Jeanie M H Levee; Maurice & Perry, att'ys; Royal E T Riggs, ref. (Amt due, \$42,905.)

96th st, No 172 East. Sarah Asch agt Benjamin Weinstein; Benjamin M Levy, att'y; James C Meyers, ref. (Amt due, \$17,735.75.)

LIS PENDENS.

May 21.

54th st, Nos 438 & 440 West. Jennie S Mosher agt Virgil Thurkauf et al; action to foreclose mechanics lien; att'ys, Sackett & Lang.

May 23.

No Lis Pendens filed this day.

May 24.

45th st, s s, 310 e 8th av, 20x100.5, leasehold. Fansher H Underhill agt Theodore E Green et al; accounting, &c; att'y, S Fleischmann.

5th st, s e cor Lewis st, runs s 94.4 x e 84.1 x s 98.6 to 4th st, x e 452 to East River, x n 193.6 x w 515 to beg; also land under water immediately in front of the said property bounded on the n by 5th st, e by Tompkins st, w by above described property, and all riparian rights, &c. Maria A Sutton agt Julia S Harris et al; partition; att'y, J H Corwin.

Plimpton av, s w cor 170th st, 75x100. Martin A Oberlander agt Ida F Petry et al; parti-tion; att'ys, Joyce & Hoff.

Arnow pl, s s, 95.1 e Jarrett pl, 95.1x19.2x irreg, Bronx. Charlotte Knam agt Walter Stahl et al; action to set aside deed; att'y, L G Mapes.

May 25.

Fairmont pl, s s, 451 w So Boulevard, 75x98.2x| irreg.

Fairmont pl, s e cor Marmion av, 33.10x98.2. | Albert Gas Fixture Co agt Fairmont Construc-tion Co; action to foreclose mechanics lien; att'ys, Rosenbluth & Silverman.

Intervale av, n w s, 655.7 n e 167th st, 75x 72.10. Albert Gas Fixtures Co agt Volga Im-provement Co; action to foreclose mechanics lien; att'ys, Rosenbluth & Silverman.

Willis av, No 370.

140th st, Nos 408 & 410 East.

141st st, No 457 East.

Maurice J O'Gorman agt Gertrude I Grunson; notice of attachment; att'y, A L Martin.

Pelham av, n s, 50.11 w Hughes av, 76.4x100.

Saverio Scalzo et al agt Levoll Construction

Co et al; action to foreclose mechanics lien; att'ys, Palmieri & Wechsler.

May 26.

Broadway, No 625.

Mercer st, No 172.

N Y Building & Improvement Co agt Lawrence Jacob et al; action to set aside deeds; att'y, S B Thomas.

FORECLOSURE SUITS.

May 27.

5th av, w s, 38 s 38th st, 28.3x133.

36th st, s s, 51 e Park av, 18.7x74.8.

Josephine W Taylor agt Alice W Emmet et al; partition; att'ys, Strong & Cadwalader.

72d st, Nos 525 to 529 East. Michele D'Amore et al agt Bohemian American Workingmen's Gymnastic Association (Sokol); action to fore-close mechanic's lien; att'y, C D W Rogers.

136th st, n s, 85 w 5th av, 150x99.11. Hayman Goodreyer agt Polstein Realty & Construction Co et al; action to compel conveyance; att'y, H G Guttman.

128th st, No 222 East. Catherine McBride agt Mary L McB Brooks; action to declare owner-ship; att'y, N W Chandler.

Fulton av, No 1284. Geo A MacDonald agt Her-man H Ronner et al; notice of levy; att'y, A W Fraser.

May 21.

45th st, No 529 West. Pietro Capellino agt Ferende Fuchs or Bos; att'ys, Kaufuss & Callahan.

Water st, No 428. Fannie Cronheim agt Erna Herz et al; att'ys, Strouse & Strauss.

11th st, No 328 East. Vitina Alagana agt Sal-vatore Bordonaro et al; att'y, G J Giudici.

May 23.

Bedford Park Boulevard, e s, 35 n Briggs av, 50x100, two actions. Louis Block agt Bed-ford Boulevard Construction Co et al; att'y, A A Silberberg.

Catharine Slip, e s, 35.10 s Water st, 25x89.2.

John Schreyer agt Meccalina Bosco et al; att'y, L Wendel, Jr.

123d st, No 116 East. Augusta T Merritt agt Max Blau et al; att'y, M I St John.

Washington av, w s, 25 s 179th st, 26.10x87.2x irreg. Nathalia M Gardner et al agt Conrad G Strubel et al; att'ys, Seyfarth, Gunkel & Seyfarth.

Lexington av, n w cor 121st st, 17.5x61.9x irreg. Elizabeth G Muldoon agt Mary E Mul-vihill et al; att'y, J B Harrison.

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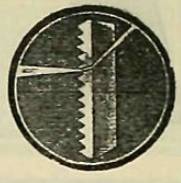


Table listing names and amounts, organized in three columns. Includes entries like 'Friedlander, Wm W-J Taylor' and 'Keller, Isaac et al-C Nicastro'.

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146-34th st, No 1 West. Chas Pallman agt Henry L Boughton and Henry L Boughton Co.112.45
 147-54th av, No 2225, n e cor 135th st, 75x100. Nathan Godon agt John Cohen and John Rosen42.80
 148-78th st, No 41 East. Harry C Bevin agt John B White4,446.66
 149-Audubon av, n w cor 169th st, 25x75. Isidor Tolkow agt Trial Realty Co and Jennie Schlessinger50.00
 150-167th st, Nos 444 to 450 West. Isidore Tolkow agt same542.00
 151-54th st, No 113 East. National Wood Floor Co agt Harry P Robbins and H L Boughton & Co.100.00
 152-47th st, No 73 West. Charles Schoeller et al agt Mr and Mrs P Nardi and H L Boughton & Co300.00
 153-73d st, No 312 West. Same agt Sailing Baruch and H L Boughton & Co.200.00
 154-Tee Taw av, e s, whole front, between Park View pl and 188th st, 285x irreg. Adolf Gellar agt Richard M Montgomery Co.110.00

May 24.
 155-191st st, s s, 50 w Hughes av, 75x50. Carter, Black & Ayers agt Oswald Realty Co.270.00
 156-Clinton av, e s, 193.2 n 169th st, 142.5x 200. John F Ernst agt Boston Road Realty & Garage Co and George H Hill.335.31
 157-8th av, No 538. Antonio Falcier agt Louise and George Quackenbush and Serena Erskine and Max Schlesinger70.00
 158-Forsyth st, Nos 213 and 215. Benjamin Rabinowitz agt Baba Kessler and David Kessler140.00
 159-138th st, No 529 West. Morris Levin agt Tautog Realty Co1,433.00
 160-171st st, No 501 East. Louis Seidman agt Estate of Richard Weber, Ferdinand Tyomson and Louis Schultz-Lembacher.250.00

May 25.
 161-13th st, No 119 East. Payne Bros agt City Theatre Co2,999.85
 162-119th st, s s, 150 e Amsterdam av, 125x 100. Samuel Lanzer agt Ira Realty Co.740.00
 163-14th st, Nos 44 & 46 West. Samuel Gross & Joseph Kleinberger agt James R Ray, Robert Smith, Samuel Goldsmith and Jacobs & Rosen Co, renewal150.00
 164-Same property. Same agt same, renewal.150.00
 165-72d st, n s, 373 e Av A, 75x204.4 to 73d st. D'Amore & Lanzetta agt Bohemian American Workingmen's Gymnastic Ass'n (Sokol).681.68
 166-184th st, Nos 353 & 355 East. Jacob Kaestler agt Roza Imongo and Raefle Luongo217.30
 167-54th st, Nos 438 & 440 West. Manhattan Stair Building Co agt Virgil Thurkauf et al and John Fulton, Inc, renewal.115.00
 168-59th st, Nos 235 to 239 East. Harry Pomrinse agt Henry Cohen and Glassman Bros & Liebowitz385.00

May 26.
 169-47th st, No 73 West. Alexander Pelli & Co agt Mae Rardi and H L Boughton & Co.181.00
 170-East Broadway, No 233. Giuseppe Ventimiglia agt Rachel Giradansky & John Markowitz280.00
 171-69th st, No 258 West. Burne & Olstead agt Jonathan Bates & John H Quirk.250.00
 172-6th av, No 637. Joseph A Radin agt Jacob May & George Sardou85.00
 173-161st st, No 507 West. Sanitary Fire-Proofing & Contracting Co agt 507 West 161st Street Co35.00
 174-Tiffany st, w s, 266 s 167th st, 25x100. Brooklyn Fireproof Sash & Door Co agt Tiffany Street Improvement Co.370.00
 175-Mt Hope pl, Nos 14 & 16. Alfred R Conklin agt Rehbock Construction Co.1,457.00

May 27.
 176-West st, No 90. Klee-Thomson Co agt West Street Improvement Co & John Pierce Co. (Renewal).1,757.88
 177-170th st, No 551 East. Corbett & McGarry agt Liberty Brewing Co & Daniel S Leonard175.00
 178-73d st, No 312 West. Charles Schoeller et al agt Sailing Baruch and H L Boughton & Co.200.00
 179-Magenta st, n s, 55 w Cedar st, 25x100. Antonio Cimino agt Raphael & John Pontano.387.00
 180-47th st, No 73 West. Charles Schoeller agt Max Nardi & H L Boughton & Co.300.00
 181-Intervale av, s w cor Wilkins pl, 311.1x 352.5x180.6, triangular plot; G Zibelli & Son agt David Herman12,500.00
 182-Stebbins av, e s, 681.5 n Freeman st, 75 x104. John Bell Co agt Chas H Sproessig, Jr & T H Killocky (Renewal).393.44
 183-Broome st, No 557. Jacob Klinger agt Rebecca Schkolnikoff & Union Square Contracting Co.175.00

184-14th st, No 44 West. New York Belting & Packing Co agt Samuel W Steel & Robert Smith and Jacobs & Rosen Co (Renewal)212.03
 185-47th st, No 73 West. Neuman & Even agt Philip Nardi & H L Boughton Co.15.00

BUILDING LOAN CONTRACTS.

May 21.
 Hunts Point road, e s, 276.1 n Lafayette av, 19.3x104.6x18.9x100. William H MacDermott loans Laine Realty Co; to erect a 5-sty apartment; 7 payments10,000
 Hunts Point road, e s, 256.10 n Lafayette av, 19.3x100x18.9x95.8. Emerson Latting loans same; to erect a 2 sty dwelling; 2 payments10,000
 Hunts Point road, e s, 295.5 n Lafayette av, 19.3x108.11x18.9x104.6
 Hunts Point road, e s, 314.7 n Lafayette av, 19.3x113.4x18.9x108.11
 Walter B Merrian loans same; to erect five 2-sty frame dwellings; 4 payments.20,000
 212th st, s s, 149.8 e White Plains av, 34.4x 100. James G Wentz loans Menlo Building Co; to erect a -sty building; - payments.14,000

May 23.
 100th st, s s, 125 w West End av, 75x100.11. Sender Jarmulowsky loans Princeton Construction Co; to erect an 8-sty apartment; 9 payments85,000
 Honeywell av, s w cor 178th st, 100x34.
 178th st, s s, 34 e Honeywell av, 28.5x100. Seymour Realty Co loans Warch Construction Co; to erect two 5-sty apartments; 9 payments50,000
 Mianna st, n s, 59.1 e Oakley st, 59.1x50x irreg. Alwell Realty Co loans James Garvey; to erect a -sty building; - payments.7,500

May 24.
 178th st, s s, 100 w Audubon av, 75x94.11. Lawyers Title Ins & Trust Co loans John Glass, Jr, Construction Co; to erect a 5-sty apartment; 7 payments70,000
 Fordham road, s e cor Loring pl, 41.2x70.6x irreg. Mary S Croxson loans Alma L Merritt; to erect two 2-family dwellings; 7 payments12,000

May 25.
 6th av, s w cor 32d st, 49.5x75. Vera Realty Co loans James E & Catherine McDonald, exrs, to erect a 7-sty loft; 8 payments.154,888.88

May 26.
 Chatterton av, n s, 255 w Olmstead av, 25x100. Willard P Beach loans Chas E Devermann to erect a 2-sty dwelling; 2 payments.3,000
 Intervale av, n e cor Fox st, 88.3x34.10. City Mortgage Co loans Marcede Construction Co to erect a 4-sty apartment; 12 payments.22,500
 Intervale av, n s, 88.3 e Fox st, 38.4x78.5. Same loans same to erect a 4-sty apartment; 11 payments15,000
 Fox st, e s, 34.10 n Intervale av, 100x110. Same loans same to erect three 4-sty apartments; 11 payments42,000
 Eldridge st, Nos 204 & 206. Samuel Aronson & David Baum loan Jacob Levy to erect a 6-sty tenement; 8 payments.20,000

May 27.
 Simpson st, w s, 360 n Westchester av, 75x100. Enoch C Bell loans Graham-Adams Co to erect two 5-sty tenements; 8 payments.40,000
 Evelyn pl, n e cor Davidson av, 46x100. Emma G Badgley loans Frank A Ten Brook to erect a - sty building; - payments20,500
 Gleason av, s s, 105 e Av E, 75x108. Richard W Horner, att'y, loans Martin Pletscher Construction Co to erect four 2-family dwellings; - payments16,000

SATISFIED MECHANICS' LIENS.

May 21.
 Grand Boulevard and Concourse, e s, 150 n Burnside av. Universal Compound Co agt Tremont Temple Congregation Gates of Mercy. (Dec 23, 1909).50.00
 Same property. Abram Monroe agt same. (Jan 10, 1910).56.25
 3115th st, Nos 27 and 29 West. Nathan Kohlreiter agt Herman Hernstat et al. (Aug 25, 1909)96.00

May 23.
 188th st, s s, 32 w Bathgate av, 100x95. Filippo Costanzo agt Mountain Construction Co et al. (Dec 30, 1909).92.00
 Parker av, No 1605. Salatore Milletti agt Angela R Zeccola et al. (May 12, 1910).70.00
 78th st, No 41 East. Avery & Bryce agt John B White et al. (Apr 25, 1910).410.00
 Same property. Howell & Lawrence agt same. (Mar 17, 1910).370.00
 Heath av, w s, 25 s 230th st. Tony Durante agt Metzler Building & Construction Co et al. (Mar 4, 1910)1,400.00
 Beach av, n w cor Gleason av, 100x25. Wm C Beith agt Capodlupo Construction Co et al. (Feb 15, 1910)75.00

Heath av, w s, 250 s 230th st. G B Raymond & Co agt Metzler Building & Construction Co. (Mar 5, 1910)359.30
 231st st, n s, 260 e Katonah av. Hubbell Hardwood Door Co agt Virgilio D'Am-brosio et al. (Apr 1, 1910).629.32

May 24.
 Freeman st, s w cor Longfellow av. Oscar Lowinson agt Longfellow Realty Corp et al. (May 14, 1910).646.00
 St Nicholas av, n w cor 174th st. North Side Hod Elevator Co agt H G Realty Co et al. (Feb 2, 1910).255.15
 24th st, No 435 East. Reading Hardware Co agt Joseph J Little et al. (June 26, 1908).465.30
 Claremont av, Nos 122 to 128. Anton Larsen & Son agt Joel Marks et al. (May 12, 1909)231.00
 Same property. Joseph Scracchie agt Joel Marks et al. (Feb 8, 1909).1,246.50
 17th st, No 36 West. Frederick W Cohn agt Mr Bergmann et al. (Aug 28, 1909).75.00
 Eastburn av, e s, 188 n 174th st. Francesco Genovese et al agt Herman Knepper et al. (Apr 28, 1910).75.00

May 25.
 2d av, No 933. Isaac Metz agt Bruno Schwentner et al. (May 16, 1910).135.00
 St Nicholas av, n w cor 174th st. North Side Hod Elevator Co agt H G Realty Co et al. (Feb 2, 1910).255.15
 Amsterdam av, s w cor 109th st. James Dempsey Co agt Lloyd Construction Co et al. (May 13, 1910)1,440.00

May 26.
 2167th st, Nos 444 to 450 West. Tolkow Painting & Decorating Co agt Trial Realty Co et al. (May 17, 1910).1,400.00
 Webster av, e s, 100 s 178th st. Trussed Concrete Steel Co agt Echo Amusement Co et al. (Jan 8, 1910)134.70
 Fulton av, No 1781. Ike Fuhrman agt John H Lavelle et al. (March 31, 1910).24.00
 Same property. Louis Nelson agt same. (Apr 19, 1910)24.00

May 27.
 23d st, Nos 244 & 246 West. Samuel Rosenberg agt Albert H Williams et al. (May 17, 1910)48.00
 Park Row, No 93. Acme Metal Ceiling Co agt Saling Simon et al. (May 16, 1910).1,619.53
 Division st, No 40. Picker & Aroll agt Samuel Rouse et al. (Feb 9, 1910).110.00
 Same property. Jacob Efron agt same. (Feb 5, 1910)146.00
 Same property. Samuel Richman agt same. (Feb 8, 1910)213.00
 24th st, Nos 425 to 435 East. Thomas J Brady Co agt Joseph J Little et al. (June 15, 1908)23,558.35

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS.

May 23.
 161st st, No 507 West. Reynolds & McMahon on The 507 West 161st Street Co to J L Mott Iron Works\$320.75

ATTACHMENTS.

May 19.
 Boyd-Mangham Mfg Co; Louis E Crusel et al; \$145; Steuart & Steuart.
 Mangham, John J; same; \$415; Steuart & Steuart.
 Boyd, Douglas; same; \$270; Steuart & Steuart.
 Spalding Cotton Mills; same; \$145; Steuart & Steuart.
 Coast Coal Co; Robert W Maupin; \$30,000; Harrington, Perkins & Englar.
 May 20.
 No Attachments filed this day.

May 21.
 Berenko, Max; Freiberg & Workum Co; \$13,514.85; Simpson, Thatcher & Barnum.
 United States Banking Co; Max Riddle; \$30,617.68; Seymour, Seymour & Megrath.
 Same; same; \$15,445.72; Seymour, Seymour & Megrath.
 May 22.
 Coletti, John & Joe; E C Willison Co; \$200; Rollins & Rollins.
 May 23, 24 and 25.
 No Attachments filed these days.

CHATEL MORTGAGES.

May 20, 21, 23, 24, 25 and 26.
 AFFECTING REAL ESTATE.
 Peck Bros & Co. 93d st & Central Park West. Milton Schnaier. Plumbing Contract. 15,588