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THE summary of tenement-house construction under the new law, recently prepared by the Tenement House Department, contains some interesting facts. Since the new law went into operation some eight years ago, there have been 16,133 houses out of a total of about 103,000 houses built in conformity with its provisions. That is, about one-sixth of the tenement houses now occupied in the city are new-law buildings. The proportion naturally varies very much among different boroughs. In Manhattan only one-tenth of the total have been erected under the new law; in Brooklyn one-sixth; in the Bronx about two-sevenths, and in Queens two-fifths. It must not be supposed, however, that these proportions accurately represent the proportion of the tenement-house population living in the new-law buildings, because the average building erected under the new law has contained a much larger number of apartments than the average building erected under the old law. Thus, in the whole city there are 215,000 new-law apartments out of a total of 855,000, so that about one-fourth of the tenement-house population lives in this class of apartment. But here again conditions vary in the different boroughs. In Manhattan the proportion of new-law apartments is a little more than one-fifth; in Brooklyn it is a little more than one-fourth, and in the Bronx and Queens the proportion is somewhat less than a half. This is certainly an enormous change to have taken place in somewhat over eight years. Within that time anywhere from twenty to fifty per cent. of the tenement-house population has taken up its habitation in buildings erected under the new law, and within another similar period, the average will be not far from fifty per cent. for the entire city. This ought to mean a vast improvement in health and comfort for millions of the inhabitants of the city.

THE figures mentioned above enable us also to make a good guess as to the probable increase in population for the whole city and for the various boroughs. It is fair to assume a population of five for each apartment in these buildings. In many cases this would be excessive, but, in many other cases, particularly in the congested districts, the actual number would be larger. So far as it is true, it would mean that the tenement-house population of the city increased from 3,200,000 at the end of 1902 to 4,275,000 in the Spring of 1910. This would mean an increase of about 33 per cent. in a little over eight years, or about four per cent. a year. It would also mean that the tenement-house population of Manhattan in a little over eight years had increased from 2,000,000 to 2,550,000; in Brooklyn, from 900,000 to 1,250,000; in the Bronx, from 200,000 to 370,000, and in Queens, from 50,000 to 90,000. These figures are in all probability approximately correct; and the inferences to be taken from them will be confirmed by the census. They mean that the population of Manhattan has risen at the rate of about three per cent. a year, that of Brooklyn at 31/2 per cent. and that of the Bronx and Queens at eight or nine per cent. a year. New York's total population should in that case be somewhere between 4,000,000 and 4,700,000, and its annual increase would now be over 160,000. Three times in the coming decade it will add a city as large as Buffalo to its human area. As a matter of fact, the rates of increase mentioned herewith will probably be diminished during the coming decade, which is likely to be a period of smaller immigration and slower growth. None the less is the time within sight when about 6,500,000 will constitute the population of the city; and when an additional population of some 1,500,000 more in New Jersey will contribute to its business.

UST what will become of the most recent proposal of the J Interborough Company does not yet appear, though it is darkly hinted that both the Public Service Commission and the Mayor are inclined to view it with favor. The proposal includes the complete third-tracking of the Ninth, Third and Second avenue lines, the construction of certain additional lines in the Bronx, the connection of the Queensboro Bridge with the Second Avenue Elevated tracks and the connection of the 42d street tunnel with the existing Subway, the connection to be made on the basis of a five-cent fare. The arguments in favor of the granting of these proposals are undoubtedly very strong. By these means, and within a couple of years, the city will obtain a very considerable increase in its means of communication. The congestion of the elevated roads and particularly on the overcrowded Third avenue line will be mitigated. The Bronx will be benefited both by an improved service, and by the construction of a much needed additional line. Queens will be so connected with Manhattan that its residents will be able to reach the lower business district of the central borough about as conveniently as can the residents of the settled part of the Bronx. All the improvements can be completed probably some three years before it will be possible to force another Subway into operation; and the cost, amounting to some \$30,000,000, will, of course, be paid entirely by the company. The latter is willing to pay something for these additional privileges, but not much, because it will have additional easements to pay to property owners along its lines. The object of the plan is, of course, to raise the existing Interborough system to its highest point of operating efficiency, and the company unquestionably expects to profit considerably from the proposed improvements. The extent of its prospective profits can be very well measured by the persistence with which the management of the company returns to proposals of this kind. For years it has sought to obtain these privileges and it has not been discouraged by constant denials; and it is easy to understand the advantages it expects to gain. The improvements all affect those parts of its system for which it owns long franchises, and they will enable the company to compete more effectually than it can on the basis of its present equipment with any future Subways. It will be able to hold, that is, a much larger proportion of its traffic in case the Third and Ninth avenue lines are practically paralleled by four-tracked underground roads.

THE Record and Guide believes that the local authorities, in deciding upon the acceptance or the rejection of these proposals, should be governed chiefly by the probable extent to which the granting of the privileges will diminish the value of competing Subway concessions. The carrying out of the company's plans would undoubtedly be a great boon to certain parts of New York City, but the resulting improvement in the transit service would not constitute any substitute for Subway construction. The proposed improvements, in so far as they turn upon third tracks on the elevated roads, are makeshifts which merely perpetuate an inferior class of transit service. They are worth having, but only in case they will not embarrass the city in building and leasing Subways on the most favorable terms. The Record and Guide is not in any position to judge whether or not as a matter of fact the complete third-tracking of the elevated roads would diminish the value of competing. Subway routes. But, if the commission is in any doubt about the matter, it will soon have an opportunity of instituting a test. In a few weeks it will advertise for bids on the Broadway-Lexington avenue route, which would compete to some extent with the Third avenue "L" road. If bidders for the Lexington avenue Subway should seriously object to the possible competition, and modify their bids in consequence, the Third avenue improvement would undoubtedly be costing more than it would be worth. On the whole, the Record and Guide does not believe that the proposed third-tracking of Third avenue line would seriously hurt the traffic on a Lexington avenue Subway, but as long as such may be the case, the proposals of the Interborough Company should not be seriously considered until after the contract for the new Subway has been let. The fact is, of course, that everything depends upon the reception which is accorded to the route and the plan of the Public Service Commission. If a satisfactory contractor is obtained on the commission's own terms, and without any considerable ex1296

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penditure of the city's own money, the whole situation will be very much cleared up. In that case the authorities will be in a position to impose similar terms upon the Interborough Company for Seventh avenue and . Madison avenue extensions; or, if that company refuses to entertain such a contract, it will be able to construct a West Side Subway at the city's own expense. In short, the parts of the whole situation are all closely inter-related; and, even if two different contracts are made, with the Interborough Company, they must both be parts of one bargain. No decision of any kind can be made until the Broadway-Lexington avenue route is out of the way. The directors of the Interborough Company are evidently waiting on that event before making any further Subway proposals; and the commission should follow suit and keep the matter of the elevated third tracks in abeyance until the said event is consummated.

ORDINANCES AND STATUTES COLLIDE.

BUREAU OF SIDEWALKS ENFORCES LAWS ACCORDING TO CHARTER PROVISIONS.

The Record and Guide is in receipt of the following letter: "New York, June 7, 1910.

"To the Editor: Dear Sir:

"In your last edition you commend the action of the Borough President in organizing a corps of men to browbeat, and by threats of criminal prosecution to compel property owners to repair their sidewalks, which the Borough President knows or ought to know, is the duty of his repartment to do. Section 948 of the Charter of Greater New York makes it the duty of the City to take care of the street (sidewalks included) after it has once been paid for by the property owner. The courts have sustained this section to mean from house line to house line (matter of Burmeister, 76 N. Y., 174, Tex vs. the Mayor, 103 N. Y., 536, and a dozen other cases).

"The Borough President would be better employed in using the money paid to these men in doing the work according to law, instead of trying to enforce an illegal ordinance of the Board of Aldermen. Below is the section referred to:

"Sec. 948. Unless it shall be petitioned for by a majority of the owners of the property on the line of the proposed improvement, no assessment shall be imposed for the paving of any street, avenue, or public place, or any portion thereof, which street, avenue, or public place has been once paved and the expense thereof paid by the owners of the adjoining property." Yours truly,

"A BUILDER."

Borough President McAneny and Commissioner of Public Works Frothingham were asked by a representative of the Record and Guide to make reply to the charges contained in the foregoing letter. They refused to disavow or confirm any of the statements. They referred to the Charter and said that they are enforcing the laws as they find them.

are enforcing the laws as they find them. Upon investigation it was discovered that "Mr. Builder" quotes only a part of the section of the charter referring to repairs of sidewalks. The second part of the charter provision reads:

"Provided, however, that nothing herein contained shall be construed to relieve or release the owners of property, grantees of the mayor, aldermen and commonalty of the City of New York, of or from any covenants to pave or repave or otherwise physically improve such streets."

The Board of Aldermen has passed a number of ordinances, some conflicting with the charter and others carrying out the intentions of the State Lawgivers. The borough officials claim that it does not lie within their province to determine the legal status of the ordinances. If charter provisions and aldermanic ordinances conflict, the taxpayers should carry the issue into the courts, which will decide the question. No test case, according to the statement by a borough official, has been made. The conflict has not been raised, and no one has ever attempted in a legal way to throw the burden on the city.

If this question ever should be tested it is very likely that the city would be compelled to repair the sidewalks. This is the opinion of people who have considered the legal aspects of the matter. The aldermanic ordinances read as follows:

Sec. 129. The owner or owners, lessee or lessees, occupant or occupants of any house or other building or vacant lots fronting on any street or avenue, shall at his, her or their charge and expense, well and sufficiently pave, according to the ordinances, and keep and maintain, in good repair the sidewalks, curb and gutter of such street or avenue in front of any such house or other building or vacant lot. Sec. 130. Upon complaint being made to the Borough President

Sec. 130. Upon complaint being made to the Borough President having jurisdiction thereof, to his satisfaction, that any sidewalk or gutter, or either, are not paved or repaired according to these ordinances, it shall be lawful for the said Borough President to cause a notice to be served upon the owner or owners, lessee or lessees, occupant or occupants, of any such house or other building, or vacant lot of ground fronting on any street or avenue, to repair or delay, as the case may require, the sidewalk, curb and gutter, or either, in front of the same, within ten days after the service of such notice.

either, in front of the start, when owner or owners, lessee or lessees, Sec. 131. In default of such owner or owners, lessee or lessees, occupant or occupants repairing or delaying, as the case may require, such sidewalks and curb and gutter, or either, within the time required by said notice and complying with the said notice, the said

Borough President is hereby authorized and required to lay and relay the flagging, and set and reset the curb and gutter or either, and otherwise repair such sidewalks, and to certify the expense of conforming to the provision of this ordinance, to the Board of Assessors, who are directed to make a just and equitable assessment of such expense among the owners or occupants, of all the houses or lots intended to be benefited thereby, in proportion as near as may be to the advantages which they may be deemed to acquire, and it shall be lawful for the said Borough President to report to the Corporation Counsel the neglect or refusal to comply with the above said notice, who shall recover \$10 as penalty from the owner or owners, lessee or lessees, occupant or occupants, of such house or ether building in front of which the expense was incurred, in any court having jurisdiction thereof in the name of the City of New York.

DEBT LIMIT MARGINS AND INTEREST RATES.

THE LAST STAND OF THE PUBLIC SERVICE COMMIS-SION-AN ESSAY ON WORDS.

To the Editor of the Record and Guide:

The latest analysis of the transportation problem for this city discloses that the candidates for the prizes in the shape of contracts for construction are at the present moment each one of them engaged in a very furious struggle to keep the other fellow from securing any of the same. This promises a further postponement of any development along these lines for a considerable time to come, notwithstanding all the talent and printer's ink that is being expended in the effort to get things started.

An undercurrent of socialism appears to be opposing the forces of the old time high-finance, and it is suspected that the Public Service Commissioners are coquetting with the apostles of this latest cult while they lend every encouragement to a certain clique of favored contractors. Socialism says "build subways, and then build some more subways: build them until the streets are all honeycombed with these unpleasant holes in the ground, and build them with the city's money." Is it not a rather new idea, this one about the city having any large amount of real money of its own to spend at will? Perhaps the Socialists have discovered some new method of transmuting the excavated rock into the yellow metal? It is fancied that before a foot of asphalt is broken, before a pound of coal, or a case of macaroni is obtained, with which to start the excavation work, Socialism will go down to wicked old "Wall Street" that it so much loves to berate, and there on bended knee, beseech the Powers to supply them with the wherewithal, be it yellow metal, credits, or what you will, with which to carry on their plans of unlimited excavation work.

Building subways and boarding them up, and then building more subways to be boarded up, promises to be one of the favorite pastimes of the city fathers during the next few years. After all the streets of Manhattan have been excavated, or are undergoing excavation by the slowest methods known to procrastination and talk; after every citizen has followed the lines of least resistance and moved either to New Jersey or Long Island, excepting only those engaged in operating mushroom cellars under special privileges from the Tammany boss and, of course, the Public Service Commissioners whose lecture engagements will not admit of their absence, what a fools' paradise the merry little island is likely to become. That is, if the money lenders are not, meanwhile, frightened away by their learned discourses on debt limit margins, interest rates, municipal ownership, and such like tiresome details. In which case all our hopes of any more subways are likely to be buried ocean deep under the cataclysm of words that must result. Truly, in view of all the reservoirs of talk that still remain untouched it is likely to prove difficult for the great unorganized and unrepresented to figure out the advantage to himself for the change from the old-time accessible Board of Aldermen to a stubborn and windy Public Service Commission, from the historic ward politician to the professional friend of man.

But what use to cumber the proposition with an added supply of words? The ones who find they are losing their grip upon the prize will be certain to do their utmost to block the way with talk. So there you are, Mr. Unorganized, somewhat up against it. It looks like sending the train down grade upon a landslide—or is it a slide of mules and blockheads? Maybe, sometimes, you feel like running amuck. But what is the use?

However, speaking seriously of this proposed Broadway-Lexington avenue job. The whole problem of rapid transit for some years to come might easily be solved within the period of two years to the satisfaction of every one except the contractors; already we have subways and elevated roads enough to supply all of the city's requirements for some years, provided they are permitted to make a few necessary extensions and alterations. Moreover, it is all too plain that this scheme for new subways in regard to which the contractors have the Commission hypnotized, cannot be made to pay in years, and with municipal ownership as it is done to-day, perhaps never can be made to pay more than the cost of operation. Then, why take the risk of adding to the citizens' burdens untold interest charges on unlimited millions of bond issues, merely to favor a few contractors and incidentally to give a demonstration in socialism?

The day that the Interborough interests secured the routes as used by them to-day, their battle was won; and at this late

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date for the municipality to try to bring them to terms by competition, is likely to prove the most expensive task it has ever undertaken. The million or so of extra dividends sweated out of the subway users will be a mere pin-prick compared to what is likely to be extracted from their heart's blood in the shape of taxes to supply contractors' profits. Truly the outlook is a dark one to ponder over. Nothing short of confiscation of all public utilities can ever serve to untangle the very complicated state of affairs, and we are not prepared to say that this method is likely to prove efficacious after a careful X-ray examination of that seat of human idiosyncracies, the primatial cranium. There is a strong suspicion firmly seated in the minds of the deep thinking, that it is likely to prove far less of a task to hold the corporations within bounds than it ever will be to get any reasonable service, any economic results, out of a nondescript horde of mentally untrained persons, intoxicated with the impracticable ideas of socialism, with which their systems are likely to become infused if the professional friends of man keep up the good work of education in the useful art of lifting oneself up by the straps of one's boots.

As a theory, socialism is an interesting subject to contemplate and works out in a very fascinating manner. Put it into practice, however; give the plans of the Socialists a fair trial; study the whole question from its economic side, and then try to figure out your net result. The chances are more than even that when you call in the expert accountant and look for profits it will be found, if there were any earned, that the man who had been the most strenuous in preaching the advantages of the theory, has moved to parts unknown and carried with him the aforesaid net result. "REAL ESTATE."

WEST TWENTY-THIRD STREET.

NO NECESSITY FOR WIDENING IT BEYOND EIGHTH AVENUE.

To the Editor of the Record and Guide:

I hearily indorse your article in reference to the widening of 23d st, and especially to NOT widening it west of Eighth av to the river. I have lived here twenty-five years and never have seen it congested except in the very heavy snows. Then traffic only followed the car tracks because of their being more clear with granite blocks between the rails, so widening won't remedy that. There is a third more traffic from Eighth av to the river in 24th st than in 23d st, exclusive of the electric cars. The 23d st houses west of Eighth av are mostly private or boarding houses, and for years to come they would not warrant the change for business, as it would compel owners to make too expensive alterations.

JAMES E. MITCHELL.

334 West 24th Street.

AS FEASIBLE AS SOME OTHER PLANS.

To the Editor of the Record and Guide:

Will you permit a suggestion in regard to the article headed, "Another Diagonal Street Suggested" (in last week's paper), that as the McAdoo tunnel, now at Christopher st and 6th av, would be met by this proposed thoroughfare at Greenwich av, were the idea approved of, a subway could be constructed simultaneously with, or prior to, the making of the surface roadway, which subway would prove a link connecting two Brooklyn bridges with the McAdoo tunnels. As no provision has been physically made at Canal st west of the Bowery for the relief of traffic from the new Manhattan Bridge, now about opening, this plan might prove as feasible as some others.

"OBSERVANT."

-The removal of all overhead wires along the westerly border of the Bronx Botanical Gardens has been considered desirable for some time, and the New York Botanical Gardens and the Commissioner of Parks have been anxious to secure such removal and are willing to grant to the railroad company such easements as might be necessary to construct and maintain the necessary ducts, along and within the lines of the Botanical The agreement which has been submitted to and Gardens approved by the Board of Estimate grants to the railroad directors such rights and easements as may be necessary to permit them to remove the wires to underground ducts, while the city and the New York Botanical Gardens retain the right to use any part of the soil either above or below the ducts. The railroad company is at its own expense to remove all of the overhead telegraph, telephone and signal wires, with the poles supporting them, and to place the wires in ducts and to construct and maintain at its own expense either a fence of the type shown upon the plans submitted or, at the option of the New York Botanical Gardens, to pay them the sum of \$5,000 to be used in constructing a fence of some other type which they may prefer.

-Borough President Miller of the Bronx has submitted an estimate to the Board of Estimate that \$325,000 more is needed for the Bronx Borough Courthouse.

ON GOBELIN TAPESTRIES.

A Lecture at Columbia by Henry B. Herts, the Architect -A Revived Interest in Tapestries in New York City.

N EW YORK art circles are manifesting a new interest in Gobelin tapestries. From the Middle Ages the imitation and copying of pictures by the use of threads of diverse colors was known to all the northern and eastern provinces of France. The term "Gobelin" was the name of a family of dyers established in Paris about the middle of the fifteenth century. The first of the dynasty, Jean Gobelin, started in the Faubourg Saint Marcel, which is on the borders of the little river of Bieve, about the year 1440. His descendants acquired both fame and fortune. When they decided to abandon the house in which the members of the family had lived and worked for a century, they gave it up to Flemish tapestry weavers, to whom a dyer's workshop was an indispensable accessory. The Gobelins left to their successors not only their house and their workshop adjoining but also their name as well.

Thus it was that a name at first borne by a family of dvers was passed on to tapestry workers and afterward was applied to the material manufactured by these workers. At the suggestion of Colbert, the minister of Louis XIV., the manufacture was taken under royal patronage in 1667, and the Gobelin shops were bought by the Government. Little by little the term "Gobelins" has come to mean not merely the product of this one factory but all tapestry as well, though the material from the national works is stamped with a distinctive mark, a large "G," pierced by a threaded spindle and having the ends of the thread entwined around the letter. The modern works the Gobelins are distributed as presents by the Government of of France; they are not produced in large number and are of great money value. The number of artists employed is about 120.

A paper read recently before the School of Architecture of Columbia University by Henry B. Herts, the architect, was an exhaustive history of the manufacture of Gobelin tapestry. The closing paragraphs follow:

RECENT WORK OF THE NATIONAL ATELIER.

"It is not easy to speak of recent work and the work at present in execution. We shall speak only of the most important tapestries commenced during the last fifteen years for which the most capable artists have been employed to make the models, and the artists always know where the tapestries will be placed and what effect they will produce in their environment. Amongst the principal ones are those of Galland for the Comedie Francaise, those of Jean Paul Laurens for the National Archives and the ballroom of the City Hall of the 13th District. The paintings of Joseph Blanc and Edward Toudouze for this large room of the Court House in Reimes and others. In choosing amongst past models those with picturesque characteristics especially are chosen and so the compositions of Boucher are placed back upon the loom.

"So much for the choice of models. As for the execution two fundamental rules are now adopted by the artist-artisans: a sensible reduction in the number of colors employed and a personal interpretation rather than an exact copy of the chosen model. Formerly the great number of colors used permitted an exact copy of the painting taken as a model, since they thought that the best tapestry was the one which gave an illusion of the work of the paint brush. A complete reaction has shown their error, for it has been shown that the masterpieces of tapestry at the end of the 16th century had but a limited number of colors. The best tapestries in the Spanish collection had but twenty or twenty-five colors.

"Three colors sufficed for a drapery, thanks to a way of disposing of small pieces to manage a transition between dark shadows and full light. It was necessary to return to this fundamental principle in order to draw tapestry weaving back from darkness to light, and to do this it was necessary to completely change the education of the workers. Fortunately. some of the best artists in the workshop were interested in this return to old traditions and the execution of the work has been different for the past twenty years. For false and undecided colors so long in use the reapplication of the old system has brought back the stronger colors' better able to resist the influence of light and air. Jean Paul Laurens was occupied for ten years in making models of the life of Joan of Arc. Some of these were sent to Rome for the jubilee of the Pope Leo XIII. M. Albert Maignan has made two tapestries for the Luxembourg Palace, 'Apollo and Daphne' and 'Venus and Adonis' and two others still unfinished.

"The largest existing tapestry is "The Glorification of Colbert,' after Laurens, in the ballroom of the City Hall of Gobelins. It measures 75 square yards, and no larger tapestry has ever been woven. It was three and a half years in work. A very unusual tapestry of this time is "The Colonization of Africa by France' of Rochegrosse, and 'Verturune o Pomone' of Gorguet, which brings us back to the antique subjects. Just two recent masterpieces may be named, "The Mermaid and the Poet," of Moreau, and 'Springtime,' of Botticelli.

CONSTRUCTION

PROBABLY A NEW COMBINATION OF BUILDERS.

Firms Heretofore Independent Planning to Work Together-Will Represent General Contractors Everywhere in Greater New York.

F OR various reasons a number of general contractors in the building trades, not now organized into any trade society, contemplate a combination for their mutual interests, and they have taken some steps in that direction. A meeting was held with this purpose in view last Saturday afternoon, at the Grand Union Hotel. Some thirty-five firms have so far agreed to come in, and the probabilities are all in favor of a permanent and vigorous organization.

It appears that there is no single trade association at present embracing both mason and carpenter builders who are general contractors only. There is the Mason Builders' Association and the Master Carpenters' Association, neither of which covers the entire field of the general building contractor exclusively, for the whole of Greater New York. One of the temporary officers is authority for the statement that the new body will work in harmony with the Building Trades Employers' Association, and will serve its members in certain matters peculiarly affecting No sub-contractor will be adgeneral contractors only. mitted. The jurisdiction of the new association will extend over Greater New York. Brooklyn, Bronx, Queens and Richmond builders will be comprised in the membership as well as Manhattan builders. The official designation contemplated is "the General Contractors' Association of Greater New York." In case there is another name exactly the same, this proposed name will be modified.

By the term "general contractor" is meant any individual or firm permanently engaged in taking contracts for the entire construction of a building of any kind, whether the head of the firm be a carpenter, mason or painter by trade, so far as he individually is concerned. The leaders in the movement refer to themselves as the smaller builders, in contrast to the members of the existing associations who do the big work. Among them are firms which build dwellings in the Bronx, Brooklyn, Long Island and the Jerseys, and others who make a specialty of alterations and repairs in Manhattan and elsewhere. The call for the meeting read as follows:

call for the meeting read as follows: For a long time past it has been thought very advantageous by us general contractors to unite in a body for the purpose of pro-tecting our interests. For the same length of time a lot of sug-gestions and talk was advanced, but no initiative taken. Now the time has come, and a step to embody all these ideas and suggestions into a concrete form taken. A meeting room was rented in the Grand Union Hotel, at 42d st and Park av, Parlor A, for the afternoon of Saturday, June 11, 1910, at 2 p. m., where and when all of us will be given an opportunity to express our wishes and desires, leading to a definite organization of general contractors. Now then, if you have at heart your wellbeing and interest in your business, do not fail to come and help to found a permanent home, whose doors will ever be open to you for advice, protection and assistance in any form whatever. Come early and be the first one to show your interest in this great and most beneficial project ever undertaken for 'the protection of contractors. "In unity there is strength." Now is our opportunity to organize. Come and make your sug-gestions. If we cannot agree you lose nothing but a little time. Yours, THE COMMITTEE.

THE COMMITTEE

P. S. Be present at 2 p. m., Saturday, June 11, 1910, Grand Union Hotel, Parlor A.

One of the objects of the association is stated to be the protection of general building contractors against the alleged unfair competition of construction companies which are merely ephemeral concerns, "formed for the purpose of erecting but one building, and which having no status as building companies are able to defy the unions without any risk to themselves." It is alleged against some of the temporary building companies that they give the work to sub-contractors who employ nonunion labor, and then dissolve, having realized a substantial profit. It is said that they can do work 10 or 15 per cent. cheaper than the established contractor.

An attempt has been made by those chiefly concerned in the protective movement to keep it a secret until they have formulated definite plans for the campaign. It can be said, however, with permission, that the temporary secretary is Mr. William G. Solomon of 50 Centre st, a member of a firm of general building contractors, which firm also controls the Schwartz Plumbing Supply Company. One of the promoters of the movement, who is a very prominent builder of dwellings, said this week:

"In the estimation of builders it is time something was done along this line. The price of building material and labor has become so excessive that the established contractors are absolutely unable to meet the competition of these temporary companies. In consequence they are forced to go outside of New York for their work and take picayune contracts that ten years ago they would not even bid for.

"The storm has been gathering for some time and bids fair to break in the near future. Just how the organization will fight these temporary companies is hard to say. In fact, the campaign is going to be fraught with many difficulties."

While the ephemeral building corporations contribute one of the difficulties that long established contractors have to contend with, it is not the only one that the members of the new association will give attention to. They assert that one of their troubles arises from the sort of treatment that individual contractors sometimes receive at the hands of engineers and architects, and they have an idea that they would get more consideration at such times if they could bring the influence of a large association to bear in their behalf. But the reasons for organizing the association are said to be general rather than specific, and the need of it apparent for years.

RESULTS OF ROCK BORINGS ALONG LINE OF PROPOSED TUNNEL.

N the course of the exploration of the rock on which New York City is built, for the purpose of finding a suitable route for the pressure tunnel which the Board of Water Supply intends to build, as a means of distributing the Catskill water supply, diamond drill holes have been put down at all points where they were either essential or valuable for discovering the structure and condition of the rocks at and near the line of the tunnel. Some of the holes are comparatively In places where outcrops or other sources of inshallow. formation show sound rock at or close to the present surface of the ground it is obviously necessary to sink deep holes every few feet.

In two classes of situations, the engineers say holes are required either to the proposed grade of the tunnel, or to such depth as proves conclusively the kind and condition of the rock. In a few sections these features were so little known at the beginning of the field work conducted by the Board of Water Supply, and the rock conditions were deemed so important in solving the problem of location, that unusually numerous borings were made, some shallow, some deep. Such districts were (1) the Harlem River crossing (in spite of information furnished by earlier tunnel construction); (2) from 126th st to 106th st, embracing Morningside Park and the Manhattanville valley; (3) the "lower east side section," from Bowery and Delancey st to Clinton and Cherry sts; (4) East River crossing:

Of these (1) the Harlem River crossing proved to have so firm and fresh rock in the river bed that it was unnecessary to sink more than two holes to tunnel grade, in or close to the river. (2) The topography at the north end of Morningside Park, and the topography and rock distribution at the south end and adjacent to the northwest corner of Central Park, gave reasonable possibility of finding deep rock decay and cross faulting with crushing of the wall rock. Hence in both portions of that district several deep holes were sunk, with the result of finding sound rock at the place and depth proposed at the north end, and of indicating at the south end that the required conditions will be met by depressing the tunnel grade slightly. (3) The third district is still under investigation, but the engineers consulted by the special committee of the Board of Estimate (namely Engineers Herschel, Pruyn and Woodman), stated in their report that it is the only section besides the above mentioned in which the tentative plans drawn up by the Board of Water Supply may require to be amended by reason of rock conditions. (4) The crossing of East River at the point proposed will not be accompanied by any of the uncertainties that exist in regard to the rocks beneath all portions of the river north of 17th st. For here the river is in Fordham gneiss, a rock of proved worth as ground for any excavation; while to the north faulted and shattered and decayed rocks occupy the river everywhere. The drill holes started in and adjacent to the river from the foot of Clinton st to Brooklyn discovered rock so sound and firm that deep drilling would have been superfluous.

STUCCO IN SUBURBAN CONSTRUCTION

The Different Ways in Which It Is Used. The Various Methods of Finishing Surfaces. How to Produce Interesting Natural Colors.

By ALBERT MOYER, Assoc. Am. Soc. C. E.*

THE history of stuccoes does not furnish sufficient information and data to be of practical value in the manufacture of the present day Portland cement stuccoes. There are records standing 350 years B. C. of stuccoes made from vastly different materials than are of economical use at the present time, and we find that such stuccos were almost invariably used in the warm climates, where the action of frost would not tend to disintegrate the rather poor material which was then available.

There is every reason to believe that originally these stuccoes were intended to cover up and protect inferior building stone and sunburned straw brick. The archaeology of stucco would tend to show that from an artistic standpoint this method of decoration was a development of the wattled buildings, which were plastered with clay and different muds hardened by being baked in the heat of the sun. Therefore, in this instance, the use of clay plaster over wattled houses was to protect an inferior building material. To-day stucco is used for a similar purpose, that of protection and pleasing surfaces. It would, therefore, seem advisable to recommend a material which would best serve the purpose of protection and artistic merit. Stucco, or plaster should never be used as an imitation of other building material:

To cover brick with plaster and this plaster with fresco is perfectly legitimate, but to cover brick with cement and to divide this cement into joints that it may look like stone, is to tell a falsehood, and is just as contemptible a procedure as the other is noble.

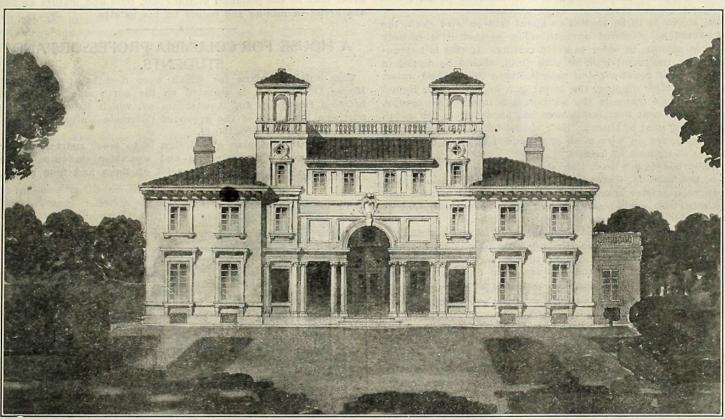
A very successful use of artificial stone was made by the architects of Mr. Albert B. Boardman's new house at SouthTo carry out these ideas we desire to recommend only Portland cement stucco for exteriors, as this is the only hydraulic material which will stand the action of the elements. From the artistic side we would also recommend such surface finish for stucco as will cause both natural color and pleasing texture. It would be well, therefore, to expose to view the aggregates used and avoid as far as possible exposing the bonding material, Portland cement.

FINISHING OFF THE SURFACE.

There is no artistic reason for allowing only the bonding material to be displayed to the eye. On very large jobs the surface can be cleaned off by means of a sand blast, and on smaller jobs the surface may be cleaned to expose each grain of sand by means of muriatic acid in dilute solution; 1 part commercial muriatic acid, 4 to 5 parts clear water. Where white aggregates are used the surface may be cleaned off with a solution of sulphuric acid, 1 part acid, 4 to 5 parts clear water. The sulphuric acid leaves a white deposit and therefore should not be used excepting where the aggregates are white.

Another method is to scrub the surface while yet green, say within 24 hours, with a house scrubbing brush and clear water. This is more difficult than the others, for the reason that if the stucco is allowed to remain too long before scrubbing, it will be too hard to remove the coat of neat cement from the outside of each particle of sand or other aggregates; and is scrubbed when it is too soft the surface may be damaged and made difficult to repair.

(Continued on next page.)



MR. BOARDMAN'S HOUSE AT SOUTHAMPTON.

Hill & Stout, Architects.

ampton, L. I. For some reason American builders have not had as good luck in managing artificial stone, so called, as the Italians and others. One of the places where most often a miss has been made is in not making sure that the drying of walls was not delayed as long as possible. In this instance the hose was kept playing on the work almost constantly as it progressed and for days afterward.

Architecturally the house is nearly a replica of the Villa dei Medici at Rome, and consequently is one of the new show places of Eastern Long Island It is not in the colony at Southampton, but about half a mile distant. Through apertures in the richly designed stone fence bordering the estate on Cooper's Neck Lane glimpses of the villa are obtained as one approaches the tall gates before turning into the drive, lined with cedar trees, that leads up to the terrace on which the house stands. The view in the accompanying picture is of the garden front, but every side of the house is attractive, though the general entrance is from the west front.

*Mr. Moyer is the manager of the Sales Department of the Vulcanite Portland Cement Co., 200 Fifth av. The house is, of course, of large dimensions, 93x72 ft. All the trim is in the artificial stone referred to, and the flat surfaces are the stucco, which is laid over terra cotta blocks. The stone, in texture and color, is said to resemble the Italian Travertine, but actually it has the color of an old bone. It is, therefore, not like ivory, nor will calling it a warm light gray accurately describe the attractive coloring of this house.

The main entrance is through a porte cochere into a broad hall having a quarry-tile floor, stone trim and a stone staircase to the second floor. Only in the reception-room is any hardwood flooring to be found in the whole house, all the other rooms, even the bed-chambers, having composition flooring.

The dining-room and living-room are each of the same size, 21x32 ft. Bordered with inlaid Italian walnut cupboards the dining-room has walls covered with tapestries and brocades. The living-room has screens and bookcases, and, generally, a harmony of design that makes it a living-room indeed, the climax of all the comforts of the house. The owner, Mr. Boardman, is the chairman of the board of directors of the Thompson-Starrett Company of builders, If the character of the available aggregates will not present a pleasing surface when exposed, the following surface treatment may be used: While the last coat is still thoroughly damp, apply a Portland cement paint composed of 1 part Portland cement, 12 per cent. of the volume of the cement of well hydrated lime, pulverized form, and 1 part of the volume of the cement of fine white sand. Mix with water to the consistency of cream or the ordinary cold water paint. Stir constantly and apply by using a whisk broom throwing this paint on with some force. Keep this finish surface damp for at least six days or longer

Keep this finish surface damp for at least six days or longer if economy will permit. Do not allow it to dry out in any one place during the week. If necessary, protect by hanging tarpaulins and using a fine spray of water-playing on several times during the day by means of a hose. This will give a pleasing Hight-gray color of excellent texture.

Stucco may be applied to various building materials. There is hardly any reason at the present time for stuccoing stone buildings; the procedure at best is difficult and hardly to be recommended. Our building stone is usually an excellent material, and, therefore, does not require either protection or covering to produce pleasant effects.

COVERING NEW BRICK.

New brick may be covered with stucco very successfully. The joints should be first raked out half an inch. The brick must be saturated with water. It is always best to start stuccoing at the top of the wall and work down between the pilasters or corners, finishing a whole strip or whole side wall from top to bottom in one day. Thus no streaks or cracks are formed where one day's work ends and another begins. By this method the wall can be kept wet ahead of the work by means of a hose.

The second coat should be put on as soon as the first coat has stiffened sufficiently to hold in place and stand the pressure of the trowel. This second coat should be well scratched and the finished coat applied while the second coat is damp. The finish coat should then be kept wet, protected from the rays of the sun and as far as possible from drying out. This can be done by hanging wet clothes over it. This rule of keeping each coat moist until the other coat is applied and protecting after applying the finish coat, must be observed in all forms of Portland cement stucco.

If the stucco is to be applied to metal lath or wire cloth, the metal should be plastered on both sides, so that it is entirely encased in mortar, in order to avoid rusting. If this is impracticable, then the metal lath, or wire cloth, should be dipped in a paint made of equal parts of neat Portland cement and water. Immediately after dipping, the metal lath or wire cloth should be tacked onto a frame in the position it is intended to occupy. As soon as the neat Portland cement has hardened on the metal, apply the first coat of stucco. Hair should be added to the mortar, to be applied on wire mesh or expanded metal: One bag of cement to one pound of hair.

If plaster boards are used, they should be nailed on the framework of the building, leaving at least a quarter of an inch joint between each plaster board. This joint to be filled in with lime putty; otherwise each plaster board will cause square cracks on the outside of the stucco the size of each board. A convenient method of waterproofing plaster boards is easily available. The boards may be painted with two coats of any of the reputable bitumen waterproof paints to which plaster adheres. Then about 24 hours after the bitumen paint has been applied, and within six days, apply the first coat of stucco.

FOR STUCCO ON TERRA COTTA BLOCKS.

Great care should be exercised in keeping the blocks thoroughly saturated with water, for if the blocks are not saturated they will pull the water out of the mortar and it will crack and disintegrate. Portland cement requires water until it has thoroughly hardened, which ultimate hardening usually takes from fourteen days to a month. It is not always necessary to play the hose on the wall for a month, although it would be advisable. The dews at night, the dampness in the atmosphere and the rain will furnish the necessary moisture, provided the material on which the mortar has been plastered has not too great an affinity for water.

In order to prevent the porous hollow terra-cotta tile from sucking the moisture from the stucco and also to furnish, waterproofing and an additional bond other than that which would be given by the key, it is good practice to paint the surface of the dry terra cotta blocks, after having been erected in the wall, with two coats of bituminous paint. It is important that the first coat of stucco is placed over this paint after 24 hours and within six days.

Proportions for a good stucco should be 1 part Portland cement, $2\frac{1}{2}$ parts coarse, clean sand (if coarse, clean sand is not available use only 2 parts of sand). Add 10 to 15 per cent. of well hydrated lime, dry pulverised, of the volume of the cement.

HOW TO PRODUCE NATURAL COLORS.

If it is the desire of the owner or architect to use the exposed aggregate method, interesting natural colors can be obtained by using the following materials instead of sand, the same pro portions: Green, red, buff, black or white marble screenings, all passing a No. 8 screen, and all collected on a No. 40 screen. These different colored marble and different colored sand, where obtainable, can be used singly or in a combination. When exposed by scrubbing or the acid treatment very interesting results are obtained.

In mixing stucco great care should be exercised to obtain the thorough incorporation of cement, sand and the other aggregates, The sand and cement should be mixed together dry until an even color results. This can be done by shoveling and raking while shoveling. Water should then be added, being careful not to add too much water at a time and not to get the resulting mortar too wet so that more sand or cement has to be added. Be very careful to bring the resulting mortar up to the proper consistency for plastering.

It is advisable to add to the mortar from 10 to 15% of the volume of the cement of well hydrated lime. This should be mixed dry with the cement and sand before the water is added. The addition of hydrated lime tends to fatten the mortar, making it more adhesive and impervious.

Another specification which we believe will prove of considerable value is by the addition of mineral oil to wet mortar. After the water is added and thoroughly mixed with the mortar add 15% of mineral oil and remix. If a light effect is to be produced use white oil. When the oil is to be mixed with the mortar it is always advisable to use hydrated lime, as we thus have a larger amount of emulsifying material.

The color obtained by the scrubing or acid method is limited only to the available sands or marble screenings, the color will be the color of the aggregates. An excellent green can be obtained by adding 8% of the weight of the cement of Cromium Oxide. This should be mixed dry with the sand, cement and hydrated lime. Always keep in mind that the surface to which the mortar is to be applied must be thoroughly saturated with water, each coat of stucco must be kept moist and the final coat must remain moist for at least one week and longer if economy will permit.

Stucco should not be troweled to a smooth surface. The artist painter would never think of smoothing the paint on his canvas by means of a straight edge. Texture and color are necessary if artistic results are to follow. By using the suggestions above outlined, the architect is privileged to select the aggregates from which the stucco is made, and has in fact as great play in the planning of the color, tone and texture as has the artist in mixing the paints on his palette.

A HOUSE FOR COLUMBIA PROFESSORS AND STUDENTS.

This building, plans for which were filed in the Tenement House Department, is situated on the north side of 121st st between Broadway and Amsterdam av, which street forms the northern boundary of the group of Columbia University buildings. The plot is 100x150 ft.

The intention of plan and design is to erect apartments for the housing of the professors and wealthier students of the university. The apartments consist of three and four rooms,



APARTMENT HOUSE FOR THE SETHLOW REALTY CO. West 121st Street. Emery Roth, Architect.

some with kitchenettes, and a number of them with duplex studios. There are 108 of these apartments in the building.

The apartments are grouped about a large front court, 30x55 ft., recessed in the center of the building after the manner of the Villard mansion in 51st st, forming a large enclosure with an arcade around it, and giving the building a scholastic appearance. The front of the building will be of limestone and tapestry brick, and the roof will be covered with Spanish tiles. A more extensive description and plan will be published at an early date. The building was designed and is being erected under the supervision of Emery Roth, architect. The owner is the "Sethlow Realty Company," L. Eisenberg, president.

The Price of a Good Cigar.

Do you know that the price of a good cigar each day would keep you supplied with a system of records which would mean thousands of dollars to you in the course of a year? Isn't it quite possible that we could sell you some things which would be of interest to you? Drop us a line.

PRICES HIGHER IN MARCH THAN EVER. The Average of the Year 1909 Was 3 Per Cent Higher Than the Average of 1908 But Still 2 Per Cent Below the Average of 1907.

F ROM September, 1908, up to March of this year, there was a steady increase in wholesale prices. At no previous time in twenty years were prices so high on the average. Since March there has been a recession. The estimate here given refers to all commodities, and not to building material alone. As may have been generally surmised, the greatest advance was in the prices of farm products. Still, the average of all wholesale prices for the year 1909 was several points below the average of the year 1907.

The annual report on wholesale prices just published by the Bureau of Labor, Department of Commerce and Labor, in Bulletin No. 87, shows that wholesale prices in 1909, as measured by the 257 commodities included in its recent investigation, advanced 3 per cent. over the wholesale prices in 1908, but, with this advance, they were still 2.3 per cent. below the average of 1907, the year of highest prices within the period 1890 to 1909.

Wholesale prices in 1909 were 14.5 per cent. higher than in 1900; 41 per cent. higher than in 1897, the year of the lowest prices from 1890 to 1909; 12 per cent. higher than in 1890; and 26.5 per cent. higher than the average price for the ten years 1890 to 1899.

The highest point reached in 1907 was in October, from which month there was a general decline until August, 1908. Beginning with September, 1908, there has been a monthly increase without a break up to March, 1910. Wholesale prices in March, 1910, were higher than at any time in the preceding twenty years, being 7.5 per cent. higher than in March, 1909, 10.2 per cent. higher than in August, 1908, 21.1 per cent. higher than the average yearly price of 1900, 49.2 per cent. higher than the average yearly price of 1897, and 33.8 per cent. higher than the average price for the ten years 1890 to 1899.

Of the 257 articles for which wholesale prices were obtained, 125 showed an increase in the average price for 1909 as compared with 1908, 31 showed no change, and 101 showed a decrease.

Of the nine groups under which the commodities are classified, six showed an increase in price in 1909 as compared with 1908, the largest percentage of increase being in farm products, namely, 15.0 per cent. Lumber and building materials increased 4.0 per cent., food, etc., 3.4 per cent.; cloths and clothing 2.3 per cent., and drugs and chemicals 1.8 per cent., while the miscellaneous group increased 5.0 per cent. The three groups in which the wholesale prices decreased were house furnishing goods, 2.0 per cent., fuel and lighting 1.1 per cent., and metals and implements 0.5 per cent.

The average wholesale price of raw commodities for 1909 was 9.0 per cent. higher than in 1908, while in March, 1910, it was

THE RESORT TO THE SCRAP-HEAP

At the corner of Wall and Nassau sts stands a 18-sty, steelframe building, measuring three hundred feet from sidewalk to tower. It was built in 1898 and is well constructed, capable of enduring indefinitely; but they are tearing it down. With a new building, rentals will be so increased that they can afford to throw the old one away. This is a typical American proceeding, and to it a considerable part of our industrial efficiency is due. The readiness with which our engineers toss buildings, steel rails, locomotives and machinery generally into the scrap-heap amazes Europeans, and accounts, in part, for our industrial efficiency. This resort to the scrap-heap requires courage. In the old stuff millions of dollars have been in-vested. While it isn't the best, one could get along with it for vested. To write off the investment, throw the old stuff away vears. and build new, takes nerve. Yet, on the whole, it pays.

Individually a good many of us lack the nerve to "scrap" our failures and half-successes. The old undertaking isn't panning out very well. We see that it does not develop our best efficiency. We are dissatisfied with it, but in it we have invested much effort, much hope and years of time. We hate to write off the investment, toss the old stuff bodily into the scrap-heap and build new; but very likely it would pay .- Saturday Evening Post. .

Fine Arts Commission.

President Taft, after signing the bill authorizing a Fine Arts Commission, appointed the following named members: Daniel M. Burnham, an architect of Chicago, chairman; Frederick Law Olmsted, Jr., landscape architect, of Boston; Thomas Hastings, architect, of New York; Daniel C. French, sculptor, of New York; Frank D. Millet, painter, of New York; Cass Gilbert, architect, of New York, and Charles Moore, of Detroit. Colonel Spencer Cosby, Superintendent of Public Buildings and Grounds,

15.5 per cent. higher than the average for 1908 and 5.9 per cent. higher than the average for 1909. The average wholesale price of manufactured commodities for 1909 was 1.4 per cent. higher than for 1908, and in March, 1910, it was 7.2 per cent. higher than the average for 1908 and 5.7 per cent. higher than the average for 1909; the March, 1910, price also showed an increase of 1.0 per cent. over January, 1910, and 0.8 per cent. over February, 1910.

WHY IT COSTS MORE TO RUN THE HOUSE.

Among the articles showing marked increases in price in 1909 were choice to extra steers, which increased 24 per cent. from February to November; cotton, which advanced 59.2 per cent. from January to December; heavy hogs, 36.7 per cent. from January to December; light hogs, 36.9 per cent. from January to December; hops, 204 per cent. from January to November; El-gin creamery butter, 36.9 per cent. from May to December; dairy butter, 52.9 per cent. from March to December; winter wheat flour, 44.2 per cent. from January to June; lard, 37.3 per cent. from February to December; short clear bacon, 46 per cent. from February to December; short rib bacon, 46.4 per cent. from February to December; milk, 88.9 per cent. from June to December; coke, 81 per cent. from June to October; rubber, 71.9 per cent. from February to October.

Of the decreases in prices within the year 1909 the most noticeable are as follows: Oats declined 33.4 per cent. from May to October; wheat, 23.1 per cent. from May to September; spring wheat flour, 19.4 per cent. from June to September; and glucose, 34.4 per cent. from September to December.

The following statement shows the movement of wholesale prices of raw and manufactured commodities and of all the commodities considered during the twenty years 1890 to 1909:

RELATIVE WHOLESALE PRICES OF RAW AND MANUFACTURED COMMODITIES AND OF ALL COMMODITIES CONSIDERED, 1890 TO 1909.

	(Average	price for	1890-18	899=100).0.)	
Relativ	e wholesa	le price.		Relativ	ve wholesa	ale price.
•	Manufac-				Manufac-	
Raw com-	tured A		R	aw com-	- tured	
	com-				com-	All com-
	modities.		Year.	ties.	modities.	modities
1890115.0	112.3	112.9	1900	111.9	110.2	110.5
1891116.3	110.6	111.7	1901	1111.4	107.8	108.5
1892107.9	105.6	106.1	1902	122.4	110.6	112.9
1893104.4	105.9	105.6	1903	122.7	111.5	113.6
189493.2	96.8	96.1	1904		111.3	113.0
1895 91.7	94.0	93.6	· 1905	121.2	114.6	115.9
1896 84.0	91.9	90.4	1906	126.5	121.6	122.5
1897 87.6	90.1	89.7	1907	133.4	128.6	129.5
1898 94.0	93.3	93.4	1908	125.5	122.2	122.8
1899105.9	100.7	101.7	1909	136.8	123.9	126.5

has been appointed secretary. The Commission is to be an advisory body, to serve without compensation, and will assist the officials in Washington in everything pertaining to architecture, the improvement of the city and other affairs which call for artistic judgment.

MUNICIPAL CONSTRUCTION BUDGET.

The Committee on Corporate Stock Budget of the Board of Estimate has transmitted to the Board of Aldermen resolutions in the following named matters:

Recommendations for Releases of Authorizations:

Construction of a new Court House and Prison for Third District Magistrates' Court, on the site of old Essex Market Court House, Borough of Manhattan..... County Clerk, New York County, steel filing cases and furnishings... \$23,000.00 49,600.00

 furnishings
 49,600.00

 Extension of Riverside Drive to Boulevard Lafayette
 60.000.00

 New Hall of Records, equipment of offices
 1,000.00

 Erection of a new building for Children's Court, First
 150,000.00

 Division
 150,000.00

 New Authorization of Corporate Stock:
 150,000.00

 Construction of a new Court House and Prison for Third
 150,000.00

 District Magistrates' Court, on the site of old Essex
 385,000.00

 Market Court House, Borough of Manhattan
 385,000.00

 Filing cases, Bureau of Sewers
 6,000.00

 Installation of Swimming Pool in the East Fifty-fourth
 54,000.00

 Installation of house tank, house pump and extra piping
 54,000.00

 2,000.00 11,900.00 15,000.00

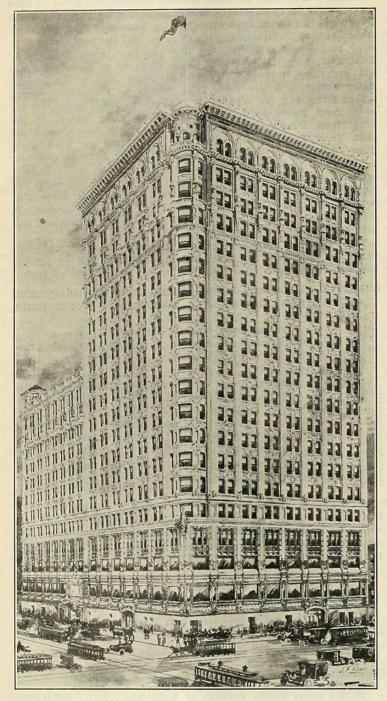
Buildings Preparing a survey of the sewer system, in the Borough of Manhattan, and of a plan for gradual reconstruc-35,000.00 tion

Open air classroom, Carmine Street Bath.... Permanent betterment, improvement and equipment of public buildings 8,000.00 100.000.00

THE CENTRAL BUILDING.

As its name implies, the building will be centrally located, at the northeast corner of Broadway and 42d st, three blocks west of the Grand Central, and eight blocks north of the Pennsylvania Railroad Station, in the very heart of the hotel district. By means of the 42d st subway station, which opens directly from the basement and connects with Harlem, the Bronx, the Battery, Brooklyn, one can reach without leaving cover all the boroughs of Greater New York, if we except Staten Island, as well as all the stations of the great railroads entering the city. Facing Times square, the Central Building is the business hub of New York.

In style, the building is to be a modern adaptation of Italian Renaissance. Seizing upon the insistent demand for window display and thoroughly lighted floors, these requirements furnish the motif of the facades, as seen in the drawing. The lower



BUILDING FOR Broadway, northeast corner 42d Street. Clinton & Russell, Architects. BUILDING FOR TIMES SQUARE.

stories comprise a wall of glass, projecting a foot beyond the building line, and secured by vertical lines of ornamental iron. Display windows continue for two more stories between narrow piers of ornamental iron and terra cotta. Above this base rise sixteen stories of highly enriched terra cotta capped by a broad Italian cornice.

Two marble entrances, one on Broadway, the other in 42d st, lead through a groined arcade to elevators and subway. The front elevators are of Italian wrought-iron grilles set between light terra cotta piers. The spaces between the terra cotta piers of the arcade are used as display booths. The lighting of the Central Building is exceptional. Two elevations face broad streets. The third overlooks the court of the Cohan Theatre, now in course of erection by the owners of the Central Building. Two large courts give additional light and ventilation.

The first four floors offer unrivaled opportunity for window and booth display at this, the busiest corner of the city; a

corner facing Broadway, Times square and 42d st. The next nine stories are divided into offices. The six floors above are left open as lofts, while the top floor is provided with large skylights for studio or other purposes.

The Central Building will embody the most advanced type of steel fireproof construction. The foundation will rest on bedrock, the floors are to be reinforced concrete, the partitions of terra cotta, and the trim of fireproof wood. Inflammable material is reduced to the minimum. Ample toilet facilities for both men and women are provided in the plans on every floor, and toilet fixtures are of the most up-to-date type. Four express and four accommodation elevators make possible rapid and easy communications. Every known requirement is provided for the convenience and comfort of tenants.

The Hub Building Co., Herbert T. Jennings president, Edmund K. Stallo vice-president, and M. Greenwood, Jr., secretary and treasurer, is the owner. Messrs. Clinton & Russell, 32 Nassau st, are the architects, and Greenwood & Co., with offices in the Liberty Tower, will act as managers of the enterprise. The question as to just when the construction of the new building will start is yet uncertain, but it is probable that the operation will be under way by fall. The question as to who will secure the entire contract, the owners state, is also yet unsettled.

GIMBEL BROTHERS TAKE POSSESSION .- Last night at midnight Messrs. Gimbel Brothers formally took possession of their new store at 33d and 34th sts and Broadway. For several days past the representatives of the owners, E. R. Graham, of D. H. Burnham & Co., and Louis J. Horowitz and other members of the Thompson-Starrett organization, have been inspecting the big structure from cellar to roof, and about midday yesterday the general contractor, the Thompson-Starrett Company, received a clean bill of health, the lessees assuming possession of the premises at twelve o'clock last night. installation of interior fixtures, such as shelving, show windows, glass, etc., will now be rushed to completion, in order that the building may be stocked with merchandise preparatory to the opening. The building is ten stories high and has three stories below grade, contains 27 acres of floor space, 48 elevators, a sprinkler system, and every modern device to be found in a high-class department store. The transaction involves \$12,-000,000 for land and building, and the property is leased by Messrs. Gimbel Brothers for twenty-one years with four re-newals at a rental which, in the span of a century, will aggregate one hundred millions of dollars.

Three more steamboats for the Hudson River will be built this year; one, a side-wheeler, to replace the Kaaterskill on the Catskill line, a propeller to relieve the Redfield on the Hudson line and a propeller for the Newburgh line. The summer travel on the river has become very large in these latter days, and on holidays it exceeds the capacity of the steamers, even when extra boats are put on. On Memorial Day the crush was extraordinary. A number of new boats have appeared within a period of a few years, including the Hendrick Hudson, Robert Fulton, C. W. Morse, Rensselaer, Trojan. Speed and comfort have been the two factors that have changed river travel from a tiresome obligation into a real pleasure.

NOVELTIES.

"THE LAST OBJECTION TO WINDOW AWNINGS REMOVED."— Window awnings have been charged with preventing perfect circu-lation of air from top and bottom of sash. Whether this be true or not, there is one company on the market that has a patented device for doing away with any possible objection on this point. The awning is hung about an inch from the window frame on gal-vanized iron supports which fit down into a socket so that it can be instantly removed, raised or lowered without compelling the operator to lean out of the window. The Buyers' Bureau, Record and Guide, will give further information upon request.

operator to lean out of the window. The Buyers' Bureau, Record and Guide, will give further information upon request. HEATING BOILER GROWS AS DEMAND REQUIRES.—This is one of the most notable novelties the Buyers' Bureau of the Record and Guide has investigated. It appeals to the suburbanite as well as to the owner of a New York loft, factory or showroom build-ing, apartment, tenement house or dwelling. A new building goes up. The owner investigates heating apparatuses. He seeks the advice of friends and installs the system recommended by persons whom he consults. The time comes when he enlarges the building. All the money invested in a heating system represents a loss. It must go to the scrap heap. Such waste is not necessary to-day. A LOW pressure boiler is on the market that will heat a dwelling, yet can be expanded so as to heat an apartment house. And the cost of such expansion is comparatively nothing. Furthermore, if zero weather comes, this boiler can be used to capacity. If the next day is summerlike, one half of the boiler can be fired. This saves fuel and wear and tear on the boiler. In case of a Irozen radiator in one apartment, the whole system need not be shut down. A valve cuts out the damaged radiator and all the tenants do not have to suffer for one occupier's carelessness. Heating experts tell you that the chief requisite for a perfect heating sys-tem is boiler circulation. By a harp-shaped generator segment, with the fire directed against the hypothenuse, there is no steam resistance to be overcome, and the greatest amount of vapor per pound of coal consumed is thereby obtained. This boiler comes in sizes suitable for dwellings, apartment houses of any size, schools, churches and assembly halls. Another feature worthy of emphasis is the low water line, admitting the boiler into low cellars, where ordinary types of heaters can be installed only with the aid of pits. The Buyers' Bureau, Record and Guide, will give further informa-tion upon request. tion upon request.

CLOSER BUILDING RESTRICTIONS IN SUBURBS.

A^S land developments have become more numerous each year in the suburban area around New York City the necessity for closer restrictions on building plots in the better class of developments has become more apparent.

Land developing companies, too, are more and more seeing the utility of either improving plots with houses or making inducements for speculative builders to do so. This idea, carried to

HOUSE AT GARDEN CITY ESTATES. NO. 1.

fruition, not only attracts a better class of buyers, but also results in an enhancement of adjoining vacant fee values. Every improvement makes a better demand for vacant property near it.

As building operations have increased it has become apparent that many speculative builders are prone to ignore prime structural features when building their product, which has tended to detract from the finished structural appearance of some developments.

To obviate such a result at Garden City Estates, the developing company, of which former Lieut.-Gov. Timothy L. Woodruff has recently, become the head, has adopted a policy of restriction which goes a step farther. It exacts that the builder must build in accordance with plans prepared by its own architect and the that the work must be supervised by him. Garden City Estates has chosen Oswald C. Hering of 1 West 34th st, Manhattan, for the purpose. tions have taken place in Garden City Estates of more than passing importance. One is the erection of four country houses by Mr. Woodruff, and another is the building of two fine houses by the Prudential Building Company. All were planned by Mr. Hering.

The house numbered 2 in the accompanying illustrations is one of Mr. Woodruff's building enterprise, while that numbered 1 is the product of the Prudential Building Company.

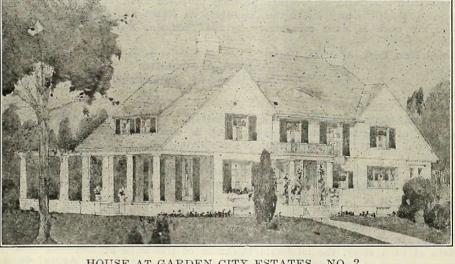
> Mr. Woodruff completed a fine Colonial house for his own occupancy, this year, on a plot 200x490 ft. on the north side of Stewart av, Garden City Estates; and the grounds, including garden and tennis court, occupy the block front between Kensington and Brixton roads.

> For the purpose of improving the remainder of the square block, 200x400, with houses that harmonized architecturally with the surroundings, the former Lieutenant-Governor arranged to erect the four dwellings referred to.

> One of the prime requisites of improvement at Garden City Estates is houses of designs comportable with a fine suburban environment such as the Estates has.

> These houses stand in the centre of Garden City Estates, the acme of its finest development. Nearby is the new home of Gage E. Tarbell, which is nearing completion.

Two other houses have been designed in Dutch colonial style to harmonize with the house at the Stewart av end of the block, oc-Oswald C. Hering, Arch. cupied by Mr. Woodruff.



HOUSE AT GARDEN CITY ESTATES. NO. 2. Oswald C. Hering, Arch.

During the last few months building opera-

THATCHED ROOF EFFECTS WITH SHINGLES.

A NUMBER of residences in Westchester County and other suburbs of New York have roofs which have the outlines and something of the picturesque appearance of thatched roofs, but which are only shingled. Harrie T. Lindeberg (of Albro & Lindeberg, architects), who has adapted this idea to some notable designs, as in the house of Mr. James A. Stillman, Esq., at Pocantico Hills, considers that the old farm buildings of New England and the South, built by men who had no other end than utility in view, are still the best examples of our domestic architecture.

It is Mr. Lindeberg's opinion that with our climate a house in the country should be low, or give the effect of being low. Two stories should be sufficient, and there is a peculiar charm in rambling single story wings. There is also a charm, he says, in passing through casement windows of the living room or dining room, down but a single step to the lawn or out upon the brick terrace. A house high up is never quite so friendly to its garden or lawn.

Mr. Lindeberg had an extended article in The Brickbuilder recently, in which he described how the thatched roof effect with shingles is carried out. In the first place, he notes that a slightly convex surface is given to the whole roof by furring on each rafter from 4 inches to 6 inches in height in the center of the roof and diminishing the furring to nothing at the ridge and eaves. The furring strips are then laid on horizontally about 4 inches on centers. At the gables the furring is constructed with the greatest care by 1 inch and 2 inch shingle strips running with the roof rafters, which carry the general convex lines of the roof to meet the hanging verge board.

At the rounding of the gables the furring is brought well forward on the verge board and then returned against it, forming in section an arc of a circle. This rounding at the gables is greatest at the apex and diminishes towards the eaves. Often on a main roof it is desirable when a decided softening of the gable is wanted, to drop the roof rafters gradually at the ridge for a distance of 3 or 4 feet back from the verge board. To be effective the dropping at the verge boards must necessarily be sudden.

Aside from the rounding of the gables and the softening at the eaves and ridges, perhaps the best feature of this roof is its texture produced by laying all of the courses of shingles out of the horizontal in long irregular waves, so that the courses vary in exposure to the weather 1 inch to 5 inches.

After two courses of shingles have been started at the eaves with the butts together, these long sweeping curves should be laid out on the roof with a soft pencil by the architect himself.

To keep the laying from becoming too irregular, it is sometimes necessary to introduce an absolutely horizontal course in every eight or ten courses of shingles. Even then almost constant supervision is necessary in the case of inexperienced workmen, in order that the waving may not become too affected, or from failing in the other direction by appearing stilted and set.

It is only in the rounding of the gables or on quick turns in angles between the side walls of a dormer and the roof surface, that it is necessary to steam or wet the shingles. When dry the cedar shingle is decidedly brittle, but steamed or wet it will bend most accommodatingly.

When You Want Information.

When you want information, remember that the various services of The Realty Records Co. cover the entire field of inquiry. It will cost you a great deal less to get it from us than any other source.





Affecting the Operations of Architects, Owners, Contractors and Others

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

MANHATTAN BUREAU OF BUILDINGS. Bulletin No. 20-1910.

MODIFICATION-SECTION 48, BUILDING CODE.

In re Application No. 2155, Alterations, 1908; premises, No. 180 West 81st st:

In altering an existing five-story tenement to make it comply with the requirements of the Tenement House Law affecting old buildings, it is proposed to remove from the existing shaft the skylight over the same and to line the interior with metal.

A modification of Section 48 of the Building Code is requested and hereby granted, so as to permit this type of construction instead of brick or other fireproof wall construction, inasmuch as a strict compliance with the requirements of the Building Code would mean the practical reconstruction of the interior, with a consequent loss of space and a considerable hardship on the owner.

In a conference with the Tenement House Commissioner and the Superintendents of Buildings of the five boroughs, it was agreed that this form of weather proofing proposed shall be accepted as satisfactory under the conditions as stated above, where the work is made compulsory by the Tenement House Law

Dated New York, April 28, 1910.

RUDOLPH P. MILLER, Superintendent of Buildings.

Approved:

GEO. MCANENY, President of the Borough of Manhattan.

Similar modifications have been granted in the following cases: Appl. No. 473 Alt. 1910; Appl. No. 2525 Alt, 1909.

Bulletin No. 21-1910: Special Order.

INTERPRETATION OF SECTION 46-BUILDING CODE. The provision of Section 46 of the Building Code, as to the thickness of walls for stairway and elevator recesses in buildings, is not considered to apply to the walls in skeleton construction. In such construction, where the walls are carried by girders at each story, the minimum thickness of the walls at such recesses shall be 12 inches throughout the building.

Dated New York, May 19, 1910.

RUDOLPH P. MILLER, Superintendent of Buildings.

Bulletin No. 22-1910.

MODIFICATION-SECTIONS 27 AND 32, BUILDING CODE. In re Application No. 808, Alterations, 1910; premises, No. 130 East 80th street:

On a four-story dwelling house, it is proposed to add an additional story on the front of the building covering a less area than the story immediately below, and to make the rear wall of this additional story of angle iron frame filled in with terra

cotta blocks and covered on the outside with metal. A modification of Sections 27 and 32 of the Building Code is requested and hereby granted, so as to permit this form of construction, inasmuch as the proposed construction is lighter than would be required by a strict interpretation of the Building Code, and is sufficient for the purpose of enclosure walls, and as no additional fire hazard will be incurred.

Dated New York, May 6, 1910. RUDOLPH P. MILLER, Superintendent of Buildings.

Approved:

GEO. MCANENY,

President of the Borough of Manhattan.

Similar modifications have been granted in the following cases: Appl No. 937 Alt. 1910, premises, 552-554 West 23d st.

Appl. No. 430 N. B. 1909, premises, 286-288 Fifth av.

Appl. No. 712 N. B. 1909, premises, southeast corner 77th st and Broadway.

Appl. No. 98 N. B. 1910, premises, 40-46 East 62d st.

Appl. No. 596 N. B. 1909, premises, Hudson, Leonard and Franklin sts.

Appl. No. 849 N. B. 1909, premises, 46 Park av.

Appl. 208 N. B. 1910, premises, southwest corner 100th st and Riverside Drive.

Appl. No. 41 N. B. 1910, premises 128-30 West 47th st. Appl. No. 27 N. B. 1910, premises, 50-54 East 41st st. Appl. No. 719 N. B. 1909, premises, northeast corner 122d st and Claremont av.

Bulletin No. 23-1910.

MODIFICATION-SECTION 31, BUILDING CODE. In re Application No. 179, New Buildings, 1910; premises, northeast corner Pinehurst av and 179th st:

In a six-story non-fireproof apartment house, it is proposed to build interior brick partition walls called for under Section 31 of the Building Code, 12 inches thick in the first and second stories and 8 inches thick above. A strict interpretation of Section 31 would require a portion of these interior brick partition walls for a distance of about 16 feet to be four inches thicker than just stated.

A modification of Section 31 of the Building Code is required and hereby granted, to permit the walls of the thicknesses as shown, inasmuch as the walls are of sufficient strength and are lacking in proper thickness for only a short distance of their length, and that the intent of the law is complied with so far as the wall thicknesses is concerned.

The modification, however, is granted, on the condition that the partitions in the front portion of the building, running from boiler flue to the front wall, and in the rear portion of the the building, running from the staircase hall to the rear wall separating the two compartments, are built of brick 12 inches thick in the first and second stories and 8 inches thick above, so that the floor areas of the building enclosed within the brick partition walls are within two thousand square feet.

Dated New York, May 6, 1910.

Approved:

RUDOLPH P. MILLER, Superintendent of Buildings.

GEO. MCANENY, President of the Borough of Manhattan.

BOARD OF EXAMINERS.

Appeal No. 68 of 1910; new Building No. 291 of 1910; premises, 935 5th av, Manhattan; Warren & Wetmore, appellants. Appearance: Mr. Rossell. The application by Architects Warren & Wetmore called for a 6-sty private residence, 27x87 ft. The Bureau of Buildings disapproved the application on the grounds that the location of the boiler-flue should be enclosed with 8-inch brick walls, that the retaining walls at the rear of the lot were weak, and that the court walls are of unlawful material and thickness. The Board of Examiners sustained the objections on June 8.

Appeal 69 of 1910; alteration 1386 of 1910; premises, Southeast Corner of West and Vestry sts, Manhattan; Frank Helmle, appellant. Appearances: Messrs. Helmle & Faribault. The application filed called for adding three additional stories to the 7-sty storage and warehouse, installing new girders, columns, court walls, etc. The Bureau of Buildings found that walls are of unlawful thickness and that the piles will be overloaded in excess of that allowed by Section 25 of the Code, particularly piles under the walls, which will^{\bullet} be loaded far in excess of what is allowed by law. The application was withdrawn by the appellant.

Appeal No. 72 of 1910; new Building No. 302 of 1910; prem-113-119 .West 17th st, Manhattan; Rouse & Goldstone, apises, pellants. The architects' application called for a 6-sty loft and store building 77.6x80 ft., for Edward Jansen, owner, involving a cost of \$100,000. The objection made by the Bureau of Buildings was insufficient stairways. The Board of Examiners approved the objection June 15.

Riverside Drive Extension.

Mayor Gaynor has permitted the enactment, without his approval, of the following resolutions adopted by the Board of Aldermen:

"Resolved, That the 40-foot service street on the easterly side

"Resolved, That the 40-foot service street on the easterly side of Riverside Drive, being a widening thereof, extending from West 158th st to West 165th st, in the Borough of Manhattan, be and the same hereby is designated as Riverside Drive, and the President of the Borough of Manhattan is hereby authorized and requested to cause the necessary changes to be made on the maps and records of the City of New York." "Resolved, That the new 40-foot street on the easterly side of Riverside Drive, being a widening thereof, extending from West 177th st to West 181st st, in the Borough of Manhattan, be and the same hereby is designated as Riverside Drive; and that the new 40-feet street on the southerly side of West 181st street, being a widening thereof, extending from Riverside Drive to Buena Vista av, in the Borough of Manhattan, be and the same hereby is de-signated as West 181st st, and the President of the Borough of Manhattan is hereby authorized and requested to cause the neces-sary changes to be made on the maps and records of the City of New York."

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 under "Projected Build ings and Advance Reports." further details and particulars se

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

12-Front brick

Abraham Lefkowitz, 25 Bayard st, owner, 23. Mrs. Robert T. Reiley, 125 E. 75th st, own-er, 24, 22. Abraham Heller, 285 E. 3d st, owner, 24. Sekosen Bros., 261 Vernon av, Brooklyn, owner, 24.

owner, 24. Joseph Weintraub, 26 Cortlandt st, owner, 29.

H. G. Realty Co., 127 W. 24th st, owner, 12, 14, 16.

H. G. Realty Co., 127 W. 24th st, owner, 12, 14, 16.
Hudson Terrace Realty Co., 135 Broadway, owner, 12, 14, 16.
Mrs. C. E. Van Smith, 47 E. 44th st, owner, 23.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

47TH ST, s s, 325 w 5th av, 6-sty brick and stone tenement, 37.6x87.5; cost, \$75,-000; owner, Olympia Realty & Const. Co., 20 West 31st st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 426. Owner builds.

AMSTERDAM AV, n w cor 169th st, two 6-sty brick and stone stores and tenements, 50x88.7, slag and gravel roof; total cost, \$125,000; owner, H. G. Realty Co., 127 West 24th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 431.

TERRACE VIEW AV, n e cor Kings-bridge av, 6-sty brick and stone store and tenement, 86.10x86, tin roof; cost, \$110,-000; owner, Hudson Terrace Realty Co., 135 Broadway; architect, Geo. Fred Pel-ham, 507 5th ay. Plan No. 432. Architect states no contracts have yet

been let.

Churches.

5TH ST, No. 622 East, 2-sty brick synagogue, 24.9x91; cost, \$15,000; owner, Kolbusower Teitelbaum Ver Verein, 622 East 5th st; architects, Richard Marzari, and Lee & Samenfeld, 367 Fulton st, Brooklyn. Plan No. 438.

Dwellings.

5TH AV, s e cor 67th st, - sty brk and stone residence, 30x106.8, tile and copper roof, limestone coping; cost, \$330,000; owner, Elbert H. Gary, Waldorf Astoria, N. Y.; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 434.

John Downey, 410 W. 34th st, has general contract.

Factories and Warehouses.

107TH ST, Nos. 167-169 West, 1-sty brick storage, 45x100, felt and slag roof; cost, \$15,000; owner, Henry J. Hemmens, 55 Duane st; architect, Wm. Weissen-berger, 55 Duane st. Plan No. 429.

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

Centerboro Realty Co., 176 Madison av, own-er, 7, 22.

er, 1, 22. B. & A. Tonjann, 439 W. 50th st, owner, 24. Dr. G. Wolf, 1889 Madison av, owner, 24. Aaron Smith, 360 Grand st, owner, 22. Eugene Higgins, 1 Madison av, owner, 24. Meyer Goldberg, 301 Grand st, owner, 24, 22. Callcott Const. Co., 105 W. 40th st, build-ers, 4, 5, *.

Clinton & Russell, 32 Nassau st, archts, 4,

5.

W. 1 28, L. Stoddart, 30 W. 38th st, archt, 8, 7,

Miscellaneous.

27TH ST, Nos. 325-327 East, two 1-sty brick outhouses, 10.6x11; total cost, \$1,-000; owner, Mrs. Marie Kimmel, 327 East 27th st; architect, Thomas W. Lamb, 489 5th av. Plan No. 428.

3D AV, No. 1587, 3-sty brick and stone moving picture show and loft, 25x105, slag roof; cost, \$15,000; owner, B. C. Gerken, 2685 Briggs av; architect, John C. W. Richl, 3012 East 204th st. Plan No. 433. Architect states no contract has been issued.

AV A, No. 187, 1-sty brick outhouse, 6.8x13.8; cost, \$1,000; owner, Mrs. Anna M. Schaefer, 11 Av A; architect, Henry Regelmann, 133 7th st. Plan No. 435. Regelmann, 133 7th st.

25TH ST, No. 423 West, 1-sty frame shed, 25x91; cost, \$200; owner, Mrs. E. D. Hencken, 347 West 28th st; architect, Henry Fulle, 495 East 173d st. Plan No. 436.

Stables and Garages.

24TH ST, Nos 513-523 W., 2-sty brk and stone garage, 150x88.9, composition roof; cost, \$55,000; owners, Chas. and H. C. De Rham, Tuxedo, N. Y.; architect, Robert D. Kohn, 170 5th av. Plan No. 437.

Wm. Crawford, 7 E. 42d st, has general contract.

Stores, Offices and Lofts.

22D ST, Nos. 13-21 East, 12-sty brick and stone loft and store, 145.5x84.3, slag roof, terra cotta coping, steam heat; cost, \$600,000; owner, Flemish Realty Co., 128 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 427.

45TH ST, n s, 413 e 11th av, 5-sty brick and stone loft, 88.4x50, tar and gravel roof; cost, \$33,000; owner, Chas. E. Lumb, 517 W 45th st; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 430. Contract, day's work.

BROADWAY, Nos. 1628-1630, 3-stv brick and stone store and loft, 50x57, tar and gravel roof; cost, \$25,000; owner, Jacob Wertheim, 1016 2d av; architect, Herbert M. Baer, 21 West 45th st. Plan No. 439.

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

Hedden Const. Co., 1 Madison av, builder, 4. 5.

A. 5, *.
Samuel Borchardt, 412 E. 104th st, owner, 4, 5, *.
Samuel Borchardt, 412 E. 104th st, owner, 4, 5, *.
New York Barber Towel Supply Co., 34 Cooper sq., owner, 4, 5, *.
Olympia Realty & Const. Co., 20 W. 31st st, owner, 12, 14, 16, 27.
Flemish Realty Co., 128 Broadway, owner, 12, 14, 16, 7, 8, 26.
Julia L. Murphy, 26 W. 60th st, owner, 24.
Dr. J. E. Stillwell, 9 W. 49th st, owner, 24.
W. C. Schmidt, 1954 Amsterdam av, owner, 24.

D. W. 24.

MANHATTAN ALTERATIONS.

CITY HALL PL, No. 34, partitions, windows to 5-sty brick tenement; cost, \$1,-500; owner, Eliza Tucker, 2183 Broadway; architect, A. Balschun, 462 East 137th st. Plan No, 1498.

CHRISTOPHER ST and Waverly place, triangle stairs, electric wiring, hot water heating, to 3-sty brick dispensary; cost, \$4,500; owner, Northern Dispensary Inc., 9th st and 5th av; architect, Clarence L. Sefert, 410 West 34th st. Plan No. 1558. CLINTON ST, Nos. 151-153, partitions, windows, alter stairs, toilets to 5sty brick club house; cost, \$6,000; owner, Social Hall Assn., 265 Henry st; architects, Howells & Stokes, 100 William st. Plan No. 1513.

Andrew Galbraith, 407 West 35th st, has contract.

CORTLANDT ST, No. 26, plastering, show windows, electric lighting, decorating to 12-sty brick and stone store; cost, \$5,000; owner, Joseph Weintraub, premises; architect, Wm. J. Dilthey, 1 Union sq. Plan No. 1555.

DELANCEY ST, No. 78, fire-escapes to 4-sty brick store; cost, \$600; owner, Abraham Lefkowitz, 25 Bayard st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1537.

FORSYTH ST, No. 118, 2-sty brick rear extension, 20x100, partitions, stairs, to 3sty brick dwelling; cost, \$2,500; owner, Forsyth Amusement Co., 118 Forsyth st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1570.

GREENWICH ST, No. 759, 4-sty brick rear extension, 21x28.3, stairs, partitions, walls to 3-sty brick residence; cost, \$15,-000; owner, Greenwich Investing Co., 69 West 138th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1529.

GRAND ST, No. 360, skylights to 4-sty brick loft and store; cost, \$800; owner, Aaron Smith, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1524.

HUDSON ST, No. 273, toilets, partitions, windows to two 5 and 6-sty tenements; cost, \$3,000; owner, Dr. J. E. Stillwell, 9 West 49th st; architect, A. E. Nast, 21 West 45th st. Plan No. 1502.

MOTT ST, Nos. 285-287, cut alcoves to two 4-sty brick tenements; cost \$50; owner, Michael Gaffeney, 123 Broad st; architect, Henry Regelmann, 133 7th st. Plan No. 1552.

SOUTH WILLIAM ST, No. 9, Stone st, No. 61, new roof, partitions, elevator shaft, walls to 5-sty brick warehouse and dwelling; cost, \$25,000; owner, The Reform Club, 42 Broadway; architect, Dunham Wheeler, 117 East 23d st. Plan No. 1517.

John H. Deeves & Bros., Inc., 103 Park av, has contract.

THOMPSON ST, No. 95, partitions, windows to two 3 and 5-sty front and rear tenements; cost, \$1,000; owner, Wilmot Realty Co., 143 Liberty st; architect, Philip Zeiger, 2774 Sth av. Plan No. 1510.

D. J. Clune, 301 East 39th st, will superintend.

WALL ST, No. 35, partitions, columns, girders, to 9-sty brick office; cost, \$10,000; owner, D. O. Mills Estate, 35 Wall st; architect, Geo. B. Post & Sons, 347 5th av. Plan No. 1546.

1ST ST, No. 38, alter shed to 1-sty brick school; cost, \$400; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1549. 3D ST, No. 285 E, toilets, partitions,

3D ST, No. 285 E, toilets, partitions, windows, to 3-sty brick tenement; cost, \$1,500; owner, Abraham Heller, 285 83d st; architect, O. Reissmann, 30 1st st. Plan No. 1542.

3D ST, No. 78 West, partitions, toilets to 3-sty brick store and tenement; cost, \$500; owner, Estate Alex S. Hunter, Chemical Bank, N. Y. C.; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1515.

Herron Lohman, 55 New Bowery, has contract.

4TH ST, No. 256 E, partitions, windows, stairs, to 3-sty brick tenement; cost, \$500; owner, Dr. Leva Ackermann, 256 East 4th st; architect, Richard Rohl, 128 Bible House, Plan No. 1535.

13TH ST, No. 346 East, toilets, to 6sty brick tenement; cost, \$50; owner, Aaron Gottlieb, 346 East 13th st; architect, Harry Zlot, 230 Grand st. Plan No. 1567.

14TH ST, No. 408 W, roof to 3-sty brick provision house; cost, \$450; owner, Chas. Wiseman, 344 East 50th st; architect, Wm. M. Duncan, 850 Washington st. Plan No. 1544.

17TH ST, No. 537 E, alter shafts, to 5-sty brick tenement; cost, \$800; owner, Frank C. J. Freitag, 537 East 17th st; architect, Henry Regelmann, 133 7th st. Plan No. 1553.

23D ST, No. 120 East, alter roof beams to —-sty brick bakery and office building; cost, \$1,000; owner, Birch Estate, 125 East 23d st; architect, Otto Strack, 214 East 23d st. Plan No. 1499.

26TH ST, No. 121 West, walls to 4-sty brick store and hotel; cost, \$100; owner, Catherine O'Connor, 121 West 26th st; architect and lessee, Lucien Ardin, 121 West 26th st. Plan No. 1497.

29TH ST, No. 339 East, partitions, windows, stairs to 4-sty brick tenement; cost, \$1,500; owner, Bathgate Realty Co., 170 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1532.

31ST ST, Nos. 201-203 E, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$6,000; owner, Wm. Lemken, 679 Lafayette st, Brooklyn; architect, Fred Ebeling, 420 East 9th st. Plan No. 1536.

Barr & Geuber, 210 Bowery, have contract.

32D ST, Nos. 400-402 East, partitions, stairs, windows to 5-sty brick store and

tenement; cost, \$2,500; owner, Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1504.

34TH ST, No. 145 E, partitions, baths, skylights, girders, to 4½-sty brick and stone residence; cost, \$7,500; owner, Mrs. Robert T. Reiley, 125 East 75th st; architects, Reiley & Steinback, 481 5th av. Plan No. 1538.

43D ST, Nos. 209-211 East, partitions, piers, windows, to two 5-sty brick stores and tenements; cost, \$5,450; owner, Elizabeth G. Schmid, 1031 Tinton av; architect, Chris F. Lohse, 598 St. Anns av. Plan No. 1559.

47TH ST, No. 222 W, 1-sty brick rear extension, 16.5x56.5, partitions, stairs, to 3-sty brick dwelling; cost, \$4,000; owner, Estate Mary E. Ray, Huntington, L. I.; architect, Geo. B. Post & Sons, 347 5th av. Plan No. 1545. 48TH ST, No. 414 W, toilets, to 4-sty

48TH ST, No. 414 W, toilets, to 4-sty brick tenement; cost, \$350; owner, John Moser, 414 West 48th st; architect, John H. Knubel, 318 West 42d st. Plan No. 1550.

50TH ST, No. 439 West, partitions, toilets, windows to two 4-sty brick tenements; cost, \$3,000; owners, B. & A. Tonjann, 439 West 50th st; architect, O. Reissmann, 30 1st st. Plan No. 1522.

54TH ST, No. 12 East, elevator shaft, doors, fire-escapes to 4-sty brick dwelling; cost, \$10,000; owner, Mrs. C. E. Van Smith, 47 East 44th st; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 1516.

61ST ST, No. 112 E, 2-sty brick rear extension, 6.8x8.8, partitions, windows to 3-sty brick dwelling; cost, \$6,000; owner, Mrs. Louis Magee, 80 Madison av; architect, John H. Van Pelt, 381 4th av. Plan No. 1554.

65TH ST, No. 101 East, alter pent house, to 5-sty brick residence; cost, \$1,500; owner, John Sherman Hoyt, Fairfield, Conn.; architects, Pierson & Goodrich, 30 West 38th st. Plan No. 1561.

71ST ST, Nos. 173-175 East, 2-sty brick rear extension, 9x12.4, partitions, fireplace, vault to 4-sty brick dwelling; cost, \$15,000; owner, Mildred P. Stokes Hooker, 230 Madison av; architect, S. E. Gage, 3 Union sq. Plan No. 1508.

No contract let.

83D ST, No. 214 West, 5-sty brick rear extension, 25x8.4, partitions, stairs, floors to 5-sty brick apartment house; cost, \$20,000; owner, R. C. Church of Holy Trinity, 216 West 83d st; architect, Joseph H. McGuire, 45 East 42d st. Plan No. 1533.

85TH ST, Nos. 338-340 West, partitions, windows, to 6-sty orick apartment; cost, \$2,000; owner, Three Art Club, 536 West 85th st; architect, Geo. A. Fitting, 2454 Broadway. Plan No. 1557. 88TH ST, No. 324 West, add 1-sty to ad-

88TH ST, No. 324 West, add 1-sty to addition, to 3-sty brick dwelling; cost, \$150; owner, R. S. Rees, 324 West 88th st; architect, Otto M. Beck, 21 East 89th st. Plan No. 1568.

91ST ST, No. 252 West, doors to 6-sty brick tenement; cost, \$575; owner, Palisade Realty Co., 203 Broadway; architects, Swett & Cutler, 109 Cook st, Brooklyn. Plan No. 1520.

99TH ST, No. 168 W, alter walls to 3-sty brick dwelling; cost, \$300; owner, Mary J. Gaynor, 159 East 82d st; architect, Joseph Restel, 166 Sth av. Plan No. 1547.

Frank C. O'Donnell Co., 269 West 17th st, has contract.

107TH ST, No. 225 East, partitions, plumbing, windows, skylights to 4-sty brick store and tenement; cost, \$5,000; owner, Meyer Goldberg, 301 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1528.

108TH ST, No. 301 West, show windows, toilets, walls, partitions, to 11-sty brick tenement; cost, \$31,000; owner, Realty Assets Co., 980 Southern Boulevard; architect, Clarence S. Shumway, 989 Southern Boulevard. Plan No. 1562.

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109TH ST, No. 300 West, alter floors, show windows, walls, to 11-sty brick tenement; cost, \$31,000; owner, Realty Assets Co., 989 Southern Boulevard; architect, Clarence S. Shumway, 989 Southern Boulevard. Plan No._1563.

110TH ST, No. 104 East, alter windows, 1-sty brick rear extension, 18.9x15, to 4sty brick store and tenement; cost, \$1,-500; owner, J. A. Johnson, East Orange, N. J.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1512. 111TH ST, Nos. 235-237 East, alter

111TH ST, Nos. 235-237 East, alter chimneys to two 4-sty brick tenements; cost, \$600; owner, Luigi Natale, 237 East 111th st; architect, Angelo H. Hartire, 1075 Woody Crest av. Plan No. 1531.

111TH ST, No. 241 East, new chimneys to 4-sty brick tenement; cost, \$300; owner, Vito Gregorio, 1659 Cruger av, Bronx; architect, Angelo H. Martire, 1075 Woody Crest av. Plan No. 1525.

111TH ST, No. 227 East, alter chimneys to 4-sty brick tenement; cost, \$300; owner, VitoGregorio, 1659 Gruger av, Bronx; architect, Angelo H. Martire, 1075 Woody Crest av. Plan No. 1527.

116TH ST, Nos. 451-453 East, bake oven to 6-sty brick tenement; cost, \$200; owner, John Socarile, 115th st and Pleasant av; architect, Nicholas Conforti, 324 East 116th st. Plan No. 1514.

116TH ST, Nos. 69-71 West, partitions, windows to 6-sty brick tenements; cost, \$250; owner, Adolph Rosenstein, 69-71 West 116th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1511.

123D ST, No. 416 E, toilets, partitions, to 4-sty brick tenement; cost, \$500; owner, M. H. Park, 70 West 113th st; architect, Sekosou Bros., 261 Vernon av, Brooklyn. Plan No. 1543.

125TH ST, No. 543 West, partitions, stairs, store fronts, walls to 5-sty brick tenement and stores; cost, \$5,000; owner, Isaac Haft, 48 West 119th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1530.

AV A, s w cor 7th st, pent house to 7sty brick and stone store and loft; cost, \$500; owner, Max J. Kramer, 35 Nassau st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 1503.

AMSTERDAM AV, n e cor 61st st, partitions, to 7-sty brick and stone asylum; cost, \$400; owner, New York Infant Asylum, premises; architect, Chas. Volz, 160 5th av. Plan No. 1548.

Thomas T. Hopper, Marbridge Bldg., 34th st and Broadway, has contract.

AMSTERDAM AV, No. 1954, partitions, windows, toilets to 5-sty brick store and tenement; cost, \$1,200; owner, W. C. Schmidt, on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 1507.

BROADWAY, Nos. 424-426, toilets, stone fronts, vault to 6-sty brick store and loft; cost, \$6,500; owner, Eugene Higgins, 1 Madison av; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 1526.

BROADWAY, No. 1565, new store to —-sty hotel; cost, \$250; owner, Posada Realty Co., 111 Broadway; architect, N. Y. Sign Co., 576 5th av. Plan No. 1519.

BROADWAY, No. 1565, new stone fronts, toilets, partitions to 4-sty brick store and loft; cost, \$1,200; owner, Julia L. Murphy, 26 West 60th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1496.

Roth & Co., 23d st and 1st av, has contract.

BROADWAY, w s, 33d to 34th sts, alter iron columns to 10-sty brick and stone department store; cost, \$50; owner, Herald Square Realty Co.; architects, W. L Rouse & L. A. Goldstone, 12 West 32d st. Plan No. 1506.

Saks & Co., lessees.

BROADWAY, No. 712, store fronts, to 8-sty brick store and loft; cost, \$250; owner, Scholle Bros., 5 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1569.

BROADWAY, Nos. 380-382, electric elevator, skylights, shaft, to 5-sty brick store and loft; cost, \$7,000; owner, Union Trust Co., 80 Broadway; architect and builder, Andrew Galbraith, 407 West 35th st. Plan No. 1560.

BROADWAY, Nos. 315-317, iron stairs, piers, store fronts, to 5-sty brick store and office; cost, \$2,500; owner, G. F. Suffein Estate, 49 Wall st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1564.

LENOX AV, Nos. 73-75, stairs, stoop, to 3-sty brick store and hall; cost, \$4,000; owner, John D. Thees & Sons, premises; architect, Frank H. Hine, 104 West 24th st. Plan No. 1565.

LEXINGTON AV, n e cor 28th st, 1 and 2-sty brick rear extension, 24.10x27, raise beams, partitions, vent shaft, stairs, show windows to 5-sty brick residence; cost, \$20,000; owner, W. R. Hearst, William and Duane sts; architect, James C. Green, 103 Park av. Plan No. 1501.

No contract let. MADISON AV, No. 1889, partitions, baths to 4-sty brick dwelling; cost, \$5,-000; owner, Dr. G. Wolf, 1889 Madison av; architect, Max Feldman, Park Row Building. Plan No. 1523.

MADISON AV, No. 176, 5-sty brick front extension, 34.8x5, partitions, steel beams, skylights, piers to 5-sty brick residence; cost, \$15,000; owner, Centerboro Realty Co., 176 Madison av; architect, Henry C. Pelton, 10 East 33d st. Plan No. 1521.

The architect says no contract has been let.

PARK AV. n e cor 58th st, elevator shaft, alter doors, to - sty. brick stable; cost, \$5,600; owner, Washington Irving, Jr., Estate, 80 William st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1571.

WEST END AV, No. 495, marquise over sidewalk to 9-sty brick stone apartment house; cost, \$2,800; owner, Abram Baudouine, 28 East 61st st; architect, Oscar Luetke, 229 West 29th st. Plan No. 1534.

Architect has contract.

2D AV, No. 1055, partitions, to 4-sty brick tenement; cost, \$2,000; owner, Mrs. Chas. Harnischfeger, 1043 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 1551.

3D AV, Nos. 1647-1649, erect iron bridge to 5-sty brick tenement; cost, \$250; owner, Geo. Ringler & Co., 203 East 92d st; architect, Nathan Langer, 81 East 125th st. Plan No. 1509.

5TH AV, No. 106, 4-sty brick rear extension, 36x25, partitions, elevator, plumbing fixtures, wiring, to 4-sty brick dwelling; cost, \$12,000; owner, Jacob Rothschild, 31 W 57th st; architect, John Woolley, 100 5th av. Plan No. 1540. Metropole Const. Co., 100 5th av, has

general contract.

5TH AV, No. 520, 1-sty brick rear extension, 28x38.1, add 1-sty to extension, walls, to 4-sty brick store and office; cost, \$2,500; owner, Warren Estate, 68 Broad st; architect, Henry Otis Chapman, 334 5th av. Plan No. 1556.

6TH AV, e s, 43d to 44th sts, steel colstairs, toilets, to --sty brick umns, amusement house; cost, \$10,000; owner, 43d St. Realty Co., 111 Broadway; architect, Francis H. Cruess, 111 Broadway. Plan No. 1518.

Fuller Co., 111 Broadway, has contract. 7TH AV, No. 277, 1-sty brick rear ex-tension, 19x25, to 4-sty brick store and dwelling; cost, \$250; owner, The Madison Square Mortgage Corp, 12 West 27th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1541.

STH AV, Nos. 500-514, store fronts, to seven 4 and 5-sty brick lofts and store; cost, \$3,500; owner, Estate Cortlandt Palmer, 850 Broadway; architect, Walter Quest, 249 West 18th st. Plan No. 1539. A. G. Imhof, 249 West 18th st, has contract.

STH AV, No. 2299, partitions, windows, to 4-sty brick store and tenement; cost, \$250; owner, Jacob Spangenberg, premises; architect, Frank Hausle, 81 East 125th st. Plan No. 1566.

STH AV, Nos. 2283-2285, erect sign to --sty store; cost, -\$300; owner, Edward Bach, on premises. Plan No. 1505.

12TH AV, e s, between 51st and 52d sts, tanks on roof, extend walls to 5-sty brick factory; cost, \$4,000; owner, D. S. Brown Co., n e cor 12th av and 51st st; architect, Hohensee Eng. Co., 59 Court st. Plan No. 1500.

M. H. Treadwell Co., 140 Cedar st, has contract.

PROJECTED BUILDINGS. Bronx.

Apartments, Flats and Tenements.

VYSE AV, e s, 100 s Jennings st, two 5-sty brick tenements, slag roof, 37.6x88; total cost, \$80,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 623.

172D ST, s e cor Seabury pl, 5-sty brick tenement, plastic slate roof, 50x90; cost, \$50,000; owners, V. B. Const. Co., Vincent Bouagur, 789 Home st, president and architect. Plan No. 622.

WASHINGTON AV, n w cor 179th st, three 5-sty brick tenements, slag roof, size irregular; total cost, \$143,000; owners, Golde & Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 618.

WEBSTER AV, e s, 175 n 179th st, 5-sty brick tenement, slag roof, 25x113.3; cost, \$35,000; owner, Adolph Wexler, 204 Bush st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 624.

INTERVALE AV, s w cor 165th st, 5-sty brick tenement, slag roof, size irregular; cost, \$60,000; owners, Interno Const. Co., Meyer Gold, 317 East 79th st, Pres.; architects, Kreymforg Arctl. Co., 908 Jennings st. Plan No. 640. CAULDWELL AV, w s, 72.4 n 158th

two 4-sty brick tenements, slag roof, 37.6x80; total cost, \$40,000; owner, Wolf Burland, 801 Cauldwell av; architects, Kreymborg Arctl. Co., 908 Jennings st. Plan No. 641.

LA FONTAINE AV, s e cor Oak Tree Terrace, 5-sty brick tenement, tin roof, 25x85.6; cost, \$20,000; owner, Jas. Cleland, 242 East 240th st; architects, Schaefer & Jaeger. 401 Tremont av. Plan No. 633.

185TH ST, n s, 100 w Park av, 5-sty plastic slate roof, 50x brick tenement, 87.10; cost, \$40,000; owner, Frank A. Ten Brook, 1826 Bathgate av; architects, Schaefer & Jarger, 401 Tremont av. Plan No. 630.

TINTON AV, e s, 115.3 s Home st, 5brick tenement, plastic slate roof, stv 45x108; cost, \$45,000; owners, The Beckerman Const. Co., Wm. Beckerman, 362 Vernon av, Brooklyn, Pres.; architect, Plan No. Samuel Sass, 32 Union sq. 631.

Dwellings.

MAGENTA ST, n s, 75 w Rosewood av. 2-sty brick dwelling, felt and tar roof, 25x50; cost, \$6,000; owner, Pietro Mangario, 275 East 151st st; architect, Jos. Ziccardi, 585 Morris av. Plan No. 628.

213TH ST, s s, 175 w Bronxwood av, 2sty brick dwelling, tin roof, 20x50; cost, \$7,000; owner, Mickile Agugliaro, 1303 Oakley av; architect, Geo. P. Crosier, 223d

st and White Plains av. Plan No. 619. COLLEGE AV, w s, 7401/3 n 169th st. 2-sty frame dwelling, tin roof, 20x55; cost, \$5,500; owner, Frank J. Bergen, 439 East 141st st; architect, A. Magusin, 112 Lincoln st, Corona, L. I. Plan No. 621.

THERIOT AV, w s, 200 n Gleason av, 2-sty brick dwelling, tin roof, 20x55; cost, \$4,000; owner, Hugh O'Brien, 349 East 135th st; architect, Andrew J. Connell, 2798 Morris av. Plan No. 638.

HEATH AV, e s, 302.5 s 230th st, seven 3-sty brick dwellings, tin roof, 20.2x40; total cost, \$52,000; owners, University Heights Realty Co., John H. Wellwood, 103 East Burnside av, Pres; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 637.

226TH ST, s s, 100 e Bronxwood av, 2-sty brick dwelling, slag roof, 25x60; cost, \$6,000; owner, Vinceno De Benedetto, 630 East 226th st; architects, Kreymborg Archtl. Co., 908 Jennings st. Plan No. 635.

216TH ST, n s, 125 w Tilden av, 2sty brick dwelling, tin roof, 25x35; cost, \$5,000; owner, Vincent Pizzutiello, 319 East 152d st; architect, Jos. Ziccardi, 585 Morris av. Plan No. 629.

Miscellaneous.

148TH ST, No. 214, 1-sty brick storage, 25x12; cost, \$500; owner, Michael Del Papa, 147 Mott st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 632.

HOE AV, w s, 266 s Freeman st, 1-sty brick shop, 22x18; cost, \$500; owner, Katie Greene, 1217 Hoe av; architect, Ollie A. Greene, 1217 Hoe av. Plan No. 627.

WESTCHESTER AV, s s, 25 e Taylor av, 1-sty brick amusement hall, slag roof, 25x80; cost, \$3,500; owner, Geo. Devine, Westchester av and 174th st; architect. Henry Nordheim, 1087 Tremont av. Plan No. 620.

INDEPENDENCE AV, s w cor 252d st, three 1-sty frame and glass green houses, 50.8x22; total cost, \$15,000; owners, Geo. W. Perkins, Riverdale; architects, R. M. Byers, 59 Pearl st. Plan No. 636.

Stables and Garages.

PARK AV, e s, 100 n 182d st, 1-sty brick garage, plastic slate roof, 48x179.7; cost. \$20,000; owners, Trask Bldg. Co., 1910 Webster av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 626.

226TH ST, s s, 480 e White Plains av, 11/2-sty brick stable, 18x18; cost, \$500; owner, Michael Romeo, 752 East 226th st; architect, Kreymborg Arctl. Co., 908 Jennings st. Plan No. 634.

Stores. Offices and Lofts.

3D AV, w s, 210 s 175th st, 1-sty brick store, tar and gravel roof, 75x102.101/2; cost. \$20,000; owner, Leopold Guttag, 894 Jackson av; architect, Matthew Turnbull, Highbridge. Plan No. 625. Jr.,

LONGWOOD AV, n e cor Westchester av, 1-sty brick stores, slag roof, 174.9x. 50; cost, \$50,000; owners, Kellwood Realty Co., Jas. F. Mahan, 815 Hunts Point Rd, Pres; architects, Kreymborg Arctl. Co., 908 Jennings st. Plan No. 639.

BRONX ALTERATIONS.

AMETHYST ST, w s. 295 n Morris Park av, new partitions, etc., to 2-sty frame dwelling; cost, \$300; owner. Hy-man Pomorantz, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 314.

PEROT ST, s s, 100 w Sedgwick av, 1sty frame extension, 7x7, to 1-sty frame stable; cost, \$100; owner, J. H. Willbrock, on premises; architect, L. Howard, 1861 Carter av. Plan No. 313.

SPUYTEN DUYVIL ROAD, junction N. Y. C. & H. R. R. R. & Harlem River, 1sty concrete extension, 26x10.6, to 1-sty brick boiler room; cost, \$150; owner, Isaac S. Johnson & Co., on premises; architect, Wyatt W. Taylor, 2 Rector st. Plan No. 310.

143D ST, No. 359, new windows, doors and partitions, to 2-sty frame dwelling; cost, \$250; owner, A. McInnes, 351 East 143d st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 324. 151ST ST, n w cor Cedar lane, 1-sty frame extension, 25x14, to 2-sty frame

151ST ST, n w cor Cedar lane, 1-sty frame extension, 25x14, to 2-sty frame shed and stable; cost, \$250; owner, Fritz Kilgermann, 418 Mott av; architect, Patrick Murphy, 371 East 144th st. Plan No. 312.

240TH ST, s s, 48 w White Plains av, 1 sty frame extension, 10x5½, to 2-sty frame store and dwelling; cost, \$200; owner, Morris Watsky, on premises; architect, Geo. Leier, Garden pl. Plan No. 311.

BROOK AV, No. 459, 1-sty brick extension, 21x15.2, new partitions, etc., to 1sty brick store and dwelling; cost, \$10,-000; owner, H. Brand, 465 Brook av; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 317.

CASTLE HILL AV, s w cor Westchester av, move 1-sty frame hotel and dwelling; cost, \$1,000; owner, Jos. Wagner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 316.

LONGWOOD AV, No. 886, new windows, new partitions, etc., to 5-sty brick tenement; cost, \$3,000; owners, The Hermitage Co., 30 Broad st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 319.

PROSPECT AV, s w cor Anthony av, new stalls, new roof, etc., to 2-sty and attic frame stable; cost, \$500; owner, Mrs. E. W. Bailie, 1899 Crotona av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 322.

PARK AV, s e cor 160th st, new front etc., to 2-sty frame stable; cost, \$150; owner, Chas. J. Gaus, 415 East 158th st; architect, Geo. Hoffman, 236th st and Barnes av. Plan No. 323.

REEDS MILL LANE, w s, 1000 s Boston Post rd, alter 1-sty frame store; cost, \$100; owner, G. Pisano, on premises; architect, L. Howard, 1861 Carter av. Plan No. 321.

VYSE AV, s e cor 180th st, new partitions to 5-sty brick store and tenement; cost, \$50; owners, Forbes Const. Co., 1710 Filmore st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 320.

WALKER AV, s e cor Castle Hill av, move 3-sty frame hotel; cost, \$2,000; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 315.

3D AV, No. 3521, new storm door, new toilet, etc., to 1-sty frame store; cost, \$500; owner, Fred Loeffler, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 318.

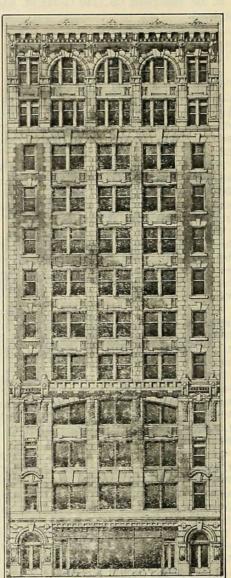
ADVANCE REPORTS.

Architect Snyder Planning New Schools. MANHATTAN.-It is estimated that contracts will soon be awarded by the Board of Education for new school buildings, alterations and additions which will furnish an additional seating capacity of approximately 35,000 pupils. The cost, both for the work already planned for and still to be placed, is estimated in the neighborhood of \$4,500,000. Architect C. B. J. Snyder, of 500 Park av, is now preparing plans for nine new additional school buildings, four of which will be for Brooklyn, three for Manhattan, one in Queens and one in the Bronx. Work is to be pushed on the two high schools, the Washington Irving, at Irving pl and 16th st, Manhattan, seating capacity, 3,000, to cost \$600,000, and the Brooklyn High School, at Irving and Putnam avs, seating capacity 2,000, to cost \$450,000. Of the other schools to be erected are the following: In Manhattan, No. 95, Clarkson st, near Varick, estimated cost, \$416,000. No. 61, East 12th st, near Av B, estimated

cost, \$335,000. In Brooklyn, No. 168, Throop av and Whipple st, estimated cost, \$300,000. No. 171, Ridgewood and Lincoln avs, estimated cost, \$300,000. No. 165, Lott and Hopkinson avs, East New York, estimated cost, \$200,000. Addition to Erasmus Hall High School, Flatbush, \$391,300. No. 77, Centre and George sts, Ridgewood Heights, Queens, \$282,642; addition to school No. 58, Woodhaven, Queens, \$288,000; No. 46, Briggs av and 196th st, the Bronx, estimated cost, \$300,000.

Proposed Building for 36th Street.

36TH ST.—The Fackner-Coates Construction Co., architects and builders, have purchased through S. B. Goodale & Son, Nos. 53 to 57 West 36th st, property now covered with three old dwellings on plot 60x98.9 ft, located 195 ft east of



6th av, at Herald Square. The company will demolish the present buildings at once, and erect a 12-sty store and loft building to accommodate the high-class trade that recent developments have shown will spread above 34th st, along the line of 6th av.

Alterations to Hawley Residence.

60TH ST .- Improvements are to be carried out immediately on the 4-sty brownstone residence of Edwin Hawley, at No. 19 East 60th st, from plans by C. P. H. Gilbert, of 1123 Broadway. The main part of the present building extends back 64 ft., with a first floor extension, 30 ft. further. It is now proposed to erect a 1-sty structure in the rear to the line, installing a butler's pantry and adding a 3-sty extension 9 ft. from the rear line. The building will then cover not more than eighty per cent. of the plot area, leaving seventeen per cent. vacant in the rear, and some 5 ft. in the front of the house. The law requires that not more than ninety-five per cent. of the plot be covered by a dwelling. The general con-

tract has been awarded to Bunn & Nase, of 1123 Broadway, on a percentage basis. James Armstrong, 219 East 38th st, will do the plumbing.

Bids for Panama Locks.

WASHINGTON .- One of the gigantic features of the Panama Canal will be the locks at three different points-ten at Gatun, six at Pedro Miguel and seven at Miraflores. The largest will be 82 ft. high, and all will be 65 ft. wide. Bids were opened June 14 by the Isthmian Canal Commission for furnishing the material and building these locks, which will require about 60,000 tons of steel. The lowest bid was submitted by the McClintic-Marshall Construction Company, of Pittsburgh for \$5,374,474. The United States Steel Products Exports Company submitted two bids at \$6,100,000 and \$6,200,000. The bid of the Maryland Steel Company was \$8,409,368, and of the Riter-Conley Manufacturing Company, of Pittsburgh, \$10,183,257.

John Downey to Erect Gary Mansion. 5TH AV.—The general contract for the new residence to be erected by Judge Elbert H. Gary, chairman of the Steel Corporation, at the southeast corner of 5th av and 67th st, at an estimated cost of \$330,000, has been awarded to John Downey, of 410 West 34th st. The exterior will be of classic design, richly ornamented in delicate trimmings, with a body of selected light grav stone. The

body of selected light gray stone. The interior arrangement will include three elevators, refrigerating apparatus, best heating and ventilating systems. C. P. H. Gilbert, 1123 Broadway, is the architect.

Contract for 6th Av. Building.

6TH AV.—The general contract was awarded during the week to Jacob A. Zimmerman, of 505 5th av, for the improvement of the southwest corner of 6th av and 32d st, with a 12-sty store and loft structure to measure 50x75 ft. The Vera Realty Co., of which Peter Zucker, 45 Broadway, is president, is the owner. The lessees of the store and basement will be Weber & David, men's furnishings, of Broadway and 32d st. Architects Shire & Kaufman, of 110 East 23d st, estimate the cost at about \$150,000.

Otis Elevator Co. to Enlarge Plant.

HARRISON, N. J.—The Hedden Const. Co., 1 Madison av, N. Y. C., general contractor, is taking bids on all sub-contracts for the erection of a manufacturing addition, 100x185 ft., to the plant of the Otis Elevator Co., at First av near Central and Bridge sts, Harrison, N. J. The building will be used as a steel foundry and will cost approximately \$30,000. The steel contract has been awarded to the Hedden Iron Construction Co., of 22 Clinton st, Newark, N. J.

Building for Automobile Trade.

BROADWAY.—Architects Walker & Hazard and John R. Hinchman, associated, of 437 5th av, have completed plans for a 2-sty loft building for Geo. Ehret, the brewer, to be erected on the entire plot on the east side of Broadway, between 58th and 59th sts. The size of the plot is 165x189 ft. This is in the centre of the automobile trade, and the building will probably be used for automobile machinery and supply companies.

Figuring for Laundry Building.

32D ST.—General contractors are figuring plans for the new laundry building which the New York Barber Towel Supply Co., of 34 Cooper sq, will erect at No. 332 East 32d st, from designs by Eisendrath & Horowitz, associated arch**RECORD AND GUIDE**

itects, of 500 5th av. Construction will be of reinforced concrete, brick and stone, 3-stys, with dimensions of 50x97 ft. Mr. A. M. Feldman, of 120 Liberty st, will act as steam engineer.

Work to Start on 48th St. Theatre.

48TH ST.—Old buildings at Nos. 137-145 West 48th st, have been razed, to make way for the new "Grace George Theatre," 3-stys, stone, fireproof, to be constructed by the New Netherlands Theatre Co., of which W. A. Brady, 50 Central Park West, is president. The general contract has been placed with the F. T. Nesbit Co., of 116 Nassau st. Chas. A. Rich, 320 5th av, is architect. Estimated cost is placed at \$250,000.

Contract to Theo. Starrett Company.

17TH ST.—Building operations are soon to be started at Nos. 113-119 West 17th st, for a 6-sty store and loft building, 77x80 ft., which Edward Jansen, manufacturer of baskets, 112 West 18th st, is to erect from plans by Architects Rouse & Goldstone, of 12 West 32d st. The general contract was awarded during the week to the Theodore Starrett Co., of 103 Park av. The estimated cost is placed at about \$100,000.

Excavating for Park Ave. Residence.

PARK AV.—The site at the northwest corner of Park av and 64th st, is being excavated for the handsome new residence which Jonathan Buckley, of 58 East 57th st, is to erect from plans by Architect James G. Rogers, 11 East 24th st. The height will be 4-stys, light brick and limestone, and dimensions of 73x32 ft. The general contract has been awarded to John Thatcher & Son, of 60 Park av, Brooklyn.

Not to Build on Boston Avenue.

BOSTON AV.—Charles Buek, 500 5th av, has informed the Record and Guide that he does not contemplate erecting a 6-sty elevator apartment house on the property just purchased at No. 1033 Boston av, measuring 70x180 ft., as was reported during the week. The purchase adjoins a plot which Mr. Buek previously bought. It is his intention to enlarge his holdings for future improvement.

Figuring for Maiden Lane Building.

MAIDEN LANE.—Contractors are figuring plans this week for the new 12-sty office building, which the New York Plate Glass Insurance Co., of 42 Cedar st, is to erect at. No. 63 Maiden lane and No. 91 William st, on a plot measuring 27x14x 180 ft. The architects, Clinton & Russell, 32 Nassau st, are taking the figures. Eleven builders will submit bids.

Apartments, Flats and Tenements.

ELDRIDGE ST, N. Y. C.—Jacob Levy, 220 Broome sto, owner, will erect a 6-sty tenement, 48.11x62.6 ft, in the eastside of Eldridge st, 176.6 ft north of Rivington st, to cost \$35,000. C. B. Meyers, 1 Union sq, has plans.

8TH AV, N. Y. C.-W. Mortensen, 401 West 24th st, is preparing plans for a 6-sty tenement, 24.11x90 ft, to be erected at the northeast corner of 8th av and 141st st, for J. J. O'Reilly, 2654 8th av, to cost \$43,000.

158TH ST, N. Y. C.—The Melvin Realty Co., 171 Broadway, will erect a 6-sty apartment house, 100x86.11 ft., in the northside of 158th st 125 ft east of Broadway, to cost \$125,000. Bernstein & Bernstein, 24 East 23d st, have prepared plans.

47TH ST, N. Y. C.—The Olympia Realty & Const. Co., 20 West 31st st, will soon award contracts on all materials for the 6-sty flat, 37.6x87.5 ft., to be erected in the south side of 47th st, 325 ft. west of 5th av, to cost \$75,000. Geo. & Edward Blum, 505 5th av, have prepared plans. TERRACE VIEW AV, N. Y. C.-The Hudson Terrace Realty Co. 135 Broad-

Hudson Terrace Realty Co., 135 Broadway, will soon award contracts for labor and materials for the 6-sty tenement with stores at the northeast corner of Terrace View av and Kingsbridge av. Geo. Fred Pelham, 507 5th av, architect. Estimated cost, \$110,000.

Contracts Awarded.

31ST ST, N. Y. C.—Barr & Gruber, 210 Bowery, have secured contract for alterations to the store and tenement Nos. 201-203 East 31st st, for Wm. Lemken, 679 Lafayette st.

STH AV, N. Y. C.-A. G. Imhof, 249 West 18th st, has the contract for changes to the seven lofts Nos. 500-514 8th av, for the estate of Cortlandt Palmer, 850 Broadway.

MADISON AV, N. Y. C.-John H. Scheier, 314 Madison av, has received the general contract for extensive alterations to the 5-sty private dwelling No. 228 Madison av for the Witherbee Estate, owners.

WASHINGTON ST, N. Y. C.-F. T. Nesbit & Co. have secured from James H. Cruikshank the general contract to erect the 6-sty fireproof mercantile building at No. 389 Washington st. Work will be started at once.

THOMPSON ST, N. Y. C.—D. J. Clune, 301 East 39th st, has received the contract for repairs to the tenement property No. 95 Thompson st, owned by the Wilmot Realty Co., 143 Liberty st. Philip Zeiger, 2774 8th av, is the architect.

CLINTON ST, N. Y. C.—The Social Hall Association, 265 Henry st, through Architects Howells & Stokes, 100 William st, have awarded to Andrew Galbraith, 407 West 35th st, the general contract for renovating the 5-sty club house Nos. 151-153 Clinton st.

HARTFORD, CONN.—Lord & Burnham Co., 1133 Broadway, N. Y. C., have the contract to erect three new greenhouses at 13 Huntington st for Robert Marchant. They will be 67x18 ft., 67x20 ft. and 67x30 ft. respectively, constructed of steel frame and glass.

24TH ST, N. Y. C.-William Crawford, 7 East 42d st, has obtained the general contract to construct the 2-sty garage, 150 x88.9 ft., at Nos. 513-523 West 24th st, for Charles and H. C. De Rahm, of Tuxedo, N. Y., from plans by Robert D. Kohn, 170 5th av. Estimated cost is \$55,000, 12TH AV, N. Y. C.-D. S. Brown Co.,

12TH AV, N. Y. C.-D. S. Brown Co., 12th av and 51st st, owner, has awarded to the M. H. Treadwell Co., 140 Cedar st, the contract for extensive repairs to the 5-sty factory on 12th av, east side, between 51st and 52d sts. Hohensee Engineering Co., 59 Court st, Brooklyn, prepared plans.

SOUTH WILLIAM ST, N. Y. C.—The general contract has been awarded to John H. Deeves & Bro. (Inc.), 103 Park av, for \$25,000 worth of improvements to the 5sty warehouse and dwelling No. 9 South William st, for the Reform Club, of 42 Broadway. Dunham Wheeler, 117 East 23d st, prepared plans.

5TH AV, N. Y. C.—Jacob Rothschild, 31 West 57th st, owner, has awarded the Metropole Construction Co., 100 5th av, the general contract to erect a rear extension, installing a new elevator, plumbing fixtures, wiring, etc., in the 4-sty residence No. 106 5th av, from plans by John Woolley, 100 5th av. ATLANTA, GA.—The contract for the

ATLANTA, GA.—The contract for the complete foundations, including Raymond concrete piles, for the Third National Bank Building at Atlanta, Ga., has been awarded to the Raymond Concrete Pile Company of New York and Chicago. Morgan & Dillon, architects. Purdy & Henderson, engineers. 6TH AV, N. Y. C.—The Geo. A. Fuller Co., 111 Broadway, has received the contract for installing new plumbing, stairs and steel columns in the amusement building owned by the 43d Street Realty Co., on the east side of 6th av, between 43d and 44th sts. Estimated cost, \$10,000. Francis H. Cruess, 111 Broadway, architect.

BROADWAY, N. Y. C.—The steel contract was awarded during the week to the Passaic Structural Steel Co., of 30 Church st, for the new apartment house at the northwest corner of Broadway and 92d st, for the Yorkshire Realty & Const. Co. Neville & Bagge, 217 West 125th st, architects; Robert E. Moss, 126 Liberty st, steel engineer. The owner will award all sub-contracts.

125TH ST, N. Y. C.—The Reid-Palmer Const. Co., 11 East 59th st, has received the masonry and William Somerville, 317 East 122d st, the carpenter work for improvements to store building Nos 246-248 West 125th st, for Archibald D. Russell and E. R. Peabody, of 30 Pine st. Plans have been prepared by L. C. Holden, of 103 Park av. Wallach Bros. are the lessees. Estimated cost, \$15,000.

Dwellings.

GREENWICH, CONN.—Plans by Taylor & Levi, 24 East 23d st, N. Y. C., are being figured for the handsome residence to be built by Milton L. Frank.

MADISON AV, N. Y. C.—The Centerboro Realty Co., owner, 176 Madison av, will award contracts for \$15,000 worth of changes to the 5-sty residence No. 176 Madison av, from plans by Henry C. Pelton, 10 East 33d st.

71ST ST, N. Y. C.—Mildred P. Stokes Hooker, 230 Madison av, owner, will soon award contracts for enlarging and beautifying the 4-sty residence Nos. 173-175 East 71st st. Plans have been prepared by S. E. Gage, 3 Union sq. Estimated cost is \$15,000.

DOUGLASS MANOR, L. I.—Plans are being figured for a handsome 3-sty brick, stone and stucco residence, 28x50 ft., for a Mrs. Lanson, to be erected at Douglass Manor, L. I. Architect, J. B. Tourison, of 63 Park av, N. Y. C., has prepared the plans. Estimated cost probably between \$10,000 and \$12,000.

PARK AV, N. Y. C.—The second tier of beams are in place for the new residence, No. 58 Park av, for Henry W.



Rogers, of 37 West 56th st. Horace Trumbauer, Philadelphia, Pa., architect; John T. Brady Co., 103 Park av, general con-tractor, W. E. Smith, 85 Guernsey st, Brooklyn, carpenter work.

5TH AV, N. Y. C .- The brick work has been started on the new residence for J. E. Duke, at the northeast corner of 5th av and 78th st. The building is to cost \$150,000, and is from plans by Horace Trumbauer, of Philadelphia. John T. Brady Co., 103 Park av, is general contractor, W. E. Smith, 85 Guernsey st, Brooklyn, has carpenter work.

LEXINGTON AV, N. Y. C.-Architect James C. Green, 103 Park av, has completed plans for \$20,000 worth of improvements to the 5-sty residence of W. R. Hearst, at the northeast corner of Lexington av and 28th st. A rear extension, 24.10x27 ft. will be added, including stairs, vent shaft, partitions and windows. The contract has not been placed.

Factories and Warehouses. PATERSON, N. J.-P. Quackenbush & Son, Main st, will erect a 3-sty brick warehouse in Van Houten st, to cost approximately \$30,000. Plans are being prepared by Architect Chas. E. White, of 12 Hamilton st, Paterson.

HARTFORD, CONN .- At Hartford estimates are being received for the new factory for the Whitney Manufacturing Co. The plans are by William A. Boring, 32 Broadway, N. Y. C., and provide for a building 60x80 ft., 5-stys, of reinforced concrete.

COLLEGE POINT, L. I.-The American Hard Rubber Co., 9 Mercer st, N. Y. C., have plans under way for the construc tion of a 3-sty, 50x100 ft., brick building of slow burning mill construction, also a 1-sty, 20x100 ft., fireproof addition, and a 3-sty building to connect new buildings with the present ones.

Halls and Clubs.

NEW BEDFORD, MASS .- The Sharpshooters' Club will erect a new building to cost approximately \$100,000. Louis E. Destremps, of New Bedford, is the architect. Bids are wanted until June 27.

NEW HAVEN, CONN.-Architect Donn Barber, 24 East 23d st, N. Y. C., has completed plans for a 2-sty building, 52x58 ft., for the Berzelius Society to be erected at Trumbull and Temple sts, to cost \$50,000. The Sperry & Treat Co., of New Haven, have the building contract ..

Hospitals and Asylums.

MONTCLAIR, N. J .- At Montclair the Homeopathic Society contemplates the erection of a new hospital. Address, Lena Schroeder, secretary, for particulars.

PROVIDENCE, R. I.-The Providence Lying-in Hospital in Main st will be enlarged this fall. Estimated cost, about \$20,000. Address board of trustees for information.

WASHINGTON, D. C .- The bid of John W. Danforth Co., of Buffalo, N. Y., \$33,-269 in amount, has been accepted for constructing addition to power plant and distributing system, Naval Medical School Hospital, Washington, D. C.

NORWICH, CONN .- The contract for the new ward building at the Backus Hospital has been given to C. Morgan Williams, of Norwich. Williams Bros. have the contract for the plumbing and The plans are by Architects heating. Cudworth & Woodworth.

NEW BRITAIN, CONN .- All of the bids for the addition to the New Britain General Hospital were in excess of the amount available for that purpose. F. G. Platt, chairman of the committee, and W. H. Hart were appointed a special committee to go over the plans. They will report to the building committee. The report to the building committee. T plans are by Architect W. H. Cadwell.

Hotels.

ATLANTA, GA.—Architect W. L. Stod-dart, of 30 West 38th st, N. Y. C., is now taking bids on a power plant for the apartment hotel to be erected at Atlanta, Ga., by Mr. J. Gatins, of At-lanta. This building is to be 10-stys, of reinforced concrete, limestone and terra cotta, and is estimated to cost about \$400,000. Mr. Chas. G. Armstrong, 149 Broadway, N. Y. C., is steam and electrical engineer. Power Houses.

WATERBURY, CONN .- The Board of Public Works have been ordered to proceed with the installation of a pumping station. The cost is estimated at \$125,-000. R. A. Cairns is the city engineer.

Miscellaneous.

GREENFIELD, MASS .- The C. P. Boland Construction Co., of Troy, N. Y., has received the contract to erect the bank building for the Franklin Savings Institution. It will be constructed of Bethel white granite from Hardwick, Vt.

MERIDEN, CONN .- Plans will soon be prepared for a new church to be built in Grove st by St. Mary's R. C. Society. It will be of brick and work will probably be started early next year. Rev. N. F. X. Schneider is pastor in charge.

3D AV, N. Y. C.-Plans have been pre-pared by John C. W. Richl, 3012 East 204th st, for a 3-sty moving picture show and loft, 25x105 ft., to be erected at 1587 3d av, by B. C. Gerken, 268 Briggs av, to cost \$15,000. No contracts have been issued.

Schools and Colleges.

BROOKLYN .- Architect C. B. J. Snyder, 500 Park av, is receiving bids until June 27, for alterations and additions to the boys' high school, at Marcy and Putnam avs, Brooklyn.

WATERBURY, CONN.—A 3-sty addi-tion will be added to the Waterbury High School, the cost not to exceed \$60,000. Theodore B. Peck, 65 Bank st, will prepare the plans.

BROOKLYN .- Bids close on Monday, June 20, for the \$90,000 addition to the Girls High School at Nostrand av, Halsey and Macon sts, Brooklyn. C. B. J. Snyder, 500 Park av, architect.

MIDDLETOWN, CONN .- The Board of Trustees of Wesleyan College will remodel the two lower floors of Observatory Hall. New floors will be laid, the rooms will be divided into suites and new plumbing installed.

BRIDGEPORT, CONN.-Architect C. T. Beardsley, Jr., has completed plans for changes to the Prospect st school and bids will be received until June 20. Plans and specifications may be obtained at the office of the architect.

NEW HAVEN, CONN .-- Plans for the Mason laboratory have been completed by Architect Chas. C. Haight, 452 5th av, N. Y. C., and estimates are now being made. The structure will be 4-stys, of brick and steel, 85x200 ft., with lime stone trimmings.

Stores, Offices and Lofts.

ELMIRA, N. Y .- The Bell Telephone Co., will rebuild at once the office building recently destroyed by fire. Plans will be prepared by an Elmira architect.

BRIDGEPORT, CONN. - The United Illuminating Co. has purchased property at Broad and Cannon sts. The new owners will remove the buildings on the site and erect an office building.

BROADWAY, N. Y. C .- Roth & Co., 23d st and 1st av, has received the contract for interior alterations to the 4-sty store and loft building No. 1565 Broadway, owned by Julia L. Murphy, 26 West 60th st. B. W. Berger & Son, 121 Bible House, prepared the plans.

6TH AV, N. Y. C .- Bids have gone in for \$10,000 worth of interior changes to the 5-sty brick store and loft, at the northwest corner of 6th av and 13th st, owned by the Rhinelander Real Estate Co., 31 Nassau st. Clinton & Russell, 32 Nassau st, architects.

22D ST, N. Y. C .- Figures will soon be taken on all materials and labor for the 12-sty store and loft building, 145.5x84.3 ft., which the Flemish Realty Co., 128 Broadway, will erect at Nos. 13-21 East 22d st, at a cost of \$600,000. Plans are now ready. Rouse & Goldstone, 12 West 32d st, architects.

45TH ST, N. Y. C .- The 5-sty loft building, 88.4x50 ft., to be erected in the northside of 45th st, 413 ft. east of 11th av, by Chas. E. Lumb, of 517 West 45th st, will be constructed by day's work. James J. F. Gavigan, 1123 Broadway, has completed plans. No award yet made. Estimated cost, \$33,000. MADISON AV, N. Y. C.-Excavating

has started at the southeast corner of Madison av and 43d st, for the 12-sty fireproof office and store building to be erected by Charles & Co., wholesale grocers, from plans by Chas. I. Berg, 571 5th av. A. C. Fox, 7 West 38th st, is steel engineer, and the Ruggles-Robinson Co., 45 East 43d st, has received the general contract.

MADISON AV, N. Y. C.-The Callcott Construction Co., 105 West 40th st, general contractor for the new 15-sty office building, 24x100 ft., about to be erected adjoining Parkhurst's Church, at No. 17 Madison av, from plans by William E. Gompert, 2102 Broadway, is now receiving figures from sub-contractors on the mason and carpenter work. Pattison Brothers, 949 Broadway will be steam and electrical engineers. For full description and illustration see issue June 4, page 1196.

Bids Invited.

24TH ST.-Seeger & Gross Co., of 42 to 50 West 67th st, Manhattan, having received the contract for the interior woodwork for the Passaic High School, invite estimates on hardware and glass.

BLOOMFIELD, N. J .- Sealed proposals will be received by the Board of Education of the town of Bloomfield, N. J., for heating and ventilating the proposed new High School building. Plans and specifications may be obtained at the office of Charles G. Jones, architect, 280 Broadway, N. Y. C. A certified check must accompany each bid amounting to four per cent of the amount of the bid as a guarantee of good faith. Bids will be received and opened at the room of the Board of Education in the High School building at 8.15 o'clock Tuesday evening, June 28, 1910. The successful bidder must furnish a satisfactory bond. The right is reserved to reject any or all bids. Charles W. Martin and George E. Bedell are the committee on buildings.

Bids Opened.

BROOKLYN .- The Board of Education opened bids on Monday, June 6, for completing and finishing the electric equipment in Public School 162, Brooklyn. T. Frederick Jackson, Inc., \$1,894, low bidder.

MANHATTAN. - The School Board opened bids Monday, June 12, for sanitary alterations (new water closets and water heater, etc.) at Public School 46. The lowest bid was submitted by Thomas F. Maher, at \$879.

RICHMOND, N. Y .- Bids were as follows for alterations and repairs to heating and ventilating apparatus in Public Schools 14, 15 and 20, Richmond: P. S. 14 and 20, Wm. J. Olvany, \$560, \$1,418; P. S. 15, E Rutler Co., \$3,451, low bidders. WATERBURY, CONN .- Ryan, Unmack & Co., of New Haven, submitted a bid of

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\$528,436 for the building of the new dam of the reservoir at Morris for the city of Waterbury. Their bid was the lowest and will probably be accepted. The next lowest bid submitted was by Patrick McGovern, of Boston, \$549,531.

QUEENS.—On June 6 the Board of Education opened bids for installing electric equipment in new Public School 77, Queens. The lowest bid was submitted by T. Frederick Jackson, Inc., at \$11,245. Other bidders were: Cowden & De Young, Inc., New York Construction Co., Commercial Construction Co., Reis & O'Donovan, Inc., Griffin & Co.

BROOKLYN.—The lowest bids received for alterations and repairs to various public schools in Brooklyn were as follows: P. S. 60, M. T. H. S. James Newman, \$809, \$4,171; P. S. 77, C. L. Dooley, \$973; P. S. 82, 141, Kerr & Krenkel, \$1,485, \$1,-027; P. S. 124, Howard Peierson, \$597; P. S. 130, Edward Theriunet, \$1,967; P. S. 131, 146, Geo. Stanton, \$764, \$3,270; P. S. 136, Forshner & Weiss, \$956.

Government Work.

ATLANTA, GA.—Sealed proposals will be received until the 15th day of July for the metal vault shelving in the U. S. postoffice and court house at Atlanta, Ga. James Knox Taylor, supervising architect, Washington, D. C.

ST. LOUIS, MO.—Sealed proposals will be received at this office until the 27th of June for the installation of a conduit and electric wiring and gas-piping system in the U. S. Post Office at St. Louis, Mo., in accordance with drawings and specifications, copies of which may be had at the office of the Superintendent of Construction at St. Louis, Mo., or from James Knox Taylor, Supervising Architect, Washington, D. C.

BELOIT, WIS.—Sealed proposals will be received on the 7th day of July for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the United States post-office at Beloit, Wisconsin, in accordance with drawings and specifications, copies of which may be obtained from the custodian of site, at Beloit, Wis., or from the Supervising Architect, James Knox Taylor, Washington, D. C.

Sealed proposals will be received on the 18th day of July, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the United States post-office at Demopolis, Alabama, in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Demopolis, Alabama, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

GREENVILLE, ILL.—Sealed proposals will be received until the 30th of June for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Greenville, Ill., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Greenville, Ill., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

AIKEN, S. C.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 24th of June for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Aiken, S. C., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Aiken, S. C., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

LOUISVILLE, KY.-Sealed proposals will be received until the 26th of July for

the construction (including plumbing, gaspiping and heating apparatus) of the laundry and attendants' quarters, U. S. Marine Hospital, Louisville, Ky., in accordance with drawings and specifications, copies of which may be had from the custodian at U. S. Marine Hospital, Louisville, Ky., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

CHAMBERSBURGH, PA.—Sealed proposals will be received until the 29th of June for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Chambersburgh, Pa., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Chambersburgh, Pa., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

KEENE, N. H.-Charles W. Peckworth, 415 Hudson st, New York, is low bidder for the construction of the post office building at Keene, N. H., at \$65,748. Other bidders were: Norcross Bros. Co., Worchester, Mass.; Westchester Engineering Co., 39 East 42 st, N. Y. C.; A. E. Badgley, Binghamton, N. Y.; William H. Fissell & Co., 1133 Broadway, N. Y. C.; Oscawana Building Co., 200 Fifth ave, N. Y. C.; Wheaton Building & Lumber Co., Putnam, Conn.; Charles W. Belleden, Inc., Boston; J. E. & A. L. Pennock, Land Title Bldg., Philadelphia; Richard E. Heningham, 1 Madison ave, N. Y. C.; Connors Bros. Co., Lowell, Mass.; Charles W. Peckworth, 415 Hudson st, N. Y. C.; Woodbury & Leighton, 166 Devonshire st, Boston.

Municipal Work.

NEW YORK.—The Commissioner of Water Supply, Gas and Electricity will open bids on Wednesday, June 22, for furnishing and delivering cast-iron pipe, special castings and valve-box castings.

BROOKLYN.—Bids will be received by the Superintendent of School Buildings Monday, June 27, for the general construction of additions to and alterations in Boys' High School, on westerly side of Marcy av, between Madison st and Putnam av, Brooklyn.

HARTS ISLAND, N. Y.—The Commissioner of Correction will open bids Tuesday, June 21, for furnishing labor and material required to apply new covering insulation to all the pipe lines, fittings, valves, traps, etc., in the new steam subway on Harts Island.

NEW YORK.—Bids will be received by the Board of Trustees of the College of the City of New York at No. 17 Lexington av, until Tuesday, June 21, for furnishing, delivering and setting up two hundred and sixty-four metal clothes lockers and various gymnasium and swimming pool apparatus at the College of the City of New York.

BROOKLYN. — The Department of Charities will open bids Wednesday, June 22, for providing the interior finishing, electric fixtures, apparatus, mortuary compartments and all other work as set forth in the drawings and specifications for the entire completion of a new pathological building at the Kings County Hospital, Borough of Brooklyn.

NEW YORK.—On Tuesday, June 21, bids will be received by the Board of Trustees of the College of the City of New York, No. 17 Lexington av, for the work of excavating a subdrainage tunnel from Amsterdam av underneath the college grounds, along the line of 139th st, and across St. Nicholas Park to a connection with the sewer in St. Nicholas av.

BLACKWELLS ISLAND. - Estimates will be received by the Department of Public Charities until Wednesday, June 22, for labor and materials necessary or required for the grading, interior finishing, painting, elevator work, electric wiring and fixtures, cold storage and the like, as set forth in the drawings and specifications for the completion of a tuberculosis infirmary (west pavilion) for the Metropolitan Hospital District Blackwells Island.

Brief and Personal.

Henry Evans, president of the Continental Fire Insurance Co., is expected home from his European trip early in July.

The machinists of the Otis Elevator works at Yonkers and elsewhere, who went on strike, returned to work on Monday.

A despatch from Washington announces that the so-called Plumbing Trust is under investigation by the Department of Justice. The alleged combination has various ramifications, and one feature of it has been popularly called the Hardware or Bathtub Trust. The Attorney General says he is not prepared to announce whether any prosecutions will grow out of the inquiries being conducted by special agents.

Achille Bataille & Co., manufacturers of elevator enclosures, patent folding gates, wire and bank and office railings, recently completed the installation of all the brass, bronze and iron grill and wirework in the Hotel Astor extension. The high-class nature of this work under the exacting conditions under which it was successfully accomplished, speaks well for the workmanship and equipment of this well-known house.

Wreckers finished demolishing the old Gillender Building at the northwest corner of Nassau and Wall sts, on Thursday. The work was completed in fortyfour days, one day ahead of the contract time. The Volk Housewrecking Company had the wrecking contract, which amounted to \$50,000. Mr. Jacob Volk says the market for second-hand material is not very keen at present. Excavating will be started at once for the new 31sty office building to be erected by the Bankers' Trust Co., on the site from plans by Trowbridge & Livingston.

H. Toler Booraem, architect, of Morristown, New Jersey, died at Saranac Lake, New York, on June 3d, after a protracted illness. He had for many years represented the building interests of the Mutual Life Insurance Company of New York, who placed great confidence in his ability as a general practitioner; he also conducted a private practice among a wealthy clientele, who appreciated his good taste and above all his faithful diligence and integrity. Mr. Booraem, though a young man, was a frequent contributor to various architectural magazines, and he proved himself a writer of no small ability on professional topics. His papers on the subject of fireproofing are replete with interesting data, tracing the various methods employed from their experimental stage down to the present definite requirements of the Bureau of Buildings and the Board of Fire Underwriters. Those who had the privilege of knowing Mr. Booraem will feel a great loss in his death, as will also his profession, which can ill afford to lose such a promising member.

F^{IRMS} in the Building Trades find that it pays in more ways than one to be represented in the advertising pages of the leading Metropolitan Real Estate and Building paper—THE RECORD AND GUIDE.

Low Prices Mark all Materials.

Summarizing the reports on building material market conditions at hand this week, it is seen that prices are probably as low as they can go and leave any margin of profit to manufacturers. In the case of structural steel shapes and plates there were evidences to show that low prices are being maintained without closing mills for the purpose of encouraging operators to bring out work now in contemplation. In a measure, this has been successful, but it is too early yet to ascertain whether this effort will prove There is no doubt that permanently so. material is near bottom. Frequently at this time of the year there is a brief lull and it is the belief of many that building interests have entered upon such a Opinions based upon inquiries period. now in hand and reports from architects are to the effect that the last part of the Summer and the entire Fall will be busy and the gradual improvement in the number of orders being placed for structural shapes seems to indicate a substantial basis for such views.

Portland cement is the only material that is enjoying anything like normal business conditions. The demands upon the output of cement mills is said to be equal to if not greater than that of last year. Lumber is holding its own and no improvement is looked for in the immediate future. Pig iron reached new low price levels during the week, but a recovery is now looked for. Stone is coming in in fair quantities, but cutters have taken advantage of present prices and are well stocked. Prices in this department will go up in the Fall unless all Hudson River common brick signs fail. went lower, while Raritan Rivers held last week's position under difficulties. A brief summary of the local building market follows:

BRICK.-Hudsons weaker; Raritans steady.

CEMENT .- Demand almost equal to supply.

IRON AND STEEL .- Iron weaker: steel inquiries better.

LUMBER.-Building in less demand. Hardwood steady.

STONE .- Market filling up.

Brick.

The common brick market still shows no signs of recovery. Prices are almost uniform at \$5.75. The same is true of Raritan Rivers. There is no change in the prices of front brick, and enamels are without change as to price. Demand in all lines has fallen away and the immediate future does not promise much improvement. Prices are not likely to go any lower and, if the views of some authorities prove correct, brick, both common and front, has entered upon a The strike continues stagnant period. at Dutchess Junction, but it is reported that the Fishkill yard troubles have been settled and that the men are returning to work. Arrivals last week were 61 with sales totalling 70. It opened with 27 cargoes on hand and left 18 cargoes on hand for June 13. The wet weather has had a bad effect upon the market and has set back the manufacturers somewhat. Wholesale prices follow: Wholesale prices follow:

BRICK.--(Cargo Quotations at the wharf.) Per M. Hudson River, Common......@ \$5.75 Hudson River, Light Hard......@ \$5.75

Raritan River, Common	5.75	6.00
Croton Point-Brown, f. o. b		
Croton Point-Dark and red		
*Cartage and dealers' profits must	be ad	ded to
above quotations for retail prices.		
Fronts: (Delivered at buildings.)		
Buffs, No. 1		28.00
Buffs No 1 (delivered at hidge)	24 00	28.00

24.00	20.00	
24.00	31.00	
26.50	30.00	
24.00	- 26.00	
26.00	32.00	
25.00	28.0%	
70.00	75.00	
	75.00	
	55.00	
	24.00 24.00 26.50 24.00 26.00 25.00 70.00 60.00 45.00	$\begin{array}{cccccccccccccccccccccccccccccccccccc$

Cement.

The Portland cement situation is strengthening, the improvement noted recently in this column having made gratifying strides from the viewpoint of output. The question as to whether there was danger from famine, put up to a local cement authority, brought a negative reply. The mill output for the six months of this year just closing, will far exceed that for the same period last year. Asked the cause for this, the person consulted said it was undoubtedly due to concentrated and consistent advertising of the possibilities of Portland cement.

While the big companies were the ones that were enjoying the demand last year, it is significant that during a time of comparative dullness in this territory the smaller companies are equally crowded with the larger ones to fill orders. Some are making even greater efforts to purchase of concerns having larger capacity. for new customers. The statement was made this week that more concrete construction is going on in this territory today than ever before. In spite of this great demand, which shows signs of increasing rather than diminishing as the summer draws near, no change in prices current is anticipated, so that architects and builders may continue to figure with a reasonable degree of certainty on Portland and Rosendale cement at the following quotations:

lowing quotations: CEMENT. Portland Cement, in cloth*......\$1.43 Rosendale or Natural, per bbl.......80 *Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill. The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given: Alsen's (American) Portland....\$1.43@\$1.58 Atlantic Portland143 1.53 Bath Portland143 Edison Portland143 1.58 Lehigh Portland143 1.58 Vulcanite Portland143 1.58 Vulcanite Portland240 Dyekerhoff (German) Portland......243

Iron and Steel.

The pig iron market is decidedly weak. New low levels have been reached and yet few of the furnaces which have complained of keeping things moving at a loss are not blowing out. This is taken as an indication that they expect improved conditions before long. Competition is keen in all grades and foundry iron leads in what demand there is.

Steel authorities report improving conditions. Bookings for this month so far have been better than those taken at this time last month. Concessions are being freely made in prices of structural materials and some plates. The situation viewed from the builders and architects' viewpoint is that structural interests are feeling the market and are trying to coax

out new operations by putting prices for skeleton steel and reinforcing materials at advantageous figures. There is no doubt that every effort is being made to interest prospective builders in the matter of starting work now and reports in material circles show that some have come to see these opportunities and are taking advantage of them. This is shown by the improvement in the number of inquiries at hand in certain quarters. It is said also that one cause of the present low prices is over-capacity on the part of some of the mills and that more tonnage has to be taken this year to make the showing that last year's business made. In other words, the mills are willing to take business under somewhat of a strain so as to keep the new equipment, added early this year, busy.

The biggest news of the week is that the McClintic-Marshall Construction Co. submitted the lowest bid to the Isthmus Canal Commission to construct steel lock gates at Panama. They bid \$5,374,478. Report has it that the Carnegie Steel Co. will supply the plates. The tonnage is estimated at 60,000 tons, including 40,-000 tons of plates and 20,000 tons of other structural material.

The demand continues fair for steel bars, plates and plain structural material. Some concessions are obtainable. One lot of steel plates was recently plated in this territory between 1.40 c. and 1.45 c. base, Pittsburgh mills. Prices current follow:

PIG IRON.-The following are nominal deliv-ered prices at tidewater for shipment into the last half:

Northern:
No. 1 x Jersey City\$16.75@\$17.00
No. 2 x Foundry 16.25 16.50 16.50 16.00 No. 2 Plain 15.50 16.00
Southern:
No. 1 Foundry \$16.25@\$16.75 No. 2 Foundry Spot
No. 3 Foundry 50000000 1550 16.00
STRUCTURAL STEEL. Nominal prices f. o. b. dock N. Y. Beams and Channels, 15-in. and under
Beams and Channels 15-in and
under\$1.60@\$1.65
Beams and channels over 15 in 1.70 1.75
Angles 1.65 1.70
1008
Zees
Universal & sheared, 34 in. & under 1.65 1.70
BAR IRON.
Common\$1.40@\$1.45
Refined 1.50
ROUND AND SQUARE IRON.
1 to 174 have price \$1.85 \$1.90
1 to 1%, base price\$1.85 \$1.90 % and %-in1-10c. extra
ET AT TRON
1½ to 4 in. x % to 1 in., base price 2.00
$1\frac{1}{2}$ to 4 x $\frac{1}{4}$ x 5-16
$41/_{10}$ to β in x 11/_{10} to 11/ 4-10c extra
Norway Bars
1½ to 4 in. x ½ to 1 in., base price
Norway Snapes 3.30 Burden Best Iron \$3.15 base Burden H. B. & S. \$2.95 base Machinery Steel, Iron Finish, base. 2.00 Soft Steel Bars, base or ordy. sizes. 2.00 Tool Steel, regular quality 7.00 Tool Steel, extra quality 13.00
Burden H. B. & S \$2.95 base
Soft Steel Bars, base or ordy, sizes 2.00
Tool Steel, regular quality 7.00
Tool Steel, extra quality 13.00
SOFT STEEL SHEETS.
3-16 2.40
Blue Annealed.
No. 10 250
No. 12 2.55
Blue Annealed. 2.50 No. 10 2.50 No. 12 2.55 No. 14 2.60 No. 16 2.70 Mill. Store. 0 One Pass, Cleaned Cold Rolled. American. No. 16 \$2.90 No. 18 2.85 No. 21 2.85 No. 22 2.25 No. 24 2.25
No. 16 2.70
One Page Cleaned
Cold Rolled, American.
No. 16 \$2.90 \$3.00
No. 18 2.85 3.00 No. 21 2.25 2.90 No. 22 2.25 2.90
No. 21) No. 22) 0.05 0.00
No. 22 (
No. 25) 230 210
No 981
No. 21 4.30 2.30
GENUINE IRON SHEETSGalvanized.
GENUINE IRON SHEETSGalvanized.
GENUINE IRON SHEETSGalvanized.
No. 21 4.30 2.30

TEDNE DI ATES	
TERNE PLATES.	10
N. BThe following prices are for 1C 20x2	30,
the rate for 14x20 being half as much. IX	19
usually held at \$2 per box advance for 8 to	10
lbs. coating and \$2.50 to \$3 advance for 15	ID.
and upward. The following are approximati	ng
basis quotations, and proper allowance must	be
made for special brands, small lots, etc.:	-
About 40-lb. coating@\$17.	
About 30-lb. coating 15.	20
About 20-lb. coating 13. About 15-lb. coating 11.	50
About 15-10. coating\$10.90 11.	45
About 8-1b. coating 8.	30
RUSSIA, PLANISHED, ETC.	
Genuine Russia, according to assort-	
ment, per lb 11%@	14
Patent planished per lb. A., 10c.; B.,	
9c., net.	
Metal laths, per sq. yd 22	24
GALVANIZED STEEL.	
Nos. 14 and 16Per 100 lbs. \$3.	10
" 18 and 20" " " " 3.	25
" 22 and 24" " " 3.	45
" 26 " " " " 3	65
" 27 " " " " 3.	85
" 28 " " " 4.	00
	65
No. 20 and lighter, 36 ins. wide, 25c. higher	e

Lumber.

The lumber market does not show material changes for the better. Prices are a little firmer in some lines, notably hardwoods, but for the most part there is decided sluggishness in the buying movement, especially in this city. Inquiry among suburban yards, which included Astoria, Brooklyn, Jersey City, Newark and Hoboken, showed that there was some improvement over May but the gain was hardly worthy of mention. Weather conditions have affected these markets, it was said.

There has been some talk of price changes in certain kinds of building lumber and especially that used for making concrete molds. The subject of prices was also a matter for discussion among delegates to the National Hardwood Association convention recently. Action was deferred for the time being, however, until the conditions in this district improve. There is little likelihood of any change for the immediate future.

Lumber men are not taking a very enthusiastic view of the situation and some believe that no improvement can be expected before the latter part of summer. One man said: "The trouble is too much expectation. We all figured that last year's activity would blossom into a boom this Spring. Coming as it did, after the panic and during a time when a revision of the building code was in progress, the development was more or less artificial. When the code did not pass in its amended form, the spirit of unrest was already creeping in. Then prospective builders decided to wait. Subsequent developments seemed to have justified that action. The security market has had an up and down time of it. Labor troubles early in the year did not serve to improve the situation and, if you will remember, prices of materials were high and in a stiff market. Then, too, real estate authorities began to point out that there was an oversupply of loft and apartment houses and new office buildings were having a slow time getting tenants. Nobody would build under those conditions unless they had to. That, in my opinion, answers one of your correspondents' questions as to what is the matter with the building material market. It has eaten too much. It has got to allow time for digestion."

Current wholesale prices follow:

 ASH.
 \$52.00@\$55.00

 4/4 1st and 2nds.
 \$58.00
 60.00

 6/4 1st and 2nds.
 58.00
 60.00

 2½ and 3 in. 1st and 2nds.
 70.00
 75.00

 4/4 No. 1 common.
 35.00
 38.00

 6/4 A No. 2 common.
 23.00
 25.00

 5/4 6/4 and 8/4 No. 2 common.
 25.00
 28.00

 BUTTERNUT.

 4/4
 1st and 2nds.
 \$60.00@\$65.00

 4/4
 No. 1
 common.
 30.00
 35.00

 CHERRY.
 \$94.00@\$99.00
 5/4 and 6/4 1st and 2nds.
 \$12.00
 117.00

 4/4
 tst and 2nds.
 \$12.00
 117.00
 5/4, 6/4 and 6/4 1st and 2nds.
 \$194.00
 \$5.00
 67.00

 5/4, 6/4 and 8/4 No. 2 common.
 28.00
 30.00
 \$30.00
 \$30.00
 \$30.00
 \$30.00
 \$30.00
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 \$30.00
 CYPRESS.

 E. F. O. B. N. Y. rail delivery.
 Mill run &

 Sizes.
 culls out.*

 x 4 in
 \$23.50

 x 5 in
 \$24.00

 x 6 in
 \$24.00

 x 7 in
 \$24.00

 x 8 in
 \$25.00

 x 9 in
 \$24.00

 x 10 in
 \$24.50

 x 4 in
 \$24.50

 x 4 in
 \$24.50

 x 4 in
 \$26.50

 x 10 in
 \$26.50

 /4 x 2½ in
 \$25.25

 /4 x 4 in
 \$24.25

 /4 x 5 in
 \$25.25

 /4 x 6 in
 \$25.25

 /4 x 7 in
 \$25.25

 /4 x 7 in
 \$25.25

 /4 x 7 in
 \$25.25

 /4 x 9 in
 \$25.25

 /4 x 9 in
 \$25.20

 /4 x 10 in
 \$27.00

 x 2½ in
 \$23.00

 x 3 in
 \$23.00

 x 4 in
 \$23.00

 2½ x 4 in
 \$23.00

 2½ x 4 in
 \$23.00

 55.50
 \$25.50

 10 in
 \$23.00

 10 in
 \$23.00

 <tr Mill run & 23.5023.0023.0023.0022.5023.0022.502 x 6 in. 2 x 7 in. 2 x 8 in. 2 x 9 in. 2 x 10 in. 3 x 4-3 x 6-4 x 4 in. 1 x $1\frac{1}{2}$ in. 1 x 4 in. and up, No. 1 and clear. 2 x 4 in. and up, No. 1 and clear. 2 x 4 in. and up, No. 1 and clear. 1 x 4 in. and up, No. 3 and clear. 1 x 4 in. and up, No. 3 2 x 4 in. and up, No. 3 Dressing, 6 in. and up. Dressing, 5 in. and up. 24.0026.00 $25.50 \\ 23.50$ 23.00 23.00 35.50 35.50 35.50 $19.50 \\ 19.25$ 1.75 *No. 2, 50 cents more.

YELLOW PINE (dressed) f. o. b. car or essel, Norfolk. No. 1. No. 2. No. 4.

YELLOW PINE .- Delivered N. Y. (Sail.)

33.00 26.00 33.00 40.00 32.00 $27.00 \\ 28.00$ 4/4 4/4 4/4

 $14.50 \\ 15.50$

.... 15.50

13/16 x 7½ in. face 16.00
13/16 x any width between 7½ and 9½
$13/16 \times any$ width between $9\frac{12}{2}$ and $11\frac{12}{2}$
13/16 x 11½ in. face 18.00 Factory Flooring:
$1\frac{1}{2}$, 2, $2\frac{1}{2}$, and 3 x 5 to 9 in. To finish $\frac{1}{4}$ in. scant in
thickness and ½ in. scant in width for spline; ¾ in.
for T and G 17.00 Splines \$3.00 per 1,000 feet lineal.
BOARDSKiln dried, N. C., F. O. B. vessel: Red
Heart and Mill
No.1, No.2, No.3, Culls,
4-4 Edge, under 12 in 29.00 27.00 19.50 13.00
4-4 Wise Edge, over
12 in
4-4x4 and 531.50 29.00 21.00

-4 Edge, under 12 1n29.00	21.00	19.00	13.00	
-4 Wise Edge, over				
12 in	37.00			
-4x4 and 531.50	29.00	21.00		
-4x6	28.50	21.00		
-4x8	29.50	21.50	14.50	
	30.50	22.00	15.50	
-4x12	32.50	23.50	16.50	
-4 Edge, under 12 in30.50	28.50	21.00		
-4 Wide Edge, over				
12 in	39.00			

Stone.

Stone has entered the late Spring lull. The market is quiet, cutters are well stocked up and few wholesalers expect better conditions before late in the Summer. Prices at that time are almost sure to advance, and authorities are therefore advising prospective purchasers to buy now if they would do so to their greatest advantage. The quarries are over their Spring rush and in another fortnight will be in a position to accept new business with favors leaning toward the purchaser.

All through the trade discouragement is giving way to a mild form of optimism, because architects are showing a disposition to let some of the pent-up work come out. One of the most conspicuous of these is the contract for the big apartment hotel at 520 Park av that went to the Edward Corning Company of 100 William st. This is one of William A. Boring's plannings and one that building stone men have had their eye on for some time. The stone contract for this operation is expected to come out at almost any time and it is of particular interest to stone men because of about five stories of the facade which were originally intended to have had a terra cotta facade have been changed to stone, leaving only the three topmost floors of terra cotta.

This is only one of many operations for which plans were filed, but have been held back. One of those which are not likely to come out until next year is the residence of Oakleigh Thorne, president of the Trust Company of America. This was another job toward which wholesale stone men as well as cutters have been casting covetous eyes. There are still many such cases heard of.

Inquiry among cutters reveals that most of them are loaded up. One wholesaler had six cars at the Harlem River this week waiting to be unloaded. The fact that there is little work going to the cutters indicates an earlier lull than usual. Current wholesale prices follow:

STONEWholesale	rates,	delivered	at	N
York.				

1016.		
Bennington building marble	1.400	
Brownstone, Portland, Con		\$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black		1.25
Granite, grey		1.25
Granite		1.00
Granite, Milford, pink		1.25
Granite, Picton Island, pink		1.25
Granite, Picton Island, red		1.25
Granite, Westerly, blue		3.75
Granite, Westerly, red		3.25
	1.20	0.40
Hudson River bluestone, promiscuous	.70	74
sizes, per cu. ft		.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

No More Elevator Folding-Door Terrors. Every loft building or factory tenant where the elevator shaft is guarded by telescope gates knows the constant menace that attends them in catching the feet or skirts of employees. This some-

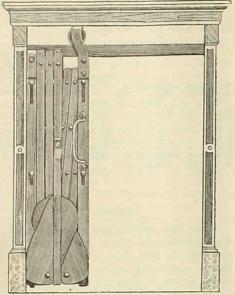
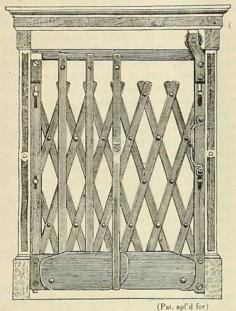


FIGURE 1.

times results in a money loss. It has been a problem among architects and contractors figuring on the equipment of buildings, to find an appliance as cheap and at the same time as satisfactory as



FIGUE 2.

the folding gate that would not possess this element of danger.

According to the patent office, A. Bataille & Co., of 587 Hudson st, this city,

An Aggregate of Garage and Property Improvements.

The Edison Portland Cement Company's campaign of education in the uses of "Uniformly 10 per cent. finest ground" is reaching into the realm of the small property owner and the automobile keeper. The May number of the company's publication, known as "The Aggregate," contains many photographs of garages both of city and suburban architecture, all of which were made of the product that makes New Village famous. The picture of a certain garage in Llewellyn Park, N. J., is captioned by the statement that it contains twelve big touring cars and has besides, a big turntable made of reinforced concrete. Any person considering building a garage would do well to get some ideas of the usages of Portland cement in its construction by writing the Advertising Department of the Edison Portland Cement Co., 1133 Broadway, for a copy of this interesting little publication.

has perfected a device that covers this point. It is called the "Folding Kick-plate" and, as will be seen by the accompanying cuts are apparently very Fig. 1 shows the gate folded simple. and the Fig. 2 shows it open with the plates protecting the "V" edges of the gate perfectly. The plates do not interfere with the easy operation of the gates. They work automatically and can be attached to any style of folding barrier. It occupies an especially important place on elevator car safety gates where the motion of the vehicle frequently throws a passenger off his balance and toward the gate just when the operator throws in his contact lever. The device has recently been installed in a number of buildings in this city and these addresses can be obtained from the manufacturer.

Preventing Rust in Steel Ceilings.

With the wonderful development of steel ceilings and wall coverings within the last half a decade manufacturers of these products have been making equal strides in giving to them practically perpetual utility. Various houses met this problem in different ways, but the case of the Canton Steel Ceiling Company, of 525 West 23d st, was conspicuous for many reasons. This house has enjoyed for many years a high reputation for the exceptional quality of its finished product not only in this city and country but abroad. It has always striven to maintain this reputa-Through its export department at tion. 27 State st, thousands of square feet of this material passes annually to tropical countries, where the moisture and high temperatures constitute a most exacting test upon all kinds of metal.

Annealed steel, such as is used in the manufacture of steel ceilings, was especially susceptible to this condition, and so the home office after considerable experimenting and study in chemistry evolved a sizing or damp-proofing material of which graphite forms a conspicuous part and which is said to give almost perpetual life to steel ceilings.

But while these improvements were in progress the plates themselves were undergoing changes for the better. Instead of striking the bead joints on a castiron die the Canton Steel Ceiling Company restrikes it upon a steel die, so that it is accurate to the 1,000th part of an inch and makes an invisible joint in the finished ceiling. This has the advantage of making it absolutely dustproof and gives a much neater finish. This company uses 29 gauge metal and is able to guarantee its materials as well as its workmanship, because it makes its own product from the time the steel bars are purchased until the sheets are in place at the job.

So rapidly has this company's product leaped into popular favor that besides its Brooklyn plant at 1529 Fulton st it has within the last year opened another branch at Newark, N. J., at 26 Von Wagenon st. In both places complete stocks are carried.

A Handbook for Elevator Users.

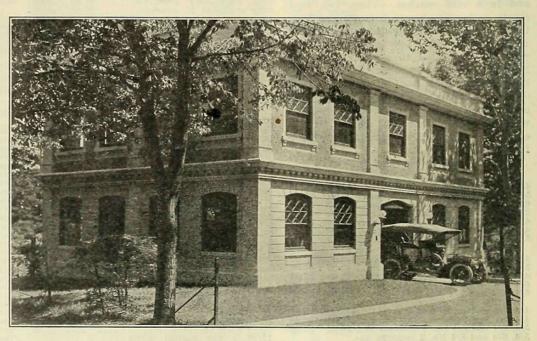
The Otis Elevator Co., 17 Battery pl. has just received from the press a valuable handbook for distribution to every user of an elevator who asks for it. There are more miles of elevator trackage in this city than of street-car trackage. The number of accidents to elevator cars are 75 per cent. less than the total of accidents recorded against the city's street-car lines, elevated railroads and subways. More people travel in elevators than in the street cars, yet the rules of safety for boarding an elevator or leaving it are seldom observed. Applications for the handbook should be addressed to the advertising department of the Otis Company.

In the current number of the "Indicator," the official newspaper of this big concern, is an interesting sketch of the Chateau Frontenac, on the St. Lawrence River. One Otis horizontal hydraulic passenger elevator, with steam-pumping plant, one Otis direct connected electric freight elevator and one Otis plunger hydraulic service and ash lift went into the Mt. Carmel wing of this structure.

The Otis Company recently took contracts for four electric passenger elevators for the Grand Central Station and for the new Crystal Building: two electric passenger elevators and two electric freight equipments.

The Coming Cement Show.

Word has just been received from the Cement Products Exhibition Co., 115 Adams st, Chicago, regarding the New York and Chicago Cement Show. The Eastern event will be held in the Madison Square Garden, New York City, December 14-20, 1910, and the Chicago Show will be held as usual, in the Coliseum. The dates for the latter event are from February 17-23, 1911, inclusive. All contracts of importance in connection with the shows have already been placed, and the intervening months will be spent in perfecting the details. The passenger associations have been duly petitioned, so that attractive railroad rates will prevail during the period covered by both shows.



AN EDISON PORTLAND CEMENT GARAGE HOUSING TWELVE AUTOMOBILES, AND A TURNTABLE OF REINFORCED CONCRETE.

and the second state of th	and a state of the						
REAL ESTATE							
Statistics of Real Estate and Building—Information for Property Owners—Status of Municipal Improvement Proceedings.							
	to weather beite and then seit in fait beite und beiten eine						
MANHATTAN AND THE BRONX.	PROJECTED BUILDINGS. 1910. 1909.						
CONVEYANCES.	Total No. New Buildings: June 11 to 17, inc. June 12 to 18, inc. Manhattan						
1910. June 10 to 16, inc. Total No. for Manhattan 192 Total No. for Manhattan 204	The Bronx 34 33 Grand total 50 44						
No. with consideration 14 No. with consideration 18 Amount involved \$938,325 Amount involved \$1,392,302	Total Amt. New Buildings:						
Number nominal 178 Number nominal 186	The Bronx						
Total No. Manhattan, Jan. 1 to date1910.1909.No. with consideration, Manhattan, Jan.5,3405,618	Grand total \$2,108,700 \$1,832,200 Total Amt. Alterations:						
1 to date	Manhattan						
1910. 1909. June 10 to 16, inc. June 11 to 17, inc.	Grand total \$364,675 \$750,405 Total No. of New Buildings :						
Total No. for the Bronx 139 Total No. for the Bronx 165 No. with consideration 16 No. with consideration 9	Manhattan, Jan. 1 to date						
Amount involved\$187,302Amount involved\$72,988Number nominal123Number nominal156	Mnhtn-Bronx, Jan. 1 to date 1,424 1,854 Total Amt. New Buildings:						
Total No., The Bronx, Jan. 1 to date 1910 1909. 3,304 3,487	Manhattan, Jan. 1 to date \$59,233,745 \$75,883,875 The Bronx, Jan. 1 to date 20,384,220 20,728,060						
Total Amt., The Bronx, Jan. 1 to date \$2,572,240 \$1,918,105 Fotal No. Manhattan and The	Mnhtn-Bronx, Jan. 1 tc date \$79,617,965 \$96,611,935						
Bronx, Jan. 1 to date	Total Amt. Alterations: Mnhtn-Bronx, Jan. 1 to date \$7,439,013 \$7,812,100						
Bronx, Jan. 1 to date \$30,893,537 \$28,530,795	BROOKLYN.						
Assessed Value Manhattan.	CONVEYANCES.						
1910. 1909. June 10 to 16, inc. June 11 to 17, inc. Total No. with consideration	1910. 1909. June 9 to 15, inc. June 10 to 16, inc.						
Amountinvolved \$938,325 \$1,392,302 Assesssed value \$614,500 \$636,500	Total number 550 554 No. with consideration 27 36						
Total No. nominal. 178 186 Assess ed value. \$7,487,000 \$9,197,000 Total No. with consid., from Jan. 1 to date 496 442	Amount involved \$210,620 \$400,830 Number nominal						
Amount involved	Total number of conveyances.12,88413,826Total amount of conveyances,12,88413,826						
Total No. nominal	Jan. 1 to da						
MORTGAGES.	Total number						
1910. 1909.	No. at 6% 310 263 Amount involvdd \$827.768 \$1 195.295						
June 10 to 16, incJune 11 to 17, inc Manhattan. Bronx. Total number 189 149 205 173	$\begin{array}{cccccccccccccccccccccccccccccccccccc$						
Amount involved	Amount involved						
Amount involved	Amount involved No. at 5%						
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Amount involved \$762,193 \$771,122 No. at 4½% 1 1 Amount involved \$6,000 \$6,000						
No. at 5% 45 60 52 52 Amount involved	No. at 3% Amount involved						
No. at $4\frac{1}{2}$ % $\$1,345,000$ 1 25 8 Amount involved $\$1,345,000$ $\$25,000$ $\$1.258,595$ $\$75,390$	No. with interest not given 18 20 Amount involved \$95,275 \$1,943,520						
No. at 4% 1 1 Amount involved \$18,000 \$530 No. at 3½%	Total number of Mortgages, Jan. 1 to date						
Amount involved No. with interest not given 34 18 39 37	Jan. 1 to date. \$63,201,262 \$54,131,402						
Amount involved	PROJECTED BUILDINGS. No. of New Buildings 107 416						
Amount involved	Estimated cost						
1910. 1909. Total No., Manhattan, Jan. 1 to date 4,403 4,824 Total Amt., Manhattan, Jan. 1 to date \$170,607,367 \$161,760,163	Total No. of New Buildings, Jan. 1 to date						
Total No., The Bronx, Jan. 1 to date 3,231 3,527 Total Amt., The Bronx, Jan 1 to date \$31,406 939 \$31,551,049	Total Amt. of New Buildings, Jan. 1 to date						
Total No., Manhattan and The Bronx, Jan. 1 to date	Jan. 1 to date						

Total No., Manhattan, Jan. 1 to date.... Total No., The Bronx, Jan. 1 to date.... Total No., The Bronx, Jan 1 to date.... Total No., Manhattan and The Bronx, Jan. 1 to date..... Total Amt. Manhattan and The Bronx, Jan. 1 to date..... $\begin{array}{cccc} 4,403 & 4,824 \\ \$170,607,367 & \$161,760,163 \\ 3,231 & 3,527 \\ \$31,406 939 & \$31,551,049 \end{array}$ 7,634 8.351 \$202,014,306 \$193,311,212

EXTENDED MORTGAGES.

		- and a deci		
	1910.		1909.	
	-June 10 to 16 inc		June 11 to 17, inc	
			Manhattan	
Total number	42		41	
Amount involved	\$1,146,500	\$151,500		
No.at 6 %	3		\$1,564,300	• 3
Amount involved	\$35,000		\$17,600	\$8,050
No. at 51/2%	1	1		
Amount involved	\$10,000	\$5,000		
No. at 5%	22	10	12	8
Amount involved	\$680,000	\$141,500	\$353,700	\$32,200
No. at 43/4%			1	
Amount involved			\$12,000	
No. at 41/2%	15		18	1
Amount involved	\$415,500		\$536,000	\$12,000
No. at 41/4%			1	
Amount involved			\$550,000	
No. at 4%			2	
Amount involved			\$47,500	
No. at 3%4%				
Amount involved				
No. with interest not given	1	1	4	1
Amount involved	\$6,000	\$5,000	\$47,500	\$4,000
No. above to Bank, Trust				APR STORES
and Insurance Companies	12	COD 000	12	1
Amount involved	\$548,500	\$33,000	\$861,000	\$12,000
			1910	1909
Total No., Manhattan, Jan.			1,216	938
Total Amt., Manhattan, Jan.	1 to date	\$50,3		\$42,400,752
Total No., The Bronx, Jan. 1	to date		306	255
Total Amt., The Bronx, Jan.	1 to date	\$4,0	68,785	\$1,869,158

Total Amt., The Bronx, Jan. 1 to date.... Total No., Manhattan and The Bronx, Jan. 1 to date..... Total Amt. Manhattan and The Bronx, Jan. 1 to date.....

\$54,443,573 \$44,269,910

1,193

1,522

THE WEEK.

PROJECTED BUILDINGS. 1910 June 10 to 16, inc. 272 Fatimatel cost. Total Amount of Alterations. Jan. 1 to date. S72 5276,475 1,972 1,972 2,142 57,028,517 5388,108 5324 205

QUEENS.

ONLY two items of general interst are contained in this week's budget of private sales. One is the closing of a deal at Greeley square, whereby a company incorporated with a capital of \$6,500,000 gets possession of the McAlpin property on the easterly block front of Broadway, between 33d and 34th sts, for the purpose of erecting a 22-sty commercial hotel. This building venture in a street already congested to its limits This might have the effect of hastening the proposed widening of 34th st. The authorities will not fail to take cognizance of the new construction and the influence of the people interested in the new hotel building can bring about sufficient pressure for a speedy remedy for relieving the overcrowded crossings at Broadway and 34th st.

The other noteworthy item is a trade which involves the Park & Tilford Building at 784 and 785 5th av, extending in an L to 3 and 7 East 59th st, for property at 214 and 216 Church st and 51 to 57 Thomas st.

The assessment for Riverside Drive has been confirmed this week and is now a lien on all property affected by this measure. The city assumes one-half of the expense, the other 50 per cent. of the total cost is apportioned among 20,000 parcels. The Riverside Drive has beyond question increased the value of the adjacent land and it is just and fair that the owners of this property should contribute their proportionate share of the cost. But Riverside Drive is the pleasure ground of the whole city and therefore the request of the Washington Heights Taxpayers' Association to permit the Board of Estimate or some other Commission to extend the area of assessment should have been granted by the Mayor, who has seen fit to disapprove a bill which would have given the applicants the desired relief. The Mayor did not give the measure passed by the Legislature close consideration, or he would have acted otherwise. He failed to display his reputed judicial mind at the hearing held by him to determine the merits of the bill. A statement of the Washington Heights Taxpayers' Association, published in another column of the Record and Guide, sums up the issue precisely. The original legislative act did not contain a provision of an appeal of property owners in the usual manner in which persons assessed can obtain relief. "The original act was an arbitrary interference by the Legislature with the methods of procedure of the duly constituted authorities and over-rode the usual methods of procedure in such methods" is the claim made by the Washington Heights property owners. The bill before the Mayor was nothing else but a permissive act, affording the owners of property burdened with the Riverside Drive assessment the opportunity to appeal to the Board of Estimate. Every other assessment can be appealed against, and no reason exists for refusing the same relief in this case.

The area of assessment for Riverside Drive does not include the large holdings of the New York Central Railroad. Every glue factory; every blacksmith shop within the area of assessment is compelled to contribute towards the expense of the improvement. The man who owns the pickle factory on Columbus av, near 89th st, does not derive one cent of benefit from Riverside Drive-unless he replaces his building and erects a flat house. Nevertheless he is assessed. The Central Railroad does not derive any benefit (at the present time) from Riverside Drive, but who can deny that its property will obtain a higher price-should the tracks be removed-on account of the improvement of Riverside Drive. The owner of the pickle factory has the same use for Riverside Drive as the railroad Why the distinction of assessing one and not the company. other? This is not a question of a rich corporation against a hard-working pickle dealer. It is a question of equality of rights, of fairness and impartiality. The Mayor did not apply the principle of equity when he refused to let this matter be laid before the Board of Estimate for adjustment.

A matter of great importance to the entire lower Harlem District is the announcement made this week by the Public Service Commission that action will be instituted for the restoration of the transfer system between the 59th st Crosstown line and the Metropolitan and Third Av. Systems. Since the transfer system was abolished-almost two years ago-there has been a large exodus of the working class in Yorkville. The whole length of the upper part of the East Side has received a "black eye," technically speaking. The percentage of vacant flats in this district is the largest that has been experienced for many years and it is a sheer impossibility to find tenants for small stores, which in former years were greatly in demand. Never before has the power of a street railroad company to make or break a district been more forcefully exhibited. The loss of the transfer system added to the cost of living of the population residing between the East River and Madison av and 59th st and 125th st, and to escape double carfares families who had practiced what Roosevelt preached moved to Bronx or Queens, or to other points where one nickel is sufficient to carry a passenger to any part of the city. The loss of rent has decreased the value of the property and real estate brokers find it hard to make a sale. The new law, which is expected to restore the transfer system, was approved by Governor Hughes this week. It increases the powers of the Public Service Commission in certain respects and it gives authority to the Com-mission to order transfers. When 59th st transfers were abolished the Commission ordered them restored, but the railway companies affected took the matter into the Supreme Court and they were sustained in their refusal to issue transfers. The suit was appealed and is now pending before the Court of Appeals.

THE AUCTION MARKET

M OST of the real estate offered at the Exchange Salesrooms this week was bid in by the plaintiffs, few prospective buyers being in evidence. The offerings consisted of middle-class property, the owners of which were involuntarily separated from it by foreclosure proceedings.

SALE OF THROG'S NECK WATER-FRONT.

The enterprise of the Bruce-Brown Land Co., which has taken over the development of the residential water-front property in the Throg's Neck section of the Bronx, may be seen in the improvements being made by the company in the laying out of the streets and roadways preparatory to the sale by Joseph P. Day on the premises, rain or shine, on June 25th, of 261 lots. Forty of these lots are on Long Island Sound and they represent the few remaining water-front properties on the market, and include the riparian rights. From the auctioneer's announcement it appears that Throg's Neck is the only section of Greater New York on Long Island Sound and possesses a fine water-front with a sandy beach and fertile soil. The property to be auctioned by Mr. Day is within 10 minutes' walk of Pelham Bay Park and Westchester Village, with its commercial facilities, its stores of all kinds, public schools, libraries, its churches, courts, police and fire stations and all other city conveniences. It is one of the most picturesque parts of the Borough of the Bronx along the shores of the Sound and the East River and has for many years been an exclusive colony with extensive and fine country seats.

The Board of Estimate and Apportionment, a short time ago, adopted the map of a generous and splendid, street and park layout to Throg's Neck section and a committee was ap-Within a year or pointed to carry out its recommendations. so the improvements will be completed. In the scheme is a beautiful parkway or boulevard 150 feet in width, which will be laid out through the centre and length of Throg's Neck Gardens connecting Pelham Bay with the parks on the property. A shore drive along the coast of the Sound and the East River, which will rival Riverside, is also a part of the city's scheme to connect the whole park and parkway system of the Bronx. The Commission appointed is now at work upon this.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

3D ST.—Jacob Finkelstein sold to Lewis Kressner the 6-sty tenement 60 East 3d st, on lot 23x100.

18TH ST.-I. B. Wakeman sold for James Quinn the 7-sty store and loft building 124 West 18th st, on lot 24x92. The structure was built about three years ago at an estimated cost of \$40,000, on a lot sold to Mr. Quinn by the Realty Holding Co. The present buyer is an investor. is

20TH ST.-Francis B. Robert sold for the estate of Rufus C. Read to a client 40 East 20th st, a 2-sty brick building, on lot 25x92.

West 25th Street Operations.

25TH ST.—S. B. Goodale & Son sold for the John Haywood es-tate Nos 133 and 135 West 25th st, old buildings, on lot 50x98.9, to John E. Olson. Mr. Olson is now building a 12-sty loft build-ing at 127-129-131 West 25th st. At the expiration of the present lease on May 1 he will erect a similar building on the property now acquired, which will be the ninth store and loft operation now under way on this one block. The buildings approaching completion, erected by the Theodore Starrett Co. and the Twenty-Fifth Con-struction Co., are already partially leased. McKee, 'Hayward & Co. and S. B. Goodale & Son have resold the property to the Midtown Construction Co. Construction Co.

27TH ST.—Henry Brady sold for James A. Allen 513 West 27th , a 4-sty tenement with store, on lot 25 x 98.9.

 $27 \rm TH$ ST.—Irving I. Kempner bought from Jas. T. Lauth 223 West $27 \rm th$ st, a 4-sty building, on lot $24.6 \rm x100$. The property had not changed hands for 67 years.

28TH ST.—The Fernando W. Benner Co. sold for the estate of Rufus C. Read to a client 41 East 28th st, a 3-sty and basement brick building, on lot 20.10x98.9.

33D ST.-B. Greene bought 335 East 33d st, a 4-sty tenement, on lot 20x98. Patrick Collins is the owner of record.

36TH ST.-S. B. Goodale & Son sold to the Fackner-Coates Con-struction Co. 55 and 57 West 36th st, three old dwellings, on a plot 60x98.9 The buyers will erect a 12-sty store and loft building.

U. S. Realty Makes Another Purchase.

37TH ST.—Morris E. Sterne, in conjunction with Augustus H. Ivins, sold for L. Friedenberg to Miss Betty M. Hawks, acting for the U. S. Realty & Improvement Co., H. S. Black, president, 206 West 37th st, a 3-sty building, on lot 20.10x60. The buying com-pany owns the adjoining property at the corner of 7th av and 37th st, and 208, 210, 212 and 216 West 37th st. No. 214, intervening, is owned by M. & L. Hess.

is owned by M. & L. Hess. 37TH ST.-Mooyer & Marston sold for the estate of Samuel Sloan to a client the property 145 East 37th st, a 4-sty and basement dwelling on plot 14x98.9. This property has been in the Sloan family for years. Wright Barclay was associated with Mooyer & Marston as broker in the transaction. 3STH ST.-Michael Coleman sold to the Realty Holding Co. 209 to 219 West 38th st, seven 3-sty dwellings, on a plot 120x98.9, about 87 ft, west of 7th av. The property, which was recently ac-quired from various owners, will be improved with a loft building next year.

next year.

40TH ST.—Pease & Elliman sold for Henry D. Babcock, executor, the 3-sty stable 102 East 40th st, just east of Park av, on lot 25x75.

40TH ST.—Pease & Elliman sold for Benjamin Altman 62 West 40th st, a 4-sty dwelling, on lot 18.6x98.9, overlooking Bryant Park. The buyer is an investor. The property is about 170 ft. east of 6th av and is three doors west of the Republican Clubhouse. Mr. Altman has owned the property since 1884. The adjoining dwelling on the west, 64 West 40th st, was transferred a few weeks ago to John H. Judge.

45TH ST.—The Kaywood Realty Co. bought from Julia C. Chapens 64 West 45th st, a 4-sty and basement dwelling, on lot 20x100.5, near 6th av. Frost, Palmer & Co. were the brokers in the deal.

50TH ST.—The Herman Arns Co. sold for the estate of Barbara ay to A. Behr 420 West 50th st, a 4-sty building, on lot 25×100.5 . Ir. Behr recently purchased 433 and 435 adjoining, through the Kay to A. Mr. Behr same brokers.

50TH ST.—Herman Arns Co. sold for the estate of Barbara Kay the two 4-sty brick buildings at 429 West 50th st, on a lot 25x 100.5. This is the first sale of the property in more than 50 years. The purchaser, A. Behr, recently bought through the same brokerage firm the two adjoining properties, 433 and 435 West 50th st, and now controls a plot 75x100.5.

56TH ST.—Pease & Elliman sold 128 East 56th st, a 4-sty high stoop brownstone dwelling, on lot 20x100, to a client for occupancy. BOWERY.—Jacob Finkelstein sold for James Murphy to a client the property 116 Bowery, on plot 25x100. This property has been held by the seller since 1872.

To Modernize Property in Park Avenue Section.

To Modernize Property in Park Avenue Section. PARK AV.—Charles I. Fleck & Co. sold for the New England Apartments Co. to John Volz 43 to 53 East 58th st, three 8-sty steel construction elevator apartment houses, on plot 150x100.5; also 54 East 59th st, a similar apartment house, on lot 25x100.5, and 480-482 Park av, an 8-sty apartment house, on lot 50x100, forming altogether a plot of land 225x100, on 9 city lots, facing three thoroughfares and intercommunicating on interior lines. Although these buildings were erected 9 years ago, the new owner contemplates as soon as arrangements can be made to modernize the buildings and interiors up to the latest standard of the Park av buildings now in course of erection. In part payment Mr. Volz gave the following parcels: The northeast corner of Lexington av and 120th st, a plot 100x50, with old buildings; the triangle at 142d st and Bradhurst and Edgecombe avs, 190x72x20; also a plot 43.9x 190 on Ogden av, between 165th and 166th sts, running through to Summit av. These latter parcels, the Lexington av, the triangle at Edgecombe av and the Ogden av plots, Fleck & Co. have at once resold to a construction company, who will improve them all with high-class apartment houses. The transaction involved about \$1,500,000. high-class \$1,500,000.

51,500,000. 5TH AV.—Boehm & Coon have sold to Mrs. Mary B. Brandage the Park & Tilford building at 784 and 785 5th av, with an "L" around the northwest corner of 5th av and 59th st. The 7-sty building oc-cupied by Park & Tilford is on a plot 50x125 on 5th av, the 59th st "L" being 50x100. The buyer gives in part payment for the above 51 to 57 Thomas st, 104.4x100.6, and 214 and 216 Church st, on which are 3 and 5-sty buildings. The entire transaction is said to involve \$1,500,000. Horace S Ely & Co. and Taylor Bros. were the brokers brokers.

7TH AV.—S. B. Goodale & Son sold for Francis Adrian 159 and 31 7th av, two old buildings, on lot 38x80. 161

NORTH OF 59TH STREET.

ST. NICHOLAS PL.—Earle & Calhoun resold 20 St. Nicholas pl, a dwelling, on a lot 45x100, to Chas. A. Christman for occupancy. 76TH ST.—Pease & Elliman sold for W. N. Guernsey 305 West 76th st, a 4-sty and basement dwelling, on a lot 21x76, to a client

78TH ST.-S. Osgood Pell & Co. sold for Paul Kaskel to Dr. Wallace D. House 135 West 78th st, a 3-sty dwelling on a lot 20x102.2.

82D ST.-F. Gouget sold for George A. Walton 115 West 82d st, a 4-sty dwelling, on a lot 19x102, to George Gauter. 83D ST.-Stronghold Realty Co. purchased from H. Rekirk the 4-sty dwelling 30 West 83d st, on a lot 25x102.2.

85TH ST.—Pease & Elliman sold for Madeline E. Barker 335 West S5th st, a 3-sty and basement dwelling, on lot 20x102.2, to a client for occupancy. The seller purchased the house last October through the same firm of brokers.

85TH ST.-The Stronghold Realty Co. bought 122 West 85th st, a 4-sty dwelling, on lot 18.6x102.2.

Last of a Row of Dwellings Taken.

86TH ST.-W. W. & T. M. Hall sold 20 West 86th st, this being the last house of a row of ten they have built in the st. The house is 25 ft. wide and contains an elevator, fireproof staircases and all other modern improvements. The asking price for the house was \$100,000.

87TH ST.—The Casselman estate sold to a client of Nathan H. Weil 419 East 87th st, a 5-sty flat on lot 25x100.8.

Weil 419 East Stath St, a 5-sty hat on lot 25x100.8.
93D ST.—Pease & Elliman sold for Margaret H. L. Stone 254 West 93d st, a 5-sty American basement dwelling on lot 17x100.8, to a client for occupancy.
101ST ST.—The Frank L. Fisher Co. sold for Capt. Wm. H. Bennett the Weldon, a 6-sty elevator apartment house at 203 to 207 West 101st st, on plot 75x100.11, to an out of town investor.

101ST ST.-Mrs. Gertrude Branand sold through her attorney, Alfred L. M. Bullowa, 217 East 101st st, a 5-sty flat, on a lot 25x100.

25x100.
109TH ST.—Assemblyman Andrew F. Murray bought through A. E. Toussaint and Wm. C. Cahn, from Matilda W. Drower, 304 West 109th st, a 5-sty American basement dwelling, on lot 19x100.11. Assemblyman Murray will occupy the house.
136TH ST.—Braude-Papae Co. sold for the Belgrade Realty Co. to a client of N. Wilson, the Belgrade, a 6-sty elevator apartment house, at 536 and 538 West 136th st, 105 ft. east of Broadway, on a plot 70x100. This completes the sale by the same brokers of a row of modern elevator buildings, involving a series of transactions aggregating in all about \$900,000; the two adjoining 100-ft. elevator houses, the Norman and Sunderland courts, having been sold recently by the same brokers for the Anaconda Realty & Construction Co. ion Co. tion

181ST ST.-The Van Norden Construction Co. sold the new 5-sty apartment house at 565 West 181st st, on plot 50x100, near Audubon av

184TH ST.—The Hogenauer & Wesslau Co. resold the plot, 100x 99.11, on the north side of 184th st, 100 ft. west of Amsterdam av. The purchaser is the Van Norden Construction Co., which will erect two apartment houses. Two seventy-five apartments are being erected opposite on the south side of the street. Cathedral Parkway Apartments Sold.

AMSTERDAM AV.—The Yorktown Realty Co. sold the Dread-nought, a 10-sty elevator apartment house, on plot 95.11x115, at the northwest corner of Amsterdam av and 110th st. The building was erected in 1909 at an estimated cost of \$500,000. It is sold subject to a mortgage of \$430,000. Geo. T. Miller, the owner of the two 12-sty apartments adjoining on Cathedral Parkway, is said to be thebuver thebuyer.



Lots level-no rock-no marsh. All around property residents of discriminating tastes, who know the prospective value of the section. Richard M. Montgomery, one of New York's shrewdest real estate men, resides there. Get busy and visit the property.

SEND FOR BOOKLETS

AUDUBON AV.—Patrick S. Treacy sold the block front on the west side of Audubon av, between 187th and 188th sts, to a builder for improvement. The property has frontages of 189.8 ft. on the av and 75 ft. on each st. The site will be improved with apartment houses. Mr. Treacy took improved property in exchange for the lots

BROADWAY.—Hamilton Carhartt, of Detroit, Mich., bought from Lillie L. Toplitz, through the Fernando W. Benner Co. and Lewis Earle, 1989 Broadway and 129 West 67th st. These properties are contiguous and form an "L," being 28 ft. in Broadway by 118 ft. in depth, and 25 ft. in 67th st by 75 ft. in depth.

Now Control a Block Front.

HAVEN AV.—The Hanover Estates (Wm. J. Merritt and Henry B. Cocheu) purchased through G. Waldo Smith, Jr., from the Ward estate the southeast corner of Haven av and 170th st, 110x103, a plot of nearly 5 lots. They recently purchased the adjoining plot of about 4 lots at the northeast corner of 169th st and Haven av, and now control the entire block front on the east side of Haven av, from 169th st to 170th st.

av, from fostn st to 170th st. MADISON AV.—Judge P. Henry Dugro, as executor of the estate of Judge Charles Truax, has sold 1992 Madison av, southwest corner of 127th st, a 4-sty dwelling, on lot 19.11x85. The buyer is a Mrs. Therry. The house was at one time the residence of the late Judge Truax.

BRONX.

BARRETTE ST.—The American Bank Note Co. bought the road-bed of Barrette st, from Garrison av to Lafayette ax, from the city. In exchange the company gives the city a strip of land equal in size to the street forming the northerly side of Bar-rette st, which will be substituted for that thoroughfare. JENNINGS ST.—Kahn & Olpp sold for J. J. Bowe the 3-family frame house with store on the south side of Jennings st, 59 ft. east of Present av

of Prospect av

or Prospect av. 171ST ST.—The Meehan Construction Co. bought three lots on the south side of 171st st, 172 ft. west of 3d av; also three lots on the west side of Hughes av, 200 ft. south of 186th st, and two lots at the southwest corner of Cambrelleng av and 189th st, In part pay-ment the Meehan Construction Co. gave 920, 921, 924, 925, 929, 932 and 936 Tiffany st, reported in our last issue.

184TH ST.—Ennis & Sinnott resold the plot 50x100 on the south side of 184th st, 116 ft. west of Washington av, through D. H. Scully & Co., to the Cerra Construction Co., who will improve the plot.

Accumulating a Plot.

BOSTON AV.—John Gilmore sold 1033 Boston rd, a plot 70x180, to Charles Buek, who owns adjoining property. CLINTON AV.—Kahn & Olpp sold for Mrs. Augusta B. Fromm the two private dwellings on plot 40x100, Nos 1384 and 1386 Clinton av, and resold the same to E. Kehoe.

and resold the same to E. Kehoe. CROTONA AV.—Chas. E. Cathie sold for John P. Boyland 2366 Crotona av, a 3-sty flat on lot 20x100. FINDLAY AV.—The Woodstock Co. sold the 2-family house 1822 Findlay av, for Thornton Bros., to Kate M. Trabert. FINDLAY AV.—Woodstock Real Estate Exchange sold a 2-family frame dwelling known as 1322 Findlay av for Thornton Bros. Co. to Kate Trabert.

Kate Trabert. GLEASON AV.—Laumeister & Co. sold for the Mink Construction Co. the westerly house of a row just completed on the north side of Gleason av, 305 ft. east of Olmstead av, Unionport, Bronx. This is a 2-family frame dwelling, on a plot 25x100. INTERVALE AV.—Wm. A. Darling & Son resold for Max Marx the two 5-sty apartment houses 1261 and 1365 Intervale av, each 40x 98.6x110, to an investor. The houses are two of a row of four built by Robertson & Gammie and traded by them a couple of months ago with Mr. Marx through the same brokers for the 13 lots

on the west side of Wadsworth av, bet 190th and 191st sts. These lots are to be improved with apartment houses in the fall.

lots are to be improved with apartment houses in the fall. OGDEN AV.—Charles E. Cathie sold for John F. Kaiser the plot 50x110, on the east side of Ogden av, 100 ft. north of 170th st. PROSPECT AV.—Kahn & Olpp have sold for Victor Gerhards the 2-family.brick and frame house situate on the east side of Prospect av, 50 ft. north of 169th st, on lot 25x100; for Eugene Hammand the private brick dwelling 1370 Prospect av, to Dr. M. Greditzer, Professor of Ancient Languages at Morris High School.

STEBBINS AV.—Kahn & Olpp sold for the Friedman Construction Co. the apartment house at Nos 1385 and 1387 Stebbins av, on plot 40x100. This completes the sale of the five houses recently com-pleted by this company on Stebbins av.

LEASES.

Jacob Finkelstein has leased the store and basement in premises S5 Bowery from the Lyons Hotel Co. to Jacobs & Mark for a term

<text><text><text><text><text><text><text><text><text>

SUBURBAN.

BERNARDSVILLE, N. J.—Steven B. Ayres and P. S. Brower have sold lots 3, 4, 5, 6 and 7, Section D, of Bernard's Plateau, at Bern-ardsville, N. J., to J. Laverty. A residence will soon be erected thereon.

WEST NEW BRIGHTON, S. I.—Cornelius G. Kolff sold to Mrs. Annie MacQuade, of Bement av, lot No 25 on Elm court, 50x117, West New Brighton, S. I., immediately in the rear of Mrs. Mac-Quade's residence on Bement av.

West New Brighton, S. H., Hinkehaterly in the Fear of Mills Mac
Quade's residence on Bement av.
MT. VERNON, N. Y.—Steven B. Ayres and W. H. Brown, of Mt.
Vernon, have negotiated a sale for Mrs. Eugenie Oakley of the
3-family house just south of East 2d st, on 3d av, in Mt. Vernon,
possession to be given on July 1. Mrs. Oakley takes in part exchange 7 lots on Chestnut pl.
WEST NEW BRIGHTON, S. I.—J. Sterling Drake sold for Mrs.
Mary E. Law to Walter F. Orleman the well known Law homestead
on Broadway, West New Brighton. This property, 214x556, with
its park of old oak and elm trees, and its granite mansion adjoining the former home of John Tyler, tenth President of the United
States, has-long been one of the landmarks of Staten Island.
T. S. Burke and the Yonkers Realty Exchange have sold for
David G. Patton the premises 109, 111 and 113 Morris st, Yonkers,
two 3-family buldings, and a lot, making in all a plot 75x105. Mr.
Burke has also sold for Phillipine Edwards a plot with a frontage
of 200 ft. on North Broadway, near Morsemere pl, Yonkers.

REAL ESTATE NOTES

Roe & Gould have been appointed agents for the two fireproof apartment houses being erected on the north side of 112th st, adjacent to Broadway, by the Thompson-Starrett Co. A feature of the houses is the elimination of the long private hall.

Herman Daneman, who for the last year has been associated with Mr. Edward Polak at 4030 3d av, Bronx, has severed his connection with the above concern and is now associated with M. Morgenthau, Jr., Company, at 95 Liberty st. He will be in charge of the Bronx sales department.

In view of the fact that there seems to be a feeling of discouragement in some quarters over the general showing in the real estate market, the Title Guarantee and Trust Co. strikes a note of encouragement in its mortgage statement this week. During the week, the company sold to investors 137 mortgages, aggregating \$1,411,750, a record which has been surpassed by only two weeks during the year 1910. From the standpoint of ability to finance their purchases, there is no reason for wouldbe buyers of real estate to hesitate.

The Title Guarantee and Trust Co. has granted three building loans, aggregating \$77,000, to the Franklin Avenue Company on their property northeast corner of Franklin av and 170th st, plot 108x100. Three 5-sty brick and stone store and flat buildings are to be erected in the immediate future. The mortgages are to run for five years at 5 per cent after completion of the buildings. The Title Guarantee and Trust Co. loaned on first mortgage \$135,000 to the estate of August Brakmann on the 6-sty brick and stone apartments located at the southeast corner of Longwood and Prospect avs. The mortgage is for five years at 5 per cent.

Wm. A. White & Sons have placed the following loans: For the Twenty-fifth Street Construction Co. \$230,000 on their 12-sty and basement loft building 152-156 West 26th st; for Rose Wolf \$60,000 on the 6-sty and basement elevator apartment house 515 West 124th st; for the Ira Realty Co \$185,000 on the 6-sty and basement apartment house 414-422 West 119th st; for the L. H.-N. W. Company a building loan of \$130,000 on the property 130 and 132 West 25th st, on which a 12-sty and basement loft building is to be erected; for the Lowell Realty Company \$210,000 on the 6-sty and basement apartment house at the southeast corner of Riverside Drive and 136th st; for A. S. Fisher \$225,000 on the 5-sty and basement business buildings at the northwest corner of Park pl and Church st.

M. Morgenthau, Jr., Company has recently placed the following mortgages: For Eva Male \$48,000 at 5% for 5 years on 97-99 Av B; for Golde & Cohen \$40,000 at 41/2% on 18 and 20 East 103d st; for Rodolfo Barthold \$60,000 at 41/2% for 5 years on 55 and 57 West 125th st; for Fischel Realty Co. \$40,000 at 5% on 312 and 314 East 29th st; also similar loan on adjoining house for Samuel Rothstein; for Jenna Jones \$40,000 at 5% for 5 years on 514 and 516 West 159th st; for A. Weinstein two loans of \$40,000 each at 5% for 5 years on 11 and 13 and 15 and 17 East 109th st; for Eugene Gerbereux \$75,000 at 5% for 5 years on 214 to 218 Sullivan st; for Charles Weinstein \$18,000 at 5% on 17 West 120th st; for I. Hellman \$20,000 at 41/2% on 20 West 83d st; for George Bohlken \$60,-000 at 5% for 5 years on the northeast corner of 7th av and 143d st, and for Oakdale Realty Co. \$21,000 at 41/2% on 166 Norfolk st.

BOARD OF ESTIMATE.

The greatest outpouring of property owners to protest against unnecessary improvements and excessive assessments was witnessed at yesterday's meeting of the Board of Estimate. The old Council Chamber was crowded with citizens who came to offer remonstrances to objectionable features of local improvement measures. Never before has there been such a concerted effort on part of taxpayers to influence the deliberations of the Board of Estimate. Of the 115 matters on yesterday's calendar a large number were referred back to Local Boards or the City Engineer for further investigation at the request of citizens who declared that no opportunity had been given to make their wishes known.

The taxpayers seem to have been stirred to action by the articles on assessments published in the Record and Guide. The Mayor and the other members of the Board granted every demand for an adjournment or a rehearing on proposed improvements. Every citizen was attentively listened to and the result was that a number of proposed unnecessary improvements initiated under former administrations will never be heard from again.

Many of the speakers said that the cost of the improvements as proposed by Local Boards would be equal to confiscation of their property. Borough President Miller, of the Bronx, assisted a number of delegations in getting proposed improvements referred back to Local Boards. It was a field day for taxpayers who have at last discovered the only way to protect themselves against excessive assessments and unnecessary improvements.

Outing of House and Real Estate Owners' Association.

The above association has made its final arrangements for the Annual Outing and Dinner to be held next Thursday, June 23d, at 1 p. m., at Donnelly's Grove, College Point. A special committee of arrangements consisting of John Volz, chairman; George H. Beck, Chas. W. Eidt, Ed. Engel, Frank Eberhart, Arthur G. Muhlker, Chas. Sayer and Chas. H. Schnelle. Several city and state officials have already promised to attend, among which is the Tenement House Commissioner, John J. Murphy. There will be games for the ladies and children, besides bowling for the ladies and gentlemen, for which several prizes have been arranged, the first prize to be donated by Mr. Frank Eberhart. A special feature of the affair will be an arrangement by which every lady will be entitled to draw for a handsome cut glass bowl, presented by Chas. H. Schnelle. There will also be dancing and several other features of amusement. At 1.30 the annual dinner will take place, at which short addresses will be given by invited guests. In connection with this affair, the annual book is being published under the supervision of Mr. Chas. H. Schnelle, to consist of articles on what the association has done (in the Tenement House Department) by Hon. John J. Murphy, Tenement House Commissioner; Mortgage Investments, by Henry Bloch, Esq.

June 10, 1910

TUDOTUD



Very many of these features, thus shown, will be embodied in this New One Volume Atlas of Manhattan, now being described.

If further information is desired a representative from this office will be pleased to call upon you.

E. BELCHER HYDE

IMPROVEMENTS FOR MARBLE HILL DISTRICT

The owners of the property in the neighborhood of both Kingsbridge and Marble Hill are favoring the new grading of Muscoota st and Kingsbridge road and the finishing of the physical work. By the early completion of this street the east and west thoroughfare of Kingsbridge would be connected with Marble Hill. The owners of the property to the north are contemplating the filling in of the low land and bed of the former Spuyten Duyvil Creek. This would be of great benefit to all the surrounding property, as this morass and stagnant water has been a breeding place for malarial and kindred diseases. A

solid fill of the street is preferred to the construction of a new bridge in place of Farmer's Bridge. This would improve the sanitary conditions of the entire section and would eliminate the grade crossing at the N. Y. C. & Putnam Railroad tracksnow a constant menace to life and limb, which would be obviated when the new grade would be established, and the railroad bridge built across these tracks, which the New York Central Railroad has signified its desire to do. It would also facilitate the connections with the Broadway subway and Broadway trolley and the New York Central.

Mr. A. N. Gitterman appeared before the Board of Estimate and urged immediate action on the proposed improvements.

LAW DEPARTMENT

"INEQUALITY OF TAXATION-AND SOCIALISM."

W E have been in the habit for so long of regarding with equanimity taxes that, though in terms equal, worked unequally in fact, that now when we are brought face to face with proposed openly unequal taxation propositions, we are disposed to regard them in the same complacent light.

Personal taxes, especially that part bearing on bonds and mortgages, and which fell on nothing but an interest in the land, which already paid taxes on its full value; and the rest of the system which was so readily evaded by those carefully advised, as to originate the term "tax-dodging"—both bore unequally and left the land owner to pay the brunt of the whole total to be raised by taxation. To this day, even with bonds and mortgages on which the recording tax is paid once and for all, now eliminated, the tax levy on property (personal and real) falls practically entirely on land; so that, while unconsenting to the theory of Henry George, taxes are about as wholly laid on land, in fact, as if his theory were in full operation.

So similarly, in fact, the great bone of dispute between the Democratic and Republican parties, the tariff. While nominally depending on the Republican theory of Protection, it has long become by force of circumstances, and the free rein given to Billion Dollar Congresses, a "Tariff for Revenue only"—and not enough at that!

Thus, habituated to unequal taxation in fact, if not in form, and unable to say "Nay" to hungry political calls for more, the passive Public suffers, if it does not indeed hail, the proposed forms of unequal taxation, now popularly known as Succession Taxes and Income taxes, which, falling on the few, greatly relieve what would otherwise have become the sufferings of the many.

Thus does history swing in circles! In early days, the King needing funds to keep his court, or wage his wars, turned upon the reputed rich and caused them to disgorge, either at a total loss, or giving them a right in turn to take it out of the hide of those still lower down. The king mulcted his Land Barons, and they in turn squeezed the peasant or the traveling merchant passing through their territory. Is there not a parallel to-day in the Government's squeezing of the Trust Baron, and his recoupment in monopolistic revenues dragged from the people's necessaries of life?

But beyond this analogy of history, is there not food for reflection in connection with coming Socialism in the lately devised schemes of income taxation, with exemptions to fully nine-tenths of the people—those having incomes, of not over five thousand dollars?

The tax may not fall on many and their cries will be little heeded; but is it just-and more-is it wise?

The tax on the dollar now becomes a tax on the individual. A tax on every dollar, no matter in whose pocket, is just and equal. To pass by the dollar of those who have few of them, and to fall with increased force on those who have a certain number of them, may fall where the burden can be most readily borne, but it falls unfairly nevertheless! It is a polltax that skips nine out of ten polls! Again, is it wise? Is it anything more than accepting the real

Again, is it wise? Is it anything more than accepting the real doctrine of the Socialists (veil it as they may in theories), of dividing up the wealth of the industrious among the unfortunate or undeserving? And the foundation once laid, to what use will the superstructure be put?

A glance at France, Germany and even England, where Socialistic doctrines have already become potent factors in governmental administrations, and graded income taxation the popular measure, reveals proposed poor-pensions, old-age pensions—in fact taxes to consume all income above a certain level, for the benefit of all below a certain level. Are we to come to this?

WHEN A BUYER DEFAULTS.

To the Editor of the Record and Guide:

Please state what the decisions of the law in New York are with reference to the following: (1) "Where an agent agrees to sell property at the terms and price specified by owner to agent (see price and terms on following page), is the agent entitled to a commission if the owner sells at less than agent's price?" (2) "Where an agent takes a deposit for a sale, lease, etc., less than his commission, and the intending buyer backs out after paying his deposit to the agent and does not buy, who is compelled (by law) to pay back the money to intending buyer—the agent, who received the deposit, the owner, or does the seller forfeit, pay and lose his deposit? Is not the agent responsible to return deposit received where he agrees to owner's terms?"

Answer—(1) The broker takes no commission if he effects no sale. The owner may cancel the agreement at any time, and that is a risk the broker takes. (2) The question of what becomes of a deposit made, when the intending buyer fails to complete, is a very nice one in law, and to answer at all decisively, calls for more details than are furnished in this subscriber's question. The general rule is that the agent is responsible for the purchaser produced till the sale is completed, unless the seller accepts the proposed purchaser, enters into some form of agreement (usually a contract of sale, with deposit made on account) for a later consummation of the sale, and relieves the agent of further responsibility. If this be done the agent becomes entitled at once to his commission, unless he agrees to defer it, or make it subject to the sale being later actually completed. A defaulting purchaser does not get his money deposit returned.—Ed.

MODE OF DISCHARGE.

To the Editor of the Record and Guide:

Is it necessary to give the janitor of an apartment house, who is hired from month to month, thirty days' notice, or can he be discharged from the 15th of the month?

Answer.—We believe that a janitor is like any other employee, dischargeable at the end of the period of his monthly or annual hiring—no special notice needing to be given. But with living quarters assigned to him, he should be given a reasonable period of time after discharge to move his household effects.—Ed.

ACCORD AND SATISFACTION.

Among the puzzling things which a layman must half the time decide for himself in the routine of business is the use of marked or designated checks received.

Many decide to override the designation and simply to cash the check as so much received on account any way, and trusting to luck to be able in some way to recover the balance. This is perhaps a good all-round rule, based on the simple principle that "half a loaf is better than no bread," which the refusal of the check and its return to the debtor would often bring about.

But strictly to follow the legal requirements, necessitates the viewing of the check as a mere tender, which, with all its conditions, follows the use of the check by the payee. Some have adopted the scheme of a counter-proposition, writing to the debtor that the check would be cashed and used in accordance with a certain modified understanding by a certain date if not refused in the meantime (and this has sometimes been held of some avail), but we doubt that any safe general rule of treatment can be followed other than the strict legal view of the check as a conditioned tender to be accepted as such or returned.

He Doesn't Like This Broker.

To the Record and Guide Co .:

Sirs: I wish to register an emphatic protest against shiftless brokers taking up customers' time. I wanted to buy a parcel on Washington Heights through one of them. He took two days to locate the owner; in the meantime the lot was sold. I asked the numbskull why he did not have the Real Estate Directory, as I understand it costs but 28 cents per day. Perhaps you can enlighten me. Yours very truly,

OLD SUBSCRIBER. We think this broker is deficient in judgment. You should patronize a real, real estate broker.

Old Deed Filed.

An old deed was filed in the Dutchess County Clerk's office this week in connection with a partion action over the Gill property on the South road at Poughkeepsie. The deed was of this property and was dated March 3, 1737, or "in the tenth year of the reign of our Sovereign Lord, George the Second." The transfer is made by Thomas Sanders, of Dutchess County, to Captain Tjerk Van Keuren, of Kingston, Ulster County. The consideration given is 675 pounds "current money of New York." The receipt for the money paid is on the cover deed, the witnesses of the payment being Gill Livingston and Johannus Dumon. The deed has gone all these years without being recorded. It is in a good state of preservation and the writing is fairly legible. The deed was filed by Henry T. Fay.

RULES OF APPRAISALS.—Every broker is called on from time to time to render formal appraisals. Every transaction in which he is engaged makes one or more informal appraisals necessary. Many times his success in business depends upon the reliability of his judgment. Certainly a great deal of time can be wasted in vainly offering property at too high a price. The Realty Records Co. will mail free on application its pamphlet entitled "Methods of Making Money Out of Manhattan Real Estate" which contains a chapter on appraising.

The Concentration of Real Estate Holdings.

There is a tendency of all buyers to concentrate their holdings. When you find in the Real Estate Directory a property owner whose holdings are scattered, he is very likely to consider favorably the selling or trading of his scattered holdings.

RIVERSIDE DRIVE ASSESSMENT DUE.

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK

The Expense to Property Owners for This Improvement is \$1,542,231 The Cost of the Appraisal and Assessment Nearly \$250,000.

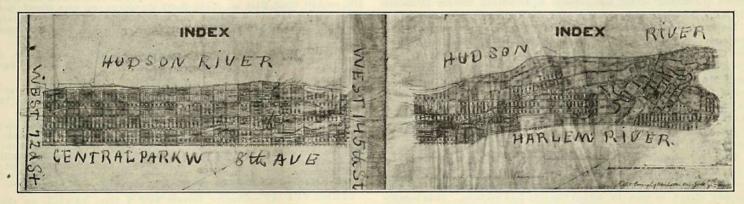
THE assessment for the extension of Riverside Drive, from 135th st to Boulevard Lafayette, has at last been confirmed and the owners of nearly twenty thousand parcels have been called upon this week to step up to the counter and pay an aggregate of \$1,542,231 for the improvement. This amount does not represent the total cost of the extension. The Commissioners of Estimate and Assessment, who served since September, 1899, when the plans of the Engineers received the final approval of the Board of Estimate, have figured, the expense to be \$3,085,462.45, but as \$2,837,639 is being returned to property owners for some of the land acquired by the city, the real cost is a little above a million and a half dollars.

The Commissioners, Messrs. John P. O'Brien, Frank R. Houghton and John J. Ryan, who prepared the assessment lists, have received nearly \$250,000 for their work. This sum includes clerical hire and other expenses. The property owners affected by this assessment have tried in vain to secure relief from this burden. As pointed out in another article in this week's Record and Guide, the Washington Heights Taxpayers' Associ-

The proceedings were extended into the addition to the Drive of land between the line of the Drive and the river, and the Driveway as constructed, has expanded into the present parkway, with terraces and bridle paths, and expensive retaining walls, and other decorative features, involving a total expenditure of nearly four million of dollars.

During the period of acquisition of the land and subsequent construction, all the original property owners sold out their holdings, and thus left their successors to bear the burden of the assessment fastened upon property benefited.

Upon the appointment of the Commissioner of Assessment and Award, large delegations from the upper portion of the city waited upon the Commissioners and urged that the area for this expensive public parkway should be spread over as wide an area as the Commissioners could adopt, under the terms of the act; and the suggestion was made that, inasmuch as the driveway was mainly used by pleasure vehicles, the majority from this burden. As pointedout in the article following, the Washington Heights Taxpayers' Association succeeded this year



ASSESSMENT MAP OF RIVERSIDE DRIVE EXTENSION

By permission of Collector Daniel Moynahan

ation succeeded this year in passing a bill permitting the city to assume a greater share of the assessment. This bill was disapproved by Mayor Gaynor and the confirmation of the assessment list, which had been delayed for many months, was thereupon decided upon by the Comptroller.

BURDEN UNEQUITABLY APPORTIONED

The Assessment for Riverside Drive Extension-

How Regarded By the Washington Heights Assoc.

THE recent veto, by the Mayor, of the bill passed by the Legislature relating to the assessment for the Riverside Drive extension from 135th street to 138th street, has been referred to in the general press with commendation, on the general ground, which appears to have been adopted by the Mayor himself, that this bill was one for the transfer to the City of an assessment upon property owners along the line of the improvement. This view reflects a general misunderstanding of this matter, the real circumstances as to which are as follows:

The owners of certain property along the line of this improvement, in the year 1897, procured the passage through the Legislature, of a mandatory act requiring the City to open and to construct the Riverside Drive extension, and laying down also as a mandatory provision, the apportionment of fifty per cent. of the cost upon property benefited.

Provision was also ordered for the appointment of Commissioners of Assessment and Award, but no provision was made in any way for an appeal by property owners, in the usual manner in which persons assessed can obtain relief. This Act therefore was in itself, an arbitrary interference by the Legislature, with the methods of procedure of the duly constituted authorities of the City, and over-rode the usual methods of procedure in such matters.

The direction of the Legislature was opposed by the then city authorities, but mandamus proceedings were instituted by interested property owners, and the city was forced to commence the purchase of the land, and the construction of the Drive.

in passing a bill permitting the city to asume a greater share of the assessment. This bill was disapproved by Mayor Gaynor and the confirmation of the assessment list, which had been delayed for many months, was thereupon decided upon by the Comptroller.

The Washington Heights Taxpayers' Association was strongly represented in these hearings, and the above point of view was urged upon the commissioners, by its representatives. Unforfortunately, the commissioners, after long delay, came to the conclusion that their view of the wording of the Act compelled them to limit the area of assessment to that part of the Borough parallel to the line of Riverside Drive, and they thus reported to the Supreme Court an area of assessment extending only from 72d st to Dyckman st, and from the Hudson River Railroad tracks on the west, to the line of Eighth av on the east; and so adjusted the assessment as to throw upon the section of Washington Heights extending above and beyond the improvement the major portion of the burden.

It thus came about that property owners on the east of the Heights, far removed from any practical benefit derivable from the parkway, and property owners in the upper east portion of the Heights, who could by no possible construction, receive any direct benefit from the Driveway, were assessed with a part of this burden, while those who made the largest use and derived the most benefit from the Driveway in the residential section around Central Park, pay nothing towards the advantages they secure.

Washington Heights Taxpayers' Association, at the urgent solicitation of many people threatened with a burdensome assessment, therefore prepared and submitted to the Legislature the bill above referred to, which was specifically a permissive Act, designed to rectify the mandatory feature of the bill of 1897, and to enable the Board of Estimate and Apportionment to approve any larger area of assessment which might be de-cided upon by the Board of Revision of Assessments, or any larger share of the cost upon appeal of this matter to them for consideration. The bill was, therefore, a step in the direction of home-rule, and a rectification of an injury inflicted by the interference of the Legislature of 1897, with that principle.

After its passage in the Legislature, the Mayor announced a hearing, at which Washington Heights Taxpayers' Association was represented by its President, who presented the plan of the Association as a simple request to the Mayor to approve the bill, in order that he and his associates upon the Board of Estimate might be afforded the opportunity of dealing with this matter, and might thereby afford the simple justice to property owners of an appeal from their assessment, such as they would possess in any ordinary proceeding.

At this hearing some attorneys not connected with or representing the Association made certain references to a proposal for the entire cost to be placed upon the city at large. This was not the request of the Association, nor was it the intention of the bill. The Mayor, however, apparently adopting this view of the measure, has decided to veto the bill, and this he has done without any presentation of the arguments of this Assosociation as to the real purpose of the bill, and has thereby deprived his colleagues of the opportunity of dealing with this matter, and has himself accepted the responsibility of depriving a large body of taxpayers of any means of relief; and in addition he has barred a step towards a recognition of the right of this city to manage its own affairs.

The responsibility thus accepted by the Mayor will be widely recognized by those who are compelled to pay, without any redress, an undue share of the burden of the cost of this parkway, and they are not likely soon to forget the fact.

REGINALD PELHAM BOLTON,

Secretary Washington Heights Taxpayers' Association.

CEDING LAND TO CITY IS RECOMMENDED A Letter of Advice and Instruction to Property Owners in the Bronx from the Borough President.

F OR the purpose of facilitating the cession of lands within the line of a street which is to be opened, and thus save expense to property owners, Borough President Miller has prepared a circular letter for general distribution among Property Owners' Associations of the Bronx, as follows:

Much expense has been caused to the property owners of our borough by condemnation proceedings. Under Section 992 of the Charter, when property owners convey to the City of New. York lands within the line of any street, "no proceedings to open lands so conveyed shall be taken or maintained, nor shall lands fronting on that portion of the street so conveyed and extended to the center line of the block on either side of such portion of said street so conveyed, be chargeable with any portion of the expense of opening the residue or any portion of the residue of such street."

The city authorities cannot authorize physical improvements, such as sewers and sidewalks, on streets where the city has not acquired title to the land covered by said streets. An unopened street is one to which the city has no title. It is legally opened, that is the title to it is vested in the city, either by condemnation proceedings through a commission or by voluntary cession on the part of property owners, which makes condemnation proceedings unnecessary.

The expense of legally opening such streets is very great. Commissioners have to be paid and experts on value employed, advertising and many other expenses have to be incurred, which make the burden of the owners of lots fronting on such streets out of all proportion to the advantages derived. The law provides a very simple way of avoiding this expense by voluntary cession on the part of the parties in interest. The enormous sums of money wasted on commissions is saved in this way. Awards are merely nominal as the records show, unless they be for land not lying within the lines of a street and for buildings. The Supreme Court has decided that an award of one dollar only can be made in street opening proceedings to each owner of land lying within the lines of the street which has been in use. See: In re Beverly Road, 131 App. Div., 147; In re Decatur street, 133 App. Div., 321, aff'd Court of Appeals, 196 N. Y., 285.)

It is not expected that owners will deed their land to the city when the value of their lands or buildings to be taken is likely to be much larger than the assessment against them, but figures show that in the majority of cases the assessments are larger than the awards, and it would be greatly to the advantage of the property owner to give a deed directly to the city and avoid the expenses of condemnation.

A sample of expenses of a commission, and the award to the owner is as follows:

Opening of Jerome av, from its southern terminus (1899) to the bulkhead line of the Harlem River (one block).

Commission appointed May 31, 1899.

Final confirmation, October 5, 1907.

Damages awarded, \$7.

Cost of proceedings, \$4,658.01.

Assessment on property owners, \$4,665.01.

Fees of commissioners were \$10 per meeting, totaling \$2,812. Balance consumed in expense and legal costs.

It is greatly to the benefit of holders of mortgages, as well as owners of the land, that a deed be given to the city, instead of incurring the expense of condemnation proceedings, because the expense of the proceedings is a lien on the land which goes ahead of the mortgage.

There are 119 proceedings pending for acquiring title to streets in the Borough of the Bronx. In some of them no steps have been taken to acquire title, so that it is not too late for the property owners to deed their property to the city and save themselves expense. The vesting of title in the city at an early date can be followed by the development of the street and sewer systems with greater expedition.

It is the intention of this department, as soon as a petition has been adopted by the Local Board, to notify the property owners by messenger or otherwise, so that they may prepare and deliver deeds of the property to the city, if they wish, and thus avoid the expense of condemnation proceedings. For further information please inquire of the Bureau of Information, Municipal Building, Borough of the Bronx.

Yours very truly,

CYRUS C. MILLER,

President of the Borough of the Bronx.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 65, of which 25 were below 59th st, 23 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 86, of which 34 were below 59th st, 30 above, and 22 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 189, as against 186 last week, and in the Bronx 149, as against 107 last week. The total amount was \$10,243,145, as against \$7,722,224 last week.

The amount involved in the auction sales this week was \$411,767, and since January 1, \$35,213,418. Last year the total for the week was \$923,178, and from January 1, \$40,065,493.

21ST ST.—Frost & Palmer Co. sold for the Rexton Realty Co. Nos. 136 to 140 West 21st st, three 3-sty dwellings, on plot 69x92, bet 6th and 7th avs, to a builder for improvement with a 12-sty loft building. The company recently sold Nos. 132 and 134, adjoining to the Gueron Building Co., for a similar improvement.

55TH ST.-Mrs. William Gardiner Read sold 48 West 51st st. a 4-sty and basement dwelling, on lot 22x100.5, Columbia College leasehold.

LEXINGTON AV.-Benjamin Bernstein sold for the New Amsterdam Realty Co. 1717 Lexington av, a 5-sty flat, on lot 16.8x65, to Sigmund Nichthauser, of Paterson, N. J.

MADISON AV.—John N. Golding sold for J. Allen Townsend and Edwin Townsend to Dr. Jos. A. Blake the 4-sty dwelling 603 Madison av, 25x100, bet 57th and 58th sts. Dr. Blake, who succeeded the late Dr. McCosh as chief of the Presbyterian Hospital's staff, will use the house for his offices. He also owns and occupies the adjoining house, 601 Madison av, which is next to the Madison Av Dutch Reformed Church, on the 57th st corner.

VERMILYEA AV.—Charles Hensle sold 4 lots, 100x125, on the west side of Vermilyea av, 100 ft. north of Emerson st, to a builder for improvement. Mr. Hensle recently commenced the construction of the first elevator apartment in the Dyckman.

tion of the first elevator apartment in the Dyckman. 5TH AV.—The southeast cor of 5th av and 53d st, comprising the former residence of the Schieffelin family, and three other dwellings, 60x125, was sold by Albert B. Ashforth and Parish, Fisher & Co. for Edward Holbrook, president of the Gorham Co., to a syndicate which will erect a 12-sty apartment house. The property lies directly opposite St. Thomas's Church, which will be rebuilt in the near future. The parcel contains approximately 8,500 sc. ft., and adjoins the former Langham Hotel site, owned jointly by Mrs. E. H. Harriman, Wm. D. Sloane and Wm. K. Vanderbilt. Opposite are the Vanderbilt houses and the Gallatin residence, which was recently leased to Brewster & Co. as a carriage salesroom. Mr. Holbrook received a price 30 per cent. higher than what he paid for the property two years ago. STH AV.—August Busch sold 2464 Sth av. a 5 sty flot with stars.

STH AV.—August Busch sold 2464 8th av, a 5-sty flat with store, on lot $25\mathrm{x}100,$ near 132d st.

150TH ST.—The Fernando W. Benner Co. and Lewis Earle have sold a plot on the south side of 150th st, bet Exterior st and River av, to Lillie L. Toplitz.

WASHINGTON AV.—Abraham Nussbaum has sold for a client the 3-sty and basement brick and frame dwellings 1738 to 1742 Washington av, on plot 50x84, Bronx.

Legislative Digest.

REPORTS OF CORPORATIONS.—Mr. Kopp's bill requiring corporations to file annual reports and directing the Attorney General to apply for an order vacating their charters upon failure to make report. This bill should be opposed.—Report approved.

SALES OF GOODS ACT.—Mr. Weimert's bill enacting a new article in the Personal Property Law relating to sales of goods. This seems to be the Sales of Goods Act prepared by the Commission on Uniform Legislation. It is important legislation and should be postponed to another year. At present, attention should be called to the fact that the new section 85 includes in the Statute of Frauds a provision that choses in action (that is to say, securities like mortgages, etc.), are included with goods among the things concerning which there must be writing in order that a contract of sale may be enforced.—Referred back to Law Committee.

MUNICIPAL IMPROVEMENTS

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

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY. Monday, June 20th. LUDLOW AV.-From Tremont av to Whitlock av; 1 p. m.

ROSEWOOD ST .- From Bronx Boulevard to Cruger av; 2 p. m.

BAKER AV .- From Baychester av to City Line; 11 a. m.

DE KALB AV (Queens).—From Brooklyn Borough line to Wood-ward av; 12 m. HAVEN AV.—From 170th st to Fort Washington av; 10:30 a. m.

MAGENTA ST .- From White Plains road to Colden av; 10 a. m. CASTLE HILL AV .- From West Farms road to Public pl; 11 a.m. UNNAMED ST .- From Amsterdam av to Audubon av; 4 p. m.

BRONX ST .- From 170th st to 180th st; 11:30 a. m.

METCALF AV .- From Bronx River to East 177th st; 2 p. m.

LANE AV .- From Westchester av to West Farms road (assess); 11 a. m.

Tuesday, June 21st.

HALSEY ST.-From Hallet's Cove to Hell Gate (Queens); 3 p. m. LUDLOW AV .- From Tremont av to Whitlock av (assess); 1 p. m. WEST 218TH ST .- From Seaman av to Ninth av; 2 p. m.

GUERLAIN ST .- From Beach av to Unionport road; 10 a.m.

NORTHERN AV .- North of 181st st; 11 a. m.

GRAHAM AV.-From Jackson av to Vernon av (Queens); 2 p. m. Wednesday, June 22d.

UNNAMED ST .- From Aqueduct av to Undercliff av; 10 a.m. EAST 222D ST .- From 7th av to Hutchinson River; 3 p. m. Thursday, June 23d.

SEWER EASEMENT .- At Maple av (Richmond); 4 p. m.

LACOMBE AV .- From Bronx River to Westchester Creek; 9:45 a.m.

BRONX BOULEVARD .- From Old Boston Post Road to 242d st; 3 p. m.

Friday, June 24th. BROADWAY (Richmond) .- From Elizabeth st to Mesereau av;

11:30 a.m. EAST 174TH ST .- From West Farms road to Bronx River av; 1 p. m.

EAST 161ST ST .- From Brook av to Third av: 3:30 p. m.

WALTON AV .- From East 167th st to Tremont av: 10 a.m. COMMISSIONERS OF ESTIMATE AND APPRAISAL, 258

BROADWAY. Monday, June 20. FT. GEORGE RAPID TRANSIT-City's proof of value; 10 a.m.

Tuesday, June 21.

FT. GEORGE RAPID TRANSIT-City's proof of value; 10 a. m. LOOP 1-City's proof of value; 2 p. m.

Wednesday, June 22.

18TH TO 23D STS, NORTH RIVER-Claim of Erie R. R.; 10.30 a. m.

BRIDGE 4, NO. 2-Claimant's proof of value; 3 p. m. Thursday, June 23.

PIERS 32 AND 33, EAST RIVER-City's proof of value; 10 a. m. LOOP 1-City's proof of value; 2 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU STREET. Monday, June 20.

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

Chairman Willcox and Commissioner Maltbie; 2 p. m. Thursday, June 23. QUEENS BOROUGH GAS & ELECTRIC CO.-W. J. Spiegel et al, complainants, rate for gas-Commissioner Maltbie; 2.30 p. m. QUEENS BOROUGH GAS & ELECTRIC CO.-S. A. Meyers et al, complainants, rate for electricity-Commissioner Maltbie; 2.30 p. m. NASSAU ELECTRIC R. R. CO.-Application of the City of New York relative to opening across the company's tracks, New Utrecht, Sth and 10th avs-Commissioner McCarroll; 2.30 p. m. N. Y., N. H. & H. R. R. CO.-Removal of roundhouse at Harlem River yard-Commissioner Eustis; 2.30 p. m.

PUBLIC HEARINGS ON PROPOSED CHANGES. Manhattan.

FAIRVIEW AV .- A hearing in the matter of changing the map or plan by laying out an underground street from Fairview av, near Broadway, to the subway station at West 191st st and St. Nicholas av, Borough of Manhattan, was held yesterday. The engineer reported that in 1909 the Local Board adopted a resolution for laying out a tunnel and passageway for a route practically identical with the one now proposed for the underground street. It was understood that this would be used partly for a single track railroad and partly for pedestrian traffic. The matter was referred to the Borough President with the suggestion that if a railroad was desired, application be made to the Public Service Commission, but if a passageway for pedestrians only was intended, provision be made for incorporating the tunnel on the city map with the understanding that any incidental expense due to the acquisition of the land or the ultimate construction would be assessed upon the property benefited. The map now submitted indicates a tunnel having an inside width of 18 feet and a length of a little over 800 feet, which is to be used by pedestrians only. The cost of con-struction is estimated to be about \$86,000. The Corporation Counsel has advised that the tunnel can be treated as an underground street and there appears to be no objection to the approval of the plan. Another hearing was granted.

The Bronx.

FT. SCHUYLER RD.-A hearing (adjourned from June 3, 1910) in the matter of changing the map or plan by laying out Fort Schuyler rd, between Eastern boulevard and Westchester Creek, Borough of The Bronx, was held yesterday.

The Engineer reported that this street is to have a length of about 4,700 feet and a width generally of 100 feet, but increasing in two sections to about 115 feet and 125 feet. The old roadway has been macadamized and is occupied by a single track trolley railroad, and a large number of buildings have been erected upon the abutting property. Thirty-nine of these buildings, having an aggregate assessed valuation of \$60,000, encroach largely or wholly upon the new street lines. The street also includes within its lines land of the St. Raymond Cemetery, located near Eastern boulevard; there appears to be some question as to the power to condemn this property, and owing to its exemption from assessment, it would be necessary for the city to assume a substantial portion of the cost of street improvements. Another hearing was granted.

BARNES AV .- A hearing in the matter of changing the map or plan by modifying the line of Barnes av, between Burke av and Chestnut st, and of South Oak drive, between Barnes av and North Oak drive, Borough of The Bronx, was held yester-It was recommended that the plan be not approved unday. less it conforms with the desires of the property owners in the vicinity, and unless assurances are given that work will not be resumed upon the buildings which would fall within the street lines. A communication from Lucius W. How, President, Bronxwood Park Improvement League, transmitting protest, lines. signed by 45 property owners and residents of Bronxwood Park, against this proposed change, was submitted. The matter was adjourned.

UNIVERSITY PARK .- A hearing in the matter of changing the map or plan by discontinuing the proposed extension of University Park, and of a street laid out as an approach to it and extending from Harlem River terrace to Cedar av, Borough of The Bronx, was held yesterday. The Engineer reported that this extension of University Park and the street to be used as an approach to it, were placed upon the city plan on February 15, 1907, at which time it was evidently understood that the entire expense would be assumed by the city, and in accordance with the practice which then prevailed. At a later date the policy of assessing property benefited by improvements of this character was adopted, but the property owners in this vicinity object to paying for the improvement. It was therefore proposed to remove the park extension and the street from the plan. Favorable action was taken.

HEARINGS ON TENTATIVE PLANS. The Bronx.

BRONX PARK EAST .- A hearing on a tentative map laying out Broax Park East, from Morris Park av to White Plains rd, and Fillmore st, from Morris Park av to Bronx Park East, and modifying the line of Unionport rd, between Van Nest av and Birchall av, Borough of The Bronx, was held yesterday. The Engineer reported that on April 8, 1910, a tentative map of the territory bounded approximately by Morris Park av, Bronx Park East, the New York, Westchester & Boston Railway, and Unionport rd was referred back to the Borough President at his request, with the understanding that it would be amended in such a way as to conform with the plans of the Public Service Commission for the proposed subway route designated as No. 18. The changes have been incorporated upon a plan now submitted which provides for laying out Bronx Park East with a width of 100 feet to extend from Morris Park av to White Plains rd, in accordance with the original tentative map of the district adopted on May 29, 1903, and ratified on May 20, 1904. The new plan will require a reconstruction of the Oakley Street Bridge, but will diminish the cost of the one heretofore proposed on the line of Unionport rd. A communication from the Secretary of the Public Service Commission was submitted, advising that it is desirable that the street layout of this section conform with the proposed subway route designated as No. 18, as originally laid out by the Rapid Transit Commission and approved by the Board of Estimate and Apportionment, although it is not possible at this time to state definitely when this subway extension can be constructed. The matter was referred to the Engineer.

PROPOSED CHANGES IN THE CITY MAP. The Bronx.

MERRIAM AV .- A change in the grade of Merriam av, from Ogden av to West 169th st, Borough of The Bronx, was pro-The Engineer reported that this change affects a length posed.

of one block on Merriam av, which now has a grade at the rate of about 6.4 per cent. It is proposed to introduce a break in the grade, under which the section adjoining Ogden av would have a very flat slope, while through the remaining and greater portion of the block the grade would be at the rate of about 8.5 per cent. The matter was referred back to the President of the Borough of The Bronx.

BEACON AV .- A communication from the Property Owners' Protective Association of the Mapes Estate, and petition from a large number of property owners, requesting that the width of Beacon av, from Tremont av to Rosedale av be reduced from 80 feet to 60 feet, Borough of The Bronx, was received. The Engineer reported that a proceeding for acquiring title to Beacon av to a width of 80 feet was authorized by the Board of Estimate on May 8, 1908, this also including six other streets in the vicinity. The Commissioners of Estimate and Assessment were appointed early in 1909, and the expense incurred up to the present date, in so far as the Beacon av proceeding is concerned, amounts to about \$200. The damage map shows that seven buildings will be either seriously damaged or destroyed in carrying out the proceeding. It is evidently for the purpose of avoiding this damage that the petition is presented. The property owners now suggest a treatment which, if carried out, would result in a similar damage to at least four buildings. The street occupies a position such as to require its use as an outlet for an adjoining area, having a width ranging from about 1,000 to about 1,500 feet, and the width of 80 feet heretofore determined upon is in accordance with the usual treatment in cases of this character. The application for a modification in the street width was referred to the Local Board.

STREET AND PARK OPENINGS.

The Bronx.

EAST 233D ST .- Acquiring title to East 233d st, from Baychester av to Boston rd, at Hutchinson River, Borough of The Bronx, was approved. The Engineer reported that this resolution affects about one mile at the easterly end of East 233d st, which has been laid out to have a width of 100 feet. The street is in use at a lesser width in disconnected sections, but the abutting property is at the present time almost entirely unim-proved. A few frame buildings fall within the street lines. West of Baychester av title to East 233d st has been legally acquired.

OLIN AV.-A communication from 32 owners of property abutting on Olin av, in the Borough of The Bronx, requesting that the opening proceeding now in progress be modified in such a way as to include only the undedicated area at the northerly end of the street, was submitted. The Engineer re-ported that a proceeding for acquiring title to this street was authorized in 1907, and that the preliminary report of the Com-missioners has just been filed. The street as laid out has a width of 60 feet and a length of three blocks. Excepting at the extreme northerly end, it includes within its lines an old road 50 feet wide. The abutting property is partially improved, and the owners state that if the street is widened as proposed, it will result in serious damage to shade trees and an objectionable assessment. The report of the Commissioners shows that it is proposed to award about \$7,500 for the parcel not in use at the northerly end of this street, this including the value of a building; about \$17,200 for the land needed for the widening, including damages to stoops and fences; and about \$24,000 for the damage due to change in grade. The estimated costs amount to about \$17,200. These allowances indicate that the property owners would have to pay a net amount, averaging about \$13 per lot, as representing the excess of assessment over awards in so far as the widening of the street is concerned; and that the remaining assessment to be levied would represent the expense due to the change of grade, the proportionate share of the expenses of the proceeding and the damage to property at the northerly end of the street. The matter was referred to the Engineer.

WHITE PLAINS RD.-A communication from the Borough President and the Corporation Counsel was received transmitting for approval the rule and damage map and profile in the proceeding for acquiring title to White Plains rd, from a point near old Unionport rd to a point near Thwaites pl, Borough of The Bronx. The Engineer reported that a proceeding for acsuiring title to this street was authorized by the Board of Estimate on December 30, 1909. The maps submitted show that an area of 252,514.5 square feet is to be acquired under the proceeding, and that a number of houses and fences fall within the street lines. The relation of this street to Bronx Park East is such as to make it seem desirable to include at least a portion of the latter street in the proceeding. The maps were approved and returned to the Corporation Counsel after certification, but with the understanding that later amendments may be required.

EAST 207TH ST .- A communication from the Acting Corporation Counsel, transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to East 207th st, from Woodlawn rd to Perry av, Borough of The Bronx, was received. The Engineer reported that a proceeding for acquiring title to this street was authorized by the Board of Estimate on November 20, 1908. The maps submitted show that an area of 16,163.35 square feet adjoining Woodlawn rd is to be acquired, and that the land is unimproved. The maps were approved and returned to the Corporation Counsel after certification.

THROGGS NECK .- A plan for a trunk sewer in Throggs Neck boulevard, Chaffee av and Pennyfield av, Borough of The Bronx, was submitted. The Engineer reported that this sewer is intended to serve as the main trunk sewer for the drainage district comprising an area of about 1,300 acres. The sewer at its southerly end traverses private property, but it is understood that the route selected will coincide with a proposed extension of Pennyfield av. The map was approved.

Manhattan.

WEST 225TH ST .- Regulating and grading West 225th st (Muscoota st), from Broadway to the line between the Borough of Manhattan and the Borough of The Bronx, Borough of Manhattan. Resolution of the Local Board of the Washington Heights District. Preliminary authorization was given.

LOCAL IMPROVEMENTS

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

162D ST.—Regulating and grading, setting curbstones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary, in 162d st, from Grand Boule-vard and Concourse to Sheridan av.

AQUEDUCT AV.—Constructing a receiving basin and app tenances at the southeast corner of Aqueduct av and Fordham appur-

161ST ST.-Constructing a sewer and appurtenances in East 161st t, between Jerome av and River av.

WALTON AV.—Paving with bituminous macadam the roadway of Walton av, from Fordham rd to Burnside av, setting curb where necessary, and all work incidental thereto, in accordance with sec-tion 948 of the Laws of 1901; said pavement is designated under a proposed amendment of the law as Class B, or preliminary pavement.

GLEBE AV.-Constructing sewers and appurtenances in Gleb av, bet Parker st and Lyon av, and in Starling av, bet Glebe a and Castle Hill av. Glebe

236TH ST.—Constructing a sewer and appurtenances in East 236th t, between Katonah av and Martha av. st

SENECA AV.-Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary, in Seneca av, from Hunts Point av to Whittier st.

COMMISSIONERS OF ESTIMATE REPORTS COMPLETED.

REPORTS COMPLETED. NEW ST.—The Commissioners of Estimate and Assessment ap-pointed in the matter of the application of the City of New York relative to acquiring title, wherever the same has not been here-tofore acquired, to the lands, tenements and hereditaments re-quired for the opening and extending from the Bowery to Elm st, as laid out by a resolution of the Board of Estimate and Apportion-ment on May 29, 1903, and approved by the Mayor on June 17, 1903, in the 14th Ward, Borough of Manhattan, give notice that they have completed their supplemental and amended estimate of damage as to parcels damage Nos. 8, 9, 23, 30 and 31, and that all persons interested in this proceeding, or in any of the lands af-feeted thereby, and having objections thereto, do present their ob-jections in writing, duly verified, at 90 and 92 West Broadway, in the Borough of Manhattan, in the City of New York, on or be-fore the 5th day of July, 1910.

ESTIMATES COMPLETED.

ESTIMATES COMPLETED. 184TH ST.—The commissioners appointed in the matter of the application to acquire title to the lands, tenements and hereditaments required for the opening and extending of West 184th st (although not yet named by proper authority), from Broadway to unnamed st (Overlook terrace), and opening and extending said unnamed st (Overlook terrace), from West 184th st to Fort Washington av. in the 12th Ward, Borough of Manhattan, give notice that they have completed their estimate of damage, and that all persons interested in this proceeding having any objection thereto, do file their said objections, in writing, duly verified, with them at their office, Nos. 90 and 92 West Broadway, on or before the 7th day of July, 1910, at the value of benefit, and that all persons interested in this proceeding, having any objection thereto, do file their said office on the 8th day of July, 1910, at the persons interested in this proceeding, having any objection thereto, do glie their said objections, in writing, duly verified, with the said commissioner of Assessment has completed his estimate of benefit, and that all persons interested in this proceeding, having any objection thereto, do file their said objections, in writing, duly verified, with him at his office, Nos. 90 and 92 West Broadway, in the Borough of Manhattan, in the City of New York, on or before the 7th day of July, 1910, and that the said commissioner will hear parties so objecting, and for that purpose will be in attendance at his said office on the 11th day of July, 1910, at 1 o'clock p. m.

BILLS OF COSTS.

BILLS OF COSTS. JEROME AV.—The Commissioners of Estimate and Assessment appointed in the matter of the application of the City of New York relative to acquiring title, wherever the same has not been here-tofore acquired, for the same purpose in fee, to the lands, tenements and hereditaments required for the opening and extending of Jerome av (although not yet named by proper authority), on its easterly side, from Cameron pl to East 184th st, in the 24th Ward, Borough of the Bronx, give notice that the bill of costs incurred will be pre-sented for taxation to one of the Justices of the Supreme Court on the 24th day of June, 1910, at 10.30 o'clock, and that the said bill of costs has been deposited in the office of the Clerk of the County of New York.

CLAIM FOR DAMAGES.

THROGGS NECK BOULEVARD.—The commissioners appinted in the matter of the application of the City of New York relative to acquiring title to the lands, tenements and hereditaments required for the opening and extending of Throggs Neck Boulevard (although not yet named by proper authority), from Eastern Boulevard to Shore Drive, in the 24th Ward, Borough of the Bronx, give notice that all parties and persons interested in the real estate taken or to be taken for the purpose of opening and extending the said st or av and affected thereby, and having any claim or demand on ac-count thereof, are hereby required to present the same, duly veri-fied, to the Commissioners of Estimate at their office, ninth floor, Nos. 90 and 92 West Broadway, in the Borough of Manhattan, on the 28th day of June, 1910, at 2.30 o'clock.

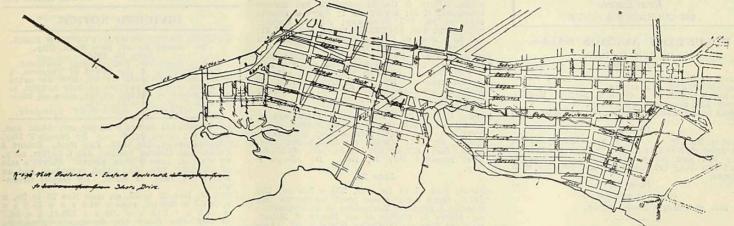
CONSTRUCTION WORK AUTHORIZED. BRONX.

149TH ST.—Paving with asphalt block and curbing where sary Concord av, from East 149th st to East 152d st. Es cost. \$11,100. Estimated

SEWERS IN THE FOLLOWING STREETS WERE AUTHORIZED. EAST 174TH ST .- From Boston road to West Farms road.

HOE AV.—From East 173d st to East 174th st; estimated cost, \$23,100. ROADWAY WIDTHS ADOPTED.

Fixing roadway widths at 24 ft. for the following sts: Merriam av, from Ogden av to Aqueduct av, and West 169th st, and West 171st st, from Ogden av to Merriam av, Borough of the Bronx.



ASSESSMENT MAP OF THROG'S NECK BOULEVARD.

DRAINAGE PLANS.

THE BRONX.

THE BRONX. WESTCHESTER AV.—Sewers in Westchester av, from Zerega av to Westchester sq, and in Westchester sq, from Westchester av to Walker av, Borough of the Bronx. The engineer reported that the information which accompanies the resolution indicates that the street designated as "Westchester sq" is intended to be one which forms the southerly boundary of the public place at the junction of Walker av and Westchester av and which has commonly been known as Lane av. It is understood that none of these sts has been named by competent authority, and it is therefore believed that there can be no misunderstanding as to the intent of the resolution. Title to both of the sts has been legally acquired. The roadways have been macadamized. Estimated cost, \$106,300; assessed valuation \$47,-450,000. The preliminary work was authorized.

450,000. The preliminary work was authorized.
SENECA AV.—Sewer in Seneca av, from Whittier st to the easterly side of Edgewater road, Borough of the Bronx. The engineer quired. The preliminary work was authorized. Estimated cost, \$6,600; assessed valuation, \$20,700.
168TH ST.—Regulating and grading East 168th st, from Clay av to Morris av, and constructing steps between Clay and Teller avs, Borough of the Bronx. The engineer reported that title to these four blocks of East 168th st has been legally acquired. The preliminary work authorized. Estimated cost, \$16,400; assessed valuation, \$1,285,300.

192D ST.—Regulating and grading, where necessary, and paving with asphalt block East 192d st, from Creston av to Kingsbridge road, Borough of the Bronx. The engineer reported that title to these three blocks of East 192d st has been legally acquired. Estimated cost, \$7,100; assessed valuations, \$218,380. Preliminary work was

authorized.
BAYCHESTER AV.—Regulations, \$218,380. Preliminary work was authorized.
BAYCHESTER AV.—Regulating and grading Baychester av, between Boston road and Pelham Bay Park, and building temporary bridges where necessary. Borough of the Bronx. The engineer reported that this improvement affects a length of about two miles of Baychester av, title to which has been legally acquired. The st crosses branches of Givans Creek, where it is proposed to build temporary bridges to be used until the Federal statutes are amended in such a way as to permit of closing this stream to navigation. Most of the area in the vicinity is undeveloped and a considerable portion of it is at a low elevation. The cost of the work will involve an assessment of about \$235 per lot, requiring an assessed valuation of about \$470. The records of the Department of Taxes and Assessments show that the property valuation through the greater portion of the territory affected range from about \$50 to about \$350 per lot. Preliminary work was authorized.
BECK ST.—Paving with asphalt and curbing where necessary Beck st, from Prospect av to Leggett av, Borough of the Bronx. Resolution of the Local Board of the Morrisania District. The preliminary work was authorized. Estimated cost, \$11,300; assessed valuation, \$747,200.

135TH ST.—Paving with asphalt block East 135th st, from South-ern Boulevard to Locust av, Borough of the Bronx. The engineer reported that title to these three blocks of East 135th st has been legally acquired. Estimated cost, \$22,200; assessed valuation, \$590,750. The preliminary work was authorized.

165TH ST.—Paving with granite block and curbing, where neces-sary, West 165th st, from Anderson av to Lind av, Borough of the Bronx. Estimated cost, \$9,600; assessed valuation, \$657;230. The preliminary work was authorized.

TINTON AV.—Paving with asphalt block and curbing and recurb-ing Tinton av, from Southern Boulevard to East 149th st, Borough of the Bronx. Estimated cost, \$10,900; assessed valuation, \$242,-400. The preliminary work was authorized.

178TH ST.—Paving with asphalt block, curbing and recurbing East 178th st, from 3d av to Hughes av, Borough of the Bronx. Es-timated cost, \$10,100; assessed valuation, \$726,280. Preliminary work was authorized.

FINAL AUTHORIZATION.

MANHATTAN.

1818T ST.—Sewer in Northern av, from West 181st st to West 190th st. Proposed contract time, 350 days; estimated cost, \$49,600. 1518T ST.—Sewer in West 151st st, from Riverside Drive to Broadway. Estimated cost, \$1,900.

Fixing the roadway widths at 24 ft. of East 150th st and of East 151st st, from Prospect av to Robbins av, Borough of the Bronx. 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 Sec-retary at the office of the board, 320 Broadway. BRONX.

BARRY ST.—Regulating, grading, curbing, flagging, laying cross-walks, etc., on Barry st, from Longwood av to Tiffany st. CAMBRELING AV.—Paving with asphalt block and curbing where necessary Cambreling av, from Grote st to St. John's College,

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the follow-ing 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.

NORTHERN AV EXTENSION.—Regulating, grading, curbing and flagging, from a point 774 ft. north of 181st st to Fort Washington av, and constructing retaining wall and guard rail. Area of assess-ment: Both sides of Northern av, from 181st st to Fort Washington av, and to the extent of half the block at the intersecting sts. Due Aug. 8.

STEINWAY TUNNEL TO BE OPERATED. To Avoid Protracted Litigation a Law Was Passed to Establish Legal Status.

THE turning over of the property and surviving franchises of the defunct New Year of the defunct New York and Long Island Railroad Co., known also as Steinway Tunnel Co., to the Interborough Transit Co. for use is made possible by a bill which received the signature of Governor Hughes last Tuesday. This legislative act was made necessary by the tangle of litigation which has prevented the use of the tunnel to Queens. In a memorandum regarding the measure the Governor says;

"In accepting this bill for the city of New York the Mayor of the city has stated in his memorandum the circumstances which led to its passage. The New York & Long Island Railroad Company, having constructed a portion of its tunnel and road, failed to complete it within the time prescribed by law. By reason of this default its corporate existence and powers ceased (Laws of 1890, Chapter 565, Section 5). The litigation between the city of New York and the directors of the company, as trustees of creditors and stockholders, failed and the questions involved were not finally decided because the State was not a party.

"It would seem clear that the franchise of the company to construct, maintain and operate the tunnel and road ended when it failed to comply with the statute. But it has been objected that this bill is an attempt in some way to revive it or to lend support to the claim that it can be transferred and exercised. The bill, however, (being a general one, so as not to conflict with the constitutional provision as to a special act in such a case) in its references to franchises describes only such, if any there be, as 'survive, 'and the bill does not purport to recognize any franchise that has ended.

"I therefore do not regard this bill as affording a foundation for the claim that the perpetual franchises of the defunct company, lost by its default, are recognized or revived."

who that of these paper is correlated.

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CAPITAL AND SURPLUS, \$3,000,000

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VOLUNTARY AUCTION SALES.

JOSEPH P. DAY. June 21.

33 lots on Riverside Drive, Broadway, Ft Washington av and Bennett av.
8th av, No 2915, w s, 49.11 n 154th st, 25x100, 5-sty brk tenement with store.
8 plots on Broadway and Bennett av, near 188th

June 23.

Front st, No 139 |n e cor Depeyster st, Depeyster st, Nos 27 & 29|108x48.8x irreg x17, 5-sty brk and stone loft building with store and two 3-sty brk and stone loft building with stores

June 25. (On the premises.) 261 lots at Throg's Neck, Bronx.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St, except as elsewhere stated. June 18.

No Legal Sales advertised for this day. June 20.

- June 20. Water st, No 428, n s, abt 70 w Market Slip, 20x 60, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Erna Hertz had on March 8, 1910, or since. Lucille Pugh, att'y, 76 William st; John S Shea, sheriff. By Daniel Greenwald. 6th av, No 503, w s, 30 n 30th st, 17x46.3x26x 41.5, 4-sty brk tenement and store. Jane A Stokes agt Investors & Traders Realty Co et al; Geo W Carr, att'y, 29 Wall st; Geo V Mullan, ref. (Amt due, \$51,873.41; taxes, &c, \$11.79.) Mort recorded April 26, 1906. By Joseph P Day.
- Day. Freeman st, No 803, n s, 98.7 e Union av, 20x86.9, 2-sty frame dwelling. Franciska B Hohman agt Frank Wolff; Wm L Allen, att'y, 885 Brook av; Moses Cowan, ref. (Amt due, \$1,239.31; taxes, &c, \$99.48; sub to a prior mort of \$4,000.) Mort recorded Feb. 11, 1907. By Joseph P Day.

- June 21. 70th st, No 508, s s, 212 e Av A, 37x100.5, 6-sty brk tenement. State Investing Co agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas M Beattie, ref. (Amt due, \$7,786.38; taxes, &c, \$1,477.29; sub to a first mort of \$24,000.) Mort recorded June 22, 1908. By Joseph P Day. June 22. Washington av, Nos 1414 & 1416 e s 100.7
- June 22. Washington av, Nos 1414 & 1416, e s, 100.7 n 170th st, 50.7x150.2x52.3x150.1, two 2-sty frame dwellings. Eliza Wildey agt John F Burt et al; Thornton & Earle, attys, 38 Park Row: Algernon S Norton, ref. (Partition.) By Joseph P Day. 76th st, No 22, s s, 79 w Madison av, 19x102.2, 4-sty stone front dwelling. Charles Remsen agt Jeanie M H Levee et al; Manice & Perry,

- att'ys, 55 William st; Royal E T Riggs, ref. (Amt due, \$43,277.18; taxes, &c, \$2,073.10.) Mort recorded May 29, 1905. By Joseph P Day.
 140th st, No 605, on map No 607, n s, 460 e St Anns av, 40x95, 5-sty brk tenement. Fleischmann Realty & Construction Co agt Robert Rosenthal et al; action No 2; Hays & Hershfield, att'ys, 115 Broadway; Ashton Parker, ref. (Amt due, \$14,272.89; taxes, &c, \$547.47; sub to a mort of \$28,000.) Mort recorded Oct 23,1906. By Samuel Marx.
 Fordham rd |s s, 180.6 w Loring pl, runs w & Sedgwick av| n w to Sedgwick av, x s 28.5 x e 161.10 x n 108.3 to beg, vacant. Henry J Cammann agt Charles L Cammann et al; Allen & Camman, att'ys, 63 Wall st; Frederic J Middlebrook, ref. (Partition.) By Joseph P. Day.
 Market st, Nos 31 & 33, w s, 50 n Madison st, 50x88, 6-sty brk tenement and stores. Bernhard Mayer agt Davis Berkman et al; Isaac S Heller, att'y, 71 Nassau st; Joseph Pool, ref. (Amt due, \$27,129.62; taxes, &c, \$423.36.) Mort recorded Nov 30, 1904. By Joseph Pay.

June 23.

- June 28.
 59th st, Nos 15 to 19, n s, 250 e 5th av, 75x 100.5, three 4-sty stone front tenements and stores. J Frederic Kernochan et al, committee agt Harry L Toplitz et al; Henry F Miller, then y et al. (Amt due, \$209,057.67; taxes, &c, \$9,035.41.) Mort recorded Jan 26, 1905. By Josseph P Day.
 1011 av, e s, 171.6 s Van Courtlandt av, 25x 122.10x25x122.5, vacant. Ruth Riess agt Jerome Rothschild et al; Max Kere, att'y, 150 Nassau st; Joseph P Walsh, ref. (Partition.) By Joseph P Day.
 105th st, No 105, n s, 100 w Columbus av, 25x 100.11, 5-sty brk tenement and stores; Max Ravden et al agt From Realty Co; Chas S Rosenberg, att'y, 27 Rutgers st; Arthur J McClure, ref. (Amt due, \$18,162.67; taxes, &c, §...) By Herbert A Sherma.
 Creston av, No 2262, e s, 176.4 s 183d st, 16.8x S9.6, 2-sty brk dwelling. Insa R Meisel agt Mountshannon Realty Co et al; Meisel & Bolles, att'ys, 165 Broadway; Maximus A Leser, ref. (Amt due, \$29,71.56; taxes, &c, \$219.73.) By Samuel Marx.

June 24.

- June 24.
 June 24.
 Ist av, No 1845, w s, 50.8 n 95th st, 25x80, 5-sty brk tenement and stores. Frank Dvorak et al agt Bohemian Real Estate Ass'n of Win-field et al; Ira B Wheeler, att'y, 309 Broad-way; Chas L Hoffman, ref. (Amt due, \$1,-428.50; taxes, &c, \$400; sub to a first mort of \$10,000.) Mort recorded April 19, 1904. By Joseph P Day.
 Ist av, No 1847, w s, 75.8 n 95th st, 25x80; action No 2, 5-sty brk tenement and stores. Same agt same; same att'y; same ref. (Amt due, \$1,461.77; taxes, &c, \$400; sub to a first mort of \$11,000.) Mort recorded April 19, 1904. By Joseph P Day.
 Ist av, No 1841|n w cor 95th st, 25.8x80, 5-sty 95th st, No 339) brk tenement and stores. Bertha Dreyfus agt Bohemian Real Estate Ass'n of Winfield et al; Ira B Wheeler, att'y, 309 Broadway; Chas L Hoffman, ref. (Amt due, \$1,428.60; taxes, &c, \$475; sub to a first mort of \$17,000.) Mort recorded April 19, 1904. By Joseph P Day.
 Rivington st, No 74, n s, 44.1 e Allen st, 21.9 x85x21.9x75, 3-sty brk tenement and stores, right, title, &c, to lease. H Koehler & Co agt Barned Schwartz; Myers & Goldsmith, att'ys,

HOMAS DIMOND All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET Works: { West 33d Street NEW YORK West 32d Street Tel., 1085 Murray Hill

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK. 30 Nassau Street, New York City, June 16, 1910.
36th Consecutive Semi-Annual Dividend. By resolution of the Board of Trustees, a semi-annual dividend of 5% and an extra dividend of 2% is payable on July 1, 1910, to stockholders of record at the close of busi-ness, 3 P. M., June 20, 1910. HENRY W. REIGHLEY, Secretary.

100 Broadway; Henry B Singer, ref. (Amt due, \$2,648.81; taxes, &c, \$---.) By Joseph P Day. t Lawrence av, No 1223, Van Nest. Robert J Culane agt Conrad Lofink; Asa L Carter, atty, 60 Wall st; John S Shea, sheriff. Sheriff's sale of all right, title, &c, which defendant had on March 30, 1910, or since. By Daniel Green-wald. St ald.

wald.
119th st, Nos 23 to 35, on map Nos 23 to 29, n s, 207.5 w 5th av, runs n 84.5 x n w 51.3 x n w 44.3 x s 7.11 x w .06 x s 100.11 x e 98.7 to beg, two 6-sty brk tenements. American Woolen Co of N Y agt Jacob Cohen et al; Hays, Hirschfield & Wolf, att'ys, 115 Broad-way; Francis W Pollock, ref. (Amt due, \$68,-501.50; taxes, &c, \$5,913.14; sub to two first morts aggregating \$55,000.) By Samuel Marx.

June 25.

No Legal Sales advertised for this day.

June 27.

- Sth st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.

- a Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.
 Av A, No 1404, e s, 76.1 s 75th st, 26.1x98, 5-sty brk tenement and stores. Lawrence E Brown, as committee, &c, agt Kern Realty Co et al; Lawrence E Brown, att'y, 37 Liberty st; James P Keenan, ref. (Amt due, \$23,480.19; taxes, &c, \$86.) Mort recorded Jan 7, 1907. By Joseph P Day.
 Creston av, No 2268, e s, 126.3 s 183d st, 16.7x 89.6, 2-sty brk dwelling. Eureka Realty Co agt Mountshannon Realty Co et al; Lawrence E Brown, att'y, 37 Liberty st; Leighton Lobdell, ref. (Amt due, \$3,492.10; taxes, &c, \$213; sub to a prior mort of \$4,500.) Mort recorded May 17, 1909. By Joseph P Day.
 17th st, Nos 622 & 624, s s, 338 e Av B, 50x 92, two 5-sty brk tenements and stores in No 624. James A McCafferty agt Isaac Bloom et al; Wm A Ferguson, att'y, 41 Park Row; Arthur M Levy, ref. (Amt due, \$5,506.40; taxes, &c, \$260.30; sub to three morts aggregating \$26,750.) Mort recorded March 7, 1907. By J H Mayers.
 135th st, No 21, n s, 251.8 w 5th av, 16.8x99.11, 3-sty and basement stone front dwelling. J Wesley Butler agt Hannah C Walker et al; C W McDougald, att'y, 247 West 46th st; James Oliver, ref. (Amt due, \$1,911.93; taxes, &c, \$50.30; sub to the front dwelling. J Wesley Butler agt Hannah C Walker et al; C M McDougald, att'y, 247 West 46th st; James Oliver, ref. (Amt due, \$1,911.93; taxes, &c, \$50.19; sub taxes, \$27, 1908. By Herbert A Sherman.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending June 17, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the prop-erties offered were in foreclosure. Adjournment of legal sales to next

week are noted under Advertised Legal Sales. *Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

56th st, No 240, s s, 140 e Sth av, 22x100.5, 4-sty and basement stone front dwelling. (Amt due, \$5,374.78; taxes, &c, \$553.75; sub to a first mort of \$33,000.) Withdrawn......

HERBERT A. SHERMAN.

SAMUEL GOLDSTICKER.

L. J. PHILLIPS & CO.

J. H. MAYERS.

DANIEL GREENWALD.

Crotona av, No 2071, w s, 100 n Oakland pl 25x125, 2-sty frame dwell-ing. Sheriff's sale of all right, title, &c. J C Cocker.....100

SAMUEL MARX.

Total	\$411,767
Corresponding week, 1909	923,178
Jan. 1st, 1910, to date	35,213,418
Corresponding period, 1909	40,065,493
Forthered Const. Charter	

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June 18, 1910

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-11-

Conveyances

REAL ESTATE RECORDS

E

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

CONVEYANCES

June 10, 11, 13, 14, 15 and 16,

BOROUGH OF MANHATTAN.

Bleecker st, Nos 367 and 369 |n e cor Charles st, 49.2x61.11x49.1 Charles st or Van Nest pl, No 18| x61.11, two 5 and one 4-sty brk tenements, stores on Bleecker st. Anna W Juhler to Matilda C Kugeler and Anna L Zellweger, two daughters of E C Henry Kugeler, deed, of Brooklyn. All title. B & S. All liens. May 16. June 14, 1910. 2:621-33, 34 and 78. A \$26,000-\$37,500.

- Same property. Matilda C Kugeler EXTRX E C Henry Kugeler to same. All liens. May 31. June 14, 1910. 2:621. 55,000 Same property. Fredk H Kugeler to same. All title. B & S. All liens. May 17. June 14, 1910. 2:621. nom Bleecker st, No 137, on map No 135, n s, 25.1 e West Broadway, 25x100, 6-sty brk loft and store building. Chas A Thompson to Brown-Weiss Realties, a corpn. Mort \$43,250. May 24. June 14, 1910. 2:536-43. A \$26,000-\$51,000. 100 Cherry st, Nos 402 to 406, n s, 203.9 e Scammel st, 64.1x97.8, three 4-sty frame brk front tenements and stores and 5-sty brk tenement in rear. Geo E Relyea to Security Mortgage Co, a corpn of N J. Mort \$20,000. June 9. June 10, 1910. 1:261-15. A \$32,000-\$40,000. other consid and 100 Croton st, n s, 325 w Amsterdam av, 25x91, 1 and 2-sty frame dwelling. •
- Crotonst | n s, 350 w Amsterdam av, 25 to Audubon av x90, Audubon av | except part for Audubon av, two 2-sty frame dwellings

PARTITION, Apr 7, 1910. Michael J Scanlan, ref, to Wm F McCarthy, Mary A Elsen, Hannah L Corbett and Julia F McCar-hy. May 24. June 10, 1910. 8:2123-26. A \$15,000-\$16,500 24 500

- Cannon st, No 129, w s, 120 s Houston st, 20x100, 5-sty brk tene-ment. Sarah Ehrenreich to Morris Kronovet and Lena Stoloff. Mort \$—. June 15. June 16, 1910. 2:335—69. A \$10,000-\$18,000. other consid and 100 Delancey st, No 120, n s, 50 e Essex st, runs n 70.2 x e 25.1½ x s 19.2 x w 0.1½ x s 51 to st, x w 25 to beginning, 5-sty brk tenement and store. Herman Finkelstein to Otto H Albanesius of Jersey City, N J, as TRUSTEE. Morts \$33,000 and all liens. Nov 23, 1908. Re-recorded from Dec 5, 1908. June 15, 1910. 2:353-44. A \$28,000-\$31,000. nom Elizabeth st, No 123 (113), w s, 148.3 s Broome st, 25x80x25.5x80, 5-sty brk tenement and store. Elizabeth st, No 125 (115), w s, 121.3 s Broome st, 25.2x81.3x25.1 x81.5, 5-sty brk tenement and store and 3-sty brk tenement in rear.
- rear.

- x81.5, 5-sty brk tenement and store and 3-sty brk tenement in rear. Guiseppe Tuoti et al to Vincenza Messineo. B & S. June 2. June 14, 1910. 2:470-19 and 20. A \$33,000-\$55,000. nom Grand st, No 66, n s, abt 50 w Wooster st, 25x100, 5-sty brk loft and store building. FORECLOS, May 10, 1910. Edward W S Johnston, ref to Mabelle S Soich (Wood), committee Caroline A Wood. June 10, 1910. 2:475-30. A \$27,000-\$41,000. 32,000 Grand st, No 301, s s, 66 w Allen st, 21.6x75, 2 and 3-sty brk tenement and stores. Martha Josephthal et al, EXRS, &c, Louis Josephthal, decd, et al to Meyer Goldberg. Morts \$45,000. June 15. June 16, 1910. 1:307-20. A \$25,000-\$30,000. other consid and 100 Houston st, No 110, n s, 25 w Thompson st, 25x100, 5-sty stone front tenement and stores. Geo J Thole, of Brooklyn, to Emily C Thole, of Brooklyn. B & S. Mort \$15,000. June 8. June 13, 1910. 2:525-26. A \$20,000-\$30,000. nom Jackson st, No 91 | n w cor South st, -x-, 6-sty brk tene-South st, Nos 386 and 387| ment and stores. All lands whereof Adolph Schlesinger is now seized or possessed. Release dower. Celia wife Adolph Schlesinger to said Adolph Schlesinger. Q C. All title. May 18, 1905. June 14, 1910. 1:243-24. A \$25,000 -\$75,000. Same propert. Power of attorney. Same to same. May 18, 1905. June 14 1910. 1:243.

May 18,

- hom Same property. Power of attorney. Same to same. May 18, 1905. June 14, 1910. 1:243. Lewis st, Nos 166 and 168|s e cor 4th st, 51.5x100x38x100.11, 6-sty 4th st, Nos 394 to 400 brk tenement and stores. Isaac Ber-lin to Ignaz Reich and Benj Rottenberg $\frac{1}{2}$ part and Joseph Isaac $\frac{1}{2}$ part. Mort \$62,000. June 14. June 16, 1910. 2:358-11. A \$38,000-\$85,000. other consid and 100 Maiden lane, Nos 78 and 80, s w s, 151.9 s e William st, runs s w 79.4 x s e 18.1 x n e 5.6 x s e 17.2 x n e 74.4 to st x n w 36.5 to beginning, two 6-sty brk loft and store buildings. City Real Estate Co to Fire Companies Building Corporation. B & S and C a G. June 9. June 10, 1910. 1:42-31 and 32. A \$128,000-\$150,000. other consid and 100

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.

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6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.-It should also be noted in section and block numbers that the instrument as filed is strictly followed.

Sth.—A \$20,000—\$30,000 indicates the assessed value of the prop-erty, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.-T. S. preceding the consideration in a conveyance means that the conveyance is recorded under the Torrens system.

- Prince st, No 155, n s, 60 w West Broadway late Laurens st, old line, 20x95, 3-sty brk tenement and store. 2:516-40. A \$15,000-\$16,000. Houston st, No 92, n s, 62.6 w West Broadway late Laurens st, old line, 18.9x98, 2-sty brk tenement and store. 2:525-58. A \$17,500-\$20,000. 3d st, No 62, s s, 225 e 2d av, 18.9x101.3x18.9x101.4, 3-stv brk dwelling. 2:444-20. A \$14,000-\$17,000. Lexington av, No 136, w s, 33.1 s 29th st, 16.3x81, 4-sty stone front dwelling. 3:884-68. A \$14,500-\$18,000. 27th st, No 34, s s, 269 e 6th av, 22.6x98.9, 4-sty stone front building and store. 3:828-67. A \$49,000-\$59,000. Columbus av, Nos 61 and 63 n e cor 62d st, 50.3x20. 62d st, No 61 Columbus av, No 65, e s, 50 n 62d st, 25x20. 5-sty stone front hotel. 4:1115-1. A \$30,000-\$55,000. Wm Buchan to Wm Buchan, Jr, of Passaic Co, N J. June 9. June 11, 1910. 0ther consid and 100 Perry st, No 39, n s, 150 e 4th st, 17x74, 4-sty brk dwelling. Charles Gronich to Leon Ottinger. Mort \$4,500. June 9. June 10, 1910. 2:613-39. A \$7,000-\$5,500. other consid and 100 Pearl st, No 296, s e s, abt 105 n e Beekman st, 25x85.8x25x84.10, s w s, 4-sty brk loft and store building. Release judgment. The State Bank to Nathan Hutkoff. Q C. June 10. June 15, 1910. 1:98-24. A \$15,600-\$21,000. Rivington st, Nos 72½ and 74 tenement and stores. Sarah Ehren-reich to Morris Kronovet and Lena Stoloff. Mort \$-. June 15. June 16, 1910. 2:329-78. A \$25,000-\$55,000.
- 15. June 16, 1910. 2:329-78. A \$25,000-\$53,000. other consid and 100
 Rivington st, No 112, n e s, 22.3 n w Essex st, 22.2x80, 5-sty brk tenement and store. David Cohen to Samuel Rosenblum. All title. Q C. June 15. June 16, 1910. 2:411-69. A \$17,000-\$25,000.
 St Nicholas pl, No 20, e s, 180 n 150th st, 45x100, 2-sty and basement brk dwelling. Grace wife John Ewing to Margaret. Nunan. Mort \$19,000. June 15, 1910. 7:2054-36. A \$18,000 -\$36,000.
 Same property. Margaret Nunan to Chas A Christman. Mort

- Nunan. Mort \$19,000. June 15, 1910. 7:2054-36. A \$18,000-\$36,000. The consider of the

- Apr 21, 1908. June 10, 1910. 2:429-61 and 62. A \$34,800-\$42,000. nom 3d st E, No 60, s w s, abt 210 e 2d av, 22.9x101.5x22.9x101.4, s e s, 6-sty brk tenement and store. Selig Carlip et al to Jacob Finkelstein. Mort \$33,000. June 15. June 16, 1910. 2:444-19. A \$17,000-\$35,000. other consid and 100 4th st W, e s, 36.8 s Bank st, 0.2x65. Geo J Thole et al to Christin Ycre. Q C. May 20. June 11, 1910. 2:614. nom 4th st W, No 333 n e cor Jane st, runs n 29.2 x s e 37.2 x n 0.4 Jane st, No 31 | x e 41.5 x n 8.4 x e 5.7 x s 16.8 to Jane st x w 8th av, No 40½ | 77.8 to beginning, 4-sty brk tenement and store with 2-sty brk extension. Polka M Wilkens and ano TRUS-TEES Louis Wilkens to Robt H Philipps, of Jersey City, N J. May 4. June 2, 1910. 2:616-1. A \$14,000-\$16,000. Corrects error in issue of June 4, 1910, when 4th st No was 40½ 15,250 9th st E, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. Maxlow Realty Co to Jennie M Beattie. Mort \$16,000. June 10. June 11, 1910. 2:464-19. A \$11,000-\$17,000. nom 10th st E, No 261, n e s, 344 n w Av A, 25x94.8, 5-sty brk tene-ment and store. Easter Realty Co to Charles Edelson. All liens. June 7. June 13, 1910. 2:438-47. A \$17,500-\$35,000. nom 10th st W, Nos 203 and 205, n s, 137.6 e Bleecker st, 37.6x95, two 5-sty brk tenements and stores. Edward R Cohn to Uni-versal Operating Co. Mort \$47,000. Apr 5, 1906. June 14, 1910. 2:620-78. A \$19,000-\$36,000. other consid and 100 10th st E, No 234, s s, 153 w 1st av, 22x92.3, 4-sty tenement. PARTITION, May 9, 1910. John M Zurn, referee to Joseph C and John Cornely. June 15. June 16, 1910. 2:451-28. A \$14,000-\$18,000. 15.000

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The toxt of these par

- 11th st E, No 328, s s, 225 w 1st av, 25x94.10, 5-sty brk tenement and stores. Salvatore Bordonaro to Salvatore Cannariato. Morts \$39,300. June 13. June 14, 1910. 2:452-22. A \$17,000-\$29,other consid and 100 000
- 000. 14th st E, No 506, s s, 121 e Av A, 25x103.3, 5-sty brk tenement and store and 5-sty brk tenement in rear. Release mort. The Prudential Bond & Mortgage Co to Italian Union Realty & Se-curity Co. May 24. June 14, 1910. 2:407-11. A \$17,000curity Co. \$25,000. nom
- \$25,000. Same property. Release judgment. Santo Tantillo to same May 24. June 14, 1910. 2:407. Same property. Italian Union Realty & Security Co to Francesco Amanti. Mort \$18,500 and all liens. May 24. June 14, 1910. ame property. May 24. Jun 383.43
- Amanti. 2:407. nom 14th
- 2:407. 4th st E, No 205, n s, 119 e 3d av, 29.2x103.3, 5-sty brk tene-ment. James M Connolly to Chester A Luff, of Newark, N J. 7-24 parts. All title. Morts on whole \$35,000 and mort on part for \$500. June 14, 1910. 3:896-7. A \$23,000-\$40,000. 1,400
- 15th st E, Nos 342 and 344, s s, 154 w 1st av, 42.x103.3, 6-sty brk tenement. FORECLOS, May 27, 1910. John C Coleman, ref, to Philip Krauss. June 10, 1910. 3:921-41. A \$30,000-\$65,500. 12,000
- \$65,500.
 12,000
 15th st W, Nos 257 to 261, n s, 93.6 e 8th av, 50x103.3, three 4-sty brk dwellings. Helen Roosevelt Robinson to Joseph L Buttenwieser, June 10. June 13, 1910. 3:765-5 to 7. A \$24,000-\$31,500.
 Same property. Joseph L Buttenwieser to Charles Rubinger. B & S. June 13, 1910. 3:765.
 other consid and 100
 20th st W, Nos 233 and 235, n s, abt 410 w 7th av, 25x75.5x25x
 74.10, w s, two 3-sty brk dwellings, with all title to triangular strip adj in rear. Georgiana B Sammis to Francis A Ray. Mort \$10,000. June 15. June 16, 1910. 3:770-21 and 22. A \$11,-nom
- nom
- 20th
- 20th st W, n s, 356.9 e Sth av, runs e 1.8 x n 74.10 x s to beginning. Francis A Ray to Edward W Robinson. ½ part. Mort \$13,000 on whole. June 15. June 16, 1910. 3:770-21 and 22. A \$11,-000-\$14,000.
- nom

- 000-\$14,000.
 21st st W, Nos 132 and 134, s s, 387.5 w 6th av, 46x92, two 3-sty and basement brk dwellings. Rexton Realty Co to Geo W Vause. Mort \$44,666.66. June 15, 1910. 3:796-58 and 59. A \$46,000-\$52,000.
 21st st E, No 36, s s, 300 w 4th av, 25x92, 5-sty brk office and store building. Henry Schiff to Rachel Schiff. Morts \$52,000.
 Mar 26, 1907. June 10, 1910. 3:849-53. A \$50,000-\$61,000. other consid and 100
 23d st W, No 23, n s, 239.8 w 5th av, 24.6x98.9x24.9x98.9, 4-sty brk and stone office and store building. Leonard Leaman to The Fifth Avenue Building Co. C a G. Morts \$120,000 and all liens. Oct 16, 1908. June 14, 1910. 3:825-29. A \$121,000-\$135,000. other consid and 1,000
 25th st W, No 48, s s, 169.6 e 6th av, -x98.9x27x98.9, 4-sty brk

- Oct 16, 1908. June 14, 1910. 3:825-29. A \$121,000-\$135,000.other consid and 1,000 25th st W, No 48, s s, 169.6 e 6th av, -x98.9x27x98.9, 4-sty brk dwelling. Wm C Meissner and ano EXRS Karl W J Meissner to Alcourt Realty Co, a corpn. June 15, 1910. 3:826-69. A \$44,-500-\$51,000. 90,50025th st W, Nos 133 and 135, n s, 400 w 6th av, 50x98.9, 5-sty brk loft and store building. CONTRACT. Estate of John N Hayward with John E Olson. June 6, 1910. June 15, 1910. 3:801-19. A \$46,000-\$55,000. 102,000same property. Assign CONTRACT. John E Olson to Midtown Con-struction Co. All title. June 14. June 15, 1910. 3:801. nom 26th st W, No 233, n s, 338.4 e 8th av, 24.10x98.9x25.2x98.9, 4-sty brk tenement. Kaywood Realty Co to Andrew A Bibby. Morts \$20,000. June 15, 1910. 3:776-18. A \$13,500-\$18,000.26th st W, No 125, n s, 265.7 w 6th av, 21.10x98.9, 4-sty stone front tenement and store. Thos H Stewart to John A Weser. Mort \$37,000. June 3. June 10, 1910. 3:802-26. A \$19,500-\$22,000. 10026th st W, Nos 134 and 136, s s, 393.9 w 6th av, 37.6x98.9, two 4-sty brk tenements and stores and 3-sty brk building in rear. Frederic Michels to Eagle Improvement Co. Mort \$20,000. June 11. June 13, 1910. 3:801-61 and 62. A \$33,000-\$39,000.other consid and 10026th st W, No 138, s s, 431.3 w 6th av, 18.9x98.9, 4-sty brk tene-S20,000. Store Sto
- 100
- other consid and 10 26th st W, No 138, s s, 431.3 w 6th av, 18.9x98.9, 4-sty brk tene-ment and store. Charles Gachot to Eagle Improvement Co. Mort \$25,000. June 10. June 13, 1910. 3:801-63. A \$16,500 -\$18,500. other consid and 100 26th st W, No 140, s s, 450 w 6th av, 25x98.9, 4-sty brk tene-ment and 2-sty frame tenement in rear. Henry Harburger et al to Eagle Impt Co. Mort \$36,000. June 9. June 13, 1910. 3:801-64. A \$22,500-\$25,500. 100 28th st E, No 127, n s, 78.6 w Lexington av, runs n 59.2 x w 0.6 x n 19.6 x w 21 x s 78.9 to st x e 21.6 to beginning, 4-sty stone front dwelling. James Harper to Lillie M Harper. B & S. Mar 30, 1898. June 16, 1910. 3:884-16. A \$16,000-\$19,500. nor Same property. Lillie M Harper to Charles Schweinler, of West Orange, N J. June 3. June 16, 1910. 3:884. 005 nom

- Same property. Lillie M Harper to Charles Schweinler, of West Orange, N J. June 3. June 16, 1910. 3:884.
 other consid and 100
 32d st W, Nos 541 to 545, n s, 225 e 11th av, 75x98.9, 1 and 2-sty brk shop. Kate B Murray and ano to Arthur C Cronin. June 10. June 11, 1910. 3:704-10. A \$26,000-\$35,000. 100
 33d st E, No 18, s s, 250 e 5th av, 25x98.9, 4-sty stone front dwelling. Harold F Hadden and ano EXRS Anna Hadden to Chase E Proctor, of Great Neck, L I. Apr 6. June 14, 1910. 3:862-63. A \$75,000-\$88,000. 105,000
 33d st W, Nos 514 and 516, s s, 175 w 10th av, 50x98.9, 1-sty brk store and 4-sty brk tenement and 2-sty brk building in rear. Estate of Bradish Johnson to Alwold Realty Co. B & S. All liens. June 14. June 15, 1910. 3:704-47 and 48. A \$16,000 -\$19,000. 0ther consid and 100
 34th st W, No 37, n s, 248 e 6th av, 24x98.9, 5-sty stone front building and store. Kate I Donald Harnett to Oppenheim, Collins & Co, a corpn. Morts \$85,000. June 15, 1910. 3:836-11. A \$192,000-\$200,000. 415,000
 36th st W, Nos 53 to 57, n s, 195 e 6th av, 60x98.9, three 4-sty brk stand stone dwellings. Michael Coleman to Fackner-Coates Construction Co. B & S. Mort \$180,000. June 4. June 13, 1910. 3:838-12 to 14. A \$151,500-\$178,500. 0ther consid and 100
 37th st W, No 344, s s, 200 e 9th av. 25x98.9, 5-sty brk tene-

- 1910. 3:838-12 to 14. A \$151,500-\$178,500. other consid and 100 37th st W, No 344, s s, 200 e 9th av, 25x98.9, 5-sty brk tene-ment and stores. Julia H Brand to Bernard J Foss. Morts \$29,015. Feb 7. June 13, 1910. 3:760-67. A \$11,500-\$22,-000. other consid and 100

AND GUIDE Annual junction junction junction of the set of

Viannatian

- and basement stone front dweifing. Nettle Altmayer to Peter J Groll. June 10, 1910. 5:1308-24½. A \$10,500-\$13,000. other consid and 100 55th st W, Nos 347 to 355, n s, 200 e 9th av, 100x100.5, five 3-sty and basement stone front dwellings. Sutherland Realty Co to Brentmore Realty Co. Mort \$48,000. June 9. June 10, 1910. 4:1046-9 to 12. A \$60,000-\$75,000. other consid and 100 58th st W, No 31, n s, 311 e 6th av, 22x100.5, 4-sty and basement stone front dwelling. FORECLOS, May 13, 1910. Emanuel Blumenstiel referee to Sydney Bernheim. June 13. June 14, 1910. 5:1274-13½. A \$58,000-\$70,000. 5,000 over and above all liens 60th st W, Nos 115 and 117, n s, 175 w Columbus av, 50x100.5, two 5-sty stone front tenements. Eliz M Garner, EXTRX Henry J Garner to Madeliene Leake. Q C. All title. All liens. June 10. June 11, 1910. 4:1132-24 and 25. A \$24,000-\$48,000. other consid and 100 64th st E, No 232, s s, 155 w 2d av, 25x100.5, 6-sty brk tene-ment. Annie Leipzig to Fannie Mandel. All liens. June 9. June 10, 1910. 5:1418-31. A \$12,000-\$32,500. other consid and 100
- 64th st E, No 230, s s, 180 w 2d av, 25x100.5 other consid and 100 ment. Nathan Schweitzer to Blanche Rolston. Mort \$29,000. June 10, 1910. 5:1418-32. A \$12,000-\$32,500.
- June 10, 1910. 5:1418-32. A \$12,000-\$32,500. other consid and 100 71st st E, s s, 350 e 5th av, 22.6x100.5, vacant. N Y Public Li-brary, Astor, Lenox and Tilden Foundations to Louisa Van Rensselaer. June 9. June 16, 1910. 5:1385-part lot 58. A \$-\$-. other consid and 100 75th st E, No 406, s s, 113 e 1st av, 25x112.11x25.4x109, $4\cdot$ sty stone front tenement. Isidor Greenfield to Louis Perlman. Mort \$15,500. June 15. June 16, 1910. 5:1469-44. A \$9,000-\$16,000. 0ther consid and 100 75th st E, n s, 198 e Av A, 25x100, vacant. Gerald F Shepard to Berent C Gerken. Q C. Dec 7, 1905. June 10, 1910. 5:1487-9. A \$3,500-\$3,500. 0ther consid and 100 75th st E, No 178, s s, 259 w 3d av, 16x102.2, 3-sty stone front dwelling. Nannie J Faulkner to Paul M Warburg. June 9. June 10, 1910. 5:1449-47. A \$9,500-\$13,000. 0ther consid and 100 75th st E, n s, 173 e Av A, 25x102.2, vacant. PARTITION, Mar 24, 1910. Ernest Hall, ref, to Berent C Gerken. June 9. June 10, 1910. 5:1487-8. A \$3,500-\$3,500. 4,32576th st E, No 226, s s, 230 w 2d av, 25x102.2, all, 4-sty brk tenement and stores.

- tenement and stores. 76th st E, No 228, s s, 205 w 2d av, 25x102.2, 34 part, 4-sty brk tenement and stores.
- Saml Goldman to Abraham Rukofsky. Mort \$----. J June 11, 1910. 5:1430-33 and 34. A \$22,000-\$40,000
- 6th st E, No 1, n s, 120 e 5th av, 30x102.2, 4 and 5-sty brk dwelling. Sara E K wife Chas I Hudson to Robb F Adams. June 14, 1910. 5:1391-6. A \$105,000-\$165,000. 76th st
- June 14, 1910. 5:1391-6. A \$105,000-\$165,000. other consid and 100 77th st W, No 149, n s, 488 w Columbus av, 18x102.2, 3-sty and basement stone front dwelling. Ellen R Jones to Chas W Jones, of Brooklyn. Mort \$12,250. Dec 16, 1907. June 10, 1910. 4:1149-13. A \$12,500-\$22,000. nom 77th st W, No 114, s s, 141 w Columbus av, 21x102.2, 4-sty and basement stone front dwelling. Carrie Adler widow to Chas A Stadler. Mort \$20,000. June 15, 1910. 4:1148-30. A \$15,000 -\$27,500. other consid and 100

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- 78th st W, No 149, n s, 270 e Amsterdam av, 20x102.2, 3-sty and basement stone front dwelling. James J Roe to Vadrick Realty Co. Morts \$20,000. June 8. June 10, 1910. 4:1150-12. A \$13,000-\$21,000. June 5. 50 e Park av, 50x102.2, two 4-sty stone front tenements. Hermann Buchtenkirch to S75 Park Avenue Co. June 10, 1910. 5:1412-69 and 70. A \$42,000. St4000. June 7. June 13, 1910. 5:1432-42. A \$5,500-\$6,500. June 7. June 13, 1910. 5:1432-42. A \$5,500. Jour 7. June 13, 1910. 5:1432-41. A \$10,000-\$25,600. June 7. June 14, 1910. 5:1437-41. A \$10,000-\$25,500. nom S0th st E. No 171. Power of attorney. Rosie Wollman to Emil Lazansky, of Brooklyn. Mar 28. June 10, 1910. Same property. Power of attorney. Stella Fox nee Schwartz, of Peru, Ind, to same. Mar 29. June 10, 1910. Strangel & Schwartz, of Bronklyn. Mar 29. June 10, 1910. Strangel & Schwartz, of Brothyl, S. \$, 350 w Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Sarah E Crowell to Stronghold Reatty Co. Mort \$22,000 June 10. June 11, 1910. \$1:217-46%. A \$12,000-\$23,500. June 10, 300.8, 4-sty and basement stone front dwelling. Grace W Hoagland to Alice KNB W. No 136, s \$350 w Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Grace W Hoagland to Alice KNB W. No 136, s \$350 w Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Grace W Hoagland to Alice KNB No. No 126, s \$350 w Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Grace W Hoagland to Alice KNB No. No 225, no \$373 w West End av, runs n 75.8 x w 22 x s \$37.4 x e 2 x s 33.4 to st x e20 to beginning. 5-sty brk and stone front dwelling. Grace W Hoagland to Alice KNB No. No 225, no \$373 w West End av, runs n 75.8 x w 22 x s \$37.4 x e 2 x s 33.4 to st x e20 to beginning. 5-sty brk and stone fore two to the stone front twelling the stable. Secole \$1

- June 16, 1910. 5:1503-26½. A \$15,000-\$19,500. other consid and 100 91st st E, No 57, n s, 244 w Park av, 17x100.8, 3-sty brk dwelling, Wm P Collins to Bertha K Bartlett. Morts \$19,000. June 16, 1910. 5:1503-26. A \$15,000-\$20,000. other consid and 100 95th st W, No 118, on map No 120, s s, 224.6 w Columbus av, 24.10x100.8, 3-sty brk dwelling. Irving I Kempner to Congre-gation Pincus Elijah. Mort \$16,300. June 15. June 16, 1910. 4:1225-41. A \$12,000-\$15,000. other consid and 19,300 95th st W, s s, bounded e by c 1 Blomingdale road, closed, and w by w s said road, -x75.6, vacant. Wm H Harris and ano EXRS Alice Hamilton to Chelsea Realty Co. All title. June 1. June 15, 1910. 4:1242-38B. A \$17,500-\$17,500. 232.87 Same property. Adelaide Hamilton and ano EXRS, &c, Char-lotte A Hamilton to same. All title. May 26. June 15, 1910. 4:1242. 232.87

- 10100 A Hamilton to same. All title. May 26. June 15, 1910.
 232.87

 Same property. Adelaide and Wm G Hamilton to same. All title.
 232.87

 Same property. Adelaide and Wm G Hamilton to same. All title.
 nom

 96th st W, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty
 nom

 96th st W, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty
 nom

 96th st W, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty
 nom

 96th st W, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty
 nom

 96th st W, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty
 nom

 96th st W, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty
 nom

 97th st S, 000-\$24,000.
 nom
 nom

 Same property. Same to Frankie E Herrman. 1-24 part all title.
 nom

 Mort \$15,000. June 7. June 10, 1910. 4:1209.
 nom

 97th st E, No 224, s s, 360 e 3d av, 25x100, 4-sty stone front
 tenement and stores. FORECLOS, May 17, 1910. Edmund J

 Tinsdale referee to Julia E Bambey. June 9. June 13, 1910.
 6:1646-34. A \$9,000-\$16,500.
 500

 97th st E, No 203, n s, 90 e 3d av, 25x100.11, 5-sty brk tenement.
 Morris Levy to Benjamin Jacobs and Philip Ritter. Morts

 \$24,500. Aug 30, 1907. June 10, 1910. 6:1647-4½. A \$9,000
 nom

 97th st E, No 117, n s, 175 e Park av, 25x10

- \$24,500. Aug 30, 1907. June 10, 1910. 6:1647-4½. A \$9,000 -\$18,500. nom
 97th st E, No 117, n s, 175 e Park av, 25x100.11, vacant. Edward Boylston to Edward S Murphy. May 20. June 16, 1910. 6: 1625-8. A \$10,000-\$10,000. nom
 99th st W, No 146, s s, 294.2 e Amsterdam av, 15.4x82.3x15.4x
 \$1.6, 3-sty and basement brk dwelling. Congregation Pincus Elijah to John A Marcato. Mort \$5,500. June 9. June 10, 1910. 7:1853-52½. A \$5,000-\$8,000. other consid and 100
 101st st E, No 217, n s, 260 e 3d av, 25x100.11, 4-sty brk tene-ment and stores. Gertrude K Brennan to Antonio and Maria A Odato and Vito Piecoro. Mort \$12,500. June 10, 1910. 6:-1651-11. A \$9,000-\$15,000. other consid and 100
 103d st E, No 222, s s, 255 e 3d av, 25x100.9, 4-sty stone front tenement. Sara Makowsky et al to Morris Gold. Mort \$12,000. June 15. June 16, 1910. 6:1652-38. A \$9,000-\$15,000. nom
 104th st W, Nos 111 to 117, n s, 137 w Columbus av, S8x100.11. Certificate as to cancellation of assignment of rents. Chas E Ring to Joseph Freedman. May 2, 1910. Re-reccrded from May 7, 1910. June 14, 1910. 7:1859.
 105th st W, No 313, n s, 187 e Riverside Drive, 21x100.11, 5-sty stone front dwelling. Jessie C wife Hugh Mullen to Grace Ewinz. Morts \$35,000. June 15, 1910. 7:1891-47. A \$14,200-\$35,000. other consid and 100
 106th st W, No 308, s s, 229 e Riverside Drive, 20x100.11, 5-sty brk dwelling. Rose E S Eising to Elizabeth D Carrington. June 11. June 13, 1910. 7:1891-61. A \$15,200-\$37,000. nom

- 111th st W, No 122, s s, 218.9 w St Nicholas av, 15x100.11, 4-sty brk dwelling. Emilie Sahb de Hierapolis to Becky Meyers. Q C. Mort \$9,500. June 9. June 10, 1910. 7:1820-46. A \$7,200 -\$13.000.

- -\$13,000. 113th st E, No 76, s s, 130 w Park av, 25x100.11, 5-sty brk tene-ment. Mary Pfeifer to Paul Gross. All liens. June 11. June 13, 1910. 6:1618-43. A \$11,000-\$21,000. other consid and 100 114th st E, No 28, s s, 79 w Madison av, 20x50.11. 114th st E, No 26, s s, 99 w Madison av, 20x50.11. x w 1 x s 50 x w 18 x n 100.11 to st, x e 19 to beginning. 5-sty brk tenement and stores. Joseph Feinberg to Josephine Miller. Mort \$35,000 and all liens. June 13. June 15, 1910. 6:1619-59½ and 60. A \$15,500 -\$30,000. -\$30,000. 100

- $\begin{array}{c} -\$30,000. \\ 116th st E, No 309, n s, 140 e 2d av, 20x100.11, 3-sty stone front dwelling. Tommasina Pernetti to Francis G Samarelli. Mort \$10,000. June 10. June 11, 1910. \\ 6:1688-6½. A \$7,000-0ther consid and 100 ther consid and 100 l16th st E, No 106, s s, 62.3 e Park av, 37.9x100.11, 6-sty brk tenement. John M Downes to Minnie Dolfni. B & S. June 10, 1910. \\ 6:1643-68. A \$19,500-\$52,000. other consid and 100 l18th st W, No 83, n s, 85 e Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Valerie Frank to Maxlow Realty Co. Mort $13,000. June 10. June 11, 1910. \\ 6:1717-5. A $11,000 other consid and 100 l191ts st E. No 404 s s, 100 e 1st av 25x100.11 5-sty brk tene-$
- -\$15,000. 121st st E, No 404, s s, 100 e 1st av, 25x100.11, 5-sty brk tene-ment. Sarah Wodiska to Adolph and Jacob Loewe. Morts \$14,000. June 15, 1910. 6:1808-46. A \$6,000-\$16,000. other consid and 100 121st st E, No 233, n s, 235 w 2d av, 25x100.11, 4-sty stone front tenement and stores. George Wolf et al to Alexander Spiro. All liens. June 13. June 16, 1910. 6:1786-15. A \$10,000-\$22,000. 100
- \$22,000.
 124th st W, No 515. Satisfaction of assignment of rents recorded Oct 7, 1909. The Royal Bank of N Y to Rosa Wolf. June 14. June 16, 1910. 7:1979.
 Same property. Satisfaction of assignment of rents recorded June 2, 1909. Same to Hudson-Grant View Realty Co. June 14. June 16, 1910. 7:1979.
 Same property. Satisfaction of assignment of rents recorded Mar 28, 1910. Same to Rosa Wolf. June 14. June 16, 1910. 7:1979.

- Same property. General release of assignment of rents recorded June 2, 1909. Same to Hudson-Grant View Realty Co. June 13. June 16, 1910. 7:1979. Same property. General release of assignment of rents recorded Mar 28, 1910. Same to Rosa Wolf. June 13. June 16, 1910. 7:1979. nom
- nom
- Same property. General release of assignment of rents recorded Oct 7, 1909. Same to same. June 13. June 16, 1910. 7:1979. nom
- 124th st W, Nos 511 and 515, n s, 199.6 w Amsterdam av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st x e 53 to begin-ning, 6-sty brk tenement. Rosa Wolf, of Philadelphia, Pa, to Lydia B Gray, of Garden City, L I. B & S. All liens. June 13. June 16, 1910. 7:1979-23. A \$11,800-\$26,000.

- Lydia B Gray, of Garden City, L I. B & S. All liens. June 13. June 16, 1910. 7:1979–23. A \$11,800–\$26,000. Other consid and 100 125th st E. Nos 61½ and 63, n s, 126.10 e Madison av, 33.2x99.11, two 4-sty brk tenements and stores. Alfred E Hanson to Hud-son Realty Co. Mort \$41,000. June 7. June 10, 1910. 6:1750 -25½ and 26. A \$40,000-\$58,000. other consid and 100 126th st E, Nos 330 and 332, s s, 433.4 e 2d av, 41.8x99.11, 6-sty brk tenement and stores. FORECLOS, June 8, 1910. Benjamin Barker referee to Metropolitan Trust Co of N Y. June 10, 1910. 6:1802-34. A \$12,000-\$47,000. 30,000 127th st W, No 244, s s, 412.6 e 8th av, 12.6x99.11, 3-sty and basement stone front dwelling. Walter H Kobbe to Wm M Christopher of Ramsey, Bergen Co, N J. June 1. June 10, 1910. 7:1932-48. A \$5,500-\$7,500. nom Same property. Wm M Christopher to Charity W Kobbe of Ram-sey, Bergen Co, N J. June 2. June 10, 1910. 7:1932. nom 129th st W, No 122, s s, 225 w Lenox av, 25x99.11, 3-sty and basement stone front club house. Aimee T Heins to Congre-gation Hope of Israel (Mickveh Israel) of Harlem. May 25. June 15, 1910. 7:1913-43. A \$11,000-\$17,000. 18,000 131st st W, No 134, s s, 350 e 7th av, 20x99.11, 3-sty and base-ment stone front dwelling. Fleischmann Realty & Construction Co to Morris Zwern. Mort \$12,000. June 15, 1910. 7:1915-49. A \$8,800-\$15,000. other consid and 100 131st st W, No 134, s s, 350 e 7th av, 20x99.11, 3-sty and base-ment stone front dwelling. Release mort. The Farmers Lean & Trust Co as TRUSTEE to Fleischmann Realty & Construction Co. June 15, 1910. 7:1915-49. A \$8,800-\$15,000. 0 ther consid and 1.000 134th st W, Nos 237 and 239, n s, 375 e 8th av, 40x99.11, 5-sty brk tenement. Henry W Hartmann to Anna Wagner. Mort \$25,-

- other consid and 1.000 134th st W, Nos 237 and 239, n s, 375 e 8th av, 40x99.11, 5-sty brk tenement. Henry W Hartmann to Anna Wagner. Mort \$25,-000 and all liens. June 15, 1910. 7:1940-16, \$17,600-\$31,-000. other consid and 100 135th st W, No 174, s s, 250 e 7th av, 25x99.11, 5-sty brk tene-ment. FORECLOS, June 8, 1910. Alexander Wolf referee to Coleman Construction Co. June 9. June 10, 1910. 7:1919-53. A \$13,000-\$25,000. 50 138th st W, No 319, n s, 120 e Edgecombe av, 17.6x99.11, 3-sty and basement brk dwelling. Chas A Christman to Margaret Nunan. June 15. June 16, 1910. 7:2041-38. A \$4,500-\$10,-000. 100

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- a \$11,000-\$200,000.
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- 59th st W, No 518, s s, 225 w Amsterdam av, 25x99.11, 2-sty frame dwelling. Christina Davies widow and DEVISEE John Davies to Joseph Gottlieb. Mort \$6,500. June 7. June 15, 1910. 8:2117-27. A \$8,000-\$10,000. nom \$2d st W, Nos 521 and 523, on map Nos 519 and 521, n s, 70 e Audubon av, 50x79.6, 5-sty brk tenement. Hinda wife of and Hyman Manassevitz to Alois L Ernst. Mort \$37,000. Apr 4. June 11, 1910. 8:2155-63. A \$10,000-\$42,000. 159th st W.
- 182d st
- 214th st W, s s, 75 e 9th av, 50x99.11, vacant. Wm A Mark to Summer Deane, of Yonkers, N Y. Mort \$---, June 10. June 16, 1910. 8:2194-9 and 10. A \$5,500-\$5,500.
- 10, 1910. 3:2194-9 and 10. A \$5,500-\$5,500.
 214th st W, s s, 75 e 9th av, 50x99.11, vacant. Mark L Kelley to Wm A Mark of Brooklyn. June 9. June 10, 1910. 8:2194-9 and 10. A \$5,500-\$5,500.
 225th st W, n e s, 108.7 s e Jacobus pl, 54.1x107.11x50x128.7, vacant. Summer Deane to Mark L Kelley. Mort \$100,000. June 9. June 10, 1910. 13:3402-470. A \$8,000-\$8,000.
- June 10, 1910. 13:3402-470. A \$8,000-\$8,000. other consid and 100 Amsterdam av, No 963, e s. 25.7 n 107th st, 25x100, 5-sty brk tenement and stores. Katharina Brucker to Joseph Brucker. Mort \$25,000. June 11. June 13, 1910. 7:1862-2. A \$18,000 Mort \$25. -\$30,000.

- Mort \$25,000. June 11. June 13, 1910. 7:1862–2. A \$18,000 -\$30,000. 100 Brådhurst av, Nos 234 and 236| s e cor 154th st, 101.11x32.3x99.11x 154th st 152.5, 5-sty brk tenement. William Goldstone et al to Max F Hoberg. Mort \$42,000. June 10. June 15, 1910. 7:2047–20. A \$11,000–\$37,000. 100 Broadway, Nos 2660 to 2668|n e cor 101st st, 126.10x100, 10-sty 101st st, No 215 brk and stone tenement and stores. Philip Livingston to Walstein S Reade of Brooklyn. All liens. June 10. June 13, 1910. 7:1873–20. A \$155,000–\$600,000. x other consid and 100 Same property. Walstein S Reade to Philip Livingston of Bar Harbor, Me. All liens. June 13, 1910. 7:1873. Mercer st, No 114 | x200 to Mercer st, 10-sty vrk and stone front loft and store building. Geo A Sawyer to Income Realty Investors of N Y City. Mort \$250,000. June 6. June 11, 1910. 2:498–17. A \$120,000–\$260,000. nom Broadway, No 543 | begins Broadway, w s, abt 150 n Spring st, Mercer st, No 114 | 25x200 to Mercer st, 10-sty brk and stone front loft and store building. Broadway Holding Co to Geo A Sawyer of Brooklyn, N Y. Mort \$250,000. June 4. June 11, 1910. 2:498–17. A \$120,000–\$260,000. nom Columbus av, No 148, w s, 75.5 s 67th st, 25x100. Release claims, etc, for station platform extension. Sarah E Martin to Inter-borough Rapid Transit Co et al. Mort \$37,500. Feb S. June 16, 1910. 4:1138. 750
- and EXTRX, &c, of Robt H Martin to Interborough Rapid
 Transit Co et al. Mort \$17,000. Feb 8. June 16, 1910. 4:1138.

- Lexington av, No 1081, e s, 17.2 n 76th st, 17x70, 4-sty stone front tenement and store. The Eglise St Jean Baptiste to The Fathers of the Blessed Sacrament. June 9. June 10, 1910. 5:1411-2134. A \$10,000-\$13,000. nom Lexington av, Nos 1141 to 11451 n e cor 79th st, 102.2x51.3, two 6-79th st, No 153 lsty brk tenements, stores on av. Joseph Freund to Chas H Roman. Mort \$95,000. Dec 29, 1908. June 16, 1910. 5:1508-20 and 21. A \$59,000-\$122,000. nom Park av, No 591, e s, 80 s 64th st, 20.5x97.6, 5-sty brk tenement. Henry B Anderson to Mary S Potter. Mort \$30,000 and all liens. June 9. June 14, 1910. 5:1398-7234. A \$28,000-\$36,000. other consid and 100 Park av, No 1489] s e cor 109th st, 73.10x19, 4-sty brk tenement 109th st, No 100] and stores. Dorothea Bauer to Eli Leibson. Mort \$9,000. June 13. June 15, 1910. 6:1636-71. A \$10,000 -\$13,500. other consid and 100 Park av, No 1489] s e cor 109th st, 74x19, 4-sty brk tenement 109th st No 100 | stores. Dorothea Bauer to Eli Leibson. Q C June 13. June 15, 1910. 6:1636-71. A \$10,000-\$13,500. nom St Nicholas av, e s, 100 s 191st st, 9,9x100.2x4.2x100, vacant. Release mort. Title Guarantee & Trust Co to Stephen J Egan. June 10. June 11, 1910. S:2161-part lot 4. A \$-\$-. nom West End av, No 783, w s, 38 n 98th st, 17x80, 4-sty stone front dwelling. Margt A Riley or Margt Riley to Salisbury Realty Co. Mort \$15,800. June 10. June 11, 1910. 7:1888-17. A \$11,500-\$19,000. other consid and 100 West End av, No 838 is e cor 101st st, 50.11x100, 5-sty brk tene-101st st, No 246 | ment. Carrie A Gattle and ano to Suther-land Realty Co. Morts \$82,500. June 15, 1910. 7:1872-61. A \$50,000-\$55,000. other consid and 100 West End av, No 834 and 836, e s, 50.11 s 101st st, 50x100, two 5-sty stone front dwelling. Emily M Kalloch et al to Alma H Isaacs. Mort \$20,000. June 14. June 15, 1910. 7:1872-63 and 64. A \$40,000-\$78,000. June 15. June 16, 1910. 7:1872-64. A \$15,000-\$78,000. June 15. June 16, 1910. 7:1872-64. A \$31,000-\$778,000. June 15. June 16, 1910. 7:1872-64. A \$31,000-\$778,000. J

- 1st av, No180|secor11th st, 23.8x94, two5-stybrk11th st, Nos400 and 402|tenementsandstores.PeterLBern-
hardt et al to Lambert SQuackenbush. C a G.June9.June10, 1910.2:438-9.A \$27,000-\$40,000.10Same property.Lambert SQuackenbush toPeter LBernhardt.C a G.June 9.June 10, 1910.2:438.10Ist av, Nos1933 to1939 |nw cor99th st,80.11x100, two6-sty199th stbrktenementsandstores.11st av, Nos1949 and1951 |sw cor100th st,40.11x100.6-sty100th st, Nos342 and344|brktenement and stores.1Manhattan AvHoldingCotoJeffersonBank, abanking corpn.All liens.June 10, 1910.6:1671-23, 25 and 30.A \$58,000no 100
- 100

- Manhattan Av Holding 20. 6:1671–23, 25 and 30. A \pm 50,000 -\$188,000. nom 2d av, No 1091, w s, 80.5 n 57th st, 20x60, 4-sty brk tenement and store. Moses Moritz to Nicholas Voos and Susan his wife tenants by entirety. Mort \$5,000. June 9. June 10, 1910. $5:1331-244_2$. A \$8,500-\$13,000. nom 2d av, Nos 2213 and 2215, w s, 25.4 s 114th st, runs w 74.10 x s 24.7 x w 25 x s 24.11 x e 100 to av x n 49.10 to beginning, two 4-sty brk tenements and stores. John Creegan to Mary A Dietz. All title. All liens. June 9 June 10, 1910. 6:1663–27 and 28. A \$18,500-\$33,000. other consid and 100 2d av, No 89, w s, 24.3 n 5th st, 24.3x100, 4-sty brk tenement and store with 1-sty brk extension. Annie T Carbrey HEIR, &c. John L Carbrey to Solinger Realty Co. Mort \$8,000. June 15. June 16, 1910. 2:461–34. A \$22,000-\$29,000. other consid and 100
- June 16, 1910. 2:461-34. A \$22,000-\$29,000. other consid and 100 2d av, No 87 | n w cor 5th st, 24,3x100, 3-sty brk tene-5th st, Nos 239 and 241| ment and store and 3-sty brk tenement in st. Wendolin J Nauss to Solinger Realty Co. Morts \$47,500. June 15. June 16, 1910. 2:461-35. A \$33,000-\$40,000. nom 3d av, No 1475, e s, 51.1 n 83d st, 25.6x101.8, 5-sty brk tenement and stores. Edward Klein to Solomon M Mandel. Morts \$38,-000. June 14, 1910. 5:1529-3. A \$23,500-\$38,000.
- 000. June 14, 1910. 5:1529—3. A \$23,500—\$38,000. other consid and 100 3d av, No 319 [s e cor 24th st, 18.6x97.7, 3-sty brk tene-24th st, Nos 200 and 202] ment and store and part 2-sty brk fac-tory. PARTITION, May 10, 1910. William Allen referee to The Stanton Co, a corpn. June 13, 1910. 3:904—50 and part lot 49. A \$___\$___.
- tory. PARTITION, May 10, 1910. William Allen referee to The Stanton Co, a corpn. June 13, 1910. 3:904-50 and part lot 49. A \$-\$-. 33,000 3d av, Nos 1631 to 1639, e s, 25.8 n 91st st, 120x100, 3 and 4-sty brk buildings of brewery. Anna wife Jacob Ruppert to Jacob Ruppert. Mort \$40,000. June 14. June 15, 1910. 5:1537-part lot 1. A \$-\$-. gift 4th av, Nos 313 to 321 | s e cor 24th st, runs e 150 x s 87.6 x w 24th st, Nos 100 to 114| 50 x s 11.3 x w 100 to e s of av, x n 98.9 to beginning, 20-sty brk and stone office, loft and store building. Philip Braender of White Plains, N Y, to Braender Building & Construction Co. Morts \$421,000. Jan 27. June 15, 1910. 3:-879-76 to 81. A \$220,500-\$-. other consid and 100 5th av, No 2192| s w cor 134th st, 24.11x85, 5-sty brk tenement 134th st, No 2 | and stores. Bernard and Rosa Tannenbaum to Joseph L Rosenschein of Lendon, Eng. Morts \$31,000. June 13. June 14. 1910. 6:1731-40. A \$21,000-\$40,000. nom 5th av, No 2192| s w cor 134th st, 24.11x85, 5-sty brk tenement and 134th st, No 2 | stores. Joseph L Rosenschein to Bernard Tan-nenbaum. Mort \$25,000. May 27. June 14, 1910. 6:1731-40. A \$21,000-\$40,000. 100 5th av, No 1489, e s, 63.2 s 120th st, 37.8x100, 6-sty brk tene-ment and stores. Robert Grosberg to Louis Israel. B & S. All liens. June 10. June 13, 1910. 6:1746-72. A \$24,000-\$58,000. nom 7th av, No 2528, w s, 80.7 n 146th st, 19.3x100, 5-sty brk tene-ment and stores. Emma B and Blanche Marcoso to Geo V

- 55,000. 7th av, No 2528, w s, 80.7 n 146th st. 19.3x100, 5-sty brk tene-ment and stores. Emma B and Blanche Marcoso to Geo V Morton. June 13, 1910. 7:2032-32. A \$11,000-\$20,000. V
- Morton. June 13. 1910. 7:2032-32. A \$11,000-\$20,000. other consid and 100 7th av, No 453, e s, 74 s 35th st, runs s 17.4 x e 58.9 x w 56.2 to beginning, gore, 4-sty stone front tenement and store. Fred-erick Hussey to Wm H Hussey. $\frac{1}{2}$ part. B & S and C a G. May 20. June 10, 1910. 3:810-82. A \$15,000-\$17,000. other consid and 100 7th av, Nos 229 and 231, e s. 117.3 s 24th st, 37x80, two 4-sty brk tenements and stores. Charles Fleury to Alfred C Bachman. Mort \$25,000. June 14. June 15, 1910. 3:799-3 and 4. A \$43,000-\$50,000. other consid and 100 7th av, No 281| s e cor 26th st, 20.9x70, 5-sty brk tenement and 26th st, No 162| stores. Ida A Gallatin to Eliphalet L Davis. Mort \$30,000. June 13. June 15, 1910. 3:801-77. A \$28,000-842,000. State stores. 11 s 132d st, 25x100. 5 sto bet et al.

- \$42,000. nom Sth av, No 2464, e s, 49.11 s 132d st, 25x100, 5-sty brk tenement and store. August Busch and Katie his wife to Louise Busch their daughter. Mort \$20,000. Mar 24, 1909. June 16, 1910. 7:1937-63. A \$17,000-\$23,000. 100 Sth av, No 894, e s, 30 n 53d st, 20.5x60. 4-sty brk tenement and store. Guaranty Trust Co of N Y TRUSTEE Margt J Solley, decd, and ano to Wm H Meyer. June 9. June 15, 1910. 4:-1025-2. A \$20,000-\$21,000. 26,500 Same property. Wm H Meyer to Isabella Schwab. June 15, 1910. 4:1025. other consid and 100

- 4:1025. Sth av, No 147, w s, 46 n 17th st. 20.9x100, 2 and 3-sty brk tene-ment and stores. Elizabeth wife John Martin to Euphemia I Martin her daughter. Mort \$10.000. May 10, 1894. June 10, 1910. 3:741-32. A \$13,500-\$17,500. 10th av, No 130 in e cor 18th st, 25x75, 4-sty brk tene-ment and stores in st. Frank J Gunther to Richard Grant. Mort \$20,000. June 13, 1910. 3:716-1. A \$12,000-\$17,000. 10th av, No 409, w s, 19.7 s 33d st, 19.1x54.9, 4-sty brk tenement and store. Louis Keplinger to J T Mason Terry. Mort \$5,000. June 14. June 15, 1910. 3:704-39. A \$6,500-\$9,000. Lot bounded w by line 225 e Biyerside Drive.

June 14. June 15, 1910. 3:704-39. A \$6,500-\$9,000. other consid and 100 Lot bounded w by line 225 e Riverside Drive, on s by line through block, bet 91st and 92d sts, 113.11 s from s e cor said Drive and 92d st to a point on w s West End av 136.1 s from s w cor said av and 92d st, which line was centre of an old lane (closed), on e by West End av and on by land of party 2d part, vacant. Lucy R Ball to Henry Oppenheimer. C a G. June 13, 1910. 4:1251-57½. A \$11,000-\$11,000. other consid and 100

MISCELLANEOUS.

- Power of attorney. Ellen Tompkins to Thos D Tompkins. May 27. June 10, 1910. Power of attorney. Isidore S Korn to Max S Korn. June 6, 1907. June 10, 1910.
- Power of attorney. Effie A Brown to Howard E White. May 24, June 11, 1910.

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BOROUGH OF THE BRONX.

Under this head the • denotes that the property is located in the ew Annexed District (Act of 1895). new

- *Arnow pl |s s, 95 e Jarrett pl, runs e 95 to w s Blondell av at Blondell av | point 19.3 s land of N Y, N H & H R R Co x s 53.2 x w 95 x n 51.9 to beginning. Walter Stahl HEIR Herman Knam to Charlotte Knam. Q C. All liens. June 14. June 15, 1910.
- nom

- Elsmere pl, No 1933] n w cor Marmion av, 25x100, vacant. Star Marmion av Holding Co to John C Cook. June 8. June 11, 1910. 11:2956. other consid and 100 *Fulton st, s e s, lot 108 map of Washingtonville. Pasquale Blasucci to John Rotando. Q C. Apr 16. June 13, 1910. other consid and 100 Hawkstone st (6th av), w s, 100 n Walnut st, 100x100, 2-sty frame dwelling and vacant. Mort \$2,000. Townsend av, e s, 375.11 n 172d st, 61.7x15.11x50x51.10, 2-sty frame dwelling. Townsend av, w s, at e s 7th av, which point is 376.11 n 172d st, runs n along w s Townsend av 17.6 x w 10.2 to e s 7th av x s 14.2 to beginning, vacant. Mort on last two parcels \$1,500. James A Dimelow to Geo T Hauser. June 8. June 14, 1910. nom
- Same property. Geo T Hauser to James A Dimelow and Minnie his wife. Morts as above. June 8. June 14, 1910. 11:284 11.2846
- nom
- Same property. Geo 7 Hauser to James A Dimer A Dimer and minite 3 nom
 his wife. Morts as above. June 8. June 14, 1910. 11:2846.
 nom
 Hoffman st n e cor 188th st, 68.1x115.8x64.1x116, vacant. James
 188th st B Federici et al to Mary F Dunne. Q C. May 28. June 13, 1910. 11:3066.
 *Lafayette st, e s, 50 s St Raymond Park, except part for Castle Hill av. Chas S McGarry to Annie Heins. Mort \$1,200. June 9. June 10, 1910.
 ytan pl n e cor Stebbins av, runs n 85.8 x e 71.11 to n s of Stebbins av av, x s w 111 to beginning, gore, 4-sty brk tenement and stores.
 Stebbins av, n s, 128.4 n e Lyman pl, runs n e 69.4 x w 44.11 x s 53.6 to beginning, vacant.
 Lyman pl e s, 85.8 n Stebbins av, runs e 71.11 to e s Stebbins
 Stebbins av av, x n e 17.3 x n 20 x w 83.1 to Lyman pl, x s 33.4 to beginning, 4-sty brk tenement.
 Release mort. Bertel Realty Co to Frank A Ten Brook. June 9. June 10, 1910. 11:2970.
 nom
 Lyman pl e s, 85.8 n Stebbins av, runs n e 69.4 x w 44.11 x s 53.6 to beginning, vacant.
 Release mort. Bertel Realty Co to Frank A Ten Brook. June 9. June 10, 1910. 11:2970.
 nom
 Mathida st, e s, 150 n 240th st, 50x100, and being lot 152 map No 223 (Westchester Co) of Washingtonville. Chas Doll to Louis E Kleban. June 6. June 14, 1910.
 *Mathida st, e s, 150 n 240th st, 50x100, and being lot 152 map No 223 (Westchester Co) of Washingtonville. Louis E Kleban June 6. June 14, 1910.
 *Mathida st, e s, 150 n 240th st, 50x100, and being lot 152 map No 223 (Westchester Co) of Washingtonville. Louis E Kleban to Wm E Golding. June 13. June 14, 1910.

- to Wm E Golding. June 13. June 14, 1910. other consid and 100 Palisade pl | s w cor Popham av, runs n w along s s Palisade pl Popham av 70 x n w still along pl 39.11 x s 101.8 x s e 71.5 to av x n 31.3 to beginning, vacant. Wm C Clarke to Wm H Gun-nell. June 6. June 13, 1910. 11:2877. other consid and 100 *Purdy st, No 1604, e s, abt 1,200 s Walker av, and being lot 418 map St Raymond's Park, 25x100, 3-sty frame dwelling. Rosario Lagana to Daniel S Doran. Mort \$6,000. June 11. June 13, 1910. Seabury pl s e cor 172d st, 50x100, and being lots 119 and 120 172d st | map No 1100 of 300 lots controlled by Henry Mor-genthau, vacant. Alonzo Jackson to V B Construction Co. Mort \$8,500. May 27. June 14, 1910. 11:2977, 2966 and 2967. other consid and 100 *Sheil st, s s, 100 e Tilden av and being lot \$52 map Laconia Park. 25x100. Arthur J Mace and ano, EXRS Malinda G Mace to Rachel Silber. Mort \$225 and all liens. Apr 26. June 16, 1910. 522.40

- Rachel Silber. Mort \$225 and all liens. Apr 26. June 16, 1910. 522.40
 Simpson st, e s, 241.10 n Westchester av, 40x100. 5-sty brk tenement. Release mort. Charles Riley to Simpson Construction Co. June 16, 1910. 10:2727. 11.196.72
 Simpson st (Fox st), e s, 188 s 167th st, 76x100, vacant. Michael Meehan et al to Meemor Realty Co. Mort \$6,000. May 31. June 16, 1910. 10:2727. nom
 *Taylor st, e s, 300 s Columbus av, 25x100, except part for st. FORECLOS. Dec 21, 1909. Walter C Booth, referee, to John Higgins and John J Stanton. Feb 25. Re-recorded from Feb 25. 1910. June 16, 1910. 5,100
 *Taylor st, e s, 325 s Columbus av, 25x100, except part for st. FORECLOS, Dec 21, 1909. Marcel Levy, referee to same. Feb 25. Re-recorded from Feb 25, 1910. June 16, 1910. 5,100
 *Union st, s | being lots 1275 to 1289 and 1294 to 1308]
 Barker av, ws | and part lots 1290 and 1309, map (No Sheridan st, n s | 448 in Westchester County) of Peter Loril-New Bronx Park, e s| lard at Williamsbridge. Bridge st, s s | being lots 1313 to 1327 and 1332 to 1346, same

- Bridge st, s s Barker av, w s
- Union st, n s Bronx Park, e s
- Bronx Park, esl
 Melle Hylkema to Jerry Altieri Co, a corpn. Mort \$60,000 and all liens. June 3. June 10, 1910. nom
 *1st st, s s, 263.7 e Av B, runs s 44.4 x e 63.11 x n 53 to st x w
 63.5 to beginning, Unionport. Bernhard Bossmann to Frederick Schulz. June 14. June 15, 1910. other consid and 100
 *4th st, s s, 375 e Green lane, and being lot 160 map (No 398), Sec 2, St Raymond Park, 25x100. Hudson P Rose Co to Patrick J Jordan. June 2. June 13, 1910. nom
 *11th st, s s, 104 e Virginia av, 25x103, and being lot 384 map Pugsley Estate. Unionport. Henry Ruhl et al to Thos J Gallagher. June 13. June 15, 1910. other consid and 100
 141st st, No 490, s s, S59 e Willis av, 37.6x100, 5-sty brk tenement. Max Levine to Kate Steinberg. All liens. Apr 26. June 16, 1910. 9:2285. nom
 Same property. Kate Steinberg to Albert Adler. Morts \$36.000. June 15. June 16, 1910. 9:2285.

- nom perty. Kate Steinberg to Albert Adler. Morts \$36.000. June 16, 1910. 9:2285. other consid and 100

- 143d st, old s s, 600 e Willis av, a strip, runs n 9.8 to new s s 143d st x n e 25.1 x s 12 x w 25 to beginning. Wm Stursberg et al, HEIRS, &c, Robert Stursberg to Ellen Kearns. Q C. Apr 26. June 14, 1910. 9:2287. 10 145th st, No 356, s s, 78.4 e 3d av, 25x100, 2-sty frame (brk. front) dwelling. Mark H Cohen to Edward Kates. Mort \$7,500. May 31. June 10, 1910. 9:2366. 10 145th st, a strip bet old and new lines on s s of 145th st, 203.4 e 3d av, 50x0.2. William Stursberg et al HEIRS, &c, Babette Stursberg to Benjamin Benenson. Q C. May 4. June 15, 1910. 9:2306. nor 100
- 100
- nom
- Stursberg to Benjamin Benenson. Q C. May 4. June 15, 1910. 9:2306. 145th st, Nos 368 and 370, s s, 203.4 e 3d av, 50x100, 3-sty brk dwelling and 2-sty frame dwelling. Release dower. Anna M Gould widow George Gould to Benj Benenson. All title. June 9. June 15, 1910. 9:2306. 145th st, Nos 368 and 370, s s, 203.4 e 3d av, 50x100, 3-sty brk dwelling and 2-sty frame dwelling. Lewis M Sweet EXR Geo Gould to John H Fulle. Mort \$6,000. June 14. June 15, 1910. 9:2306. 3ame property. John H Fulle to Benjamin Benenson. Mort \$6 13.600
- 5.2500.
 Same property. John H Fulle to Benjamin Benenson. Mort \$6, 000. June 14. June 15, 1910. 9:2306. other consid and 161st st, No 767, on map Nos 765 and 767, n s, 155.8 e Forest av 28.6x47.6, two 2-sty frame dwellings and stores. Peter Bot et al to H Both & Sons, a corpn. May 9. June 11, 1910. 10: 2658. 100 av Both

- 10:-2658. nom
 165th st, No 916 | s e cor Intervale av, and being lot 20, blk 2704, Intervale av | Section 10, Tax map, 20.3x68.9x25x86.5, vacant. Rourke, Realty Co to Wm J Williamson and Harry C Bryan. Q C. All title. Apr 26. June 11, 1910. 10:2704. nom
 167th st, No 829, n s, 100 w Prospect av, 40x125, 5-sty brk tenement. Abraham Brown to Isaac Brown. All liens. Oct 7, 1909. June 16, 1910. 10:2680. nom
 168th st, No 730, s s, 84 e Boston road, 16.6x82.4, 2-sty frame dwelling. Frances J Green et al HEIRS Wm S O'Brien to Eliz O'Brien.Q C. All title. Mort \$1,350. Feb 16. June 11, 1910. 10:2652. nom
- 10:2652. nom 168th st, No S39 East. Agreement as to sale of above and stipu-lation as to support during life of Charlotte A Van Cort. Willis D Warfield with Florence D Atkins and Charlotte A Van Cort. Feb 1, 1895. June 14, 1910. 10:2612. 170th st, No 580, s s, 90.7 e Fulton av, 16.9x—x17.4x109.8, 2-sty frame dwelling. Henry R Hildebrandt to George Ringler & Co. Mort \$2,500. June 13. June 14, 1910. 11:2931. nom Same property. George Ringler & Co to Annie Mullooly. Mort \$2,500. June 14, 1910. 11:2931. other consid and 1,000 173d st, No 454, on map No 452, s s, 100 e Park av, 50x100, 2-sty frame dwelling and vacant. Charles Doll to Louis E Kleban. Mort \$4,000. June 6. June 14, 1910. 11:2905. other consid and 100

- 173d st, No 454, on map No 452, s s, 100 e Park av, 50x100, 2-sty frame dwelling and vacant. Charles Doll to Louis E Kleban. Mort \$4,000. June 6. June 14, 1910. 11:2005. other consid and 100 175th st, n s, 95 e Walton av, 80.11x116.3x21.7x100, vacant. Geo E Buckbee to Edmondson Construction Co. June 11, June 14, 1910. 11:2825, 2826. Monterey av, 20x100, vacant. Catharine Monterey av, Sullivan, Borough of Richmond, to John A Benson and Ehrich Peterson both of Borough of Richmond. Mort \$1,-410. June 15, 1910. 11:3060. Mort s \$5,300. June 14. June 16, 1910. 11:3070. Mort consid and 100 182d st, Nos 455 and 457, n s, 132.4 e Park av, late Railroad av, 66.8x100, two 4-sty brk tenements. Chas T Streeter Construc-tion Co to John Drakard. Mort \$35,500. June 10. June 11, 1910. 11:3038. Sweet to Cerra Reality & Construction Co. Mort \$2,000. June 10, 1910. 11:3038. Sweet to Cerra Reality & Construction Co. Mort \$2,000. June 10, 1910. 11:3038. Sweet to Cerra Reality & Construction Co. Mort \$2,000. June 10, 1910. 11:3038. Sweet to Cerra Reality & Construction Co. Mort \$2,000. June 10, 1910. 11:3038. Sweet to Cerra Reality & Construction Co. Mort \$3,750. June 11. June 13, 1910. 12:3320. Mort \$2,000. June 10, 1910. 11:3038. Sweet to Park av, Bark Grand Boulevard and Concourse, 50x 120, vacant. Annie D'Ambra to D'Ambra Construction Co. Mort \$3,750. June 11. June 13, 1910. 12:3320. Mort \$4,1000] *224th st, n e s, 104.8 n w Grand Boulevard and Concourse, 50x 120, vacant. William McDonald to Annie D'Ambra. Mort \$1,-350. June 11. June 13, 1910. 12:3320. Mort consid and 100 *224th st, late 10th av, n s, 105 w 4th st, 30x114. Wakefield. Bridget McBride to Angela Giliberti. Morts \$11,000. June 9. June 16, 1910. *224th st, late 10th av, n s, 105 w 4th st, 30x114. Wakefield. Bridget McBride to Angela Giliberti. Morts \$11,000. June 9. June 16, 1910. *230 st (18th av), n e s, 230 s e 6th st or av, 25x89.5, Wake-field. Mary N Clark to Michael J Dolan. All liens. Oct 8, 1909. June 16, 1910. *234th st, No 523, n s, 500.4 e Vireo av, 25

- Katonah av

- Katonah av
 Louis Eickwort et al to Fairmount Realty Co. Mort \$25,000.
 June 1. June 14, 1910. 12:3387-3388. nom
 240th st, No 411 East, n s, 100 e Martha av, 25x100, 2-sty frame dwelling. Ernst Keller to James McMichael. Mort \$4,000. Apr
 28. June 14, 1910. 12:3394. other consid and 100
 *242d st, lots 245B and 246A and 246B map (No 1108B) portion Penfield property at Wakefield. Annie Prochaska to William Lechnyr. June 8. June 10, 1910. 100
 *Av A, s s, lot 26 map new Village of Jerome, 25x100. Josephine Bruhl widow to Geo W Bruhl. All liens. June 14. June 15, nom 1910.nom
- nom
- Arlington av, e s, 60 s 230th st, a strip 5x125, contains 625 sq ft. Edgehill Terraces Co to Edward C Hooker. June 9. June 14, 1910. 13:3407. Andrews av. No 2206, e s, 437.7 s 183d st, and being lot 29 and n 25 ft of lot 28 map University Heights North, runs s 50 x el 81.3 x 21 x n 40.6 x w 100 to beginning, 2-sty frame dwelling and vacant.
- The begins at c 1 blk bet Aqueduct and Andrews av at boundary line bet lands New York University and Collins P Bliss and dis-tant 478.1 s c 1 183d st, runs s 9.7 x w 18.9 x n e 21 to begin-
- ning. Collins P Bliss to Marianne M Beach. Mort \$12,500. June 14, 1910. 11:3217. other col June 10 other consid and 100 mart .

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- Bayonne New Jensel
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 Provide Structure

 Anthony av, No 2093, ws, 159.9 n 180th st, runs w 69.6 x s w 6.11 se 71.8 to av x n 20.8 to beginning, 3-sty brk dwelling. And bell celland to isabella Murison. Mort \$3,000. June 11. June 13, 1910. 11:3156.
 non

 Bathgate av, No 161 sabella Murison. Mort \$3,000. June 11. June 13, 1910. 11:3156.
 non

 Bathgate av, No 161 sabella Murison. Mort \$3,000. June 11. June 13, 1910. 11:3156.
 non

 Bathgate av, No 161 sabella Murison. Mort \$3,000. June 11. June 13, 1910. 11:3156.
 non

 Bathgate av, No 161 sabella Murison. Mort \$3,000. June 14. June 14, 1910. 11:3156.
 non

 Patt av, S. 755.00. June 16. June 06. 1910. 11:3200. 100
 non

 "Bathgate av, No 161 de Sabella Murison. More of Patt and Bell avs. 504.4 to beginning. Land Co "C" of Edenwald to Patrick Palmer. More 504 of Sheridan & Segrave. 24th Ward. Frank Guenther to 507 of Sheridan & Segrave. 24th Ward. Frank Guenther to 508 of an a 30.x n w 55.11 to beginning. vacant. Katy Blood-500 of an al Alfred Jaretzki, EXRS Wm Bloodgood to Emily 500 and Alfred Jaretzki, EXRS Wm Bloodgood to Emily 501 ax n e 30.x n w 55.11 to beginning. vacant. Katy Blood-510 ax n e 30.4 n w 55.11 to beginning. vacant. Katy Blood 510 ax n e 30.4 n w 55.11 to beginning. vacant. Katy Blood 510 ax n e 30.4 n w 55.11 to begin find the st, and being 510 ax n e 30.4 n w 55.11 to begin find the st, and being 510 ax n e 30.4 n w 55.11 to begin find the st, and being 510 ax n e 3.1 June 14. 1910. 9:2428. Mort sain, 50x100. June 13. June 14. 1910. 9:2428. Mort sain, 50x100. Struction Co, a corpp. Mort on above

- *Edison avn e cor Middletown road, 130.9x50x119.4x51.3.Middletown roadAssignment of contract dated Dec 4, 1904. GeoI Wilson and ano with Baxter-Howell Building Co. All title.June 9. June 10, 1910.*Edison ave s, 475 s Tremont road, runs e 50 x s 119.4 toMiddletown roadn s Middletown road, x w 51.3 to av, x n 130.9

- *Edison av
 e s, 475 s Tremont road, runs c to av x n 130.9
 Middletown road
 n s Middletown road, x w 51.3 to av, x n 130.9
 to beginning.
 Edison av, e s, 425 s Tremont road, 50x100, Tremont Terrace.
 Bankers Realty & Security Co to Baxter-Howell Building Co. All liens. June 8. June 10, 1910. 100
 *Same property. Release mort. Washington Savings Bank, N Y, to Bankers Realty & Security Co. June 7. June 10, 1910. nom Elton av
 s w cor 157th st, 25x100, 6-stv brk tenement.
 157th st, No 434
 Anna Wagner to Mary J wife Henry W Hart-mann. Morts \$31,750. June 15, 1910. 9:2378. other consid and 100
 Forest av, No 735, w s, 118.9 s 156th st, 18.9x87.6, 2-sty frame dwelling. Hannah McGuire to Asher Cohen. May 28. June 16, 1910. 10:2645. ther consid and 100
 Forest av, No 831 s w cor 160th st, 54.2x175 to e s Jackson av, 160th st, No 720
 2-sty frame dwelling and vacant. August Jacob Jackson av
 to August Jacob Construction Co. All liens. June 6. June 13, 1910. 10:2647. there consid and 100
 Forest av, No 961, w s, abt 190 n 163d st; also 50 s of 10-ft alley, 25x100, being part lot 12 map of Woodstock, 3-sty frame tene-ment and 2-sty frame tenement in rear. Mary Frawley to Mary E wife Thomas Toel, her daughter. B & S. Mort \$5,000. June 9. June 10, 1910. 10:2649. gift
 Franklin av, s e s, 400 s Jefferson pl, being part lots 101 and 104. runs n e along av 36.3 x s e 145 x s w 61.3 x n w 145 to av x n e 25 to beginning, vacant. Geo N Reinhardt to Charles Kling. Mort \$10,000. June 9. June 14, 1910. 11:2933. other consid and 100
 Grand Boulevard and Concourse, w s, 28.3 n 156th st, runs n 110
- Grand Boulevard and Concourse, w s, 28.3 n 176th st, runs n 110 x w 46.8 x s 99.7 to beginning, gore, 1-sty frame stable and vacant. Sarah M Jefferson to Walter E Andrews. June 3. June 15, 1910. 11:2801. other consid and 100 *Grace av, w s, 176.1 s Boston road, 25x95, and being lot 71 map (No 1208) of Bronx Terrace. Fridolin Weber to Albert Herbach. Mort \$300. June 8. June 10, 1910. *Grace avin e con Pitmer

- Herbach. Mort \$300. June 8. June 10, 1910. other consid and 100 *Grace av a cor Pitman av, runs e 195 to Edson av x95, and be-Edson av ing lots 38 to 45 blk 26 map (No 1140) of Sec 1 Bath-Pitman av gate Estate. Ralph Corin, of Brooklyn to Isidor Corin, Borough of Queens. Mort \$5,520. Feb 15. June 15, 1910.
- 1910. nom
 *Gleason av, n s, 305 e Olmstead av, 25x108, Unionport. Release mort. Chas A Laumeister to Mink Construction Co. June 15. June 16, 1910. 900
 *Same property. Mink Construction Co to Gustave A Henninger. Mort \$4,250. June 15. June 16, 1910. other consid and 100
 *Hoguet av | n e cor Unionport road, 200x138 to Protectory Unionport road av x115.8x231.5x21.4, and being lots 354 to 359, map (No 1130A) of N Y Catholic Protectory. N Y Catholic Protectory to Robt H Greene. June 3. June 10, 1910. 5,400

- 3. 1.200
- 100

- lot 42 map Sec A, Vyse estate, 2-sty frame dwelling. Mary Poldow to Florence Smith. All liens. June 10. June 15, 1910. 111:2986. nom *Jones av, w s, S2.6 s 233d st, and being lot 28 blk 45 map (No 1163)* part of Sec "C," Edenwald, 25x100. Annie Patjens to Land Co 'C' of Edenwald. C a G. Apr 27. June 10, 1910. nom Jerome av [n w s, at e s Macombs road, runs n e 497.2 to Macombs road] 172d st x w 332.5 to s e s Inwood av x s w 84.5 Inwood av [to Macombs road x s 16.8 x s 332 to beginning, 172d st 2-sty frame dwelling and 1 and 2-sty frame stables and vacant. FORECLOS, Mar 29, 1910. J Hampden Dougherty referee to James A Woolf. Apr 29. June 15, 1910. 11:2858. 100,000 Lafayette av] n s, 404.2 e Tiffany st, runs e 61.8 x n 7.2 and Garrison av [488.10 x n w 71.8 to e s Garrison av x s w 30.8 x s 525.4 to beginning, vacant. The City of N Y to United Bank Note Corporation. All title. B & S. June 3. June 14, 1910. 10:2739, 2740. exch *Lamport av, s s, 400 w Fort Schuyler road, 25x100, Tremont Heights. Sidney B Hickox to Frank Gass. All liens. June 4. June 16, 1910. other consid and 100 Lafayette av] n s, 467.5 e Tiffany st, runs e 58.9 x n 210.10 and Garrison av [246.3 x n w 174.11 to e s Garrison av x sw 22.8 x s \$1.3 x s e 87.3 x s e again 225.3 x s 190.6 and 7.6 to begin-ning, vacant. United Bank Note Co to The City of N Y. May 19. June 16, 1910. 10:2739. exch *Monticello av, w s, 525 s Randall av, 25x100, Land Co "C" of Edenwald to Richard McNamara. June 14. June 16, 1910. nom *Same property. Richard McNamara to John J Brennan. June 14. June 16, 1910. 10:2739. mon Mott av, n w s, at n e s 151st st, a strip, runs n e 0.5 x w 0.5 to st x s 0.7 to beginning, gore. Alba M Ide et al TRUSTEES, &c, Geo P Ide dec'd et at It o Anna J Conyngham. B & S and C a G. June 2. June 16, 1910. 9:2348. nom Mott av, No 611] n w s, at n e s 151st st, runs n e 70.5 x n w S1 151st 1 to st x s e 106.9 to beginning, gore, 2-sty frame dwelling and vacant. Anna J wife Michael Conyngham to Henry L Morris. Mort \$6,500. June 15. June 162 n 109.

- other consid and 10 Mapes av late Johnson av, s e s, abt 132 n 179th st, and being lot 147 map (No 436 in Westchester Co) of East Tremont, 66x 150, except part for Mapes av, vacant. Johanna Birnhaupl to Louis Mazza. Mort \$4,000. June 11. June 13, 1910. 11:3108. *Mayflower av, Nos 1869 and 1871. w s, 675 n Pelham road and being lots 29 and 30 map 473 lots Haight Estate, 50x100. Joseph Gadonneix to Regina Fiesel. B & S. All liens. June 13, 1910.
- nom
- Morris av, Nos 583 and 585 | n w cor 150th st, 59.2x100, 6-sty brk 150th st, No 263 | tenement and stores. Domenico Az-zariti to Caritina Spallone. Mort \$87,000. May 8. June 10, 1910. 9:2440, other consid and 10 *Morris Park av | n e cor Delancey pl', 45.5x92.7x45x57. Simon Delancey pl | Kartzmer to Dorothy Kellar of Brooklyn. Mort \$4,000. June 6. June 10, 1910. other consid and 10 Marmion av | s w cor 175th st, 100x96, 2-sty frame dwelling 175th st, No 824 | and vacant. Release mort. Emigrant Indus-trial Savings Bank to James E Dougherty. June 13. June 16, 1910. 11:2952. 1,00 100
- Mort nd 100
- 1.000
- 1910. 11:2952.
 1,000
 *McGraw av, s s, 56 e Beach av, and being lot 29 map of 370 lots McGraw Estate, near Van Nest, 25x100. David Heck to Mary A Sheehan. Mort \$2,700. June 15. June 16, 1910.
 Marmion av, w s, 100 s 175th st, 46.6x96x46.5x96, vacant. James E Dougherty to Michael J O'Connor. Mort \$9,000. June 14. June 16, 1910. 11:2952.
 *Olmstead av, w s, 58 s Blackrock av, 25x100, Unionport. Gustav Killenberg to Gustav Kaul and Katharina his wife joint tenants. Mort \$3,300. June 11. June 13, 1910.
 Old Post read. n w s, 50 n e lot 30, runs n e 50 x n w 157 x s w
- Mort \$3,300. June 11. June 13, 1910. other consid and 100 Old Post rcad, n w s, 50 n e lot 30, runs n e 50 x n w 157 x s w 50 x s e 158.6, being part of lots 28 and 30, described in deed recorded in L 120 p 451. Westchester Co, except part of Albany road. Wm G Galloway and ano to Thos W Martin. June 10. June 11, 1910. other consid and 100 Park av | s e cor 166th st, 255x192x238x97, vacant. Albert F 166th st| Hyde to City Real Estate Co. Mort \$21,000. June 9. June 10, 1910. 9:2387. nom *Parker av or st, Nos 1420 and 1422, e s, 168 n Westchester av, and being lots 13 and 14 blk D map Dore Lyon property at Westchester, 50x100. Rosa Nathan widow et al EXRS, &c, Marcus Nathan to Amelia Smith. Morts \$8,250 and all liens. May 25. June 16, 1910. 10,400 Perry av, w s, 375 s Woodlawn road, runs w 100 x s 25 x e 89.6

- May 25. June 16, 1910. Perry av, w s, 375 s Woodlawn road, runs w 100 x s 25 x e 89.6 x n e 10.6 to av, x n 22.11 to beginning, vacant. Annie D'Ambra to Adolf Ortmann. Mort \$9,000. June 10. June 11, 1910. 12:-3334. *Protectory av, w s. 150 s Lyvre st, 50x103, and being lots 186 and 187 map (No 1130A) of N Y Catholic Protectory. Max Stern-berg to Frederick Einberger. June 9. June 10, 1910. other consid and 100
- other consid and 100 *Pleasant av, e s, n ½ of lot 76 map No 1 of Olinville, 33.4x100. Cath M Corcoran to Daniel W Corcoran. Mort \$1,500. Feb 26. June 13, 1910. nom Park av|s w cor 183d st, 91.5x44.8x93.8x46, vacant. Anna S 183d st Stemme et al EXRS, &c, John Stemme to Luigi Molia. Mort \$4,000. June 14. June 15, 1910. 11:3030. 7,500 Sedgwick av, w s, 410.7 s w Kingsbridge road, 66.11x128.1x67.10x 132, vacant. Release mort. John E Eustis to Bronxmont Realty Co. June 10, 1910. 11:3237. 4,000 Same property. Release mort. Henry Tietze to same. June 10, 1910. 11:3237. 4,700

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East River Newtown Cr. Hudson River Kill von Kull Arthur Kill Hackensack Passaic Rivers

LONG BEACH 24 MILES 35 MINUTES FROM MANHATTAN 100 ARE BEING COMPLETED, NOT FOR SPECULATION, BUTTO ESTABLISH THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.

*St Pauls av, n e s, at line bet lots 66 and 67, runs n e 102.1 to land Jacob Appley x n w 50.2 x s w 104.1 to av x s e 50 to be-ginning. PARTITION, May 9, 1910. John M Zurn, referee to Joseph C and John Cornely. June 15. June 16, 1910. 2.500 Sheridan av | w s, 200 s 167th st, runs - 240 to Grand Boulevard & Concourse| Grand Boulevard and Concourse, x McClellan st | s or s e about 340 to McClellan st, x e 304 to av, x n 336.6 to beginning. Sheridan av | n e cor 166th st, runs e 100 x n 150 x e 100 to Sher-166th st | man av, x n 263 to McClellan st, x w 200 to Sheri-Sherman av | dan av, x s 413 to beginning, vacant.

McClellan st

College av | n e cor 168th st, runs e 200 to Findlay av, x n 200 x 168th st | w 200 to College av, x s 200 to beginning. Findlay av

Findlay av Rockledge Construction Co to Fredk H Ehlen. ¹/₄ part. All liens. June 6. June 11, 1910. 9:2456, 2452, 2436, 2439. 1000 Southern Boulevard s e cor 174th st, 50x100, vacant. Wendover 174th st | Hall Co to Trask Building Co. Mort \$24,000. May 12. June 10, 1910. 11:2983. other consid and 100 Stebbins av, No 1389, w s, 140 n Jennings st, 40x100, 4-stv brk tenement. Friedman Construction Co to Bella Bondy. Mort \$24,000. June 10. June 13, 1910. 11:2964. other consid and 100

tenement. Friedman Construction Co to Bella Bondy. Mort \$24,000. June 10. June 13, 1910. 11:2964. Southern Boulevard, Nos 1226 and 1228, e s, 246.10 n Home st, 60 x105, two 4-sty brk tenements and stores. Sara W Coe to James L Van Sant. Mort \$18,000. June 13. June 16, 1910. 11:2979. Trinity av, No 803, - s, 21 n 158th st, 25x148. Agreement can-celling contract recorded Dec 12, 1904. Julia Duggan with Henry Peterson. June 6: June 13, 1910. Trinity av, No 940 n e cor 163d st, 50x100, vacant. Patrick J 163d st, No 691 McPhillips to Mary R wife Patrick J McPhil-lips. June 12, 1907. June 14, 1910. 10:2639. Tremont av, No 2141, w s, 91.8 n 182d st, 18.2x66.5x18x65, 2-sty brk dwelling. Hagemann Construction Co to Frank A Schorer. All liens. June 9. June 13, 1910. 11:3145. Tremont av, late 177th st| s w cor Vyse av, 103x127.9, except part Vyse av i for st and av, vacant. Charles Purdy to Frank A Becker. June 9. July 10, 1910. 11:2992. other consid and 100 Tremont av, No 638, s s, 64.6 e Arthur av, 25x100, 2-sty frame dwelling. John W Van Demark to Hippolyte C Kanski. Morts \$9,500. June 9, 1900 (?) probably meant for 1910. June 10, 1910. 11:2947. other consid and 100 Union av, No 587, w s, 225 s 151st st, 20x100, 2-sty frame dwell-ing. Rose Heine by Tessie Heine her GUARDIAN to Augusta Thorner. All title. B & S. Morts \$5,000. June 9. June 10, 1910. 10:2664. Same property. Release dower. Tessie Heine widow to same. June 10, 0102664. Tres June 10, 1002664. June 100. 10:2664. June 100. June 100. 10:2664. June 100. June 100. June 2664. June 100. June 2664. June 100. June 2664.

1910. 11:2947.
Union av, No 587, w s, 225 s 151st st, 20x100, 2-sty frame dwelling. Rose Heine by Tessie Heine her GUARDIAN to Augusta Thorner. All title. B & S. Morts \$5,000. June 9. June 10, 1910. 10:2664.
Same property. Release dower. Tessie Heine widow to same. June 9. June 10, 1910. 10:2664.
nom "Unionport road] n w cor Grant av, and being lot 507 map Van Grant av
Nest Park, 25x105. Joseph Gamache to Dolphis Allard. ½ part. May 16. June 10, 1910.
nom 'Unionport road] w s, abt 58 n w Storrow st, 58.4x138.7 to Gray Gray st
st x50x168.7, and being lots 5 and 6 map (No 1422) of N Y Catholic Protectory at Van Nest. N Y Catholic Protectory at Van Nest. N Y Catholic Protectory to Michael J Murphy. June 3. June 10, 1910.
2.075 Valentine av, e s, 176.5 n 184th st, 100.1x115, vacant. Release mort. The Globe & Rutgers Fire Insurance Co to Mary A McDonald. May 10. June 10, 1910.
11:3147.
May 10. June 10, 1910.
11:3147.
Mom Verio av|n w cor 235th st, 110.2x131.1x100x84.11, vacant. Her-235th st, 110.2x131.1x100x84.11, vacant. Her-235th st, 110.2x131.1x100x84.11, vacant. Her-235th st, 110.2x131.1x100x84.11, vacant Merion Scharsmith to John E Scharsmith. Mort \$29,-750. May 24. June 14, 1910.
*Westchester av|s w cor Castle Hill av, 23.11x117x53.10x130.7, castle Hill av Peter Duncan to Joseph Wagner. June 14. June 15, 1910.
*Westchester av|s w cor Castle Hill av, 23.11x1046. nom Wilkins av, No 1567] se cor Crotona Park East, runs s 39.10 x electrona Park East, No 1448, e s, 39.10 s Wilkins av, 40.1x99.11 x43.9x100, 5-sty brk tenement.
Crotona Park East, No 1448, e s, 79.11 s Wilkins av, 40.1x99.11 x43.9x100, 5-sty brk tenement.
Jerry Altieri Co to Melle Hylkema, of Hasbrouck Heights, N J. Morts \$91,000. May 31. June 10, 1910. 11:3030. 100
Webster av n e cor 182d st, 100.1x-, to w s Park av, x100x169, Park av vacant. Geraid c Connor to Joseph Steen. Mort 1824 st \$21,000. Jun

W Curran to John Miller. Mort \$6,000. June 9. June 10, 1910. 11:2800. nom Webster av | n e cor 182d st, 100.1x— to w s Park av, x 100 to n s 182d st, x179, vacant. Mary B Slevin to Gerard 182d st | C Connor. June 9. June 10, 1910. 11:3030. 100 Webster av | s e cor Woodlawn road, 50x100x80.8x104.7, va-Woodlawn road cant. John Drakard to Chas T Streeter Con-struction Co. Mort \$5,900. June 10. June 11, 1910. 12:3357. other consid and 100 *White Plains road, Nos 4436 and 4438, e s, 50.1x126.6x50x130, s s, except part for road. Cath C Hill to William Lechnyr. June 7. June 10, 1910. other consid and 100 Washington av, No 951, w s, 146.1 n 163d st, runs w 149.6 x n 38.5 x e 50 x s 1.10 x e 99.4 to av x s 36.7 to beginning, 6-sty brk tenement and stores. Louis E Kleban to Charles Doll. Mort \$35,000. June 10. June 13, 1910. 9:2385. other consid and 100 *Walker av | s e cor Hoguet av, 25x104. N Y Catholic Protectory Hoguet av | to Thos F Dougherty. June 3. June 10, 1910. 1,325 *White Plains road, e s, abt 149 s 237th st, 48.1x100, and being lots 13 and 14 blk 3 map prop Whitehall Realty Co. Lots 17 and 18 map 163 lots of Est Mary J Radway. Anthony McOwen to John T Smith. June 8. June 11, 1910. 100 *White Plains road, e s, 200 s 150th st, and being lot 24 map No 1055 of Est Jos Husson at Classons Point, 25x111.6. Robt B Edwards et al to Augusta E Smith. Mort \$1,400. June 9. June 10, 1910. other consid and 100

If you want to offer your clients a list for purchase of the most complete modern and attractive ocean villes, at terms which will appeal, apply to ESTATES OF LONG BEACH 225 FIFTH AVENUE, N. Y. CITY PHONE: MADISON WILLIAM H. REYNOLDS, President PHONE: MADISON, 3600

West Farms rd late rcad from West Farms to Hunts Point, e s, at n line public dock at point 189.9 n 174th st, 100x- to Bronx River, vacant. Edwin and Chas S Devoe EXRS Smith W Devoe to Noonan & Price Company, a corpn. June 15. June 16, 1910. 11:3020. 4,30 4 300

to Noonan & Price Company, a corpn. June 15. June 16, 1910.
11:3020.
3d av | n w cor 170th st, 57.10x91.7x—x87.9, vacant. Benja-170th st| min Silverman et al to Wendover-Bronx Company. June 9. June 10, 1910.
11:2911.
other consid and 100
3d av late Fordham av, w s, 50 n 183d st, runs w 97 x n 50 x w 20 x n 25 x e 119.11 to w s 3d av x s 75 x w 2.11 to beginning, vacant. Lewis A Mitchell to Edwin F Walton. All liens. June 9. June 13, 1910.
11:3052.
nom
*5th av, w s, 350 n Nelson av, 25x100.
Land Co "D" of Edenwald to John A Hanson. June 4. June 13, 1910.
nom
*5th av | s e cor 227th st, 52x114, and being west ½ of lot 140
227th st| map of Wakefield. Allen H Son to Kate A Albee. June 7. June 15, 1910.
*6th av, e s, 59.4 s 217th st late 3d st, 50x100, Laconia Park.
Victor Gerhards to Ike Greenberg. Q C and correction deed. Mort \$700.
May 23. June 13, 1910.
nom
All the lands and interests of every sort in plots bounded by Broadway on the e, West 253d st on the n, Riverdale av on w and Spuyten Duyvil Parkway on s. David Banks to John B Dash and John R and Edward C Delafield. June 9. June 10, 1910.
13:3415.
*Plot begins at s w cor lot 24 on supplementary map (No 1039) of Bronxwood Park, runs n along w line of lots 23 and 24, 50 x e along n 1 of lot 23 50 ft x s 50 to s 1 lot 24 x w 50 to begin-ning. Release mort. Fannie Cannon to Corti Building Co. Q C. June 1. June 13, 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.

June 10, 11, 13, 14, 15 and 16.

BOROUGH OF MANHATTAN.

1:82700

..nom 1,500

.1.020

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NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders. 45 WEST 34th STREET LONG ISLAND CITY Bridge. Special inducements to builders.

June 15, 1910. 3:744...... nom 22d st, No 132 West, all. Albert H Ammidown to Wm H Dykes; 3 years from Sept 30, 1907. June 14, 1910. 3:797.....1,400 Same property. Consent to assign lease. Same to same. Apr 24, 1908. June 14, 1910. 3:797......nom Same property. Assign lease. Wm H Dykes to Louis Fried. Apr 24, 1908. June 14, 1910. 3:797.....nom Same property. Albert H Ammidown to Louis Fried. Dec 1, 1909. Extension of above lease to Sept 30, 1913. June 14, 1910. 3:797......1,450 Seth st. Nos 334 and 336 Fast. Surrender lease. Concetta Pari-

 June 10, 1910.
 3:719
 1,200

 29th st, No 205 West, all. Wm and Hannah Kohlmeier, EXRS

 Wm Kohlmeier to Andrew Schlaeppi; 5 years from May 1, 1907.

 June 14, 1910.
 3:779

 36th st, Nos 158 to 162 West, rear building.

 36th st, No 160 West, ground floor and store.

 Theophila Kick to David Milch; 5 years, from Jan 1, 1910.

 June 11, 1910.

 3:811

86th Schut 16

6:1608 .

Amsterdam av n w cor 110th st, 4th store from corner. York-110th st town Realty Co to Becker Distributing Co; 5 years, from July 1, 1910. June 10, 1910. 7:1882......1,400

1.750

.780

10th av s e cor 29th st, leasehold. Power of attorney. J Edgar 29th st Leaveraft to Edgar C Leaveraft. June 6. June 16, 1910. 3:726.....

3:726... 11th av s e cor 21st st, runs e 37.9 x s 87.5 to e s 11th av, x n 21st st w — to beginning, gore. Assign lease. Maurice B and Daniel W Blumenthal to Smauel and George Holober. ¹/₄ part. All title. June 13, 1910. June 14, 1910. 3:692.....not ..nom

BOROUGH OF THE BRONX.

Jennings st| No 740, s e cor Union av. Assign lease. Lina Bolte Union av | or Boltot to William Wolter. June 9. June 10, 1910. 11:2969.....

1,800

Brook av, No 1302, double store. Millie Rosenkrantz to Ellen S Erikson; 10 years, from June 1, 1910. June 13, 1910. 11:3094. ars, from oute a, second to the

RECORD AND GUIDE

MATER-FRONT PROPERTIES FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St. Tel., 1094 Rector

MORTGAGES

MUUIUR

lune 18, 1910

NOTE. The arrangement of this list is as follows: The first name NOTE.—The arrangement of this list is as follows: the nist name is that of the mortgagor, the next that of the mortgagee. The de-scription of the property then follows, then the date of the mort-gage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed

dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given. Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the in-strument as filed. Mortgages against Bronx property will be found altogether at the foot of this list.

June 10, 11, 13, 14, 15 and 16.

BOROUGH OF MANHATTAN.

- BOROUGH OF MANHATTAN. Anderson, Chas M with Friedrich Pape. 116th st, No 64, s s, 100 e Lenox av, 25x84.7x26.3x92.9. Extension of \$6,000 mort until July 29, 1915, at % as per bond. June 7. June 10, 1910. 6:1599. nom ALBANY SAVINGS BANK with Regent Realty Co. 42d st, Nos 251 to 257 West. Extension of \$150,000 mort until Mar 15, 1911, at 5%. May 25. June 10, 1910. 4:1014. nom A & A Realty Co to Cesare Razzetti and ano. Christopher st, No 35, n s, 21.4 w Waverly pl, 32x72x32.1x74. Prior mort \$25,000. June 14, 1910, due, &c, as per bond. 2:610. 6,000 A & A Realty Co to Cesare Razzetti and ano. Christopher st, No 39, n s, 85.6 w Waverly pl, 32x72x32.1x70.1. Prior mort \$25,-000. June 14, 1910, due, &c, as per bond. 2:610. 6,000 Alliance Construction Co to John T Underwood. 36th st, Nos 15 and 17, n s, 120 w Madison av, 50x98.9. June 14, 1910, 5 years, 5%. 3:862. 300,000 Same to same. Same property. Certificate as to above mort.

- years, 5%. 3:704. 24,000 Brentmore Realty Co to Marc H Mack. 55th st, Nos 347 to 355, n s, 200 e 9th av, 100x100.5. Building loan. June 9, 1 year, 6%. June 10, 1910. 4:1046. 225,000 Same to same. Same property. Certificate as to above mort. June 9. June 10, 1910. 4:1046. 2550 Blaustein, Rebecca to Ebling Brewing Co. Willett st, No 99, 25x 100. May 24, demand, 6%. June 13, 1910. 2:339. 2,500 Beattie, Jennie M, of Brocklyn, N Y, to A Abraham Sarafan. 9th st, No 218, s s, 329 w 2d av, 21x75. Prior mort \$16,000. June 10, due Nov 1, 1911, 6%. June 13, 1910. 2:464. 3,000 Bishop, Mary C and Ogden M of Mt Kisco, N Y, to TITLE GUAR-ANTEE & TRUST CO. S4th st, No 9, n s, 200 e 5th av, 25x102.2. Prior mort \$80,000. June 13, 1910, due, &c, as per bond. 5:-1496. 20,000 Bambey, Julia E to John Bambey. 97th st, No 224, s s, 360 e

- Prior mort \$80,000. June 13, 1910, due, &c, as per bond. 5:-1496. 20,000 Bambey, Julia E to John Bambey. 97th st, No 224, s s, 360 e 3d av, 25x100. Prior mort \$12,000. June 10, due, &c, as per bond. June 13, 1910. 6:1646. 4,000 Brucker, Joseph to Charles F Bauerdorf. St Nicholas av, No 271, n w cor 119th st, 29.10x95.9x25.5x111.5. June 11, due June 1, 1913, 6%. June 13, 1910. 7:1925. 7,500 Budke, Josephine A, of Clarkstown, N Y, widow to N Y SAVINGS BANK. Hudson st, No 639, w s, 19.7 n Horatio st, 19.7x63.4x 19.6x62.4. June 14, 1910, due, &c, as per bond. 2:627. 5,000 Behrend, Bernhard M and Monroe M to Harris D Colt and ano, trustees for Caroline H Johnston will Richard Arnold. Madison av, No 1463, e s, 25.11 s 101st st, 25x75. June 14, 1910, 5 years, 4½%. 6:1606. 18,000 Bachman, Alfred C to TITLE GUARANTEE & TRUST CO. 7th av, Nos 229 and 231, e s, 117.3 s 24th st, 37x80. P M. June 14, due, &c, as per bond. June 15, 1910. 3:799. 60,000 Braender Building & Construction Co to METROPOLITAN LIFE INS CO. 4th av, Nos 313 to 321, s e cor 24fh st, Nos 100 to 114, runs e 150 x s 87.6 x w 50 x s 11.3 x w 100 to av x n 98.9 to beginning. June 15, 1910, due Oct 1, 1920, 6% until comple-tion of building, and $5\frac{1}{2}\%$ until Oct 1, 1915, and 5% thereafter. 3:879. 1,150,000
- ame to same. Same property. Certificate as to above mort. June 15, 1910. 3:879. Same

Barnum, Sarah Adams, of Brooklyn, N Y, to New York Mortgage & Security Co. Bowery, No 342, w s, 50 s Great Jones st, 26.4x 115.4x25x123, s s. June 15, 3 years, 4½%. June 16, 1910. 2:-8,500

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- 110.4X20X125, s s. June 10, 3 years, $4\frac{12}{6}$. June 16, 1910, 2:-530. Burnham, Herbert D to MANHATTAN SAVINGS INSTN. 131st st, No 73, n s, 101.8 e Lenox av, 16.8x99.11. June 16, 1910, due, &c, as per bond. 6:1729. Berkowitz, Julius and Esther Frank and Manuel B Berkowitz to Leah Cohn. 1st av, No 149, w s, abt 25 n 9th st, 23.1x100. Prior mort \$25,500. June 16, 1910, 3 years, 6%. 2:451. 4,000 BANK FOR SAVINGS in City of N Y with Martin Schrenkeisen, Jr, exr, &c Martin Schrenkeisen. Canal st, Nos 221 to 227, n w cor Baxter st, Nos 112 to 116, 104.10x39.1x100x71.10. Ex-tension of \$40,000 mort until June 14, 1913, at $4\frac{1}{2}$ %. June 16, 1910. 1:207. Bernheimer, Lorin S and Sigmund Wechsler exrs Abraham Bern-heimer with Simon Zaretzky and Saml Burris. 33d st, No 341, n s, 175 w 1st av, 20x98.9. Extension of \$9,000 mort until June 18, 1913, at 5%. June 16, 1910. 3:939. Carrington, Eliz D to Rose E S Eising. 106th st, No 308, s s, 229 e Riverside Drive, 20x100.11. June 13, 1910, 5 years, $4\frac{1}{2}$ %. 7:1891. City Theatres Co, a corpn, to Edgar S Appleby and ano. 14th st.

- 7:1891.
 60,00
 City Theatres Co, a corpn, to Edgar S Appleby and ano. 14th st. No 114, s s, 450 w 3d av, runs s 106.6 x e 114 x n e 13.7 x s 107.11 to n s 13th st, Nos 111 to 121, x w 150 x n 206.6 to 14th st x e 25 to beginning. June 10, 1910, 5 years, 5%. 2:559. 375.000
- st x e 25 to beginning. June 10, 1910, 5 years, 5%. 2:559. 375,000 Same to same. Same property. Certificate as to above mort. June 6. June 10, 1910, 2:559. City Theatres Co with Edgar S and John S Appleby. 14th st, No 114 East, and 13th st, Nos 111 to 121 East. Agreement as to receipt by party 1st part of \$200,000 on account of loan for \$375,000; also agreement as to payment, &c, of prior morts, &c, June 10, 1910, 2:559. Crowell, Sarah E to Wm F Clare and ano trustees William Brennan. 87th st, No 136, s s, 350 w Columbus av, 20x100.8. P M. June 10, 3 years, 5%. June 11, 1910, 4:1217. 22,000 C N & S A Construction Co to The Bradhurst Av Co. Bradhurst av, n e cor 151st st, 165.7x124.6. P M. Feb 15, 1910, 1 year, 6%. June 11, 1910, 7:2046. Cowen, Mary and Bernard W exrs Wm W Cowen with Adolph Miller. 82d st, No 42S, s s, 156.6 w Av A, 25x102.2. Partici-pation agreement. June 10, 1910. 5:1561. corbett, Hannah L widow Mary A wife Joseph Elsen, Julia F and Wm F McCarthy to Frederic de P Foster. Audubon av, n e cor Croton st, 90x49.8x90.5x49.9. P M. May 24. due June 10, 1913, 6%. June 10, 1910. 8:2123. Same to George Hill. Same property. P M. Prior mort \$16,000. June 10, 1910, 1 year, 6%. 8:2123. 2000 Clark, Josephine L to Chas Gahren. 82d st, No 318, s s, 144.5 e Riverside Drive, 16.8x102.2. Prior mort \$17,500. June 13, 3 years, 6%. June 15, 1910. 4:1244. 3,500 Congregation Hope of Israel (Mickveh Israel) of Harlem, a corpn, to Aimee T Heins. 129th st, No 122, s , 225 w Lenox av, 25x 99.11. P M. May 25, 5 years, 5% until \$1,000 is paid on ac-count of principal, and thereafter at 4½%. June 15, 1910. 7:1913. City of N Y to Samuel D Wohlfeil of 441 East 87th st. To trans-fer of tax lien for years 1883 to 1885 and 1902 to 1907, assessed

- 7:1913. City of N Y to Samuel D Wohlfeil of 441 East 87th st. To trans-fer of tax lien for years 1883 to 1885 and 1902 to 1907, assessed to Jas Jackson, Lot 12 on 165th st, n s, bet Audubon av and Amsterdam av. Dec 2, 1909, 3 years, 12%. June 15, 1910. 840 (
- fer of tax lien for years 1883 to 1885 and 1902 to 1907, assessed to Jas Jackson, Lot 12 on 165th st, n s, bet Audubon av and Amsterdam av. Dec 2, 1909, 3 years, 12%. June 15, 1910. 8:2123. Store 2, 1909, 3 years, 12%. Store 2, 1910. Gity of N Y to Saml D Wohlfeil of 441 East 87th st. To trans-fer of tax lien for years 1887 to 1907, assessed to Lilly Kohn. Lot 44½ on 81st st, s s, bet 1st av and Av A. July 15, 1909, 3 years, 53%%. June 15, 1910. 5:1560. 2,654.70 Crawford-Bradley Co to N Y LIFE INS & TRUST CO. Broad-way, Nos 2132 and 2134, s e cor 75th st, Nos 200 to 216, 52.2x 196.9 to Amsterdam av Nos 312 and 314, x50x212. June 15, 1910, 5 years, 4½%. 4:1166. 235,000 Same to same. Same property. Certificate as to above mort. June 11. June 15, 1910. 4:1166. 19,000 Cornely, Joseph C and John to MERCANTILE TRUST CO as trus-tee S F B Morse for James E F Morse. 10th st, No 234, s s, 153 w 1st av, 22x92.4. P M. June 15, 5 years, 5%. June 16, 1910. 2:451. 12,000 Cohen, Max H to Nathan Abrams. Jefferson st, No 54, w s, 25 n Monroe st, 25x104. Prior mort \$24,000. June 7, due Dec 16, 1913. 6%. June 16, 1910. 1:271. 2,500 Dietz, Mary A to John Creegan. 2d av, No 2215, w s, 24 s 114th st, 24.7x74.10. P M. June 9, 3 years, 5%. June 10, 1910. 0:1663. 5,000

- 6:1663 5,000
- 6:1663. 5,000 Duckinson, Gustavus D to Louise Withey. 95th st, No 132. s s, 448 e Amsterdam av, 17x100.8. June 10, installs, 6%. June 11, 1910. 4:1225. 550 Davis, Esther G with Louis Isenburger et al trustees for Albert L Blum will Arnold Blum, Jr, and Albert L Blum. Division st, No 29. Extension of \$15,000 mort until May 1, 1915, at 4½%. May 28. June 15, 1910. 1:281. nom De Vito, Vincenzo to Henry Elias Brewing Co. Mulberry st, No 89. Saloon lease. June 14, demand, 6%. June 15, 1910. 1:199. 1,100
- 1.100
- Dunning, Evelena to Frederic de P Foster. 120th st, No 22, s s, 266 e 5th av, 35x100.11. June 16, 1910, 5 years, 4½%. 6:-31,000 266 e 1746.
- 1746. 31,000 Desowitz, Saml to Ellis Getzler. Bradhurst av, No 120, n e cor 148th st, No 309, 24,11x75. Prior mort \$----. June 16, 1910, 1 year, 6%. 7:2045. 1,500 EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Franz A Schwarz. Sth av, No 2540. Extension of \$2,750 mort until June 20, 1913, at 4½%. June 10. June 14, 1910. 7:-1941
- 26th st, No 140,
- 1941.
 nom

 Eagle Improvement Co to Henry Harburger et al. 26th st, No 140,
 s s, 450 w 6th av, 25x98.9. P M. Prior mort \$36,000. June 11,

 due Feb 11, 1911, 6%. June 13, 1910. 3:801.
 9,000

 Eagle Improvement Co to Charles Gachot. 26th st, No 138, s s,
 431.3 w 6th av, 18.9x98.9. P M. Prior mort \$25,000. June 11, due Feb 11, 1911, 6%. June 13, 1910. 3:801.
 10,000

 Eagle Improvement Co to Frederic Michels, of Brooklyn.
 26th st, No 134 and 136, s s, 393.9 w 6th av, 37.6x98.9. P M. Prior mort \$_______.
 June 11, due Feb 11, 1911, 5%. June 13, 1910.

 3:801.
 50,000

 3:801. 50,000

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OTTO G. LINDBERG (Tel. 7811 Cort.) 9 Church Street

DRAUGHTI

- Nos 31 and 32. Leasehold. May 31, 5 years, % as per bond. June 14, 1910. 1:90.
 Fifth Avenue Building Co to U S MORTGAGE & TRUST CO as trustee. 5th av, Nos 190 to 198, n w cor 23d st, Nos 1 to 21, runs w 239.8 x n 98.9 x w 49.10 x n 98.9 to s s 24th st, Nos 2 and 4 x e 265.7 to w s Broadway, Nos 1097 and 1099 x s 62.8 to av x s 140 to beginning; 23d st, No 23, n s, 264.2 w 5th av, runs n 98.9 x e 24.9 x s 98.9 to st x w 24.6 to beginning. Prior mort \$6,620,000. May 2, 3 years, 6%. June 14, 1910. 3:825. gold bonds 1,000,000
 Same to same. Same property. Certificate as to above mort. June 2. June 14, 1910. 3:825.
 Fifty-Ninth Street-Madison Avenue Co to Walter J Salomon et al as trustees. Madison av, Nos 613 to 629, n e cor 58th st, Nos 33 to 39, runs e 150 x n 100.5 x e 25 x n 100.5 to s s 59th st, No 40 to 52, x w 175 to av x s 200.10 to beginning. Leasehold. Feb 23, installs, 6%. June 14, 1910. 5:1294.
 Same to same. Same property. Certificate as to above mort. Feb 24. June 14, 1910.
 Fishman, Barnet to Gardner Pattison. Goerck st, Nos 145 and 147, w s, 50 s Houston st, 50x100. Prior mort \$32,000. June 16, 1910, 2 years, 6%. 2:330.
 Fishman or Hyman to UNION TRUST CO N Y. Essex st, No 146, e s, 225 n Rivington st, 25x100. June 16, 1910, 5 years, 4½%. 2:354.
 Frank, Dora with UNION TRUST CO OF N Y. Essex st, No 146, Subordination agreement. June 14, June 16, 1910, 2:354. non

- 16, 1910, 2 years, 6%. 2:330. 3,800 Pischer, Himan or Hyman to UNION TRUST CO N Y. Essex st, No 146, e. s, 225 n Rivington st, 25x100. June 16, 1910, 5 years, 4½%. 2:354. 25.000 Frank, Dora with UNION TRUST CO OF N Y. Essex st, No 146. Subordination agreement. June 14. June 16, 1910. 2:354. nom Flatto, Isaac T to Francis J Berman. 3d st, Nos 345 and 347, n s, 75 e A v D, 40x96. Prior mort \$43,000. June 14, 1 year, 6%. June 15, 1910. 2:357. 3,000 Fridenberg, Estelle with Industrial Realty Co. 93d st, No 158 East. Extension of \$8,000 mort until Sept 28, 1915, at 5%. June 10. June 15, 1910. 5:1521. nom flactic, Martha J and Ernest to Ferdinand R Minrath. 99th st, No 251, n s, 150 w Broadway, 14x100.11. Prior mort \$14,4000. June 15, 1910, 1 year, 6%. 7:1871. 6,000 Gottlieb, Joseph to Christina Davies. 159th st, No 518, s s, 225 w Amsterdam av, 25x99.11. P M. June 7, 3 years, 5%. June 15, 1910. 8:2117. 6,500 Gahren, Charles to Auguste Gahren. Sth av, No 2577, w s, 74.11 n 137th st, 25x99.10. Prior mort \$25,000. May 24, 3 years, 6%. June 15, 1910, 7:2041. 5,000 Godfinger, Maude J to TITLE GUARANTEE & TRUST CO. Gold finger, Maude J to TITLE GUARANTEE & TRUST CO. Gold st, No 69, n w s, 58.5 n e Beekman st, 29.9x23.2. June 15, 5 years, 5%. June 16, 1910. 1:100. 12000 Same and Margaretta Card with same. Same property. Sub-ordination agreement. June 16, 1910. 1:1307. 30,000 Same to same. Same property. P M. Prior mort \$30,000. June 15, due June 15, 1921, 6%. June 16, 1910. 1:307. 30,000 Same to same. Same property. P M. Prior mort \$30,000. June 15, due June 15, 1921, 6%. June 16, 1910. 1:307. 30,000 Same to same. Same property. P M. Prior mort \$30,000. June 15, due June 15, 1921, 6%. June 16, 1910. 1:307. 30,000 Same to same. Same property. P M. Prior mort \$30,000. June 15, due June 15, 1921, 6%. June 16, 1910. 1:307. 30,000 Same to same. Same property. P M. Prior mort \$30,000. June 15, due June 15, 1921, 6%. June 16, 1910. 1:307. 30,000 Same to same. Same property. P M. Prior mort \$
- st. June 15, due June 15, 1911, % as per bond. June 16, 1910. 6:1657. 5,000 Golden, S Herbert with Joseph Wolf. Rivington st, No 337, s w cor Mangin st, Nos 73 and 75, 24.1x75. Subordination agree-ment. June 15. June 16, 1910. 2:323. nom Geraty Construction Co to METROPOLITAN LIFE INS CO. 32d st, Nos 14 to 18, s s, 116.6 w Madison av, 65.6x98.9. June 15, due Oct 1, 1915, 6% until completion of buildings and 5½% thereafter. June 16, 1910. 3:861. 350,000 Same to same. Same property. Certificate as to above mort. June 16, 1910. 3:861. nom

Special attention given to the preparing of MAPS AND **OTHER DRAWINGS** required in **REAL ESTATE TRANSACTIONS**, SUBDIVIDING PROPERTIES, ETC.

Gahn, Henry A, of Lake Mahopac, N Y, and Ethel Quimby to Chas G Koss. Hudson st, No 625, s w cor Horatio st, No 54, 26.8x 78.2x17.2x78.4. June 16, 1910, 3 years, 5%. 2:626. 6.00 Greene, Mary I to Eliz C Muller. 12Sth st, Nos 117 to 121, n s, 225 w Lenox av, 75x99.11. June 10, 1910, 3 years, 6%. 7:1913. 6.000

- 225 w Lenox av, 75x99.11. June 10, 101, 101, 11,200 Golden, Abraham and Annie Golden to THE STATE BANK. Av C, No 187, w s, 77.6 s 12th st, 38.7x83. June 9, demand, 6%. June 11, 1910. 2:394. Golden, Annie to Joseph Spivack. 80th st, No 216, s s, 225 e 3d av, 25x102.2. Prior mort \$13,500. June 10, 1910, 3 years, 6%. 5:1525. 3,750

- 5:1525. Groll, Peter J to Nettie Altmayer. 53d st, No 143, n s, 117.10 e Lexington av, 17.10x100.5. P M. June 10, 1910, due July 1, 1911, 5%. 5:1308. Same to Irene B Braman. Same property. P M. Prior mort \$12,000. June 10, 1910, 1 year, 6%. 5:1308. Golden, Annie to Joseph Spivack. 9th st, No 624, s s, 313 e Av B, 20x76. Prior mort \$12,000. June 10, 1910, 3 years, 6%. 2:391. 2.250
- GREENWICH SAVINGS BANK with John A Murray. Spruce st, No 18, and Beekman st, No 26. Extension of \$90,000 mort until June 10, 1915, at 4½%. June 10. June 13, 1910. 1:101.
- Goldstein, Barnett to STATE BANK. 5th av, No 1412, w s, 80.11 s 116th st, 20x100. Prior mort \$----. June 9, demand, 6%. June 14, 1910. 6:1599. 5,500 Goldstein, Clara to Bernard H Foss. 46th st, No 453, n s, 224.2 e 10th av, 24.2x100.5. June 2, 2 years, 6%. June 14, 1910. 4:1056. 1.000

- e 10th av, 24.2x100.5. Jule 2, 2 years, 67. 1,000 4:1056. 1,000 Hoberg, Max F to N Y SAVINGS BANK. St Nicholas Terrace, No 2, n e cor 127th st, Nos 357 to 361, 40.2x78. June 4, due, &c, as per bond. June 14, 1910. 7:1954. 2,000 Hoberg, Max F to N Y SAVINGS BANK. St Nicholas Terrace, No 4, e s, 40.2 n 127th st, 38.7x80. June 20, due, &c, as per bond. June 14, 1910. 7:1954. 2,000 Hawks, Betty M to Julius J Bruneman and ano. 37th st, No 210, s s, 141.7 w 7th av, 20.11x60; 37th st, No 212, s s, 162.6 w 7th av, 20.10x60. Prior mort \$24,000. June 14, 1910, 3 years, 6%. 3:786. 10 June T Willots guardian of Josiah M
- av, 20.10x60. Prior mort \$24,000. June 14, 1910, 3 years, 6%. 3:786. 16,000 Holland, Adolph and ano with John T Willets guardian of Josiah M Willets. 28th st, Nos 321 and 323, n s, 243.4 e 2d av, 40.10x 98.9. Extends mort for \$40,000 to Aug 10, 1913, at 5%. June 9. June 11, 1910. 3:934. nom Hersche, Harry H to Helen A Higgins et al. Lenox av, No 227, w s, 50 n 121st st, 25.11x80. June 9, due, &c, as per bond. June 10, 1910. 7:1906. 20,000 Hoertel, Frances wife of and Emile E Hoertel to FRANKLIN SAVINGS BANK. 104th st, No 56, s s, 260.8 e Columbus av, 33.4x100.11. June 10, 1910, 5 years, 4½%. 7:1839. 28,000 H G Realty Co to Herman Langer. St Nicholas av, No 1281, n w cor 174th st, No 601, 124.8x100. Certificate as to mort for \$25,000. June 8. June 10, 1910. 8:2143. Hutkoff, Nathan to American Mortgage Co. Pearl st, No 296, s e s, abt 105 n e Beekman st, 25x85.8x25x84.10 w s. June 9, 5 years, 4½%. June 15, 1910. 1:98. 15,000 Hendricks, Harmon W trustee Fanny Hendricks with Henry Roff-mann. 21st st, No 306 West. Extension of 2 morts aggregating \$21,000 until May 23, 1915, at 5%. June 10. June 15, 1910. 3:744. nom

- 3:744. Hubener, Mary L to Lina Ettlinger. 27th st, No 454, s s, 100 e 10th av, 25x98.9. June 14, 2 years, 6%. June 15, 1910. 3:724. Hutter, Malvina to Morris J Simon. 104th st, No 75, n s, 40.3 w Park av, 15.8x75. Prior mort \$7,000. June 13, 3 years, 6%. June 15, 1910. 6:1610. Heidelberger, Joseph by William Beck as committee to Chas L Klausman and ano. 59th st, No 243, n s, 75 w 2d av, 30x100.4. '/2 part. June 15, 1910, 3 years, 5%. 5:1414. Heilman, Paul to Leah Cohn. 18th st, No 530, s s, 183 w Av B, 43x92. Prior mort \$30,000. June 16, 1910, 2 years, 6%. 3:975. 5,000 Higgins, Robt A, of Greenville, N J, and John B Ackerson, of Rutherford N J to American Matterson 0.
- Higgins, Robt A, of Greenville, N J, and John B Ackerson, of Rutherford, N J, to American Mortgage Co. 37th st, No 420, s s, 275 w 9th av, 25x98.9. June 16, 1910, 3 years, 5%. 3:734. 10.000

- 275 w 9th av, 25x98.9. June 16, 1910, 3 years, 5%. 3:734. 10,000
 Havemeyer, Wm F with METROPOLITAN LIFE INS CO. 32d st, Nos 14 to 18 East. Two subordination agreements. May 6. June 16, 1910. 3:861. nom
 Harp, Mary, of Denver, Col, to TRUST CO OF AMERICA. 54th st, No 231, n s, 350 e 8th av, 25x100.5. June 15, 3 years, 5%. June 16, 1910. 4:1026. 45,000
 Hall (A C & H M) Realty Co to UNION DIME SAVINGS BANK. Broadway, Nos 2441 to 2449, n w cor 90th st, No 251, 100.8x100. June 15, due, &c, as per bond. June 16, 1910. 4:1238. 500,000
 Same to same. Same property. Certificate as to above mort. June 15. June 16, 1910. 4:1238.
 Harrison, Nathan to Jean J Reubell and ano. Spring st, No 148, s s, 40 w Wooster st, 20x80.1. P M. June 15, 1 year, 5%. June 16, 1910. 2:487. 12,000
 Imperatori, Sarah J to Sheltering Arms, a corpn. 102d st, No 245, n s, 164 e West End av, 18x100.11. Apr 26, 3 years, 4%. June 14, 1910. 7:1874. 18,000
 Jolley, Agnes E of Passaic, N J, to Arnold H E Schramm. Fort
- June 14, 1910. 7:1874. Jolley, Agnes E of Passaic, N J, to Arnold H E Schramm. Fort Washington av, w s, 155.6 n Broadway, runs w 1.7 x s 114.11 x w 75 x n 114.11 x w 100 x n 60 x e 103.6 to av x s 94.11 to beginning. P M. Prior mort \$14,000. May 6, 3 yrs, 5%. June 11, 1910. S:2136. Same to Arnold O Schramm as trustee for Helen M Schramm. Same property. P M. May 6, 3 years, 5%. June 11, 1910. 8:2136. 14,000
- et al with th av, 25x S:2136. Jeckel, Fredericka individ and as extrx Louis Jeckel et al with John Ewald et al. 50th st, No 437, n s, 325 e 10th av, 25x 100.5. Agreement as to correction of description in mort. May 5. June 11, 1910. 4:1060. nom
- 1.000
- Joubert, Joseph H to Louis Rieth. 45th st, No 135 West. Lease-hold. May 12, installs, 6%. June 15, 1910. 4:998. notes, 1,00 Katzauer, Bertha L with Allied Investors Realty Co and Maurice Levy. 107th st, Nos 18 and 20 West. Extension of \$15,000 mort until June 11, 1913, at 6%. June 11. June 16, 1910. 7:-1842. not nom
- Kolb, Jonas with New York Institution for the Blind. Amsterdam av, No 6. Extension of \$24,000 mort until June 30, 1915, at 5%. May 31. June 16, 1910. 4:1151. no:

-, -)-RECORD AND GUIDE HAND POWER ELEVATORS **OTIS ELEVATOR COMPAN** suitable for STORES, WAREHOUSES STABLES AND SMALL

17 BATTERY PLACE, NEW YORK

FACTORIES, INSTALLED **AT SMALL COST**

- Kahn, Isaac to Gertrude L Vogel. 136th st, No 494, s s, 50 e Amsterdam av, 50x99.11. Prior mort \$55,000. June 14, due Feb 4, 1912, 6%. June 16, 1910. 7:1972. 5,000
 Kaywood Realty Co to Julie Chapuis. 45th st, No 64, s s, 180 e 6th av, 20x100.5. Prior mort \$24,000. June 1. 1 vear, 6%. June 16, 1910. 5:1260. 17,000
 Kempner, Irving I to Ralph E Kempner. 95th st, No 118, s s, 199.8 w Columbus av, 24,10x100.8. Prior mort \$______ June 15, 3 years, 6%. June 16, 1910. 4:1225. 5,300
 Kugeler, Matilda C and Anna L Zellweger of Brooklyn, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. Bleecker st, Nos 367 and 369, n e cor Charles st or Van Nest pl, No 18, 49.2x 61.11x49.1x61.11. June 13, 5 years, 4½%. June 14, 1910. 2:621. 33,000

- 2:621. 33,000 Knoche, Godfrey of Fort Lee, N J, to Anna Weiler. 25th st, Nos 119 to 125, n s, 225 w 6th av, 100x98.9. Leasehold. Prior mort \$125,000. June 15, 1910, 3 years, 5½%. 3:801. 50,000 Kurzrok, Max with John A Brown, Jr. 120th st, Nos 235 and 237 East. Extension of \$32,000 mort until Dec 30, 1912, at 4½%. Feb 23. June 10, 1910. 6:1785. nom Killilea, Thomas to EQUITABLE LIFE ASSUR SOC of the U S. 45th st, No 125, n s, 307.6 w 6th av, 19.2x82. Prior mort \$16,000. June 8, due Jan 1, 1913, at 5%. June 10, 1910. 4:998. 3,000
- 4:998. 3000
 Kempner, Adolph W to Mary Hague. 116th st, No 71, n s, 3,000
 Kempner, Adolph W to Mary Hague. 116th st, No 71, n s, 50 e Madison av, 30x100, all title to strip 0.10 wide along the north. Prior mort \$30,000. June 6, due, &c, as per bond. June 10, 1910, 6:1622. 5,000
 King, Abel with Allied Investors Realty Co. 107th st, Nos 14 and 16 West. Agreement modifying agreement. June 11. June 13, 1910, 7:1842. nom
 King, Abel with Allied Investors Realty Co and Maurice Levy. 107th st, Nos 14 and 16 West. Extension of \$15,000 mort until June 11, 1915, at 6%. June 11. June 13, 1910, 7:1842. nom
 Koopmann, Emma widow and Emma Koopmann, her daughter, to GERMAN SAVINGS BANK. 10th st, Nos 157 and 159, n w cor Waverly pl, No 186, 19.5x75. June 13, 1910, 3 years, 4½%. 2:-611.
 Klenke, Elise M J wife Herbert G to EMIGRANT INDUSTRIAL

- 611. 11,000 Klenke, Elise M J wife Herbert G to EMIGRANT INDUSTRIAL SAVINGS BANK. Park av, No 1714, s w cor 120th st, No 72, runs s 25 x w 30 x s 0.2 x w 60 x n 25.2 to st x e 90 to begin-ning. Prior mort \$14,000, June 13, 3 years, 5%. June 14, 1910. 6:1746. 8.000 LAWYERS TITLE INS & TRUST CO with Florence B Symonds. 22d st, No 444, s s, 375 e 10th av, 24.9x98.8. Extension of \$10,000 mort until June 30, 1915, at 4½%. June 13, 1910. 3.719
- 3:719.
- b) 1910.
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- Lunitz, Meyer to Florence H Dunning. Henry st, No 307, n s, 240 e Scammel st, 24.7x71x24.10x71. June 10, 1910, 5 yrs, 5%. 1:288.

- 240 e Scammel st, 24.7x71x24.10x71. June 10, 1910, 5 yrs, 5%. 1:288. 10,500 Leopold, Cath with METROPOLITAN LIFE INS CO. 93d st, No 55, n s, 94 e Madison av, 51x100.8. Extension of \$70,000 mort until June 1, 1913, at 5%. June 10, 1910. 5:1505. nom Lincoln Bohemian Realty Corpn to LAWYERS TITLE INS & TRUST CO. S1st st, No 313, n s, 225 e 2d av, 25x102.2. June 15, 1910, 5 years, 5%. 5:1544. 18,000 Same to same. Same property. Certificate as to above mort. June 15, 1910. 5:1544. 18,000 Same to same. Same property. Certificate as to above mort. June 15, 1910. 5:1544. 12,000 Lee, Wm H L to LAWYERS TITLE INS & TRUST CO. 100th st, No 253, n s, 85 e West End av, 15x85. June 15, 1910, 5 years, 4½%. 7:1872. 12,000 Loewe, Adolph and Jacob to Sarah Wodiska. 121st st, No 404, s s, 100 e 1st av, 25x100.11. P M. Prior mort \$..., June 15, 1910, due Dec 20, 1911, 6%. 6:1808. 2,000 Leibson, Eli to Dorothea Bauer. Park av, No 1489, s e cor 109th st, No 100, 73.10x19. P M. Prior mort \$..., June 15, 1910, installs, 6%. 6:1636. 3,750 Lee, Wm H L to LAWYERS TITLE INS & TRUST CO. West End av, No 828, e s, 45 n 100th st, 2 lots, each 20x55. 2 morts, each \$15,000. June 15, 1910, 5 years, 4½%. 7:1872. 30,000 Libman, Abram L to Laura Hays. 64th st, No 227, n s, 350 w Amsterdam av, 25x100.5. Prior mort \$6,500. June 14, due Dec 14, 1910, 6%. June 15, 1910. 4:1156. 6,000 Lavelle, Anthony of Sea Cliff, L I, to N Y SAVINGS BANK. 68th st, No 70, s s, 85 e Columbus av, 21x100.5. June 15, 1910, due, &c, as per bond. 4:1120. 19,005. June 15, 1910, due, &c, as per bond. 4:1120. 19,005. June 15, 1910, due, &c, as per bond. 4:1120. 19,005. June 15, 1910, due, &c, as per bond. 4:1120. 19,005. June 15, 1910, due, &C, as per last, runs n w 107.11 x s w 41.9 to Lafavette st, No % 86.2 n Pearl st, runs n w 107.11 x s w 41.9 to Lafavette st, No

- st, No 70, s s, 85 e Columbus av, 21x100.5. June 15, 1910, due, &c, as per bond. 4:1120. 19,000
 Laue, Chas to BOWERY SAVINGS BANK. Centre st, No 63, w s, 86.2 n Pearl st, runs n w 107.11 x s w 41.9 to Lafayette st, Nos 29 to 33, x n 80.9 x s e 54.4 x s 0.6 x w 8.2 x e 102.6 x s 24.6 to beginning. June 16, 1910, 5 years, 4½%. 1:168. 120.000
 Loeb, Emil to LAWYERS TITLE INS & TRUST CO. 91st st, No 272, s s, 57.6 e West End av, 42.6x25. June 16, 1910, 5 years, 5%. 4:1238. 23,000
 Menken-Krauss Realty & Construction Co to Saml L Goldenberg and ano trustees Julius L Goldenberg. Certificate as to mort for \$40,000 covering land in Kings Co, N Y. June 1. June 10, 1910. Genl morts. 400,000 covering land in Kings Co, N Y. June 1. June 10, 1910. Genl morts. 400,000 Lune 10, 1910, 2 years, 5½%. 8:2194. 5,500
 Maxlow Realty Co to Jennie M Beattie. 118th st, No 83, n s, 85 e Lenox av, 20x100.11. P M. Prior mort \$13,000. June 10, due 0ct 1, 1911, 6%. June 11, 1910. 6:1717. 1,000
 Same to same. Same property. Certificate as to above mort. June 10. June 11, 1910. 6:1717. 4000
 Same to same. Same property. Certificate as to above mort. June 10, June 11, 1910. 6:1717. 4000
 Same to same. Same property. Certificate as to above mort. June 10, June 13, 1910, 3 years, 5%. 3:934. 80,000
 Same to same. Same property. Certificate as to above mort. June 15, 1910, 3:934. 4000
 Same to same. Same property. Certificate as to above mort. June 15, 1910, 3:934. 4000
 Same to same. Same property. Certificate as to above mort. June 15, 1910, 3:934. 40000
 Same to same. Same property. Certificate as to above mort. June 15, 1910, 3:934. 40000
 Same to same. Same property. Certificate as to above mort. June 15, 1910, 3:934. 40000
 Same to same. Same property. Certificate as to above mort. June 15, 1910, 3:934. 40000
 Same to same. Same property. Certificate as to above mort. June 15, 1910, 3:934. 400000
 Same to same. Sa

- per bond. June 16, 1910. 4:1250.
 Same to Georgiana Maclay. Same property. P. M. Prior mort \$27,000. June 14, due, &c, as per bond. June 16, 1910. 4:1250.
 Murray, Joseph and Richard Carvel to Ferdinand Cimiotti et al. Broadway, Nos 2906 and 2908, e.s. 50.11 n 113th st, 50x100. Leaschold. All title. Feb 26, 1909, secures performance of lease, -%. June 16, 1910. 7:1885. 3, 3750
 Miller, Pauline to Concetta Parmuta. 26th st, Nos 334 and 336, s s. 125 w 11st av, 50x98.9. Prior mort \$49,600. June 9, 2 years, without interest. June 10, 1910. 3:931. 1,000
 McKeon Realty Co to Commonwealth Securities Co. 19th st. Nos 428 and 430, s s, abt 350 w 9th av, 25x92. Prior mort \$58, 500. June 9, 2 years, difference of the same. Same property. Certificate as to above mort. June 9. June 10, 1910. 3:716. 10,000
 Same and James R. Pierson with same. Same property. Subordination agreement. June 9. June 10, 1910. 3:716. nom
 McKenna, Michael to Geo Ehret. 6th av, No 852. Saloon lease. June 11, demand, 6%. June 13, 1910. 5:1264. 4.550
 Morton, Geo V, of Demarest, N J, to Emma B Marcoso and ano. 7th av, No 2528, w s, 80.7 n 146th st, 193x100. P M. June 13, 1910, due July 1, 1915. 5%. 7:2032. 15,000
 Manhattan Mutual Realty Co to RIVERHEAD SAVINGS BANK. Certificate as to mort for \$3,000 on property in Queens Borough. June 8. June 13, 1910. 2:452. nom
 Murray, J Archibald with THE BANK FOR SAVINGS N Y. South st, Nos 30 and 31. Extension of mort for \$51,000 to May 15, 1915, at 4½%. June 8. June 14, 1910. 1:34. nom
 Messer, Matilda I with Salvatore Cannariato. 11th st, No 328 East. Extension of \$34,000 mort until May 15, 1915, at 5%. June 13. June 14, 1910. 3:780. nom
 No 140. Extension of \$7,000 mort until June 1, 1913, at not for \$48,000 to June 26, 1915, at 4½%. June 8. June 14, 1910. 1:34. nom
 Murray, J Archibald with THE BANK FOR SAVINGS N Y. Sht av, No 402. Extension of mort for \$48,000 to June 26, 1915, at 4½%. June 8. June 14

- Nole, Pietrantonio and Giuseppe Boccia to ITALIAN SAVINGS BANK of City N. Thompson st, No 141, ws 218.10 n Prince st, 24.8x100. June 15, 3 years, 5%. June 16, 1910. 2:517. 24,000
 Same and Domenico Galante, Joseph Delorenzo, Alex Rinaldi and Rosina Pricola with same. Same property. Subordination agree-ment. June 15. June 16, 1910. 2:517. No
 Newman, James H to Fred Butterfield & Co. Bank st. No 124, s. 8, 266.11 w Greenwich st, 21.6x95. May 15, 3 years, 6%. June 16, 1910. 2:634.
 New Netherlands Theatre Co to F T Nesbit & Co. 48th st, Nos 139 to 145, n s, 400 w 6th av, runs n 100.10 x w 100 x s 100.5 to st x e 100 to beginning. Prior mort \$250,000. May 31, due Feb 1, 1913. 6%. June 16, 1910. 4:1001.
 NEW YORK TRUST CO with F Wm Heide and Josephine T Heide. 4th st, Nos 394 to 400, s e cor Lewis st, Nos 166 and 168. 100.11x38x100x51.5. Agreement as to share ownership in mort. May 23. June 15, 1910. 2:358.
 Nom Oppenheim, Collins & Co. New York, a corpn, to Kate I D Harnett. 34th st, No 37, ns. 248 e 6th av, 25x100.11. June 15, 1910. 1 year, 5%. 3:836.
 Oppenheim, Addie S to Bettie Wise et al trustees Nathan Wise. 12th st, No 138, s s, 125 e 7th av, 25x100.11. June 11, 5 years. 4½%. June 15, 1910. 7:1821.
 Same to same. Same property. Subordin-ation agreement. June 6. June 15, 1910. 7:1821.
 Same to same. Same property. Certificate as to above mort. June 13. June 14, 1910. 2:355.
 Openhym, Christine 6, Augustus W Openhym and Robt B Hirsch trustees Adolphe Openhym with Sarah Bernstein. 109th st, No 71 East. Extension of \$20,000 mort until May 22, 1913, at 5%. May 4. June 10, 1910. 6:1615.
 Man 11, 1910. 3:750. 4,500
 Openheimer, Julius with Isidor Hellman. S3d st, No 20 West. Extension of \$20,000 mort until July 10, 1915, at 4½%. June 10, 1910. 4:1196.
 Ottinger, Marx and Moses, and Max S and Isidore S Korn to Geo J Kraus and Timothy D Sullivan. 14th st, No 114 East, and 13th st. Nos 111 to 121 East. Certifica

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THE GEORGE A. JUST CO. IRON WORK 239 VERNON AVENUE NEW YORK BUILDINCS LONG ISLAND CITY

- rovisier, Marianna with Thos S Ollive as committee Edwin O Brinckerhoff. 106th st, No 213 East. Extension of mort for \$10,000 to July 18, 1913, at 5%. June 8. June 13, 1910. 6:-1656 Provisier. nom
- S10,000 to July 16, 1040, at C.M.
 Id56.
 Proctor, Chas E, of Great Neck, L I, to Robert S Clark. 33d st, No 18, s s, 250 e 5th av, 25x98.9. P M. June 14, 1910, due, &c. as per bond. 3:862.
 Phelps, Stowe and Grosvenor Atterbury with Edw J Hancy trustee Geo Jones for Daniel B Fearing. 74th st, No 160 East. Ex-tension of \$15,000 mort until June 15, 1915, at 4½%. May 30. June 14, 1910. 5:1408.
 Paterno, Domenico to Henry Elias Brewing Co. Houston st, No 128 West. Saloon lease. June 13, demand, 6%. June 15, 1910.
 2:525.

- 2:525. 1,300 Proudman, Edward H to Emma M Cross and ano exers Henry El-derd. 97th st, No 125, n s, 228 w Columbus av, 16x100.11. June 14, 3 years, 4½%. June 15, 1910. 7:1852. 8,000 Pelham, Alphonzo E to BROADWAY SAVINGS INSTN of City N Y. Riverside Drive, No 45, e s, 59.11 s 77th st, 25.4x68.2x25x 64.1. June 15, 1910, due Nov 1, 1911, 5%. 4:1185. 42.000 Paterno Bros, a corpn to BROOKLYN SAVINGS BANK. Riverside DRIVE, e s, 166.3 n 116th st, 58.9x135.6 to c 1 old Bloomingdale road x59.10x123.10. June 16, 1910, 5 years, 4½%. 7:1990. 240,000
- 7:1990. 240,000

- 5:1408. 22,000 Rogers, Clarence C to Margt M Lynch. 47th st. No 133. n s. 140 e Lexington av, 17.6x100.5. P M. Prior mort \$12,000. June 14, due May 26, 1911, 6%. June 16, 1910. 5:1302. 2.000 Russo, Giuseppe and Giuseppe Pietropinto to Cornelia W Butler. Downing st. No 29, n s, abt 50 e Bedford st, 25x70. June 15. due Jan 1, 1914, 5%. June 16, 1910. 2:527. 6,450 Ray, Francis A to TITLE GUARANTEE & TRUST CO. 20th st. Nos 233 and 235, n s, abt 410 w 7th av, 25x75.5x25x74.10 w s; 20th st, n s, 356.9 e Sth av, runs e 1.8 x n 74.10 x s to be-ginning. June 15, due, &c, as per bond. June 16, 1910. 3:770. 10.000

- Ella to Wm Rankin. 138th st, No 221, n s, 246.6 w 7th av, 99.11. June 10, due, &c, as per bond. June 14, 1910. 7:-13,000
- 13,000 egal Realty Co to Elsie Powell. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to an alley 10 ft wide x n 24.1 x w 84.3 to Bowery x s 38.11 to beginning. June 14, 1910, 5 years, 5%. 2:426. 115,000 ame to same. Same property. Consent to above mort. June 14, 1910. 2:426.
- Same
- property. Certificate as to above mort. Same
- The former of the same property. Certificate as to above mort. June 14, 1910. 2:426. Chwarz, Franz A to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 8th av, No 2540, e s, 49,10 n 138th st, 25x80. Prior mort \$15,500. June 10, 3 years, 5%. June 14, 1910. 7:-2540. Schwarz 7:-2,500 1941
- nom
- nom
- nom
- 1941. 2,50 Segal Realty Co and Isaac Leader with Elsie Powell. Bowery, Nos 223½ and 225. Subordination agreement. June 10. June 15, 1910. 2:426. no Segal Realty Co and Sara Schaub with Elsie Powell. Bowery, Nos 223½ and 225. Subordination agreement. June 10. June 15, 1910. 2:426. no Segal Realty Co and Max J Kramer with Elsie Powell. Bowery, Nos 223½ and 225. Subordination agreement. June 11. June 15, 1910. 2:426. no Segal Realty Co and Saml Rauch with Elsie Powell. Bowery, Nos 223½ and 225. Subordination agreement. June 11. June 15, 1910. 2:426. no Segal Realty Co and Saml Rauch with Elsie Powell. Bowery, Nos 223½ and 225. Subordination agreement. June 10. June 15, 1910. 2:426. no 223½ and 22 1910. 2:426. nom

- Segal Realty Co and Morris Silverman with Elsie Powell. Nos 223½ and 225. Subordination agreement. June Boy

- Segal Realty Co and Morris Silverman with Elsie Powell. Bowery Nos 223½ and 225. Subordination agreement. June 10. June 15, 1910. 2:426. nom
 Segal Realty Co and Abraham Brown, Rose Brown and Therese Kraft with Elsie Powell. Bowery, Nos 223½ and 225. Subor-dination agreement. June 10. June 15, 1910. 2:426. nom
 Segal Realty Co and Oscar Englander as trustee with Elsie Powell. Bowery, Nos 223 and 225. Subordination agreement. June 11. June 15, 1910. 2:426. nom
 Shearman, Montague and John with Jos W Hennessy. Sth av, No 907, s w cor 54th st, Nos 300-302, 25.9x irreg x50.5 to st, x100. Extension of \$80,000 mort until Apr 20, 1913, at 5%. June 1, June 16, 1910. 4:1044. nom
 Sutherland Realty Co to Carrie A Gattle and ano. West End av, No 838, s e cor 101st st, No 246, 50.11x100. P M. Prior mort \$82,500. June 15, 1910, due July 1, 1912, 6%. 7:1872. 18,500
 Solinger Realty Co to Wendolin J Nauss. 2d av, No 87, n w cor 5th st, No 239, 24,3x100. P M. Prior mort \$20,000. June 15, 1910, due, &c, as per bond. 2:461. 27,500
 Schroeder, John B to Geo Ehret. 2d av, No 1326. Saloon lease. June 15, 1910, demand, 6%. 5:1444. 2,500
 Same to John E Daly. Same property. Saloon lease. June 15, 1910, demand, 6%. 5:1444. 2,500
 Schwab, Isabella to Aron Weil et al exrs, &c, Marx W Mendel. 8th av, No 894, e s, 30 n 53d st, 20.5x60. P M. June 14, 5 years, 5%. June 15, 1910, 4:1025. 22,000
 Schaeffer, Rudolph L to Henry Reifel. 10th av, No 758, e s, 75.5 s 52d st, 25x75. Prior mort \$18,000. June 15, 1910, 1 year, 6%. 4:1061. 1,000

- 4:1061.
- 4:1001. Scherrer, Conrad, of Ridgefield Park, N J, to N Y SAVINGS BANK. 36th st, No 216, s s, 605 e 8th av, 21x98.9. June 13, due, &c. as per bond. June 15, 1910. 3:785. Silverberg, Jacob and Lizzie Isaac to John A Weekes. Rutgers st, No 52, s w cor Monroe st, Nos 118 and 120, 16.10x75.4x17.1x 75.4. June 16, 1910, 1 year, 6%. 1:255. Schweinler, Charles Le Jillie M. Henroer, 20th st, No. 197
- Schweinler, Charles to Lillie M Harper. 28th st. No 127. n s 78.6 w Lexington av, runs n 59.2 x w 0.6 x n 19.6 x w 21 x s 78.9 to st x e 21.6 to beginning. P M. June 16, 1910, 3 years 5%. 3:884. 25.0 n s 25,000
- 5th st. + 24.3 5%. 3:884. 25,00 Solinger Realty Co to Alfred Hahn. 2d av, No 87, n w cor 5th st. Nos 239 and 241, 24.3x100: 2d av, No 89, w s, 24.3 n 5th st, 24.3 x100. P M. Prior mort \$68,500. June 15, 1 year, 6%. June 16, 1910. 2:461. 16,50 Same to same. Same property. Certificate as to above mort. June 10. June 16, 1910. 2:461. Solinger Realty Co to Chanticleer Realty Co. 2d av, Nos 87 and 89, n w cor 5th st, Nes 239 and 241, 48.6x100. P M. Prior mort \$85,000. June 15, 1 year, 6%. June 16, 1910. 2:461. 13,00 16,500
- 13.000

- 13,000

 Sutherland Realty Co to Fanny Levy. West End av, Nos S34 and 836, e s, 50.11 s 101st st, 50x100. P M. Prior mort \$______

 June 15, 2 years, 6%. June 16, 1910. 7:1872.
 20,000

 Solinger Realty Co to Annie T Carbrey. 2d av. No 89, w s. 24.3 n 5th st, 24.3x100. P M. Prior mort \$\$8,000. June 15, due Dec 15, 1911, 5%. June 16, 1910. 2:461.
 13,000

 Sleppin, Michel to Sina Polansky. 5th st, No 638, s s, 164.3 w Av C, 24.9x95.2x24.9x96.2. Prior mort \$_____. June 15, 1 year, 6%. June 16, 1910. 2:387.
 450

 Thorne, Jonathan and Chas S Snead, Jr, trustees with Joseph H and Harris Schwartz. Bowery, Nos 195 and 195½. Extension of \$40.000 mort until May 28, 1915, at 4½%. May 27. June 10, 1910. 2:425.
 nom

 Tompkins, Ellen widow to UNION BANK OF BROOKLYN
 76th

- 1910. 2:425. nom Tompkins, Ellen widow to UNION BANK OF BROOKLYN. 76th st, No 51, n s, 100 e Columbus av, 20.11x102.2; Southern Boule-vard, e s, 125 n 167th st. 25x100. Prior mort \$—. June 9, 4 years, 5%. June 10, 1910. 4:1129 and 10:2745. 34.009.22 Tissot, Aline and Harry L to Julie R Tissot. Vesey st, No 53, s s, abt 155 e Greenwich st, 25x82. Mar 20, 1909, due Jan 1, 1911, 5%. June 11, 1910. 1:85. 6,500 Tannenbaum, Bernard to Bertha Martinson. 5th av, No 2192, s w cor 134th st, No 2, 24.11x85. Prior mort \$25,000. June 13, 2 years, 6%. June 14, 1910. 6:1731. 6,000 Townsend, J Allen and Edwin S with Geo W Simpson. 144th st, No 468, s s, 82.6 e Amsterdam av, 17.6x99.11. Extension of mort for \$13,000 to Sept 5, 1913, at 5%. June 15. June 16, 1910. 7:2059. nom UNION SQUARE SAVINGS BANK with Adam, Ernest F, Wm &

- years, 6%. June 10, 1910. 4:1208. 1,500
 Vail, Ophelia to Emma J Butterfield. Grand st, No 327, s s, 66 e Orchard st, runs s 64.9 x w 22 x n 65 to Grand st x e 21.9 to beginning. June 10, 1910, 3 years, 4½%. 1:309. 8,000
 Vause, Geo W of Brooklyn, N Y, to Rexton Realty Co. 21st st, Nos 132 and 134, s s 387.5 w 6th av, 46x92. P M. Prior mort \$44,666.66. June 15, 1910, 1 year, 6%. 3:796. 48,084
 Same to same. Same property. Building Joan. Prior mort \$92,-750.66. June 15, 1910, 1 year, 6%. 3:796. 102,000
 Van Rensselaer, Louisa widow to U S TRUST CO of N Y. 37th st, No 12. s s, 226 e 5th av, 26x98.9. June 15, 3 years, 4½%. June 16, 1910. 3:866. S0,000
- June 16, 1910. 5:306.
 Van Rensselaer, Louisa to The N Y Public Library, Astor, Lenox & Tilden Foundations. 71st st, s s, 350 e 5th av. 22.6x100.5.
 P M. June 6, 3 years, 4½%. June 16, 1910. 5:1385. gold 70,000
 Von Inten, Rebecca W with Lillian Lipstadt. 2d av. No 1150, e s, 80.10 s 61st st, 20x75. Extension of mort for \$15,000 to May 27, 1913, at 5%. May 18. June 16, 1910. 5:1435. nom

- 20th st, h S, 556.9 e Sth av, ruis e 1.3 x h (4.10) x = 0.000ginning. June 15, due, &c. as per bond. June 16, 1910. 3:770. 10.000 June 15, due, &c. as per bond. June 16, 1910. 3:770. 3,000 Rothstein, Abraham to Joseph Wolf. Rivington st, No 337, s w cor Mangin st, Nos 73 and 75. 24.1x75. Prior mort \$22,000. June 16, 1910, 3 years, 6%. 2:323. 7,507 Samarelli, Francis G to Tommasino Pernetti. 116th st, No 309, n s, 140 e 2d av, 20x100.11. Prior mort \$10,000. June 10, due June 1, 1913, 6%. June 11, 1910. 6:1688. 4,000 Smolinski, Julius with Harris N Goodstein and ano. 109th st, Nos 239-241 East. Extension of \$5,000 mort to Nov 1, 1913, at 6%. June 2. June 11, 1910. 6:1659. nom Segal Realty Co to Max J Kramer. Bowery. Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to alley x n 24.1 x w 184.3 to Bowery x s 38.11 to begin-ning. Prior morts aggregating \$140,000. June 1, notes, 3 months, 6%. June 11, 1910. 2:426. 3000 Security Mortgage Co to Edgar N Sidman. Cherry st, Nos 402 to 406, n s, 203.9 e Scammel st. 64.1x97.8. June 10, due May 1. 1913, 6%. June 11, 1910. 1:261. 7,000 Same to same. Same property. Certificate as to above mort. June 10. June 11, 1910. 1:261. 7,000 Same to same. Same property. Certificate as to above mort. June 10. June 11, 1910. 1:261. 7,000 Same to same. Same property. Certificate as to above mort. June 10. June 11, 1910. 1:261. 7,000 Same to same. Same property. Certificate as to above mort. June 10. June 11, 1910. 1:261. 3,000 Schrenkeisen, Martin, Jr, exr and trustee Martin Schrenkeisen to THE BANK FOR SAVINGS N Y. Canal st, Nos 221 to 227, n w cor Baxter st, Nos 112 to 116, 104.10x39.1x100x71.10. Prior mort \$40,000. June 14, 1910, due, &c, as per bond. 1:207. Mith, Ella to Wm Rankin. 138th st, No 221, n s, 246.6 w 7th av, 32x99.11. June 10, due, &c, as per bond. June 14, 1910. 7:-
- Smith
- 2024.



- Wetzler, Fanny wife of and Morris Wetzler with BANK FOR SAVINGS IN CITY N Y. Lexington av, No 622. Extension of \$10,000 mort until June 14, 1915, at 4½%. June 14. June 16, 1910. 5:1308.
- SAVINOS IN CHT IV 1. Deving off av, No 022. Extension of \$10,000 mort until June 14, 1915, at $4\frac{1}{2}\%$. June 14. June 16. 1910. 5:1308. nom Wetzler, Fanny wife of and Morris Wetzler to BANK FOR SAV-INGS IN CITY N Y. Lexington av, No 622, w s, 63.1 n 53d st, 20.10x70. June 14, 1910, 5 years, $4\frac{1}{2}\%$. 5:1308. 5,000 Woolley, Emily G 0, of Long Branch, N J, to Clarence M Busch. Broadway, Nos S86 and S88, s e cor 19th st, 45.8x108.9x33.10x123; 43d st, No 120, s s, 246.5 w 6th av, 21.5x100.5; Bowery, Nos 114 and 114 $\frac{1}{2}$, w s, abt 80 s Grand st, 25x100. All title. Prior mort \$10,000. May 25, due, &c, as per bond. 1:239, 3:847, 4:995. 5,000 Ward, Peter J, James P and Francis D to NORTH RIVER SAV-INGS BANK. 39th st, Nos 448 and 450, s s, 125 e 10th av, 50x 98.9. June 14, 1910, 3 years, 5%. 3:736. 15,000 Williams, Leonidas C to Francis R Whitlock. 92d st, No 303, n s, 33 w West End av, runs n 52.10 x n w 6 x w 2.6 x n 18.7 x w 18.4 x s 75 to st, x e 25 to beginning. Prior mort \$30,000. June 1, 3 years, 6%. June 13, 1910. 4:1252. 12,000 Wild Realty Co to Clara B Brophy guardian Helen Brophy. Cer-tificate as to mort for \$4,000 on property in Queens Borough. May 31. June 13, 1910. Wood, Henry R with Frank Zeman. 70th st, No 338 East. Exten-sion of \$12,000 mort until June 6, 1915, at 5%. May 27. June 10, 1910. 5:1444. nom Walker, Bertha B B with Louis Jaretzky. 118th st, No 54, s s. 335 e Lenox av, 25x100.11. Extension of \$20,000 mort until Apr 27, 1915, at 5%. Mar 22. June 10, 1910. 6:1601. nom Wile Construction Co to METROPOLITAN LIFE INS CO. 156th st, s s, 524.10 w Broadway, runs s 99.11 x w 131.7 to e s Riv-erside Drive x n 105.10 to st x e 100.3 to beginning. June 10, 1910, 5 years, 6% until completion of building, and $5\frac{1}{2}\%$ thereafter. 8:2134. 360,000 Same to same. Same property. Certificate as to above mort. June 10, 1910. 8:2134.
- 13.0, 5 years, 6% until completion of building, and 5%% 360,000
 Same to same. Same property. Certificate as to above mort. June 10, 1910. 8:2134.
 Weil, Louis J, Alfred Strasburger and Abraham Askanas exrs, &c, Mathias Strasburger. Madison av, No 2090, w s, 74,11 s 132d st, 25x93. Extension of \$20,000 mort until June 6, 1915, at 5%. June 6. June 16, 1916. 6:1756. nom
 Yonowsky, Morris to METROPOLITAN SAVINGS BANK. Henry st, No 313, n s, abt 168 w Grand st, 23.6x70x23.6x70.8. June 10, 1910, 5 years, 4½%. 1:288. 10,000
 Zimmermann, Moses to Bond & Mortgage Guarantee Co. Houston st, Nos 318 to 324, n s, 403.9 w Av C, runs n S3.7 x w 61.3 x s to st x e 71.9 to beginning. June 9, due, &c, as per bond. June 10, 1910. 2:384. 80,000
 Zwern, Morris to Fleischmann Realty & Construction Co. 131st st, No 134, ss, 350 e 7th av, 20x99.11. P M. Prior mort \$12,000
 BOROUCH OF THE BRONY

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the nw Annexed District (Act of 1895).

- 3.000

- 11:2801. 3,000 Armstrong, Eleanor L with Max Goldwasser. Ogden av, e s, 75 s 167th st, 25x115. Extension of \$5,500 mort until July 8, 1913, at 5%. June 13. June 14, 1910. 9:2514. nom Bergquist, Anna wife of and Edward Bergquist to Anna Thorne. 182d st, s s, 100 w 3d av, 20x80. Prior mort \$5,000. June 15, due July 1, 1913, 6%. June 16, 1910. 11:3048. 2,500 *Burlando, Adelaide to Geo Zuelch. 223d st late 9th av, n s, 130 e White Plains road, and being w ¼ of e ¼ lot 678 map No 143 (Westchester Co) of Wakefield, 25x114. Prior mort \$3,500. June 14, due, &c, as per bond. June 16, 1910. 1,000 *Same to same. 223d st late 9th av, n s, 155 e White Plains road, e ¼ of lot 678 same map, 25x114. Prior mort \$3,500. June 14, due, &c, as per bond. June 16, 1910. 1,000 Bigley, Cath as trustee Isabella Urban with Waldo H Mork. Washington av, s w cor 180th st, 21.6x98. Extension of \$7.000 mort until July 1, 1913, at 5%. May 26. June 15, 1910. 11:-3036. nom mort 3036.
- nom 21.6
- 3036. Bigley, Catherine with Tassie Morris. Washington av, w s, 21.6 s 180th st, 21.4x98. Extension of \$5,000 mort until July 1, 1913, at 5%. May 26. June 15, 1910. 11:3036. Benenson, Benj to Bungay Co of N Y. 145th st, Nos 368 and 370, s s, 203.4 e 3d av, 50x100. P M. Prior mort \$6,000. June 14, 1 year, 6%. June 15, 1910. 9:2306. 5,000 Bagot, Eliz J, Mary J Hindley, Alice J Harris and Cath Bagot to City Mortgage Co. Woodycrest av, n w cor 166th st, runs n 277.1 x w 175.11 to e s old Bremer av, x s 204.9 x s 76.8 to st, x e 99.5 to beginning; Woodycrest av, n e cor 166th st, runs n 277.1 x s 100.9 w Anderson av, runs n 75.3 x w 31.9 x s 82 to st, x e 9.3 to beginning; Woodycrest av, s w cor 166th st, 176.4 x27.3x178x81.9. June 15, 1910, demand, 6%. 9:2509 and 2513. 25,000 25,000
- 25,000 Brakmann, Wilhelmina and Peter Helmsley, exrs, &c, August Brakmann to TITLE GUARANTEE & TRUST CO. Longwood av, s e cor Prospect av, 147.3x37.11x124.6x87.3. June 13, due, &c. as per bond. June 14, 1910. 10:2688. 135,000 Becker, Frank A to Chas Purdy. Vysé av, s w cor Tremont av, late 177th st, 127.9x103, except part for st and av. June 9, 5 years, 5%. June 10, 1910. 11:2992. 25,000

*Borella, Albert to Ralph Hickox. Magenta av, n s, 50 e Pine av, 25x95.6, and being lot 205 map building lots near Williams-bridge Station. June 4, due Mar 26, 1912, 6%. June 10, 1910.

- *Baxter-Howell Building Co to Commercial Finance Co. Doris av, s w s, 25 s e Lyon av, 25x101.11. Prior mort \$4,000. June 10, 1 year, 6%. June 13, 1910. *Same to same. Same property. Certificate as to above mort. June 10. June 13, 1910. *Same to same. Doris av, s w s, 75 s e Lyon av, 25x101.11. Prior mort \$4,000. June 10, 1 year, 6%. June 13, 1910. note 1.500
- note 1.500

- Filor mort \$4,000. June 10, 1 year, 6%. June 15, 1910. note 1,500
 *Same to same. Same property. Certificate as to above mort. June 10. June 13, 1910.
 Both (H) & Sons, a corpn, to TITLE GUARANTEE & TRUST CO. 166th st, No 767, n s, 155.8 e Concord av, 28.6x47.6. Building loan. June 10, 5 years, 6% until completion of building, and 5% thereafter. June 11, 1910. 10:2658.
 Same to same. Same property. Certificate as to above mort. June10. June 11, 1910. 10:2658.
 Bronxmont Realty Co to Theophilus A Brouwer et al trustees for benefit National Temperance Soc & Publication House. Sedgwick av, w s, 410.7 s w Kingsbridge road, 33.5x132.7x33.5x 132. June 9, 3 years, 5%. June 10, 1910. 11:3237. 10,000
 Same to same. Same property. Certificate as to above mort. June 10, 1910. 11:3237.
 Same to Anna L H Wenman and ano. Sedgwick av, w s, 444 s w Kingsbridge road, runs n w 132.7 x s w 16.2 x s w 18.2 x s e 128.1 to av x n e 33.5 to beginning. June 9, 3 years, 5%. June 10, 1910. 11:3237.
 Same to same. Same property. Certificate as to above mort. June 10, 1910. 11:3237.
- 128.1 to av x n e 33.5 to beginning. June 3, 5 years, 5/6. 3 and 10,000
 Same to same. Same property. Certificate as to above mort. June10, 1910. 11:3237.
 *Baxter-Howell Building Co to Herman L Krieger. Middletown road, n e cor Edison av, runs n 180.9 x e 100 x s 50 x w 50 x s 119.4 to road x w 51.3 to beginning. Tremont Terrace. June 9, due July 1, 1912, 6%. June 10, 1910. 2,500
 *Same to same. Same property. Certificate as to above mort. June 9. June 10, 1910.
 Bedford Park Construction Co to Samuel Garucci. Cambreleng av, n e cor 189th st, 40x75. Prior mort \$32,000. May 11, 1 year. 6%. June 10, 1910. 11:3090 and 3091.
 Same to same. Beaumont av, n w cor 189th st, 40x75.6x40x74.7. Prior mort \$32,000. May 11, 1 year, 6%. June 10, 1910.
 Same to same. Beaumont av, n w cor 189th st, 40x75.6x40x74.7. Prior mort \$32,000. May 11, 1 year, 6%. June 10, 1910. 10, 1910. Same to s

- Prior mort \$32,000. May 11, 1 year, 6%. June 10, 1910. 11:3090 and 3091. 6,000 Same to same. Same property. Certificate as to above mort. May 11. June 10, 1910. 11:3090 and 3091. Bertel Realty Co with Frank A Ten Brook. Lyman pl, e s, at n w s Stebbins av, runs n 152.7 x e 129 to Stebbins av x s w 197.9 to beginning. Extension of \$19,000 mort until June 9, 1913, at 5%. June 9. June 10, 1910. 11:2970. nom Same with same. Lyman pl, e s, at n w s Stebbins av, runs n 152.7 x e 129 to Stebbins av x s w 197.9 to beginning. Ex-tension of \$31,500 mort until June 9, 1913, at 5%. June 9. June10, 1910. 11:2970. nom *Carrieri, Antonio to Ralph Hickox. Pine av, w s, 125 s Magenta av, 25x125, and being lot 99 map building lots near Williams-bridge Station. Mar 26, 2 years, 6%. June 10, 1910. 540 *Corti Bldg Co to Geo P Laible. Rosewood st, s s, at w s lot 26, runs n 84.5 x e 25 x s 50 x s 32.3 to st x w 25.1 to beginning, being all of lot 26 supplementary map Bronxwood Park not taken for opening of Rosewood st. Prior mort \$..... June 1. 3 years, 5½%. June 13, 1910. 4,500 *Same to same. Rosewood st, n s, at e s lot 26, runs n 32.3 x n 50 x e 25 x s 50 x s 29.11 to st x w 25.5 to beginning, being all of lot 27 on same map which has not been taken for Rosewood st. Prior mort \$..... June 1, 3 years, 5½%. June 13, 1910.
- 500
- same. Same property. Certificate as to above mort. June 13, 1910. *Same to same. June 1.

- 10, 1910. 11:3030. 9,000
 *Casazza, Charles, of Brooklyn, N Y, to N Y Catholic Protectory, a corpn. Hoguet av, e s, 200 n Unionport road, 25x152 to Protectory av x28.10x138, and being lot 353 map No 1422. P M. June 3, 3 years, 5%. June 10, 1910. 840
 Connor, Gerald C to Mary B Slevin. Webster av, n e cor 182d st, 100.1x90x100x90. P M. June 9, 3 years, 5%. June 10, 1910. 11:3030. 12.000

- 1910. 11:3030. 12,000
 Cook, John C to Star Holding Co. Marmion av, n w cor Ellsmere pl, No 1933, 100x25. P M. June 10, due, &c, as per bond. June 11, 1910. 11:2956. 4,700
 Cohen, Asher to Manhattan Mortgage Co. Forest av, w s, 118.9 s 156th st, 18.9x87.6. P M. Prior mort \$______. June 15, due, &c. as per bond. June 16, 1910. 10:2645. 4.000
 D K Construction Co to City Mortgage Co. Bathgate av, e s, 200.2 s 173d st, 50x115.7. Building loan. June 14, demand, 6%. June 16, 1910. 11:2920. 42,000
 Same to same. Same property. Certificate as to above mort. June 14. June 16, 1910. 11:2920. *Dougherty, Thomas F to N Y Catholic Protectory, a corpn. Walker av, s e cor Hoguet av, 25x104, and being lot-89 map No 1422 property N Y Catholic Protectory. P M. June 3, 3 yrs, 5%. June 10, 1910. 1910. 900

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS HEIGHT OF DIOORING

*Dolan, Michael J to Nathaniel Niles. 232d st (18th av), n e s, 230 s e 6th st or av, 25x89.5. Oct S, 1909, installs, 5%. June 500

- *Dolan, Michael J to Nathaniel Niles. 232d st (18th av), n e s, 230 s e 6th st or av, 25x89.5. Oct 8, 1909, installs, 5%. June 16, 1910.
 Dash, John B, John B Delafield and Edw C Delafield to David Banks. All the lands and interests of every sort in plots bounded by Broadway on the e, West 253d st on the n, Riverdale av on w, and Spuyten Duvil Parkway on s. June 9, due, &c, as per bond. June 10, 1910. 13:3415. 120,000
 D'Ambra, Annie to Florence M Haskin et al exrs Alfred Marshall. Perry av, w s, 350 s Woodlawn road, 25x100. June 6, 3 years, 54%. June 11, 1910. 12:3334. 9,000
 D'Ambra, Annie to Florence M Haskin et al exrs Alfred Marshall. Perry av, w s, 375 s Woodlawn road, runs w 100 x s 25 x e 89.6 x n e 10.6 to av x n 22.11 to beginning. June 6, 3 years, 54%. June 11, 1910. 12:3334. 9,000
 D'Ambra, Annie to Mary White, trustee Thomas White. 199th st, n e s, 104.8 n w Grand Boulevard and Concourse, 50x120; Perry av, w s, 350 s Woodlawn road, 25x100. P M as to first parcel. Prior mort \$9,000. June 11, 3 years, 6%. June 13, 1910. 12:-3220 and 3334. 3,750
 Doll, Charles to Louis B Kleban. Washington av, No 951, w s, 146.1 n 163d st, runs w 149.6 x n 38.5 x e 50 x s 1.10 x e 99.4 to av x s 36.7 to beginning. P M. Prior mort \$35,000. June 6, installs, 6%. June 13, 1910. 9:2385. nom
 EAST RIVER SAVINGS BANK. Freeman st, No 916. Subordination agreement. June 4. June 14, 1910. 11:2975. nom
 EAST RIVER SAVINGS INSTN with Carl Schur. Boston road, No 1378. Extension of \$33,000 mort until Aug 1, 1912, at 5%. June 14. June 16, 1910. 11:2962. nom
 Ernst, Moritz L and Carl with Biaggio and Giovanna B Pinnola. 146th st, No 467 East. Extension of \$5,000 mort until Nov 1, 1911, % as per bond. June 8. June 11, 1910. 9:2291. nom
 Edmondson Construction Co to Excelsior Mortgage Co. 175th st, n s, 95 e Walton av, 80.11x116.3x21.7x100. Building Joan. June 11, due Dec 11, 1910, 6%. June 14, 1910. 11:2825 and 2826.

- 2826. 9,000 Same to same. Same property. Certificate as to above mort. June 11. June 14, 1910. 11:2825 and 2826. Edmondson Construction Co to Geo E Buckbee. 175th st. n s, 95 e Walton av, 80.11x116.3x21.7x100. P M. Prior mort \$9,000. June 11, 1 year, 6%. June 14, 1910. 11:2825, 2826. 2,000 *Einberger, Fredk to Max Sternberg. Protectory av, w s, 150 s Lyon st, 50x103, and being lots 186 and 187 map (No 1130A) property N Y Catholic Protectory. P M. June 9, 3 years, 6%. June 10, 1910. 3,500 Eleischmann Realty & Construction Co with City Mortgage Co.

- June 10, 1910. 3,500 Fleischmann Realty & Construction Co with City Mortgage Co. Wilkins av, e s, 380 n 170th st, 120x100. Subordination agree-ment. June 9. June 10, 1910. 11:2966. nom Forschner, Margaretha with Eliz M Kervan of Harrison, N Y. Mott av, e s, 73.6 n 144th st, 26.6x100. Extension of mort for \$16,500 to June 15, 1915, at 5%. June 10, 1910. 9:2343. nom Franklin Av Co to TITLE GUARANTEE & TRUST CO. Franklin av, n e cor 170th st, 28.4x100x14.2x101. Building loan. June 10, 5 years, 6% until completion of buildings and 5% there-after. June 11, 1910. 11:2936. 21,000 Same to same. Franklin av, e s, 28.4 n 170th st, 2 lots, each 40x100. 2 building loan morts, each \$28,000. June 10, 5 years, 6% until completion of buildings and 5% thereafter. June 11, 1910. 11:2936. 56,000 Same to same. Franklin av, n e cor 170th st, 108.4x100x94.3x100.
- ne to same. Franklin av, n e cor 170th st. 108.4x100x94.3x100. lertificate as to 3 morts aggregating \$77,000. June 10. June 1, 1910. June
- r, Frances to Land Co A of Edenwald. Bracken av, w s, 250 efferson av, 50x100. P M. June 8, 3 years, 5½%. June 10 *Faber. s Jet 1910 465
- 1910.
 *Figliuolo, Giuseppe to Milton A Fowler. Victor st, w s, 225 s
 Morris Park av, 25x100. June 10, 5 years, 5%. June 11, 1910
 2,500

- Morris Park av, 25x100. June 10, 5 years, 5%. June 11, 2,500
 Flynn, Mary E to The J Chr G Hupfel Brewing Co. 139th st, n s, 450 e St Anns av, 50x100. Prior mort \$6,000. June 14, 1910. 1 year, 5%. 10:2552 and 2553. 2,000
 Fountain, Helen to Fordham Realty Co. Heath av. No 2661, w s, 100 s Knox pl, or Vietor pl, 25x100. P M. Prior mort \$5,500. June 14, 1910, due Jan 1, 1911, 6%. 11:3239. 750
 *Gallagher, Thomas J to Annie C Ruhl and ano. 11th st, s s, 104 e Virginia av, and being lot 384 map Pugsley Est, 25x103. P M. June 13, 3 years, 5½%. June 15, 1910. 750
 *Golding, Wm E to Louis E Kleban. Mathilda st, e s, 150 n 240th st. 50x100, and being lot 152 map No 223 (Westchester Co) of Washingtonville. P M. Prior mort \$—. June 13, 2 years. 5%. June 14, 1910. 15, 200
 *Gass, Frank to Wm H Weygandt. Ludlow av (6th st), n s, 305 w Olmstead av and being s ½ lot 129 map Unionport, 100x108. June 10, 3 years, 5½%. June 16, 1910. 3,500
 Gaffney, Anna F to Eliz T Byrne. 141st st. n s, 77 e Alexander av, old line, 20.1x100. May 1, due Nov 1, 1913, 5%. June 15, 1910. 3,000
 Gunnell, Wm H to Wm C Clarke. Popham av, s w cor Palisade

- 9:2304. 9:12304. 10:230 Gunnell 3.400

- 2877, 3,400 Gatti, Louise to TITLE GUARANTEE & TRUST CO. Stebbins av, w s. 482.10 n 167th st, 22.6x85.8x22.7x82.7. Building loan. June 14, 3 years, 6%, until completion of buildings and 5% thereafter. June 15, 1910. 10:2693. 3,500 Same to same. Stebbins av, w s, 415.3 n 167th st, 22.6x76.7x22.7x 73.7. Building loan. June 14, 3 years, 6%, until completion of building and 5% thereafter. June 15, 1910. 10:2693. 3,500 Same to same. Stebbins av, w s, 437.10 n 167th st, 22.6x79.7 x22.7x76.7. Building loan. June 14, 3 years, 6% until com-pletion of building and 5% thereafter. June 15, 1910. 10:2693. 3,500
- Same to same. Stebbins av, w s. 460.3 n 167th st, 22.6x82.7x22.8 x79.7. Building loan. June 14, 3 years. 6% until completion of building and 5% thereafter. June 15, 1910. 10:2693. 3,500 Goldberg, Jacob and Max Smith to Isaac Weil. Hewitt pl. w s. 135 n Macy pl. runs w 100 x n 5 x w 141.11 x n 40 x e 112.6 x n 5.5 x e 129.5 to pl x s 50.5 to beginning. Building loan. Prior mort \$14,000. Feb 3, due, &c, as per bond. June 10, 1910. 10:2688 and 2695. 30,000

- *Greene, Robt H to N Y Catholic Protectory, a corpn. Hoguet av, n e cor Unionport road, 200x138 to Protectory av x115.8x 231.5x21.4, and being lots 354 to 359 map No 1422. P M. June 3, 3 years, 5%. June 10, 1910. 3.780 Geoghegan, Patrick A to TITLE GUARANTEE & TRUST CO. Trinity av, e s, 200 s 156th st, 20x86.9x20.1x86.11. July 20, 1909, due, &c, as per bond. June 14, 1910. 10:2635. 5,500 Heitmann, Claus and John D Harder to GERMAN SAVINGS BANK. Freeman st, s s, 50 w Southern Boulevard, runs s 76.7 x s w 37.11 x n 81.11 to st x e 37.6 to beginning. June 14, 1910, 3 years, 442%. 11:2975. 25,000 Hooker, Edw C to Edgehill Terraces Co. Arlington av, e s, 60 s 230th st, runs s e 125 x s w 5 x n w 125 to av x n e 5 to be-ginning. P M. June 9, due Nov 1, 1915, 5%. June 14, 1910, 13:3407. 500 500
- 2500 st. P. M. June 9, due Nov 1, 1915, 5%. June 14, 1910 13:3407. 5 lietler, Josef with GERMAN SAVINGS BANK. Teasdale pl. No 589. Agreement changing interest dates. June 10, 1910, 10:2621 Hietler.

- 589. Agreement changing interest dates. June 10, 1910. 10:2621. nom
 Hylkema, Melle, of Hasbrouck Heights, N J, to Jerry Altieri Co. Crotona Park East, s e cor Wilkins av, No 1567, 39.10x100x 46.11x100.6. P M. Prior mort \$—. May 31, 3 years, 6%. June 10, 1910. 11:2938. 17,000
 Same to same. Crotona Park East, e s, 39.10 s Wilkins av, 40.1 x99.11x43.9x100. P M. Prior mort \$—. May 31, 3 years, 6%. June 10, 1910. 11:2938. 10,500
 Same to same. Crotona Park East, No 1444, e s, 79.11 s Wilkins av, 40.1x100.10x43.11x99.11. P M. Prior mort \$—. May 31, 3 years, 6%. June 10, 1910. 11:2938. 10,500
 Hylkema, Melle with Jerry Altieri Co. Wilkins av, No 1567, s e cor Crotona Park East, Nos 1444 and 1448. Agreement as to collection of rents to pay interest of 3 morts. June 3. June 11, 1910. 11:2938. nom
 Higgins & Co to Mary J Mitchell. Trinity av, w s, 100 s 163d st, 50x125. Prior mort \$45,000. June 9, due, &c, as per bond. June 10, 1910. 10:2631. 5,500
 Same to same. Same property. Certificate as to above mort. June 9. June 10, 1910. 10:2631.
 Heister, Bernhard to Fredk K Keller. Prospect av, s e cor 163d st, 33.7x100. June 15, 3 years, 5%. June 16, 1910. 10:2690. 45,000
 Isele, Amelia to Emelie Isele. Weeks av, w s, 56 n 173d st, 20x95.

- ele, Amelia to Emelie Isele. Weeks av, w s. 56 n 173d st. 20x95. Prior mort \$____. June 9, 1 year, 6%. June 13, 1910. 11:2793.
- 1,650 172d Johnson, Russel S to CITIZENS TRUST CO. of Utica, N Y. 172d st, s w cor Longfellow av, 50x100. Given as collateral security for \$6,000. June 6, due, &c, as per bond. June 13, 1910. for \$6,0 11:3000 6.000

- st, s w cor Longfellow av, 50x100. Given as collateral security for \$6,000. June 6, due, &c, as per bond. June 13, 1910. 11:3000. 6,000 Jacob (August) Construction Co to TITLE GUARANTEE & TRUST CO. Jackson av, s e cor 160th st, 54.2x87.6. Building loan. June 9, 5 years, 6% until completion of buildings and 5% there-after. June 13, 1910. 10:2647. 40,000 Same to same. Same property. Certificate as to above mort. June 9. June 13, 1910. 10:2647. 40,000 Same to same. Forest av, s w cor 160th st, 54.2x87.6. Building loan. June 9, 5 years, 6% until completion of buildings and 5% thereafter. June 13, 1910. 10:2647. 40,000 Same to same. Forest av, s w cor 160th st, 54.2x87.6. Building loan. June 9, 5 years, 6% until completion of buildings and 5% thereafter. June 13, 1910. 10:2647. 40,000 Same to same. Same property. Certificate as to above mort. June 9. June 13, 1910. 10:2647. 21,000 Same to same. Same property. Certificate as to above mort. June 9. June 13, 1910. 10:2647. 21,000 Kraus. Philippina to Manhattan Mortgage Co. Tiffany st, w s, 237.11 n 167th st, 25x125. Prior mort \$... June 16, 1910, due, &c, as per bond. 10:2706. 80,000 Koenig, Geo to Bronx Security & Brokerage Co. 3d av. No 3711, w s. 85.6 n 170th st, runs w 93.4 x n 25.6 x e 25.1 to 3d av x s 26.6 to beginning. June 10, due June 10, 1911, 6%. Re-re-corded from June 11, 1910. June 15, 1910. 11:2911, 9:2372. 200 *Krausch, Philip H to Geo Wildung. Walker av. n s. 125 w Channeey st, 25x90. June 15, 29 years, 6%. June 16, 1910. 1, 250 *Same to same. Walker av. n s. 100 w Channeey st, 25x90. June 15. 2 years, 6%. June 16, 1910. 1, 250 *Same to same. Walker av. n s. 100 w Channeey st, 25x90. June 15. 2 years, 6%. June 16, 1910. 1, 250 *Same to same. Walker av. n s. 100 w Channeey st, 25x90. June 15. 2 years, 6%. June 16, 1910. 1, 250 *Same to same. Walker av. n s. 100 w Channeey st, 25x90. June 15. 2 years, 6%. June 16, 1910. 1, 250 *Same to same. Walker av. n s. 100 w Channeey st, 25x90. June 15. 2 years, 6%. June 16, 1910. 1, 250 Kaiser, Mary, to Wm Eblin
- June 14, 1910. 11:2933. Koenig, George to Bronx Security & Brokerage Co. 3d av, No 3475, w s. abt 225 n 167th st, 25x140; 3d av, No 3711, w s. 85.6 n 170th st, runs w 93.5 x n 25.6 x e 25.1 to 3d av x s 26.6 to beginning. June 10, 1 year, 6%. June 11, 1910. 11:2911. 200
- Kanski, Lena to Chas P Hallock. Bryant av, Nos 1841 and 1843, w s. 21 s 176th st, runs s 126.6 x e 27.8 to w s of st x n along st 130.5 to beginning, except part for st. 1-7 part. All title. June 9, demand, 6%. June 10, 1910. 11:2998. 100
 Kugler, Bernard and Marres Vogel to Thos C Stephens. Washington av, w s, 75 n e 167th st, 25x89.11. June 8, 3 years, 5%. June 10, 1910. 9:2389. 750
 Same to Anna C Stephens. Washington av, w s, 50 n 167th st. 25x89.11. June 8, 3 years, 5%. June 10, 1910. 9:2389. 750
 Keller, Ernst to Central Mortgage Co. Katonah av, e s, 100 n 241st st, 2 lots, each 25x85. 2 morts, each \$4,250. June 1. 3 years, 5½%. June 10, 1910. 12:3390. 8,500
 *Kane, Mary to Bronx Security & Brokerage Co. Ellsworth av.

- *Kane, Mary to Bronx Security & Brokerage Co. Ellsworth av w s, 100 n Fairmount av, 50x100, and being lots 498 and 499 map (No 1275) Lohbauer Park. June 10, 1 year, 6%. June 499 map (No 11, 1910. 370
- Kwasniewski, Leo P to Jerome L Adler. 155th st, n s, 145 w Elton av, 25x100. Prior mort \$4,000. June 13, 1910, 1 year. 6%. 9:2377. 1,500
- Rwashewshi, Leo 1
 10 of former 1 Addel. 1990h st, 11 s, 149 w

 Elton av, 25x100. Prior mort \$4,000. June 13, 1910, 1 year.

 6%. 9:2377. 1,500

 Keane, Michael B to EAST RIVER SAVINGS INSTN. 174th st, s e cor Topping av, 100x75, except part for st and av. June 11, 5 years, 5%. June 13, 1910. 11:2790. 4,000

GUIDE

DIVILL

THE BIGGER THE BUILDING, THE GREATER THE SAVING Leading Architects and Engineers are specifying

EDISON CEMENT PORTLAN on their biggest work; for the same reason it pays on smaller work.

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- *Kaul, Gustav to Gustav Killenberg. Olmstead av, w s, 58 s Blackrock av, 25x100. P M. Prior mort \$3,300. June 10, 3 years, 6%. June 13, 1910.
 *Lechnyr, William to Cath C Hill. White Plains road, e s, lot 5 map (No 980 Westchester Co) of 93 lots in South Mt Vernon, 25x126.6x25x128.3 s s, except part for road. P M. June 8, 3 years, 5%. June 10, 1910.
 *Same to same. White Plains road, e s, lot 4 same map, 25x128.3 x25x130 s s, except part for av. P M. June 8, 3 years, 5%. June 10, 1910.
 *Same to same. Lots 245B, 246A and 246B map (No 1108B) sub-division portion of Penfield property. June 10, 1910, due, &c. as per, bond.

- as per bond. *Lawrence, Egbert V to Eureka Co-operative Savings & Loan Assn. Edison av, e s, 175 n Tremont road, 25x100. June 15, 1910, installs, 6%. Lyttle, Saml to LAWYERS TITLE INS & TRUST CO. Hoe av, s w cor Freeman st, runs w 100 x s 60.11 x e 36.1 x n 5.10 x e 63.9 to av x n 50 to beginning. June 14, 5 years, 5%. June 15, 1910. 11:2979. 64,000
- Mulvihill, Margt to Mary E Thorne. Clarke pl, s s, 239.9 e Jerome av, 25x100, except part for place. June 15, 1910, 3 years, 5%%. 11:2839. 5,500

- 11:2839. 5,500
 *Morabito, Domenico, of Boston, Mass, to Giuseppe Principato, of same place. Magenta st, n s, lot 191 map No 426 of building lots near Williamsbridge Station, 25x94.11. June 8, 6 months, 12%. June 15, 1910. note 300
 Molia, Luigi to Anna S Stemme et al, exrs John Stemme. Park-av late Vanderbilt av West, s w cor 183d st, 91.5x44.8x90.8x46. P
 M. June 14, 1 year, 5%. June 15, 1910. 11:3030. 4,000
 Meemor Realty Co to City Mortgage Co. Simpson st, e s, 188 s 167th st, 76x100. Building loan. June 15, demand, 6%. June 16, 1910. 10:2727. 48,000
 Same to same. Same property. Certificate as to above mort. June 15. June 16, 1910. 10:2727. 48,000
 Same to same. Same property. Cartificate as to above mort. June 15. June 16, 1910. 10:2727. 170th st, No 580, s s, 90.7 e Fulton av, runs s 109.8 x e 17.4 x n x n 65.10 to st x w 16.9 to beginning. P M. June 14, 1910, 3 years, 6%. 11:-2931.
- 90.7 e Fulton av, runs s 109.5 x e 11.4 x ff = x ff 0.676 to 11.-w 16.9 to beginning. P M. June 14, 1910, 3 years, 6%. 11:-2931. 1,500 Mazza, Louis to Emil N Sorgenfrei. Mapes av late Johnson av, s e s, abt 132 n 179th st and being lot 147 map East Tremont, 66x150, except part for Mapes av. P M. Prior mort \$4,000. June 11, 1 year, 6%. June 13, 1910. 11:3108. 3,500 Munson, Kath M wife Alban E to Thomas W Grimley. Davidson av, w s, 100 n 184th st, 50x100. June 13, 1910, due, &c, as per bond. 11:3199. 6,000 McMichael, Annie to HARLEM SAVINGS BANK. Union av, w s, 118.9 s 149th st, 18.9x100. June 13, 1910, 3 years, 5%. 10:2582. 2,750

- *Mang, Longin to Julius Heiderman. Gleason av. or 12th st, n s, at line bet lots 325 and 326, runs n 108 x w 25 x s 108 to av. x e 25 to beginning, being part of lot 325 map Unionport, 25x 108. June 11, due July 1, 1912, 6%. June 13, 1910. 500
 Miller, John to John W Curran. Weeks av, e s, 75 n 175th st, 91.9x96.9x73.7x95. P M. June 9, due Feb 15, 1911, 5½%. June 10, 1910. 11:2800. 2,500
- June 10, 1910. 11:2800. 2,500 *Murphy, Michl J to N Y Catholic Protectory, a corpn. Union-port road, w s, abt 58 n w Storrow st, 58.4x138.7 to Gray st x50x168.7, and being lots 5 and 6 map No 1422. P M. June 3, 3 years, 5%. June 10, 1910. 1.452.50 *Melrose Realty Co to Maria C Farinella. 4th av, w s, 78 n 213th st, 26x106x—x114, and being lot 183 map property Wm F Duncan at Williamsbridge. P M. June 9, 3 years, 6%. June 10, 1910. 750

- 10, 1910.
 750

 M F Construction Co to City Mortgage Co. Wilkins av, e s, 380
 750

 n 170th st, 120x100.
 Building loan.
 June 7, demand, 6%.

 June 10, 1910.
 11:2966.
 81,000

 Same to same.
 Same property.
 Certificate as to above mort.

 June 8.
 June 10, 1910.
 11:2966.

 *Mulvaney, Henry P to estate of Lawrence Delmour.
 Tier av, n s,

 100 w North st, 100x380 to high water mark Eastchester Bay
 2,400

 x102.11x408.
 June 6, due May 25, 1911, 6%.
 June 10, 1910.
- Mulligan (Thomas) Construction Co to Century Mortgage Co. Eagle av. e s. 25 s Terrace pl, runs s to pt 75.7 s Terrace pl x e 100 x n 50.4 x w 100 to beginning. June 6, 3 years, 5%. June 10, 1910. 10:2623. 40,000 Same to same. Same property. Certificate as to above mort. June 10, 1910. 10:2623.
- June 10, 1910. 10:2623. Mountain Construction Co to Wm V Simpson. 165th st, s e.cor College av, runs e 27 x s 28.1 x n 0.7 x s 50.11 x w 26 to College av x n 77.3. Prior mort \$19,000. June 10, due, &c, as per bond. June 11, 1910. 9:2432. Same to same. Same property. Certificate as to above mort. June 10. June 11, 1910. 9:2432. *Nyman, Erik G to New York & Suburban Co-operative Bldg & Loan Assn. Amundson av, e s, 125 s Nelson av, 25x100. June 11, installs, 6%. June 13, 1910. 7,50
- 3.009
- 7,500

- Noonan & Price Co, Inc. to Edwin De Voe and ano exrs Smith De Voe. West Farms road late road leading from West Farms to Hunts Point, e s, 189.9 n 174th st, runs e to Bronx River x n 100 x w to said road x s 100 to beginning. P M. June 15, 3 years, 5%. June 16, 1910. 13:3020. 3,300 Olsen, Ole H to Robt L Wensley trustee Rachel A Elting. Cro-tona Park East, s s, 325.5 w Suburban pl, runs e 50.5 x s 86.1 x n w 99.10 to beginning. June 15, 1910, due Oct 1, 1911, 5%. 11:2939. 6,400
- x n w 99.10 to beginning. June 15, 1910, due Oct 1, 1911, 5%. 11:2939.
 O'Connor, Michael J to James E Dougherty. Marmion av, w s, 100 s 175th st, 46.6x96. P M. June 14, due, &c, as per bond. June 16, 1910. 11:2952.
 Pertgen, Tillie wife Philip to Bridget Haran. 176th st, s s, 90 w Monroe av, 50x125. June 10, 1910, 5 years, 5%. 11:2800. 9,000
 *Russhon, Annie to N Y & Suburban Co-operative Building & Loan Assn. Lot 10 blk 53 map (No 1163) Sec "C" of Edenwald. Subordination agreement. May 26. June 13, 1910. nom
 *Rotando, John to Wm W Penfield. Fulton av, e s, abt 231 s 240th st, 33x151 and being lot 108 map Washingtonville. Prior mort \$3,500. June 9, 1 year, 6%. June 13, 1910. 600
 *Rotando, John to Wm W Penfield. Fulton av, e s, abt 231 s 240th st, 33x151, and being lot 108 map Washingtonville. Apr 16, 2 years, 6%. June 13, 1910. 700
 *Same to same. Mathilda av, ws, 200 n 240th st, 50x100, and being lot 209 same map. June 9, 1 year, 6%. June 13, 1910. 500
 Reid, Albert to TITLE GUARANTEE & TRUST CO. Union av, No 706, e s, 25 n 155th st, 20.10x92.6x20.10x92.4. June 6, due, &c, as per bond. June 14, 1910. 10:2675. 8,000
 Reid, Albert to Thomas Palmer. Union av, No 706, e s, 25 n 155th st, 20.10x92.4. Prior mort \$8,000. June 14, 1910. 10:2675. 3,500
 Reid, Albert to Thomas Palmer. Union av, No 706, e s, 25 n 155th st, 20.10x92.4. Prior mort \$8,000. June 14, 1910. 10:2675. 3,500
 Roth Construction Co to Adolph Bloch and ano. Tintcn av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 to Tinton av x s 75 to beginning. Prior mort \$43,-000. June 13, due Aug 15, 1910, 6%. June 16, 1910. 10:2655. 1,500

- Same to same. Same property. Certificate as to above mort. June 16, 1910, 10:2655. Rohman, Regina and Ray Maisel to Isaac L Kip and ano, exrs, &c, Cornelia B Kip. Brown pl, n e cor 136th st, 50x90. June 13, 3 years, 5%. June 16, 1910. 9:2264. Same and Greenwich Mortgage Co and Thos J Morrow with same. Same property. Subordination agreement. June 13. June 16, 1910. 9:2264. Rohman Regina and Ray Maisel to same. Brown educed to the same property.
- nom 50 p Rohman, Regina and Ray Maisel to same. Brown pl, e s, 50 r 136th st, 50x90. June 13, 3 years, 5%. June 16, 1910. 9:2264
- 34,000
- Same and Greenwich Mortgage Co and Thos J Morrow with same. Same property. Subordination agreement. June 13. June 16, 1910. 9:2264.

- Same and Greenwich Mortgage Co and Thos J Morrow with same. Same property. Subordination agreement. June 13. June 16, 1910. 9:2264.
 *Reynolds, Daniel to NORTH SIDE SAVINGS BANK. 217th st late 3d st, n s, 455 e 4th av or at c 1 lot 290, runs e 24.9 x n 114.3 x w 24.9 x s 114.3 to beginning, being part of lot 290 map Wakefield. June 15, 1 year, 5%. June 16, 1910. 4,000
 *Same to same. 217th st late 3d st, n s, 305 w 5th av, 24.9 e c 1 lot 290, 25.4x114.3, being part of lot 290 same map. June 15, 1 year, 5%. June 16, 1910. 4,000
 *Sitber, Rachel to Arthur J Mace and ano exrs Malinda G Mace. Sheil st, s s, 100 e Tilden av, and being lot S52 map Lacconia Park, 25x100. P M. Apr 26, 3 years, 6%. June 16, 1910. 225
 Simpson Construction Co to EMPIRE CITY SAVINGS BANK. Simpson st, e s, 241.10 n Westchester av, 40x100. June 16, 1910, 3 years, 5%. 10:2727. 33,000
 Same to same. Same property. Certificate as to above mort. June 16, 1910. 10:2727.
 Simpson Construction Co to Chas Riley. Simpson st, No 1072, e s, 241.10 n Westchester av, 40x100. June 16, 1910, 1 year, 6%. 10:2727. 4,000
 Same to same. Same property. Certificate as to above mort. June 16, 1910. 10:2727.
 Same to same. Same property. Certificate as to above mort. June 16, 1910. 10:2727.
 *Sheehan, Mary A to David Heck. McGraw av, s s, 56 e Beach av, and being lot 29 map 370 lots McGraw Est, 25x100. P M. June 15, 59 years, 6%. June 16, 1910. 18,000
 *Stantoa, John J to BRONX SAVINGS BANK. Taylor st, e s, 300 s Columbus av, 2 lots, each 25x100, except part for st. Two morts, each 85,000. June 15, 1910. 3 years, 5%. 10,0000
 *Schulz, Fredk to Margt Boosmann. 1st st, s s, 263.7 e Av B, runs s 44.4 x e 63.11 x n 53 to st x w 63.5 to beginning; Unionport. P. M. June 13, due, &c, as per bond. June 15, 1910. 2,2500
 *Smith, John T to Lydia A Spencer. White Plains road, e s, abt 149 s 237th st, and being lots 13 and 14 blk 3 map (No 1086) land Whitehall Realty Co



AND GUIDE

READED

Schmitz, Emily to Anna K Baetz. Bryant av, s e s, 131.7 s 179th st, 30x56.10x30x55.11. P M. June 14, 1910, 3 years, 5%. 5,500 11:3136

1342

- June 10, 3 3,500
- 11:3136. 5,50 Smith, John T to Lydia A Spencer. Lots 17 and 18 map (No 1095) 163 lots estate Mary Jane Radway. P M. June 10, 3 years, 6%. June 11, 1910. 3,56 teen, Joseph, of Brooklyn, N Y, to Geo H Janss. Webster av, n e cor 182d st, runs n 100.1 x e to Park av x s 100 to st x w 179 to beginning. June 9, due Aug 9, 1910, 6%. June 10, 1910. 1,500 11:3030
- Smyth, Hugh D of Brooklyn, N Y, to Mary A McDonald. Valen-tine av, e s, 176.5 n 184th st, 100.1x115. P M. Prior mort \$6,500. May 10, due June 1, 1913, 5%. June 10, 1910. 11:3147.
- Smyth, Hugh D, of Brooklyn, N Y, to GLOBE & RUTGERS FIRE INS CO. Valentine av. e s, 176.5 n 184th st, 100.1x115. P M. May 10, due June 1, 1913, 5%. June 10, 1910. 11:3147. 6,500 Trask Building Co to City Mortgage Co. Southern Boulevard, s e cor 174th st, 50x100. Building loan. June 8, demand, 6%. June 10, 1910. 11:2983. 55,000
- Same
- 17.000
- 10, 1910. 11:2983. June 10 and June 8, demand, 6%. June 55,00 ame to same. Same property. Certificate as to above mort. June 10, 1910. 11:2983. The Brook, Frank A to Wm L Condit et al trustees Josephine L Peyton. Lyman pl, e.s, 85.8 n Stebbins av, runs e 71.11 to e.s Stebbins av x n e 17.3 x n 20 x w 83.1 to pl x s 33.4 to begin-ning. June 9, 3 years, 5%. June 10, 1910. 11:2970. 17,00 ame to Bertel Realty Co. Lyman pl, e.s, at n w s Stebbins av, runs n 152.7 x e 129 to Stebbins av x s w 197.9 to beginning. Prior mort \$67,500. June 9, demand, 5%. June 10, 1910. 11:2970. 7,50 B Construction Co to Beni F. Jackson. Sectored 10, 17,00 Same
- 7,50 172d
- 11:2970. 7.50 V B Construction Co to Benj F Jackson. Seabury pl, s e cor 172d st, 50x100, and being lots 119 and 120 map No 1100 of 300 lots controlled by Henry Morgenthau. Certificate as to mort for \$11,000. May 27. June 14, 1910. 11:2977, 2966 and 2967. V B Construction Co to Alonzo Jackson. Seabury pl, s e cor 172d st, 50x100, and being lots 119 and 120 map No 1100 of 300 lots controlled by Henry Morgenthau. P M. Prior mort \$_____. May 27, due Dec 1, 1910, 6%. June 14, 1910. 11:2977, 2966 and 2967. ______400
- 27, due Dec 1, 1910, 6%. June 14, 1910. 11:2977, 2966 and 2967. 4,000 Same to same. Same property. Prior mort \$----. May 27, due Dec 1, 1910, 6%. June 14, 1910. 11:2977, 2966 and 2967. 11,000 Vogel, Abraham H with Anna C Stephens. Washington av, w s, 50 n 167th st, 25x89.11. Subordination agreement. June 7, June 10, 1910. 9:2389. nom

JUDGMENTS IN FORECLOSURE

SUITS.

- June 9. 113th st, No 77 East. Kenyon Fortesque agt Benjamin Fishman et al; Murray, Bennett & Ingersoll, att'ys; Saul J Baron, ref. (Amt due, \$20,118.89.) Willis av. No 370. Elsie H Schenkberg agt Ger-trude I Grummon; Bowers & Sands, at'ys; Maurice B Blumenthal, ref. (Amt due, \$9,-33750.) 187th st, s e cor Crescent av, 71x107.10. Jean-nette C Rogers agt James T Ferris et al; Frederic W Frost, att'y; Lawrence E Sexton, ref. (Amt due, \$2,053.85.) 187th st, s s, lot 54, map of property of S Cambreleng et al at Fordham; Walter Grant agt James T Ferris et al; Frederic W Frost, att'y; Lawrence E Sexton, ref. (Amt due, \$2,621.36.) June 10. June 9.

June 10.

- 70th st, s s, 286 e Av A, 37x100.5. State Investing Co agt Abraham Weinberg et al; Bowers & Sands, att'ys; Lewis A Abrams, ref. (Amt due, \$7,726.75.)
 70th st, s s, 175 e Av A, 37x100.5. Same agt Louvre Realty Co; same att'y; Michael J Mul-queen, ref. (Amt due, \$8,452.73.)
- - June 11.
- June 11.
 Topping av, e s, 195 s 175th st, 20x95. Louise Hammer agt Rasha Arnold; Michael J Sullivan, att'y; James A Farrell, ref. (Amt due, \$8,817.76.)
 Sth st, s s, east part of lot 689, map of Village of Wakefield, Bronx; Wm B Hobby agt Peter Kieran et al; Samuel Keller, att'y; Geo F Roesch, ref. (Amt due, \$3,148.50.)
 Hoth st, n s, 266.8 w 2d av, 41.8x100.11. Lawyers Mortgage Co agt Hyman Romm; Action No 1; Cary & Carroll, att'ys; Maurice B Blumenthal, ref. (Amt due, \$44,560.80.)
 Hoth st, n s, 308.4 w 2d av, 41.8x100.11. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$44,523.87.)
 Hth st, n s, 455 e Av B, 25x108, Bronx. Francis E Sullivan agt Caroline Keller et al; Action No 1; Joshua M Fiero, att'y; Henry J Goldsmith, ref. (Amt due, \$2,617.08.)
 Hth st, n s, 505 e Av B, 25x100, Bronx. Same agt same; Action No 2; same att'y; Sidney Rossman, ref. (Amt due, \$2,092.66.)

June 13.

- Read st, Washington st, Duane st and West st, entire block. Edward Roche agt Reade-Duane Cold Storage agt Ver Planck, Prince & Flan-ders, att'ys; James A Foley, ref. (Amt due, \$210,348.33.) 109th st, s s, 100 w 1st av, 9.2x-x10x-. Smith Ely agt Joseph Robert; Smith & Simpson, att'ys; Chas F MacLean, ref. (Amt due, \$713.88.)

June 14.

Kelly st, w s, 114.5 n 167th st, 25.8x64.10x27.5 x74.7. Rose Reilly agt James C Gaffney; Ar-rowsmith & Dunn, att'ys; Charles Brandt, ref. (Amt due, \$5,295.35.)

Same with Thomas C Stephens. Washington av, w s, 75 n 167th st, 25x89.11. Subordination agreement. June 7. June 10, 1910. 9:2389. nom

June 18, 1910

- 9.2589.
 nom

 Wagner, Gottfried with John Welply. Eagle av, No 665. Extension of \$5,000 mort until July 31, 1915, at 5½%. June 15, 1910.
 nom

 10:2617.
 nom

 *Wagner, Joseph to Peter Duncan. Westchester av, s w cor Castle
 nom

 Hill av, 23.11x117x53.10x130.7. P M. June 14, 1 year, 5%.
 June 15, 1910.
- June 15, 1910. *Wanner, Julius and Peter F to DOLLAR SAVINGS BANK. 237th st, n s, 28.3 w Furman av, 24.3x110x24x103.11. June 13, 1910, 3 3,000 Nan., s, 28. st, n s, 28.
- years, 5%.
 3,000

 *Same to same.
 237th st, n s, 52.6 w Furman av, 24.3x110.2x24x

 110.
 June 13, 1910, 3 years, 5%.

 100.
 Wendover-Bronx Co to Benj Silverman et al.

 3d av, n w cor
 170th st, 57.10x91.7x—x87.9. P M. June 9, 3 years, 5%.

 10, 1910.
 11:2911.
- Wahlig (Frank A) Co to North American Mortgage Co.
 Prospect

 av, e s, 450.10 n Tremont av, late 177th st, 79.1 to 179th st

 x150.3x78.11x150.3.
 June 10, due May 23, 1911, 6%.

 June 11, 1910.
 11:3106.
- Same to same. Same property. Certificate as to above mort. June 10. June 11, 1910. 11:3106. Wood, Henry R with Emil Mayer. Macy pl, No 879. Extension of \$8,000 mort until May 1, 1913, at 5%. Apr 23. June 10. 1910. 10:2695. not nom

- 1910. 10:2695. nom
 Wenigmann Construction Co to Bronx Investment Co. 166th st, s w cor Clay av, runs w 201.9 to Teller av x s 93 x e 103.4 x n 54 x e 100 to Clay av x n 38.11 to beginning. Building loan. June 14, 1910, due Feb 1, 1911, 6%. 9:2428. 105,000
 Same to same. Same property. Certificate as to above mort. June 13. June 14, 1910. 9:2428.
 Werrick, Augusta K with Joseph Steen. 183d st, n s, 325 w Webster av, 25x100.9x25x99.9. Extension of \$8,000 mort until June 7, 1913, at 5%. June 7. June 13, 1910. 11:3143. nom
 Zibelin, Fredk to Frank Guenther. Broadway, w s. s Mosholu av, and being lot 18 blk 1 map No 892 of Sheridan & Segrave. P M. June 9, 1910, 5 years, 5%. 13:3421. Corrects error in last issure when grantor was Frank Gunther. 2,000
 Ziegel, Beatrice S B with S F Myers Realty Co. Teller av, w s,

Ziegel, Beatrice S B with S F Myers Realty Co. Teller av, w s, 139.6 n 165th st, 20x100. Extension of \$8,000 mort until July 1, 1913, at 5%. June 9. June 16, 1910. 9:2433. no

nom

June 13.

- 237th st, n w cor Katonah av, 85x75. Willie L Brown agt Hibbert C Simmonds et al; att'y, C B Augustine.
 164th st, s e cor Washington av, 200x100. Lewis S Davis agt Harris Bernstein et al; att'ys, Moss, Laimbeer, Marcus & Wels.

June 14.

- 7th st, No 291 East. Melvina S Dennett et a agt Jacob S Gluck et al; att'ys, Man & Man 86th st, Nos 148 to 152 East. 110th st, n s, 375 e 7th av, 150x70.11, two ac-tions
- 110th st, n S, 515 e tur at, Louis at, Louis at, tons.
 Equitable Life Assurance Society of the U.S agt Harry L Toplitz et al; amended; att'ys, Alexander & Green.
 St Nicholas pl, e s, 174.1 s 153d st, 75x100.
 Chelsea Realty Co agt Mica Construction Co et al; att'y, W F Clare.
 142d st, No 291 West. Jonas Weil et al agt Anna Goldstein et al; amended; att'ys, Malcolm & Sundheimer.

- June 15. 117th st, Nos 523 to 529 East; two actions. Walter T Kohn agt Louvre Realty Co et al; att'ys, J A Kohn. 120th st, s s, 110.10 e 4th av, 20.10x100.10. German Savings Bank in the City of N Y agt Chas W Bauschat et al; amended; att'y, A Roelker, Jr.
 - June 16.
- June 16. Home st, s s, lot 26, map of 145 lots, being part of Fox Estate, 23d Ward. Margaret M Nu-gent et al agt Thomas J Mooney et al; att'y, J E Duffy. Park View Terrace, e s, 200 n Wellesley st, 125x 125. 'James H Young agt Israel Beck et al; att'y, J C Thomson. Oliver st, No 45. Banned Friend agt Julius A Lowenstein et al; att'ys, Kantrowitz & Es-berg.
- berg.

June 17.

- June 17. Broome st, No 70. Jonas Weil et al agt Joseph Rothman et al; att'y, M Sundheimer. 143d st, n s, 112.10 e Lenox av, 47.2x99.11. Phebe W McConihe agt Lenox Storage Ware-house Co et al; att'y, W McConihe. Madison av, No 1441. Elizabeth M O'Reilly agt Wm S Hofstatter et al; att'ys, Boyle, Egan & O'Reilly. 76th st, No 226 East. Benjamin Schmeidler agt Abraham Rudofsky et al; att'y, W M Golden, Jr. 76th st, No 228 East. Henry Schmeidler agt same; att'y, W M Golden, Jr. 64th st, No 230 East. Leopold Hellinger agt Simon Lefkowitz et al; att'y, S Hellinger. 7eller av, s w cor 168th st, runs s 582.6 x 275 x s 100 to 167th st, x w 125.3 to Findlay av, x n 685.10 x e 200 to beg. Frederick A Wurz-bach agt Mary A B Schneider et al; att'y, R H Bergman. Grant av, e s. 186.8 n 164th st. 20x112.1. Mary
- x n 685.10 x e 200 to beg. Frederick A Wurzbach agt Mary A B Schneider et al; att'y, R H Bergman.
 Grant av, e s, 136.8 n 164th st, 20x112.1. Mary C Conroy agt John Somerville et al; att'y, J L Clare.
 Walton av, w s. 228 s 183d st, 20x95; John H Knoeppel agt Bedford Park Construction Co; att'y, H C Knoeppel.
 Walton av, w s, 248 s 183d st, 20x95; Paul J Baumgarten agt same; att'y R J Knoeppel.

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June 15. 80th st, No 226 East. George Ehret agt Ellen Egan; Edward M Burghard, att'y; Royal E T Riggs, ref. (Amt due, \$16,665.53.)

LIS PENDENS.

June 11.

120th st, No 153 West. State Bank agt Charles Friedman et al; notice of levy; att'y, W Chil-vers.

June 13.

- June 13. Lenox av, No 24. Nicholas Rubenstein agt Abraham Eisenstein et al; action to declare trust; att'ys, Altkrug & Kahn. Grand st, Nos 258 & 260, ½ part. Rhoda Rieser agt Morris Weinstein et al; action to deter-mine right, &c; att'ys, Winthrop & Stimson. 65th st, No 29 West. William McGowan agt Rachel Rosenblum; action to enforce lien; att'y, R J Mahon. Elton av, w s, 49 n 158th st, 50x100. Adolph C Hottenroth et al agt Catherine Eberle et al; action to satisfy claim, &c; att'y, W C Shep-perd. June 14.

- June 14.

June 14. 24th st, No 415 West. 21st st, No 353 West. James A Butler agt Wm H G Butler et al; partition; att'y, T S Ormiston. 147th st, n s, 50 w Leggett av, 25x100. James A Nugent Jr agt Mary Nugent et al; partition; att'y, E D Minem. June 15. 83d st, s s, 198 w Av B, 25x102.2. 83d st, s s, 148 w Av B, 25x102.2. 83d st, s s, 148 w Av B, 25x100.25x100. Elizabeth Rastelter et al agt John C Hoen-ninger exr et al; action to declare will void; att'y, A P Wagener. Stanton st, No 84; Mary A Gifford agt Ernest G Deltz et al; partition; att'y, P J Everett. June 16.

- - June 16.
- 12th st, No 413 East. Antonio D'Onofrio agt Giovanni Di Bellis; notice of levy; att'ys, Vitale & Vitale.

June 17. No Lis Pendens filed this day.

FORECLOSURE SUITS. June 11. Front st, No 124. Carrie Kauffmann agt Harry L Toplitz et al; att'y, E Jacobs. 9th av, s w cor 3d st, 100x57, Bronx. Rosa B R Heintz agt Thomas F Tressel, exr, &c et al; att'y, G Frey. Lexington av, e s, 20 n 31st st, 96.6x85.5xirreg. Geo B Post Jr agt Yosta Rosenberg et al; att'ys, Rollins & Rollins. Goerck st, No 11. Norman L Archer agt Eman-uel Lowinson et al; att'ys, Davis & Kaufmann. 133d st, n s, 120 w 7th av, 20x90.11. John T Willets et al agt Pauline Doctor et al; att'y, W M Powell.

June 18, 1910

RECORD AND GUIDE

PORTLAND CEMENT **30 BROAD STREET, NEW YORK**

JUDGMENTS

In these lists of Judgments the names alpha-betically arranged and which are first on each line are those of the judgment debtor. The let-ter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

June et al.. ..117.91 54.70 15 Bergman, Henry—Title Guarantee & Tru Co......

17 Bunner, Albert D. Communication and Strain and Strai

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44 54 13 Cohn, Rowena H & Albert L-H Barda $\frac{14}{15}$ 15 15 Caldor, Schoma-C F Larzelere...... 15 Candee, Frederick R-G P Sherwood & 15 Cosgrove, Patrick J & William* et al-the same 15 Eaton, Geo T-A L Aste......costs, 138.87 16 Elfenbein, Louis A-Bishop & Babcock Co. 241 20 50.89

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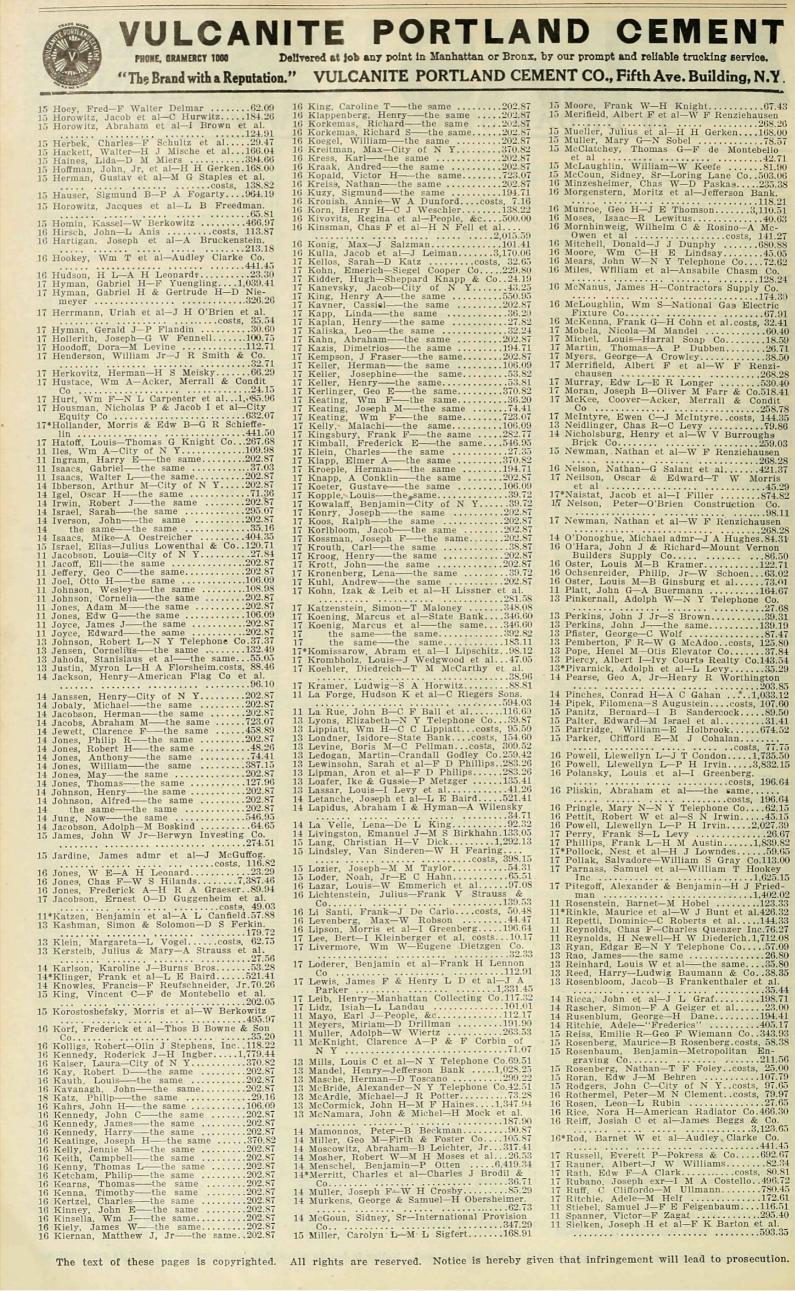
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MEUUND AND GUIDE

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect. E. THIELE, Sole Agent, 99 John St., New York.

1,140

11 Saunders, Alfred—A Kuester et al....252.95 11 Stewart, Susie H et al—G R Hawes..3,749.41 11 Straus, Mary R—Brooklyn Heights R R Co. 13 Stein, Finip et al.—the same same and the same set of the set of 14 von Bodie, Edward-Michaelis & Rohman. 129.69 14 Van Dyke, Benjamin C et al-E T Platt....

CORPORATIONS.

 13
 the same—N Coleman et al
231.33

 13
 Waterloo Printing Co-Hoagland Adams Co.

 95.04

 13 Central Park North & East River R R Co M Finnie N Ycosts, 553.85 13 Continental Biscuit Co-G Ecken.....costs, 89.80 13 Illinois Surety Co-L M Isaacs et al.....costs, 66.35 13 Liberman Dairy Co-W Tandet605.82

14 Century Bank of the City of N Y-C S Lipp-

SATISFIED JUDGMENTS.

June 11, 13, 14, 15, 16 and 17.

Dvorsetz, Benjamin-H Hausman. 1909.

Elastic in its nature, can be applied with 25 per **KING'S WINDSOR CEMENT** cent. less labor and has 121/2 per cent. more cov= ering capacity than any other similar material. For PLASTERING WALLS AND CEILINGS J. B. KING & CO., 17 State St., N. Y.

Dumont, Pierre D et al-Empire Trust Co. 1910

Reilly, Wm D—P F Devine, 1910, ..., 114,72 Rosenthal, Louis—T W Morris et al. 1910, ..., 10,03 Rodgers, Wm J—City of N Y, 1898, ..., 10,00 Robertson, Joseph, Jr—J J B Robertson, 1910, 107,57

Sullivan, Timothy D et al-P H Devine, 1910.
Same—same. 1910
Same—same. 1910
Same—same. 1910
Societa di Mutuo Soccoiso Alpini Abruzzeni
of N Y-N Aloisi. 1910
Tynberg, Sieg, Jr-K J Klein, 1910
Uhlfelder, Simon et al-Bunt & Son, 1910,442.32
Walsh, Robert et al-F K Porter, 1902100.21
Williams, John M et al-C D Williams, 1909.

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THEOUTED AND OUTED



Werner, Louis F-W Suydam et al. 1902. Weiner, John et al-I Lerman. 1910......135.08 Young, James C-Bank of America. 1909.4,840.89

CORPORATIONS. American Surety Co of N Y et al-R L Cerero N

¹Vacated by order of Court. ²Satisfied on ap-eal. ³Released. ⁴Reversed. ⁵Satisfied by exe-ution. ⁶Annulled and vold. peal. cution.

MECHANICS' LIENS

June 11.

June 14. 73—Hill av, w s, 300 s Jefferson av, 25x100. Herman Masche agt Matens Zuck.....264.10 74—Greenwich st, Nos 547 & 549. Freden-berg & Lounsbury agt Becker Realty Co.384.75 75—Maple av, e s, 100 s 215th st, 25x100. Toby Larocca et al agt Co-operative Construction Co of Williamsbridge and Luciano Minutillo. 43.90

88—Sedgwick av, No 2503. Ruben Silverstein agt Frank Davis & Howard B Jackson. 154.00
89—189th st, n s, whole front between Cambre-leng av and Beaumont av, 200x25. Clyde F Howes agt Bedford Park Construction Co. gt Beule. June 16.

BUILDING LOAN CONTRACTS.

June 11.

June 14. Seabury pl, s e cor 172d st, 50x100. Ben-jamin F Jackson loans V B Construction Co to erect a 5-sty apartment; 2 payments.11,000 Rosewood st, n s, between White Plains rd and Elm st, 50.3x irreg. Geo P Laible loans Corti Building Co to erect two 2-sty dwell-ings; 6 payments9,000 175th st, n s, 175 e Walton av, 80.11x116.4x irreg. Excelsior Mortgage Co loans Edmond-son Construction Co to erect three 1-family detached dwellings; 6 payments9,000 166th st, s s, whole front between Teller and Clay avs, 201.9x irreg. Bronx Investment Co loans Wenigmann Construction Co to erect a 5-sty building; 6 payments....105,000 June 15. 23d st, s s, 175 e 7th av, 22.6x98.9. Samuel

June 15. 23d st, s s, 175 e 7th av, 22.6x98.9. Samuel Heyman loans Mentor Realty Co to erect a 7-sty store and lofts; - payments....38,000 21st st, Nos 132 & 134 West. Rexton Realty Co loans Geo W Vause to erect a 12-sty commercial building; 12 payments....102,000 30th st, Nos 139 & 141 East. Michael F Loughman loans Mrs Louise A Phillips to erect a - sty building; 11 payments....70,000 4th av, s e cor 24th st, 98,9x100x irreg. Metropolitan Life Ins Co loans Braender Building & Construction Co to erect a 20-sty office building; S payments.....1,150,000 June 16.

June 17.

SATISFIED MECHANICS' LIENS.

June 11.

No Satisfied Mechanics Liens filed this day. June 13.

June 14.

June 15.

June 15. Anthony av, e s, 178 s 173d st. Frank Del Balso agt Anthony Avenue Construction Co et al. (June 10, 1910).....5,243.62 Broadway, n w cor 90th st. Jeffy Fire Hose Rack Co agt A C & M Hall et al. (March 26, 1910).....192.00 Park av, No 1261. Bernard J Reynolds agt Betty Sugar et al. (June 10, 1909)....23.90 June 16.

ATTACHMENTS.

June 9.

No attachments led this day. June 10.

June 10. Carcanda, Basilios & Photois; Minot, Hooper & Co; \$17,153.42; James, Schell & Elkus. June 11. Seager, Sophie G et al; J C Seager; \$5,450.35; Ruebsamen & Yuzzolino. Morison, Andrew P; Simpson, Pearce & Co; \$3,849.46; Crocker & Wickes. June 13. Arundel-Bell, Samuel H; North America Indian; \$1.277; Morris & Plante. Baker, John H et al; Frank Mery; \$1,001.35; Culver & Whittlesey. June 14

June 14.

No attachments filed this day. June 15.

Federal-Huber Co; Geo F Neidlinger; \$1,883.89; D McLean: Greek Currant Co; Frank W Jackson; \$7,189.02; Olcott, Gruber, Bonyuage & McManus. Puccio, Francesco; Santi Amoroso Fruit Co; \$2,313.04; Hays, Hershfield & Wolf.

CHATTEL MORTGAGES.

June 9, 10, 11, 13, 14 and 15.

Johansen, Alfred. Northeast cor of 149th st and Park av. Ed C Barbig. Steam Heating plant. \$\$25 Wohn, Frederick. 495 East 167th st. Geo Wohn. Plumbing Fixtures. 500 Weiss, Pauline. 57 Warren st., A B C Elec-tric E Co. Contract. (R) 120

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