

REAL ESTATE RECORD AND BUILDERS' GUIDE

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THE alterations in the general business situation that have been taking place since the beginning of the year have all been by way of improvements. If the conditions which had prevailed during the last part of 1909 had not been checked, the country would sometime during the current year have run upon the rocks of a panic. The high cost of living, the high prices of commodities, the dwindling exports, the enormous expansion of business and credit—these conditions would assuredly have resulted eventually in the dangerous collapse of the top-heavy structure of prosperity and a prolonged period of industrial depression. But since the first of the year the speculative movement in stocks has collapsed, and the general credit situation has been relieved thereby. Stocks have become cheap; but they have become cheap enough to stimulate a moderate amount of investment buying. Capital has been released for necessary business purposes and business expansion has suffered a wholesome check. The small exports and the large imports continue and, so long as they continue, are bound to constitute a drain on the immediate resources of the financial community. In all probability the large exports will remain a feature of American foreign trade, but with the coming of spring it is probable that prices of commodities will be reduced to a point low enough to stimulate an effectual foreign demand, and if the crops of 1910 are as large as the increased acreage promises, the country should be able to command during the latter part of the year a larger credit balance in the European financial centres. The situation has not by any means been relieved of all of its dangerous aspects, chiefly because the country is still living at too high a rate, but at any rate there seems to be a good chance that the process of deliberately re-creating panic conditions has been checked. All of these changes in the general condition should help the real estate market. What real estate needs above everything else is an easy money market and a sound general business condition; and the first of these needs at least has been satisfied for many months to come. Stocks are not so cheap as to cause a rush of capital into Wall Street, and they are not so dear as to strain credit. The improvement in investment conditions will have its effect not only upon bonds and mortgages, but upon improved real estate. The daily reports indicate, indeed, the existence at the present time of an excellent demand for this class of realty, and it must continue as a condition of a persistence of that very considerable building movement in Manhattan borough. The way in which that movement maintains the high level of last year is very extraordinary.

THE large attendance at the dinner of the Real Estate Board of Brokers, and the excellent feeling manifested by the attendance are an encouraging augury for the better organization of the real estate interests of New York. It cannot be too frequently repeated that what the imperative interest of real estate demands is that property owners should get together and make their influence felt, BOTH AT THE CITY HALL and at ALBANY; and no association of people connected in any way with real estate has helped more to make property owners realize their common needs and dangers than has the Board of Brokers. The speeches made upon the occasion of their annual dinner afforded the best existing means of expressing the demands and the grievances of real estate owners, and at the dinner last Wednesday night the opportunity was turned to excellent account. The

two aspects of the official policy of the city in which real estate is most interested are, in the first place, some relief from the excessive burdens of taxation and from the vexatious use of the police powers of the State and, in the second place, some arrangement at the earliest possible date of a comprehensive plan of rapid transit improvement. In relation to taxation the brokers were addressed by Tax Commissioner Purdy, who made an able plea for the abandonment of the general property tax. Everything which Mr. Purdy said about the injustice and inexpediency of this tax is unquestionably true, but no matter how unjust it may be in its application, it is impossible for real property owners to be very enthusiastic about its abandonment just at present. During the past two years the tax burdens of New York real estate have been increased by about \$25,000,000, and this increase has taken place at a time when conditions have prevented any considerable shifting of this burden upon the shoulders of tenants. In the case of certain classes of expensive property rents have been increased, but throughout the residential districts, rentals have been stationary. To have another \$6,000,000 added to this burden is a prospect that does not appeal at all to ordinary property owners, particularly in view of the fact that the increase in assessed valuation is not sufficient to provide for the increase in the ordinary expenses of the city. Real estate owners may regard the proposed change with more equanimity as soon as they are sure that real and substantial economies are being introduced into the municipal Budget, but until such an assurance is realized, taxpayers will be inclined to believe that the imposition of further burdens upon real estate should be postponed until the conditions have become adjusted to the recent heavy increase in taxation.

THE intentions of the municipal authorities in respect to improved rapid transit will be explained to the brokers and their guests by Mr. Mitchel, President of the Board of Aldermen. From what he said and from what is already known about the opinions of Mayor Gaynor, there can be no doubt that whatever the Board of Estimate can do to build additional Subways will be done; but neither Mr. Mitchel's speech, nor the current reports in the newspapers, have done anything as yet to re-assure Manhattan property owners about the most discouraging aspect of the existing situation—viz: the apparent impossibility of any agreement between the Interborough Company and the Public Service Commission as to additional Manhattan Subways. It is all very well to go ahead with the Broadway-Lexington route, but that route will merely develop additional traffic without doing anything to relieve the congestion on the existing Subway. Moreover, no provision has yet been made for a West Side Subway, laid out to satisfy the needs of the new business district around Greeley Square. In this connection we take pleasure in printing a letter which the Record and Guide has just received from a prominent real estate owner; and there can be no doubt that the opinions therein expressed are shared by a large fraction of the property owners of Manhattan:

To the Editor of the Record and Guide:

Just how the battle-royal is to end that is being fought at the present time between Messrs. Shonts and Willcox over the Subway problem, is a question that is interesting the citizens of this town immensely just now; quite as much so as a little mill between any of the favorites of the prize-ring. Shonts, with Morgan's \$100,000,000 at his command, is not saying much, but the accelerating of public opinion on Rapid Transit matters is proceeding quite to his own satisfaction, with express trains running on slow schedule by special order to the train dispatcher, and side entrance trains that do not materialize; or for that matter, the extended station platforms about which there has been so much conversation for a year past or more. On the other hand, Willcox is boastful in his speech and arrogant. The thought pleases him that he has forced the side entrance cars down the objecting throat of Mr. Shonts. (There are three of these trains so far discovered by the travelling public, it is believed, and these seem to be falling into disuse if the truth be known.) This and other achievements are inspiration enough, and he grows eloquent as the time goes by.

A lawyer by profession, his statements suggest the lawyer rather than the practical man of business. Witness, for instance, this: "There is one thing I wish to state definitely. The Commission is not going to permit the necessities of the City to become the opportunity of the franchise grabbers." All of which is good logic, but opposed to that \$100,000,000. Can they prevent them? Or even so, is it altogether desirable that it should be done in this particular instance? Most people have heard some things said about the "law's delay." Postponement

is part of a lawyer's education, and it is very much feared that this commission, composed solely of lawyers, is seeking to carry out the letter of the law rather than the spirit of Rapid Transit.

It is all very well to explain, "Mr. Shonts, you shall not grab any more franchises," but matters have come to a point where it is better to give the franchise to the corporation that can solve the problem with the greatest dispatch and the least inconvenience to the public. The harm was done when the contract for the present Subway was awarded. It was apparently designed with much foresight to control absolutely the whole rapid transit situation as it has developed to-day, and it looks as if the Interborough Company were likely to get its extensions after all.

The Public Service Commissioners can go on talking until the skeletons of the present generation are bleaching on the desert wastes of the Bronx, but they will never alter the fact one jot, that **THE PROBLEM CAN ONLY BE SOLVED** in a satisfactory manner by extending the existing subways northward under Madison av or Lexington av and southward under Seventh av. Then why not supply the Commissioners with some of the City's superfluous automobiles and speed them on a vacation journey to foreign parts? This is said without any intention to cast reflections on their characters or loftiness of purpose; but their absence from us for a time would mean money in the City's treasury.

It is an old story, this trying to scotch the franchise grabbers. But what have the reformers or for that matter the politicians ever accomplished on behalf of rapid transit except delay? The great extent of vacant land and vacant buildings in Manhattan Borough tell their own story of human pettiness. Truly the gain to the City that the Commissioners hope to secure can never make up for the loss from arrested development that the City is suffering owing to these causes. It is only necessary to consider the history of the last twenty years to understand the truth of all this. Compare the development of the nearby districts of New Jersey with that of Long Island or the Bronx, and picture how different conditions must have been, had the transportation developers found as few obstructive influences here as were met with during their advance across the salt-marshes beyond the Hudson River.

Years ago one of the Vanderbilts wanted to give us rapid transit. No doubt it would have been equal to the best that it was possible to give in those days, had he been afforded reasonable opportunities to build. At the mere suggestion there was the cry "Monopoly!" The news journals of the city **SHRIEKED**. A committee of citizens tried to bait him in his den. He held that his railroads possessed other potentialities on which they might exist, and intimated that if the Public did not care for his beneficences they might go to New Jersey, or words to that effect.

And a large number of citizens, seeing the point of his argument, gathered up their goods and chattels and moved to other parts. Since that time the procession has been continuous. People allured to this municipality on account of the opportunities offered of every description, try a residence in it for a while; but they soon tire of the daily transportation hurly-burly, and if they prosper, the chances are more than even they will join the procession to other parts before many moons have waxed and waned.

Unless, but there can be no "unless" in the matter of increased subway facilities for years to come,—it is quite safe to predict that next Fall will witness an exodus from this tight little Island that may cause the taxeaters a rude awakening from their torpor of **OVERCONFIDENCE IN THE POSSIBILITIES OF TAXATION PEMMICAN**.

The writing is on the wall, in the plainest English too, that needs no Daniel to interpret it for us, so apparent is it to every thinking citizen. The one question is, why has the whole problem of rapid transit been persistently **TALKED TO SLEEP** for years past. Studying the question carefully, considering the vast advantages to accrue to certain powerful interests from this cause, noting how certain outside transportation corporations have been permitted to burrow into the very vitals of Manhattan, how they have been given the freedom of the City with so much facility, one cannot down the suspicion that there are **SUBTERRANEAN INFLUENCES** we know not of.

It is plain that the Public Service Commissioners have felt it, for they complain of their limited powers and ask that more be granted them. Do they see hope in the Legislature that they speak of such possibilities? Willcox expresses the wish that he could compel the Morgan contingent to build extensions to their subways existing at present under such conditions as he might consider wise to impose. What glory for Willcox! Truly worth all the delay and cost of accomplishment—for him. What chagrin for Shonts!

Glancing down the vistas of time one can see pictured the milestone of delay, the changing scenes of court proceedings, and then is heard the monotonous voice of the court officer announcing the decision of the learned judges, unconstitutional. What folly! But is there hope of anything otherwise? The time has come for the citizens to gather together in mass meeting and demand that the Public Service Commissioners cease

their pursuit of rainbows, forget personalities, and devote a short while to the study of practical common sense. The building of subways after their own ideas can go on just the same, for by the time the first one is completed, five years from now, there will be room for all, provided these gentlemen from mere stubbornness, do not stand in the City's own light. The municipality can pay the toll that the system will exact more easily than it can endure the loss that must result from the delay that these gentlemen seem determined to impose upon it. For goodness sake, give Morgan the job and be done with the law's delays! Let no one lose sight of the fact for one moment that the Interborough Company can manage to worry along without its extensions, but excepting of course the Public Service Commissioners, it is impossible for the traveling public so to do. Just so long as the mood of the Public Service Commissioners continues to be more conversational than constructive, and they employ Willcox as their mouthpiece, just so long will the topics for his dissertation be supplied by Mr. Shonts.

REAL ESTATE.

NO BUILDING WAR.

THE PUBLIC ASSURED BY BOTH SIDES OF CONTINUED GENERAL PEACE IN THE TRADES.

It was very well settled this week that there is to be no general walkout in the building trades, and probably no further "sympathetic support" of any sort for the steamfitters and mosaic workers, which are the only two unions having members on strike against such of their employers as have not granted demands. The individual members of the local unions, which were asked to vote on the question of giving sympathetic support to the steamfitters on certain jobs, through their representatives in the Consolidated Board of Delegates, when requested by the steamfitters, are understood to be voting down the proposition by a large majority; and the feeling among the steamfitters is reported to be such that they themselves would not ask for such support even if it were to be voted. The State Board of Arbitration has this week been using its good offices. Only a few hundred of the steamfitters are now out, and the strike of the mosaic workers is also a comparatively small matter at this time.

Mr. Ross F. Tucker, chairman of the Board of Governors of the Building Trades Association, assured the Record and Guide on Friday morning that there was no possibility that the differences would not be adjusted. The talk about a general walkout impending was uncalled for. There was nothing to strike for. The General Arbitration Board had settled hundreds of such questions as that in which the steamfitters were now involved.

"There is nothing serious in the present situation," added Mr. Tucker. "In evidence of that I can say that the emergency committee of the Building Trades Employers has not held a meeting in two weeks. We expect that the General Arbitration Board will be reconvened in a few days. I do not think that the Arbitration Plan will be amended. It has served its purpose well for five years. It is important **THAT THE PUBLIC SHOULD BE ASSURED** that the present contention is a very slight one, and that there is no excuse for or probability of a sympathetic strike."

Richard P. Walsh, president of the Enterprise Association of Steamfitters, gave out a statement in which he said:

"If the sound common sense and the good judgment of the workmen prevail there will be no strike. A general strike is not thought of at present. The mosaic workers and the steamfitters are the only two unions now out on strike. The question of the steamfitters' strike will be taken up in the course of a week or so, and matters will probably be amicably adjusted. If not, there will then be a different aspect to the situation, but at present there is no thought of a sympathetic strike involving the united building trades."

The members of the Housesmiths and Bridgemen's Union have been notified that their wages will be increased from \$4.50 to \$5 a day. Thirty cents a day will be added at once, while the additional 20 cents will become effective on July 1.

Elsewhere in this issue will be found the experiences of property owners with the violation evil. The Associated Real Estate Property Owners of New York City, through the Record and Guide, have been waging this fight since the first of the year. Have you followed it? You should at least know about what is going on. Take time to read this most interesting testimony of aggrieved property owners.

—Loft and store buildings are among the best paying realty investments in the greater city. As this fact becomes better known it is only natural that there should be a greater demand for such properties. In the last few years sales of such structures representing an outlay of many millions have been features of the trading.—N. Y. Tribune.

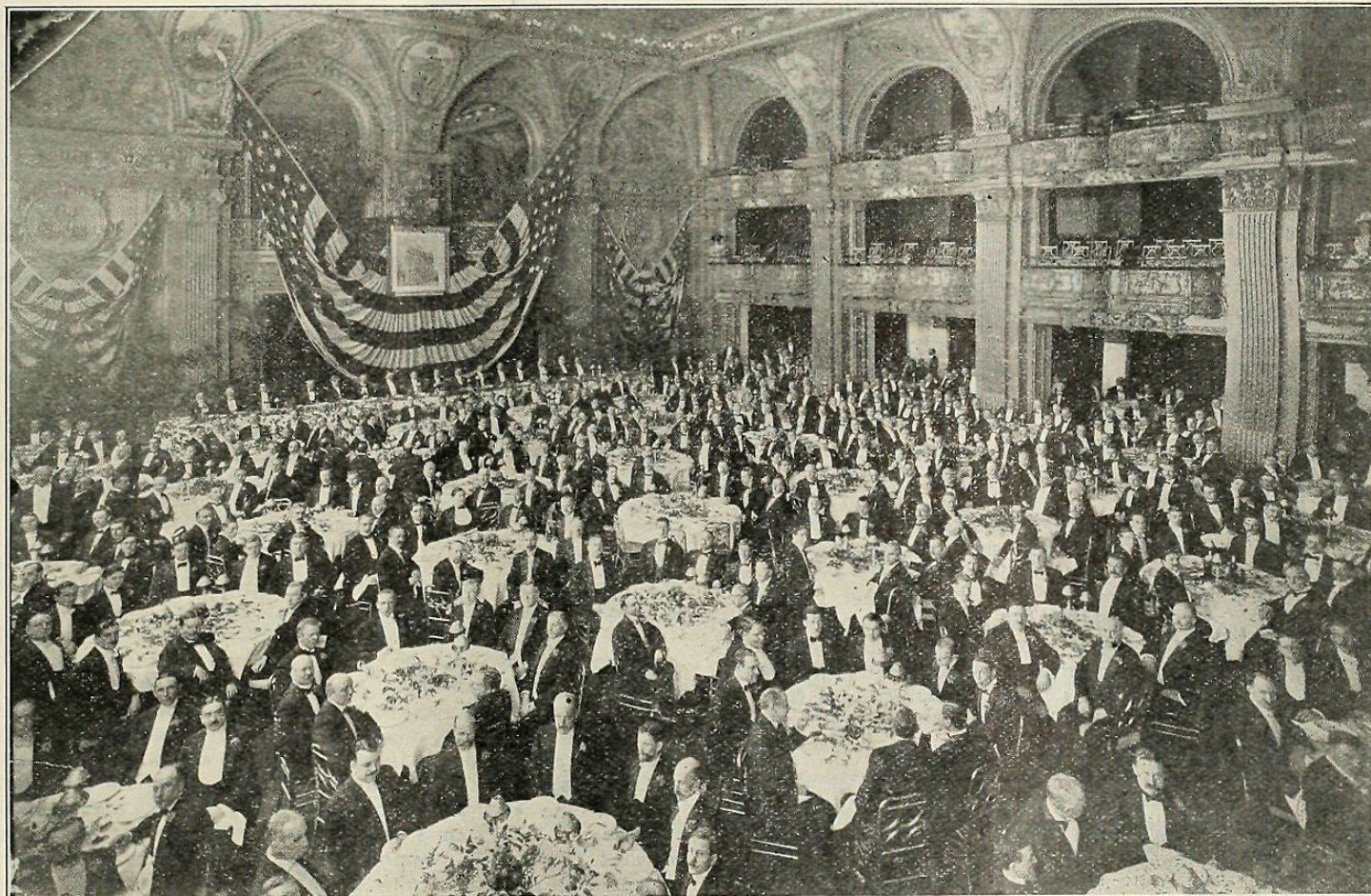
How long are you going to stand this VIOLATION PERSECUTION? ACT NOW.

DINNER OF THE BOARD OF BROKERS

The Record Broken for Large Attendance—Speeches by the President of the Board of Aldermen, Tax Commissioner Purdy, Edward B. Boynton and Others

THE fourteenth annual dinner of the Real Estate Board of Brokers, held at the Waldorf on Wednesday evening, was the largest the board has so far held, there being 712 in attendance. Joseph P. Day, the president of the board, acted as toastmaster. Among the speakers were Hon. John Purroy Mitchel, president of the Board of Aldermen, who told of the Board of Estimate's plans for the construction of new subways. His words were attentively listened to and frequently applauded. Edward B. Boynton, president of the American Real Estate Company, delivered an interesting speech on "The Real Estate Business as a Profession." Arthur F. Sheldon spoke on the Science of Business Building. Hon. Lawson Purdy, president of the Tax Board, gave a number of good reasons for the abolition of the personal property tax. Hon. John P. O'Brien, talked of the many benefits the real estate interests have derived from

A year ago we at this dinner were starting auspiciously on a great civic campaign for the good of our city, through the good for our taxpayers. It was called the "Taxpayers Congress." Do not confuse it with the "Congress of Taxpayers." It grew practically overnight to enormous proportions. So many different elements, each with its own pet scheme to advocate joined the movement, however, that it was deemed wise by your Board of Governors to postpone the development of so large a plan until after the recent municipal campaign. A move toward the conservative advancement of the Board of Brokers as a civic body was in making the Governor, Mayor, Comptroller and the President of the Board of Aldermen; in fact, all large city officers, honorary members of this Board. In passing, let us not forget this, that to the minds of a great many a taxpayers' movement, a real estate movement along conservative lines, is destined to control this municipality and eventually the nation. The rentpayer pays the taxpayer, and he in turn is the clearing house for the turning over of part of his income for running the municipal government. We have with us this evening a man who recognizes the importance of the taxpayer and will speak



DINNER OF THE NEW YORK REAL ESTATE BOARD OF BROKERS.

Waldorf-Astoria Hotel, February 16, 1910.

Photograph by George R. Lawrence Co.

the Tenement House Law. Walter Stabler, Comptroller of the Metropolitan Life, and Francis E. Ward were the other speakers. Other guests were Mr. Robert E. Dowling, Hon. Julius M. Mayer, Mr. Henry Morgenthau, Hon. Alfred R. Page and Mr. George C. Boldt.

The souvenirs that were distributed were of the useful order, there being a silver knife, a leather change wallet, a very handy pad-holder, a memorandum book, and a handy calendar.

Committees.—Dinner Committee: Joseph T. Mulligan, chairman; A. N. Gitterman, secretary; Oscar L. Foley, auditor.

Executive: Joseph T. Mulligan, A. N. Gitterman, Joseph P. Day, M. V. Lenane, Oscar L. Foley.

Reception: F. R. Wood, William Henry Folsom, F. R. Houghton, William C. Lester, Thomas P. Graham, John F. Doyle, Joel S. de Selding, Thomas Hovenden, Walter Stabler, Frank E. Smith, Luman W. Johnson.

Speakers: Joseph P. Day, Francis E. Ward, William E. Davies.

President Day's Speech.

Mr. Day said in part:
To the superstitious, we have passed over our thirteenth year, and added fifteen new members in a year in which no particular real estate boom was apparent. It demonstrates clearly the rapidly growing realization of the importance and practical benefits of membership in our organization. It speaks well for the loyalty of our members. This evening we have a larger attendance at dinner than ever before—over 700.

Tonight, we, the Board of Brokers, stand out as a national figure in the real estate world. Through the National Real Estate Exchange and the boards it represents the real estate movements, achievements and speeches of the Board of Brokers in New York city are quoted, spoken of and published in all the large cities in this United States.

on subways in connection therewith—a young man, but with plenty of experience. He is only at the commencement of his career in public life, a man who his friends predict will occupy a position high in the state and high in the nation.

President Day then introduced the President of the Board of Aldermen, Mr. John Purroy Mitchel, who told the diners about the present administration's plans for obtaining adequate transit facilities:

The real estate business, began Mr. Mitchel, is the most directly affected of all the businesses in the city by the policy of government. Without adequate transit facilities the city's growth is being choked and the benefits of an increased population are being lost to New Jersey. When I became a member of the Board of Estimate I moved that a committee of the board be appointed to confer with the Public Service Commission on plans for immediate subway relief. That committee was appointed, and this afternoon it was at work with the commission. Results are in sight.

Of all the routes legalized and laid out by the Public Service Commission four are almost ready for the advertisement of contracts. These are: (1) The Broadway-Lexington av route, with its extensions up Mott and Jerome avs, in the Bronx; (2) the Broadway-Lafayette av loop, in Brooklyn; (3) the Canal st loop, and (4) the extensions of the Fourth av route to Fort Hamilton and Coney Island. Altogether, these new lines will cost in the neighborhood of \$138,000,000.

The problem has passed beyond the question, "Do we want them?" The question now is, "How can we get them?" Every man in the Board of Estimate is pledged to city construction, so far as that is possible. The first of the year the Comptroller estimated that the city's margin of borrowing capacity amounted to about \$70,000,000. Out of this must come expenditures for the many non-assessable improvements needed in the coming year. Beyond this there is that \$47,000,000 to be released if the constitutional amendment is passed exempting from computation in the debt limit bonds issued for self-supporting rapid transit improvements.

Are you a department inspector's victim? Why stand for it?

But that does not begin to meet the cost of the elaborate subway system planned. We must fall back on the plan of issuing assessment bonds to cover the cost of the extensions of the Broadway-Lexington av route in the Bronx and the Fourth av extensions in Brooklyn. I think every line developing new territory should be paid for by assessments on the property to be benefited. I, for one, do not want to see a repetition of the Washington Heights development when the present subway was opened, where real estate values rose 100 and 1,000 per cent. in no time at all, without a dollar from the property owners going into the city treasury for the vast benefits conferred.

This plan of financing new subways by assessments involves fractional construction, and as a lawyer I can see no valid objection in the law to contracts making this possible. I have heard Judge Gaynor—and there is no better lawyer in the city of New York than he—say that he could see no legal objections to such contracts.

I see no reason why ground should not be broken on the Broadway-Lexington av route this summer and on all the other routes mentioned no later than next fall. Maybe in some cases we shall have to permit construction by private capital. The Public Service Commission is now considering the Seventh av extension proposed by the Interborough. There is no doubt that this is as greatly needed as the other routes. It would greatly simplify the management of the entire system to have it in the hands of one company. But when we do, if we do, accept the offer of the Interborough, we will exact an adequate return to the city treasury for the franchise privileges granted.

Mr. Mitchel was emphatically opposed to the construction of further elevated tracks or to the taking over of the Steinway tunnel by the city, two conditions imposed in the Interborough subway proposal. He thought also that if the water were squeezed out of the capitalization of the railroad corporations in the city they would be better able to pay a sufficient return for their franchise privileges.

Do you know, said he, that the gas and electric light public service corporations in this city are capitalized at approximately \$380,000,000, that \$533,000,000 is roughly the capitalization of the railroad companies and that the railways alone have an income of \$62,000,000? The total revenue derived from these public service corporations by the city today is only \$700,000 annually. Meanwhile there stand uncollected \$30,000,000 in franchise taxes.

Address of Commissioner Purdy.

Mr. Purdy said the issue as to personal taxation presented by the Mayor was not the abolition of taxes on personal property, but the abolition of the New York remnant of the general property tax on personal property. He continued:

"Thirty years ago substantially the only tax on personal property was the general property tax. In old New York it yielded less than fifteen per cent. of the revenue contributed for State and local purposes. To-day personal property contributes a much larger proportion than that without counting at all what is known as the personal property tax.

"In 1880 there were none of the so-called corporation taxes, which are mainly personal taxes. There was no inheritance tax, no recording tax on mortgages, no stock transfer tax, and practically no tax on trust companies. Licenses for the sale of liquor amounted to comparatively little. Last year these new taxes yielded about \$42,000,000 in the whole State, and of this amount the City of New York contributed about \$29,000,000. While these taxes are not worthy of unqualified approval, they are in the main artistically framed, are fully enforced, and bear with substantial equality on all persons similarly situated.

"The taxes on banks, trust companies and mortgages alone yield over \$8,000,000 in the City of New York, or nearly twice as much as the impracticable, unequal, unjust relic of the past, the personal property tax.

"Occasionally some one says that the personal tax should be enforced by a listing system. The Western States, where the listing system is at its best, which means its worst, are trying to amend their antiquated constitutions so as to get rid of it. It has been condemned by commission after commission; no student of taxation has a word of defense for it; the common sense of the people will not permit its enforcement, and, as the Ohio Commission said, 'It debauches the moral sense of the community.' In spite of the most barbarous oaths and penalties the listing system does not produce revenue. Personal property is steadily vanishing from the tax rolls of Ohio.

"In spite of the futility and weakness of the personal property tax in this city, its cruelty is sometimes heartbreaking. I have seen \$320 taken from an income of \$1,000, the sole support of the widow and the orphan. Such things would not happen in a savage community and ought not to be permitted for a day in a so-called civilized city.

"Our law is now so elastic that no rich man need be liable for any personal tax, for he can always profitably own more real estate than he can pay for in full, and low interest bearing mortgage debts are a good offset against bank accounts, bonds and merchandise. At the same time it is good that the law is elastic, for the more effective the personal tax is the more cruel it is, the more injurious to morals, and the worse its effect on the prosperity of the community, especially of the owners of real estate. The value of real estate depends on the volume of business and the number of prosperous people. The abolition of the menace of the tax on personal property would attract residents and business, which would create more real estate value in one year than the personal property on which taxes are paid. Those who have the most to gain by the removal of personal taxes are the owners of real estate."

"I might speak of a dozen things to-night that would be of interest to those identified with the real estate business. I might tell you that what we need in the real estate field are more subways, lower taxes, a better city government, the elimination of waste, more buyers, lower prices from sellers, more money, cheaper money, higher commissions to brokers,—but you are as familiar with these questions as I am.

"I want to speak to you, however, for a few minutes about the real estate business as a profession. There is a great difference between a mere livelihood and a profession. A livelihood is simply a means of subsistence, material support; living. A profession, on the other hand, is a vocation, requiring special preparation or an occupation that involves a liberal education or its equivalent. It is mental rather than manual labor; that is the plane upon which we should put the real estate business either as operators or brokers and upon that plane will we command the respect of our fellow-men. The trouble with a great many real estate men is that their wish-bone is where their back-bone ought to be.

"I am with the Mayor. I believe in New York; I believe in the people of New York. I believe there are more good people than bad people in New York; more honest than dishonest. I believe in the New York of to-day; I believe in the New York of the future. I believe in the growth of New York and the prosperity of its people. I believe in New York real estate and in its increasing value and I am willing to back this belief with all that I have or hope to possess, with all that I am or hope to become. I believe New York real estate is the safest thing in which money can be invested. New York—great has been her past; greater will be her future.

"More than twenty-two years ago the company which I represent began to purchase New York real estate as an investment. The company started with a foundation capital of \$100,000 and today it has assets of more than \$17,000,000. Early in its history, the company, in order to extend its business, began the sale of its securities direct to the public. To-day there are nearly \$10,000,000 of the Company's Bonds held by investors throughout the country. During these twenty-two years NOT ONE DOLLAR OF THIS MONEY HAS BEEN LOST or gone astray. Every obligation has been met promptly when due and the interest on the company's bonds has been paid on the stroke of the clock. Over \$4,000,000, has been returned to its investors in principal and interest.

WHERE IT PUT MONEY.

"The American Real Estate Company has always invested its money in the line of New York's growth and ALONG THE LINES OF INITIAL transit and at strategic points. It has invested several millions of dollars in vacant property on the northward fringe of the city, developed this property with sewers, streets, pavement, etc., and as the property became ripe, it has been improved with buildings for income or has been sold at a profit to others for improvement. The company has spent more than three millions of dollars in the last four years in the Bronx alone in the building of two-family houses, five and six story apartment houses and business buildings. The company's seventeen millions of assets are divided into three classes: properties in the process of development; properties fully developed ready for building improvements; rental or income properties.

"We have apartments in the Bronx renting as low as \$22. per month, and we have apartments in Manhattan as high as \$2,500 to \$3,000 per year. We have stores that rent for \$1,000 per year, and we have stores that rent for \$20,000 a year. There are over 650 tenants living in the apartments owned by the company, more than 3,000 people. It has always been the company's policy to give to its tenants the best possible service and to its Bond-holders the highest possible return on the money invested, consistent with safety.

"That man is greatest who serves the best, and that business will be the greatest which serves the most. This spirit of sincerity and desire to serve is not art, it is heart. The heart qualities of courage and loyalty, courtesy and fair dealing, will go just as far toward success as those of the mind, for we must not only think things, we must do them. There is only one real failure in life and that is not to do your best. A man's greatest glory is not in never failing, but in RISING EVERY TIME HE FALLS.

"The real estate business is not unlike any other business; its problems are not unique. Operating in real estate is not the game of chance some think it to be. The successful real estate operator must not only consider the present, he must study the past and look well into the future. The average real estate operator, like the average merchant or manufacturer, often becomes narrow because he is TOO CLOSE TO HIS PROPOSITION. We are apt to be too self-centered. Operators too often follow each other instead of working along original lines. We should learn to rise above the fogs and mists which surround the work in which we are engaged—climb the Metropolitan Tower, as it were—to get the broader view, the clearer vision.

HONORABLE TO OWN REAL ESTATE.

"The ownership of real estate for investment is just as honorable and dignified a business as the buying or selling of clothing or shoes or any other commodity. It is just as honorable to own real estate as it is to own stocks or bonds of a railroad or industrial corporation. Our friends in the banking fraternity have, in the past, regarded real estate or securities based upon the ownership of real estate, as doubtful investments, to say the least. Some men are afraid of success and when it comes and takes them by the hand they draw back in a kind of panic and cannot, of their own free will, be induced to lay their fingers upon the treasure before them. Its very glitter appalls them and makes them suspect some concealed mischief beneath the specious show. Such men can find no attraction in 6%. 4% is their outside limit of venturesomeness and they maintain that whatever is more than this cometh of evil.

"The wealth of the world is based upon real estate in some form or other and it is high time that financiers recognized this. Real Estate is the only commodity of which there never can be any over-production. There is the same amount of land in the world to-day that there was a hundred or a thousand years ago and yet the population of the world is steadily increasing.

MORE STABLE THAN GOLD.

"In some respects real estate is more stable than gold because the production of gold fluctuates. As the standard of value gold has proved decidedly unstable. Under new methods of mining, the cost of gold has decreased to a very considerable extent. Gold ore yielding \$20 gold bullion per ton is relatively rare in nature. On the other hand, gold ore running \$4. and \$5 per ton is distributed very widely and the deposits are of large area. When, therefore, mining engineers and chemists succeeded in devising methods of extracting gold from ore as low in grade as \$5. per ton at a profit, the supply of gold ore increased. Gold, therefore, has decreased in value nearly 40% in the last fifteen years, or in other words, a dollar's worth of goods to-day could have been purchased for about 62 cents in 1896.

"During all this time real estate, and New York real estate in particular, has been steadily increasing in value and will continue to increase so long as population increases. I call your attention to these facts to remind you that we are dealing in the greatest commodity in the world and that our calling is just as honorable as that of the banker, the merchant or the manufacturer.

THE PERSONAL SIDE.

"Now I want to say a word about the personal side of the business,—the men who make up the real estate fraternity of this city. We owe to our business the best that is in us. Let us put our business on a basis of human service. Let us make the real estate business a profession and not a livelihood only. If we work for ourselves let us do it honorably and industriously; if we work for a man, in Heaven's name let us work for him. Let us do our best at all times. The successful real estate man should be clear of vision, keen of intellect and broad in his views and above everything else, strictly honest. I plead for a higher standard of integrity in the business in which we are engaged. It never pays to misrepresent. How long could a merchant hold his trade if his goods were not as represented. Let us clasp hands across the table to-night and pledge ourselves to a higher and nobler service in the great cause of real estate. Let us use our God-given powers honestly, faithfully and conscientiously. Let us be strong and self-reliant.

"Nature allows nothing to live that is not self-reliant; she sweeps into her grave-yard the thing that cannot support itself. The hurricanes blow through the forests and level to the ground the trees that cannot withstand the blast. The hurricanes of chance blow forever against the human being and they who are not fortified with inner resources, who are not self-reliant and unafraid, are levelled like the trees in the forest. There is no nobler sight than to see a sapling bend before a strong wind and then proudly right itself.

"I believe there are now in this city and throughout the country vast sums of money, the owners of which are desirous of investing in real estate but they do not know how. I believe also that there are many parcels of real estate in this city, the owners of which would gladly sell at a fair price. How to bring the buyer and seller together is the work of the broker. A careful study of the property and the use to which it could be put—an intelligent presentation of these facts to the prospective buyer will oftentimes bring about a sale. Prepare your cases carefully so that when you go to the prospective buyer you will at once win his interest in the property you have for sale.

"The less you require looking after the more able you are to stand alone and complete your tasks, the greater your reward; then if you cannot only do your work but direct intelligently and effectively the efforts of others your reward is in exact ratio and the more people you direct and the higher the intelligence you can rightly lend, the more valuable is your life."

The Attendance.

John Adams, Charles A. Adrian, H. Ahern, George Allin, Robert Amants, Frank D. Ames, Alfred V. Amy, Charles E. Annett, William H. Archibald, D. W. Armstrong, Jr., C. W. H. Arnold, Harry T. Arnold, Herman Arns, E. C. Atwood.

R. C. Babbage, W. Willard Babcock, Irving Bachrach, Ed. Baer, H. D. Baker, William S. Baker, L. S. Barnard, Frederick T. Barry, William O. Bartlett, Thomas H. Baskerville, J. Fred Bass, Arthur Bauer, William Baylis, Alfred M. A. Beale, John Beaver, C. F. Bedell, A. Beinhauer, Edwin Q. Bell, Frederick Beneck, E. C. Benedict, LeGrand L. Benedict, Jr., William M. Benjamin, Joseph Berger, Benjamin Bernstein, Louis Bernstein, Charles A. Berrian, Burton J. Berry, Nathaniel A. Berwin, Andrew A. Bibby, Miltford Bishop, Adolph Bloch, Henry Bloch, Virgil Bogert Charles J. F. Bohlen, William J. Bolger, Enos S. Booth, John N. Booth, Middleton S. Borland, J. H. Boschen, Frank A. Boyle, J. E. Brennan, John F. Brennan, Robert Bridgman, Henry J. Brigham, Louis V. Bright, W. H. Britigan, Henry Broder, Robert T. Brooks, Thomas J. Brooks, T. J. Brooks, Chris. O. Brown, F. H. Brown, George F. Brown, George L. Brown, Gerald R. Brown, T. L. Brown, W. Brown, William I. Brown, Wilson R. Brown, E. W. Browning, Albert Buchman, Charles Buek, Alfred L. M. Bullova, C. H. Burdett, Elten Burroughs.

G. W. Cahen, David Canavan, Maurice J. Canavan, Michael J. Canavan, John A. Campbell, William B. Cardoza, Edward J. Carr, Clarence J. Carroll, Sidney Ceaderstrom, Victor Cerabone, M. S. Chappelle, R. O. Chittick, John J. Clancy, William F. Clare, Pierre M. Clear, William A. Coakley, Duane P. Cobb, William A. Cokley, Geo. S. Coleman, F. P. Collins, Charles A. Cone, John E. Conron, Thomas F. Conway, James M. Cooper, C. B. Corey, E. A. Cowley, Leroy Coventry, John Crawford, Joseph D. Cremin, Thomas T. Crotty, W. A. Crosby, M. Crystall.

Clarke Dailey, John J. Danahar, Remsen Darling, William A. Darling, Frederick J. Davidson, J. Clarence Davies, Hon. William E. Davies, G. Richard Davis, Joseph H. Davis, H. B. Davis, James R. Day, Thomas Davis Day, Jr., Ricardo M. De Acosta, A. L. Dean, Robert B. DeCamp, Charles F. De Casanova, William Ray De Lano, Garrett Z. Demarest, Frank Demuth, Edward De Noyelles, S. W. Denzer, Herman De Selding, Joel S. De Selding, H. W. Desmond, Edward DeWitt, A. H. Dickinson, Clarence Dickinson, A. B. Diller, A. J. Dittmar, Charles P. Doelger, Herbert J. Dohu, Francis P. Dolan, W. H. Dolson, John T. Dooling, J. Warren Doolittle, Michael J. Dowd, Alfred L. Doyle, John F. Doyle, John F. Doyle, Jr., George W. Brennan, Jerry D. Drew, Clement J. Driscoll, George Dromerhauser, Capt. Chas. A. DuBois, T. Alexander DuMahut, George B. Dunning, Elmer Dwiggin, James J. Dwyer, John H. Dye.

Colin M. Eadie, James P. Eadie, Frank Eberhart, Marcus Eberhart, George Ebermeyer, John C. R. Eckerson, J. Remsen Eckerson, Samuel Eichen, Charles W. Eidt, John Einstein, L. Eisenberg, A. L. Elkus, Douglas L. Elliman, Lawrence B. Elliman, Hon. Nathaniel Elsborg, Nathaniel A. Elsborg, J. K. Emmel, Edward Engel, J. B. English, Thomas English, Joseph L. Ennis, D. V. Eskill, James J. Etchingham.

H. B. Fanton, Thomas F. Farrell, Joseph H. Fargis, Bert G. Faulhaber, Eugene Fay, Charles P. Feibusch, Benjamin F. Feiner, Abe Feist, B. M. Fellows, Hon. Barr Ferree, Frank H. Field, Leon O. Fisher, Samuel M. Fisher, John Fitzgerald, Ezekiel Fixman, Samuel Fleisch, Charles H. Focht, R. R. Fogel, Oscar L. Foley, S. D. Folsom, William Henry Folsom, Geo. H. Folwell, Archibald A. Forrest, Geo. M. Forrest, Dr. George V. Foster, Charles S. Fowler, Edward S. Fraker, James Frank, Herman Frankfort, Alexander H. Fraser, Jacob Freeman, Charles P. Freis, Frank French, G. Fresco, James P. Freyers, Edward M. Friedlander, M. Fritzam, Rudolph Froest, C. A. Fuller, Robert M. Fulton.

T. Foster Gaines, Andrew L. Gardiner, Richard Gatling, Louis Geib, F. J. Geist, P. A. Geoghegan, Wm. J. Gestall, Francis Gilbert, Chas. C. Gibson, A. N. Gitterman, John Glendenning, A. F. Glover, William Goddard, Bernard Gordon, Daniel F. Gordon, A. Gorsch, Thomas P. Graham, Robert A. Grannis, Frank L. Grant, Harmon S. Graves, William G. Green, Hon. Lawrence Gresser, Conrad Gross, William Grossman, Charles S. Guggenheimer.

Nelson B. Hadley, W. W. Hall, A. W. Hall, Charles Ward Hall, Charles V. Halley, Frank Halpin, Maurice W. Halpin, Paul Halpin, George Handel, Joseph J. Hanse, H. Hamburger, Wm. H. Harden, Daniel De V. Harned, S. Carman Harriot, Duncan G. Harris, William N. Harte, M. J. Harsen, Herbert S. Harvey, Edward E. Haskell, John B. Haskin, Arthur A. Hassell, C. A. S. Hatfield, Peter A. Hatting, George B. Hayes, Herbert H. Hazelton, Samuel Hecht, Samuel Hecht, Emanuel Heilner, Charles Hein, Sol Heller, Henry Hellman, Dr. Eugene Herbener, George Herbener, Edwin H. Hess, N. J. Hess, Oscar Heyman.

R. L. Hill, Nathan Hirsch, Stuard Hirschman, Stephen D. Hirschman, Hon. James J. Hoey, E. F. Hogan, Charles E. Hollister, James K. Holly, James F. Horan, Michael J. Horan, C. H. Horton, Phillip I. Hover, Edward How, Charles Heuthwohl, Brian G. Hughes, Joseph D. E. Hughes, Paul Hunter, Robert Huntley, J. Hussey, Charles E. Hutchison, Percival L. Hutton, Charles Hvass, D. H. Hyman.

William T. Innis, Augustus H. Ivins, Samuel E. Jacobs, A. L. Jacobs, Charles H. Jewell, Frank E. Johnson, Le Roy Walker Johnson, Luman W. Johnson, Charles Jones, Dr. I. C. Jones, L. M. Jones, Thomas W. Jones.

F. D. Kally, John J. Kavanagh, Theodore A. Kavanagh, Henry S. Kearny, Leonide Keating, Joseph A. Kehoe, Charles G. Keller, Joseph F. Kelly, Otto Kempner, Joseph Kenney, Joseph Kenney, C. W. Kerry, Patrick Kiernan, P. H. Kiernan, George E. Kilgore, Edward L. King, Thomas C. King, John P. Kirwan, John S. Kirwan, John L. Klages, John C. Knight, Charles S. Koehler, F. D. Kolby, Peter Korn, Charles G. Koss, Thomas Krekeler, William J. Kuder, J. G. Kuehne, William H. King, John N. Knight.

William A. Lambert, George Law, R. H. Lawder, John H. Lawrence, J. A. Leach, John A. Leach, B. M. Lederer, Samuel Leese, I. H. Lehman, Jacob F. Leibler, C. A. Leidy, Dr. George A. Leitner, John P. Leo, Joseph J. Lese, Charles J. Leslie, Warren Leslie, A. Edward Lester, William C. Lester, Edgar J. Levey, Mitchel A. C. Levy, Jas. L. Libby, Walter Lindner, Richard T. Lingley, David Lion, David Lippmann, Harry Lippmann, F. B. Lippmann, William H. Locke, Alfred G. Lockitt, Otto Loibl, P. M. Looker, Edward J. Loughman, Benj. R. Lummis, Ira A. Lurie.

Frank McCabe, John McCarthy, John A. McCarthy, W. F. McClelland, James E. McDonald, Robert E. McDonnell, Frank B. McGay, Joseph L. McGee, James A. McGrath, L. M. D. McGuire, Richard K. McGuire, Thomas A. McGuire, Martin McHale, Morgan D. McMonegal, Andrew McTighe, William McAlister, Hugh Macatamney, Edward A. MacDougall, Edward MacMannus, Edward M. Maguire, Dudley Field Malone, William P. Mangam, Edgar A. Manning, Thomas Manning, E. D. Manley, Martin P. Manton, Fred Mark, Henry A. Mark, F. Marquardt, Russell Marston, Robert A. Martin, Samuel H. Martin, Paul Masson, J. Edward Mastin, Leonard A. May, Lewis H. May, Jacob H. Mayers, Bernard Mayhoff, Edwin P. Maynard, George T. Mayo, Rev. Dr. H. Pereira Mendes, I. T. Meyer, Samuel S. Meyers,

Fredk. J. Middlebrook, Robert M. Miles, Jr., J. E. Miles, Robert Miller, Henry F. Miller, Louis Moeschel, Charles Molesphini, Gilbert H. Montague, C. M. Moody, Kneeland Moor, Kneeland Moore, Herman Mooyer, J. J. Mooyer, J. W. Mooyer, Benjamin Mordecai, M. Morgenthau, Jr., Maximilian Morgenthau, George T. Mortimer, A. F. Muhlbacker, Arthur G. Muhlker, Joseph T. Mulligan, M. F. Mulvehill, Michael J. Mulqueen, Charles F. Murphy, Jr., James R. Murphy, Hon. John J. Murphy, Edward W. Murphy, Timothy Murrey.

W. R. Nash, Adolph Nast, Benjamin Natkins, Jacob Neadle, Edward W. Nestell, A. Parker Nevin, D. C. Newell, A. T. Nicholson, Charles F. Noyes, James S. Nugent, Peter S. O'Hara, John F. O'Reilly, William W. Owens, J. W. Page, F. A. Palen, Mr. Palen's guest, John W. Paris, Willard D. Parker, Argyll R. Parsons, Franklin L. Partridge, Charles V. Paterno, Joseph Paterno, Michael E. Paterno, B. Z. Paskuz, Arthur D. Payne, Edwin A. Pearsall, Robert G. Perry, Charles C. Perry, John J. Pheelan, John J. Phelan, Isaac Phillips, T. F. Pierce, Z. T. Piercey, Emanuel Pilpel, A. Pincus, L. Pincus, A. and L. Pinkus, (guest), Hon. Wm. Popham Platt, Mr. Platz, S. Harby Plough, H. W. Polhemus, Joseph Pocher, J. M. T. Pope, A. Wright Post, Charles F. Porter, Wilson M. Powell, Jr., Walter E. Pratt, L. W. Pratt, W. E. Preble, Ezra P. Prentice, J. M. Price, Mr. Pultz.

William M. Quinn, James Quinlan, William H. Quinlan, Joseph J. Quinn, Louis B. Rader, Max Radt, Henry Rafalsky, Robert R. Rainey, Robert R. Rainey, Clarence J. Ramsey, F. G. Randall, Frederick G. Randall, Henry T. Randall, Harry Rascovar, Bernard Ratkowsky, Clarence E. Rae, W. Willis Reese, F. H. Reeve, George Reichard, William H. Reid, Henry W. Reighley, F. J. Reilly, Albert S. Ridley, Charles M. Ripley, F. B. Roberts, Harold Roberts, Vincent Roberts, Allan Robinson, Eugene N. Robinson, J. Brewster Roe, H. J. Rogers, Joseph M. Roman, William P. Rooney, A. Rosenberg, Henry L. Rosenfeld, William Rosenzweig, Alexander Rossner, A. J. Rowantree, John M. Ruck, Gustav O. Rudolph, Irving Ruland, G. J. Ryan, David W. Rye.

George W. Sanborn, F. M. Sanders, Joseph W. Sanford, S. Saraci, E. L. Sawyer, Charles P. Sawyer, H. S. Sayers, John V. Schaefer, Chas. J. Schaeffer, Jr., C. Schierloh, Philip A. Schindler, E. P. Schinsky, Conrad Schlusser, Isaac Schmeidler, Charles H. Schnelle, Charles A. Schrag, Louis Schrag, Dr. Charles Schram, Henry L. Schroeder, C. S. Schumway, Abraham Schwab, Frederick Schwegler, D. G. Scott, John F. Scott, Thomas S. Scott, Addison B. Scoville, Thomas E. Scowcroft, P. J. Scully, Thomas F. Scully, Franklin T. Seaman, Stephen L. Searles, H. C. Senior, William J. Shearer, Isaac W. Sherrill, George W. Short, C. S. Shumway, Rev. Joseph Silverman, Robert Silverman, A. Kessel Simon, Robert Simon, Frank Sinnott, Francis H. Slosson, Stuard Slosson, A. M. Slaughter, L. A. Slawson, Mr. Slawson's guest, A. V. Smith, C. Imbrie C. Smith, Daniel Smith, E. Osborne Smith, F. C. J. Smith, Frank E. Smith, Otis Smith, Percy F. Smith, Thomas F. Smith, Walter C. Smith, Moses J. Sneudaira, H. J. Snider, E. C. Sniffin, Elisha Sniffin, Henry O. Sniffin, A. L. Snyder, Ewing Speed, James B. Speyers, Henry Steers, William H. Steinkamp, H. Elliott Stellenwerf, B. H. Stern, Charles Stewart, J. B. Stewart, Samuel T. Stewart, Esmond Stiles, Francis H. Stoltzenberg, S. H. Stone, John J. Storms, Jr., Harold Swain, J. Edward Swanstrom, Frank G. Swartwout.

B. C. Taylor, James E. Taylor, Joseph F. Taylor, Hon. Henry S. Thompson, Ralph Demarest Tilt, Andrew Tigue, E. A. Tredwell, Mr. Tredwell's guest, A. W. Trotter, William H. Turrell, G. Owen Tucker, Harvey J. Underhill, Henry Van Arsdale, R. Craig Van Deventer, C. H. Van Hyse, M. Van Kleeck, W. J. Van Pelt, C. Wheaton Vaughan, E. P. Voegel, David Vogel, Charles F. E. Vogler, Edward C. H. Vogler, John Volz, R. C. Voth.

George Wacht, Arthur Wade, Oscar Wagner, D. Everett Waid, Hon. Edmund W. Wakelee, R. H. Walker, David Wallace, J. Irving Walsh, George Flint Warren, Jr., Dr. J. Hilton Waterman, Joseph Stewart, Watson, Thomas Watson, H. M. Weil, Harrison B. Weil, Edward J. Welling, James L. Wells, William J. Wells, Edward L. Wertheim, P. Whitley Westervelt, D. W. Westfall, George W. Wharton, J. Whelan, Major A. White, Robert A. White, Henry H. Whitman, Edward G. Whitaker, Mr. Whittaker, W. R. Whittingham, R. E. Wilcox, Herbert A. Wildman, Alfred M. Wilhelm, F. B. Willard, Alec. S. Williams, Charles E. Williams, William N. Williams, Jr., Arthur Willis, Gordon Willis, W. W. Wilsey, Charles H. Wilson, Jesse Wineburgh, F. R. Wood, Robert T. Wood, W. F. Wood, Caleb L. Woodruff, H. Wronkow, Herman Wurm, William F. Wyckoff, Edwin E. Zittel, Frank M. Zittel.

Box Holders.

Walter Stabler, Joseph P. Day, Hon. John Purroy Mitchel, Frank E. Smith, Guests, Hon. John J. Delaney, Press, A. N. Gitterman, Joseph T. Mulligan, Hon. John J. O'Brien, E. A. Tredwell, William G. Green, A. W. Fox, W. P. Mangam, Press.

GROWTH OF LOWER BRONX CENTER.

By CHARLES A. WEBER.*

THE southeasterly part of the Bronx known as the Port Morris Section, between 132d st and 138th st, east of 3d av, experienced but little building activity last year outside of the erection of a few factories; but this locality has a splendid future and is bound to be the great manufacturing centre of the Bronx, especially on account of its water frontage and docking facilities on the East River.

East 138th st, in the vicinity east and west of 3d av, is bound to become another great business center of the borough, and will be second only in importance to 149th st and 3d av, when the Broadway-Lexington Avenue Subway is completed, as the proposed terminus and station of a branch of Route No. 18 will be located at the corner of 138th st and 3d av, in front of the new North Side Board of Trade Building.

East 149th st, both east and west of 3d av, and the Melrose Section have experienced the most remarkable development within the past year, as no less than three new office and loft buildings and one modern theatre have been built and completed in one block, and two other modern theatre buildings are now in the course of construction on 149th st and Bergen av, and at 3d av, near 156th st. Stores on the ground floor located on the avenue and 149th st are commanding Broadway rentals, as the owners of this class of property are asking from \$3,600 to \$15,000 per annum for stores in this locality. The northwest corner of 149th st and Melrose av, a medium sized store has already been leased to a well-known downtown drug firm at the latter rental per annum.

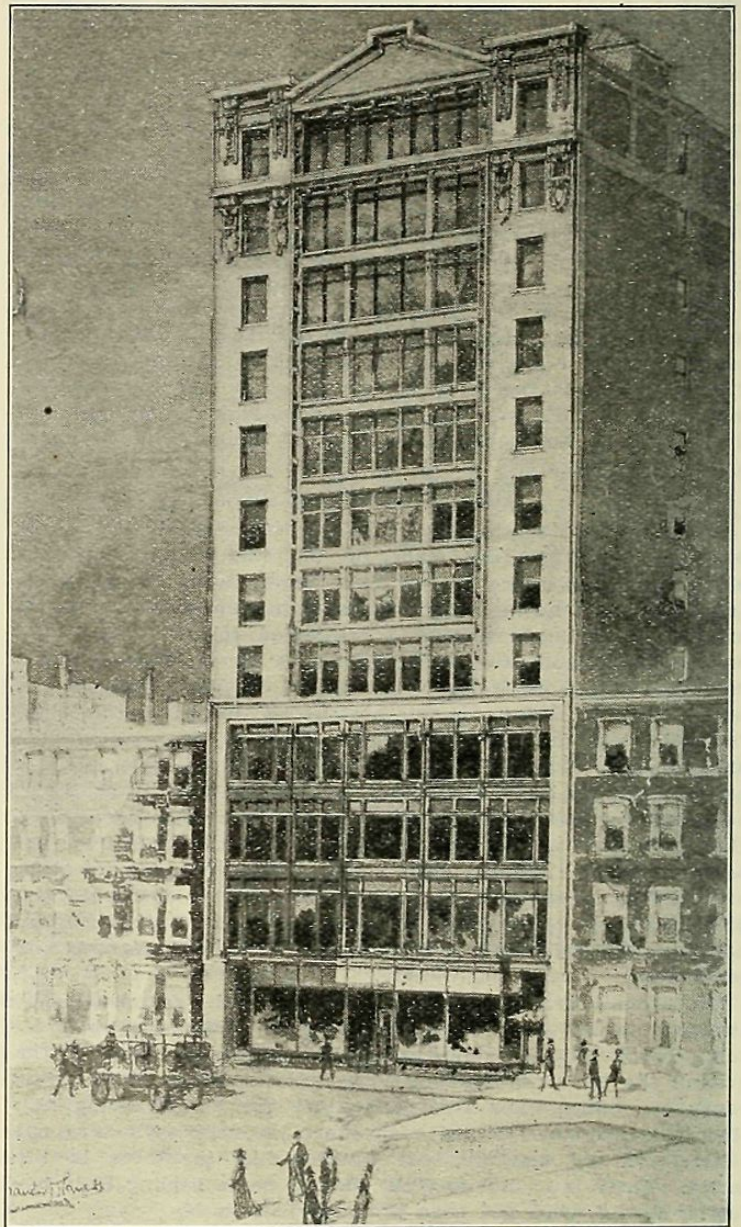
*From a report to the North Side Board of Trade.

The Hunt's Point section of the Bronx, lying south of the Southern Boulevard and Westchester av, is now in the midst of a remarkable building boom, as mostly all the vacant property in this section is now being built up and improved with high-class elevator and non-elevator apartment houses.

The old Morrisania section of the Bronx, from East 156th st north to East 172 st, was not improved to any extent during the past year, with the exception of the building of the new Armory of the Second Battery, at the corner of 166th st and Franklin av, and a number of apartment houses. The phenomenal growth of the lower Bronx, and the Melrose section in particular, has astonished the most optimistic, and with prosperity now assured the outlook for the coming year is certainly very good. THE BRONX needs BETTER TRANSIT FACILITIES to help along its growth, and it is up to the people to DEMAND them AT ONCE.

BUILDING FOR THE MIDTOWN DISTRICT.

The new commercial building which the Theodore Starrett Company, of 103 Park av, is erecting in the Midtown section of the city, at Nos. 137-139 West 25th st, is to be completed and ready for occupancy by June 1. Most of the brilliancy in Manhattan building operations at the present time is being focused into the midtown sections. Downtown there are but few operations of note to watch just at this time. The work is in the new commercial district, particularly in the twenties



THE STARRETT BUILDING.

Nos. 137-139 W 25th st. Louis Chas. Maurer, Architect.

and thirties between 4th and 6th aves. Here are to be found dozens of loft buildings of the first class in course of construction, with many others about to be commenced.

As seen in the design herewith, the Starrett building will contain a large store with lofts above. Special care has been taken that the building will be light on all floors throughout the front and rear. The facade will be made up of a polished granite base with Italian marble architraves up four stories, and continued from this level with glazed brick and glazed terra cotta trimmings. At the twelfth story four heavy brackets, with cartouches, support a copper cornice.

The interior will be treated with exceptionally high ceilings, and three electric elevators will be installed, besides electric power. The building will have a height of 150 feet above the curb and will cover a plot measuring 66x98.9 ft., in dimensions. The estimated cost is placed at about \$185,000; by the architect, Louis Charles Maurer, of 1495 Broadway.

CONSTRUCTION.

LIEN LAW CHANGES FAVORED BY SUBCONTRACTORS

But Opposed By Building Loan Interests, Which Assert That the Amendments Would Deaden Building Operations Here.

SUBCONTRACTORS, including material men, are reported to be generally in favor of the Dana bill, amending the Mechanics' Lien Laws. (Assembly Bill No. 545.) The bill has been discussed before trade associations and also before the Credit Men's Association of the Building Trades. Objection to it has been raised on the part of certain mortgage interests, as will appear from an interview with Mr. Frederick A. Snow. Another bill amending the Lien Law has been prepared by the Allied Real Estate Interests, a bill which is designed to give better protection to owners than is found under the existing statute.

The Dana bill amends Section 8 of Chapter 38 of the laws of 1909 by calling it "Section Eight, Subdivision One" and adding a new subdivision designated as "Subdivision Two," and reading as follows:

(Sec. 8, Subd. 2.) Before the owner shall pay or cause to be paid to the contractor or his order any moneys, or make any advances to him under the contract, the owner shall require of the contractor, and the contractor shall serve on the owner or his architect, a statement in writing, under oath, setting forth the names and post office addresses of every subcontractor or material man who has performed labor or furnished materials for the improvement of the real property, giving the amount earned by and unpaid to said subcontractors and material men and each of them, for labor performed or materials furnished, service of said notice to be made in the manner provided for the service of a copy of a notice of lien in Section 11 of this article. **THE OWNER MAY RETAIN** out of any money then due, or to become due to the contractor an amount sufficient to pay all demands that are earned by and unpaid to such subcontractors and material men and each of them to the date thereof, as shown by the sworn statement so served by said contractor, **AND PAY THE SAID AMOUNTS TO THE PARTIES ENTITLED THERETO;** and all payments so made shall, as between such owner and such contractor, be **CONSIDERED THE SAME AS IF PAID TO THE CONTRACTOR.** Until the statement provided for in this subdivision is made, in manner and form as herein provided, **THE CONTRACTOR SHALL HAVE NO RIGHT TO FILE A LIEN** under the provisions of this article. The owner shall not be protected by reason of any payment made by him to the contractor, either before or after such statement has been served by the contractor, unless he shall retain sufficient money to pay the subcontractors and material men the amounts stated to be earned by and unpaid to them, in such statement. The owner or his architect may at any time during the progress of the work demand in writing of the contractor, and each contractor and subcontractor may likewise demand in writing of his immediate subcontractor or subcontractors, the statement in writing and under oath provided for in this subdivision, which shall be made by the said contractor or subcontractor and duly served on the person demanding same, as above provided; and if such contractor or subcontractor fail to so serve such statement within eight days, after said demand made, he shall be liable to such person so demanding same, **EACH TIME HE SO REFUSES OR NEGLECTS TO COMPLY WITH SUCH DEMAND** in the sum of fifty dollars, and also for all damages occasioned by such neglect or refusal, to be recovered in an action by the person so demanding same against such contractor or subcontractor.

The object of this section, as Mr. Dana explains, is to keep the money in the hands of the owner, so that if a subcontractor files a lien, it will attach to that money instead of allowing the money to go from the owner to the general contractor, in which case if a lien is filed after the owner has paid the general contractor in full, the building is not liable. There is nothing in our present law which compels a general contractor to use the money which he receives from the owner for the purpose of paying for materials or labor furnished for that particular building, but he may take it and use it for whatsoever purpose he pleases.

LIABILITY OF OWNERS FOR ADVANCE PAYMENTS, CONCLUSIVE MORTGAGES AND INCUMBRANCES.

Section 7 of Chapter 38, Laws of 1909, is amended, by the Dana bill to read as follows:

Any payment by the owner to a contractor upon a contract for the improvement of real property, made prior to the time when, by the terms of the contract, such payment becomes due, shall be of no effect as against the lien of a subcontractor, laborer or material man under such contract, created before such payment actually becomes due, unless such amount so paid has been duly distributed by the contractor, and each of the subcontractors and material men has been paid the amount earned by and unpaid to him. Any payment, unless so distributed, made prior to the time when, under the terms of the contract, such payment becomes due, shall be deemed to have been made for the purpose of avoiding the provisions of this article. A mortgage, lien or incumbrance made by an owner of real property, for the purpose of avoiding the provisions of this article, with the knowledge of privity of the person in whose favor the mortgage, lien or incumbrance is created, shall be void and of no effect as against a claim on account of the improvement of such real property.

BUILDING LOANS.

Chapter thirty-eight of the laws of nineteen hundred and nine is hereby amended by designating the present Section Twenty-Two as "Section Twenty-Two, Subdivision One," and adding a new subdivision to be designated as "Subdivision Two" thereof, as follows:

Section 22, Subdivision 2. No building loan or mortgage, made by the owner of real property, to secure an advance or advances of money furnished by the lender to be used by such owner as borrower for the improvement of such real property, shall operate upon such improvement or improvements upon such real property, until all liens filed by contractors, subcontractors, laborers or material men who have performed labor or furnished materials for the improvement of such real property **SHALL HAVE BEEN SATISFIED** or discharged. Such building loan or mortgage when duly filed shall have priority upon the funds derived from a judicial or other sale of such property over all such liens subsequently filed only to the extent of **AN AMOUNT EQUAL TO THE VALUE OF SUCH REAL PROPERTY** at the time of the commencement of such improvement or improvements thereon, and a lien of a contractor, subcontractor, laborer or material man who has performed labor or furnished materials therefor, filed subsequently, shall have priority upon the funds derived from such judicial or other sale of such property, to the extent of **an amount EQUAL TO THE VALUE OF SUCH IMPROVEMENT** or improvements thereon, at the time of the filing of the notice of such lien.

The foregoing provision is designed to protect the subcontractor against the situation where a building loan placed upon the property that comes ahead of any lien that may be thereafter filed by a subcontractor. The proposed amendment provides, in effect, that **THE BUILDING LOAN MORTGAGE SHALL HAVE PRIORITY TO THE EXTENT OF THE VALUE OF THE LAND** at the time of the commencement of the improvement and that **THE MECHANIC'S LIEN FILED SHALL HAVE PRIORITY TO THE EXTENT OF THE VALUE OF THE IMPROVEMENTS.**

All lienors having liens against the same property or any part thereof, and all persons who have made or agreed to make advances to the owner under a building loan contract or mortgage, which has been fully filed or recorded, are by an amendment to Section 44 made necessary parties defendant.

EQUITIES TO BE DETERMINED.

An amendment to Section 45 provides that "the court may adjust and determine the equities of all parties to the action, the order of priority of different liens and incumbrances, and the amount of the priority of each. Finally, the bill proposes to make any contractor or subcontractor guilty of a misdemeanor who shall serve on the owner or other person a false statement of names or amounts due to his subcontractors or material men, or who shall wilfully omit from any such statement the name of any subcontractor or material man and the amount due him.

BILL PREPARED BY THE ALLIED INTERESTS.

The amendments to the Lien Law prepared by the Allied Interests of the State of New York have been introduced in the State Senate by Mr. Howard B. Bayne, of Richmond. They cover different phases of the question from that which the Dana bill refers to, and are intended (1) to restrict the liability of the owner of property for labor or materials performed or furnished at the request of a tenant or purchaser to such cases where the **WRITTEN CONSENT** of the owner or his agent has been obtained.

The Bayne bill also aims (2) to make the drawing of a lien **LESS TECHNICAL**, (3) to limit the right of continuation to one year, (4) to fix definitely the date when a building loan contract must be filed, and (5) limits the amount for which the lien may be filed to the agreed price or value of labor and materials.

Objection to the Dana Bill.

MR. FREDERICK A. SNOW, president of the City Mortgage Company (15 Wall street), who represents financial interests that are necessarily concerned in any legislation amending the mechanics lien law, being asked for his views on the Dana bill, remarked, first, that it dealt with a very large subject, and one which needed to be handled with care and discretion. Mr. Snow said further:

"The history of somewhat similar legislation in other States has shown the effect on business to be so disastrous, that after several years, during which building was almost paralyzed, the illy-considered legislation was materially modified or repealed, but, unfortunately, without compensation to the persons whose interests had suffered in the meantime.

"There is one feature, however, of the proposed law which, in the judgment of the writer, would produce very disastrous results if passed; namely, the provisions respecting the relative claims of contractors and building loan mortgagees.

"It is sought by the terms of this bill to make the claims of a building loan mortgagee for money advanced in good faith under the building loan mortgage, a subordinate lien upon the property to the claims of contractors, subcontractors and material men, and, in case of a judicial or other sale of the property affected, limiting the priority of the lien of the building loan mortgage to the value of the vacant land before the commencement of the building operation.

"It must be apparent to any thoughtful man that the effect of the passage of such legislation would be to absolutely put an end to the obtaining of money on building loans to aid in the improvement of real estate in the State of New York, as no lender of money on bond and mortgage, in his right mind, will voluntarily make a loan upon real estate to find out, after his money has been advanced and his loan has been made, that, instead of having a first lien upon the property, his mortgage is subject to the claims of unknown material men for unknown amounts.

WHAT A LARGE LENDER SAID.

"I have been informed by one of the executive officers of the institution which is the largest lender under building loan mortgages in this city, that **THE PASSAGE OF THIS ACT WOULD COMPEL IT TO CEASE MAKING SUCH LOANS.** He also informed me that his institution had been repeatedly urged to make building loans in other States to aid in the erection of large buildings of undoubted value. That, although his company was satisfied with the security in other respects, it found upon investigation that the laws of those States did not sufficiently protect a building loan mortgagee, and, therefore, his company declined to make the loans, stating, as he said, that if they would amend their laws so as to conform to the laws of the State of New York, his company would be very glad to do such business.

"How serious a matter this would be for the City of New York becomes manifest when one realizes that **OVER SEVENTY-ONE MILLIONS** of dollars was loaned in the Boroughs of Manhattan and the Bronx on building loan mortgages in the year 1909, to aid in the substantial development and improvement of the city, and that such great building enterprises as the Plaza Hotel, and the great office buildings of the City Investing Company, the Broad Exchange, the Bowling Green, the Fifth Avenue Company, and scores of similar great improvements, were carried on with the aid of building loans, to say nothing of the thousands of smaller buildings that have been erected in the two boroughs with the aid of such money in the past few years.

"Unless the proposers of the law referred to have some newly discovered capital or methods of financing building operations without money, the effect of the passage of such a bill would simply be to **ABSOLUTELY PUT AN END TO ALL BUILDING OPERATIONS** in this city where borrowed capital is required, as no lender can be compelled to make a loan on unsatisfactory security, and if his interests are so imperiled by legislation that lending money on any form of mortgage on real estate is no longer safe, such loans will simply cease.

"The fact that there has been possible ground for complaint that irresponsible builders with the aid and possible connivance of unprincipled building loan operators or lenders, have been enabled to undertake building operations which have failed, and through which material men of this city have lost money, is no argument against the thousands of other operations which have been honestly and fairly conducted, against which not one word of complaint has ever been heard.

"That irresponsible builders are allowed to build in this city is absolutely the fault of the material men and contractors who give them credit. If proper investigations were made before dealing with such parties, and credit absolutely refused, as it would be in any other trade or occupation to men of similar irresponsibility, such cases of loss could not have occurred. There must be always in this world a reward for business sagacity and judgment, and a like punishment for a lack of the same, which is not confined to the building trade or any other special occupation, but is the universal law of business, and which cannot be successfully altered by any form of legislation."

ARCHITECTS PLAY AND DANCE.

The Society of Beaux-Arts Architects, which is composed of New York architects who are alumni of the Ecole des Beaux-Arts of Paris, gave a frolic Tuesday night at the Fine Arts Building in West 57th st. Afterward there was a revue in the French style and a ball. At dinner the guests were arranged at table according to the provinces whose traditional dress they wore. There was for instance a table for the Gironde, another for Alsace, another for Brittany, one for Normandy. The scene of the revue was the Fulton Monument and Watergate, designed by W. W. Bosworth and Albert Herter. Much of the revue is devoted to burlesquing well known members of the society.

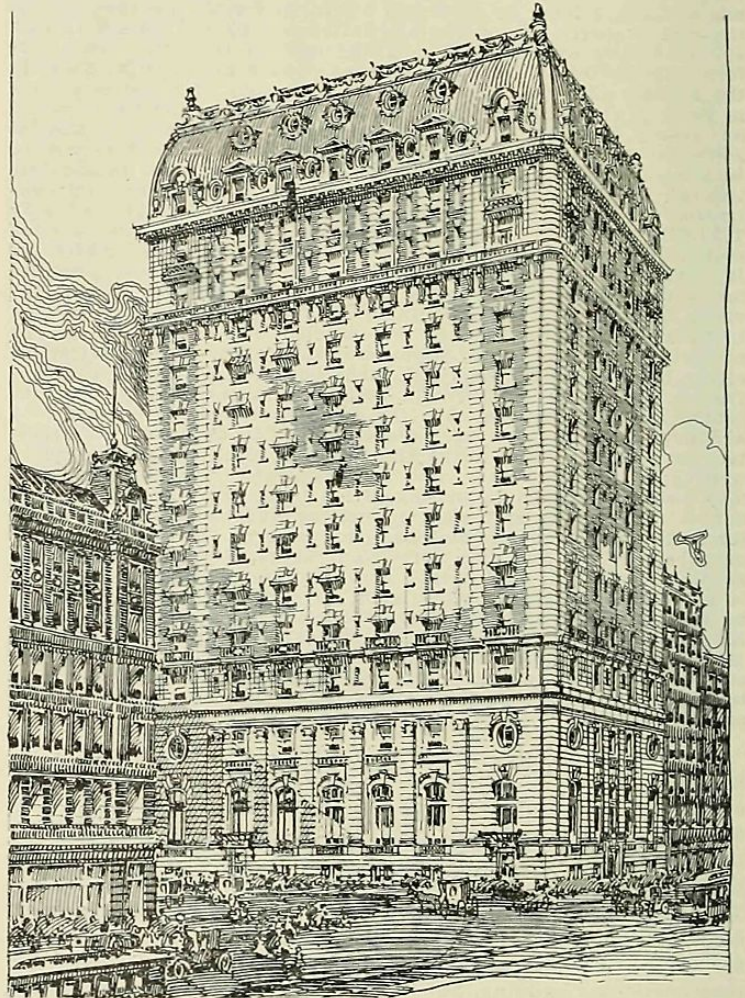
Among those present were Chester Holmes Aldrich, Raymond F. Almirall, Grosvenor Atterbury, H. M. Baer, Emile Baumgarten, Charles I. Berg, Donn Barber, F. H. Bosworth, Jr., W. W. Bosworth, John D. Boyd, John M. Carrere, Edward Pearce Casey, Walter B. Chambers, Howard Chapman, George S. Chappell, Walter Cook, R. H. Dana, Jr., George B. de Gersdorff, William Adams Delano, Edwin H. Denby, Arthur J. Dillon, William Emerson, Charles Ewing, Ernest Flagg, J. H. Freedlander, Frederick G. Frost, Leon N. Gillette, John C. Greenleaf, Howard Greenley, John A. Gurd, Thomas Hastings, A. J. Haydel, Henry F. Hornbostel, J. M. Howells, John S. Humphreys, Charles P. Huntington, Louis E. Jallade, Edgar A. Josselyn, W. Welles Knowles, Robert D. Kohn, Austin W. Lord, Benjamin W. Morris, Kenneth M. Murchison, Jr., James Otis Post, R. Burnside Potter, James Gamble Rogers, Hugh Tallant, Edward L. Tilton and Everts Tracy.

THE NEW RECTOR ENTERPRISE.

Tuesday evening, February 1 last, a little party of ten, including Mr. and Mrs. Rector, E. R. Graham, of D. H. Burnham & Co., Louis J. Horowitz and J. H. Dinwiddie, of the Thompson-Starrett Company, J. M. Stoddard, attorney for Mr. Rector, assembled in a private room at Rector's to celebrate the launching of the new Rector enterprise which, long-delayed, had finally taken shape and was ready to move forward to completion.

The contract for the demolition of the old Rector restaurant and for the erection of a 17-story—14 above grade and 3 below—hotel and restaurant, has been awarded to the Thompson-Starrett Company.

The new Rector Hotel, which will be erected from the plans of D. H. Burnham & Co., the Chicago architects, is to cover not only the old Rector site but property to the north and to



FIRST PICTURE OF THE NEW RECTOR BUILDING. Broadway, at 44th Street. D. H. Burnham & Co., Architects.

the east, the total area of the site being about 14,000 square feet. The architecture will be after the style of the French Renaissance. It will be necessary to excavate rock below grade to a depth of 40 feet, before the work on foundations can commence.

The exterior construction will be of limestone to the third story on the Broadway and 44th st sides, with brick and terra cotta trimmings in the upper stories, the whole surmounted with a mansard roof. Over 2,500 tons of steel will enter into the construction of the building, and is now being rolled at the mills for fabrication.

The hotel will contain 250 rooms, single and en suite, over 130 bathrooms and five passenger elevators. An unusually attractive feature will be the restaurant, which will be fifty per cent. larger than the former restaurant, extending, as it will, to 44th st. The ceiling will be in ornamental plaster, and the

general design highly artistic. The cafe and rathskeller will occupy the basement and have an entrance from the corner of 44th st and Broadway.

The chief difficulty in connection with the new Rector's was the completion date. Mr. Rector was obdurate on one point: The building was to be completed in time for next Christmas and New Year festivities. It was here that the Thompson-Starrett Company came forward and agreed to finish the building by December 15 next, so that the new Rector's will be opened to its patrons well before the New Year arrives.

IT PROVES A THEORY.

The Union Dime Savings Bank on Greeley Square, which is supposedly about to be pulled down, was built in 1876, and is an illustration of the doctrine that a first-class building in New York can outlive its economic usefulness in a single generation. If the economic value of this building has depreciated one hundred per cent. in thirty-three years, it follows that an annual depreciation charge of three per cent. for buildings of similar character and situation is not too large. The Bryant Building at Nassau and Liberty sts, which was cleared away last year, had a still shorter duration.

But the increase in the value of the site is a different story, which seems to prove the theory of those who hold that, in view of a sure increase in the value of the land, the economic depreciation of the building alone can be disregarded. The Union Dime Savings Bank has been as fortunate in real estate as some churches, as the trustees have erected three buildings and made a good profit on two of them.

When it was erected the Union Dime was the most imposing bank building in the city, being all of white marble and having three facades and a lofty tower. Much was said and written about it by architects. Some said there was confusion between the vertical treatment and the horizontal treatment, neither one nor the other predominating. This confusion exists, says John Beverley Robinson, wherever a single vertical object is placed upon or alongside a building of which the main lines are strongly horizontal, as is done when above the main horizontal cornice is set some kind of a turret, or perhaps the turret is carried down to the ground to form a round corner to the building, with a vertical break on each side where the flat wall joins the curve. In either case there is a clash between the horizontal and the vertical motives.

NOVELTIES.

SAVING THE WALLS FROM LEAKY DRAIN DAMAGE.—Even the best built brick, tile or concrete walls are liable to rapid disintegration resulting from leaky drain pipes. This is especially true in winter. The basin clogs up, water overflows and trickles down the brick wall face. There it freezes, displacing little atoms of cement mortar. This process is continued at every freeze-up following a thaw. If the drain pipe were placed an inch or two from the face of the wall and the basin were to be placed so close to the gutter as to permit absolutely no escape of water, this trouble and source of expense would be removed. A simple device that accomplishes this has just come onto the market. The leader rests upon a patented hanger inserted into the mortar joints and is perfectly rigid, yet room is allowed the leader to contract and expand and to be instantly removed. The Buyers' Bureau of the Record and Guide will give further particulars upon receipt of a two-cent stamp.

THE HOUSE FLY AND THE OFFICE BUILDING.—Flies and business never did mix. Fumes from a near-by restaurant, or stable draw flies in summer into many business offices, and more than one tenant has been obliged to move on that account. Now comes an inventor with a scheme to solve this problem. It is a new kind of a fly screen that lets the insect get out, instead of keeping him indoors where he makes a nuisance of himself and spreads disease germs. The device is made in screens and doors and come furnished complete with hardware. They may be removed from a window in a second and may be used in upper or lower sash. This commends itself to offices high above the street where the breeze is so strong that papers on desks are scattered about. The Buyers' Bureau has further information on this subject. Address Record and Guide, sending a two-cent stamp, to cover reply.

MAKING THE RADIATOR DO THE MOST WORK.—Little leaks occur in the management of a building that are almost impossible to discover or, if once found, defy stoppage. Consider the amount of useless work a radiator does. A room is heated, for instance, and someone discovers that it is close. Up go the windows, and then all the work the radiator has been doing goes for naught. That means waste of fuel. A local company has solved this problem. It encloses the radiator, forces air through a vent in the window sash around the radiator coils and then allows it to float out into the room, but in directed circulation. It supplies up to 85,000 cubic feet of fresh air per hour, heated and perfectly circulated without draught. The vitalized air is exuded through exhaust vents. Besides, it prevents persons getting burned by coming in contact with hot radiators. This is a strong point in favor of its use in hotels and nurseries. So much for the commercial side

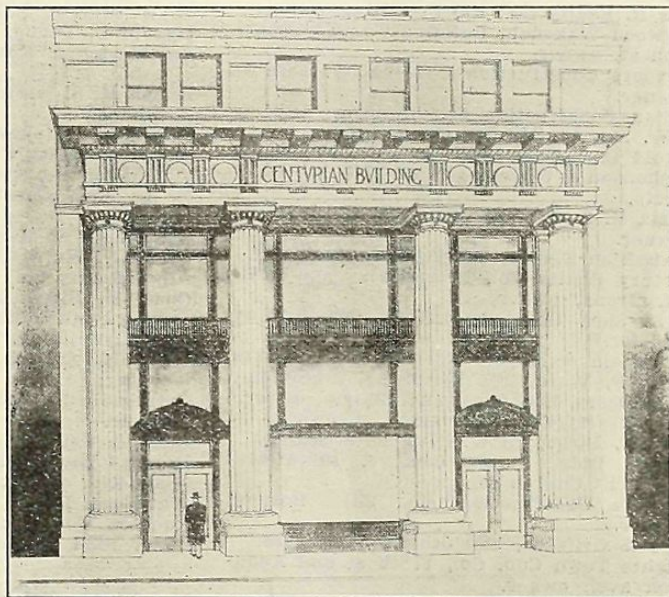
of it. Gases and putrid animal matter exuded from the lungs are poison. They breed tuberculosis. A two-cent stamp sent with an inquiry to the Buyers' Bureau, Record and Guide office, will bring further information about this device.

IN KEEPING WITH ITS SITE.

THE Centurian Building, situated on the easterly side of Broadway, between 28th and 29th sts, a 17-story office building, built by the Century Holding Co. (Messrs. Lee & Fleischmann), is in the heart of the new commercial district, which will be the most important center as soon as the Pennsylvania and Long Island Terminal is in active operation. The building is in keeping with its site, being probably the most elaborate and complete structure of its size north of 23d street, and has been built with a view of catering to select and discriminating tenants.

There is light and air on all sides, and it is so planned that the entrance doors to the offices are visible at a glance as one steps off the elevators, a feature which must appeal to everyone who has had the misfortune to be lost in some of our mammoth office buildings.

The general finish of the building is exceptionally fine, all the trim being of steel with a baked enamel mahogany finish,



Lower portion of the Centurian Building, showing the Roman Doric order.

Rouse & Goldstone, Architects.

and the window frames and sash, being of bronze, produce a most striking and effective contrast with the mahogany trim. The floors are of white cement.

The entrance is a dignified hall more than 40 ft. in height, with a barrel-vaulted ceiling, the walls being laid out with Botticino marble and panelled, with a carved marble frieze above. A broad sweeping staircase of marble and bronze ascends from the entrance hall to the second floor.

The facade is of brick and marble of a severe classic design, the brick being made especially for this building. The lower portion is composed of free standing marble columns over 35 ft. in height, with a wrought iron and glass screen behind. The marble for this work was the selected output of the largest quarry in Vermont, each column alone costing over \$7,000. William L. Rouse and Lafayette A. Goldstone, 12 West 32d st., are the architects. The agents are Messrs. Gross & Gross Company, Fifth av and 34th st.

CONSTRUCTION OF THE NEW LONDON POST OFFICE.

The New London Post Office is constructed by a simple method of reinforced concrete. The building comprises two blocks one known as the Public Office and the other the Sorting Office. These two blocks are joined together by an intermediate building below ground level, the roof of which acts as the floor of the loading yard between the buildings. The cubic contents of the public office are, approximately, one and a quarter million cubic feet, while the cubic contents of the sorting office are about 5,780,000 cubic feet, and of the intermediate building about 900,000 cubic feet. The main dimensions of the public office are 201 by 60 feet, with a height of 85 feet above ground. The total height from sub-basement level to flat roof is 109 feet. This block has six floors, of which the ground floor is 25 feet high and the other floors of varying heights, averaging 13 feet 6 inches. Regarding the sorting office, the main dimensions are 312 feet by 185 feet, with a height of 63 feet above ground, or 104 feet from sub-basement level to flat roof. Each of the blocks consists of a monolithic frame of columns and beams, with concrete curtain and face walls, floors and roofs. All staircases, light, air and elevator shafts, ventilation ducts and other details are cast in the concrete, and monolithic connection maintained throughout, similarly to the primary structural frame.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further details and particulars see under "Projected Buildings" and "Advanced Reports."

BRICK.

William Schmidt, Bridgeport, Conn., architect.
 Marc Eidlitz & Son, 489 5th av, builders.
 E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
 H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
 Wm. H. Birkmire, 396 Broadway, architect.
 Chas. Brendon & Co., 500 5th av, owner.
 L. & R. Realty Co., 165 Broadway, owner.
 Heywood-Wakefield Building Co., 129 Charlton st, owner.
 Brevoort Construction Co., 6-8 W. 18th st, owner.
 Fabian Construction Co., owner.
 B. W. Morris, 345 5th av, architect.
 Harold L. Young, 1328 Broadway, architect.
 Stephenson & Wheeler, 18 W. 27th St., architects.
 Emma M. S. Mestaniz, 810 Forest av, Bronx, owner.
 Maximilian Zipkes, 103 Park av, architect.
 Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
 E. L. Shea Construction Co., 489 5th av, builder.*
 Gruenstein & Mayer, 230 Grand st, owners.
 Frank F. Ward, 203 Broadway, architect.
 Louis Beers, 916 Broadway, Bklyn., owner.*
 Albor Realty Co., 132 Nassau st, owner.
 Chas. E. Birge, 29 W. 34th st, architect.
 Central Bldg. Improvement & Investment Co., 149 Church st, owner.
 Carnegie Construction Co., 231 Bowery, owner.
 Bliss & Griffiths, 225 5th ave., builders.
 Heights Town Con. Co., 178th st and Audubon ave., owner.
 Waunegan Realty Co., 35 Nassau st, owner.
 Rockton Construction Co., St. Nicholas ave and 163d st, owner.

STONE.

William Schmidt, Bridgeport, Conn., architect.
 Marc Eidlitz & Son, 489 5th av, builders.
 E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder; reinforced concrete.
 H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
 Wm. H. Birkmire, 396 Broadway, architect.
 Chas. Brendon & Co., 500 5th av owner.
 L. & R. Realty Co., 165 Broadway, owner.
 Heywood-Wakefield Bldg. Co., 129 Charlton St., owner.
 Brevoort Construction Co., 6-8 W. 18th St., owner; limestone.
 Fabian Construction Co., owner.
 B. W. Morris, 345 5th av, architect.
 Harold L. Young, 1328 Broadway, architect.
 Stephenson & Wheeler, 18 W. 27th st, architects.
 Emma M. S. Mestaniz, 810 Forest av, Bronx, owner; limestone.
 Maximilian Zipkes, 103 Park av, architect; concrete.
 Mercury Realty Co., Prospect av and 164th st., Bronx, owner.
 E. L. Shea Construction Co., 489 5th av, builder; limestone.*
 Gruenstein & Mayer, 230 Grand st, owners; limestone.
 Frank F. Ward, 203 Broadway, architect.
 Louis Beers, 916 Broadway, Bklyn., owner; limestone.*
 Albor Realty Co., 132 Nassau st, owner.
 Chas. E. Birge, 29 W. 34th st, architect.
 Central Building, Improvement & Investment Co., 149 Church st., owner.
 Carnegie Construction Co., 231 Bowery, owner.
 Bliss & Griffiths, 225 5th ave, builders.
 Heights Town Con. Co., 178th st and Audubon ave, owner.
 Waunegan Realty Co., 35 Nassau st, owner.
 Rockton Construction Co., St. Nicholas ave and 163d st, owner; granite, limestone.

TERRA COTTA.

William Schmidt, Bridgeport, Conn., architect.
 Marc Eidlitz & Son, 489 5th av, builders.
 E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., Builder.
 H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, architect; vitrified tile coping.
 Chas. Brendon & Co., 500 5th av, owner; terra cotta coping.
 L. & R. Realty Co., 165 Broadway, owner; glazed terra cotta coping.
 Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
 Brevoort Construction Co., 6-8 W. 18th st, owner.
 Fabian Construction Co., owner.
 B. W. Morris, 345 5th av, architect.
 Harold L. Young, 1328 Broadway, architect.
 Stephenson & Wheeler, 18 W. 27th st, architects.
 Emma M. S. Mestaniz, 810 Forest av, Bronx, owner.
 Maximilian Zipkes, 103 Park av, architect.
 Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
 E. L. Shea Construction Co., 489 5th av, builder.*
 Gruenstein & Mayer, 230 Grand st, owners.
 Frank F. Ward, 203 Broadway, architect.
 Albor Realty Co., 132 Nassau st, owner.
 Chas. E. Birge, 29 W. 34th st, architect; terra cotta coping.
 Central Building, Improvement & Investment Co., 149 Church st, owner; tile terra cotta coping.
 Carnegie Construction Co., 231 Bowery, owner.
 Bliss & Griffiths, 225 5th ave, builders.
 Heights Town Con. Co., 178th st and Audubon ave, owner; glazed terra cotta coping.
 Waunegan Realty Co., 35 Nassau st, owner.
 Rockton Construction Co., St. Nicholas ave and 163d st, owner; glazed tile coping.

ROOFING.

William Schmidt, Bridgeport, Conn., architect.
 Marc Eidlitz & Son, 489 5th av, builders; gravel roof.
 E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
 H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
 Wm. H. Birkmire, 396 Broadway, architect; slag roof.
 Chas. Brendon & Co., 500 5th av, owner; tin roof.
 L. & R. Realty Co., 165 Broadway, owner; slag roof.
 Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
 Brevoort Construction Co., 6-8 W. 18th st, owner; plastic slate roof.
 Fabian Construction Co., owner.
 B. W. Morris, 345 5th av, architect.
 Harold L. Young, 1328 Broadway, architect.
 Stephenson & Wheeler, 18 W. 27th St., architects.
 Emma M. S. Mestaniz, 810 Forest av, Bronx, owner.
 Maximilian Zipkes, 103 Park av, architect.
 Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
 E. L. Shea Construction Co., 489 5th av, builder.*
 Gruenstein & Mayer, 230 Grand st, owners.
 Frank F. Ward, 203 Broadway, architect.
 Louis Beers, 916 Broadway, Bklyn., owner.*
 Albor Realty Co., 132 Nassau st, owner.
 Chas. E. Birge, 29 W. 34th st, architect; Barrett slag roof.
 Central Building, Improvement & Investment Co., 149 Church st, owner; tile roof.
 Carnegie Construction Co., 231 Bowery, owner.
 Bliss & Griffiths, 225 5th ave, builders.
 Heights Town Con. Co., 178th st and Audubon ave, owner; plastic slate roof.
 Waunegan Realty Co., 35 Nassau st., owner, plastic slate roof.
 Rockton Construction Co., St. Nicholas ave and 163d st, owner; felt and slag roof.

IRON AND STEEL WORK.

William Schmidt, Bridgeport, Conn., architect.
 Marc Eidlitz & Son, 489 5th av, builders.
 E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
 H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, architect.
 Chas. Brendon & Co., 500 5th av, owner.
 L. & R. Realty Co., 165 Broadway, owner.
 Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
 Brevoort Construction Co., 6-8 W. 18th st, owner.
 Fabian Construction Co., owner.
 B. W. Morris, 345 5th av, architect.
 Harold L. Young, 1328 Broadway, architect.
 Stephenson & Wheeler, 18 W. 27th st, architects.
 Emma M. S. Mestaniz, 810 Forest av, Bronx, owner.
 Maximilian Zipkes, 103 Park av, architect.
 Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
 E. L. Shea Construction Co., 489 5th av, builder.*
 Gruenstein & Mayer, 230 Grand st, owners.
 Frank F. Ward, 203 Broadway, architect.
 Louis Beers, 916 Broadway, Bklyn., owner.*
 Albor Realty Co., 132 Nassau st, owner.
 Chas. E. Birge, 29 W. 34th st, architect.
 Central Building, Improvement & Investment Co., 149 Church st, owner.
 Carnegie Construction Co., 231 Bowery, owner.
 Bliss & Griffiths, 225 5th ave, builders.
 Heights Town Con. Co., 178th st and Audubon ave, owner.
 Waunegan Realty Co., 35 Nassau st, owner.
 Rockton Construction Co., St. Nicholas ave and 163d st, owner.

FIREPROOFING.

Marc Eidlitz & Son, 489 5th av, builders.
 E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
 H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
 Wm. H. Birkmire, 396 Broadway, architect.
 Chas. Brendon & Co., 500 5th av, owner.
 L. & R. Realty Co., 165 Broadway, owner; terra cotta blocks.
 Heywood-Wakefield Bldg., Co., 129 Charlton st, owner.
 Brevoort Construction Co., 6-8 W. 18th st, owner.
 Fabian Construction Co., owner.
 B. W. Morris, 345 5th av, architect.
 Harold L. Young, 1328 Broadway, architect.
 Stephenson & Wheeler, 18 W. 27th st, architects.
 Emma M. S. Mestaniz, 810 Forest av, Bronx, owner.
 Maximilian Zipkes, 103 Park av, architect.
 Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
 E. L. Shea Construction Co., 489 5th av, builder.*
 Gruenstein & Mayer, 230 Grand st, owners.
 Frank F. Ward, 203 Broadway, architect.
 Albor Realty Co., 132 Nassau st, owner.
 Central Building, Improvement & Investment Co., 149 Church st, owner.
 Carnegie Construction Co., 231 Bowery, owner.
 Bliss & Griffiths, 225 5th ave, builders.
 Heights Town Con. Co., 178th st and Audubon ave, owner.
 Waunegan Realty Co., 35 Nassau st, owner.
 Rockton Construction Co., St. Nicholas ave and 163d st, owner.

PLUMBING.

William Schmidt, Bridgeport, Conn., architect.
 Marc Eidlitz & Son, 489 5th av, builders.
 E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
 H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
 Wm. H. Birkmire, 396 Broadway, architect.
 Chas. Brendon & Co., 500 5th av, owner.
 L. & R. Realty Co., 165 Broadway, owner.
 Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
 Brevoort Construction Co., 6-8 W. 18th st, owner.
 Fabian Construction Co., owner.
 B. W. Morris, 345 5th av, architect.
 Harold L. Young, 1328 Broadway, architect.
 Stephenson & Wheeler, 18 W. 27th st, architects.
 Emma M. S. Mestaniz, 810 Forest av, Bronx, owner.

Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Building Improvement & Investment Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery, owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

William Schmidt, Bridgeport, Conn., architect.
Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma M. S. Mestanz, 810 Forest av, Bronx, owner.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect; metal and glass skylights.
Central Building Improvement & Investment Co., 149 Church st, owner; glass skylights.
Carnegie Construction Co., 231 Bowery, owner.
Bliss & Griffiths, 225 5th av, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

HEATING APPARATUS & SUPPLIES.

William Schmidt, Bridgeport, Conn., architect.
Marc Eidlitz & Son, 489 5th av, builders; steam heat.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner; steam heat.
Wm. H. Birkmire, 396 Broadway, architect; steam heat.
Chas. Brendon & Co., 500 5th av, owner; steam heat.
L. & R. Realty Co., 165 Broadway, owner; low pressure steam.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner; steam heat.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma M. S. Mestanz, 810 Forest av, Bronx, owner.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect; direct steam heat.
Central Bldg. Improvement & Investment Co., 149 Church St., owner; steam heat.
Carnegie Construction Co., 231 Bowery, owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner; steam heat.
Waunegan Realty Co., 35 Nassau st, owner; steam heat.
Rockton Construction Co., St. Nicholas ave and 163d st, owner; steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

William Schmidt, Bridgeport, Conn., architect.
Marc Eidlitz & Son, 489 5th av, builders; electric lights.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma S. Mestanz, 810 Forest av, Bronx, owner.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner; dumbwaiter.
Chas. E. Birge, 29 W. 34th st, architect.
Central Bldg. Improvement & Investment Co., 149 Church St., owner.
Carnegie Construction Co., 231 Bowery, owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163 st, owner.

ELEVATORS.

Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg., Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma M. S. Mestanz, 810 Forest av, Bronx, owner; dumbwaiters.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th st, Bronx, owner; dumbwaiters.
E. L. Shea Construction Co., 489 5th av, builder; dumbwaiters.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner; dumbwaiters.*
Albor Realty Co., 132 Nassau st, owner; dumbwaiters.
Chas. E. Birge, 29 W. 34th st, architect; dumbwaiters.
Central Bldg. Improvement & Investment Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery, owner; dumbwaiters.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner; dumbwaiters.
Waunegan Realty Co., 35 Nassau st, owner, dumbwaiters.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

PAINTS.

William Schmidt, Bridgeport, Conn., architect.
Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.
Fabian Construction Co., owner.
Emma M. S. Mestanz, 810 Forest av, Bronx, owner.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.

Central Bldg. Improvement & Investment Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery, owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

HARDWARE.

William Schmidt, Bridgeport, Conn., architect.
Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg., Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma M. S. Mestanz, 810 Forest av, Bronx, owner.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect Ave. and 164th st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Bldg. Improvement & Investment Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery, owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

PLATE GLASS.

William Schmidt, Bridgeport, Conn., architect.
Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.
Fabian Construction Co., owner.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma M. S. Mestanz, 810 Forest av, Bronx, owner.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Bldg. Improvement & Investment Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery, owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

INTERIOR WOODWORK AND TRIM.

William Schmidt, Bridgeport, Conn., architect.
Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.
Fabian Construction Co., owner.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma M. S. Mestanz, 810 Forest av, Bronx, owner.

PROJECTED BUILDINGS.**Manhattan.****Apartments, Flats and Tenements.**

AUDUBON AV, s e cor 177th st, 6-sty brick and stone tenement, 99.11x89.11; tin or plastic slate roof, steam heat, glazed terra cotta coping, galvanized iron cornices; cost, \$200,000; owner, Heights Town Con. Co., 178th st and Audubon av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 82.

FORT WASHINGTON AV, n e cor 164th st, 6-sty brick and stone apartment house, 127.10x116, plastic slate roof, steam heat, glass skylights, limestone; cost, \$225,000; owner, Waunegan Realty Co., 35 Nassau st; architects, Schwartz & Gross, B. N. Marcus, 347 5th av. Plan No. 83.

I. Friedenheit, 85 5th av, president; Simon Wolf, 22 East 81st st, secretary and treasurer.

Dwellings.

52D ST, No. 46 East, 4-sty and basement brick and stone dwelling, 18x66, tin roof, galvanized iron skylights and cornices, steam heat, terra cotta coping, terra cotta blocks; cost, \$40,000; owner, architect and builder, Chas. Brendon & Co., 500 5th av. Plan No. 76.

Miscellaneous.

STANTON ST, No. 15, 1-sty brick out-house, 11.2x8.8; cost, \$800; owners, Geo. J. & M. J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, Bible House. Plan No. 86.

Office and Loft Buildings.

34TH ST, Nos. 514-520 West, 12-sty brick and stone warehouse and loft, 100x197.5; cost, \$500,000; owner, Heywood-Wakefield Bldg. Co., 129 Charlton st; architects, Lee & Hewitt, 1123 Broadway. Plan No. 78.

45TH ST, Nos. 2-4-6 West, 16-sty brick and stone store, office and lofts, 75x90, plastic slate roof, galvanized iron skylights, steam heat, granite, limestone; cost, \$625,000; owner, Brevoort Const. Co., 6-8 West 18th st; architects, Schwartz & Gross, 347 5th av. Plan No. 79.

39TH ST, No. 225 West, 12-sty brick and stone loft, 75x90, slag roof, galvanized iron skylights, wire glass, terra cotta blocks, low pressure steam, glazed terra cotta coping; cost, \$300,000; owner, L. & R. Realty Co., 165 Broadway; architects, Mulliken & Moeller, 103 Park av. Plan No. 77.

Raymond M. Owen, Broadway and 101st st, president; A. B. Leary, 304 West 82d st, secretary; R. H. Montgomery, 317 West 83d st, treasurer. American Press Association, 45 Park pl, tenants.

HUDSON ST, s w cor Duane st, 12-sty brick and stone loft, 44.5x120.10, tile roof, galvanized iron and glass skylights, tile terra cotta coping, steam heat, limestone; cost, \$350,000; owner, Central Building Improvement & Investment Co., 149 Church st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 81.

27TH ST, Nos. 122-130 w, 12-sty brick and stone store and loft, 98.9x88.9, composition felt and slag roof, blue stone and glazed tile coping, steam heat, granite and limestone; cost, \$300,000; owner, Rockton Const. Co., St. Nicholas av and 163d st; architect, L. Townsend Steinle & Haskell, Marbridge Bldg., 34th st and 6th av. Plan No. 84.

Stores and Dwellings.

72D ST, No. 148 West, 7-sty brick and stone store and dwelling, 20x92.2, Barrett slag roof, metal and glass skylights, iron balconies and stairs, stone and terra cotta coping, direct steam heat, marble sills; cost, \$50,000; owner, F. A. Elliott, 243 President st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 80.

10TH ST, n w cor Emerson st, 1-sty store and dwelling, 55.1x110, galvanized iron skylights, cornices, steam heat; cost, \$10,000; owner, Realty Operating Co., 15 Wall st; architects, Gronenberg & Leuchtog, 7 West 22d st. Plan No. 85.

MANHATTAN ALTERATIONS.

CANAL ST, No. 131, stairway, floor beams to 6-sty brick and stone store and loft; cost, \$500; owners, S. J. Silberman and David Shoff, 83 Canal st; architect, Barney Parker, 1488 Madison av. Plan No. 276.

CHURCH ST, No. 274, install mezzanine floor to 6-sty brick loft; cost, \$250; owner, not given; architect, Henry H. Zubrin, 28th st and 1st av. Plan No. 255.

Ely J. Rieser & Co., 28th st and 1st av, carpenter work.

COLUMBIA ST, No. 55, partitions, toilets, windows, to 5-sty brick tenement; cost, \$2,000; owner, Chas. W. Hunter, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 294.

CORTLANDT ST, No. 31, 1 and 5-sty brick rear extensions, 23x33, and 21.8x7, partitions, electric elevator, girders, vault, to 5-sty brick and stone store and loft; cost, \$25,000; owner, C. F. Benton, Perth Amboy, N. J.; architect, J. C. Westervelt, 36 West 34th st. Plan No. 289.

DIVISION ST, No. 60, stairs, show windows, beams to 5-sty brick tenement; cost, \$3,000; owner, Almira H. Dominick, 44 West 48th st; architect, O. Reissmann, 30 1st st. Plan No. 282.

ELDRIDGE ST, No. 5, store fronts, install columns, beams, to 6-sty brick store and tenement; cost, \$1,500; owner, Samuel Friedman, 107 Attorney st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 287.

ESSEX ST, No. 134, alter beams, columns, girders, to 6-sty brick loft; cost, \$8,000; owners, Tenzer & Friedland, care architect; architect, L. A. Sheinart, 190 Bowery. Plan No. 251.

EXCHANGE PL, No. 26, partitions to 10-sty brick and stone office; cost, \$800; owner, Farmers Loan & Trust Co., 22 William st; architect, Beaver Const. Co., 26 Exchange pl. Plan No. 274.

FORSYTH ST, No. 82, 1-sty brick rear extension, 25x14, beams, piers, to two 3-sty brick stores and dwellings; cost, \$2,000; owner, Mathias Bros., 82 Forsyth st; architect, Max Muller, 115 Nassau st. Plan No. 253.

FRANKLIN ST, No. 16, toilets, tubs, sinks to 4-sty brick tenement; cost, \$1,800; owner, Augustus Sparboro, 14 Franklin st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 267.

HESTER ST, No. 189, partitions, tank to 5-sty brick store and tenement; cost, \$750; owner, John H. Strodl, 63 East 87th st; architect, Chas. H. Richter, 68 Broad. Plan No. 285.

MCDUGAL ST, Nos. 68-70, windows to 6-sty brick tenement; cost, \$750; owner, Dominick Abbate, 226 Lafayette st; architect, Richard Rohl, 128 Bible House. Plan No. 279.

MADISON ST, No. 166, windows to 4-sty brick tenement; cost, \$200; owner, Samuel Abraham, 9 East 14th st; architect, O. Reissmann, 30 1st st. Plan No. 297.

PEARL ST, No. 489, piers, windows, partitions, to 5-sty brick tenement; cost, \$100; owner, Thomas Hammill, 22 City Hall pl; architect, Wm. H. Rahmann, 103 Park av. Plan No. 271.

RIDGE ST, No. 132, show windows, to 4-sty brick tenement; cost, \$500; owner, M. Weingarten, 229 Broome st; architect, O. Reissmann. Plan No. 291.

RIVINGTON ST, Nos. 71-73, cut doors to 6-sty brick tenement; cost, \$200; owner, Max Dick, 1839 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 267.

SUFFOLK ST, No. 43, alter show windows to 5-sty brick tenement; cost, \$500;

owner, L. Greenberg, 43 Suffolk st; architect, O. Reissmann, 30 1st st. Plan No. 266.

7TH ST, No. 100 East, bathrooms to 5-sty brick tenement; cost, \$5,000; owner, Simon Roth, 315 Pearl st; architects, Gronenberg & Leuchtog, 7 West 22d st. Plan No. 270.

10TH ST, No. 81 East, 1-sty brick and stone rear extension, 9x14.8, to 4-sty brick and stone loft; cost, \$450; owner, Nathan Schwab, 6 East 14th st; architects, Gross & Kleinberger, Bible House. Plan No. 261.

10TH ST, Nos. 283-297 West, Charles st, Nos. 150-169, erect sign to 1-sty brick brewery; cost, \$450; owner, Beadleston & Woerz, 291 West 10th st; architect, O. J. Gude Co. Plan No. 284.

14TH ST, No. 138 E, partitions, show windows, to 5-sty brick loft and office; cost, \$500; owner, M. Krins, 2½ Murray st; architect, O. Reissmann, 30 1st st. Plan No. 290.

17TH ST, Nos. 40-42 West, partitions to 12-sty brick and stone warehouse; cost, \$550; owner, Morris Levine, on premises; architects, Gross & Kleinberger, Bible House. Plan No. 269.

23D ST, No. 316 West, partitions, windows, piers, to 4-sty brick dwelling; cost, \$250; owner, James E. Mitchell, 332 West 24th st; architect, C. B. Brun, 1 Madison av. Plan No. 254.

29TH ST, No. 414 West, alter walls, enlarge partitions, toilets, skylights, fire-escapes, to two 4 and 3-sty brick tenements; cost, \$1,800; owner, Mrs. Isabella Hawkins, Ramsey, N. J.; architect, John Ph. Voelker, 979 3d av. Plan No. 263.

30TH ST, No. 230 E, partitions, windows(skylights, to 4-sty brick tenement; cost, \$300; owner, Joseph Personeni, 496 West Broadway; architect, John Ph. Voelker, 979 3d av. Plan No. 292.

33D ST, No. 305 E, dumbwaiter shaft, to 5-sty brick tenement; cost, \$6,000; owner, A. Goldenblum, 623a Willoughby av; architect, Century Eng. & Const. Co., 140 Nassau st. Plan No. 301.

39TH ST, No. 400 West, partitions, windows, to 5-sty brick tenement; cost, \$900; owners, Beadleston & Woerz, 400 West 39th st; architect, A. V. Bourke, 220 Broadway. Plan No. 258.

M. T. Garvey, 36 New Bowery, has carpenter work.

42D ST, No. 13 West, stairs, alter show windows to 4-sty brick store and tenement; cost, \$1,250; owner, Estate Katherine L Hall, 13 West 42d st; architect, H. G. Knapp, 5 East 42d st. Plan No. 281.

45TH ST, No. 26 West, alter walls to 1-sty brick place of amusement; cost, \$450; owner, Harvard Club, 26 West 45th st; architect, Elwood Rue, 219 West 29th st. Plan No. 283.

47TH ST, No. 22 West, partitions, doors, windows, walls, show windows to 4-sty brick dwelling; cost, \$900; owners, Gustav and Hugo Blumenthal, 42 West 70th st; architect, R. E. Kelly, 219 East 39th st. Plan No. 280.

50TH ST, No. 216 West, alter beams, walls, columns to 3-sty brick and stone store and dwelling; cost, \$2,500; owner, Estate of J. C. Miller, 227 West 52d st; architect, Adna H. Miller, 216 West 50th st. Plan No. 273.

51ST ST, No. 107 West, 1-sty brick rear extension, 9x15, to 2-sty brick garage and office; cost, \$200; owner, Mrs. E. F. Shepard, 5th av and 49th st; architect, Robert McGregor, 207 West 19th st. Plan No. 264.

69TH ST, No. 1 E, partitions, windows, stairs, elevator shaft, walls to 3-sty brick and stone stable; cost, \$10,000; owner, Mrs. Mary W. Harriman 1 East 69th st; architects, G. Atterbury and J. L. Peabody, Asso., 20 West 43d st. Plan No. 298.

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

91ST ST, Nos. 154-160 East, install bath to two 8-sty brick tenements; cost, \$3,000; owner, M. E. Oppenheim, 206 Broadway; architect, A. Balschun, 427 East 138th st. Plan No. 252.

104TH ST, No. 427 E, 1-sty brick rear extension, 129x50, gangway, windows, to 2-sty stable; cost, \$5,500; owner, Frank De Rosa, 427 East 104th st; architect, M. W. Del Gaudio, Tremont and Webster av. Plan No. 302.

125TH ST, No. 20 W, beams, stairs, walls, to 4-sty brick store and tenements; cost, \$4,000; owner, Wm. T. Koch, 224 Lenox av; architects W. H. Hume & Son, 1 Union sq. Plan No. 296.

125TH ST, Nos. 123-125 W, add 1-sty, new stairs, vent shaft, walls, to 2, 4 and 3-sty brick stores and offices; cost, \$20,000; owner, Frank Wanier, 75 West Houston st; architects, Kafka & Lindenmeyr, 37 East 28th st. Plan No. 293.

129TH ST, s s, 316.4 e Amsterdam av, 2-sty brick side extension, 50x57.2, to 2-sty brick factory; cost, \$10,000; owners, Bernheimer & Schwartz, 128th st and Amsterdam av; architect, L. Oberlein, 407 West 37th st. Plan No. 300.

BROADWAY, No. 1876, mezzanine floor to 2-sty brick and stone store and office; cost, \$500; owner, Wendell Estate, 175 Broadway; architects, Motor Mart Co., on premises. Plan No. 260.

EAST BROADWAY, No. 43, partitions, toilets, skylights, to 4-sty brick store and loft; cost, \$1,000; owner, Nathan Roggen, 43 East Broadway; architect, Max Muller, 115 Nassau st. Plan No. 268.

1ST AV, No. 2221, 1-sty brick rear extension, 25x16.5, partitions, toilets, windows, to 4-sty brick tenement; cost, \$2,000; owner, Henry A. Ridabock, 112 4th av; architect, Nathan Langer, 81 East 125th st. Plan No. 256.

1ST AV, No. 2258, show windows, to 4-sty brick tenement; cost, \$250; owner, Anna Wetter, 2258 1st av; architect, O. Reissmann, 30 1st st. Plan No. 299.

2D AV, No. 1285, alter door openings to 5-sty brick tenement; cost, \$100; owner, Jacob Harris, 1285 2d av; architect, O. Reissmann, 30 1st st. Plan No. 250.

3D AV, No. 1058, alter show windows to 4-sty brick office and loft; cost, \$500; owner, Frank Gass, 1058 3d av; architect, O. Reissmann, 30 1st st. Plan No. 265.

3D AV, No. 2336, alter stairs, to 4-sty brick tenement; cost, \$600; owners, A. H. Landecker, 206 Broadway; architects, Reid & Erkins, 105 East 14th st. Plan No. 288.

3D AV, No. 745, dumb waiter shaft, to 5-sty brick tenement and store; cost, \$500; owner, Mrs. Catherine A. Phelps, c Cruikshank Co., 141 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 286.

5TH AV, No. 670, columns, girders, beams, doors, windows, to 4-sty brick dwelling; cost, \$10,000; owner Gallatin Estate, c architects; architects, Stephenson & Wheeler, 18 West 27th st. Plan No. 295.

Brewster & Co., Broadway and 47th st, lessees.

5TH AV, No. 503, erect sign to 6-sty brick and stone store and office building; cost, \$350; owner, 503 5th Avenue Co., 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 278.

6TH AV, No. 461, erect sign to 2-sty frame store; cost, \$150; owner, A. Y. Pringle, 53 Bond st. Plan No. 272.

6TH AV, No. 814, stairs, store fronts, to 5-sty brick store and tenement; cost, \$1,000; owner, Bridget D. Fitzpatrick, 60 West 76th st; architect, P. J. Murray, 341 East 43d st. Plan No. 257.

7TH AV, n e cor 124th st, new interior front to 3-sty brick and stone theatre; cost, \$90,000; owner, Anthony Van Bergen, Paris, France; architect, S. S. Sugar, 104 West 142d st. Plan No. 259.

Marcus Loew, Inc., lessee.

9TH AV, No. 313, show windows, girders to 3-sty brick and stone store and dwelling; cost, \$1,350; owner, Chas. McNamee, Rome, Italy; architect, J. Charles Hankinson, 147 Watts st. Plan No. 277.

10TH AV, No. 512, partitions to 5-sty brick tenement; cost, \$750; owner, Frederick Rohrs, 512 10th av, and Chas. H. Hohns, 512 10th av; architect, John H. Knubel, 318 West 42d st. Plan No. 275.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

PROSPECT AV, e s, 300 n 167th st, 5-sty brick tenement, tin roof, 30x56; cost, \$18,000; owner, Geo. Seipp, 20 New Chambers st; architect, Adolph Balschun, 427 East 138th st. Plan No. 112.

PROSPECT AV, block bounded by Av St. John and Kelly st, 5-sty brick stores and tenement, plastic slate roof, 228x137.7; cost, \$250,000; owners, Mercury Realty Co., L. Brener, 987 Prospect av, Pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 124.

TIFFANY ST, w s, 93.3 n 165th st, 5-sty brick tenement, slag roof, 25x87; cost, \$25,000; owner, Irving Roberts, 1165 Fox st; architect, Samuel Sass, 23 Park Row. Plan No. 123.

176TH ST, s s, 90.11 w Washington av, 5-sty brick tenement, slag roof, 47x96; cost, \$50,000; owners, Francis Const. Co., Jacob Sommer, 545 Macon st, Brooklyn, president; architect, Emanuel Sommer, 545 Macon st, Brooklyn. Plan No. 121.

Dwellings.

252D ST, s s, 200 e Independence av, 2-sty brick dwelling and garage, shingle roof, 44.6x25.6; cost, \$5,000; owner, Geo. W. Perkins, Riverdale; architect, R. M. Byers, 59 Pearl st. Plan No. 114.

DEVOE TERRACE, w s, 530.7 s 190th st, two 2-sty and attic frame dwellings, shingle roof, 19x42; total cost, \$10,000; owner, Mons Johnson, Alexander av, Yonkers; architect, Louis Falk, 2756 3d av. Plan No. 122.

BYRON AV, w s, 250 n 236th st, 2-sty frame dwelling, tin roof, 22x50; cost, \$4,500; owners, Mrs. C. Benson and Gus Anderson, 1530 Vyse av; architect, Geo. H. Oliphant, Jr., 677 East 224th st. Plan No. 119.

224TH ST, n s, 52.6 e Barnes av, 2-sty brick dwelling and stable, tin roof, 25.6x70; cost, \$7,500; owner, Michael Klunder, on premises; architect, John Davidson, 638 East 227th st. Plan No. 120.

232D ST, s s, 355 w Laconia av, 2-sty and attic frame dwelling, shingle roof, 21x28; cost, \$3,500; owner, Frank A. Grant, 107 West 106th st; architect, Carl P. Johnson, 8 East 42d st. Plan No. 132.

BILLAR PL, w s, 150.10 s Fordham st, two 2-sty frame dwellings, tin roof, 22x48; total cost, \$5,500; owner, Henry Weaver, 91 Carroll st, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 134.

Factories and Warehouses.

SO. BOULEVARD, s s, 75 e Brook av, 2-sty brick factory slag roof, 50x50; cost, \$6,000; owner, Anton Heiss and Elizabeth Gans, 605 East 136th st; architect, Geo. Hoffman, 236th st and Barnes ave. Plan No. 126.

Hospitals.

KINGSBRIDGE ROAD, s s, from Webb to Aqueduct av, 3-sty brick hospital (isolation building), tile roof, 52x37; cost, \$30,000; owners, Hebrew Infant Asylum, Benno Newberger, 55 East 74th st, president; architect, Edw. Necarsulmer, 507 5th av. Plan No. 113.

Miscellaneous.

BOSTON ROAD, e s, 72.5 s 179th st, brick smokestack, 3 ft. diameter, 100 ft.

high; cost, \$300; owners, Interborough Rapid-Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 117.

BAINBRIDGE AV, e s, 40.6 s 194th st, 1-sty frame barn, tin roof, 26x17; cost, \$350; owner, Maria T. Moore, 2609 Marion av; architect, Thos. H. Adams, 3147 Hull av. Plan No. 118.

161ST ST, n s, 200 e Union av, 2-sty frame amusement place, tin roof, 7x6.6; cost, \$50; lessees, Cohen Bros. on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 128.

LOWERNEDE ST, e s, 399 s Gunhill rd, 1-sty frame wagon storage, tin roof, 50x20; cost, \$200; owner, Richard Morrison, on premises; architect, Chas. Schaefer, Jr., 461 Tremont av. Plan No. 125.

Stables and Garages.

152D ST, No. 345, 1-sty brick garage, gravel roof, 13.4x22; cost, \$1,000; owner, Minnie E. Barrett, 343 East 152d st; architect, Arthur Arcander, 391 East 149th st. Plan No. 115.

150TH ST, n s, 100 w Wales av, 1-sty brick stable, 25x31, tin roof; cost, \$1,225; owner, John A. Biglitt, on premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 130.

UNION AV, w s, 250½ n 166th st, 1-sty brick garage, tar and gravel roof, 25x120; cost, \$5,000; owner, Abram N. Herbst, 1072 Hall Place; architect, C. H. Detrich, 25 West 42d st. Plan No. 133.

Stores and Dwellings.

3D AV, e s, 26.3 n 169th st, two 1-sty brick stores and dwellings, slag roof, 25.6x60.4; total cost, \$7,000; owner, Geo. M. Reinhardt, 943 Brook av; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 116.

WASHINGTON AV, w s, 100 n 173d st, two 1-sty brick store, dwelling and amusement hall, tin roof, 28x95; total cost, \$8,000; owners, Trablime Realty Co., 4077 Park av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 127.

169TH ST, n w cor Clay av, three 1-sty brick stores and dwellings, slag roof, sizes irregular; total cost, \$7,500; owner, Alsis L. Ernst, 170 Broadway; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 129.

Theatres.

PROSPECT AV, w s, 117 n 160th st, 3-sty brick theatre, 120.1x106; cost, \$100,000; owners, Meehan, Ehrichs & Simon, 815 Hunts Point av; lessees Friedenrich, Gersten & Baer, 1033 Faile st; architect, E. C. Horn, 1440 Broadway. Plan No. 131.

BRONX ALTERATIONS.

KAPPOCK ST, n e cor Palisade av, 1-sty frame extension, 13x6, to 1½-sty frame dwelling; cost, \$250; owner, Dean H. Leitner, 84 William st; architect, V. J. Clirehugh, Spuyten Duyvil. Plan No. 68.

PURDY ST, e s, 755 n Starling av, move 2½-sty frame dwelling; cost, \$500; owner, D. Paul Gillespie, 3735 White Plains av; architects, Serviss & Glew, 2514 Webster av. Plan No. 79.

132D ST, n s, 100 e Lincoln av, brick smokestack 250 ft. in height to ice factory; cost, \$12,000; owner, Jacob Ruppert, 1639 3d av; architect, Herbert R. Hyatt, 263 Quincy st, Brooklyn. Plan No. 64.

150TH ST, No. 249, new beams, new partitions, etc., to 1-sty frame stable; cost, \$100; owner, Jos. McBride, 414 East 157th st; architect, L. Howard, 1861 Carter av. Plan No. 63.

150TH ST, No. 761, 2-sty frame extension, 25x20, to 2-sty frame shop and dwelling; cost, \$1,225; owner, John A. Biglin, on premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 78.

168TH ST, s e, cor Fulton av, 2 stories, built upon 1-sty extension of 2-sty and attic frame dwelling; cost, \$1,000; owner, John Kingston, on premises; architect, Fred Hammond, 396 East 155th st. Plan No. 77.

189TH ST, n e cor Arthur av, new partitions, new toilet, etc., to 4-sty brick store and tenement; cost, \$750; owner, Nicola Sebbella, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 72.

215TH ST, n s, 100 e Laconia av, move 1½-sty frame dwelling; cost, \$400; owner, Chas. S. McGarry, 660 Burke st; architect, Frank J. McGarry, 660 Burke st. Plan No. 70.

ARLINGTON AV, e s, 280 n 227th st, new partitions, new bathrooms to 3-sty frame dwelling; cost, \$2,500; owners, Edgehill Terrace Co., J. J. McKilver, 84 Williams st, treasurer; architect, V. J. Clirehugh, Spuyten Duyvil. Plan No. 67.

BYRON AV, s e cor 239th st, 1-sty frame extension, 14x15, to 2½-sty frame dwelling; cost, \$1,500; owner, Rachael Milone, 726 East 239th st; architect, Antonio B. Milone, 726 East 239th st. Plan No. 69.

CASTLE HILL AV, e s, 28 s Houghton ave, move three 2-sty frame dwellings; cost, \$1,500; owner, Margaret Olsson, 2233 Story av; architect, Fred Hammond, 396 East 155th st. Plan No. 74.

CASTLE HILL AV, e s, 78 s Houghton ave, move 2-sty frame dwelling; cost, \$700; owner, Margaret Olsson, 2233 Story av; architect, Fred Hammond, 396 East 155th st. Plan No. 75.

CASTLE HILL AV, s e cor Houghton av, move two 2-sty frame dwellings; total cost, \$1,000; owner, Margaret Olsson, 2233 Story av; architect, Fred Hammond, 396 East 155th st. Plan No. 76.

CASTLE HILL AV, w s, 58 n Haviland av, move two 3-sty frame stores and dwellings; total cost, \$2,000; owner, Caroline Mussig, on premises; architect, Henry Laue, 1499 Zerega av. Plan No. 58.

CASTLE HILL AV, w s, 33 s Powell av, move 2-sty frame store and dwelling; cost, \$1,000; owners, Louise Hoffmeister & Rose Becker, on premises; architect, Henry Laue, 1499 Zerega av. Plan No. 59.

CASTLE HILL AV, w s, 225 n Starling av, move 2-sty frame dwelling; cost, \$500; owner, Stephen Wickes, 1521 Castle Hill av; architect, Henry Laue, 1499 Zerega av. Plan No. 60.

CASTLE HILL AV, w s, 13 s Av C, move 1-sty frame church; cost, \$1,500; owners, Church of the Holy Family, Rev. A. N. Stehle, Castle Hill av and 9th st, pastor; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 61.

HARRISON AV, e s, 25 n Cornell av, move 2-sty frame dwelling; cost, \$500; owner, Michael Brennan, 3618 Willett av; architects, Serviss & Glew, 2514 Webster av. Plan No. 80.

LUDLOW AV, n s, 40 e Zerega av, new brick wall to 2-sty frame office and dwelling; cost, \$1,500; owner, T. R. Thom, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 66.

MARMION AV, w s, 93 n Crotona Park North, move 2½-sty frame dwelling; cost, \$1,000; owner, James E. Dougherty, 881 Crotona Park North; architect, Louis Falk, 2756 3d av. Plan No. 71.

PROSPECT AV, No. 2143, add 1-sty to 2-sty frame store and dwelling; cost, \$1,500; owner, Pasquale Venezia, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 73.

ST. LAWRENCE AV, e s, 100 s Merrill st, new front to 2-sty frame store and dwelling; cost, \$300; owner, B. J. Reynolds, 122 East 98th st; architect, B. Ebeling, 1136 Walker av. Plan No. 65.

WEBSTER AV, e s, 200 n Wendover av, 1-sty brick extension, 80x40, to 1-sty brick factory; cost, \$1,500; owners, Hogan

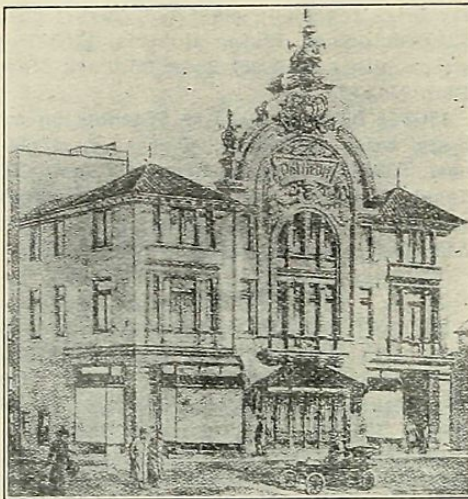
& Di Genno, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 62.

Attention is called to the testimony of property owners in another part of this issue regarding the violation evil under various department administrations. The Record and Guide has been waging this campaign since January 1st. It is vital that every architect, contractor, material man and property owner know about the agitation being conducted by the Associated Real Estate Property Owners of New York City in their behalf.

ADVANCE REPORTS.

Jersey City's New Theatre Started.

JERSEY CITY.—Ground has just been broken for the new Orpheum Theatre, which the Phoenix Realty Co., Inc., 591 Summit av, is to erect at the northwest corner of Summit av, and Cottage st, at the Five Corners. Plans which were prepared by Architect William H. McElpatrick, of 1402 Broadway, N. Y. C., call



for a building to measure 86 feet frontage with a depth of 170 feet, containing a seating capacity of 1,400, of brick and strictly fireproof equipment. The general contract was awarded some days ago to DeRiso Bros., of Union Hill, N. J. The Fagen Iron Works, Hoboken, N. J., has the steel work, Van Wagoner Linn Const Co., 110 W 28th st, wiring; Neumann & Kappmeier, 108 Hutton st, Jersey City, plumbing, and the White Fireproofing Const. Co., 1 Madison av, N. Y. C., fireproofing. The directors of the Phoenix Co., are A. G. Weissenborn, A. D. Eyre, and Chas. Dennis.

Fifth Av Baptist Church Plans.

46TH ST.—It is not probable that figures will be taken for at least two months yet for the new edifice to be erected by the Fifth Avenue Baptist Church at No. 8 West 46th st. Plans are still in progress by architect, W. W. Bosworth, of 527 5th av. The Richard D. Kimball Co., 437 5th av, will act as consulting engineer. The structure is to cost in the neighborhood of \$600,000, and will have for exterior materials, limestone, granite and terra cotta, having a height of three stories. The ground dimensions will be 100x100 ft. The building committee is composed of the following: Edgar L. Marston, A. S. Walker, Colgate Hoyt, J. E. Thompson, F. Froment, E. L. Ballard, Henry Hubbard, Chas. T. Peck, E. M. Foote, William B. Conklin, 146 West 25th st, is secretary. Rev. C. F. Aked, 2 West 86th st, is pastor.

New Government Buildings.

NEW LONDON, CONN.—Plans are being made by the engineers in the Quartermaster's Department at Washington for a group of new buildings at Fort H. G. Wright on Fishers Island and Fort Terry

on Plum Island. The buildings will consist of new officers' quarters, guard house, shews and shop. At Fort Terry there will be built a new guard house, store house and barn. There will also be built at the latter place a complete power and electric lighting plant for lighting all the buildings there, where there has never been any lighting system. The cost will be about \$125,000. The plans will be out about March 15 and it is expected that bids will be received until April 15. The matter will be in charge of the constructing quartermaster of New London.

Eidlitz & Son Get Hartford Contract.

HARTFORD, CONN.—Marc Eidlitz & Son, 489 5th av, New York City, received the contract to erect the addition to the office building of the Phoenix Mutual Life Insurance Co. in Pearl st, Hartford. The rear portion of the present building, which is about 60x70 ft., 3-stys, will be raised three additional stories and in the rear there will be a new addition, 30x70 ft., 6-stys high. It will be of brick and steel construction, fireproof, with gravel roof, steam heat extended from present building, electric lights, etc. Davis & Brooks are the architects. The cost will be in the neighborhood of \$200,000.

Seven Tenements for East 187th St.

187TH ST, N. Y. C.—Foundations have been built for seven 4-sty brick tenements, 41x82 ft., in the south side of 187th st, between Bathgate av and Lorillard pl, the Bronx, to cost a total of about \$250,000. The Furlong Construction Co., Richard Furlong, president, 81 East 125th st, is the owner. Harry T. Howell, 3d av and 149th st, prepared the plans. M. Montague, Jr., 881 Tremont av, has the mason work; Carl F. Busheum & Son, Yonkers, N. Y., the carpentry. The Tompkins Engineering & Construction Co., 81 East 125th st, is in charge and takes all figures.

New Block for Kelly St.

KELLY ST, N. Y. C.—Excavating is now going on for a large tenement block, including stores, which the Mercury Realty Co., of Prospect av and 164th st, is to erect in Kelly st, from Av. St. John to Prospect av, the Bronx, to cost in the neighborhood of \$300,000. There will be apartments for fifty families. The building will be 5-stys and cover a plot 228x185x132 ft. The owner will handle the general contract and award all sub-contracts. Architects Goldner & Goldberg, 704 Jackson av, have prepared these plans.

Latest Fifth Av Improvement.

5TH AV.—Louis M. and Thomas W. Jones, of 350 Broadway, have purchased the 5-sty building, No. 220 5th av, 22.4x100 ft., adjoining the apartment house at the northwest corner of 5th av and 26th st, also owned by them, giving a combined site measuring 56.6x127.6 ft. On this property a tall office building, probably 18 stys will be erected. Work will be started about May 1. Frederick C. Browne, 143 West 125th st, has been architect in previous operations for the Messrs. Jones.

Contract for 16th St Building.

16TH ST.—The general contract for the new 12-sty loft building to be erected by the Second Manhattan Office Building Co., at Nos. 114-116 East 16th st, near Union sq, on a plot measuring 56x90 ft, has been issued to Bliss & Griffiths, of No. 225 5th av. Building operations are to be commenced within a few days. The plans are by architects, Squires and Wynkoop, 44 Cortlandt st, and Harde & Short, 3 West 29th st, associated. The estimated cost is placed at about \$275,000.

New Marlborough Hotel Contemplated.

BROADWAY.—It became known during the week that preliminary plans have been prepared for the reconstruction of the Hotel Marlborough block on Broadway, between 36th and 37th sts, with a 20-sty hotel building of the best type. George W. Sweeney is manager of the present hotel. Marvin Davis & Turton, 1122 Broadway, are the architects. Further particulars will be given in later issues.

Business Building for 22d St.

22D ST.—Architect Louis Korn, 5th av, southeast cor 34th st, has been commissioned to prepare plans for a 16-sty office store and loft building for a new building corporation of which the names are for the present withheld to cover the plot fronting 103 ft. at Nos. 20 to 26 West 22d st. The plans have not yet been completed.

Big Loft Building for 23d Street.

23D ST.—Architects Buchman & Fox, 11 East 59th st, are preparing plans for a high-class loft and store building to cover the plot, Nos. 148 to 156 West 23d st, for A. M. Rau, of 135 Broadway. The structure is to cost in the neighborhood of \$700,000. Particulars of materials and equipment have not yet been determined.

Madison Avenue Alteration.

MADISON AV, N. Y. C.—Louis Chas. Maurer, 1499 Broadway, has started plans for an alteration to the residence at No. 415 Madison ave, for Rieder Bros. (Drugs), 31st st. and 4th av, who are the lessees. Alteration consists of remodeling the basement and first floor for store purposes. Cost about \$10,000.

Apartments, Flats and Tenements.

18TH ST, N. Y. C.—Chas B. Meyers, 1 Union sq, has plans ready for bids for the 6-sty flat house for Chas. Roffman, 148 Forsyth st, to be erected at No. 350 West 18th st, to cost \$25,000.

BANK ST, N. Y. C.—H. S. Lion, 12 West 32d st, has prepared plans for a 6-sty tenement, 42x57.3 ft, for Chas Rumberger, 220 Broadway to be erected at Nos. 42-44 Bank st, to cost \$40,000.

82D ST, N. Y. C.—Nos. 217-219 East 82d st, will be improved with a 6-sty flat, 43.7x89.2 ft. to cost \$40,000. L. Brand, 28 West 120th st, is the owner. Bernstein & Bernstein, 24 East 23d st, are the architects.

181ST ST, N. Y. C.—The John M. Linck Const. Co., 1047 Trinity av, will erect a 6-sty flat, 100x irregular, in the south side of 181st st, 140 ft. east of Fort Washington av, to cost \$150,000. Chas. Kreymborg, 908 Jennings st, has prepared plans.

WADSWORTH AV, N. Y. C.—The H. Dongon Const. Co., 203 West 81st, will soon improve the northeast corner of Wadsworth av and 175th st, with a 5-sty tenement, 50x90 ft, to cost \$60,000. Moore & Landsiedel, 3d av and 148th st, are planning.

ST. PAULS PL.—Plans have been completed by Architect Chas. B. Meyers, 1 Union sq, for the erection of six flat buildings containing stores, for Benjamin Gruenstein, of 230 Grand st, at St. Pauls pl, the southwest cor of Fulton pl, Bronx, to cost a total of about \$200,000. The owner builds.

BELMONT AV, N. Y. C.—Foundations have been put in for the 5-sty store and tenement, 60x90 ft, at the northwest corner of Belmont av and 182d st. Albor Realty Co., 132 Nassau st, owner. Goldner & Goldberg, 704 Jackson av, architects. Estimated cost, \$55,000. The owner builds.

BROOK AV, N. Y. C.—C. B. Meyers, 1 Union sq, will complete plans about March 1, for a 6-sty brick, limestone and terra cotta 22-family tenement, with stores, 50x77 ft, to be erected on the

west side of Brook av, 175 ft. south of Anna pl, to cost \$42,000. Gruenstein & Mayer, 230 Grand st, are the owners.

INTERVALE AV, N. Y. C.—Foundations are underway for the 6-sty apartment house, 80x125 ft, which the Revell Siecel Co., of which Patrick J. Farrell, 960 East 163d st, is president, will erect at the northwest cor of Intervale av and 163d st, to cost \$125,000. M. Zipkes, 103 Park av, is architect. The owner builds.

HUGHES AV, N. Y. C.—The Garfield Construction Co. has purchased from the Belmont Bond and Mortgage Co. ground at Hughes and Belmont avs, 179th and 180th sts, Bronx, upon which it will immediately erect two 5-sty fireproof high-class apartment houses, with all improvements. Edward J. Clark is the architect.

111TH ST, N. Y. C.—Footings have been put down, for the ten 8-sty apartment houses, 83x100 ft, which the Carnegie Const Co., 231 Bowery, is about to erect at Nos 528 to 534 West 111th st, at a cost of \$300,000 each. Mulliken & Moeller, 103 Park av, are the architects. The owner builds and awards all sub-contracts.

FOREST AV, N. Y. C.—Excavating is underway for an 8-family, 4-sty brick and limestone tenement house, 25x86 ft, for Emma M. S. Mestaniz, of 810 Forest av, to be erected on the west side of Forest av, 48 ft north of 160th st, Bronx, costing about \$20,000. L. R. Mestaniz, 810 Forest av, is architect. Figures on separate contracts will be taken by the owner.

BROOKLYN.—The E. L. Shea Const. Co. 489 5th av, N. Y. C., general contractor, is taking bids from sub-contractors for the 4-sty apartment house, 40x125 ft, brick and limestone to be erected in Fenimore st near Prospect Park; from plans by C. E. Silkworth, 44 Court st. The Fenimore Construction Co., 186 Remsen st, is the owner.

Contracts Awarded.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, has received the contract for \$10,000 worth of changes to the 4-sty office building, No. 360 Pearl st, for the Edison Electric Illuminating Co., on premises.

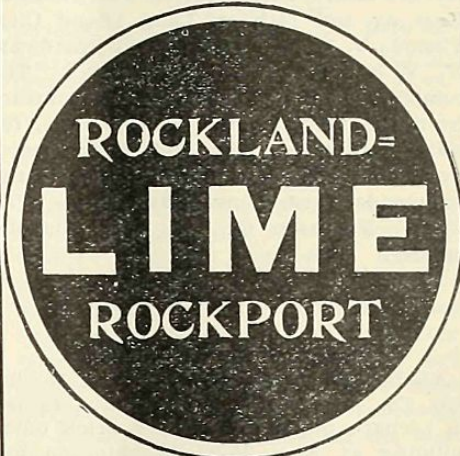
FORSYTH ST, N. Y. C.—Rosenberg & Aronson, 54 Canal st, have received the contract for alterations to the tenement property No. 82 Forsyth st, owned by Mathias Bros. Plans were prepared by Max Muller, 115 Nassau st.

72D ST, N. Y. C.—The C. F. Bond Co., 136 Liberty st, has received the general contract for making over the residence No. 162 West 72d st, for office purposes. Henry Ives Cobbs, 42 Broadway, prepared these plans. Estimated cost is \$60,000.

144TH ST, N. Y. C.—John F. Cockerill, Inc., 147 Columbus av, has received the general contract to erect the 3-sty stable, 50x100 ft, in 144th st, 410 ft. east of Lenox av, for the James M. Laughlin Co., to cost about \$25,000. Frederick Jacobsen, 1212 Broadway, is the architect.

JERSEY CITY, N. J.—The general contract for the factory on the west side of West Side av, south of Fisk st, to be built for the New York Baking Powder Co., of 102 Murray st, N. Y. C., has been awarded to the E. L. Sawyer Co., of the Terminal Building, Hoboken. The new building will be of reinforced concrete construction, 2-stys in height, and will measure 100x120 ft. F. H. Koeningsberger, 1 Madison av, N. Y. C., is architect.

RIVERSIDE DRIVE, N. Y. C.—Tierman Bros., 172d st and Shakespeare av, have received the mason contract for brickwork and partitions for the 9-sty apartment house to be erected at the northeast corner of Riverside Drive and 158th st, costing \$250,000. Brown Bros. (Inc.), 33 East 20th st, owners. Floyd De L.



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Brown, 33 East 20th st, architect, R. E. Moss, 126 Liberty st, steel engineer, P. R. Moses, 46 West 34th st, steam and electrical engineer.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received contracts for roofing and sheet metal work on the factory for the Metropolitan Switch Board Co., at East av and 14th st, Long Island City. Thomas T. Hopper (Inc.), 1326 Broadway, N. Y. C., is general contractor. The company has also received a contract from the Pennsylvania Railroad Co., for waterproofing, roofing and sheet metal work on three additional buildings in the Sunnyside Yard, Long Island City. The F. W. Ferguson Co., N. Y. C., is the builder.

Office and Loft Buildings.

ALBANY, N. Y.—The Fuller & Robinson Co., architects, have been retained to prepare plans for a 3-sty brick office building at Nos. 25-27 Washington av. Negotiations are in the hands of James D. Wasson of Albany.

5TH AV, N. Y. C.—Stephenson & Wheeler, architects, 18 West 27th st, are taking estimates for \$25,000 worth of alterations to the 5-sty store building, No. 670 5th ave for Brewster & Co. (carriages), of Broadway and 47th st, as lessees.

25TH ST, N. Y. C.—Contractors are still figuring plans for the 12-sty loft building, 75x99 ft, to be erected by the Junction Realty Co., of 1 West 34th st, at Nos. 157-163 West 25th st, Samuel Sass, 23 Park row, architect, R. E. Moss, 126 Liberty st, steel engineer.

SPRING ST, N. Y. C.—Architect, Frank F. Ward, 203 Broadway, is taking bids on revised plans for an 8-sty store and loft building, 25x67 ft, to be erected at No. 145 Spring st, at a cost of \$40,000. Bertha K. Bartlett and Helen M. Post, 26 West 20th st, are the owners.

WASHINGTON ST, N. Y. C.—The Greenwich Investing Co., L. Kanter, 69-71 West 138th st, president, is taking figures on the 7-sty brick loft building, 20x80 ft, to be erected at 479 Washington st, at a cost of \$35,000. Kehoe & Kehoe, 1 Beekman st, prepared the plans.

41ST ST, N. Y. C.—P. R. Moses, 45 West 34th st, has been selected as steam and electrical engineer for the new 12-sty physicians' building soon to be erected at Nos. 40-44 East 41st st, from plans by Israels & Harder, 31 West 31st st. Chas. M. Warner, 79 Wall st, is the owner. (See issue Feb. 12.)

20TH ST, N. Y. C.—The Fabian Construction Co., Moses Crystal, president, is taking estimates from sub-contractors for the 12-sty loft building to be erected at Nos. 40-44 West 20th st, from plans by Schwartz & Gross, 347 5th av. Estimated cost is \$400,000. I. C. Crystal, 949 Broadway, is treasurer.

4TH AV, N. Y. C.—Excavating is well along for the 20-sty loft and office building which is soon to rise at the south-

east corner of 4th av and 24th st, to cost \$1,000,000. Philip Braender, 143 West 125th st, owner and general contractor; Wm. C. Frohne, 38 East 21st st, architect; Paul J. Piatti, 47 West 34th st, steam engineer.

JERSEY CITY.—The H. I. Darling Improvement Co., of the Trust Company Building will shortly begin the erection of two store buildings on the easterly side of Central av, near Franklin st. Brick construction, 1-sty, 50x65 ft. All modern improvements, including plate glass store fronts, metal ceilings and sidewalks and steam heat. The buildings will be built so that in the future two upper floors may be added.

EAST END AV, N. Y. C.—Work is soon to start on the 8-sty fireproof loft and factory, 102x148 ft, which the Stevenson Construction Co., James A. Stevenson, president, is to erect at East End av and 79th st, at a cost of \$175,000. Construction will be of brick and bluestone. Thos. Penders of Long Island City, is in charge for the owner. John M. Baker, 21 Jackson av, Long Island City, prepared the plans. The owner builds.

(Continued on page 426.)

Brief and Personal.

The Tidewater Building Co., has moved its offices to 16 East 33d st. A. Milton Napier, H. Stevenson and Joseph P. Ranney are the heads of this company.

Henry Davidson, architect, formerly of No. 255 West 69th st, has moved his office to No. 400 West 23d st, corner of 9th ave, room 301.

John Hutchinson & Sons are supplying the cut limestone for the 16-sty American Woolen Co. building at the northeast corner of 18th st and Fourth av.

The offices of the Rockland-Rockport Lime Company, will be in the Fifth Avenue Building, 23d street side, third floor, after March first. (Telephone, 6697 Gramercy.) Orin F. Perry, is the general manager.

Governor Hughes, on Thursday, signed the Conklin bill, which removes all restrictions preventing the construction of the new Court House in City Hall Park. It is now probable that immediate action will be taken and plans prepared for the proposed building, which has been long contemplated.

The third article in the series entitled "The Architecture of American Colleges," appearing in the Architectural Record for February, is about Princeton. The author is Montgomery Schuyler. Another distinguished contributor is John Beverley Robinson. He points out certain architectural "Aberrations." Peter B. Wight discusses "Utilitarian Architecture at Chicago," and W. R. Ware contemplates "The Architect's Proper Sphere." Articles on "Building a Church for a Small Congregation" and on "The New House of the Royal Automobile Club," will also be appreciated.

Mayor Gaynor dismissed the three appointive members of the board of ex-

aming plumbers and appointed three in their place. The men displaced were B. F. Donohue, John J. Dana and John J. Moore. To succeed them the Mayor named Edward Murphy, a master plumber of 308 East 41st st; Edwin Hayward, a member of the Brooklyn Master Plumbers' Association, and James J. Donohue of Manhattan, an examiner of apprentices applying for membership in the plumbers' union. The board examines and grants licenses to plumbers and the pay is \$5 a session.

Since the residence of the late Henry W. Poor, at the northwest corner of 21st st and Lexington ave was purchased by Chas. Buek, the builder, with the expressed intention of erecting an apartment house upon the site, there has been a keen rivalry manifested among artists, architects and sculptors to secure mementos of this very interesting residence. It is quite probable that the concern is fortunate enough to secure the wrecking of these premises, will be besieged with inquiries for stairways, gates, ceilings, etc. The title of this property, however, will not pass for some weeks.

The Siegfried Company, an advertising agency, at 21 Park row, hands us a pamphlet showing the plan and character of its work. It is noted that while it specializes in financial, insurance and real estate advertising, it will also undertake the account of any firm to which it can be of service. In a list of fifty typical accounts the names of a good proportion of real estate and collateral firms appear among them the Title Guarantee and Trust, the Thompson-Starrett, the Bond and Mortgage Guarantee, the Realty Associates, Shore Acres, Plainfield Building and Development, New York Investors, Engineering Supervision, Bay Ridge Development, Deed Realty, Coney Island Associates and Abels-Gold.

"Everything looks propitious for a good spring in the building line," said a well known builder yesterday, "if the steamfitters strike does not become general throughout the trades." This idea of the steamfitters going on strike is the most ill-advised move that Labor has made in sometime. Upon the occasion of the last building strike, the builders were caught unawares, unorganized, and without sufficient money. The story is a different one now, however. The builders have a perfect organization, are governed by intelligent men, and have plenty of capital. I cannot see where the fitters would profit by a strike, and I regard their request for additional wage and shorter hours as establishing a precedent in the trade that will be difficult for the builders to maintain, and I feel sure that the present attitude of the men is ill-advised."

Building Superintendent Rudolph P. Miller had the pleasure on the eve of Lincoln's birthday of awarding one of the prized municipal "honeymoon vacations"—the city's own regulation wedding present—to one of the best liked of the younger inspectors on his staff in the Manhattan Department. The recipient was William Sinclair White, who had brought a happy engagement to a felicitous termination by making a bride of Miss Ada Estelle Cramer, a daughter of Mr. Milton Clay Cramer, and all hands in the department joined in making another handsome present to the couple just before the wedding trip. White was appointed under the administration of Mayor Strong by Superintendent Constable and has been known ever since as the "handy man" of the department, a title he earned by the peculiar ingenuity he displayed in making himself useful at all sorts of things in all sorts of ways and which made him valuable to all the Division chiefs and the other officials of the department.

HALF THE WORRY OF A CONTRACTOR
 IS IN WAITING FOR LUMBER AND MATERIALS
 15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK
 SAW, PLANING AND MOULDING MILLS
F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J.

FIRE!
 We make a specialty of hurry work for fire jobs. Odd sizes made up at short notice
 Complete Line of T. H. D. Law Supplies. Prices right.
FRED. C. SUMNER, 246-248 Canal Street
 WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market More Hopeful.

Building material men reported no falling off in business this week owing to the unrestfulness of the labor market. Dealers expressed the belief that the trouble would blow over. Among the numerous reasons advanced for this opinion was that assurances for a good building year were not tangible enough to strengthen the stand taken by the unions; that the fall and winter have been backward and the prospects for the early spring do not warrant the belief that conditions will improve. The stiffness that has been maintained on certain kinds of material, notably yellow pine and spruce, has not continued so marked, partly owing to the fact that incoming consignments have increased the local supply and partly because the retailers have been holding back on some of their Spring specifications, for a week or two pending some evidence of peaceable adjustment of the labor crisis. Contractors are in good shape as far as supplies are concerned. They have been taking material right along so as to be prepared for any contingency.

Weather conditions were more propitious for steady work in construction this week and the consumption of materials therefore was less fluctuating in volume. The fact was made known that there is now on the market approximately only 38,000 cu. ft. of building stone not yet taken. As compared with the normal stock, 200,000 cu. ft., the former figures show the true extent of the demand for stone that has featured the last five months. The summary for the week follows:

- BRICK—Demand steady; prices steady.
- CEMENT—Market easy.
- IRON AND STEEL—Iron moved slowly—Steel, Specifications increasing.
- LIME AND PLASTER—Demand unchecked—market nervous.
- LUMBER—Prices and demand steady.
- STONE—Supply scarce—demand increasing.

Brick.

The demand for Hudson River common brick showed no change either one way or the other this week, and prices remained at last week's quotation, \$6.75 to \$7.25, with \$7 representing the average sale. There are twenty-four cargoes in hand at present. Raritan Rivers are meeting good sales and prices are stationary.

The dealers are not evincing any concern over the strike situation, and so far there has been no reduction in the amount of sales, although, perhaps, it is a little early to look for any change in that direction. The feeling is general among the dealers that the proposed general sympathetic strike will not be declared. Much depends upon the course of the engineers. If they go out, then building operations are bound to stop or suffer serious delays. All branches of the building material business will then suffer. But the engineers are not expected to vote for a strike, because they have had but little work this winter, the latter end of the Fall was not an especially busy season for them, and they are in need of work.

The formation of three (and possibly four) district associations along the Hudson River, for the purpose of governing conditions of manufacture and shipments to market, is designed to strengthen the manufacturers' position in a measure. It is the outcome of the unfavorable conditions that prevailed in this city last year. The district association headquarters are at Kingston, Newburgh and Haverstraw. The headquarters of the

Up-River district has not yet been selected.

There is a counteracting movement on foot here, it is said, that, if carried through, may offset the advantage the manufacturers might otherwise gain by their action, but the details of this movement have not been perfected, pending more definite information regarding the plan of action of the up-river associations.

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

	Per M.
Hudson River, Common.....	\$6.75@ \$7.25
Hudson River, Light Hard.....	.....
Raritan River.....	6.50
Croton Point—Brown, f. o. b.....	12.50
Croton Point—Dark and red.....	12.50
Hollow brick, Haverstraw size.....	8.00 9.00

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

Cement.

The Portland cement situation is unchanged. Prices are stationary, with no likelihood of an immediate change. There was no falling off in the volume of business done during the week, owing to the talk of labor complications, and none is expected, as an early adjustment of the difficulty is confidently look for. The damage that would accrue to the cement interests, should a big strike occur, following as it would a long and costly price battle, would, it is thought by the big companies, materially hasten the accomplishment of objects responsible for the agreement last Spring.

CEMENT.

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

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

Manufacturers' Quotations:

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

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

Lime and Plaster.

The demand for lime and plaster in the last fortnight has maintained a steady position. Owing to the fact that there is a possibility of a strike, contractors are covering themselves for supplies. This accounted for the slight increase in volume of business reported this week. In this line, too, the feeling seems to be general that the labor situation will clear and that both sides are conducting a game of "bluff." One man said that strike or no strike, building would continue, as there is no dearth of competent men in the city who want employment.

A note of interest to the trade is that the Rockland-Rockport Lime Co. will move into its new quarters on the third floor of the Fifth Avenue Building on the first of the month. The new quarters are much more commodious than the old ones in the Flatiron Building.

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.....	@ \$0.75
Rockland-Rockport, Com., per bbl.....	.92
Rockland-Rockport, L., per bbl.....	1.02
Rockland-Rockport, special, 320 lbs.....	1.37
Select finish, per 350 lbs., net.....	1.60

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots

West Stockbridge, finishing, 325 lbs.....	1.40
New Milford Lime.....	1.30
New Milford (small barrel).....	1.00
Hydrated, per ton.....	9.00
Calced, city casting, in barrels, 250 lbs.....	1.45
In barrels, 320 lbs.....	1.65
In bags, per ton.....	\$8.50 10.00
Calced, city casting, in barrels, 250 lbs.....	1.45
In barrels, 320 lbs.....	1.65
Neat wall plaster, in bags, per ton*.....	11.00
Wall plaster, with sand, per ton.....	5.25

Browning.....	5.25
Scratch.....	6.25
*Rebate of 10 cts. per bag.	
Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.	
SAND, GRAVEL, GRIT AND BROKEN STONE.	
Dock, New York.	
Screened Cow Bay sand.....	\$0.30 cu. yd.
Screened Cow Bay gravel.....	.50 cu. yd.
White quartz roofing grit.....	1.50 cu. yd.
Crushed Granite, 1½ in.....	\$1.00 cu. yd.
Crushed Granite, ¾ in.....	1.25 cu. yd.

Iron and Steel.

Iron was somewhat slower in tractions this week, while steel specifications moved easily. Inquiries were slow, and there seems to be no movement toward a resumption of better prices, the tendency in this respect being downward. There is no evidence of cancellation of orders owing to the backwardness of building interests, and especially the railroads, to go ahead with work now on the boards. The halt in pig iron is most notable in foundry grades, and in certain markets much lower prices maintain. The mills are making better deliveries in finished products.

Steel is more active, with specifications increasing. They are for small tonnages, however. Among the local specifications of interest this week was one for 1,300 tons for the New Jersey Zinc Co. at Palmerton, N. J. Awards are also expected soon for a loft building on 39th st, for which Milliken & Moeller are the architects. Concessions are being made on fabricated steel, but prices for plain material are being better sustained. It is reported that some of the Eastern mills state that specifications received on current business since the first of February are more than 100 per cent. greater than in January, and only about 30 per cent. of the specifications were on contracts.

Concessions of about \$1 per ton are being made of nails and wire by an Ohio mill, but others have not found it necessary to change their price schedules. Leading interests report a decided improvement in the receipt of specifications and the receipt of new business since the first of February. They range about 500 to 1,000 tons a day better than January. Traffic congestion has caused delays in getting full shipments from the mills to local stores.

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

Northern:

No. 1 x Jersey City.....	\$17.75@ \$18.25
No. 2 x Foundry.....	17.25 17.75
No. 2 Plain.....	16.75 17.25

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

Southern:

No. 1 Foundry.....	\$14.00@ \$14.50
No. 2 Foundry Spot.....	13.50 14.00
No. 3 Foundry.....	13.00 13.50

Basic:

Eastern Pennsylvania.....	18.75 19.00
Alabama.....	14.50 15.00
Valley.....	17.25 15.00

STRUCTURAL STEEL.

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

Beams and Channels, 15-in. and under.....	\$1.76 \$2.25
Angles.....	1.76 2.25
Tees.....	1.81 2.30
Zees.....	1.76

BAR IRON FROM STORE (National Classification.)

ROUND AND SQUARE IRON.

1 to 1½, base price.....	2.00
¾ and ⅝-in.....	1-10c. extra
PLAT IRON.	
1½ to 4 in. x ¾ to 1 in., base price.....	2.00
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	5-10c extra
4¼ to 6 in. x 1¼ to 1½.....	4-10c extra
Norway Bars.....	3.35
Norway Shapes.....	3.35
Burden Best Iron.....	\$3.15 base
Burden H. B. & S.....	\$2.95 base
Machinery Steel, Iron Finish, base.....	2.00
Soft Steel Bars, base or ordy. sizes.....	2.00
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00
SOFT STEEL SHEETS.	
¼ and heavier.....	2.30
3-16.....	2.40
No. 8.....	2.50

Table with columns for product type (Blue Annealed), quantity (Nos. 8-16), and price. Includes sub-sections for 'One Pass, Cold Rolled' and 'Mill Store, Cleaned American'.

GENUINE IRON SHEETS.—Galvanized. Nos. 22 and 24 ... Nos. 26 ... Nos. 28 ...

TERNE PLATES. N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward.

RUSSIA, PLANISHED, ETC. Genuine Russia, according to assortment, per lb. ... Patent planished per lb. A., 10c.; B., 9c., net.

FABRICATED SLAB REINFORCEMENT. "Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.

COPPER. Sheet Copper, hot rolled, 16 oz. per lb. 18@19 Sheet Copper, hot rolled, 14 oz. per lb. 19@20 Sheet Copper, cold rolled, 1c. per lb. above hot rolled.

PIG LEAD. Ton lots 4%@5 Loss 5 5/4

Lumber.

Lumber, like other lines of building material, did not seriously feel the effects of strike talk this week. A certain amount of conservatism was noted in the buying, however, bespeaking caution, but since the greater volume of business is going into the suburbs just at this time the demand, if anything, increased slightly.

"My view of this alleged impending strike," said the president of one company this week "is that it is mostly talk. We have had a poor building winter. There is no absolute certainty that this will be a big building year, although the unions aver that it will be. The lessons that were learned in the 1903 strike have not all been forgotten and there are more unemployed in this city, according to charity workers' statistics, than for ten years. Cost of living is higher, too. A lockout at this time would be almost a calamity to labor, and the rank and file know it. This disagreement will be amicably settled, I believe, because there are too many reasons why there should not be a strike or a lockout."

The financial situation was somewhat easier. Collections are good and the local inquiry was better. Pine prices follow:

BOARDS.—Kiln dried, N. C., F.O.B. vessel: Red Heart and Mill. Table with columns for product type (4-4 Edge, 4-4 Wide Edge), quantity (Nos. 1-3), and price.

Table with columns for product type (4-4x8, 4-4x10, 4-4x12, 5-4 Edge), quantity, and price.

Bark Strips 21.50

Air dried, N. C., F.O.B. vessel: Red Heart and Mill. Table with columns for product type (4-4 Edge, 4-4x6, 4-4x8, 4-4x10, 4-4x12), quantity, and price.

Table with columns for product type (4-4 Edge, 4-4x6, 4-4x8, 4-4x10, 4-4x12), quantity, and price.

5-4 Edge 26.00 24.00 5-4x10 32.00 27.00 5-4x12 36.00 30.00

Bark Strips 19.00

*These widths included with Edge in these Grades.

FRAMING.—Square and Round: 12-14-16 18-20. Table with columns for product type (2x4, 2x6, 2x8, 2x10, 2x12), quantity, and price.

FLOORING.—F.O.B. Car: Table with columns for product type (13-16x2 1/2 and 3, Flat Grain, 13-16x3 1/2 to 4 1/2, Flat Grain, 13-16x3 to 4, Jointed F. Gr., 13-16x2 1/2 and 3, Rift, 13-16x3 1/2, Rift, 1 1-16x2 1/2 to 4 1/2, Flat, 1 1-16x2 1/2 to 3 1/2, Rift), quantity, and price.

CEILING AND PARTITION: Table with columns for product type (13-16x All widths except 5 1/2, 13-16x5 1/2, 3-4x All widths except 5 1/2, 3-4x5 1/2), quantity, and price.

Stone.

Stone is in a tight market, with little to be had for immediate shipment. Fortunately for certain cutters, the demand is easing up, but there are some wholesalers who have completely sold out, save such stock as is being held on call from customers. As for strike talk, it has not so far held up operations, nor has it shown any disposition to, as much as the nervous condition of the stock market. Here is a case that is typical:

A well-known capitalist, who specializes in high-class building construction, will take title to a most valuable piece of property in the midtown section on March 1. He had planned to build on that site a very fine office and store building, beginning operations on May 1. He has refused to renew leases of his tenants, all of which expire on May 1, but instead of tearing down the old structure he is now talking of letting it stand idle for a year, even though his taxes would be somewhere about \$17,000. This is his present attitude, and those close to him aver that his determination is due not only to the financial unrest, but to the present uncertainties in the building material and labor markets.

Despite the apparent unrestfulness of the immediate future, there is a good outlook for building stone, which includes marble, granite and slate. January was the biggest month in volume of stone used since the first of last year. February is doing well, but there is a decided falling off in demand. A strange thing about this is that not a dollar's worth of business, figuratively speaking, is going into New Jersey, the local market absorbing all available supplies. This is because New Jersey dealers stocked up thoroughly in October and November, and have been able, in most cases at least, to supply all local demands.

This is especially true of Newark, where one firm late in the Fall received 80 carloads of Indiana limestone within three weeks. At the time the company was accredited with being poorly advised. To-

day that company is supplying some of the firms that criticised its action. The same thing occurred here. One wholesaler bought 50,000 cu. ft. (The Record and Guide was told that this was probably an exaggeration, but it immediately verified the fact.) To-day that wholesaler is supplying those firms who doubted and criticised his purchase. THERE IS APPROXIMATELY ONLY 35,000 CU. FT. of limestone in New York City, as against 200,000 cu. ft. usually carried at this time of the year.

Furthermore, no stone will be coming into this market within thirty days, and the quarries will not be in shape to move stone in any quantity within six weeks. The cause of the present shortage was due to the quarries not being able to start early enough last year to meet the demand, and when the demand started in earnest, about July and August, it took about all the quarries could do to keep up with the demand, which ran into the late Fall. In consequence, there was a small winter supply on hand when the quarries shut down.

Last year was about the biggest stone year ever known. As for 1910, it promises even to exceed the record IF THERE IS PEACE. The quarries are going ahead planning for a greater output this year, by the installation of new machinery, as previously told in these columns, and by getting an early start. Requisitions now in the hands of quarry agents are in excess of those of last year up to March 1. By the twentieth of next month they will be in shape to make some deliveries, we are told.

STONE.—Wholesale rates, delivered at New York.

Table with columns for product type (Bennington building marble, Brownstone, Portland, Conn., Caen, Georgia building marble, Granite, black, Granite, grey, Granite, Maine, Granite, Milford, pink, Granite, Picton Island, pink, Granite, Picton Island, red, Granite, Western, blue, Granite, Western, red, Hudson River bluestone, promiscuous sizes, per cu. ft., Kentucky limestone, Lake Superior redstone, Limestone, buff and blue, Longmeadow freestone, Ohio freestone, Portage or Warsaw stone, Scotch redstone, South Dover building marble, Tennessee marble, Vermont white building marble, Wyoming bluestone), quantity, and price.

Traitel Marble Co., to the Trade.

The statement is said to have been circulated in the building trades, that the Traitel Marble Co., as well as Traitel Brothers & Co., has gone out of business. This is not the case. The Traitel Marble Company has succeeded to all the departments that were conducted by Traitel Brothers & Co., and is handling all business from the factory of the Traitel Marble Co., on Webster avenue, Long Island City, instead of at the 19th st show rooms, which have been abandoned.

The Traitel Marble Company has one of the best equipped factories in the United States for handling all kinds of architectural marble work, encaustic and ceramic wall and floor tile, marble mosaic work, wood and marble mantels and fire places. The object in moving all departments under one roof is to bring them under one responsible head and one handling.

Every contractor should be vitally interested in the fight that the Associated Real Estate Property Owners of New York City are conducting through the Record and Guide against the violation evil. See what the experiences of others have been. They have been published each week since January 1st. Take your Record and Guides home and read about it. See elsewhere in this issue.

fact, there is strong evidence already that such will be the case, there being, as the brokers say, more inquiries from buyers at the present time than in months.

Another section that will benefit largely is the Bronx, west of Jerome av, from the Macomb's Dam bridge north. At the present time, it is entirely dependent upon the service furnished by the trolley lines, which at its best is poor. With improved transit facilities, it will undoubtedly be built up with two-family houses and apartments, and the increase in values, as a result of such a movement, would largely help to pay for the cost of constructing the line.

The volume of business reported by the brokers this week is quite satisfactory, including as it does all classes of property, and a very fair proportion of the parcels going to investors. Among the more important properties acquired by investors was the 12-sty loft building at Nos. 121 to 127 West 27th st, the apartment house at Central Park West and 92d st, one at West End av and 84th st, and another at Claremont av and 122d st.

THE AUCTION MARKET

THE principal offerings this week were on Tuesday and Wednesday. On both days fair-sized crowds were present, and there was considerable interest shown when the improved properties were offered. The results, however, were disappointing. Joseph P. Day offered on Tuesday for various owners, 107 Bronx lots. A few were sold, but there appeared to be very little demand for lots in that section. In addition to the lots he offered at foreclosure three parcels which were bought by the plaintiffs.

On Wednesday, Bryan L. Kennelly offered properties for the estates of William G. Park, William Hodsdon and Francis S. Kinney. A number of these were improved properties and they are said to have been sold. The Kinney house at 19 West 54th street fetched \$270,000; of the Hodsdon properties the Broad street block front from Stone to South William, sold for \$242,500 and the Fulton st parcels, 231 and 241 sold for \$23,500 and \$16,500 respectively. The Park residence at 47 Fifth av, was knocked down for \$127,000. The total for the day was over \$1,000,000 and had the properties all been sold the sale would certainly have acted as a tonic for the market.

A TAX SUGGESTION.

To the Editor of the Record and Guide:

The following communication, which was printed in the Record and Guide of February 29, 1908, is of interest at the present time, and is offered as a suggestion in the discussion now going on in relation to the personal property tax.

"All sorts of stones are thrown at real estate by the tax measures directed at it. How long is this to last without doing more harm than it has already done? A large city requires a large income, and there is a limit to the drain, which already reaches from 20 to 35 per cent. of the gross income of the average price of property. The nominal personal tax supplies very little of the means required to support the city. How can an income be secured other than from real estate and personal taxes? Easily enough; tax another source which cannot escape, namely, the gross sales of every business conducted in this city. The city of St. Louis has such a tax in force. It is more popular than the real estate or personal tax, because its cost is charged to business expenses, and in most cases a profit is made on it. The justice of the tax is evident when the city's large outlays for fire and police service, wear and tear of the pavements, and the number of other large incidentals caused by business are considered. During the Civil War the Government collected a large sum of money by taxing sales, and the writer is positive that the collection of the tax was simple and was freely paid.

"The City of New York's credit must be built up by increased income. Real estate is abused by onerous taxes, because it cannot run away. Business cannot run away either, and a reasonable tax on sales would produce a big income and hurt nobody. As I stated above, business, if taxed, will make a profit on the tax, just as it does on high duties. Relieve and lower the real estate tax by taking up this new source of revenue. Private capital should furnish the new subways—municipal ownership should die (the city can always demand and get a share of all new public utilities profits), business should be taxed (its life depends on the metropolis), and we will then again feel that the securities issued by this city are the best investments for everybody (speculators are the chief buyers now)."

"REAL ESTATE."

Loft Owners and Other Receiving Notices

from the Department of Labor, Factory Inspector, requiring them to furnish ventilation, are requested to send their notices to the Realty League. The Realty League was organized in May, 1902, and represents over one hundred millions in real estate ownerships in Manhattan. Its membership is composed of owners of large and valuable properties, paying in the aggregate enormous taxes. It seeks cooperation of owners in a suit to test the power to compel compliance with ventilation orders. Send your notices to

REALTY LEAGUE, WILLARD H. HODGSON, Ass't Sec'y
62-64 WILLIAM STREET

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

FRONT ST.—Steven B. Ayres and Walter F. Baylis sold for the Rufus Story estate, to two investors, 5 Front st, at the corner of Moore st. This parcel has a very interesting history, inasmuch as it was for damage to it that the first easement suit was brought against the Third Av Elevated Railway. The action was successful and the damage assessed at a considerable sum, and a precedent thus established. At least one well known lawyer was first brought into public notice by his connection with this law suit, which he was largely instrumental in winning. The title to this parcel has been held since 1841 by Rufus Story.

PEARL ST.—The Charles F. Noyes Co. sold for W. Irving Clark, executor of the estate of Mary A. Gillespie, 315 Pearl st, a 5-sty and basement building covering lot about 20x100, and located 24 ft. north of Ferry st. This is the third Pearl st parcel recently sold by the same brokers for the Gillespie estate.

17TH ST.—George W. Mercer & Son sold for a client 362 West 17th st, a 4-sty tenement on lot 18x78. The buyer, the Hamilton Holding Co., also bought 264, adjoining and with its recent purchase of 266, now controls a plot 58x88 irregular.

16TH ST.—The Manhattan Office Building Co. bought from Chas. SooySmith 114 East 16th st, a 4-sty dwelling on plot 31.6x103.3, and from John L. Golden 116 East 16th st, a similar house, on lot 25x103.3. On the combined 56 ft. a 12-sty high-grade office and loft building will be erected, to cost about \$260,000, from plans by Squires & Wynkoop and Harde & Short. The site is 100 ft. west of Irving pl and opposite the new Borgfeldt Building. Gerry C. Beach, Evkley H. Stearns and H. M. Ingraham are members of the purchasing corporation.

21ST ST.—Alfred Tallay sold 203 and 205 West 21st st, two 3-sty dwellings on plot 42.3x74.

American Real Estate Co. Makes a Big Contract.

21ST ST.—Chas. Griffith Moses & Bro., in conjunction with J. Clarence Davies, have affected an exchange for Henry Corn and the American Real Estate Co. of the new 12-sty store and loft building at 54 to 62 West 21st st, adjoining the southeast corner of 6th av, for 33 lots on Sherman, Post and Nagle avs and Academy st, at Dyckman. The 21st st building, which has just been finished by Mr. Corn, has a frontage of 112 ft., by a depth of 100 ft. on the westerly side, and 92 ft. on the east, and all the lofts are leased for not less than 5 years each. The vacant land, which is almost one-half of the Dyckman holdings of the American Real Estate Co., consists of the following plots: 250x160 on the east side of Sherman av, 250 ft. north of Dyckman st; 100x160 at the southeast corner of Academy st and Sherman av; 250x150 on the west side of Post av, 100 ft. south of Academy st, and 100x160 at the northwest corner of Nagle av and Academy st. This trade is interesting in marking new departures in the operations of two important interests in New York realty, the entrance into the loft building field by the American Real Estate Company and Mr. Corn's debut in the Dyckman section.

The same brokers have negotiated a long lease of the 21st st building to Mr. Corn on a net return basis. Mr. Corn intends to resell the lots to builders for apartment house improvement. The exchange, exclusive of the lease, involves almost one and one-half millions.

22D ST.—The deal involving the three 3-sty dwellings 126 to 130 West 22d st, 56.4x98.9, has been concluded. Mayer S. Auerbach has bought the property. E. H. Ludlow & Co. were the brokers in the transaction.

16-Sty Loft Building for 22d St.

22D ST.—M. & L. Hess sold for Samuel K. Jacobs, of the firm of Walter Emmerich & Co., ribbon manufacturers, the 103-ft. front plot 20-26 West 22d st, to a building corporation, which will erect a 16-sty loft building. This plot adjoins the one recently sold by Benjamin Stern to a builder, who will erect a 12-sty building.

25TH ST.—The H. M. Weill Co. sold for Henry Harburger to Edward Baer 250 and 252 West 25th st, two 3-sty and basement dwellings, on plot 50x100.

Midtown Sale for \$650,000.

27TH ST.—M. & L. Hess have sold for the Realty Holding Co. to an investor the 12-sty store and loft building at 121 to 127 West 27th st. The building, which is on a plot 100x98.9, was started last July and completed and tenanted by Jan. 1. The gross rental is \$63,000, and the selling price is said to be \$650,000. The same brokers recently sold the similar building adjoining this on the west, size 75x98.9. A. Epstein was the buyer.

39TH ST.—Mary A. McGrane sold 220 West 39th st, a 4-sty dwelling on a lot 20.7x98.9. The lot adjoins the new structure of the Marmac Construction Co. It is said that a loft structure is planned for this and adjoining property.

30TH ST.—John J. Schwartz, president of the Reliance Holding Co., sold to Heyward McAllister, for investment, the 7-sty mercantile buildings, 110 and 112 West 30th st, near 6th av, on plot 36.9x106x irregular. Thomas & Eckerson were the brokers in the transaction. The structure was erected by the Reliance Construction Co., of which Mr. Schwartz was also president, and was taken over last month by the Reliance Holding Co.

33D ST.—The H. M. Weill Co. sold for Dr. Charles Meyers 416 to 422 West 33d st, four buildings on plot 56x98.9, near the new Pennsylvania terminal.

40TH ST.—The H. M. Weill Co. sold for Annie Goucher 214 West 40th st, a 3-sty and basement dwelling on plot 14.3x98.9.

46TH ST.—Mme. Cully, dressmaker, bought from Col. Adolph Ammon the 4-sty dwelling 63 West 46th st, on lot 20x100.5, just east of 6th av. The house will be altered for the purchaser's business use.

52 DST.—James A. Dowd sold for F. X. O'Connor to Richard P. Lydon, 249 West 52d st, a 3-sty brick dwelling, 14x100.5, and resold same to Jessie E. Snyder.

54TH ST.—Senior & Stout sold 146 West 54th st, a 3-sty and basement brownstone dwelling, plot 18.9x100, to a client who after extensive alterations will occupy the same for his own business.

55TH ST.—Bing & Bing bought the five 4-sty and basement stone front dwellings, 347 to 355 West 55th st, on plot 100x100.5. The property is located 200 ft. east of 9th ave, and was sold by John T. Wall, Solomon Sprung and Conrad Muller. On this site, the Messrs. Bing will erect an 8-sty elevator apartment house from plans by

WANTS AND OFFERS

AN EXPERIENCED mortgage broker wanted by an old established real estate firm entering a new field. Commission basis. Communicate by mail stating experience. Box 45, Record and Guide.

EXPERIENCED SALESMAN familiar with private houses and business property in Fifth Avenue section. Liberal arrangements. E. H. WENDELL COMPANY, 500 Fifth Avenue.

SECOND mortgages cashed; I wish to purchase several second mortgages; quick answer; brokers protected. BARTON CHAPIN, 150 Broadway.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th Bronx Properties, Improved and Vacant, For Sale and Wanted

Arthur Weyl & Co., 786 Prospect Av., Bronx

NEW BUSINESS

Can be obtained by advertising in the
RECORD AND GUIDE.

**EAST RIVER AND 119th ST.
PLOT TO LEASE
SIZE 185 X 100
RENT VERY REASONABLE
CRUIKSHANK COMPANY, 141 Broadway**

ular, at the southwest corner of Franklin av and East 169th st. This plot adjoins the lot 25x100, recently sold by the same brokers, and will give the new owner a plot of about 74x100.

GRAND BOULEVARD AND CONCOURSE.—R. I. Brown's Sons sold for Mrs. Augusta Morris de Peyster the vacant plot of 4.9 lots on the east side of the Grand Boulevard and Concourse, 483.54 ft. north of East 167th st, 61.4x204.84 ft., running through to Sheridan av.

HUGHES AV.—Garfield Construction Co. purchased from the Belmont Bond and Mortgage Co. the plot of ground at Hughes and Belmont avs, 179th and 180th sts, upon which they will immediately erect two 5-sty fireproof high class apartment houses, with all improvements. Mr. Edward J. Clarke is the architect.

MAPLE AV.—Hugo Wabst sold lot 25x100 on the east side of Maple av, about 25 ft. south of 212th st, to a client.

PARKVIEW PL.—Louis Meckes sold for E. Osborne Smith to A. McIntoch, the lot on the east side of Parkview pl, 269 feet south of 190th st, size 38x90 and 52.

PLIMPTON AV.—James C. Picken sold to J. Weber a two-family brick dwelling in Plimpton av, near 169th st. The building was recently completed.

PROSPECT AV.—Barry Bros. bought from Uhriah Simons the plot 100x95, on the west side of Prospect av, 100 feet north of 187th st, which they will improve with a 4-sty building.

SOUTHERN BOULEVARD.—Lauter & Blackner sold for the Boulevard Construction Co. the 5-sty new law house 1505-1507 Southern Boulevard, on plot 37.6x100.

SOUTHERN BOULEVARD.—Henry Schweibert sold for the American Real Estate Co. the two 5-sty buildings with stores 995 and 999 Southern Boulevard, to a client for investment.

Buyers for Parochial School.

SOUTHERN BOULEVARD.—St. Athanasius' Roman Catholic Church, of which Rev. Wm. F. Dougherty is pastor, purchased a plot adjoining the northwest corner of Southern Boulevard and Tiffany st from Jas. F. Meehan. The property will be used as a site for a parochial school.

TRINITY AV.—Ernst & Cahn sold for Fannie Sondberg 700 Trinity av, a 2-sty and cellar frame dwelling, on lot 18.9x80.

TREMONT AV.—F. J. Wood sold for Anthony McOwen 1060 and 1062 Tremont av, two 3-sty buildings, with stores, on a plot 50x100.

WEBSTER AV.—E. Sharum sold to the Armor Realty Co., a vacant plot 25x180, on the westerly side of Webster av, 145 feet south of 180th st. 20 lots at Jackson Park, N. J., and a mortgage on a property in Rockland County, New York, were taken as part payment.

WOODYCREST AV.—Louis Meckes sold for J. H. Jones to C. Sudbrink the two-family house 1016 Woodycrest av on lot 25x100.

LEASES.

James A. Dowd leased for John Hindley 142 West 48th st, a 3-sty dwelling for a term of years.

Chris. Schierloh leased for Frederick Van Wyck, the 3-sty and basement house at 559 West 57th st, to the Chauffer's Social Club, incorporated.

Senior & Stout have leased for Adolph Sturz, the first floor at 886 6th av, corner of 50th st, to Christian Hansen, also for the Thacher estate, the store 888-892 6th av, to A. L. Cella, the store 894 6th av, to Colvill & Schmitt and a floor at 81 West 50th st, to John Cross.

Duross Co. have leased for the Marine Engine & Machine Co. to the U. S. Chemical Co. the 4-sty building 230-232 West 13th st, for a term of 7 years. The Chemical Co. are to use the building for office purposes, and will make considerable improvements. Also leased the 7-sty building 55 West 8th st for the Hayes estate to the Wertheim Chinaware Co. for a term of 10 years.

3D AV.—J. Clarence Davies has leased for William Astor Chanler to the Adams-Flanagan Company for twenty-one years 2866 to 2870 3d av, extending through to Bergen av, between 149th st and Westchester av. On a portion of the site the company will erect an annex to its department store. The remainder of the premises will be improved for store purposes at the expiration of the present leases.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 17 years

**160 Broadway, New York
188 Montague Street, Brooklyn.**

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

OFFICERS:

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ARCHIBALD FORBES, Treasurer.		U. CONDIT VARICK, } Asst. Treasurers.
WALTER M. VAIL, Secretary.		ROBERT I. SMYTH, }
		GEORGE A. FLEURY, }
		FREDERICK D. REED, } Asst. Secretaries.

DAVID B. OGDEN, Counsel.

EXECUTIVE COMMITTEE

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JULIAN D. FAIRCHILD	PHILIP LEHMAN	ALBERT H. WIGGIN
	JOHN T. LOCKMAN	

Benjamin R. Lummis has just negotiated a twenty-one year lease for the owners of the property 415 Madison av. This property will be re-constructed and occupied by the firm of Reeder Bros., druggists, who have been for years at the southwest corner of 4th av and 31st st, the moving of the wholesale loft buildings in that section having driven them further up town. This is the first move of the retail business in the Hotel Ritz section, and shows the nature of the changes about to take place in that locality. They expect to occupy their new building on May 1 next.

The Chas. F. Noyes Co. has leased large suites of offices in 37-9 Liberty st, through to 44 Maiden lane, for the Lawyers Title Ins. & Trust Co. to John M. Billups, Jr., & Co., Felix H. Levy, Jos. H. Fargis and Paul Tillinghast. This building, which is a 13-sty structure, is now about 80% rented, and negotiations are pending through the agents for the balance of the space. It was almost entirely vacant when placed in the hands of the Noyes Co. for management. The rapid way in which the building has been rented shows that office space in that particular section is still in active demand.

The Bankers' Investing Co., owners of the Century Building, 1 West 34th st, has leased through Adolph Meyer the westerly store and basement therein to Frederic's, jewelers of New York, Chicago and Paris, for a term of years at an aggregate rental of nearly \$400,000. At the time the Bankers' Investing Co. purchased the Century Building, five years ago, the former owners would have considered leasing the entire space now occupied by the two stores for \$18,000, which is less than one-half of the income from the same space under the present leases. The recent lease of the 50-ft. store at 47 West 34th st, which will be occupied in April by the Meriden Britannia Co., now at 5th av and 26th st, taken in connection with the present lease to Frederic's, is an indication of the further advance of 34th st as a high-grade retail centre, and reflects the growing demand by retail merchants for space in this block owing to the near completion of the Pennsylvania terminal.

REAL ESTATE NOTES

L. T. Acton has given up his offices at 1418 Broadway and removed to 111 Broadway.

Geo. R. Read & Co. have opened a branch of their Manhattan office at White Plains, Westchester County.

Norman U. Ruland and Charles J. Hardy are now members of the directorate of the Ruland & Whiting Company.

Louis' Wickes was the broker who sold to J. Harris Jones 1016 Woodycrest av, a 3-sty 2-family house, on a lot 25x100, and resold same to C. Sudbrink.

Edmund J. Butler, late Commissioner of the Tenement House Department of the City of New York, has resumed the business of real estate and insurance at No. 92 William st.

Owners receiving notices from the State Factory Inspector to furnish more ventilation are recommended by the Realty League to communicate with its secretary, Mr. William H. Hodgson, at 62 William st, the office of the League.

John R. Thompson, for thirty years a resident of Astoria, died suddenly at his home at Woolsey and Franklin sts, Astoria, last Friday night of heart disease, aged 46 years. Mr. Thompson was a real estate and insurance broker. He is survived by his widow and three children.

Jacob A. King, the real estate agent, has resigned as agent of the Adams Express Co. at 51 West 125th st, New York City in order that he may give his entire time and attention to the real estate and insurance business. Mr. King will open an office at Broadway and 14th st. Mr. King recently resigned as superintendent of a sub post office, as well as ticket agent of the L. I. R. R. at the same address.

ACTION BY OTHER OFFICIALS

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

Lack of Public Understanding as to Certain Matters In the Administration of the Department of Labor

ACTION BY THE BUILDING BUREAU—RECORD & GUIDE TO PUBLISH NOTICES OF ALL CHANGES IN PRACTICE.

It is the desire and intention of the Superintendent of Buildings to do everything within his power to make the Bureau most thoroughly serviceable to the public, and to remove as far as possible all annoyance affecting the public or those interested in seeing that their building operations are pushed through with the utmost urgency.

In accordance with this idea, the Superintendent some three weeks ago made an arrangement by which he devotes the hours from ten-thirty a. m. to one p. m. every day, with the exception of Saturday, when the hours are from ten-thirty to twelve m., to meet architects, builders, contractors, etc., who may wish to see him on matters of interest to them. To further help out the men who are interested in building, an arrangement has been made by which appointments can be made by letter or over the telephone for any time between the hours of ten-thirty a.m. and one p.m., beginning with any quarter of the hour.

In the short time in which this arrangement has been in effect, it has worked with excellent results and to the advantage of the Bureau of Buildings and, as I believe, to that of architects, builders and contractors also. For the former indefinite provision, or lack of provision, for the reception of men whose time is too valuable to have any of it wasted, there has been substituted an arrangement which so far has been, and will continue to be, as I believe a substantial benefit.

The Superintendent will be glad at any time to receive suggestions as to improvements in the methods or workings of the Bureau that may be carried out to the advantage of the public. Any information of value to those interested in building will be gladly given at any time. The Superintendent, moreover, will make it a point to see that architects, builders and contractors are promptly informed in regard to changes in regulations or methods, and will make use of the "RECORD AND GUIDE" in disseminating this information.

RUDOLPH P. MILLER,
Supt. of Buildings.

INFORMATION WANTED.

A great many complaints have been made to the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY in regard to certain matters connected with the administration of the Department of Labor. Probably many

of the complainants need only the advantage of a little more information in order to be in accord with the Department itself, but this information should be forthcoming. When a property owner calls on the Department and asks for exact information as to the legal requirements imposed upon him, he is certainly entitled to receive that information promptly. There are many complaints that this information is not so furnished, and that in his struggles to obtain it the property owner finds it easier to get what he is after by going to some COMMERCIAL CONCERN than by going in any other direction. Probably it is merely accidental (and we all know how easily accidents of this sort will happen), but the commercial concerns referred to are very restricted in number and do not seem, apparently, to exhaust all the limits of competition. Undoubtedly some firm's goods are better than others, and the property owner would prefer to buy in the cheapest market. There may be good reasons why the Department should stop him in this inclination of his, but it can only be done on the basis of a pretty clear understanding as to THE REASONS WHY.

AN ALERT OFFICIAL

DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY,
Commissioner's Office, 13-21 Park Row.

February 14, 1910.

To the Editor of the Record and Guide:

I have looked through with much interest the Record and Guide for February 5th.

I believe that the Water Department ought to furnish tests and repair all meters at its own expense, and I shall lean to that end, which will be quite in line with your thought.

E. W. BEMIS,
Deputy Commissioner.

HEARINGS TO BE HELD BY THE TENEMENT HOUSE COMMISSIONER.

The Tenement House Commissioner announces that he has under consideration several dates for the hearings to be held in the Council Chamber in the City Hall on the administration of the Tenement House Law. He is now in communication with a number of organizations for the purpose of fixing dates most convenient to all. The dates of the hearings will be announced in next week's issue of the RECORD AND GUIDE, and all who are interested are again urged to attend.

JOHN J. MURPHY,
Commissioner Tenement House Department.

THE INTERVIEWS

THE treatment which the newspapers accord to officials and others is often very uncandid and unfair. Perhaps this is the reason why newspaper criticism, by itself, is often so ineffective. An official is hammered for his mistakes, but scarcely a word of commendation is bestowed when that word is justly merited. A sense of injustice is thus created in the official mind, and callousness to all criticism follows. The Public as a consequence assumes queer proportions in the official eye and loses every semblance of a righteous master demanding a reasonable account of the stewardship he has committed to a trusted employee. It is a sense of this obligation of fairness that makes it necessary for us now, to commend to the members of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY, and to all other property owners, the attitude and acts of certain city officials, notably the Mayor, Comptroller Prendergast, Commissioners Purdy, Murphy, Miller, Thompson and Bemis. They have evinced a willingness, a real intent, to do justice to real estate and its owners. The situation is so completely unexpected and the sensation occasioned is so entirely new, that we cannot blame real estate men if they feel a little bit like Christopher Sly when he awoke from his peasant dreams to find himself the recipient of courtly honors. But, real estate men will make a great mistake—a very great mistake, in our opinion, if they do not encourage and support these officials.

There are many kinds of support, of course, but the best kind is that which staunchly upholds the official in the administration of his duties; that demands nothing of him that may not be fairly and reasonably demanded. If, in the name of PRINCIPLE, a real estate man demands redress for the wrongs he suffers, the force of PRINCIPLE must also stop him from intruding, by ever so little, upon the legal rights of the other fellow. The property owner is suffering to-day because in the past he DID invade the rights of others. He did not bother much about "the other fellow," and in time, as usual, the "other fellow got back" at the man who imposed upon him. But the retaliation was extreme. Injustice has been done to the Property Owner and that is the reason why to-day the law is under arrest, and Public Opinion is actively inquiring into the administrative abuses that exist under the title of "Violations."

THIS question of public fairness on the part of newspapers and individuals goes pretty deeply into the subject of honest and efficient administration. Condemnation or commendation from the average newspaper is contemptible. Usually it is based on what ultimately is resolved into a cash payment. As to Public Opinion, it is apt to be ignorant, volatile and whimsical. There is no desire on the part of anyone to give an official a really square deal. Criticism is seldom properly measured. Often an unattainable standard, which conditions at the moment do not render practicable, is set up. The PUBLIC never seems to consider how much they may reasonably demand of their officials, at any moment or how much they MUST reasonably forego. It should never be forgotten that there is always one thing certain—reform must be FROM what is, and not AGAINST what is. The critic who demolishes the world in which he lives must also break the ground away from under his own feet. A great deal of public criticism is, properly considered, nothing but a sort of blasphemy against common sense, and a medley of personal whims and fancies, utterly unrelated to settled facts. This distorted atmosphere will not promote official enthusiasm for good government, or for anything else in which the public is deeply concerned. Rightly, it falls under the contempt of the baser class of official, while it discourages and embitters the better class. A good rule for the citi-

zen to follow is to say a good word for his officials whenever he possibly can, and say whatever is merited most loudly at the time that he is most strongly called upon to disagree with and disapprove of their actions. The sense of fairness will draw more out of a man, even the head of a department, than any other form of attraction.

COMMISSIONER MURPHY'S promised meeting with the property owners of this city will be held on a date to be announced next week. Property owners should MAKE IT THEIR BUSINESS to be present at the City Hall. They have sent in their complaints. Now that these have been heard, no one should remain idly silent, but should join and assist in the work of reforming conditions. The property owner must not fail at this point. It is an old fault of his to kick at the injustices put upon him and then send his voice "away for a holiday" when something is really doing for his benefit.

THIS week our chapter on "Violations" takes a little different turn. It is directed to the administration of the State Factory Laws and to those other similar laws that are not usually associated in the public mind with the ownership of real estate. Although running in different waters, the catch seems to be of the same kind as the "Violations" presented hitherto in these columns. Attached to them there are pecuniary losses entailed upon the property owner, but the biggest burden imposed is in the shape of annoyances and delays. The departments concerned seem to exist as a sort of police court, instituted to bring to trial and punish all property owners they can possibly reach. Indeed, as we have said before, all departments seem to conspire to treat the property owner as the police appear to treat street peddlers and vendors. "Keep them moving!" That seems to be the order issued from some headquarters higher up which, of course, does not exist except as an Official Attitude toward property owners assumed by those who administer what we may term the "philanthropic supervisory laws" of the state. The most curious part of the spectacle is to see our people vociferously denouncing socialism as a vast and gloomy evil overclouding the sunshine of freedom, and yet persisting in demanding an ever-increasing number of laws which are simply the constituent letters which, read as a whole, spell the thing "SOCIALISM!" It will come to be seen, in time, that the regular full-fledged socialist was effective only through the thefts which his opponents ignorantly made from him. State regulation of everything is increasing so fast, and by popular consent, that it is difficult to name anything that now has not a little policeman attached to it like a watchdog. The Parrot won't say Socialism. He squawks "Freedom!" What's in a name?

ONE PROPERTY OWNER'S COMPLAINT.

A LITTLE ILLUMINATION was shed this week on the administration of the law affecting the installation of ventilators in factory and store structures. The following interview speaks for itself:

"Some time ago I received an order from the Commissioner of the State Factory Inspection Department ordering me to supply ventilators in a loft building that I own at No. — street. I went to the department and after many useless calls, I had a talk with an official. I told him that on the third, fourth and fifth lofts of the building in question there were seventeen windows each. On the second floor there were six.

"It made no difference. The official said that I had to have the ventilators.

"What kind shall I put on?" I asked.

"Any kind that will give a sufficient amount of fresh air," the official said.

"Well, suppose I put on those round revolving ones that fit in the window pane," I suggested.

"No," he said, "I do not think they would supply enough air for those lofts."

"But I would put three or four of them in a window," I said.

"No? Then where can I get a ventilator that will do the work?" I asked. The official reached across his desk and handed me a card of the ——— Ventilating Company, of ——— avenue, New York City.

THE POWER OF A NAME.

"I went up there and saw the head of the firm. I talked the matter all over with him. I told him I did not see why his ventilator was any better than a lot of others on the market that were cheaper.

"I do not know anything about that. BUT IF MY NAME GOES ON THE PLANS IT WILL BE O. K.," the ventilating man told me.

"But the ——— Manufacturing Company has these in their catalogue," I urged. "I could go to them and get them cheaper."

"But," said the man the Department had referred me to, "THE DEPARTMENT WOULD NOT PASS THEM."

"I'll bet you that I can beat this law in the courts," I then said, seeing that I was practically compelled to buy this man's ventilator. "I will show you that you can't," replied the ventilator man. Then he showed me court records where the company appeared to have won, on issues exactly like mine.

"I put the matter in the hands of my lawyers, ——— & ———."

"Are you going to put the ventilators in?" asked the representative OF THE ASSOCIATED REAL ESTATE OWNERS.

"What can I do?" he answered, as he displayed this bill of sale:

———— Ventilating Co. Re-
 ——— av, N. Y. City No.
 Premises.....
 Gentlemen:—Please install for me in the building at ———, City of New York, State of New York, within thirty days from date, window ventilators of the ——— Ventilating Co. of ——— av, N. Y. City.

Flr. Rm.	Size of Ventilator.				Bot- tom.	Top.	Finish.	Remarks.
	18	24	30	36					42
2	2	..	2	Yes	Yes	Oxd-Cop
3	3	8	1	"	"	"
4	Vacant		..	..	..	..
5	6	8	3	"	"	"
6
7
8

This order is placed with the understanding that the above installation will meet with the approval of the STATE FACTORY INSPECTOR, as providing proper ventilation in the premises above mentioned and based on the following specifications:

Floor.	Persons.	Gas Jets.	Gas Irons.
Basement	..	..	..
1	..	..	1 Hooded melting pot.
2	8	25	1 Linotype machine.
3	30	22	4 4-burner gas stoves.
4	Vacant	..	..
5	55	45	15 gas irons.
6	..	..	..
7	..	..	..
8	..	..	..

I agree to pay you the SUM of \$—— as soon as you make the above installation and DELIVER TO ME THE APPROVAL OF THE STATE FACTORY INSPECTOR therefor.

I agree that you or your representative shall have full access to above mentioned premises at such reasonable hours as is desired and required to install said ventilating equipment.

It is understood and agreed that date of installations is contingent upon strikes, accidents or any other unavoidable cause beyond our control.

I agree that all obstructions will be removed from the windows and that said windows will be in proper condition to receive the above mentioned ventilators within TWO DAYS from sale.

I further agree that the title to the above mentioned ventilators is to remain with you until paid for in full.

Dated this day of, 1910.

ACCEPTED by No. St., City.

In behalf of the company

Salesman, A. D.

Signed——— Owner.
 Lessee.
 Agent.

"I showed this thing to my lawyers. They said they had never seen anything like this before, and they have the matter under advisement. The same order has been served on another house that I own at ——— street. Before I get through I will have to pay about \$2,000 for devices which will do no better work than the same number costing many hundreds of dollars less. It is an outrage, and something should be done." (No. 67.)

BUYING APPROVED FACTORY VENTILATORS.

Mr. ——— is a property owner and is representative of many other property owners in the care of their holdings. A notice was served on him to install ventilators in a loft building at No. ——— street. He went to the Department and explained that there were thirteen windows to a floor, each being eight feet high by three feet wide, but the order stands. The son of the man referred to said that when he went to the Department he was referred to the ——— Ventilating Company, ——— av, New York City. Mr. ——— decided to get bids on this work, and the next day, according to Mr. ———, a deputy inspector told him of another ventilating concern.

"I wrote to the ——— Ventilating Co., and received in reply this letter:

Dear Sir: As per your request of recent date we have had one of our representatives diagram the above premises. He reports to us that, owing to the existing condition, i. e., too few windows (there are 13 windows, 8 ft. high by 3 feet wide on each floor), it will be impossible for us to install our window ventilators to meet with the requirements of the Department of Labor, this being a fan proposition.

In accordance thereto we take the liberty of referring you to the ——— Co. of ———, N. Y. City, whom, we believe to be a reliable concern in this line of work.

Thanking you for inquiry, and regretting our inability to figure on this work, we desire to remain. Yours very truly, ——— Ventilating Company.

"The law says that you can put in an upper and lower ventilator if desired.

"I wrote to the ——— Co. and got their bid, which was for \$——, covering the following specifications:

Floor.	No. of Persons.	Jets.	Welsbach burners.
3	20	4	8
4	70	..	42
5	25	12	8

"For which this equipment must be put in:

Floor.	Fans.	Ventilators.	Galv. Iron Work.
3	1-30"	12-42"	.....
4	1-24"	9-42" and 2-30"	2 Systems.
5	1-30"	3-30" and 2-42"	1 System.

"Did you ever hear anything so foolish, so absolutely absurd? If I put those ventilators in and started them in operation it would be impossible to heat the premises. But note these few striking features of the agreement:

"YOUR ATTENTION IS CALLED TO THE FACT THAT THIS GUARANTEE DOES NOT TOUCH UPON THE QUESTION OF THE TEMPERATURE OF THE INCOMING AIR OR OF THE ROOM while the apparatus is in operation."

"Here's another:

"A certificate from the BOARD OF FIRE UNDERWRITERS is to be furnished BY US duly endorsed by THE DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY. IN ADDITION TO THOSE we will furnish a letter from the DEPARTMENT OF LABOR OF THE STATE OF NEW YORK approving the apparatus furnished BY US."

"Finally, I wrote to the company which the Department had suggested to my son, and then I learned that this company would put in a fan ventilating plant for \$412.20. This is \$500.80 cheaper than the firm recommended to me by the Department."

"Of course you would have no trouble in getting the Department of Labor of the State of New York, the Department of Water, Gas and Electricity and the Board of Fire Underwriters, to say nothing of the Building Department, to O. K. the installation?" the reporter asked.

"No O. K., no money," was the reply. "At any rate, this letter is interesting as showing that possibly the ——— Ventilating Co. could have made the installation:

Dear Sir: Regarding the ventilation of 3 upper floors at ——— st, I beg to state that the third and fifth floors, occupied by ——— & ——— MAY BE VENTILATED WITH WINDOW VENTILATORS, but that the fourth floor needs an exhauster and ducts.

The cost for the third and fourth floors would be \$106 and \$80, respectively. Outfit for fourth floor would comprise:

Here the letter went on to describe the equipment and to state the total cost.

"There is only ONE GREAT JOY connected with this law, and that is that there is no clause compelling the use of the equipment after it is in, although I am told they are trying to get this clause added. This is merely one case, but there certainly is room for action here." (No. 63.)

CATCHING FLIES WITH HONEY, ETC.

"You can catch more flies with honey than vinegar," said Mr. J. Doe, of No. ——— street, to an A. R. E. P. O. representative when asked his views of the violation evil. "Mr. Murphy's announced intention to have a heart-to-heart talk with those most affected by the Tenement House Law promises great things. Personally my relations with the Department have been most amicable. I have no violations on my property now, nor have I had any for some time, but I know of others who have been less fortunate, and can say that theirs has been a hard lot.

"There are three interests affected by every law. First, is the person for whose benefit the law is framed; second, the person upon whom the law sets its limitations, and third, the Department in whose charge the administration of the law is placed. The first person does not figure largely in the premises, so we will consider the second. He is the property owner, who has to deal with the Department, generally through an inspector. Of course that worthy has no discretionary power, and so the exactions, or the errors of commission or omission, committed by the inspector are blamed upon the Department, and of course upon the law.

"If, as the Record and Guide announces, the Commissioner plans to have a conference with the property owners, he will most certainly be able to clear up the present misunderstanding. Perhaps he will learn for the first time of some of the excesses which have been committed in the name of the law

under preceding administrations. If free but friendly speech is permitted at the hearings, great good is bound to accrue.

"Personally, I doubted the value of THE ASSOCIATED REAL ESTATE PROPERTY OWNERS, a few weeks ago, but I believe in it now most heartily. YOU HAVE BEEN ABLE TO ACCOMPLISH IN LESS THAN A MONTH WHAT ORGANIZATIONS TWO SCORE YEARS OLD HAVE NOT BEEN ABLE TO BRING ABOUT. Public Opinion counts nowadays." (No. 64.)

ANOTHER UNNECESSARY "VIOLATION."

"I own the house at No. ——— avenue, and I know all about violations. I have just spent \$2,600 in making the property conform to the law by changing windows, putting in toilet compartments, and so forth, but I cannot get a dismissal. Why? Because they want me to put a new window in the air shaft. Mind you, there is a window in the air shaft already, but it happens to come a few inches short of what the law prescribes. In making the alterations I did more than the law requires; I gave every consideration to the welfare of my tenants, but they did not put in the original violations that the shaft window had to be changed. They waited until I had everything completed. Then they came to me and told me to do that work at once.

"I do not propose to do that work at once, law or no law. In that apartment a boy is lying very near death with pneumonia and pleurisy, and to move him or to proceed with the alterations would be fatal. Still the Department insists upon immediate compliance with the law, although I have explained the conditions at headquarters. Is that right? I do not object to the cost of the improvement. I have just spent \$2,600, but it is the annoyance that the Department subjects my tenants to.

"I do not know what to do to correct this evil," said the perplexed property owner, "except to propose that the Commissioner have a conference with the property owners for the purpose of exchanging ideas on these matters. I am glad to see that the Commissioner has decided on this course of action. If he meets the property owners half way, they will be only too glad to greet him in a reciprocal attitude." (No. 65.)

CONFLICT OF AUTHORITY IN THE T. H. D.

"My experience with the violation evil has been both long and varied," said an architect. "A case, one of hundreds, comes to mind. An inspector said that I must have a passageway opening from the yard to the street at No. — street. I showed the Tenement House Department that it was impossible to put such a passageway in, as my client did not own property on either side of his house. Mr. ——— told my representative that it would not be necessary to put it in, since there was only one family living on the floor.

"At the same time I had plans under way for a house of similar style at ——— avenue. I changed the plans, in accordance with Mr. ———'s statement, and drew them with no passageway on the side. When I had them prepared, I was told that they would not pass, BECAUSE NO PASSAGEWAY WAS PROVIDED.

"Mr. ——— said they were not needed," said I.

"But the examiner's overruled him," came back word from the Department.

"Here is a case where a little more discretion and authority placed in the officials of the Department would save both annoyance and expense." (No. 10.)

AN UNREASONABLE ORDER.

The owner of a modern tenement erected within the last three years has just received a violation which reads as follows:

"Provide sufficient means of egress in case of fire for the said building by constructing a passageway entirely enclosed with fireproof walls leading from the yard to the street, or if the consent of the adjacent owner can be obtained provide proper means of egress in case of fire by cutting a gate or door in the fence on lot line. Said gate or door may be fastened with hooks or bolts, but not by a lock."

Upon being asked what he intended to do in the matter, the landlord said: "I have studied the wording of the notice over and over again, and I now begin to realize what an unmitigated ass one is to hold this class of realty for investment. The order is unreasonable and, as I do not believe that the Department has the right to enforce it, I am simply going to ignore the notification and await developments. The whole fault rests with the manner in which the law is carried out. If the act is so difficult to interpret why not repeal it and draw up another that can be understood better by the laymen?" (No. 68.)

PETTY VIOLATIONS.

"Like many other owners of tenement property," said an East Side real estate man, "I have been subjected to much annoyance of late by the frequent visits of inspectors from the T. H. D. The result of their examinations invariably ends by my receiving a list of petty violations, such as a worn faucet washer, or a slightly soiled airshaft. It takes time to investigate complaints like these, and what do they amount to, after all? The new Commissioner would do well to establish regulations more in keeping with the real purpose of the law and relieve owners of the worry caused by the operation of the present evil system." (No. —.)

SMALL MATTERS.

A thing that provokes an owner more than some matters of larger importance is to get a notice of a trivial violation of construction laws long after a house has been completed and occupied. "I got a notice the other day," said a West Side owner, "that a bathroom window was too small by two inches. The house had been built in full accordance with plans approved by the Department. It seems to me that if the window was right once it ought to be right still, and that owners should not have to stand for the Department's oversight." (No. 66.)

CONCERNING FIRE-ESCAPES.

"I would like to register my kick against unwarrantable acts of the T. H. D. and its inspectors. I have a tenement in ——— street, against which as many as ten violations have been filed. They all relate to the fire-escape, and for the life of me I cannot seem to please the Department, no matter how many changes I make. In one complaint the ladders are too short, and in another case the reverse. Yes, I have promptly complied with their notices, and in all seriousness I have done what I could to safeguard the lives of my tenants in the direction mentioned. If I am to be worried like this, perhaps the best thing to do is to dispose of the property." (No. 67.)

ARCHITECTS' OBJECTIONS TO TENEMENT HOUSE PRACTICE.

ONE of the recommendations made to Commissioner Murphy of the Tenement House Department by a committee from the Society of Architects is to the effect that the space taken by stoops, porches, porticos and open veranda ornamentation should not be considered as occupied space when considering the percentage of lot area occupied by tenement houses. In effect this would increase the permissible percentage of lot to be occupied, which is now ninety per cent. for a corner lot, and seventy per cent. for any other lot; except that the space occupied by fire-escapes is not reckoned. The architects also suggested that sills, lintels and roof-copings be permitted to project into courts and yards without being considered as encroachments.

Altogether, there are forty-seven specifications in the list of objections to the rules and regulations of the Department for enforcing the Tenement House Law. They were presented to the Commissioner last week and will be taken up separately by a joint committee from the Department and the Society, with the object of coming to some agreement with regard to the matters complained of or referred to therein.

With lots and buildings of irregular shape it sometimes occurs that the examiner's calculation differs from the architect's. In such cases where the difference is immaterial, and yet the applicant's calculation is clearly within the requirements of the law, the architects hold that the fault in the calculation should not be made a reason for refusing to issue a permit until a correction is made to the satisfaction of the examiner. The architects also ask that announcements of changes in departmental practice shall be posted in the outer office of the Department for thirty days before the new methods are put into effect. The specific recommendations, in full, are as follows, as furnished by the secretary of the Society, C. Whitley Mullin, 189 Montague st, Brooklyn:

1. Where party walls or other encroachments are shown on surveys, and sizes of yards and courts are in conformity with the law, no special affidavits need be submitted showing ownership of adjoining property wholly or partly encroaching.
2. Where changes are made in the plans and application papers before the same are submitted for examination, such changes should be taken as part of said plan and said papers, without the black or white markings being initialed and dated.
3. Simple statements of facts where given by the applicant should be taken without submitting special affidavits in each particular case.
4. The system of initialing all amendments to be modified to important changes in plans or construction, and not apply to minute details, as now required.
5. The various information given under heading of Notes on plans such as width of stairs, height of rise and width of tread, fanlight over doors, size of skylights, hall deafening and fireproofing, fire escapes, etc., shall not be required to be again duplicated on plan or otherwise. The notes may be placed at the points in plan, and general notes may be omitted at the option of the applicant.
6. Where fire escapes are put in, it is understood the same shall be erected as per Section 16 of the Tenement House Law, without the additional note as to channels, etc., as now required.
7. Where several buildings are built on falling grade, under one application and one plan, showing fronts of all the buildings, or several of the buildings, the heights of each individual building need not be particularly given, provided the maximum heights required are given.
8. Where there is no established curb, the height of the building to be taken from grade in front of lot.
9. Where retaining walls are required to retain adjoining earth, such walls may be placed on same lot with intended building, provided that reasonable interpretation is used as to whether light and ventilation to apartments facing such retaining walls are materially reduced.
10. The dimensions of street and yard area steps to cellars may be as best suited for the purpose, and other than the law requires specifically for interior stairs.
11. The headroom at street, or yard area steps, need not be 7 ft. high in the clear, other than for fire passages.
12. Grade doors to street and yard cellar entrances may be used at the option of the owners, and, where used for fire passage, doors shall be without provision for locking.

13. Areas to intake ducts and passages need not be excavated 6 ins. below cellar floor.

14. Wrought iron grating, made to open, should be accepted in place of railed areas to intakes, provided same are not used as fire passages.

15. Entire rear yards need not be excavated 2 ft. below curb level for inlet opening of passages.

16. Conductors for rain water may be placed outside of court walls, shafts and yards, and need not be considered as encroachments.

17. Sills, lintels and roof copings may project into courts and yards, and shall not be considered as encroachments.

18. Roof and other proper ornamental returns may project a reasonable distance into courts or rear yards.

19. Where height of court or yard walls is given, the same to be taken at roof beams, and not at top of parapet coping, as law does not require buildings under 60 ft. high, and arranged for two families on a floor and with apartments extending to street from yard, to be measured to top of parapet wall.

20. That where stairhall windows and glazed doors aggregate 18 ft. or more of glazed surface for each floor level, further objection need not be raised, and that in case of stair platform landing between top floor and roof no further window is to be required above the platform.

21. The pitch of roof beams to be placed at the option of the applicant, and not that of the examiner.

22. Where entrance halls are necessarily of minimum width (3 ft, 6 ins.), the width of entrance and vestibule doors may be 3 ft. stock size.

23. That the actual figure in evidence, if in excess of minimum requirements, or within the maximum for windows, doors, stairs, irregular shaped rooms, distance of fire escapes to ground, etc., be accepted without additional quoting of the minimum or maximum dimensions or figures.

24. That reasonable judgment shall be used in regulating size of pantries or kitchenettes, where spaces show bona fide evidence as to proposed uses; especially having regard to general character of high-class apartments, requiring spaces for such uses; also storerooms, closets, etc.

25. That brick enclosure of cellar stairs may also include reasonable landing and egress spaces, not more than size of stair hall above; and the brick enclosing walls may also carry fireproof hall partitions above.

26. Sizes of sash and windows, if marked on plans, need not be duplicated on the elevations.

27. Where a statement of fact is given in the application, no changes need be made in the mere matter of wording to suit the taste of examiner, as now practiced.

28. Where wardrobe and kitchen dressers are shown on plans, the space covered by same should not be excluded from area of room.

29. Partition separating a room facing an inner court and a room facing street or yard may have in lieu of sash window a portion of said partition omitted, for the purpose of a grille and portiere passage, as defined for alcove rooms under Section 65.

30. Stoops, porches, porticoes, open veranda ornamentations, etc., not to be considered as occupied space of lot area, although within the lot lines.

31. Doors in entrance halls opening directly to rooms in an apartment need not be sash doors.

32. Jib partitions under stairs in entrance hall and under which cellar stairs are located need not be constructed of 4-inch fireproof blocks, when hall partitions and stair soffits are covered with plaster boards or metal lathing and plastering, as required for specific class of tenements.

33. Bulkhead door and dumbwaiter doors in tenements, as exempted in Section 31, may not be required to be fireproof.

34. All other exemptions as provided for under Section 31 should be freely at owner's option without department's interference at any time.

35. Measurements as complying with reasonable interpretation of the law relative to width of halls, all stair measurements, walls, clear widths, etc., should be finally and definitely interpreted and by advice of recognized authorities with practical ability.

36. That windows of less than 12 square ft. in area between stop heads shall be permitted, as supplementing windows of the size prescribed as a legal minimum, in cases where window openings equal to one-tenth of the floor area of the room are provided independently of such smaller windows.

37. No necessity to file separate typewritten amendments covering minor amendments that can be written by hand at the department office.

38. Provision in Section 58, relative to buildings with inner court, three stories, six families, etc., and which provision permits said court to adjoin another inner court of equal or greater size, of building adjoining or in course of erection, must also permit such intended inner court to adjoin an outer court of same or greater size, or any open space reasonably liable to remain open during the life of the building intended.

39. Doors other than fire passage doors may be less than 7 ft. high.

40. Amendments required after filing and during examination of plans should take precedence over all other new applications coming into the hands of the same examiner.

41. Surveyor's data as to sewers, sidewalks, width of streets, and grades, should not be required to be duplicated on block diagram.

42. When a decision by the Commissioner or a deputy has been given in a certain case, the same to become general without having to make special application in all future cases.

43. Changes in method of procedure, departmental rulings and regulations should be posted at department's outer office and otherwise published for 30 days before going into force.

44. Where alterations are contemplated in a building on which violations have been filed, it shall not be necessary to first remove or comply with said violations before said plan and application can be examined or approved. But the same should be examined and approved at once, provided that the work of alteration as contemplated is in conformity with the law.

45. Change Bulletin No. 18 as follows: "Where there is more than one building to be erected from the same plan or permit the same should be numbered as follows, starting on the left side of elevation and numbered to right; left building, No. 1; second, No. 2; third, No. 3, etc."

46. When applicant's statement in schedules for percentage of lot occupied or of unoccupied space, etc., differs from examiner's calculations, and the difference is immaterial, and applicant's calculations clearly within the requirements of the law, no objection need be raised, nor disputed calculations be made ground for refusal to issue permit until corrected to the satisfaction of examiners. (This frequently occurs with lots and buildings of irregular shape.)

COMMISSIONER ADDRESSES OWNERS.

MEETING OF THE HOUSE AND REAL ESTATE OWNERS' ASSOCIATION—WORKING FOR A CROSSTOWN SUBWAY THROUGH THE PARK.

THAT a growing desire exists on the part of many of the taxpayers' associations in Manhattan and the Bronx to become better acquainted with the heads of the city departments, was further indicated at the meeting of the members of the House and Real Estate Owners' Association of the 12th and 19th Wards, last Friday evening, on which occasion the newly appointed Tenement House Commissioner, John J. Murphy, spoke of the tenement house situation as he had found it. The Commissioner's remarks were short and to the point. He impressed his hearers as one who can be depended upon to carry out the intent of the law without imposing unnecessary hardships upon the owners of property.

Mr. Murphy promised that while he would fulfill the duties of his office in every detail, he would always consider the facts presented to him by the Real Estate Owners. He assured the members of the association that he would at all times be pleased to confer with them and would look to them to assist him in making his department one of efficiency. He further stated that he would at all times be pleased to receive suggestions and proper complaints from the members of the Association, but not in the manner of one real estate owner who sent a complaint about unfair treatment, but did not sign the letter nor give any address. This, Mr. Murphy stated, was not treating him fairly, as he is always willing to receive complaints from real estate owners and give them prompt and confidential attention.

Mr. Gilbert R. Hawes described at some length the full workings of the new Torrens Law, after which an open discussion was held on this question.

Mr. Adolph Bloch, counsel of the Association, stated that he appeared before the Public Service Commission asking that the Second Avenue Railroad Company be compelled to live up to its franchise by extending the First Avenue line from the north side of 59th st to run down 2d av to Worth st. Further, that the Interborough Railroad Company be requested to erect two extra stairways on the Second Avenue Elevated line at 86th st.

The newly appointed Committee on Subway, consisting of John Volz, chairman; Chas. H. Schuele, secretary; Frank Eberhart, Henry G. Wynn and Pierre M. Clear, reported that they had met to discuss the matter of subways. This committee is to meet a committee from the Crosstown Transit Association, of which Hon. Morgan J. O'Brien is president, to discuss the matter of a proposed subway to be built under West 86th st through Central Park at 85th st and across East 86th st. This line would connect the main subway with the whole upper East.

In this connection it seems fitting to state that the Tenement House Committee of the owners' associations is particularly familiar with the Tenement House Act. Its counsel, Mr. Adolph Bloch, was a member of the Committee of Three which last revised the law. One of the most efficient members of the committee is Edward Engel, who is kept busy examining the violations imposed upon the members of his organization by the Department, and in furnishing advice and securing modifications.

The House and Real Estate Owners' Association of the 12th and 19th Wards is a thriving taxpayers' organization with a membership of 650 in good standing. Every owner of real property in the 12th and 19th Wards of Manhattan is invited to join the organization. The initiation fee is \$2. Five dollars is now charged for annual dues.

REALTY LEAGUE WILL RESIST THE FACTORY INSPECTOR'S SUITS.

A regular monthly meeting of the directors of the Realty League was held at the Ansonia Hotel, Broadway and 73d st, on Tuesday evening, the 15th inst. Hon. Alfred R. Conkling, president, in the chair.

Several members, of the League having forwarded to the secretary notices that they had received from the Department of Labor, the Factory Inspector, William W. Walling, requiring ventilation to be supplied in lofts owned or represented by these members, the matter was very fully discussed, and there was unanimous assent that the office of the Department of Labor was being used ILLEGALLY in demanding things unwarranted by law, and in causing unnecessary annoyance and expense to owners.

It was decided to resist any suit that might be brought against any member of the League by the Department of Labor or the Factory Inspector. In the one instance of a criminal complaint that was made against a member of the League for an alleged violation of the orders requiring compliance with the Factory Inspector's demands, the police magistrate before whom the matter came, upon the statements of the witnesses for the Factory Inspector, and without calling anyone for the defense, dismissed the proceeding and held that the Factory Inspector was without the authority under the law which he had assumed.

LAW DEPARTMENT

"POWER TO DESTROY."

One of our contemporaries quotes with uncton this latter-day false shibboleth, so often used to justify taxation to the point of extinction.

There is no truth so deadly, as a half truth, and no proverb so deceiving as one wrongly applied.

And even the old saying, such as "Cast thy bread upon the waters and after the many days it will return to thee," is being recast to suit modern conditions by even the theological revisers. This latter, we are advised, is being changed into some such form as "Cast thy bread upon the waters, and it will be many days before it returns to thee."

However true all this may be, it goes to show that much danger lurks in these half-digested maxims and saws.

That the power to tax implies the power to destroy is as false, when applied to taxation, as that the power of the surgeon to bleed or amputate the patient extends to the power of life and death.

Both depend for their authority upon the consent of the patient. And we use that word advisedly, for if ever there were a patient in the hands of the so-called representative government, it is the man who usually pays the taxes, or the bulk of them.

For be not deceived—it is not the poor man who pays the taxes, or even his proportion of them! He pays first the market price for what goods and accommodation he purchases of his own free-will, and nothing more. That market price would exist and goods and accommodation be offered at it, whether there were no taxes, or whether the taxes were far in excess of any money payment had for them. And what little he may incidentally pay of taxes in that market price is returned twice over to him, in free education, free parks and free dispensaries, Tenement House Commissions and Boards of Health, maintained for him and him only.

But even as the balance of tax swings, as above stated, it is not enough to satisfy the latter-day call that from him that hath shall be taken away even that which he hath.

The old theory of imposing a poll tax was abandoned because of perhaps imposing an arbitrary tax on an individual. He who had a dollar paid from that dollar, and every dollar proportionately—he who had not even a dollar paid no tax.

This was an eminently fair proposition; but the cry is now, to go back to the poll tax principle in an emasculated form. That is, that he who has few or no dollars shall pay nothing, but he who has some or many dollars shall pay, not according to the dollars he may possess, but an extra rate—a poll tax based on his degree of wealth.

It would in some sense be a return to the feudal system when the king squeezed the barons or the rich, and they in turn squeezed those weaker or dependent on them. But with this difference, that now the government is to squeeze the so-called barons and the well to do, but they in turn must not recoup from those under them, in prices or wages.

With corners and trusts we have no sympathy, and a monopoly should be made impossible by just laws; but that a man should not be allowed to fix his own price for his goods or offer such wages only as he personally sees fit, or can afford to offer, for service rendered him, is latter-dayism run mad.

Let us return to public sanity, and recognize that though taxation may imply the power to destroy, or more truly to tend toward that as an ultimate ceasing point, yet it has no more right to be carried beyond a reasonable and agreed upon limit—that of reciprocal benefit,—than the surgeon's knife.

NOT EXEMPT FROM ASSESSMENTS.

To the Editor of the Record and Guide:

Gentlemen—A is the owner of lots on a street that is not sewered or paved. B is a Cemetery Corporation owning lots opposite. When street is sewered and paved will the cemetery be liable for one-half the costs, or will the whole expense fall on A?

SUBSCRIBER.

Answer.—The Cemetery Corporation will be assessed and will have to pay its due proportion as any other land owner, without exemption.

Property actually used as a place of worship is exempt from taxation, but even that bears its proportion of assessment for improvements.—Ed.

TAX SALES.

To the Editor of the Record and Guide:

Gentlemen.—Will you kindly inform a reader what the tax sale law was in the old city of Brooklyn in the 40's, whether at that time the city sold property in arrears in perpetuity or for a term of years, and also for how long a term. Also as to how to proceed—in a general way—to ascertain the exact date, description of the property, etc., known to have been so sold, but where the only fact actually known is the name in which it stood at the time of its sale by the authorities of Brooklyn,

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160 BROADWAY

which was sometime in the 40's. A reply will confer a favor.

Answer.—The old method of sale for taxes in Brooklyn was by a lease for the shortest term bid for the amount of tax due. Absolute sales were made at a much later date, but soon abolished. You need a description of the property, names being of little or no value in such matters. Having this in hand a title company search for taxes only would reveal all you seek to know.—Ed.

TRESPASS IN LAW.

To the Editor of the Record and Guide:

Gentlemen—Just over the line adjoining my property stands a large tree, of which the lower branches obstruct my driveway.

I requested that the lower limbs be cut off, or that I be allowed to do so, and the request was refused.

Have I not a legal right to remove all such branches overhanging my property, and obstructing free passage to the rear of my grounds?

The offending tree is about one foot from the dividing line, hence the branches hang over on my property ten or fifteen feet, causing heavy shade to flowers, in addition to obstructing the entrance of vehicles on the driveway.

SUBURBAN.

Answer.—The boundary of your land extends from the centre of the earth to the sky, and anything overhanging it constitutes a trespass in law. While this is strictly true, the tree with all its branches belongs to the owner of the land, and we have seen many ugly law suits the result of violent measures. A simple suit in trespass or nuisance, asking damages, will accomplish your object more wisely than extreme action.

Manhattan and Bronx
Real Estate

is an open sesame to the strong
boxes and stocking savings
banks of the entire world.

The New York Herald

ON

Sunday, February 27

will contain a special Review of the Manhattan and Bronx Real Estate Market during the last fourteen months and point out the problems and promises of the year 1910.

Special articles, dealing with each and every phase of the real estate situation will be contributed by experts in each section.

This review is especially designed for everyday use as a work of reference and to be of practical value to all those who are interested in real estate. Usual rates for advertisements will apply for this Special Review.

MUNICIPAL IMPROVEMENTS

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

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Feb. 21.

ST NICHOLAS PARK.—Addition, between Hamilton Terrace and 141st st; at 11 a. m.

SEDGWICK AV.—Street opening, from Jerome av to 169th st; at 2 p. m.

WEST 184TH ST.—Street opening, from Broadway to unnamed st; at 12 noon.

ST. LAWRENCE AV.—Street opening, from Westchester av to Clasons Point rd; at 1 p. m.

HAVEN AV.—Street opening, from 170th st to Fort Washington av; at 1 p. m.

TREMONT AV.—Street opening, from Eastern Boulevard to Fort Schuyler rd; at 2 p. m.

GLOVER ST.—Street opening, from Castle Hill av to Westchester av; at 2.45 p. m.

BENSON AV.—Street opening, from West Farms rd to Lane av; at 3.15 p. m.

RIVERSIDE DRIVE.—Widening, from 158th st to 165th st; at 11 a. m.

MAGENTA ST.—Street opening, from White Plains rd to Golden av; at 10 a. m.

ROSEDALE AV.—Street opening, from Westchester av to West Farms rd; at 11.45 a. m.

ROSEWOOD ST.—Street opening, from Bronx Boulevard to Cruger av; at 4 p. m.

Wednesday, Feb. 23.

WEST 177TH ST.—Street opening, from Amsterdam av to Riverside Drive; at 2 p. m.

GROTE ST.—Closing, from East 182d st to Southern Boulevard; at 4 p. m.

TAYLOR ST.—Street opening, from East River to Westchester av; at 2.30 p. m.

WEST 218TH ST.—Street opening, from Seaman av to 9th av; at 3 p. m.

BRONX ST.—Street opening, from Tremont av to 180th st; at 2 p. m.

Thursday, Feb. 24.

ZEREGA AV.—Street opening, from Castle Hill av to Castle Hill av; at 10 a. m.

BOSTON RD.—Street opening, from White Plains rd to northern boundary city; at 1 p. m.

TWO PUBLIC PARKS.—East of Boulevard Lafayette; at 3.30 p. m.

EAST 177TH ST.—Street opening, from Tremont av to Morris Park av; at 2 p. m.

Friday, Feb. 25.

CRESTON AV.—Closing, from Tremont av to Minerva pl; at 4 p. m.

CRUGER AV.—Street opening, from Williamsbridge rd to South Oak Drive; at 10 a. m.

AT 258 BROADWAY.

Monday, Feb. 21.

141ST ST.—School site, Bronx; at 11 a. m.

BRIDGE 3.—Manhattan Bridge; at 2 p. m.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m.

LOOP NO. 3.—Rapid transit; at 2 p. m.

Wednesday, Feb. 23.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m.

ONDERDONK AV.—School site, Queens; at 3.30 p. m.

120TH ST.—Police station; at 4 p. m.

Thursday, Feb. 24.

FORT GEORGE.—Rapid transit; at 10 a. m.

LOOP 3.—Rapid transit; at 2 p. m.

LOOP 1.—Rapid transit; at 2 p. m.

BRIDGE 3.—Manhattan Bridge; at 3 p. m.

Friday, Feb. 25.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m.

BRIDGE 3.—Manhattan Bridge; at 2 p. m.

BY THE PUBLIC SERVICE COMMISSION.

TRIBUNE BUILDING, 154 NASSAU ST., MANHATTAN.

Monday, Feb. 21.

LONG ISLAND R. R. CO.—Application of City of New York as to opening of Suydam st and Williams av, from Irving av to the borough line, Brooklyn—Commissioner Bassett; at 2.30 p. m.

LONG ISLAND R. R. CO.—Application of City of New York as to opening of Starr st, from Irving av to Wyckoff av, Brooklyn—Commissioner Bassett; at 2.30 p. m.

CITY OF NEW YORK AND BRADLEY CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer; at 5 p. m.

Wednesday, Feb. 23.

CITY OF NEW YORK AND BRADLEY CONTRACTING CO.—Arbitration (Nos. 2, 3 and 4) of determination of Chief Engineer; at 11 a. m.

METROPOLITAN STREET RAILWAY CO.—Hearing as to type of wheel guards—Commissioner Maltbie; at 2.15 p. m.

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

2D AV RAILROAD CO.—Application for change of motive power on Worth st, between Chatham sq and Broadway—Commissioner Maltbie; at 3.30 p. m.

Thursday, Feb. 24.

CITY OF NEW YORK AND DEGNON CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer; at 11 a. m.

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

KINGS CO. ELECTRIC LIGHT & POWER CO.—Application for approval of issue of convertible debenture bonds for \$5,000,000—Commissioner Maltbie; at 2.30 p. m.

CONEY ISLAND & BROOKLYN R. R. CO.—On the complaint of Jonas Monheimer; five-cent fare from New York to Coney Island on week days—Commissioner Bassett; at 2.30 p. m.

BOARD OF ESTIMATE

The attention of property owners is called to the advertised meeting of the Board of Estimate and Apportionment to be held in the Old Council Chamber, City Hall, Manhattan, on Feb. 25, 1910, at 10.30 in the forenoon. On this date the Board will consider areas of assessment for the following local improvements:

WADSWORTH TERRACE.—Opening and extending, from West 188th st to Fairview av; of Broadway Terrace, from West 193d st to Fairview av; of West 188th st, from Wadsworth av to Wadsworth Terrace; of West 190th st, from Wadsworth av to Wadsworth Terrace; and of West 193d st, from Broadway to Broadway Terrace.

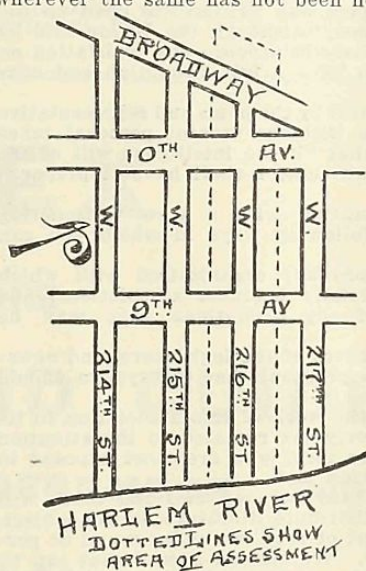
LUDLOW AV.—Opening and extending of Ludlow av, from Tremont av, near Av A, to Whitlock av; of Whitlock av, as widened, from Ludlow av to Hunts Point road, and of the public place at the intersection of Whitlock av, Hunts Point road and the Southern Boulevard, opposite Dongan st, by including therein a triangular parcel located at the junction of Ludlow av and Tremont av.

BRONX PARK EAST.—To change the lines of Bronx Park East, between Pelham Parkway North and Boston road, and close and discontinue Boston road, between the former boundary of Bronx Park and Bronx Park East, and Lydig av, between Boston road and Bronx Park East.

CONDEMNATION PROCEEDINGS.

THE TRIANGULAR AREA.—Opening and extending of the triangular area bounded by Lafontaine av, Quarry road and the south side of Oak Tree pl, Bronx. Commissioners Hal Bell and F. J. Schmaelzlein will present their final reports in this opening for confirmation to the Supreme Court prior to Mar. 1.

216TH ST, W.—This proceeding relates to the acquisition of title, wherever the same has not been heretofore acquired, to West 216th



st, from Broadway to the Harlem River. Commissioners Walter C. Booth and Thos. S. Scott give notice that their final supplemental and amended report in this matter will be presented for confirmation to the Supreme Court prior to Mar. 1, 1910. The area of assessment as shown by the dotted lines in the accompanying diagram begins at a point formed by the intersection of the U. S. Channel Line of the Harlem River with the southeasterly prolongation of the middle line of the blocks between West 215th and West 216th st; running thence northwesterly, along said prolongation and middle line and its northwesterly prolongation to its intersection with a line parallel to, and 100 ft. northwesterly from the northwesterly line of Kingsbridge road (Broadway); thence northeasterly along said parallel line to its intersection with the northwesterly prolongation of a line parallel to and 100 feet northeasterly from the northeasterly line of West 216th st; thence southeasterly along said last mentioned prolongation and parallel line to its intersection with the U. S. Channel Line of the Harlem River; thence southerly along said channel line to the point or place of beginning; excepting from said area all streets, avenues or roads or portions thereof heretofore legally opened as such area as shown upon the benefit maps.

141ST ST EAST.—Opening and extending, from Park av to Rider av. Commissioners Thos. R. Lane, Geo. W. Kearney and Geo. V. Mullan give notice that the abstracts of the estimate of damage and assessment for benefit in this proceeding have been deposited in the Bureau of Street Openings, 90 and 92 West Broadway, Manhattan, at which place they may be examined until March 4, 1910. Unless objections are filed to either of the abstracts referred to the reports as to awards and assessments will be presented for confirmation to the Supreme Court on April 25.

ASSESSMENTS.

DUE AND PAYABLE.

147TH ST WEST.—Regulating and regrading, from a point 252.92 ft. west of Broadway to the easterly line of Riverside Drive extension. Area of assessment: Both sides of 147th st, from Broadway to Riverside Drive. Assessment confirmed Feb. 10, 1910, and entered on the same day. Payable on or before April 11, 1910, at 280 Broadway, Manhattan.

64TH ST EAST.—Restoring asphalt pavement, between 1st and 2d avs, in front of premises No. 302. Area of assessment: South side of 64th st, 100 ft. east of 2d av, known as lot No. 48 in block 1438. Payable on or before April 11, 1910, at 280 Broadway, Manhattan.

SPOFFORD AV.—Opening, from Longwood av to Tiffany st, and from Tiffany st to the Bronx River. Assessment entered Feb. 7, 1910. Payable at the Municipal Building, corner 3d av and 177th st, Bronx, on or before April 8, 1910.

GRAMERCY PARK EAST.—Restoring asphalt pavement in front of Nos. 35 and 37. Area of assessment: East side of Gramercy Park East, between 20th and 21st sts, known as lot No. 21, on Block 876. This assessment was entered on Feb. 11, 1910, and is payable on or before April 12, 1910, at 280 Broadway, Manhattan.

AUDUBON AV.—Restoring asphalt pavement, west side of Audubon av, between 176th and 177th sts. Area of assessment: West side of Audubon av, between 176th and 177th sts, known as lot No. 46, in block 2133. This assessment was entered on Feb. 15, and is payable at Room H, 280 Broadway, Manhattan, on or before April 16. If paid after that date interest will be charged at the rate of 7 per cent. per annum.

141ST ST WEST.—Paving, curbing and recurbing, from Lenox av to 5th av. Area of assessments: Both sides of W. 141st st, from Lenox av to 5th av and to the extent of half the block at the intersecting avs. Assessment confirmed on Feb. 15, 1910, and entered on the same day.

The Comptroller gives notice that the above is payable at 280 Broadway, Manhattan, on or before April 16, 1910.

WEST BROADWAY.—Restoring asphalt pavement in front of premises No. 401. Area of assessment: Southeast corner of West Broadway and Spring st, known as lot No. 20 in block 487. Payable at

BOARD OF ASSESSORS

Notice is given by the Board of Assessors that the following proposed assessments have been completed and may now be inspected at the office of the Board, 320 Broadway, Manhattan:

BRONX.

BAINBRIDGE AV.—List 866, No. 3. Sewer and appurtenances in Bainbridge av, between Mosholu Parkway and Woodlawn road.

CLAY AV.—List 867, No. 4. Sewer and appurtenances in Clay av, between East 165th st and East 164th st.

DECATUR AV.—List 868, No. 5. Sewer and appurtenances in Decatur av, between East 193d st and Kingsbridge road.

PARK AV WEST.—List 988, No. 6. Sewer and appurtenances in Park av West, between East 178th st and East 180th st.

MANHATTAN.

116TH ST.—List 414, No. 1. Paving with asphalt blocks, curbing and recurbing 116th st, between Broadway and Riverside Drive.

147TH ST.—List 1001, No. 2. Repairing sidewalk on the south side of 147th st and the north side of 146th st, commencing about 100 ft. east of Amsterdam av, and running half the block to Convent av.

NEW YORK PERSONAL TAXES.

The New York Tax Reform Association is sending out the following:

Mayor Gaynor's letter to President Purdy of the Tax Department in regard to personal property taxes was written "to open up the subject for general public discussion," although the Mayor said he did not expect "that it will be timely to propose any legislation on the subject this year, but only to have a full discussion and consideration of the matter."

The practically unanimous approval by the press and representative citizens of the Mayor's suggestion that the present personal taxes be abolished has led him to say that "if the intelligent will of the community calls for the repeal law now, I shall have it prepared and sent to Albany."

We therefore ask your co-operation with a view to securing prompt relief, and suggest the following ways in which you can help:

1. By bringing the subject before any organization with which you may be connected, and especially business associations, and seeing that we receive copies of any resolutions that may be adopted.

2. By writing to the Mayor, members of the legislature, and newspapers, in support of the Mayor's proposal that the system should be abolished.

3. By bringing this matter and the work of this association in its efforts to have the personal property tax repealed to the attention of your friends, especially business men, who are most exposed to injustice and loss under the existing law.

4. By sending us the names of any persons who you think will co-operate, and by helping us to distribute literature on the subject.

5. By informing us of the amount of real estate taxes and of personal taxes paid by you last year. We enclose a card that can be filled out conveniently. The justice and expediency of abolishing the personal tax cannot be determined by showing the apparent effect on individuals, since so many are tenants whose share of real estate taxes comes out of rent paid. Nevertheless, it will help in a practical way to show that even those who pay real estate taxes directly favor the change.

This matter of personal property taxation is one of the immediate questions that ought to be settled now. This association has been agitating the subject for many years, and while much progress has been made, there is still a great deal to be done. To overcome the inertia of the masses, who are not directly affected, and the apathy in other portions of the State, due to non-enforcement of the law, will require considerable effort.

The mortgage department of the Title Guarantee and Trust Co. gives out the following mortgage statement: The first week of February has shown no diminution in the demand for mortgage investments. The record of the company for the week has been particularly gratifying, showing a sale of 171 mortgages aggregating \$1,707,100, the largest amount disposed of in any one week since the early summer of 1908. It is comforting to real estate owners to know that there is no tendency whatever toward an increase in the mortgage rate. There is more than enough money at 4½ per cent. in Manhattan and 5 per cent. in Brooklyn and the Bronx to take care of all desirable applications for loans.

COMMENT CONCERNING ERNEST TRIBELHORN

"He will contract to manage or lease property at a fixed charge, paying for all repairs and maintenance, and give his guarantee for expert services, increasing the net income, without the cares attached to the management of Real Estate for the Owner."—N. Y. Herald, Jan. 9, 1910.

This, in a nutshell, covers my

PROPERTY OWNERS' SERVICE

I am in a position to take on a few more properties.

If you have not heard from me, write or phone and I will lay the details before you.

ERNEST TRIBELHORN

320 FIFTH AVE., Tel. 2778 Madison Square. NEW YORK

BROOKLYN DAY AT BOARD OF ESTIMATE.

The Borough of Brooklyn was well represented at the public hearing given by the Board of Estimate on Friday in the matter of the selection by the Justices of the Supreme Court, Kings County, of property in the First Ward of that borough, as a site for a new Court House, bounded by Livingston, Schermerhorn, Court and Clinton sts. It is requested by the Justices that the title to said property and the land necessary for the erection of the Court House be acquired by and vested in the city, pursuant to chapter 390 of the Laws of 1909. Although many taxpayers protested against any movement in this direction on the ground that such a purchase would entail needless waste of public funds, it was clearly demonstrated by those who are in favor of the project that the acquisition of the site not only meets with the general approval of the legal fraternity and the local authorities but of a majority of property owners as well.

The assessed value of the site recommended by the Justices amounts to \$1,204,900, but the actual cost of the property will doubtless exceed this amount by many thousands. The chief opponents to the proposition are the physicians who reside within the limits of the area mentioned. They contend that there is no reason why the present Court House could not be enlarged sufficiently to meet all requirements. On motion of the president of the Board of Aldermen the matter was laid over pending the action of the Sinking Fund as to the cost of the undertaking.

Frost, Palmer & Co., real estate brokers, formerly of 29 West 26th st, are now located in the St. James Building, 1133 Broadway, Suite 727. The members of the firm conduct a brokerage business only, and are confining their efforts at present largely to the Pennsylvania district. They would be pleased to hear from those who are in the market in that location, as their list of properties for sale is a large and varied one.

UNCLASSIFIED SALES

The total number of sales reported above is 83, of which 26 were below 59th st., 33 above, and 24 in the Bronx. The sales reported for the corresponding week last year were 94, of which 29 were below 59th st, 41 above and 24 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 173 as against 146 last week, and in the Bronx 135, as against 117 last week. The total amount was \$5,341,634 as against \$7,191,754 last week.

The amount involved in the auction sales this week was \$1,890,828 and since January 1st, \$8,518,540. Last year the total for the week was \$690,175 and from January 1st, \$6,590,557.

45TH ST.—The New York Central R. R. has added several properties to its holdings in the vicinity of its new terminal. From the O'Reilly estate the railroad company has bought 32, 34 and 36 East 45th st, three 4-sty buildings, on plot 50x100.5. The property adjoins the Tiffany studios at the southeast corner of Madison av and 45th st, and is located 15 ft. west of Vanderbilt av. The railroad company is the owner of this 15-ft. parcel, as well as a similar piece at the adjoining corner of 44th st, giving it control of the Vanderbilt av front between these two streets. The company also owns the entire block to the south bounded by Vanderbilt and Madison avs, 43d and 44th sts, and the block front on Vanderbilt av, between 42d and 43d sts, thus giving it control of the frontage along Vanderbilt av for its entire length from 42d to 45th st.

119TH ST.—Albert Harris bought 111 and 113 East 119th st, two 5-sty tenements, on plot 50x100.11, 100 ft. east of Park av. M. Sachs holds title.

PINEHURST AV.—Charles Lowen has sold the plot of 3 lots, 75x100, on the east side of Pinehurst av, 100 ft. north of 180th st.

5TH AV.—Lewis B. Preston sold 220 5th av for Mrs. Bernard P. Steinman, who inherited the realty from her former husband, the late Addison Cammack. The property, which consists of a 5-sty business building, on lot 22.2x100, has been purchased by Louis M. and Thomas W. Jones, owners of the Croisic Apartment, adjoining at the northwest corner of 26th st, which gives them a plot fronting 56.6 ft. on 5th av and 127.6 ft. on the st. Plans for the improvement of the parcel have been prepared by Frederick C. Browne, and it is expected the structure will be under way by May 1. The Steinman property was under lease to Andrew J. Connick until May, 1924, at a net rental of \$12,500 per annum. Mr. Connick had sublet the store to H. Wunderlich & Co., and the 4 lofts to L. P. Hollander & Co., the lessees of the building adjoining on the north. Mr. Connick's lease had been purchased by Messrs. Jones, who have also acquired the lease held by Wunderlich & Co.

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and 203 Montague St., Brooklyn \$3,000,000

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Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Feb. 21.

Greenwich st, No 177, 24.9x54.1x irreg, 4-sty brk tenement with store.
Pearl st, No 273, 22.2x91.1x irreg, 5-sty brk building.
Greenwich st, No 128, 20.2x79.8x irreg, 4-sty brk tenement with store.
3d av, No 867, 20x80, 4-sty brk tenement with store.
55th st, No 328 East, 38.4x100.5x irreg, 5-sty brk and stone tenement.
89th st, No 230 East, 25x100.8, 5-sty brk tenement.

Feb. 23.

Madison av | s w cor 69th st, 32x63, 4-sty 69th st, No 20 East, | brk and stone dwelling.
57th st, No 443 East, 20x100.4, 3-sty stone front dwelling.
68th st, Nos 440 to 444 East, 75x55.4, 2-sty brk stable and frame stables and sheds.

HERBERT A. SHERMAN.

Feb. 23.

37th st, No 22 W, 20x98.9, 4-sty stone front dwelling.
38th st, No 34 W, 23x98.9, 4-sty stone front dwelling.

JOSEPH P. DAY.

Feb. 24.

Kingsbridge rd, Nos 14, 16 & 20 to 28, each lot 16x80, seven 3-sty brk and stone dwellings.
Wilkins av | s w cor 170th st, 282.6x97.3x irreg x 170th st | 105.4.
Grand av, No 2396, 15x100, 3-sty brk dwelling.
Grand av | the block, 200x200, vacant.
Davidson av |
Clinton pl |
181st st |
Union av, No 634, 16.8x90, 2-sty brk dwelling.
Fordham rd, s s, abt 70.8 e Loring pl, 29.7x 119.2x25x104.9, vacant.
147th st, No 283, 25x100, 6-sty brk tenement with stores.
Boston rd | s s, block front between Wilkins pl
Wilkins pl | and Charlotte st, runs e 244.4 to
Charlotte st | Charlotte st x s — x w 100 x s
312.6 x w 100 to Wilkins pl, x n 319.2 to beg.
Davidson av, No 2344 | s e cor North st, 100x—,
North st | 4-sty brk tenement.
131st st, No 134 West, 20x100, 3-sty stone front dwelling.
132d st, No 29 East, 20.9x99.11, 3-sty stone front dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Feb. 19.

No Legal Sales advertised for this day.

Feb. 21.

Creston av, No 2268, on map No 2264 e s, 159.8 s 183d st, 16.8x89.6, 2-sty brk dwelling. Estelle Best agt Mountshannon Realty Co et al; Arrowsmith & Dunn, att'ys, 229 Broadway; Crowley Wentworth, ref. (Amt due, \$5,414.25; taxes, &c, \$92.29.) Mort recorded May 25, 1909. By Bryan L Kennelly.

Bedford st, No 47 | n w cor Le Roy st, runs Le Roy st, Nos 41 & 43 | n 28 x w — x s w 11 x w 12.4 x s 21 x e 75 to beg, 5-sty brk tenement and stores. Frank Matone agt Omero Pardi et al; Lewkowitz & Schaap, att'ys, 73 Nassau st; S L H Ward, ref. (Partition.) By Bryan L Kennelly.

Feb. 23.

126th st, Nos 326 & 328, s s, 391.8 e 2d av, 41.8 x99.11, 6-sty brk tenement and stores. Metropolitan Trust Co of the City of N Y agt Rosalia Meli et al; John B Pine, att'y, 66 Wall st; Wm O Badger, Jr, ref. (Amt due, \$36,352.33; taxes, &c, \$894.67.) Mort recorded July 11, 1906. By Herbert A Sherman.
Tiffany st | s w cor 167th st, 94.6x38.6x75x69.2, 167th st | vacant. Anna N Rogers agt Clarence D Baldwin et al; Merrill & Rogers, att'ys, 128 Broadway; Phelan Beale, ref. (Amt due, \$2,504.03; taxes, &c, \$781.93; sub to a mort of \$8,000.) Mort recorded April 2, 1909. By Joseph P Day.

50th st, No 417, n s, 155.7 e 1st av, 19.5x100.5, 4-sty stone front dwelling. Julia D Heinemann agt Lena Kaufman et al; Heymann & Herman, att'ys, 35 Nassau st; Effingham N Dodge, ref. (Amt due, \$8,732.74; taxes, &c, \$627.30.) Mort recorded July 16, 1906. By Joseph P Day.

106th st, No 232, s s, 225 w 2d av, 25x100.11, 5-sty brk tenement and store. Cora H Tange-man et al agt Mary Saideman et al; Albert F Hagar, att'y, 60 Wall st; Adam Wiener, ref. (Amt due, \$21,391.40; taxes, &c, \$701.52.) Mort recorded Oct 3, 1906. By Herbert A Sherman.

Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.4 x w 17.10 x n 88.4 x e 25 to beg, 7-sty brk loft and store building. Caroline B Sellow agt Elizabeth Bendfeldt et al; Stitt & Phillips, att'ys, 113 Fulton st; Paul L Kiernan, ref. (Amt due, \$35,313.42; taxes, &c, \$750.) Mort recorded Nov 13, 1908. By Joseph P Day.

1st av, No 1067, w s, 25.1 n 58th st, 25.1x75, 4-sty brk tenement and store. George Willi, Jr, agt John H Bensen et al; F P Hummel, att'y, 1511 3d av; Chas L Denks, ref. (Amt due, \$8,691.90; taxes, &c, \$585.65; sub to a prior mort of \$9,000.) By Samuel Marx.

141st st, No 201, n s, 75 w 7th av, 20x99.11, 5-sty brk tenement. Francis A Watson et al, exrs, &c, agt Simon Weiss et al; action No 1; Geo C Blake, att'y, 253 Broadway; Frank H Hennessy, ref. (Amt due, \$15,127.24; taxes, &c, \$461.96.) Mort recorded Dec 31, 1904. By James L Wells.

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116th st, No 129, n s, 325 w Lenox av, 25x 100.11, 5-sty brk tenement and store. Charles Jaeger agt Maurice Goldberg et al; Ira J Ettinger, att'y, 257 Broadway; Wm J O'Sullivan, ref. (Amt due, \$5,876.25; taxes, &c, \$722.25.) Mort recorded March 3, 1908. By Joseph P Day.

216th st, No 732, s s, 430 w Barnes av, 30x110, Wakefield. M Katherine Wadick agt Rosanna Smith et al; Arthur H Wadick, att'y; Wm F Bleakley, ref. (Amt due, \$1,812; taxes, &c, \$445.43.) By Wm F Bleakley, on premises at 11 a. m.

Feb. 24.

101st st, Nos 326 & 328, s s, 200 w 1st av, 39.1 x100.11, 6-sty brk tenement and stores. Samuel King agt Feny Herbst et al; Stroock & Stroock, att'ys, 30 Broad st; Robert J Culhane, ref. (Amt due, \$5,458.59; taxes, &c, \$967.50; sub to two prior mortg aggregating \$38,000.) Mort recorded July 17, 1906. By Joseph P Day.

Madison av, No 1340 | n w cor 94th st, 100.8x42.9, 94th st | 5-sty brk tenement. Mutual Life Ins Co of N Y agt John H Gray et al; James McKeen, att'y, 55 Cedar st; Lyttleton Fox, ref. (Amt due, \$81,297.69; taxes, &c, \$1,845.84.) Mort recorded June 30, 1904. By Joseph P Day.

68th st, Nos 302 & 304, s s, 100 w West End av, 50x100.5, 2-sty brk tenement and 1-sty frame shop in rear. Mutual Life Ins Co of N Y agt Gertrude T Cockerill et al; James McKeen, att'y, 55 Cedar st; Elek J Ludvigh, ref. (Amt due, \$10,840.62; taxes, &c, \$—.) Mort recorded June 9, 1899. By Joseph P Day.

Mosholu Parkway North, e s, 25 s Kossuth pl, 50x100, vacant. Julius Mayer agt William Wainwright et al; Simpson, Werner & Cardozo, att'ys, 111 Broadway; David Tim, ref. (Amt due, \$3,484.49; taxes, &c, \$371.81.) Mort recorded Nov 24, 1905. By Joseph P Day.

83d st, Nos 127 & 129, n s, 41.8 w Lexington av, 51.1x102.2, 4-sty brk garage. John H D Meyer agt John H Yockel et al; John M Ruck, att'y, 116 Nassau st; Henry M Stevenson, ref. (Amt due, \$3,448.35; taxes, &c, \$959.57; sub to two mortg aggregating \$86,026.66.) Mort recorded June 17, 1909. By Joseph P Day.

Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tenement and store.

Brook av, No 460, e s, 98.8 n 145th st, 25x100, 5-sty brk tenement and store.
Frederick Schilling agt Wilhelmine Schilling et al; Manton Marks, att'y, 38 Park Row; John J Hynes, ref. (Partition.) By Herbert A Sherman.

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXIV., JULY-DECEMBER, 1909

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NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, 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 deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Feb. 10 (part of), 11, 14, 15, 16 and part Feb. 17. (No. 112.)

BOROUGH OF MANHATTAN.

Allen st, No 165, w s, 150.6 s Stanton st, runs w 46 x n 0.6 x w 41.6 x s 25 x e 87.6 to st x n 24.6 to beginning, 4-sty brk tenement and store and 3-sty brk loft building in rear. Joseph Waldman to Isaac Corsun. 1-3 part. B & S. Mort \$18,000 and all liens. Feb 14. Feb 15, 1910. 2:416—23. A \$18,000—\$25,000. nom

Canal st, Nos 533 to 541 | n e s, 101 s e Washington st, runs n 41 Washington st, No 477 | x n w 17.8 x w across end of an alley 3 x n w 15.6 and 8.6 and 17.6 x w 70 to e s Washington st x s 22.2 to Canal st x s e 101 to beginning, with rights to alley, &c, four 3-sty brk tenements and stores. St John Park Realty Co to Greenwich Investing Co. Mort \$50,000 and all liens. Feb 11. Feb 14, 1910. 2:595—56 to 60. A \$35,000—\$43,500. nom

Clinton st, No 127 (105), w s, abt 125 n Broome st, 25x100, 3-sty frame brk front tenement and store and 4-sty brk tenement in rear. Pincus Lowenfeld et al to Louis Silverman. 1/2 part. Mort \$14,000 and all liens. Feb 17, 1910. 2:347—25. A \$26,000—\$30,000. other consid and 100

Charlton st, No 38, s s, 180.6 e Varick st, 23x100, 3-sty and basement dwelling. Helene Hey to Richard Outwater of Greenwich, Conn. Feb 7. Feb 16, 1910. 2:506—13. A \$13,000—\$15,000. other consid and 100

Charlton st, No 38, s s, 180.6 e Varick st, 23x100, 3-sty and basement brk dwelling. Isaac C Ogden Jr as exr Isaac C Ogden to Helene Hey. Feb 15. Feb 16, 1910. 2:506—13. A \$13,000—\$15,000. nom

Charlton st, No 40, s s, 156.7 e Varick st, 23x100, 3-sty brk dwelling. Denis F Gerbereux to Richard Outwater, of Greenwich, Conn. Mort \$6,000. Feb 10. Feb 11, 1910. 2:506—12. A \$13,000—\$15,000. other consid and 100

East Broadway, No 219 | s w cor Clinton st, 24x87.6, 4 and 5-Clinton st, Nos 199 and 201 | sty brk tenement and stores. Release mort. The East River Savings Institution to Thomas Sheils. Feb 14, 1910. 1:285—16. A \$30,000—\$40,000. 35,000

Front st, No 5 | s w cor Moore st, 34.2x80.3x35.11x79.8, Moore st, No 26 | 5-sty brk loft and store building. Mary on map Nos 24 and 26 | E Wheeler to Abby S wife Chas C Marshall of Millbrook, N Y, and Alice S wife David H Rowland, of Plainfield, N J. B & S. Feb 8. Feb 15, 1910. 1:4—18 and 20. A \$36,400—\$46,500. other consid and 100

Same property. Hester R Rockwood et al to same. B & S. Feb 8. Feb 15, 1910. 1:4. 10,250

Grand st, No 521 | s s, 64 w Jackson st, runs s w 38.11 x s 21.5 to Henry st, No 323 | n s Henry st x w 20 x n 37.6 x n e 34.8 to Grand st x s e 25 to beginning, 5-sty brk tenement and stores. Meyer Deutsch to Cela Kirsh and Bertha Dworsky. Mort \$—. Feb 15. Feb 17, 1910. 1:288—33. A \$17,000—\$27,000. 100

Hamilton Terrace, No 32. |

Hamilton Terrace, No 30. Party wall agreement. Isabel McR Case with Geo F Moore. June 8, 1906. Feb 16, 1910. 7:2050. nom

Hester st, No 46, s s, 62.6 e Ludlow st, 25x50, 3-sty frame brk front tenement and store. Cornelia K Averill widow to Allen Broomhall. All right, title and interest to 35-64 parts. Mort \$14,500. Oct 1, 1909. Feb 11, 1910. 1:297—15. A \$16,000—\$19,000. nom

Houston st, No 174, n s, 35.10 w Hancock st, 26x100, 6-sty brk tenement and stores. FORECLOS, Dec 13, 1909. Julius J Frank ref to Michael Offen Feb 11, 1910. 2:527—49. A \$18,500—\$37,000. 36,650

Houston st, No 327 | s e cor Washington st, 23.11x50, Washington st, Nos 563 and 565 | 5-sty brk tenement and stores. Fredk W Kroehle to Henry Elias Brewing Co. Mort \$15,000. Feb 11. Feb 15, 1910. 2:599—34. A \$10,000—\$14,000. other consid and 100

Houston st, No 287, s s, 50 w Clinton st, 25x100, 3-sty brk store with 1-sty brk extension. Marion C H Powel et al EXRS Mary N Neilson to The Gem Amusement Co. Feb 9. Feb 15, 1910. 2:350—18. A \$24,000—\$28,000. 25,000

Hudson st, No 615 1/2, w s, 56 s Jane st, 24x82.7x24x83.9, 6-sty brk tenement and store. Matilda Hollander to The Universal Operating Co. B & S. Jan 7. Feb 14, 1910. 2:625—12. A \$15,000—\$37,000. other consid and 100

Ludlow st, Nos 123 and 125, w s, 100 s Rivington st, 37x87.6, 6-sty brk tenement and stores. Louis Burger to Foulard Realty Co. All liens. Feb 15. Feb 16, 1910. 2:410—18. A \$32,000—\$55,000. nom

Mitchell pl, No 10 | n s, 162 s e 1st av, 18x80.10, with all title to or 49th st | strip in front to 49th st, 4-sty stone front

dwelling. Solomon Weill to Bella Lewis. Mort \$5,000. Apr 6, 1908. Feb 17, 1910. 5:1361—8 1/2. A \$4,500—\$7,000. other consid and 100

Mercer st, No 231, w s, 175 s 3d st, 25x100, 6-sty brk loft and store building. Celia Stern to Moritz Weil and Joseph L Buttenwieser. All liens. Jan 4. Feb 17, 1910. 2:533—23. A \$29,000—\$50,000. other consid and 100

Madison st, No 353, n s, 192 e Scammel st, 24x96, 5-sty brk tenement and store. Jacob Kurzman to Henry J Abrahams. All title. Mort \$— and all liens. Feb 16. Feb 17, 1910. 1:267—28. A \$14,000—\$25,000. nom

Mercer st, No 113, w s, abt 148 n Spring st, 25x100, 5-sty stone front loft and store building. Mercer st, No 115, w s, abt 175 n Spring st, 25x100, 5-sty stone front loft and store building. Isaac H Love to Corcoran Realty Co. Mort \$92,000. Dec 6, 1909. Feb 17, 1910. 2:499—30 and 31. A \$58,000—\$95,000. nom

Monroe st, No 18, s s, about 250 e Catherine st, 25x50.10x25x47, e s, 5-sty brk tenement and stores. Hamilton st, No 21, n s, 244.2 e Catherine st, runs e 19.9 x n 62.10 x w 12.2 x n 4 x w 6.9 x s 66 to beginning; 2-sty brk tenement. Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty frame brk front tenement and store and 5-sty brk tenement in rear. FORECLOSURE (Feb 10, 1910.) Melville B Mendel ref to Louisa H Vosbrinck. Feb 14. Feb 15, 1910. 1:253—74 and 99. A \$15,000—\$26,000; 2:416—19. A \$18,000—\$23,000. 1,100

Mulberry st, No 3, w s, abt 45 n Park Row, 30x25x29.9x25, 5-sty brk tenement and stores. Patrick Garone to Martin Garone. 1/4 right, title and interest. Mort \$13,500. Feb 15. Feb 16, 1910. 1:161—32. A \$10,000—\$13,500. nom

Same property. Thomas Carone to same. 1/4 right, title and interest. Mort \$13,500. Feb 15. Feb 16, 1910. 1:161. nom

Norfolk st, No 38, e s, 100 s Grand st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Sarah L Berman to Celia Jokinsky. Mort \$29,750. Feb 8. Feb 11, 1910. 1:312—10. A \$23,000—\$31,000. other consid and 100

Prince st, No 101, n s, 75 e Greene st, 25x99.8, 3-sty brk loft and store bldg and 1-sty frame shop in rear. Rebecca S Kettell to Chas Laue. Mort \$6,000. Feb 15, 1910. 2:513—36. A \$29,000—\$—. other consid and 100

Pearl st, No 396 | begins at junction of said streets, runs New Bowery, Nos 2 and 4 | n along e s Pearl st 36 x e 30.3 to w s New Bowery x s w 45.11 to beginning, gore, 5-sty brk tenement and store and 1-sty frame store. Wm J Collins, of Brooklyn to Eliz M wife Wm J Collins, of Brooklyn. Mort \$7,750. Dec 27, 1905. Feb 17, 1910. 1:115—1 and 2. A \$9,000—\$11,000. nom

Pearl st, No 64 | s e s, 45.11 s w Coenties slip, 28.6x105 to n w s Water st, No 38 | Water st x 28.6x103.6, 5-sty brk loft and store on map No 34 | building. 1:7—25. A \$26,500—\$38,000.

West End av | n e cor 89th st, runs n 201.5 to s s 90th st x e 325 89th st | to w s Broadway x s 201.5 to n s 89th st x w 325 90th st | to beginning, several 1-sty frame stables and va-Broadway | cant. 4:1237—1. A \$625,000—\$625,000.

John st, No 26, s s, 50.3 w Nassau st, 25x64.2x25.2x64, 4-sty brk loft and store building. 1:65—25. A \$94,700—\$100,000. Release, Q C, &c. Jas A Lyon to Thos W Evans Museum & Institute Society, a Pennsylvania corpn. All title. Feb 15. Feb 16, 1910. 1:7—65 and 91. 4:1237. nom

Same property. Release Q C &c. John Cawein to same. All title. Feb 15, 1910. 1:7—65 and 91. 4:1237. nom

Rivington st, No 319, s s, 24.6 w Goerck st, 22x64, 3-sty brk tenement and store. FORECLOS, Jan 14, 1910. Americus C Stabile, ref, to Hugo Cohn, EXR Rosa Schoeffel. Mort \$5,000. Feb 16, 1910. 2:328—54. A \$10,000—\$12,000. 3,000

Rivington st, No 118, n s, 40 e Essex st, 20x74.11, 3-sty brk tenement and store. Nathan Tuchman to Ida Spies. 1/2 part. All title. Mort \$20,000. Apr 20, 1909. Feb 16, 1910. 2:354—38. A \$15,000—\$19,000. other consid and 100

St Nicholas pl, e s, 174.1 s c l 153d st, 75x100, vacant. Chas M Rosenthal et al to Mica Construction Co. Mort \$20,333.33. Feb 15. Feb 16, 1910. 7:2054—96 to 98. A \$30,000—\$30,000. other consid and 100

St Marks pl, No 30 | s s, 172 w 2d av, 26x120, 6-sty brk tenement 8th st | and store. David Frankel to Frank Gens. 1/2 part. All liens. Feb 9. Feb 11, 1910. 2:463—24. A \$23,000—\$49,000. nom

Wall st, No 20 | n w cor Nassau st, 25.2x73.5, 17 and 19-sty Nassau st, No 1 | stone front office and store building. Manhattan Trust Co to Adele Livingston-Sampson. B & S and confirmation deed. Mort \$500,000 and all liens. Dec 31, 1909. Feb 11, 1910. 1:46—9. A \$539,000—\$750,000. other consid and 100

Wall st, Nos 3 to 7 | s w cor New st, —x—, 12-sty brk and stone Broadway, No 84 | office building. New st, No 1

Wall st, No 71 | s w cor Pearl st, —x—, 7 and 8-sty brk and stone

- Pearl st office and store building.
- Beaver st
Walter Smith, HEIR, &c, Wm W Smith, decd, to Edward R Vollmer, of Brooklyn. 1/4 of right, title and interest. Q C. Jan 29, Feb 11, 1910. 1:23-12. A \$1,635,000-\$1,900,000. 27-17. A \$390,000-\$450,000.
- Washington st, Nos 502 to 506, w s, 80 n Spring st, 62x97, 3-sty brk storage building and store. Evelyn Horr and ano to Frederick Baker. B & S. Mort \$24,000. Feb 1. Feb 14, 1910. 2:596-37. A \$34,000-\$39,000.
- 4th st E, No 129, n s, 99.3 w 1st av, 25.8x96.2, 5-sty brk tenement and stores. David Frankel to Frank Gens. Mort \$31,000. Feb 8. Feb 15, 1910. 2:446-37. A \$18,000-\$33,000.
- 4th st W, Nos 268 to 276 on map Nos 264 to 272 Perry st, Nos 57 and 59 on map Nos 53 to 59
n w cor Perry st, 105.6x75x105.6x74.1, two 6-sty brk tenements with stores on cor. Louis Manheim to Callman Rouse. Morts \$120,500 and all liens. Jan 3. Feb 15, 1910. 2:622-56. A \$55,000-\$130,000.
- 7th st E, No 195, n s, 213 s (?) should be e from n e cor of Av B and 7th st, runs s e 20 x n e 73.1 x w 21.5 x s w 65.3 to beginning, 4-sty brk tenement and store. David Goodman to Rosie Hochman. All title. All liens. Feb 14, 1910. 2:390-58. A \$9,000-\$13,500.
- 7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 6-sty brk tenement and store. David Goodman to Dora wife of David Goodman. 1/2 part. All liens. Feb 14, 1910. 2:377-67. A \$15,000-\$36,000.
- 10th st E, Nos 34 and 36, s s, 222.3 e University pl, runs e 51.6 x s 90.1 x s w 7.10 x w 43.11 x n 92.3 to beginning, 10-sty brk and stone loft and store building. Frank A Seitz Realty and Construction Co to Bonwit Realty Co. Morts \$160,000. Feb 10. Feb 11, 1910. 2:561-12 and 13. A \$81,000-\$193,000.
- 10th st E, No 325, n s, 395.6 e Av A, 25x94.8, 5-sty brk tenement and store and 4-sty brk tenement in rear. Samuel Tuchfeld to Jennie Diston. 1/2 part. All title. Mort \$25,000. Jan 25. Feb 11, 1910. 2:404-43. A \$20,000-\$30,000.
- 12th st E, Nos 39 and 41, n s, 205.8 w Broadway, 50.8x103.3x52.9x117.5, 8-sty brk loft and store building. Frank A Seitz Realty and Construction Co to Bonwit Realty Co. Mort \$150,000. Feb 10. Feb 11, 1910. 2:564-28. A \$105,000-\$185,000.
- 12th st W, Nos 137, 139 and 145, n s, 387.6 e 7th av, 62.6x103.3, three 3-sty and basement brk dwellings. Wm E Babcock TRUSTEE Maria L Knevals to Joseph L Buttenwieser. Feb 14. Feb 15, 1910. 2:608-60 to 62. A \$42,000-\$49,500.
- 12th st W, No 260, s s, 321.2 w Greenwich av, 20.9x85x20.7x83.1, 3-sty and basement brk dwelling. Village Realty Co to Daniel M Caragher. Mort \$7,500. Feb 14. Feb 15, 1910. 2:615-17. A \$9,500-\$11,500.
- 12th st W, No 151, n s, 325 e 7th av, 20.10x103.6x20.10x103.7, 3-sty and basement brk dwelling. Walter R Brinckerhoff to Henry M Brinckerhoff, of Ossining, N Y. B & S and C a G. Jan 13. Feb 17, 1910. 2:608-65. A \$14,000-\$17,000.
- 12th st W, No 149, n s, 345.10 e 7th av, 20.10x103.5x20.10x103.6, 3-sty and basement brk dwelling. Francis McF Brinckerhoff to Henry M Brinckerhoff, of Ossining, N Y. Feb 15. Feb 17, 1910. 2:608-64. A \$14,000-\$17,000.
- 12th st W, No 147, n s, 366.8 e 7th av, 20.10x103.5.
- 12th st W, No 149, n s, 345.10 e 7th av, 20.10x103.5x20.10x103.6.
- 12th st W, No 151, n s, 325 e 7th av, 20.10x103.6x20.10x103.7, three 3-sty and basement brk dwellings.
Helen M Brinckerhoff, widow to Henry M Brinckerhoff, of Ossining, N Y. All title. Jan 13. Feb 17, 1910. 2:608-63 to 65. A \$42,000-\$51,000.
- Same property. Henry M Brinckerhoff to Joseph L Buttenwieser. B & S and C a G. Feb 15. Feb 17, 1910. 2:608.
- 13th st E, Nos 636 and 638, s s, 183 w Av C, 50x103.3, 6-sty brk tenement and stores. Fanny Segal to Herman Segal. All liens. Feb 15. Feb 16, 1910. 2:395-24. A \$32,000-\$66,000.
- 13th st E, No 538, s s, 170 w Av B, 25x103, 3-sty brk tenement and store and 2-sty brk stable in rear. Cornelius V S Kane to Julia P McSwegan. All title. B & S. All liens. Feb 5. Feb 15, 1910. 2:406-24. A \$16,000-\$18,000.
- 14th st E, Nos 520 and 522, s s, 296 e Av A, 50x103.3, 6-sty brk tenement and stores. David Frankel to Frank Gens. 1/2 part. All liens. Feb 9. Feb 11, 1910. 2:407-18. A \$34,000-\$70,000.
- 15th st E, No 521, n s, 295.6 e Av A, 25x103.3, 4-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS. Feb 11, 1910. John T Dooling, ref, to Alfred L M Bullowa and Louis Frankenstein. Mort \$10,000. Feb 11, 1910. 3:973-14. A \$9,000-\$14,500.
- 15th st W, No 110, s s, 140 w 6th av, 20x83.3, 4-sty and basement stone front dwelling. Mary A McGuire to Alphonse Freund. Feb 15, 1910. 3:790-44. A \$14,000-\$17,000.
- 17th st E, No 325, n s, 276 e 2d av, 14x92, 4-sty and basement stone front dwelling. Margt G Maxcy to Gennaro Doyno. Mort \$6,000. Feb 15. Feb 16, 1910. 3:923-17. A \$8,000-\$12,500.
- 17th st W, No 234, s s, 363 e 8th av, 25x84, 3-sty frame tenement. Carl A Friedenstern to Ole H Olsen. Feb 15, 1910. 3:766-63. A \$11,000-\$11,500.
- 17th st W, Nos 230 and 232, s s, 388 e 8th av, 50x84, two 3-sty frame tenements. Gem Realty Co to Ole H Olsen. Morts \$28,500. Feb 15, 1910. 3:766-61 and 62. A \$22,000-\$23,500.
- 17th st E, No 532, s s, 403.11 e Av A, 24.1x92, 4-sty brk tenement. Paul Stern to Lena Schatz, of Brooklyn. All title. Q C. Feb 4. Feb 15, 1910. 3:974-43. A \$7,000-\$12,500.
- Same property. Lena Schatz to Patrick J McArdle. All title. Morts \$14,100. Feb 11. Feb 15, 1910. 3:974.
- 18th st W, Nos 212 and 214 Whites pl, Nos 3 to 8
s s, 175 w 7th av, 50 to Whites pl x 141.5x50x140.7, six 3-sty brk tenements and 4-sty brk tenement and stores. Caroline D White widow to Samuel P White, Jr. Jan 31. Feb 16, 1910. 3:767-50. A \$32,000-\$50,000.
- 22d st W, No 128, s s, 318.9 w 6th av, 18.9x98.9, 3-sty and basement brk dwelling. Caroline D White widow to Samuel P White, Jr. Mort \$5,500. Jan 31. Feb 16, 1910. 3:797-59. A \$20,000-\$23,000.
- 22d st W, No 402, s s, 14.3 w 9th av, 14.3x72, 4-sty and basement brk dwelling. Jennie E wife Hubert B McLellan to Thos M Fleming. All liens. Feb 16. Feb 17, 1910. 3:719-45. A \$6,000-\$9,000.
- 22d st W, No 150 (132), s s, 237.6 s e 7th av, 20.10x98.9, 3-sty and basement brk dwelling. Moey K Lindner to Reliant Holding Co. Mort \$22,500. Feb 14. Feb 16, 1910. 3:797-70. A \$18,000-\$21,000.
- 22d st W, No 142, s s, 320.10 e 7th av, 20.10x98.9, 3-sty and basement brk dwelling. City Real Estate Co to Isaac H Levy. B & S. Mort \$22,000. Feb 15. Feb 16, 1910. 3:797-66. A \$18,000-\$21,000.
- 23d st W, Nos 404 and 406, s s, 55 w 9th av, 34.6x98.9, two 5-sty stone front dwellings. Agnes O wife Theo C Stone to Robert T Russell. Morts \$20,000. Feb 2. Feb 10, 1910. 3:720-49 and 50. A \$20,000-\$30,000.
- 23d st W, Nos 148 to 156, s s, 197.6 e 7th av, —x—, two 6 and one 4-sty brk and stone office and store buildings. Gustavus L Lawrence to Edmund W and John Yard, EXRS, &c, Amelia A Yard. Q C. May 25, 1899. Feb 16, 1910. 3:798-71 and 73. A \$254,000-\$338,000.
- 23d st W, Nos 148 to 156, s s, 197.6 e 7th av, 102.6x98.9, two 6-sty and one 4-sty brk and stone office and store buildings. John Yard, EXR and TRUSTEE Amelia A Yard to The Robert Burns Realty Co. Feb 11. Feb 16, 1910. 3:798-71 and 73. A \$254,000-\$338,000.
- 25th st W, Nos 158 to 162, s s, 118 e 7th av, 55x98.9, three 4-sty brk dwellings.
- 24th st W, No 157, n s, 120.10 e 7th av, 20.10x98.9, 4-sty brk tenement and stores.
Adolph Altman to Philip Levey. Mort \$61,416.60. Feb 10, 1910. 3:800-9 and 71 to 73. A \$63,000-\$71,500.
- 25th st W, Nos 158 to 162, s s, 118 e 7th av, 55x98.9, three 4-sty brk dwellings.
- 24th st W, No 157, n s, 120.10 e 7th av, 20.10x98.9, 4-sty brk tenement and stores.
Phillip Levey to Edward Baer. Morts \$108,000. Feb 10, 1910. 3:800-9 and 71 to 73. A \$63,000-\$71,500.
- Same property. Edward Baer to Harry Wolfe, of Brooklyn. Mort \$108,000. Feb 9. Feb 10, 1910. 3:800.
- 25th st W, Nos 158 to 162, s s, 118 e 7th av, 55x98.9, three 4-sty brk dwellings.
- 24th st W, No 157, n s, 120.10 e 7th av, 20.10x98.9, 4-sty brk tenement and stores.
Harry Wolfe to Hedwig Glass. All liens. Feb 10. Feb 11, 1910. 3:800-9 and 71 to 73. A \$63,000-\$71,500.
- 25th st W, Nos 513 to 519, n s, 150 w 10th av, 100x98.9, vacant. Orange County Milk Association to Ocma Realty Co. Mort \$20,000. Feb 15, 1910. 3:697-23 to 26. A \$32,000-\$32,000.
- 25th st W, No 353 (363), n s, 175 e 9th av, 25x98.9, 5-sty brk tenement and 2-sty frame tenement in rear. Ethel V Walsh to Robert J and Delia T Walsh. Q C. Feb 5. Feb 15, 1910. 3:749-11. A \$10,500-\$13,000.
- Same property. Robt J Walsh et al to Henry Brady. All liens. Feb 5. Feb 15, 1910. 3:749.
- 25th st W, No 52, s s, 123 e 6th av, 27.6x98.9, 4-sty brk dwelling. Eliz B Grannis to Alcourt Realty Co. Mort \$37,500. Feb 1. Feb 16, 1910. 3:826-71. A \$45,000-\$50,000.
- 26th st W, No 429. Release assignment of rents recorded Nov 30, 1904. The Royal Bank to Mary R McCloskey. Feb 9. Feb 10, 1910. 3:724.
- 26th st W, No 429. Release assignment of rents recorded June 23, 1899. Mutual Loan Association to Mary R McCloskey. Feb 9. Feb 10, 1910. 3:724.
- 26th st W, No 19, n s, 475 e 6th av, 25x98.9, 5-sty brk tenement and store. Michael Bergman to John S Montgomery, of Riverside, Conn. Feb 10. Feb 15, 1910. 3:828-21. A 51,000-\$75,000.
- 26th st W, No 429 (437), on map No 437, n s, 362.10 w 9th av, 27.11x98.9, 5-sty brk tenement and stores. Wm G Herring to Bruno Steinel, of Weehawken, N J. Morts \$15,000. Feb 10, 1910. 3:724-18. A \$10,000-\$15,500.
- 29th st E, Nos 308 and 310. Order of court appointing Julius O Foote as RECEIVER in matter Sam and Robert Rothstein, INDIVID and firm Sam Rothstein & Bro, bankrupts. Feb 5. Feb 10, 1910. 3:934.
- 29th st E, No 126, s s, S1 w Lexington av, 19x98.9, 4-sty stone front dwelling. Kath C Butler to Allen W Everts. Mort \$7,250. Feb 10, 1910. 3:884-71. A \$17,000-\$22,000.
- 33d st E, No 10, s s, 150 e 5th av, 25x98.9, 12-sty brk and stone office and store building. Albert B Ashforth to Alice M Gardiner. Mort \$160,000. Feb 15. Feb 17, 1910. 3:862-67. A \$75,000-\$170,000.
- 34th st E, Nos 44 and 46, s s; owner, August Belmont.
- 34th st E, Nos 48 to 52, s s; owner, Madison Realty Co.
- 34th st E, No 60, s s; owner, Annie Flint.
- 34th st E, No 53, n s; owner, Julia M Mooney and Amelia A Fox and Teresa M Deery.
- 34th st E, No 56, s s; owner, Henry C Sturges.
- 34th st E, No 58, s s; owners, Julia S and Julia A Loomis and Alfred L Loomis.
- 34th st E, No 41, n s; owner, Glengarry Realty Co.
Agreement as to release of covenants of restriction of land fronting on 34th st, both sides, bet Madison and Park avs. Each with the other as above. Oct 1, 1909. Feb 11, 1910. 3:863.
- 34th st E, No 41. Resolution by board of directors of Glengarry Realty Co as to above release. Dec 28, 1909. Feb 11, 1910. 3:863.
- 34th st E, Nos 48 to 52. Resolution by board of directors of the Madison Realty Co as to above release. Dec 2, 1909. Feb 11, 1910. 3:863.
- 34th st E, No 47, owned by Wm C and Anna H Lusk. Agreement as to above release. Each with the other. Nov 4. Feb 11, 1910. 3:863.
- 34th st W, Nos 13 and 15. Release assignment of rents recorded Jan 28, 1909. Title Guarantee & Trust Co to Bonwit Realty Co. Feb 10. Feb 14, 1910. 3:836.
- 34th st W, No 142, s s, 250 e 7th av, 25x98.9, 5-sty stone front dwelling. Cortland Betts et al, EXRS Mary J Wilson to Sarah W Mott, of Monmouth Co, N J. Feb 10. Feb 11, 1910. 3:809-68. A \$90,000-\$94,000.
- 36th st W, Nos 215 and 217, n s, 167.8 w 7th av, 46.4x75, two 4-sty brk tenements and store in No 215. H Henry Douglas to Whitney Lyon. B & S. Mort \$23,000 and all liens. Feb 9. Feb 11, 1910. 3:786-34 and 36. A \$30,000-\$36,000.

Ramsdell's Metallic Wash Tub Covers

(PATENTED)

Insure perfect sanitation and cleanliness. No warping or splitting. No vermin can germinate. Made to fit any tub. The recognized cover in the building trade.

Ramsdell Manufacturing Co.
83-85 Manhattan St., New York

37th st W, No 142, s s, 172 e 7th av, 24x98.9, 2-sty brk stable. Deed of trust. Allan S Boyd to Margt W Bush, 1-3 part in trust. Feb 8, 1910. 3:812-67. A \$48,000-\$50,000. nom

37th st W, rear of No 435, being an interior lot at e l of block between 37th and 38th sts and 450 w 9th av, runs s w 26.4 x n w 25 x n e 26.4 x s e 25 to beginning, with right of way to 37th st, 1-sty brk building. Michael Leonard to Peter Kelly. Mort on this and other property \$17,500. Feb 16, 1910. 3:735-part lot 15. A \$-\$. nom

37th st W, No 602, s s, 75 w 11th av, 25x75.5, 4-sty brk building. Mary V and James T Pyle, EXRS, &c, Wm S Pyle to David and David L Williams. 1/2 part. All title. Feb 8, Feb 16, 1910. 3:682-38. A \$6,500-\$7,500. 6,500

Same property. James T Pyle to same. 1/2 part. All title. B & S. Feb 8, Feb 16, 1910. 3:682. other consid and 100

38th st W, Nos 262 to 266, s s, 150 e 8th av, 50x98.9, three 4-sty brk dwellings. Fort Amsterdam Realty Co to Dowd Construction Co. Mort \$45,000. Feb 15, Feb 16, 1910. 3:787-76 to 78. A \$43,500-\$51,000. other consid and 100

44th st, W, No 5, n s, 150 w 5th av, 25x100.5, 2-sty brk stable. Release mort. John A Stewart et al TRUSTEES I N Phelps deed to the Fifth Avenue Bank of N Y. Feb 11, Feb 16, 1910. 5:1260-31. A \$90,000-\$95,000. 70,000

46th st W, No 63, n s, 165 e 6th av, 20x100.5, 4-sty stone front dwelling. Marie L Ammon to Wm T Cully. Mort \$12,500. Feb 15, 1910. 5:1262-8. A \$38,000-\$44,000. other consid and 100

46th st W, No 43, n s, 410 e 6th av, 20x100.5, 4-sty stone front dwelling. Howard Pendleton, Jr, to Annette W Sherman. Mort \$50,000. June 25, 1907. Feb 11, 1910. 5:1262-17 1/2. A \$49,000-\$55,000. nom

52d st W, No 249, n s, 226 e 8th av, 14x100.5, 3-sty stone front tenement and store. Francis X O'Connor to Jessie E Snyder. Mort \$14,000. Feb 14, 1910. 4:1024-10. A \$16,000-\$17,000. other consid and 100

52d st W, No 431, n s, 375 e 10th av, 25x100.5, 5-sty brk tenement. Benj J Weil to Bertha Kaufmann. B & S. All liens. Jan 24, Feb 17, 1910. 4:1062-16. A \$12,000-\$23,000. other consid and 100

Same property. Bertha Kaufmann to Benj J Weil. All liens. Jan 24, Feb 17, 1910. 4:1062. other consid and 100

55th st E, No 28, s s, 103 w Madison av, 22x100.5, 5-sty stone front dwelling. Joseph Fox to Grace G Bird, of Washington County, N Y. Mort \$50,000. Feb 15, Feb 17, 1910. 5:1290-56. A \$80,000-\$90,000. other consid and 100

56th st E, No 19, n s, 120 w Madison av, 22.6x100.5, 4-sty and basement stone front dwelling. Julia Coddington to Bronx Investment Company. Feb 14, 1910. 5:1292-12. A \$67,000-\$80,000. other consid and 100

60th st W, No 206, s s, 150 w Amsterdam av, 25x100.5, 5-sty brk tenement. Margaretha Rothenbach to Mary B Hoehn. All liens. Oct 3, 1908. Feb 14, 1910. 4:1151-39. A \$6,000-\$17,000. nom

61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store. Armor Realty Co to John F Fox of Jersey City, N J. Mort \$14,500. Feb 8, Feb 16, 1910. 4:1153-6. A \$6,000-\$16,000. nom

61st st E, No 37, n s, 171 e Madison av, 19x100.5, 4-sty and basement stone front dwelling. Carl Beck to Hedwig S Beck. Mort \$13,500. Feb 15, Feb 16, 1910. 5:1376-28. A \$38,000-\$44,000. nom

63d st E, No 210, s s, 155 e 3d av, 25x100.5, 4-sty brk tenement and store. FORECLOS (Jan 6, 1910). Francis P Pace (Ref) to Jonathan A and Margaret R Haskell of Monmouth Beach, N J as tenants by entirety. Feb 15, 1910. 5:1417-42. A \$12,000-\$20,000. 6,900

64th st E, No 19, n s, 73 w Madison av, 22x100.5, 4-sty and basement stone front dwelling. Eva V C Hawkes to Alliance Realty Co. B & S. Feb 15, 1910. 5:1379-14. A \$79,000-\$87,000. nom

64th st W, No 139, n s, 357.6 w Columbus av, 17.6x100.5, 4-sty and basement stone front dwelling. Wm J Warner to Wm S Patten. Mort \$12,000. Feb 10, 1910. 4:1136-18. A \$8,500-\$16,000. nom

65th st W, No 20, s s, 275 w Central Park West, 25x100.5, 5-sty stone front tenement. Joseph H Jasper et al to J Henry Dutting. Mort \$31,500. Feb 14, 1910. 4:1117-44. A \$20,000-\$34,000. nom

68th st W, Nos 248 to 254, s s, 125 e West End av, 100x100.5, vacant. City Investing Co to Chas A Miller. B & S. Mort \$20,000. Feb 14, Feb 15, 1910. 4:1159-56 to 59. A \$24,000-\$24,000. other consid and 100

74th st E, Nos 210 to 214, s s, 135 e 3d av, 50x102.2, two 4-sty brk tenements and stores and one 2 and one 3-sty brk tenements in rear. Augusta Buchner to Eliza E Geilhard. Mort \$29,500. Feb 14, Feb 15, 1910. 5:1428-42 and 43. A \$22,000-\$32,500. other consid and 100

75th st W, No 120, s s, 260 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Henry J Fink, EXR. Diedrich Fink to Eugene Vallens. Mort \$16,000. Feb 10, Feb 11, 1910. 4:1146-43. A \$14,000-\$28,000. other consid and 100

80th st W, No 165, n s, 150 e Amsterdam av, 31x102.2, 5-sty stone front tenement. Henry B Batchis to Henry W Baird. All liens. Feb 9, Feb 10, 1910. 4:1211-7. A \$17,500-\$42,000. nom

82d st W, No 70, s s, 132 e Columbus av, 18x102.2, 4-sty and basement stone front dwelling. PARTITION (Nov 16, 1909). George H Smith (ref) to Harriet MacDonald France. (All title of Chas MacDonald decd). B & S. Jan 18, Feb 15, 1910. 4:1195-59. A \$12,500-\$22,500. 25,900

Same property. Charles MacDonald et al HEIRS Charles MacDonald decd to same. Jan 8, Feb 15, 1910. 4:1195. nom

Same property. Bessie A McLaughlin et al to same. Jan 7, Feb 15, 1910. 4:1195. other consid and 100

Same property. Harriet MacDonald France to Emily Sondheim and Julia Schneider. Mort \$20,000. Jan 18, Feb 15, 1910. 4:1195. nom

Same property. Emily Sondheim and Julia Schneider to Philip L Sondheim and Abraham Schneider. B & S. Mort \$20,000. Feb 11, Feb 15, 1910. 4:1195. nom

Same property. Philip L Sondheim and Abraham Schneider to Emily wife of Philip L Sondheim and Julia wife of Abraham Schneider. B & S. Mort \$20,000. Feb 14, Feb 15, 1910. 4:1195. nom

83d st W, No 118, s s, 175 w Columbus av, 25x102.2, 5-sty stone front tenement. Henry Offermann to Magdalena O Heckmann. Mort \$27,000. Jan 17, Feb 11, 1910. 4:1213-40. A \$14,000-\$27,000. nom

84th st E, No 232, s s, 203.4 w 2d av, 17x102.2, 4-sty stone front tenement and stores. Joseph Lapitino to Francis J Lapitino. 1-3 part. B & S and C a G. Jan 4, Feb 17, 1910. 5:1529-33. A \$7,500-\$11,000. 100

Same property. Same to Anthony J Lapitino. 1-3 part. B & S and C a G. Jan 4, Feb 17, 1910. 5:1529. 100

84th st W, No 31, n s, 330 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. PARTITION (Nov 16, 1909). Geo H Smith (ref) to Harriet MacDonald France. (All title of Chas MacDonald decd.) Feb 9, Feb 16, 1910. 4:1198-14. A \$14,000-\$23,500. 21,400

Same property. Bessie A McLaughlin et al to same. Jan 7, Feb 16, 1910. 4:1198. other consid and 100

Same property. Charles MacDonald et al to same. Jan 8, Feb 16, 1910. 4:1198. nom

Same property. Harriet M France to Isaac Friend. Mort \$18,000. Jan 10, Feb 16, 1910. 4:1198. nom

86th st W, No 114, s s, 145 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Christiana Rooome to Wm P Rooome. Mort \$32,000 and all liens. June 27, 1899. Feb 16, 1910. 4:1216-39. A \$16,500-\$32,000. 43,599.61

86th st W, Nos 120 and 122, s s, 205 w Columbus av, 40x106.10, two 4-sty and basement brk and stone dwellings.

86th st W, Nos 172 and 174, s s, 30 e Amsterdam av, 40x102.2, two 4-sty and basement brk dwellings. Emanuel Heilner et al to Lina Weil. All liens. Feb 7, Feb 11, 1910. 4:1216-41, 42, 63 and 63 1/2. A \$66,000-\$121,000. nom

87th st W, No 70, s s, 30 e Columbus av, 20x100.8, 4-sty and basement brk dwelling. Emily M Roemer to Millicent T Roelker. Mort \$23,500. Nov 15, 1909. Feb 14, 1910. 4:1200-63. A \$13,500-\$24,000. nom

89th st E, No 223, n s, 225 w 2d av, 25x100.8, 5-sty brk tenement. Johanna Hutshing to Ida wife Chas B Fraude. 2-5 parts. Mort \$25,050. Feb 14, 1910. 5:1535-15. A \$10,000-\$22,000. other consid and 100

89th st E, No 303, n s, 100 e 2d av, 25x100.8, 5-sty brk tenement. Louis Schadt to Elizabeth wife Louis Schadt. All title. Q C. All liens. Jan 10, Feb 16, 1910. 5:1552-5. A \$9,000-\$21,000. gift

90th st W, No 302, s s, 90 w West End av, 20x100.8, 3 and 4-sty and basement stone front dwelling. FORECLOS. Feb 9, 1910. Adam Wiener, ref, to Jennie Clarkson Home for Children. Mort \$25,000. Feb 16, 1910. 4:1250-101. A \$12,000-\$24,000. 5,000

92d st E, No 147, n s, 350.6 w 3d av, 24.6x100.8, 5-sty brk tenement. 5:1521-22. A \$13,000-\$25,000.

92d st E, No 149, n s, 325.6 w 3d av, 25x100.8, 5-sty brk tenement. 5:1521-23. A \$13,000-\$16,000.

85th st E, No 351, n s, 75 w 1st av, 25x100, 4-sty brk tenement. 5:1548-23 1/2. A \$9,000-\$12,500.

90th st E, No 165, n s, 200 w 3d av, 25x100.8, 5-sty brk tenement. Mort \$43,000. 5:1519-28. A \$14,000-\$26,000.

Also property at Long Island City, Borough of Queens. J Edward Jetter to Caroline Hachemeister. 1/2 part. Feb 7, Feb 11, 1910. other consid and 100

97th st W, No 126, s s, 537.5 e Amsterdam av, 17.6x100.7, 3-sty and basement stone front dwelling. Chas F Smith to Wm C Deane. Mort \$11,900. Feb 10, Feb 11, 1910. 7:1851-43. A \$7,700-\$13,000. nom

97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. Lottie L Wasserman to Henry W Wenson. Mort \$18,000. Feb 15, Feb 16, 1910. 6:1669-17. A \$7,000-\$23,000. 100

97th st E, No 205, n s, 115 e 3d av, 25x100.11, 5-sty brk tenement. Sarah Weinstein to Sophia Mayer. Mort \$13,000. Jan 27, Feb 16, 1910. 6:1647-5. A \$9,000-\$19,000. nom

99th st E, No 228, s s, 175 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Josephine Schriener to Isaac and Louis Chausser. Mort \$40,875. Feb 10, Feb 15, 1910. 6:1648-32. A \$13,500-\$44,000. other consid and 100

99th st W, n s, 125 w West End av, 75x100.11, vacant. Meteor Realty & Construction Co to Barkin Construction Co. Mort \$86,000. Feb 1, Feb 10, 1910. 7:1888-63 to 65. A \$45,000-\$45,000. other consid and 100

100th st E, No 227, n s, 400 e 3d av, 25x100.8, 5-sty brk tenement. Peres Friedman to Abraham Cohen. Mort \$12,100. Feb 14, Feb 15, 1910. 6:1650-17. A \$9,000-\$15,000. nom

101st st E, No 59, n s, 225 w Park av, 25x100.11, 5-sty brk tenement. Samuel C Baum to Dora Schwarz. All liens. Jan 25, Feb 10, 1910. 6:1607-26. A \$10,000-\$20,000. 100

104th st E, No 216, s s, 193.4 e 3d av, 16.8x100.11, 3-sty stone front dwelling. Joseph Klein to Tillie Levy. Mort \$6,500. Feb 10, 1910. 6:1653-41. A \$6,000-\$7,500. nom

108th st W, No 238, s s, 549.8 w Amsterdam av, 25.4x100.11, 2-sty brk garage. Andrew J Cobe to Anaconda Realty & Construction Co. Mort \$14,000. Feb 10, Feb 15, 1910. 7:1879-55. A \$12,200-\$17,000. 100

108th st W, No 238, s s, 549.8 w Amsterdam av, 25.4x100.10, 2-sty brk garage. John L Hobson to Andrew J Cobe. B & S. Mort \$14,000. Feb 1, Feb 15, 1910. 7:1879-55. A \$12,200-\$17,000. other consid and 100

109th st W, No 306, s s, 138 w Broadway, 25x100.11, 5-sty brk dwelling. Robert S Masterton et al to Anaconda Realty & Construction Co. Mort \$30,000. Jan 26, Feb 15, 1910. 7:1893-22. A \$17,000-\$44,000. other consid and 100

114th st E, No 248, s s, 75 w 2d av, 25.1x50, 5-sty brk tenement and store. Israel D Shlachetzki to Diedrich Eggers. Mort \$10,000. Feb 9, Feb 10, 1910. 6:1663-30. A \$5,000-\$12,000. other consid and 250

WATER-FRONT PROPERTIES FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Whitlock av, No 960, e s, 349.4 s Hunts Point road, 25x126.3x25x 127.5, 3-sty brk dwelling. John F Bezold to Margt M wife John F Bezold. All title. Mort \$11,000. Feb 16. Feb 17, 1910. 10:2734. other consid and 100

Norfolk st, No 134, store, basement and 1st loft. Nathan Cohen to Nathan Rosenstock; 5 years from May 1, 1910. Feb 17, 1910. 2:354. 1,680
Oak st, No 36 1/2, store, Antoinette Fegelle by Frank Teti (AGENT) to Francisco Greco; 3 1-12 years and 21 days from Mar 10, 1910. Feb 17, 1910. 1:278. 480

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.

Feb. 10 (part of), 11, 14, 15, 16 and part Feb. 17.

BOROUGH OF MANHATTAN.

Allen st, Nos 208 and 210, middle store. Sam Katz to Morris Apfelberg; 3 years from May 1, 1909. Feb 14, 1910. 2:417. 570
Bleeker st, No 188. 100
Macdougall st, No 89. 100
Assign lease. Nicola Galgano to Ludovico Afeltra. Jan 11. Feb 14, 1910. 2:526. 100

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New York
Hoboken
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Elsewhere

DEEP WATER FRONT

BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 171 Broadway, N. Y.

East River
Newtown Cr.
Harlem River
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

Same property. Assign lease. David H Hyman to Harrison P Wallis. Feb 15, 1910. 5:1398....other consid and 100
66th st, Nos 205 to 211, n s, 100 e 3d av, 90x100.5, all. Yatty Kramer and ano to Philip Grossman, of Brooklyn; 3 years from Mar 1, 1910. Feb 15, 1910. 5:1421.....9,132
76th st, No 205 East, all. James R Keane to Ernest and Jacques Greenberger; 10 years, from Mar 1, 1910, with 10 years renewal. Feb 11, 1910. 5:1431..... 3,000
108th st, No 240 East, east store, &c. Francesco Di Maria to Antonine Chiavetta; 5 years, from May 1, 1909. Feb 14, 1910. 6:1657..... 516
115th st, No 84 West, cor store and basement. Albert E Lowe and Jacob Gordon to David Marks; 3 3-12 years, from Feb 1, 1910. Feb 14, 1910. 6:1598..... 2,100
Same property. Assign lease. David Marks to Knickerbocker Wine & Liquor Co. All title. Feb 8. Feb 14, 1910. 6:1598. nom
115th st, No 84 West. Surrender lease, recorded May 12, 1908. Knickerbocker Wine & Liquor Co to Albert E Lowe and Jacob Gordon. Feb 8. Feb 14, 1910. 6:1598..... nom
116th st, Nos 236 and 238 West, east part of ground floor, 20x62, and west part of ground floor, 25x92. William Mumbrauer to Lester D Cohn and Joseph Perlmutter; from Feb 1, 1910, to July 1, 1913. Feb 16, 1910. 7:1831. \$600 additional rent to that in leases recorded July 21, 1909.....
125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11, Assign lease. Richard D Williams and Bailey Lloyd to Imperial Hotel & Cafe Co. Morts \$18,174. June 29, 1908. Feb 14, 1910. 6:1723..... nom
125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11. Assign lease and bill of sale. Imperial Hotel & Cafe Co to Joseph Flannery. Sept 24, 1909. Feb 14, 1910. 6:1723.....nom
Same property. Assign lease. Joseph Flannery to Neil A Flannery. All title. Nov 6, 1909. Feb 14, 1910. 6:1723..... nom
Same property. Assign lease. Neil A Flannery to Daniel H Fiero and Albert J Aubrey. Nov 13, 1909. Feb 14, 1910. 6:1723. nom
Same property. Assign lease. Albert J Aubrey and Daniel H Fiero to Aubrey & Fiero, Inc. Dec 13, 1909. Feb 14, 1910. 6:1723..... nom
Av A, No 1428. Assign lease. John Breitfeller to Carl Boppel. Feb 15, 1910. 5:1487..... nom
Av A, Nos 28 and 30, all. Max Schwartz and ano to Adolf Moskowitz; 10 2-12 years, from Mar 1, 1910, with 10 years renewal at \$8,500. Feb 15, 1910. 2:398..... 8,000
Av A, No 1514, cor store and store adj on north and basement. Frank Valz to Tony Sasso; 5 years from Feb 1, 1910. Feb 15, 1910. 5:1577..... 780
Av D, Nos 59 to 61, cor 5th st, store and two basements. Fanny Kohn to Selig Lesser; 5 years from May 1, 1910. Feb 14, 1910. 2:375..... 1,080
Audubon av, n w cor 178th st, store and basement. Broad Construction Co to Harry Brodsky; 10 years, from June 1, 1909. Feb 14, 1910. 8:2153..... 1,200 to 1,800
Amsterdam av, No 38, s w cor 61st st, all. Emil C G von Pein and ano, EXRS Henry Schweckendiek to Gustave T von Glahn and ano; 5 years from May 1, 1914. Feb 15, 1910. 4:1152. 2,860
Amsterdam av, No 2131, s e cor 166th st, Reassign lease. John D Haase with Daniel J McCauley. All title. Mort \$4,925. Feb 11, 1910. 8:2111..... nom
Amsterdam av, No 2131, s e cor 166th st, store and part basement. Morris H Pedigor to Daniel J McCauley; 5 2-12 years from Mar 1, 1910. Feb 10, 1910. 8:2111..... 1,200 to 2,100
Amsterdam av, No 2131, s e cor 166th st. Assign lease. Daniel J McCauley to John D Haase. Feb 9. Feb 10, 1910. 8:2111. nom
Broadway, e s, 50 s 158th st, store No 6. Gross & Herbener, a corpn, to Cornelius T Hanscom and John B Cumisky; 10 years, from May 1, 1910. Feb 14, 1910. 8:2116..... 3,000 to 4,500
Broadway, e s, 50 s 158th st, store No 6, 25x58.8, with basement 45x-x50x-. Gross & Herbener to Cornelius T Hanscom and ano; 10 years from May 1, 1910. Feb 14, 1910. 8:2116..... 3,000 to 4,500
Broadway, Nos 1731 to 1737, n w cor 55th st, 103.7x74.10x100.5x 100.5, all. T Edwin Ward and ano EXRS, &c, Althea R Ward to Buick Motor Co, a Michigan corpn; 10 4-12 years, from Jan 1, 1910. Feb 16, 1910. 4:1027....taxes, &c, and 23,100 to 35,000
Columbus av, No 995. Assign lease. Henry Beicke to Adolph T Walter. Feb 14. Feb 16, 1910. 7:1844..... nom
Columbus av, No 833, north store and basement. Benjamin Yigdoll to Paul Pfund and ano; 5 years and 5½ months, from Nov 15, 1909. Feb 14, 1910. 7:1836..... 960
Lexington av, No 41, n e cor 24th st, all.....
24th st, No 137 East, adj above, all.....
Georganna Oddie and Fricke Realty Co to Elizabeth Rurode; Dec 14, 1908, 10 years, from completion of new building on 24th st, or from abt June 15, 1909. Feb 15, 1910. 3:880..... 12,000 to 15,000
Madison av, No 1752, cor store. H H Eisenstein to Joseph N Goetzhoff; 5 years from May 1, 1910. Feb 17, 1910. 6:1621..... 1,000
Park av, Nos 63 and 65, s e cor 38th st, 49.7x80, all. Arabella D Huntington to Cornell University Club, a corpn; 10 years, from May 1, 1909. Feb 15, 1910. 3:893. Taxes in excess of valuation of \$155,000 and repairs and 4,000 to 10,000
Park av, Nos 1881 and 1883, n e cor 128th st, 4-sty building. Bernhard H Janssen to Max Ams Can Co; 4 1-12 years, from Apr 1, 1910. Feb 14, 1910. 6:1777..... 4,000
2d av, Nos 1094 and 1096, double store and basement. Frank Caspar to Louis Pfister; 5 years, from Sept 1, 1908. Feb 11, 1910. 5:1350..... 980 and 1,200
3d av, No 1560, all. Henry D Greenwald and ano to William Thomann; 5 years, from May 1, 1910. Feb 11, 1910. 5:1516. 3,000
3d av, No 2162, ½ of cor store and basement and ½ of 1st floor. Sanders and Emma Gutman to Pincus Baron; 5 1-12 years from Apr 1, 1910. Feb 11, 1910. 6:1767..... 3,750
3d av, No 279, all. Patrick Kiernan to Gustav Gross; 5 years, from May 1, 1908. Feb 15, 1910. 3:902..... 2,100 and 2,200
5th av, No 167. Assign lease. Rose Brown to Geo H Pigueron. Mort \$4,000. Feb 11. Feb 14, 1910. 3:816..... nom
5th av, No 136. Assign lease and bill of sale. The Wilson Distilling Co to Wagener Restaurant Co. All title. Feb 2. Feb 10, 1910. 3:820..... nom

5th av, Nos 564 to 568, w s, 27.1 n 46th st, runs w 76 x n 36.8 x w 24 x n 16 x e 100 to av x s 52.8 to beginning, all. Arpinee and Ardemis Tavshanjian by Geo S Keabian GUARDIAN to Jacob M Gidding of Cincinnati, Ohio; 21 years, from May 1, 1910. Feb 11, 1910. 5:1262....taxes, &c, and 40,000 to 43,000
5th av, No 516, n w cor 43d st, 29x125, with 14-sty building to be erected. Camolin Realty Co to Harwell Realty Co; from Aug 1, 1910, to May 1, 1932, with renewal. Feb 11, 1910. 5:1259..... taxes, &c. and 62,500 to 70,000
5th av, No 509.....
45th st, No 10 East.....
Assigns 3 leases to secure notes for \$4,000. Christian H Lang to Gottlieb Siebold. Feb 2. Feb 11, 1910. 5:1277-1279....nom
5th av, No 509, middle store front, parlor floor. C H Lang to E Berger; 1 year from Feb 1, 1910. Feb 17, 1910. 5:1277.... 1,200
5th av, No 220. Assign lease. T Clarence Hollander and ano to Moss and Baron Blossveren. Feb 14. Feb 17, 1910. 3:828....nom
6th av, No 330, 3 upper floors. Theodore Kemm to Samuel Sommer; 5 years, from May 1, 1910. Feb 11, 1910. 3:822..... 2,400 and 2,500
6th av, No 265, store, &c. James Fellows et al, EXRS, &c, Geo H Beyer to Ernest Bloom; 5 years and 2½ months from Feb 15, 1910. Feb 15, 1910. 3:792..... 4,000
6th av, Nos 876 and 878, e s, two buildings. Florence V C Parsons et al, exrs David W Bishop to Virginia Caselli and Stephen J Cipriano; 7 years from May 1, 1909. Feb 15, 1910. 5:1265. 6,000 to 6,500
6th av, Nos 212 and 214, all. Peter A Minakakis to Edw H Hirshfeld; 10 years from May 1, 1910. Feb 15, 1910. 3:816.... 22,000
7th av, No 2261 | n e cor 133d st, 5-sty building. Patrick 133d st, No 173 West| Oates to Jerome B Buese; 5 years from May 1, 1910. Feb 14, 1910. 7:1918..... 4,000
7th av, No 2126, n ½ of store and 1-sty rear factory.....
126th st, No 207 West, east ½ of store.....
Denis J Dwyer to Henry Simonet and ano; 5 years from May 1, 1910. Feb 11, 1910. 7:1932..... 2,140 and 2,400
8th av, No 2749, most south double store and 2 basements. Aaron F Kurzman and ano to Fred Roth and ano; 4 years, from Mar 1, 1910. Feb 11, 1910. 7:2045..... 900 to 1,200
8th av, No 729. Assign lease. James F X Fay to Cele M Mendel. Feb 5. Feb 15, 1910. 4:1036..... nom
8th av, No 2382, north store and basement. Henry O Heuer, EXR, &c, Henry Heuer to Wm H Zenker; 5 years from May 1, 1910 (5 years renewal). Feb 16, 1910. 7:1933..... 660
10th av, No 517, store, basement and 4 rooms on 2d floor. Mathilde Kohlen to John Beck; 3 3-12 years, from Feb 1, 1910. Feb 16, 1910. 3:710..... 840
10th av, No 861, all. Sarah E Platt to John J Shanley; 10 years, from Feb 1, 1910. Feb 15, 1910. 4:1085 1,200 and 1,400
10th av, No 223, n w cor 23d st, all. Meta von Glahn to James Ward; 15 years from Feb 1, 1910. Feb 15, 1910. 3:695... 3,000
10th av, No 544, store and basement, &c. Elizabeth O'Brien widow and ano to John Moeller; 5 years, from May 1, 1910. Feb 15, 1910. 4:1050..... 960 and 1,020

BOROUGH OF THE BRONX.

161st st, No 652 East. Assign lease. Patrick Murphy to Daniel P Cahill. Mort \$700. Feb 11. Feb 14, 1910. 10:2630..... nom
162d st, Nos 492 and 494, s e cor Brook av. Assign lease. John Bartels to Henry C Martinson. Morts \$6,300. Feb 10, 1910. 9:2366..... nom
177th st or n s, 92.9 w Arthur av, runs n 43 x w 100 to e s La-Tremont av| fontaine av x s 42.9 x s e on curve 48.8 x e 69.9 to beginning, the land. Harrison D Kerr to L Napoleon Levy; 21 years from May 1, 1910. Feb 10, 1910. 11:3068..... taxes, &c, and 625 to 1,305
Washington av, Nos 1699 to 1703, two buildings. Solomon Jacobs to Isaac Worlin; 5 years from Feb 1, 1910. Feb 17, 1910. 11:2906..... 8,000
Westchester av, No 454, all. Frederick Schmitt to Samuel Zimmerman; 2 years, from May 1, 1910. Feb 14, 1910. 9:2294. 780
*Williamsbridge road, No 1471, w s, bet Silver st and West Farms road, all for Westchester station. Wyoming Lodge, No 492, F & A M, by Henry Belmont et al TRUSTEES to U S of A by Chas P Grandfield, acting Postmaster General of the U S; 10 years, from Feb 1, 1909. Feb 15, 1910..... 1,500
3d av, No 2679, store, &c. Joseph M Jackson to Frank Planansky; 4 years and 3½ months, from Jan 15, 1910. Feb 16, 1910. 9:2323..... 1,500
Lot 57, map of Claremont, West Farms.....
*Gore lot 106, map of Wakefield.....
Gore lot 124, map of Wakefield.....
Lot 819, map of Wakefield.....
Lot 844, map of Wakefield.....
E ½ lot 989, map of Wakefield.....
Lot 1080, map of Wakefield.....
Lot 1081, map of Wakefield.....
Lot 1156, map of Wakefield.....
Lot 1176, map of Wakefield.....
Lot 1285, map of Wakefield.....
6th av, s w cor Walter st, 100x100, Mt Eden.....
Lot 509, map Central Mt Vernon.....
Lot 895, map of Wakefield.....
Lot 1229, map Wakefield.....
Assign leases and certificate of tax sales, &c. Antoinette C Dodge to James M Dodge, of Philadelphia, Pa. All title. Sept 21, 1909. Feb 16, 1910..... nom

MORTGAGES

Feb. 10 (part of), 11, 14, 15, 16 and part Feb. 17.

BOROUGH OF MANHATTAN.

Adler, Ernest N to Edwin R Lancaster. 153d st. No 526, s s, 375 w Amsterdam av, 25x99.11. P M. Feb 11, 1910, 5 years, 5%. 7:2084. 10,000
Same to James O'Connell. Same property. Prior mort \$10,000. Feb 11, 1910, demand, 6%. 7:2084. 3,000

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

NEW YORK

- 538, s s, 250 e 11th av, 25x100.5. Feb 15, 3 years, 5%. Feb 16, 1910. 4:1083. 14,000
- Thomson, Nellie of Bergen Co, N J, to Hudson Mortgage Co. 125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11. Prior mort \$42,000. Feb 11, 2 years, 6%. Feb 14, 1910. 6:1723. 6,000
- Timoney, John H to MUTUAL LIFE INSURANCE CO OF N Y. 2d av, No 981, s w cor 52d st, —x70x20.5x70. Prior mort \$—, Feb 17, 1910, due, &c, as per bond. 5:1325. 2,000
- TITLE GUARANTEE & TRUST CO with Herman Bergdorf. St Nicholas av, No 880, e s, 154.10 n 153d st, runs n 89.9 x e 117.4 x s 14.10 x w 8 x s 60.3 x w 160.8 to beginning. Extension of mort for \$110,000 to Feb 15, 1913, at 5%. Feb 14. Feb 16, 1910. 7:2069. nom
- Trimble, Walter and Richard as exrs, &c, Mary S Trimble with Henry and Robt J Spies and Philip Merkle as exrs John Spies. 82d st, No 153 East. Extension of \$10,000 mort until Feb 1, 1913, at 5%. Feb 11, 1910. 5:1511. nom
- Trinity Studio Co to LAWYERS TITLE INS & TRUST CO. Broadway, No 3696, s e cor 153d st, 24.11x100. Building loan. Feb 3, due Dec 4, 1910, 6%. Feb 11, 1910. 7:2084. 50,000
- Same to same. Same property. Certificate as to above mort. Feb 10. Feb 11, 1910. 7:2084. —
- Vallens, Eugene to TITLE GUARANTEE & TRUST CO. 75th st, No 120, s s, 260 w Columbus av, 20x102.2. P M. Feb 10, due, &c, as per bond. Feb 11, 1910. 4:1146. 24,000
- Village Realty Co to TITLE GUARANTEE & TRUST CO. Bleeker st, No 300, w s, 36.4 n Barrow st, 19.7x80.10x19.3x80.10. Feb 11, due, &c, as per bond. Feb 14, 1910. 2:588. 9,500
- Same to same. Same property. Certificate as to above mort. Jan 24. Feb 14, 1910. 2:588. —
- Valenstein, Moses with Blume Messner. 59th st, No 322 East. Extension of \$3,250 mort until Jan 12, 1911, at 6%. Feb 14, 1910. 5:1351. nom
- VAN NORDEN TRUST CO to Frank Valente exr Elise Zanmatti. 145th st, No 201 West. Certificate as to reduction of mort. Feb 7. Feb 14, 1910. 7:2031. —
- Vanderpoel, Frank with Eliz B Grannis. 25th st, No 52 West. Extension of \$37,500 mort until Dec 3, 1910, at 5½%. Feb 3. Feb 16, 1910. 3:826. nom
- Wronker, Selma and Solomon and Jacob Levy with U S TRUST Co. Clinton st, No 150. Subordination agreement. Feb 15, 1910. 2:346. nom
- Wronker, Selma wife of and Solomon Wronker and Jacob Levy to U S TRUST Co of N Y. Clinton st, No 150, e s, 150 n Grand st, 25x100. Feb 15, 1910, due June 1, 1915, 4½%. 2:346. 28,000
- Wenson, Henry W to Lottie L Wasserman. 97th st, No 327, n s, 225 w 1st av, 25x100.11. Feb 15, due, &c, as per bond. Feb 16, 1910. 6:1669. 5,000
- Weston, Albert E to Eimrich R Wessels and ano. Madison av, e s, extends from 58th to 59th sts, most easterly store on 59th st side of Plaza Bldg. Store lease. Feb 9, installs, 5%. Feb 11, 1910. 5:1294. 4,000
- Wolfe, Harry to Edw Baer. 25th st, Nos 158 to 162, s s, 118 e 7th av, 55x98.9; 24th st, No 157, n s, 120.10 e 7th av, 20.10x 98.9. P M. Prior mort \$108,000. Feb 10, 1910, 1 year, 6%. 3:800. 11,000
- Wagener Restaurant Co to Wilson Distilling Co. 5th av, No 136, w s, 103.10 n 18th st, runs n w 25 x n w 160 x s w 18.5 x s e 51 x s w 6.6 x s e 109 to beginning. Leasehold. All title. Feb 2, demand, 6%. Feb 10, 1910. 3:820. 16,481.43
- Wallach, Flora as guardian Adelaide Wallach and ano to Flora Wallach et al exrs, &c, Emanuel Wallach. 87th st, No 165, n s, 250 e Amsterdam av, 20x100.8. Participation agreement. Feb 10. Feb 15, 1910. 4:1218. nom
- Wallach, Flora to Flora Wallach et al exrs Emanuel Wallach. 87th st, No 165, n s, 250 e Amsterdam av, 20x100.8. Feb 10, 3 years, 5%. Feb 15, 1910. 4:1218. 13,000
- Ward, James to Consumers Brewing Co of N Y, Ltd. 10th av, No 223. Saloon lease. Jan 29, demand, 6%. Feb 15, 1910. 3:695. 8,000
- Warwick, Samuel with Camilla M Waldron. 147th st, No 539 West, 17x99.11. Extension of \$8,000 mort until Jan 16, 1913, % as per bond. Jan 20. Feb 14, 1910. 7:2079. nom
- Wells, John with Philip Levey. 25th st, Nos 158, 160, 162 West, s s, 118 e 7th av, 55x98.9, and other property. Extension of \$61,416.60 mort until Feb 8, 1913, at 5%. Jan 29. Feb 11, 1910. 3:800. nom
- Yorklan Realty Co to TITLE GUARANTEE & TRUST CO. Declaration as to 2 mortg aggregating \$60,000 covering land in Kings Co. Feb 7. Feb 14, 1910. —
- Zwisohn, Esther to Elias H August and ano exrs Matilda August. 122d st, No 249, n s, 318.4 e 8th av, 17.8x100.11. Feb 14, 1910, 5 years, 5%. 7:1928. 13,000
- BOROUGH OF THE BRONX.**
- Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).
- Avitable, Teresa to LAWYERS TITLE INS & TRUST CO. 165th st, s s, 38.7 w Forest av, 19.6x100. Feb 10, 5 years, 5%. Feb 11, 1910. 10:2649. 6,000
- Aqueduct Construction Co to Robert A Ganzenmuller. Hoffman st, s w cor 189th st, 30x89.11. Feb 15, 1910, 3 years, 5%. 11:3058. 26,000
- Same to same. Same property. Certificate as to above mort. Feb 15, 1910. 11:3058. —
- Asmus, Julius with Julia Dorfman. Courtlandt av, No 598. Extension of \$18,000 mort until June 28, 1915 at 5%. Feb 15. Feb 16, 1910. 9:2397. nom
- *Braue, Geo W to Eliz B Clement. 11th st, n s, 205 w Av A and being lot 275 map Unionport, 100x108. P M. Feb 15, 3 years, 5%. Feb 16, 1910. 1,700
- Brown, Ronald K and Geo H Culver with Christian P Roos. Grand Boulevard and Concourse, e s, 149.10 n 187th st, 75x—, Extension of \$6,000 mort until July 1, 1912, at 5%. Feb 10, 1910. 11:3152 and 3160. nom
- Boak, Eugenie wife of and Wm H to Pauline Schilling. 183d st, s s, 178 w Washington av, 16.8x90. Prior mort \$3,000. Feb 11, due Jan 1, 1913, 5½%. Feb 14, 1910. 11:3038. 350
- *Barashick, Fannie to Kate S Bell. Bracken av, e s, 325 s Jefferson av, 50x100, Edenwald. Jan 3, 1 year, 6%. Feb 11, 1910. 475
- Brown, Michael J to Blumenthal & Bickart, Inc. 3d av, No 4213, Store lease. Prior mort \$9,000. Jan 19, demand, 6%. Feb 14, 1910. 11:2924. 1,500
- Butt, Marie to EMIGRANT INDUSTRIAL SAVINGS BANK. 136th st, No 441, n s, 445 w Brown pl, 25x100. Feb 15, 1910, due Mar 5, 1912, 4½%. 9:2281. 2,000
- Bertin, Alfred F and James C Green with City Mortgage Co. 176th st, s s, extends from Southern Boulevard to Trafalgar pl, 126.2x53.10 on Southern Boulevard x—x49 on Trafalgar pl. Subordination agreement. Feb 10. Feb 14, 1910. 11:2958. nom
- Barsuk, Max to David Fried. Marion av, late Virginia st, w s, 300 s 187th st and being lots 47 and 48, map land subdivided into lots by John B Haskin and ano at Fordham, 100x110.8x—x 106, s s, except part for Marion av. Feb 15, 2 years, 6%. Feb 16, 1910. 11:3022. 1,500
- Costello, Mary A and Helena Nitsch to Joseph Lehman. 134th st, n s, 100 w Lincoln av, runs w 25 x n 175 x w 42.1 x n e 26 to 135th st x e 59.11 x s 200 to beginning. Feb 11, 1910, due, &c, as per bond. 9:2317. 16,000
- *Colorado Realty Co to Julius Hilder. Bronx and Pelham Parkway, n s, at land Harlem River & Portchester R R Co, runs n e 779.9 x s e 216.2 x s e 163.5 x w 902.2 to beginning, contains 4 9-10 acres. Prior mort \$—, Feb 9, due Oct 9, 1910, 6%. Feb 10, 1910. 4,000
- *Same to same. Same property. Consent to above mort. Feb 10, 1910. —
- *Same to same. Same property. Certificate as to above mort. Feb 9. Feb 10, 1910. —
- D'Ambrosio, Vergilio to Geo C Smith as trustee Francis S Smith. 241st st, n s, 335 e Katonah av, 2 lots, each 25x100. 2 mortg, each \$3,500. Feb 8, due Mar 1, 1913, 5½%. Feb 11, 1910. 12:3390. 7,000
- Deutsch, Anna to LAWYERS TITLE INS & TRUST CO. 164th st, No 868, s s, 39 w Stebbins av, 23x73.5. P M. Feb 8, 5 years, 5%. Feb 14, 1910. 10:2690. 7,000
- Davis, Oliver E to Stanislaus J Vanecek and ano. Crotona Park East, s s, 176 e Suburban pl, 44.3 to 173d st x91.11x65.1x101.10. P M. Feb 14, 2 years, % as per bond. Feb 15, 1910. 11:2939. 3,500
- Delaney, Annie E to Francesca C Nesbitt extrx Mary J Fraser. Rochambeau av, e s, 300 s 212th st, being lots 128 to 131 map (No 1105) of Bruner estate, 100x103.6. Feb 11, due, &c, as per bond. Feb 14, 1910. 12:3328. 3,000
- Deming, Fredk with Eliphalet L Davis. Ogden av, e s, 75 n 166th st, 75x104.7. Extension of \$6,000 mort until Jan 20, 1914, at 4½%. Jan 27. Feb 17, 1910. 9:2514. nom
- Same with same. Ogden av, e s, 200 n 166th st, 50x115. Extension of \$5,000 mort until Jan 20, 1914, at 4½%. Jan 27. Feb 17, 1910. 9:2514. nom
- Deutsch, Anna B to Rae Lesser. 164th st, No 868, s s, 39 w Stebbins av, 23x73.6. Prior mort \$7,000. Feb 8, 2 years, 6%. Feb 15, 1910. 10:2690. 1,600
- *Dalton, John with Thomas McCullough. Gleason av, n s, 50 e 174th st, 100x100 and being Lots Nos 82 and 83 and 107 and 108 amended map of a portion of the Gleason property. Extension of \$2,400 mort until June 14, 1913 at 5%. Feb 11, 1910. nom
- *Edelman, Wm to Land Co "B" of Edenwald. Bracken av, w s, 597.9 s Kingsbridge road, 50x100. P M. Oct 31, 1 year, 5½%. Feb 17, 1910. 475
- EAST RIVER SAVINGS INSTITUTION with Michael Redmond. Bathgate av, w s, 33 n 176th st, 37.6x129.5. Extension of mort for \$27,500 to May 1, 1913, at 5%. Feb 14, 1910. 11:2918. nom
- EAST RIVER SAVINGS BANK with Amalia Ricca. 132d st, Nos 605-611 East. Extension of \$40,000 mort until May 1, 1915, at 5%. Feb 14, 1910. 10:2541. nom
- EAST RIVER SAVINGS INSTN with Frank C J Becker. 156th st, No 724 East. Extension of \$16,000 mort until May 1, 1915, at 5%. Feb 15, 1910. 10:2645. nom
- Same with same. 156th st, No 728 East. Extension of \$16,000 mort until May 1, 1915, at 5%. Feb 15, 1910. 10:2645. nom
- EAST RIVER SAVINGS INSTN with Michael Redmond. 176th st, No 499 East. Extension of \$37,000 mort until May 1, 1913, at 5%. Feb 14, 1910. 11:2918. nom
- Same with same. Bathgate av, No 1869. Extension of \$27,500 mort until May 1, 1913, at 5%. Feb 14, 1910. 11:2918. nom
- Evelyn Building Co to Edwin B Meeks trustee Joseph W Meeks for himself and others. Honeywell av, n e cor 177th st or Tremont av, 100x60. Feb 14, due &c as per bond. Feb 15, 1910. 11:3121. 5,000
- Same to same. Same property. Certificate as to above mort. Feb 14. Feb 15, 1910. 11:3121. —
- EAST RIVER SAVINGS INSTN with Simon Friedman. Washington av, No 1473. Extension of \$23,000 mort until May 1, 1915, at 5%. Feb 15, 1910. 11:2902. nom
- Everson, Duane S with August Jacob. Morris av, e s, 20 s 179th st, —x—. Extension of \$7,500 mort until Feb 27, 1913, at 5%. Feb 8. Feb 11, 1910. 11:2807. nom
- Fried, Leo to Emil Leitner. Walton av, n e cor 181st st, 60x93.3x 60.3x99. P M. Prior mort \$3,500. Feb 3, 3 years, 6%. Feb 10, 1910. 11:3180. 2,500
- Farrell, Edw J to Bertha C M Johnson. Tiffany st, w s, 266.7 s 167th st, 42x100. Feb 10, due Dec 21, 1911, 5½%. Feb 11, 1910. 10:2716. 4,500
- Same to same. Tiffany st, No 1071, w s, 243.8 s 167th st, 23x100. Feb 10, due Dec 21, 1913, 5½%. Feb 11, 1910. 10:2716. 4,000
- Flynn, Mary E to The J Chr G Hupfel Brewing Co. 139th st, n s, 500 e St Anns av, 100x100. Prior mort \$9,000. Feb 10, demand, 6%. Feb 11, 1910. 10:2552 and 2553. 5,000
- Fairmount Realty Co to Manhattan Mortgage Co. 239th st, s s, 175 e Katonah av, six lots, each 25x100. Six mortg, each \$3,000. Six prior mortg, \$— each. Feb 16, due, &c, as per bond. Feb 17, 1910. 12:3389. 18,000
- Same to same. Same property. 6 certificates as to above mortg. Feb 16. Feb 17, 1910. 12:3387. —
- Foody, Mary A, of Yorktown Heights, N Y, to Thos F Foody. Morris av, w s, 250 s 184th st, 75x204x75x203.9, except part for Walton av; also land in Westchester Co, N Y. Feb 10, 2 years, 6%. Feb 15, 1910. 11:3183. 1,250

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178th st, No 605 West. John Lever agt Alcazar Realty Co. (Oct 27, 1909).....131.00
Stanton st, No 50. Herman Baron agt Morris Bresky et al. (July 29, 1909).....275.00
Prospect av, s w cor 150th st. Michael O'Connell agt Morris Devier et al. (Dec 16, 1909).....80.00
Carpenter av, w s, 112 s 226th st. Adolph J Boehm agt Gustave Blass et al. (July 19, 1909).....1,350.00
Same property. Frank B Smith agt same. (July 19, 1909).....1,300.00
Feb 14.
188th st, s s, 55 w Bathgate av. Strauss & Engelberg agt Mountain Construction Co et al (Jan 14, 1910).....475.00
Bathgate av, s w cor 188th st. G Schaale & Son agt same. (Dec 29, 1909).....58.00
Same property. R Mandelson & Son agt same. (Jan 21, 1910).....325.00
Same property. Strauss & Engelberg agt same. (Jan 14, 1910).....400.00
127th st, Nos 122 & 124 West. Samuel Kessler & Co agt Isaac Steinberg et al. (May 27, 1909).....2,706.00
164th st, s s, 50 w St Nicholas av. Laflin & Rand Powder Co agt Maurice J Bernstein et al. (Oct 13, 1909).....547.69
Broome st, No 381. Michael Fuchs agt Dominick Saladino et al. (May 23, 1906).....15,379.00
Lenox av, No 50. Solomon Navid agt Albert E Lowe et al. (Feb 5, 1910).....85.00
Clinton av, e s, 20 n 175th st. Borough Cut Stone Co agt Holyoke Realty & Construction Co. (Oct 5, 1909).....158.00
Clinton av, n e cor 175th st. Same agt same. (Oct 5, 1909).....287.00
Feb 15.
Vyse av, No 1565. Sam Dutchin et al agt Emma Warshawsky et al. (Feb 2, 1910).....225.00
Vyse av, Nos 1559 to 1565. Same agt Carmine Cioffi et al. (Feb 2, 1910).....675.00

127th st, Nos 121 to 133 West. J A Maloney & Co agt Realty Holding Co et al. (Jan 22, 1910).....1,632.24
127th st, Nos 40 & 42 West. Same agt same. (Jan 22, 1910).....2,135.98
Feb. 16.
164th st, s s, 100 e Broadway. Atlantic Terra Cotta Co agt Heights Metropole Construction Co et al. (Feb 2, 1910).....1,608.00
Liberty st, No 51. David E Kennedy, Inc, agt Estate of William Ziegler et al. (Sept 1, 1909).....143.66
188th st, s s, 100 e Riverside drive. Braunsfels, Browning & Co agt Cumming Construction Co et al. (Dec 20, 1909).....25.37
120th st, No 512 East. Morris Isaacs agt Belwood Realty Co et al. (Jan 28, 1910).....206.75
Wadsworth av, w s, 75 n 180th st. Joseph Gallick agt Hanover Estates et al. (Feb 14, 1910).....1,350.00
Feb 17.
Broadway, Nos 3537 & 3539. Ely J Rieser agt Gertie A Gorman et al. (Jan 21, 1909).....1,750.00
Vestry st, s s, 230 e Hudson st, running through to Laight st. Teddy Connolly agt No 32 Laight St et al. (Feb 14, 1910).....830.00
10th av, No 126. Taylor Iron Works agt Roane Bros et al. (Dec 13, 1909).....68.00
Feb 18.
72d st, No 128 West. Amsterdam Building Co agt Douglas B Green et al. (Jan 11, 1910).....3,513.33
Webster av, e s, 100 s 178th st. Henry G Silleck, Jr, agt Freund & Bovitz et al. (Jan 12, 1910).....768.95
Daly av, e s, 166.8 n 176th st. Cerussi Marble Works agt John R Peterson et al. (Dec 29, 1909).....82.00
74th st, Nos 421 to 425 East. Edw F Tierney agt Louis Meyer Realty Co et al. (March 4, 1909).....45.80

West End av, n w cor 75th st. Richardson & Boynton Co agt Frank Bradley et al. (Nov 1, 1909).....134.40
254th st, Nos 48 & 50 West. Coleman & Kraus agt City Athletic Club et al.....830.00
1 Broadway, Nos 3117 to 3129. Harry Metzler agt Surety Construction Co et al. (Feb 17, 1910).....28.21
12d av, s e cor 97th st. Murray & Co agt Second Avenue R R Co et al. (Feb 7, 1910).....1,223.30

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

Feb. 10.
Standard Acetylene Lighting Co; Earl G Pier; \$4,830; C D Francis.
Feb. 11.
United States Banking Co, S A; Bank of Montreal; \$215,000; Shearman & Sterling.
Feb. 14.
Phillips, John; Chas R Demarest; \$2,500; McKirby & Tavous.
Panama Mining Co; J R Alsing Engineering Co; \$1,190; H Hoelljes.
Feb. 15.
Empress Copper Co; G W Middleton; \$7,333.34; H B Hord.
Feb. 16.
No Attachments filed this day.

NEW YORK.—The president of the Borough of the Bronx, will open bids on Thursday, Feb. 24, for furnishing and delivering lumber for viaducts and bridges. Also, furnishing and delivering broken trap-rock stone and screenings.

NEW YORK.—Estimates will be received by the Commissioner of Street Cleaning Wednesday, February 23, for furnishing and delivering carriage bolts and nuts, machine bolts and nuts, malleable iron castings, plumbing supplies, scraper steel, stoves and stove supplies.

Schools and Colleges.

GREENFIELD, MASS.—The plans of Architect Clarence Hoyt of Boston have been accepted for the proposed school in Federal st. Their acceptance is under the condition that the building can be erected at a cost not to exceed \$30,000.

NEW HAVEN, CONN.—Plans for the S-room school to be erected by the city in Truman st, will probably be ready for estimates in about two weeks. The structure will be of brick, with a gravel roof. The plans are by Architects Brown & Von Beren.

NEW HAVEN, CONN.—St. Rose's R. C. parish of Fair Haven has purchased property at Saltonstall av, and Richard st, from Mary J. Veavan. The site is for the new convent and school which the parish plans to build in the future. Rev. John J. Fitzgerald is pastor in charge.

NEW HAVEN, CONN.—Announcement has been made of the gift of \$250,000 to the Sheffield Scientific School by George G. and William S. Mason for the erection of a new laboratory to be known as the Mason Laboratory of Mechanical Engineering. Plans will be prepared by Architect Charles C. Haight, 452 5th av, N. Y. C., and it is expected to start work about July 1.

HARTFORD, CONN.—At a special meeting of the voters of the Northwest School District it was voted to erect an addition to the present school. A building committee was appointed consisting of Dr. H. T. Sweet, George Calder, W. A. Wilcox, R. H. Lewis and F. H. Spencer.

to act with the district committee in securing plans, also to consider a new system of heating for the present buildings.

Stables and Garages.

137TH ST, N. Y. C.—W. H. Hornum, architect, 360 West 125th st, has taken bids for the construction of a 4-sty brick stable, 45x95 ft., at Nos. 293-297 East 137th st, for James Pringle, of 354 College av, to cost \$40,000.

167TH ST, N. Y. C.—Architect Harold L. Young, 1328 Broadway, is ready to receive figures on the general contract for the 5-sty fireproof garage, 50x85 ft, which Henry Guttman (furniture), 127 West 24th st, is to erect in the south side of 167th st, 175 ft. west of Amsterdam av, to cost \$65,000.

JERSEY CITY.—Figures are being received this week for the erection of the stable superstructure for Wells Fargo Company of 51 Broadway, N. Y. C., at the southwest corner of 10th st and Brunswick av, Jersey City, to cost in the neighborhood of \$200,000. Plans are by Architect B. M. Morris, of 345 5th av, N. Y. C. Contractors from New York, Jersey City, Passaic and Paterson are estimating.

Miscellaneous.

NORTH ADAMS, MASS.—C. F. Wells & Son of Philadelphia have received the contract for the new federal postoffice building at North Adams, at their bid of \$68,000. The building is to be completed by December 1, 1910.

BRIDGEPORT, CONN.—Bids are in for the equipment required at the new power plant to be erected by the Bridgeport Malleable Iron Co. S. E. Hopkins of Naugatuck is the engineer in charge. All the details of the building have not been decided.

SPRINGFIELD, MASS.—Plans are being completed for the proposed addition to the gymnasium of the Young Men's Christian Association Training School. The new part will be about twice the size of the present building, 3-stys, of faced brick, with stone trim, steel beams and girders, steam heat, tiling, electric lights, etc. It will cost about \$50,000.

Edward L. Tilton, 32 Broadway, New York City, is the architect.

NEW HAVEN, CONN.—A building committee consisting of Harry G. Day, Frederick G. Hotchkiss, J. Edward Heaton, Dr. George Blumer and Dr. W. H. Carmalt has been appointed to secure plans for the tuberculosis ward building to be erected at the New Haven hospital. The structure will cost about \$300,000. Nothing definite has been decided as yet, but the committee expects to hold a meeting within the next two weeks to pass upon several sketches.

GREENWICH, CONN.—Plans submitted by Architect F. G. C. Smith of Greenwich, have been selected for the new State armory to be erected in Mason st. The structure will be 125x75 ft., of brick and steel construction, with a gravel roof. The basement is to be arranged for a rifle range, bowling alleys, shower baths and locker rooms, with the main drill hall and officers' quarters on the first floor. Estimated cost is about \$35,000. Other architects who submitted plans were Charles S. Palmer of Meriden, H. Waring Howard of New York and George H. Inghram of Boston. It is expected that figures will be received in about a month.

Prudential Insurance Co Elevators.

The Hedden Construction Company has topped off the Prudential Insurance Company's new addition in Newark, N. J., and the elevator contract was awarded to the Otis Elevator Co., of 17 Battery place, recently. The battery consists of ten inverted plunger passenger machines, one inverted plunger freight, one plunger passenger, one plunger freight, and to extend the travel of one elevator now in service in the North building. The Northwest building's battery will consist of four traction passengers, two drum passengers, two service, two dumb-waiters, one coin lift and a sidewalk elevator. Recent New York contracts taken by the Otis Company include five geared traction electric passengers for the Collegiate Realty Co., and two "Standard Type A" escalators for the Bowery depot of the Brooklyn loop line at the Bowery and Delancey st.