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THE Twenty-third Street Improvement Association has requested the Public Service Commission to change the route of the Broadway-Lexington Avenue Subway, so that it will take the line of the Bowery instead of Broadway south of Fourteenth Street, but there is not the remotest chance that the Commission will seriously consider the application. The change in plans would mean a delay in subway construction for an indefinite period; and the laying out of a new route would have to be of indisputable advantage in order to justify such a delay. It cannot be reasonably claimed that the proposed change would be sufficiently advantageous to compensate the city for any further postponement in new subway construction. Doubtless the idea of the Association, that a continuous route along Broadway would constitute the most useful and popular subway which could be constructed in Manhattan, is a sound idea; but that idea has already been rejected by the Commission, and this rejection has become final. The Commission in laying out the Broadway-Lexington Avenue route has proceeded on the theory that the new subway should compete with the existing subway instead of supplementing it. The only possible tenant of a continuous Broadway line would be the Interborough Co., and the Commission has decided that it is more advantageous for the city to quarrel with that corporation than to co-operate with it. Assuming then that the new subway is to be independent, it is far better to lay out the independent route along the line of densest traffic—which is assuredly that of lower Broadway. Moreover, inasmuch as the Bowery forms an essential part of one of the four longitudinal thoroughfares contained in the street plan of Manhattan, it should be reserved for a subway, whose upper portion would continue along Third Avenue. The other suggestions of the Association, namely, that an express station should be established at Twenty-third Street, is, however, both sound and practicable. To change the existing plans in this respect would mean little or no delay and would be of the utmost convenience to the travelling public. In refusing to establish an express station anywhere between Canal and Forty-second Street the Commission is proceeding on a false principle. Express stations should be distributed, not concentrated. The one at Forty-second Street should be abandoned, and be replaced by new ones both at Twenty-third and Fifty-ninth Streets. Considering the rapid and prodigious increase of the business population in and around Madison Square, the failure to provide that central point with the convenience of an express station is wholly inexcusable, and will cause exasperating and unnecessary delays to hundreds of thousands of people as long as the Broadway-Lexington Avenue route continues to be used.

IN SPITE of the fact that the Broadway-Lexington Avenue route is planned to compete with the present subway instead of supplementing it, the Record and Guide has never been able to understand why the management of the Interborough Co. has apparently rejected the idea of bidding upon it. Whatever its defects, this proposed new subway should develop a traffic as dense as that now carried on the existing subway, and if it can be operated profitably by an independent company, it can assuredly be made equally remunerative by the Interborough. Indeed, it ought to be even more remunerative, because in that case by means of a connecting link along Broadway, from Fourteenth Street and Forty-second Street, and by means of another link connecting the

existing subway south of Fourteenth Street with the new subway north thereof, the whole system could be operated with a minimum of expense to the company and a maximum of advantage to the public. Why then, have not the incontestable and considerable advantages of such an arrangement appealed to the management of the Belmont Co.? There is only one explanation which seems adequate. The management of the Interborough Co. must have been warned off the premises by more powerful financial interests. The Broadway-Lexington Avenue route is to all appearances being reserved to provide the New Haven Railroad Co. with an entrance into Manhattan and competition is being suppressed for that purpose. Messrs. J. P. Morgan & Co. are dominant in the management of the New Haven Railroad Co. They are also the bankers of the Interborough company. Without their assistance the Interborough Co. is powerless to raise the money needed for subway extensions, and it is being compelled to stand aside and to allow the New Haven Co. an entrance into Manhattan. Such is the explanation, which appears to account most satisfactorily for the peculiarities of the existing situation, and if it is true, it is certainly a great pity. The Broadway-Lexington Avenue subway forms by no means a perfect supplement to the existing subway, but the two routes could be operated together with much greater convenience to the travelling public than they could be operated independently. Independent operation means substantially that the interest of the inhabitants of Manhattan in a well-articulated rapid transit system will be subordinated to the interest of Long Island in a tri-borough system. For it is very probable that the so-called tri-borough route as planned at present constitutes at bottom a development of the joint plans of the New Haven and Pennsylvania Railroad Companies to develop Long Island both for manufacturing and domestic purposes at the expense of Manhattan.

IF it is true, as reported, that the Board of Estimate has decided to build future subways on the city's credit, it is at least conceivable that the Interborough Co. would be thereby enabled to become a bidder on the Broadway-Lexington Avenue route. In that case the operating company, instead of being obliged to raise over \$100,000,000, both for construction and equipment, would not be obliged to supply more than the cost of equipment, and it is conceivable at least that the Interborough Co. could raise this comparatively modest sum, as it did before, without the assistance of J. P. Morgan & Co. The Record and Guide sincerely hopes that such will be the case, not because it has any preference for the Interborough Co., but because it would like to see the inhabitants of Manhattan obtain the utmost possible local benefit from local subway construction. What is wholly wrong about the existing situation is the unmistakable evidence it affords of the operation of powerful subterranean interests; and the crying need of the immediate future is the disclosure of the real nature and intentions of these underhand influences behind the so-called Gaffney syndicate. Is it or is it not the New Haven Company? If so, is it in the interest of New York City that a powerful firm of bankers should dictate the policy both of the Interborough Co. and the one possible competitor? All these questions will be answered by the events of the next six months. When the time comes to bid on the Broadway-Lexington Avenue route the plans of the New Haven Co. will have to be disclosed, but it is certainly most unfortunate that during the whole period of preparation public opinion has been left in the dark as to the forces which are actually determining the future of New York City in relation to the essential matter of rapid transit. The Broadway-Lexington Avenue route as a transit improvement depends for its peculiar effect wholly upon the nature of its control. If leased to the Interborough Co. its influence upon the future of the city would be very different than if it were leased to the New Haven Co. In the former case it would be operated for the benefit chiefly of Manhattan. In the second case it would be operated chiefly for the benefit of the outlying boroughs, and this distinction should be thoroughly understood before public opinion approves or disapproves of any particular contract.

IT is an interesting piece of news in relation to the development of loft-construction in Manhattan that a sixteen-story building is to be erected in Twenty-second Street, between Fifth and Sixth Avenues. When loft-buildings began to be built north of 14th Street over ten years ago, six-story structures were being put up on the side

streets and twelve-story ones on Fifth Avenue. After several years of this kind of improvement, the buildings on the side streets were raised to twelve stories and those on the avenue to fifteen stories or over. As the movement extended beyond Twenty-third Street and included other avenues, the avenue buildings continued to average much higher than those on the streets. On Fourth Avenue the earlier improvements were twelve-story buildings, but the latest ones have been planned to be sixteen, eighteen or even twenty stories high. In the meantime twelve stories was the limit of height on the side streets, but the area within which such buildings are constructed is constantly enlarging. It includes now the whole territory between Lexington and Eighth Avenues, and the six-story iron fireproof loft building has for this section become a superseded type. Never before, however, so far as we know, has it been proposed to build a sixteen-story building on a side street, and this fact indicates how high the price of real estate has become on some of these side streets and how great the demand is for space in well-situated loft buildings. It can hardly be anticipated that sixteen-story buildings will come to prevail on the side streets, but they will become increasingly numerous and thus will really dominate all the centrally situated avenues.

THE BUILDING OUTLOOK has brightened decidedly since the assurance of peace in the building trades. A large number of important plans have accumulated during the winter, and the building industry of Greater New York is on the edge of one of the busiest seasons in history. It will be a year very notable for large work in Manhattan, consisting mainly of important business buildings and very large apartment houses. There will be a wide diversity of work, and perhaps great activity in areas where it is not now foreseen. Great events in connection with rapid transit and interurban communication are impending, and may come to pass this year to give new direction and force to construction waves. During the winter now drawing to a close, a large amount of work has been going ahead as opportunity offered, taking more building materials than is usual for a winter season. The lists of building loans, printed weekly in this paper, tell the story of a large number of operations to be started presently—especially apartments on Riverside Drive, Morningside and Washington Heights and in the East Bronx, and business buildings in the central sections.

DOUBT AS TO THE POWER OF THE PUBLIC SERVICE COMMISSION.

To the Editor of the Record and Guide:

Measured by the amount of printer's ink consumed through the medium of the daily press in trying to enlighten the compressed and flattened intellects of the average subway traveler in the matter of subway development, the value of the Public Service Commission to the City of New York bulks large. Measured by what the Commission has accomplished, its worth compares favorably with that of certain daily press reporters whose achievements in bringing to light the deficiency in the size of our morning milk bottle is fresh in the mind of the average baby at least. What resulted from that reportorial ructation, was not larger milk bottles but entire pages of the morning papers devoted to the advertising of certain dairy-farms and their products. What happens every time the Commission sends for the reporters anew is not added benefits for the citizens of Manhattan Borough, who are called upon to contribute very much the larger part of that \$15,000 per capita; but with each new outpouring on the part of these gentlemen comes poorer service on the subway and elevated trains, and an ever increasing exodus of citizens to parts where the development of transportation facilities finds no obstructive influences.

While these Commissioners, all trained and seasoned lawyers, may have the best of intentions in the world, the net result of their work up to the present time seems to indicate that, if they desire to save their reputation for the future, they will need to call into their private counsels some practical engineer who has a good knowledge of a large city in its up-building. As a matter of fact, owing to the existing state of politics, it is seriously DOUBTED IF THE COMMISSION WILL EVER BE ABLE TO ACCOMPLISH ANYTHING VERY INTELLIGENT; they may be able to arrest all development until the next generation is in the saddle; but that is surely a dark outlook for those who need some comfort for their declining years. When the individuals against whom these Commissioners direct their volleys of reporters' interviews are overheard to remark (not, of course, for publication) that they cared as much for the orders of these gentlemen as they did for the cackle of so many barnyard fowl, it is time the Commissioners gave the public some evidence as to WHAT THEIR ACTUAL POWERS ARE. The Public have waited many long years for something of the sort, and one important result, something more than newspaper interviews, would be a great aid to optimism.

However, before anything else is said or done, there are one or two things the Public would like to have the Commissioners explain. WHY is it that nearly three years have been consumed in preparing plans for the Broadway-Lexington avenue subway, when this same work was all done and the bids called for by the Commission's predecessor, the original Rapid Transit Commission, before it went out of office? Truth is the mountain is in labour again only to bring forth another fiasco? The citizens of this great municipality are awaiting the accouchment with the greatest interest at the present moment.

Another thing they would like to have Messrs. Willcox and Eustis touch upon, in their interviews with newspaper reporters, at least the ones who must pay their taxes into the treasury of Manhattan Borough, is why have the Commissioners always been so ready to postpone all consideration of the Interborough-Metropolitan extensions for trivialities like side entrance trains and train schedules about the intricacies of which they had small comprehension? Every intelligent person is well aware that the present subways have reached the full limit of their earning capacity. They are earning more on their invested capital than ever can be done if once they commence building extensions; while the Pennsylvania and other large railroad interests with their vast suburban developments are begging for increased passenger traffic. Why, then, for three years have the Commissioners been persistently playing their cards into the hands of the system?

Please, Mr. Willcox and Mr. Eustis, will you answer these questions? No doubt there is a good and sufficient reason.

REAL ESTATE.

HIGH STANDARDS IN BRONX.

NEW APARTMENT HOUSE NEAR HUNT'S POINT TYPIFIES FINER IDEALS IN PLAN AND CONSTRUCTION.

A large elevator apartment house, under construction for the Zipkes Construction Co., as owner, at the southeast corner of Tiffany and 163d sts, the Bronx, is another important development of the building movement in that section of the city. In the immediate vicinity of Tiffany st and Intervale av, several high-class elevator houses are now under way or about to be commenced. At Intervale av and 163d st, the Reville-Seisel Building Co. will erect a 6-sty elevator house from plans by Maximilian Zipkes. In the north side of 163d st, two blocks east of Tiffany st, a similar operation has been started by Walter Isaacs, a builder, while at Fox and 163d sts the Emanuel Construction Co. will erect buildings of the same type.

The new Tiffany and 163d st house herewith published will



"THE TIFFANY ARMS."

Tiffany southeast corner 163d sts.

Maximilian Zipkes, Architect.

be known as "The Tiffany Arms." Each apartment will be up to date; containing best plumbing, cabinet and decorative work, consistent with the high class character of the building. The parlors will be finished in mahogany; dining-rooms in oak with paneled wainscoting and beam ceilings; the foyers, halls and bedrooms in satin walnut. All floors will be of hardwood, with parquet finish. The doors between dining-rooms, parlors, music rooms and foyers are of the French serpentine head ten-light pattern; the floors and walls of the bathrooms are tiled, with showers. There will be garbage closets, elevator, electric light and telephones. The entrance hall is to be finished in Caen stone, with hand-painted frieze; the ceilings in ivory with gold ornaments; the floor in polished marble; the trim and columns are of rich red marble with gold cap. The elevator enclosure doors will be of Verde Antique copper. The reception hall will be finished in the Louis XIV. style. A beautiful marble mantel and jewel box will ornament this hall.

MORE OPPOSITION TO LIEN LAW AMENDMENTS.

Opinion Divided in the Building Trades Regarding the Desirability of the Dana Bill Material Men, Subcontractors, Operators and Building Loan Interests Heard From.

THE Dana bill embodying amendments to the Mechanics' Lien Law has both friends and enemies. It is supported by the Credit Men's Assoc. of the Building Trades, whose president is Mr. C. G. Norman, and whose attorney is Mr. Moses W. Warren, of Thompson, Warren & Pelgram. It is opposed by building loan interests, as represented by Mr. Frederick A. Snow and others, by building operators, and by dealers in masons' materials.

Mr. Francis N. Howland, of the Candee, Smith & Howland Company, and president of the Association of Dealers in Masons' Materials, when his views were asked upon the amendments proposed in the Dana bill, said that he was of the opinion that the amendments were too radical, and that any protection or benefit the building material interests would receive by their becoming a law, would be offset through the loss of business resulting from the prominent and responsible loan operators withdrawing loans to would-be builders, while such a law was on the statute books.

"With other dealers in masons building materials," added Mr. Howland, "I will gladly welcome a proper change in our present lien law, but from my viewpoint the 'Dana bill' is not the proper change, and I would rather take my chances with the present law and sell material to those who have honest and well meaning loan people for their backers."

LESS PATERNALISM ADVISED.

Mr. Wright D. Goss, president of the Empire Brick and Supply Co., one of the very largest houses in its line, said that while he believed that legislation of this kind ought to be gone into and well considered by the public, yet it seemed to him from a casual consideration of the Dana bill that it was too drastic and too cumbersome to accomplish the objects sought.

"I do not believe that subcontractors want that kind of a law," continued Mr. Goss. "The enforcement of the provisions of such a law would be burdensome and an annoyance to those interests which want to make use of it. I cannot believe that loan men would want to operate under such a law, and I think that its effect would be to restrict business.

"I would be in favor of less paternalism in the law and of subcontractors depending on their own investigation and on establishing a basis of credit. So far as I am concerned, I would prefer not to depend for recourse upon any lien law but to have business ESTABLISHED ON A BASIS OF CONFIDENCE IN THE INTEGRITY of the owner or operator. It seems to me that the law as proposed would be conducive to more business for lawyers than for the interests it professes to benefit. I personally do not count much on a lien law; though sometimes it is efficacious. Such legislation as this now proposed would only tend to promote reckless business dealing."

SEVERE CRITICISM FROM THE HEAD OF THE TITLE GUARANTEE.

Mr. C. H. Kelsey, president of the Title Guarantee and Trust Company, said:

"I can hardly imagine the Legislature of the State of New York really passing such a law as the Dana Bill amending the Mechanics' Lien Laws. Certainly, it should look into the history of such legislation in other States and study the results before attempting such a course in this State. The effect of permitting a mechanic's lien to come before advances previously made on a mortgage by a lender has always been to FRIGHTEN LENDERS and stop the making of such loans. This law, if enacted, will have this effect here.

"The making of building loans has been hampered already so much by legislation relating to building-loan contracts, conditional sales bills and other recent laws that there are very few lenders left who will take the trouble and the risk involved in making building loans. Aside from the Title Guarantee & Trust Co., the Metropolitan Life Insurance Co. and one or two individuals, the business is largely falling to the building-loan operators. If this law is passed, the few remaining sources for this kind of accommodation are likely to be dried up and future building in New York City will be conducted under great difficulties. It seems like another case of attempting, by legislation, to do away with the NECESSITY OF USING JUDGMENT in the conduct of your business and having business relations only with people who have character and responsibility sufficient to justify your contracting with them.

"It would seem as if the law had gone far enough in attempting to take care of the material man, and that this was another attempt to leave him free to deal with IRRESPONSIBLE PEOPLE without taking the consequences but shifting them upon the shoulders of the innocent. The lender has no interest in the speculation, has nothing to get out of it excepting the interest on his loan, and the safety of his principal, and the

least the law can do is to assure these to him. If this Dana Bill is passed, the lender, inasmuch as he cannot be made to lend his money whether he wishes to or not, WILL TRY SOME OTHER FIELD OF OPERATION. This may perhaps redound to the advantage of real estate by ultimately driving from the building business the great number of people who should not be in it and who, failing any longer to get anyone to lend them money, will have to leave the field to real builders. It will be a hard period for real estate to go through, and perhaps it can stand it. At any rate, lenders can stand it and there are many fields, other than real estate, offering them attractions."

BUILDERS' ALLIANCE WILL FIGHT THE AMENDMENTS.

Mr. Elias A. Cohen, of Colde & Cohen, and secretary of the real estate and building operators' organization, said that he considered the Dana amendments the culmination of a long series of tyrannies perpetrated by the Master Plumbers' Association. Mr. Cohen then said:

"Foreclosure proceedings of mortgages, under the existing law, are, as they openly avow, disregarded by their association. Liens cannot, in their opinion, be wiped out by legal process. They have, in the last three years, collected very large sums of money from builders and operators unfortunate enough to have given building loans.

"Should the Dana bill pass, there is an end to any further large construction work in the City of New York. Instead of managing their business in a dignified way, as is done in every other trade where fair-minded credit associations hold sway, some contractors in the building trade, especially master plumbers, have given credit when credit was not due.

"They do not share their proceeds with the building-loan men, but they squeal like welters when they lose and want the building-loan operator to make good to them losses incurred because of their own lack of judgment.

"The Dana bill stands for everything opposed to fair play. It is one-sided, and destructive to the best interests of the building trades. The Builders' Alliance will fight it to the limit, and I am sure that now that you have turned the light of publicity upon it, all other Real Estate and Taxpayers' Associations, and your own Realty Association, will prevent the consummation of any such deadly attack upon the best interests of the building industry in New York State."

WHAT IS SAID FOR THE BILL.

Mr. C. G. Norman, president of the Credit Men's Association of the Building Trades, said that his association was standing back of the amendments proposed by the Dana bill, and that Mr. Warren, its attorney, was authorized to speak for it in this matter. Mr. Moses W. Warren made this statement for the Record and Guide:

"The primary object of the lien law, was to give protection to those who furnish labor and material for buildings and if we are to have such a law at all, it should be one which does protect those for whose benefit it was brought into existence.

"If by amending the present lien law, so that it shall afford to the subcontractors and materialmen some measure of the protection to which they are entitled, this will necessarily, as was stated, put an end to all building operations in the City of New York, the only answer is that there should be no lien law. This question was settled in 1830 when the legislature of our state recognized the propriety of protecting mechanics and laborers by passing the first mechanics' lien law.

"Capital is never without the means of protection. It has been customary for those who make building loans in this City to insert in the contract for the loan a clause substantially as follows:

"That if any mechanic's lien or liens shall be filed against said premises, such holder may retain or may deposit in behalf of the borrower with the County Clerk, sums sufficient to satisfy such lien or liens."

"The loan man may thus hold out from any payment due, a sum sufficient to cover the amount of liens actually filed. Building loans facilitate building operations, but if the mortgage placed upon the property exceeds the value of the land before the commencement of the building operation and each item of material or labor as furnished is covered by the mortgage, there is often no equity whatever in the property to which a lien could attach. Materials therefore, when placed in the building, become a part of the premises to be sold on foreclosure of the building loan and the operation is carried on at the expense of the material man and subcontractor.

"It is not unusual to find in the building loan contract a clause to the effect, 'that whenever required the borrower shall deliver to the holder of said mortgage, as further security for the building loan, a chattel mortgage duly executed covering all articles of personal property and fixtures appurtenant to the building.'

"It has been urged that irresponsible builders secure credit through the carelessness of the materialman and subcontractor and that if proper investigations were made and credit refused to irresponsible contractors, there would be no necessity for the lien law and of course this argument may always be advanced by those who believe that there should be no mechanics' lien law at all. But why cannot this principle of credit be applied equally in the making of the building loans? At the present time it is possible for one to make a building loan to an absolutely irresponsible person and be fully protected. In fact it is also possible to make loans of this character with the profits of a foreclosure in contemplation and the law, as framed at the present time, seems to work for the benefit of persons making these building loans rather than for the benefit of the subcontractors and materialmen whom it was avowedly designed to protect.

"The fact that there are a great many engaged in the business of making building loans who do not take advantage of the present law, to the detriment of the subcontractors and materialmen, is far from establishing that our present mechanics' lien law is adequate for the protection of subcontractors and materialmen. The test is rather whether it is possible, under the present law, to defeat the rights of those who have complied with the law and properly filed their notice of lien.

"The money advanced by the lender under a building loan agreement is for the purpose of improving the real property and should be used for that purpose. The lender has as security the results of the labor and materials furnished and yet is not compelled to see to it that the money which he loans is devoted to paying for these things. The advocates of the Dana bill believe that it is not unreasonable to insist that the loan man sees to it that the money is devoted to the purposes for which it was intended to be used.

"When this measure is passed, the building loan man may have to require the owner to give him a statement of the amounts due the subcontractors and see to it that the money which he lends is devoted to paying those who furnish the labor and materials entering into the building. It would still, as now, be to his interest to have no liens filed, and the effect of the statute will not be different than if he had voluntarily taken the proper and natural precautions to avoid the filing of such liens."

THE TENEMENTS OF NEW YORK.

Address of Hon. J. J. Murphy, Tenement House Commissioner
Before the Civic Forum at the Church of the
Messiah, Sunday Feb. 20, 1910.

THE subject on which I am announced to speak this morning is "The Tenements of New York." It is a topic of more vital interest than almost any other, for there are more than one hundred thousand of them and more than half our population lives in them. Of course, many of them are not what we ordinarily designate as tenements. "Alwyn Court," with its rentals of \$6,500 per annum per suite "and upwards," is legally a tenement house. Every house in which three or more families "live and move and have their being" is a tenement house under the law. It is probable that a large majority of those within the sound of my voice are legally "dwellers in the tenements."

"This fact, not a pleasant one to many persons, is in essence a tribute to our human solidarity and to our respect for, at least, democratic forms. The Tenement House Department can make the splendid boast that since its organization NOT A SINGLE DEATH BY FIRE HAS OCCURRED IN A NEW-LAW HOUSE. This does not mean that none of them have burned, but the fire-proof stairways and halls have always resisted fire long enough to allow tenants to escape. What a contrast with the old-law houses in which in spite of our best efforts every year an average of 45 persons are burned to death.

"I lay emphasis on this fact, because while diseases due to unsanitary living conditions take a toll of lives many hundred per cent. greater, there is something so hideous about tenement fires that they shock our common humanity and I lay the greatest stress upon providing adequate means of escape in such emergencies. The law should give us greater power over fire-escapes in what are known as old-law tenements. Many fire-escapes now existing are only a poor excuse for modern appliances, and they are worst in the houses that need them most—where flimsy rickety wood stairways offer the least resistance to the flames. But they comply with the law, and we can not order reconstruction. The perpendicular fire-escapes must go sooner or later—and it should be sooner. I am hopeful that we may be given the necessary power.

DISCREDITED TENEMENTS.

"Much greater difficulty, than in the matter of fire protection, attends our efforts to provide better sanitary conditions. Before the public conscience became aroused to need for municipal regulation, a state of affairs had come to exist which we shall hardly outgrow in the next quarter of a century. Evil housing conditions for the poor exist in every centre of popula-

tion, home and foreign, but nowhere with such intensity as in New York. Squalor and filth characterize the "slums" everywhere, but nowhere is rack-renting, overcrowding and congestion so great as here. Ten per cent. of our tenements are of the discredited "old dumb-bell" style which allows neither light nor air to sanify the air their tenants must breathe; over 100,000 dark rooms still exist, absolutely windowless. One quarter of our population almost have no bathrooms nor private toilets in their homes. In spite of the conditions warfare waged against them by the Department nearly 2,000 school-sinks still remain, a standing threat of infection to densely settled communities.

"When Mayor Gaynor invited me to undertake the work of the department he asked me why there were more complaints about the Department than any other branch of the city government. I said "I am not surprised. This is the first attempt of the government to regulate private property for the common good. It is bound to create friction and clashing of interests." Attempts are frequently made to use the power of the department for spite and annoyance. The standards, which it tries to enforce, are often misunderstood both by landlords and tenants. Without any reflection, upon our thousands of new-comers, they find it hard to adapt themselves to city conditions. They come mostly from rural districts or small villages where even rudimentary sanitary precautions are non-existent and they resent attempts to regulate their habits as unwarranted interference with personal liberty. Sometimes we are called on to vacate even new houses because of the dirty habits of tenants. The position of janitor in such houses is an unenviable one and often can only be filled from the ranks of people little better instructed than the tenants, so the struggle for betterment is unending.

VIOLATIONS PENDING.

"The statement has been widely heralded that we have now 100,000 violations pending. A violation is the technical name given to a condition either structural or sanitary, forbidden by the law. At first glance this may seem a hopeless condition. Many people think that it means that there is a violation pending against every tenement house. As a matter of fact, this is not the fact. Some of the worst houses have perhaps a dozen violations, and most houses which have any at all have two or three. Many short sighted owners have adopted a policy of consistent obstruction, but most cooperate with the department. As an illustration of what the department has accomplished I quote from a recent summary made by the counsel to the department. In a period less than four years we have been able to secure the placing of 49,000 windows in rooms previously entirely dark; 23,000 dark halls lighted; 38,000 fire-escape balconies provided; 12,000 wooden floors of fire-escape balconies changed to iron; repairs to fire-escapes 124,000; 4,000 school-sinks removed; 23,000 additional water-closets provided; 127,000 repairs to general plumbing and more than 300,000 cleaning orders complied with, while the numbers of general improvements made by owners, most of which would not have been done but for the vigilance of the department, are incalculable. During the same period, under the control of the department, there have been erected nearly 13,000 new houses containing 149,000 apartments, giving legal accommodation for nearly 700,000 people. The foregoing is record of which, in spite of all that yet remains to be done, the department may feel justly proud and on which the city is to be congratulated.

"We have to guard at every session of the legislature against attempts to emasculate the law, while lending such aid as we can to the effort to get reasonable modification, which the Commissioner is powerless to grant as matters now stand. Measures which encourage the building of independent homes deserve all the support than the city can give them, because that way lies our hope of ultimate redemption and a higher citizenship. Exemption of small homes from a portion, at least, of the tax on improvements has been advocated by thoughtful men for several years. The idea has been slow to gain acceptance but it is making headway. New transit developments opening access to unsettled areas will tend to reduce the pressure on our congested districts and diffuse our dense population over undeveloped territory. The great City of New York has area enough to provide within its limits proper living conditions for all its citizens. I look with hope to these agencies, which by encouraging individual initiative will, in the long run, do more than the merely repressive action of the department, to remedy the evils from which we suffer.

Cost of Preparing the Real Estate Directory.

The building of records is no easy matter. Addresses cannot be verified, records collected, properly compiled and published without a large office force. Any penurious economy here means that the cost will be shifted from the shoulders of the publishers to that of the subscriber. Before subscribing to any service, you should assure yourself that it is equipped to give you the best value for your money. You would not hire an incompetent employee even if he was cheap. Why hire a service that is not the best and most efficient? You pay for it in the end.

CONSTRUCTION.

NEW RULES IN THE BUILDING DEPARTMENT

New Instructions to Inspectors—The Lot and Block Number Must Hereafter Be Given in Affidavits of Ownership.

THE Superintendent of Buildings for the Borough of Manhattan, Hon. Rudolph P. Miller, has issued a series of rulings and instructions, copies of which are printed below, with his permission. In the case of sheds over sidewalks, the instructions to the inspectors should not be taken as an interpretation of the law. Attention is called to the requirement that hereafter in filing the affidavits of ownership with applications for permits, the lot and block number must be given in each case, either for new buildings or alterations. This information can readily be obtained from the latest tax bills. In cases where the numbers are not readily obtainable, as when an owner has not had the property long enough to receive a tax bill, the information can be readily obtained from the Tax Commissioners.

ERRORS AND CORRECTIONS.

January 28, 1910.

Changes, alterations, interlineations, or other mutilation of any application, amendment or other papers filed in connection therewith, are not to be permitted or tolerated under any circumstances.

If errors have been made in any of these papers by the applicant the corrections must be noted in amendments or subsequent statements filed with the papers.

If errors have been made on the part of any employee of this Bureau, corrections of the same must be noted in written statements attached to the papers.

SHEDS OVER SIDEWALKS.

February 5, 1910.

Inspectors shall be governed by the following requirements in the construction of sheds called for by Section 80 of the Building Code, for the protection of pedestrians:

1. The shed shall extend from building line to curb.
2. The shed shall be erected as soon as practicable after the building operation is started, and must be completed before any part of the construction is carried more than 35 ft. above the curb.
3. The material shall be good sound timber, and all work shall be done in a substantial manner and shall be securely bolted or spiked.
4. The girders and sills shall be fastened to the posts by means of battens not less than 2 inches thick, and with not less than two 20d spikes in each member connected.
5. The structure shall be braced by means of knee braces both longitudinally and across at every post; the braces shall be placed at an angle of about 45°, and shall connect to the posts, beams and girders; the connection to the posts shall be at a distance of not less than 3 ft. below the top.
6. The bracing shall not be less than 6 inches by 2 inches, and there shall not be less than two 20d spikes in each member connected.
7. The flooring shall be spiked to the cross beams by sufficient 20d spikes to hold the flooring securely in place.
8. For buildings exceeding 100 ft. in height, and where the sidewalks are 10 ft. or less in width, beams shall be not less than 10 inches by 3 inches, and spaced not exceeding 2 ft. centre to centre; girders not less than 8 inches by 8 inches; posts not less than 8 inches by 8 inches, and spaced not exceeding 8 ft. centre to centre; sills not less than 8 inches by 6 inches; and flooring not less than 2 inches in thickness.
9. For buildings exceeding 65 ft. and less than 100 ft. in height, and where sidewalks are 10 ft. or less in width, beams shall not be less than 8 inches by 3 inches, and spaced not exceeding 2 ft. centre to centre; girders not less than 8 inches by 8 inches; posts not less than 8 inches by 8 inches and spaced not exceeding 8 ft. centre to centre; sills not less than 8 inches by 6 inches, and flooring not less than 2 inches in thickness.
10. For buildings exceeding 65 ft. and less than 100 ft. in height, and where sidewalks are over 10 ft. in width, beams shall not be less than 10 inches by 3 inches, and spaced not exceeding 2 ft. centre to centre; girders not less than 8 inches by 8 inches; posts not less than 8 inches by 8 inches, and spaced not exceeding 8 ft. centre to centre; sills not less than 8 inches by 6 inches, and flooring not less than 2 inches in thickness.
11. These requirements are for ordinary conditions. If extraordinary loads are to be placed on the shed, heavier timbers shall be used. Deviations from the requirements may be permitted, provided the same strength of construction is secured, but all such cases must be reported to the Chief Inspector or Superintendent for approval.

FIREPROOFING OF BEAMS AND GIRDERS.

February 7, 1910.

No system of fireproof floor construction must hereafter be approved or installed that does not contemplate encasing the bottom flanges of all beams and girders, and the exposed portions of such beams and girders, with terra cotta or other fireproof material allowed to be used for the filling between the beams under the provisions of Section 106 of the Building Code. Such protection shall be not less than one inch thick in the case of terra cotta, nor less than one and one-half inches thick in the case of other materials. Material other than terra cotta must be thoroughly secured by

metal fabric in an approved manner. Protection of bottom flanges of beams and girders by means of metal lath and plaster shall not be permitted.

ELEVATOR OPENINGS.

February 7, 1910.

In all buildings in which passenger elevators are placed no more than one opening shall be provided to the elevator shaft on any one floor, and all openings in the several stories shall be one above the other.

February 3, 1910.

An outside staircase of satisfactory construction, that is, with easy treads and risers, accessible at each floor by means of a door, and having an exterior outlet to the street, either direct or through a fireproof passage connecting with a corridor to the street on the first story, can be accepted as equivalent to a staircase called for under Section 75 of the Building Code.

February 8, 1910.

Whenever two buildings are connected by door openings provided with self-closing fireproof doors, and such openings are not larger than six feet in width, and the total width of such door openings at any one story is not more than 20 per cent. of the length of the wall, the two buildings may be treated as separate buildings.

PARTITIONS IN FIREPROOF BUILDINGS.

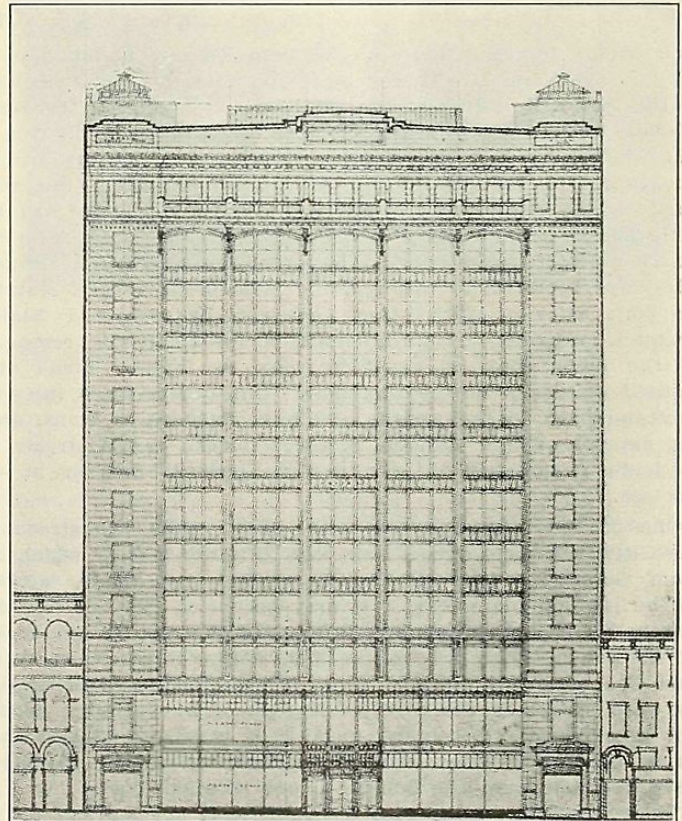
February 18, 1910.

All partitions in fireproof buildings, which are of a permanent character, shall be constructed of approved fireproof materials and construction. Permanent partitions shall include all partitions enclosing halls and toilet rooms and partitions separating the space occupied by one tenant from that of another.

Partitions constructed within the space occupied by any one tenant, and used only for the purpose of dividing such space into offices or rooms, may be of wood and glass, whether the same are so-called dwarf partitions or extend from floor to ceiling. It is not required in any building that the wood used in such partitions shall be treated to render it fireproof.

Where there is any doubt as to the use of the partitions, a report should be submitted to the Superintendent before such partitions are approved or a violation filed for the erection of the same.

RUDOLPH P. MILLER, Superintendent.



FOR THE AUTOMOBILE TRADE.

242-52 West 54th Street.

Percy Griffen, Architect.

A fireproof building of twelve stories that will stand for the last word in construction, for the automobile trade, is being erected in West 54th st, between Broadway and 8th av, almost directly opposite the home of the Automobile Club of America, and is scheduled to be completed by April 1. It will have space available for manufacturing and offices, as well as for storage. The floors are calculated for a live load of 200 lbs. per square foot, and will be surfaced, the first two with terrazzo tile, and all above with cement. Two automobile elevators will have a capacity of ten thousand pounds each. Automatic sprinklers and other safeguards will reduce insurance rates. An automatic gasoline pump will draw from an underground reservoir. The plan of the building is such as to admit of light, and to this end there are great show windows on every floor. The Thompson-Starrett Company is erecting this building under the supervision of Percy Griffen, architect, and F. T. H. Bacon, consulting engineer.

OLD CHELSEA LANDMARKS.

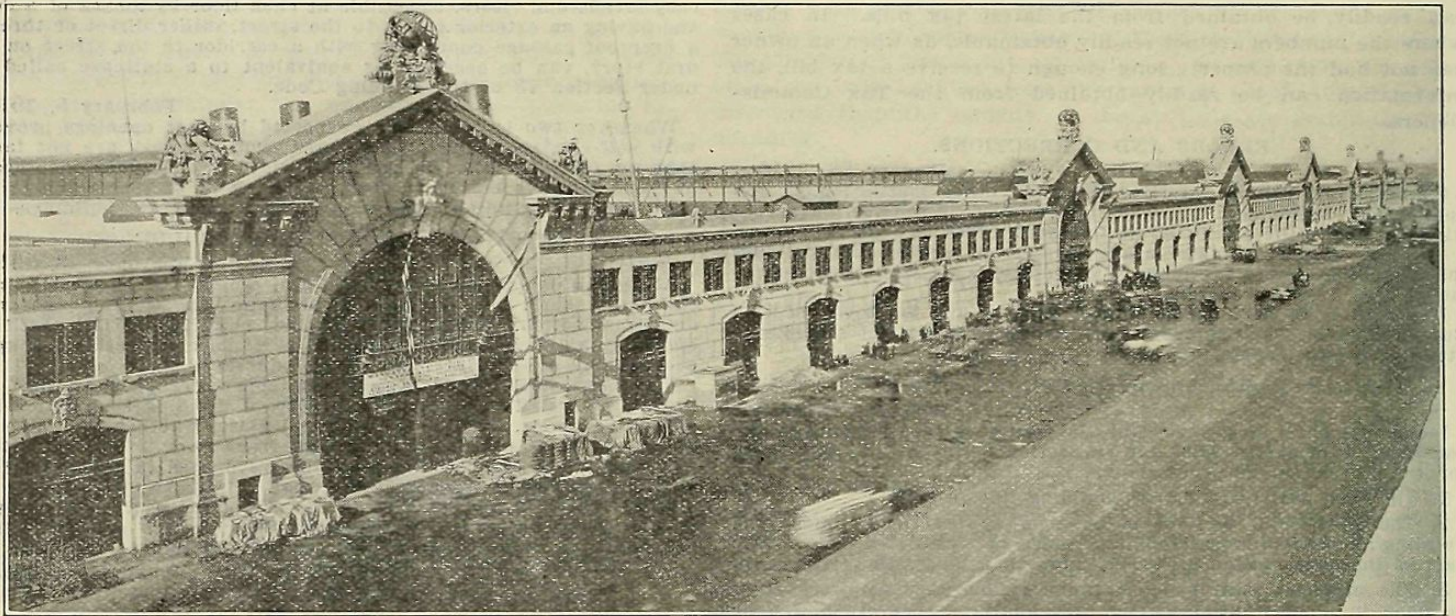
The London Terrace Houses and Their Builder—Extinguished Roads and the Old Houses That Fronted Them.

THE first break in the solid row of tall pilastered dwellings with gardens in front extending along the north side of 23d street the full distance between Ninth and Tenth avenues is being made by demolishing the house on the corner of Ninth avenue and the one next to it, as a hotel is to be erected on the site. It was Clement C. Moore, who about seventy-five years ago, opened the streets and avenues between 19th and 24th street, from the west side of Eighth avenue to the river, on the lines of the City Plan. This large estate came to Mr. Moore in part by inheritance and in part by purchase. The most notable houses erected in the section are those which comprise the still existing rows between Ninth and Tenth avenues, on the north side of 23d street and the south side of 24th, called respectfully "London Terrace" and "Chelsea Cottages." The Cottages are a reproduction on a smaller scale of those in 23d street. The Terrace houses were considered the finest speculative operation that the city had ever seen when they were erected. The square block on which both rows stand

modern brick dwellings that line the north side of 16th street, and one is not to infer that these inner abodes are anything less than eminently neat and respectable, though very modest, and very old-fashioned. Passageways with doors on the street line like basement doors are the only indication of the dwellings in the rear. The first owners of these cottages were mainly Scotch hand-weavers, who disposed of their products to the merchants on Sixth avenue.

With "Paisley," as the nucleus, says Thomas Janiver in "In Old New York," a scattered village grew up between Greenwich and Chelsea, partly on the lines of the old roads and partly on the lines of the City Plan. Many scraps of this broadcast settlement survive, and nearly every scrap has an interesting individuality. Geographically, and in other ways, the central feature of Old Chelsea was the General Theological Seminary of the Protestant Episcopal Church. To this institution was given rent free, by Clement C. Moore, the whole of the block between 20th and 21st streets, and Ninth and Tenth avenues, which lot had been known for many years as "Chelsea Square," though not a public property. Here was laid the corner-stone of the East Building in July, 1825.

A picturesque bit of old architecture stands in 20th street eastward from the Seminary, a large dark gray stone church,



A HALF-MILE VIEW OF THE CONCRETE FACES OF THE NEW \$10,000,000 CHELSEA PIERS, OPENED THIS WEEK.

was leased by Mr. Moore to William Torrey, under date of May 1, 1845, and Mr. Torrey built and sold the houses subject to the lease, the owner of the estate wisely retaining the fee.

While these two rows are the most prominent landmarks of Old Chelsea in our time, there are many others that are interesting also, though more modest, and that carry the mind back to the period of the ancient roadways. These are the little houses tucked away in backyards, out of sight from the existing streets, and only to be found by burrowing through alleyways between, or through, the prim brick houses. Notably on both sides of 20th street, between Seventh and Eighth avenues, and west of Eighth avenue on the north side, remnants of the inner rows of dwellings may be found. Some once fronted on roads now extinguished, but others were intended to stand back in their yards and have gardens in front, after the manner of the "London Terrace" houses in 23d street; for to have front gardens was a very general fashion in Old Chelsea.

One of the highways that was closed when the streets of the City Plan were opened, was the "Fitzroy Road," which ran from Greenwich through Chelsea village, and thence onward to the Bloomingdale Road. It may be traced more or less distinctly from its beginning south of 15th street to its ending at 42d street. Throughout its whole length it ran close to the east line of Eighth avenue. Its course is indicated principally by open spaces in the rows of houses, or by buildings having but one or two stories and usually of wood, as though some doubt as to the title to the land formerly within the street lines had restricted the houses to only a small cost.

There was also, some say, although it is not marked on the Commissioner's map, a road which ran parallel with the Fitzroy Road a little east of Ninth avenue. One of the most substantial evidences of this vanished and unrecorded roadway can be seen in the picturesque old wooden houses in the rear of No. 112 Ninth avenue, standing at the head of an alley and in a little court all their own. Houses like these were common in Chelsea seventy-five years ago, and many still remain, as has been said, hidden away inside the four-square city blocks.

Some of the most interesting remnants of Old Chelsea will be found buried in the heart of the block between 16th and 17th streets, and Sixth and Seventh avenues, built eighty or ninety years back, and known as "Weavers' Row," or "Paisley" village. Their presence would scarcely be suspected behind the

with a tall and massive tower. Seen in broad daylight the edifice is a good deal the worse for its Perpendicular porch built of pine planks, and for its absurd wooden crenelation, but these incongruous materials disappear when dusk is falling, and in the starlight become "glorified realities instead of cheap shams."

Growth of Civic Centers.

OLD residents can see that with the passing years there is gradually building up within the bounds of the greater city a cordon of civic centres that are to be eventually self-sustaining in a large degree, similarly to a detached town or small city, such as Mount Vernon, New Rochelle or Yonkers. The majority of the population are to find, each in his own centre, everything to supply his economic and social needs, and the necessity of the working people making long journeys to business will consequently be greatly lessened.

The failure of New York City to develop distinctive city centres is claimed to be the principal cause of the congestion in the lower part of Manhattan Borough. London has prevented congestion and secured a normal distribution of population by having many civic centers. The British capital has developed by a series of normal growths or centres. New York has tried to combine and concentrate into a ridiculously small area practically all the financial interests of the entire city. This has complicated the problem of transit, since people cannot spend all their carfare and all their time riding to and from work. The average number of inhabitants in a small central part of London is only 62; in Manhattan in 1905, 150. In most of London the density does not exceed over 20 per acre, while New York is building up not throughout the city as a whole, but with a gradual, unhealthy density of 300 or 400 to the acre, and in many blocks 600-700 per acre.

A table compiled by the Committee on Congestion of Population gives in figures an indication of the way blocks are used where land is most valuable, and although it is claimed that skyscrapers are needed because of the supposed necessity of concentrating each trade by itself in one district, yet these figures based on that part of Manhattan lying below Chambers st illustrate as a matter of fact that varied interests are combined in one block.

There are two hundred and four square city blocks on Manhattan Island below Chambers st. In 143 of these blocks less
(Continued on next page.)

PLANNING A MODERN CITY CHURCH.

Making the Best of a Small Site—The New Fifth Avenue Baptist Church Will Have Three Floors Above the Auditorium, in Further Development of a New Idea.

WHEN a city congregation has at its command the means to gratify every reasonable wish, what new conveniences, what new things under the head of equipment, and what change in plan different from the last preceding standard, would this congregation embody in any new edifice it were to build? Such an ecclesiastical body the congregation of the Fifth Avenue Baptist Church may be presumed to be. As within this membership is the richest gentleman in the world, besides many other people of large wealth, it is to be inferred that the only limit of expenditure for a house of worship was a personal feeling of delicacy as to the proper limitation of individual contributions, and the consensus of opinion as to what would or would not be seemly, reasonable and necessary, as well as beautiful, in the architectural plans.

If the Fifth Avenue Baptists have not decided to build the most costly house of worship in the city, short of a cathedral, it is because they did not want it. Then, what do they consider necessary, proper and in good taste in planning a city church of their denomination in this age? It will be agreed, in the first place, that the building must have a monumental character, which presupposes materials of an enduring nature, and that the construction will be the best obtainable. It is also granted that planning a church for a smaller and less affluent congregation than this is really a more difficult thing to do, because of the shorter purse and the necessity of making a dollar go farther. In the second place, it is not expected that the design will be as rich in the symbolism of the middle ages as might be expected in a liturgic church, or that the visitor will be able to read in sculpture or glass as many legends of the early church. Rather will there be things that will "symbolize" the best new century ideals of what a religious meeting house should be, should contain, and should do, in the judgment of good authority.

Having a site measuring only about one hundred feet square, and that situated in a side street, the architect had an INTERIOR to plan rather than an imposing EXTERIOR to design. Three sides will be mostly hidden from the street by the surrounding buildings. What the church will present to the outer world, then, will not be surmounted by a lofty steeple, supported by massive walls and buttresses of masonry, but, instead, merely a common Italian form of church facade, which had examples in the churches erected in Pisa in the tenth century.

Three tall arched windows, with slender columns between, fill the centre of the front and carry the eye well up toward the line of the cornice. Above these a gable is filled with a graceful arrangement of narrow arches; below three gables form a portico above the three entrances to the building. The whole facade, in light stone and marble, conceals the arrangement of the building behind, burying the upper windows, which light the minor meeting rooms and offices, in deep recesses behind the arches. The wall will be of a pale stone, the columns of light marble and the band courses of dark marble.

The auditorium will have the form of a Greek cross of the full length and breadth of the church. A canopy of stone, rich in decorations of mosaic, will cover the chancel and dominate the interior. There will be galleries at the rear of the nave and at each end of the transept. The choir will be at the same level with the organ pipes hung from the piers above. The ceiling will be of wood, with heavy beams, and the walls will be brought forward above the galleries, with openings for light. The walls will be of stone and the woodwork of old walnut.

THE NOVELTIES.

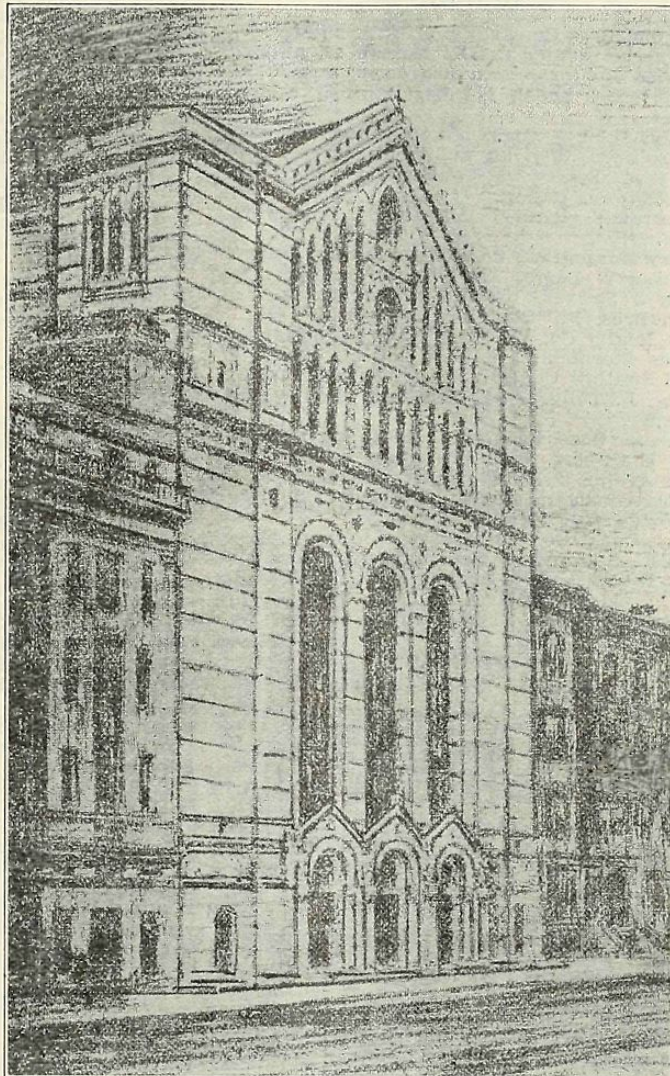
So far, the church follows conventional forms, but here is where we begin to talk about elevators, dining-rooms, living rooms for the janitor and other "conveniences" that are yet new for churches, and some "features" that are positively novel. What is essentially novel is the fact that there will be **THREE STORIES ABOVE THE MAIN AUDITORIUM**. Many other city churches on small lots have parish houses annexed which contain a number of floors, and some have large towers containing five or six floors; but the idea of having as **MANY AS THREE FLOORS ABOVE THE MAIN AUDITORIUM** is new. The First Church of Christ Scientist has one story for reading rooms above the main auditorium, but in the Fifth Avenue Baptist Church the idea will be carried much farther. Practically the whole ground space will be left for the main auditorium. On top of this will be built another large auditorium, but not so large as the main one. This will be called the "chapel" and the floor will be known as the "Sunday School Floor." The next will be the "Classroom Floor," and the third the "Social Floor."

An immense amount of space is made available by multiplying the number of floors. If a congregation does not need a great Gothic cathedral, this is the way to get a large amount of floor space from a small plot. The new church will be about three times as high as the present building and will cover all of the property owned by the trustees, which is just one hundred feet square. This includes the adjoining parsonage. Elevators and numerous stairways will, of course, connect the floors. Another

novel feature will be the roof garden. A portion of the roof is to be flat and it will be arranged for use as an open-air meeting place. Up in the country when the temperature is extremely high congregations often assemble on the lawn, when they have grounds surrounding the church, for worship, as well as for social occasions.

Another novelty will be an acousticon apparatus so placed that persons who are deaf may hear the services.

The plans call for a cross at the top of the front and another smaller cross over the middle door. As a general thing Protestant churches do not use crosses. A notable exception



THE FIFTH AVENUE BAPTIST CHURCH.

West 46th Street.

W. W. Bosworth, Architect.

is the Judson Memorial Baptist Church, Washington Square South. A few high Episcopal churches use the cross also.

The building is to cost about \$500,000. The work of razing the old building is to begin in a few weeks. William W. Bosworth, 527 5th av, is preparing a booklet giving the completed plans which will be submitted to the members of the church. The present drawings are subject to further modification.

Growth of Civic Centers.

(Continued from previous page.)

than one-half the space is devoted to offices. The square blocks which devote more than one-half their total space to office buildings number only 33; the number of blocks in which more than 75 per cent. of the space is given over to offices is only 13. In 21 of the total 200 blocks over 50 per cent. of the space is given over to factories, and in 73 blocks over 50 per cent. of the space is used by stores. There are tenements, stores and factories together on 27 blocks.

Ninety-Eight Per Cent. of the Real Estate Business.

This large proportion of the real estate business in New York is done by the subscribers of the Record and Guide, the Real Estate Directory, the Record and Guide Quarterly, and the Mortgage Indicator. If your success in the past has left anything to be desired, write us for "The Methods of Making Money On Manhattan Real Estate" pamphlet, which we will send you free on application. This will tell you how our subscribers succeed.

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.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

STONE.

Salmond Bros Co, Arlington, N J, builder; concrete.
 Waunegan Realty Co, 32 Nassau st, owner.
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway; owner; limestone.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects; limestone.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect;
 Indiana limestone.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18; limestone.
 B Crystal & Son, 21 W 34th st, owners.

TERRA COTTA.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner; vitrified tile coping, tile floors.
 Henry Morgenthau Co, 165 Broadway, owner; glazed terra cotta coping.
 Thomas W Lamb, 224 5th av, architect; glazed terra cotta coping.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.

C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

ROOFING.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner; slag roof.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner; slag roof.
 Henry Morgenthau Co, 165 Broadway, owner; slag roof.
 Thomas W Lamb, 224 5th av, architect; slag roof.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

IRON AND STEEL WORK.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owner.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

FIREPROOFING.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owner.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.

Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

PLUMBING.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
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 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

GALVANIZED SHEET IRON, SKY-LIGHTS, CORNICES, ETC.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Julius Sternfeld, 114 East 23d st, owner.
 Pirk Realty Co, 114 East 198th st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

HEATING APPARATUS & SUPPLIES.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner; steam heat.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*

Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner; steam heat.
 Henry Morgenthau Co, 165 Broadway, owner; steam heat.
 Thomas W Lamb, 224 5th av, architect; steam heat.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architect.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

ELEVATORS.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner; dumbwaiters.
 Charles Rubinger, 220 Broadway, owner; dumbwaiters.
 Frederick C Zobel, 114 East 28th st, architect; elevators.
 Brody, Adler & Koch, 132 Nassau st, owners; elevators.
 Louis Korn, 353 5th av, architects, elevators.
 Harvard Realty & Construction Co, 128 Broadway, owner.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

FT. WASHINGTON AV, s e cor 165th st, 6-sty brick and stone apartment house, 177.8x132.2, slag roof, galvanized iron skylights, steam heat; cost, \$225,000; owner, Waunegan Realty Co., 32 Nassau st; architects, Schwartz & Gross, B. N. Marcus, 347 5th av. Plan No. 89.
 62D ST. Nos. 40-46 East, 8-sty brick and stone apartment house, 66.4x84.8, tar and gravel roof, copper and wireglass skylights, steam heat, terra cotta coping; cost, \$200,000; owner, No. 40-46 East 62d St. Co., 311 Madison av; architect, Albert J. Bodker, 25 West 32d st. Plan No. 98.
 11TH ST, Nos. 31-33 West, 8-sty brick and stone apartment, 51.6x88.1; cost, \$80,000; owner, Oberlin Realty Co., 143 West 125th st; architects, Broome & Almirot, 3 West 29th st. Plan No. 95.

Miscellaneous.

CHRISTIE ST, No 159, two 1-sty brick outhouses, 8.8x7; cost, \$1,800; owner, John A. Cormack, Babylon, L. I.; architect, J. A. Rafrano, 28 Oliver st. Plan No. 87.

Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners, elevators.
 Pirk Realty Co, 114 East 198th st, owner; dumbwaiters.
 Julius Sternfeld, 114 East 23d st, owner; dumbwaiters.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner; dumbwaiters.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect; electric elevators, dumbwaiters.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner; elevators, dumbwaiters.
 Brook Const Co, 60 Liberty st, owner; dumbwaiters.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18; passenger elevators, dumbwaiters.
 B Crystal & Son, 21 W 34th st, owners; elevators, dumbwaiters.

PAINTS.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 C P H Gilbert, 1123 Broadway, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

HARDWARE.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architects.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.

Schools and Colleges.

HESTER ST, s e cor Baxter st, 5-sty brick and stone school, 198.11x46.2, slag roof, copper skylights, steam heat; cost, \$300,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 96.

Stables and Garages.

CHERRY ST, No 355, 2-sty brick and concrete stable, 20x60, plastic slate roof, galvanized iron skylights, cornices; cost, \$3,000; owner, Chas. F. Schural, 602 Water st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 88.
 181ST ST, s s, 100 e Audubon av, 3-sty stone and concrete garage, 45x102.6, slag roof, steam heat; cost, \$40,000; owner, Max Marx, 128 Broadway; architect, Alfred E. Kehoe, 1 Beekman st. Plan No. 92.

Storage Buildings.

21ST ST, No 337 w, 1-sty frame storage building, 24x44; cost, \$300; owner, Chas. E. Abbott, 236 8th av; architect the owner. Plan No. 90.

W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 C P H Gilbert, 1123 Broadway, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

PLATE GLASS.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architects.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner; wire glass.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 J Reeber Sons, 3d av near 140th st, owners.
 C P H Gilbert, 1123 Broadway, architect.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18.
 B Crystal & Son, 21 W 34th st, owners.

INTERIOR WOODWORK AND TRIM.

Salmond Bros Co, Arlington, N J, builder.
 Waunegan Realty Co, 32 Nassau st, owner.
 Severence & Co, Surf av and 23d st, Brooklyn, owner; March 1.*
 Charles Rubinger, 220 Broadway, owner.
 Frederick C Zobel, 114 East 28th st, architect.
 Brody, Adler & Koch, 132 Nassau st, owners.
 Louis Korn, 353 5th av, architect.
 Harvard Realty & Construction Co, 128 Broadway, owner.
 Rembrandt Realty Co, 3069 Broadway, owner.
 Henry Morgenthau Co, 165 Broadway, owner.
 Thomas W Lamb, 224 5th av, architect.
 York & Sawyer, 156 5th av, architects.
 Sonn Bros, 149 Church st, owners.
 Pirk Realty Co, 114 East 198th st, owner.
 Julius Sternfeld, 114 East 23d st, owner.
 W S Swallow Co, 507 5th av, builder.
 John J Tully, 884 Southern Boulevard, owner.
 C P H Gilbert, 1123 Broadway, architect.
 J Reeber Sons, 3d av near 140th st, owners.
 H H Avolin, 961 Stebbins av, architect.
 Scheer-Ginsberg Realty & Const Co, 198 Broadway, owner.
 Brook Const Co., 60 Liberty st, owner.
 Russell & Pfeffer, 1 Madison av, builders.
 Wm L Rouse & L A Goldstone, 12 W 32d st, architects; March 18; walnut, mahogany, white enamel, parquet floors.
 B Crystal & Son, 21 W 34th st, owners.

Stores and Tenements.

ST NICHOLAS AV, s w corner 148th st, 6-sty brick and stone store and tenement, 24.11x90, slag roof, galvanized iron skylights and cornices, vitrified tile coping, steam, tile floors, marble base; cost, \$35,000; owner, Rembrandt Realty Co, 3069 Broadway; architect, J. C. Cocker, 2017 5th av. Plan No. 91.

Theatres.

145TH ST, s s, 200.6 e 8th av, 3-sty brick and stone theatre, 55x89.11, slag roof, limestone cornices, steam heat, glazed terra cotta coping, wire glass; cost, \$60,000; owner, Henry Morgenthau Co, 165 Broadway; architect, Thomas W. Lamb, 224 5th av. Plan No. 93.
 CLINTON ST, Nos 58-62, 3-sty brick and stone theatre, 55x89.11, slag roof, glazed terra cotta coping, steam heat; cost, \$60,000; owner, Clinton Street Amusement Co, c/o, Architect; architect, Thomas W. Lamb, 224 5th av, D. J. Griffin, treasurer; C. R. Johnson, secretary. Plan No. 94.

48TH ST, Nos. 137-145 West, 3-sty brick and stone theatre, asphalt and gravel roof, galvanized iron cornices, steam heat, limestone; cost, \$170,000; owner, New Netherlands Theatre Co.; architect, Charles A. Rich, 320 5th av. Plan No. 97.

Wm. A. Brady, 50 Central Park West, is president. No contract let.

MANHATTAN ALTERATIONS.

ALLEN ST, No 8, windows, cornice, marble steps to 5-sty brick tenement; cost, \$500; owner, Harris Sackin, 35 Allen st; architect, Max Muller, 115 Nassau st. Plan No. 334.

CHERRY ST, No. 173, partitions, toilets, to 4-sty brick and stone tenement; cost, \$1,000; owner, D. Cunningham, 101 W 42d st; architect, O. Reissmann, 30 1st st. Plan No. 322.

ELIZABETH ST, No. 240, vent shaft, partitions, skylights to 5-sty brick store and tenement; cost, \$6,000; owner, Dean Holding Co. 309 Broadway; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 339.

FRONT ST, Nos. 149-151, columns, piers, partitions to 5-sty brick and stone office and loft; cost, \$10,000; owner, Carl F. Stiefel, 58 Maiden lane; architects, Taylor & Mosley, 1 Nassau st. Plan No. 344.

GRAND ST, Nos. 616-616½, cut doors, partition, to 2-sty brick restaurant; cost, \$800; owner, not given; architect, Charles McGregor, 235 3d av. Plan No. 311.

GREENWICH ST, No. 107, alter windows to 3-sty brick store and dwelling; cost, \$1,000; owner, C. Haye, on premises; architects, Katz & Goldrich, 278 Brook av. Plan No. 353.

HOUSTON ST, No. 265 West, partitions, toilets, windows, to 4-sty brick tenement; cost, \$250; owner, Corporation of Trinity Church, 187 Fulton st; architect, Louis F. Fick, 534 West 178th st. Plan No. 303.

HUDSON ST, No. 484, partitions, toilets, windows to 5-sty brick store and tenement; cost, \$1,200; owner, George Vassar, 433 West 22d st; architect, F. B. Franklin, 335 Broadway, and Frank Straub, 122 Bowery. Plan No. 352.

LAFAYETTE PL, No. 417, partitions to 7-sty brick loft; cost, \$250; owners, Condit & Hall, 141 Broadway; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 307.

MULBERRY ST, No. 84, partitions, alter walls, install seats, to 3-sty brick store and loft; cost, \$1,500; owner, A. Grande, 84 Mulberry st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 317.

SUFFOLK ST, Nos. 182-184, partitions, toilets, to 5-sty brick stable and shop; cost, \$500; owner, Mr. Lurie, on premises; architect, O. Reissmann, 30 1st st. Plan No. 305.

THOMPSON ST, Nos. 30-32, partitions, toilets, windows to two 4-sty brick tenements and stores; cost, \$2,000; owner, Wm. C. Davidson, 280 Broadway; architect, The Ogden Co., 21 Park Row. Plan No. 343.

UNIVERSITY PL, s e cor 11th st, cut walls partitions to 8 and 11-sty hotel; cost, \$15,000; owner, Estate A. S. Rosenbaum, 16 Exchange pl; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 341.

1ST ST, No. 63½, partitions, windows to 4-sty brick store and tenement; cost, \$1,000; owner, Daniel Huler, 159 East 80th st; architect, Chas Stegmayer, 168 E 91st st. Plan No. 313.

5TH ST, No. 521 East, alter partitions to 5-sty brick tenement; cost, \$150; owner, Chas. Kneip, 441 East 121st st; architect, O. Reissmann, 30 1st st. Plan No. 321.

13TH ST, No. 603 East, partitions, windows to 5-sty brick tenement; cost, \$1,000; owner, Lena Jacobowitz, 83 7th st; architect, E. Rossbach, 2010 Broadway. Plan No. 355.

14TH ST, No. 404 East, 6-sty brick rear extension, 27.6x30.1, to 6-sty brick factory; cost, \$10,000; owner, Henry Fuldner, 404 East 14th st; architect, Henry Regelman, 133 7th st. Plan No. 309.

15TH ST, No 535 E, partitions, toilets, alter walls, to 5-sty brick tenement; cost, \$800; owner, Estate Eliz Mulbry, 176 Broadway; architect, Maximilian Zipkes, 103 Park av. Plan No. 333.

18TH ST, Nos. 617-621 East, partitions, vaults, chimney stack, to 3-sty brick factory; cost, \$1,250; owner, J. J. Radley, 623 East 19th st; architect, H. G. Knapp, 5 East 42d st. Plan No. 315.

H. H. Vought & Co., 103 Park av, has contract.

19TH ST, No. 49 East, 3-sty brick rear extension, 21x25.9, stairs, show windows to 3-sty brick loft; cost, \$10,000; owner, Albert Pittis, 178 East Front st, Plainfield, N. J.; architect, Wm. H. Torstrick, 110 East 23d st. Plan No. 336.

23D ST, No. 150 East, erect sign to 3-sty brick store and office; cost, \$200; owner, Frank Bros., 150 East 23d st. Plan No. 349.

26TH ST, No. 513 West, partitions, windows, toilets to 4-sty brick store and tenement; cost, \$1,200; owner, Julia Moore, 319 West 77th st; architect, J. R. Dardis, 572 West 161st st. Plan No. 338.

29TH ST, No 29 E, stairs, partitions, to 12-sty brick and stone hotel; cost, \$1,000; owner, Arthur W. Eager, 29 E 29th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 327.

39TH ST, No. 232 East, partitions, windows to 4-sty brick tenement; cost, \$500; owner, Hupfel Brewing Co., 229 East 38th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 346.

42D ST, No 259 W, erect sign to 1-sty store and dwelling; cost, \$85; owner, J. W. Rosenberg, 902 Walnut st, Philadelphia, Pa. Plan No. 324.

42D ST, s s, 69.5 e 1st av, cut openings to 1-sty brick shop; cost, \$350; owner, the New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 304.

45TH ST, No. 443 West, alter walls, partitions to 2-sty brick dwelling and storage; cost, \$1,750; owner, Thomas Harris, on premises; architect, J. H. Knubel, 318 West 42d st. Plan No. 354.

48TH ST, No. 337 East, 1-sty brick front extension, 25x73, to 3-sty brick and stone stable; cost, \$750; owner and architect, A. H. Drucker, 157 East 94th st. Plan No. 357.

56TH ST, No. 19 East, install furnace, partitions, to 4-sty brick and stone dwelling; cost, \$1,500; owner, Noah C. Rogers, 128 Broadway; architect, Oscar B. Smith, Jr., Morristown, N. J. Plan No. 316.

Wakeham & Miller, 103 Park av, have contract.

97TH ST, No 208 E, toilets, partitions, windows to three 3-sty brick tenements; cost, \$3,000; owner, Bernard F. Golden, 508 Pearl st; architect, M. Conniffe, 508 Pearl st. Plan No. 328.

106TH ST, No 301 W, toilets to 12-sty brick and stone apartment; cost, \$300; owner, Stanley Court Realty & Const Co., 76 William st; architect, Chas. E. Birge, 23 W 34th st. Plan No. 332.

115TH ST, No. 1 East, toilets, partitions, fire-escapes to 5-sty brick tenement and store; cost, \$2,500; owner, Adolph Rouch, 46 West 116th st; architects, Reid & Erkins, 105 East 14th st. Plan No. 342.

117TH ST, No 327 E, toilets, partitions, windows to 5-sty brick tenement; cost, \$400; owner, Maurice Steiner, 198 Broadway; architect, H. L. Young, 1328 Broadway. Plan No. 331.

125TH ST, No. 432 West, vent shafts, partitions, to 5-sty brick store and tenement; cost, \$250; owner, S. Scott Hall, 33 East 61st st; architect, James W. Cole, 403 West 51st st. Plan No. 319.

146TH ST, s s, 50 w Convent av, 1-sty brick rear extension, 8.4x4, walls, partitions, electric elevator, to 4-sty brick stable; cost, \$3,500; owner, W. & A. Gamble, 537 W 142d st; architect, Lorenz F. J. Weiher, 271 W 125th st. Plan No. 326.

168TH ST, Nos. 514-516 West, install bath rooms, dumbwaiter shaft, to two 5-sty brick tenements; cost, \$5,000; owner, Susan Goldstein, 172 East 94th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 318.

AMSTERDAM AV, Nos. 1346-1350, partitions, toilets to 5-sty brick tenement and store; cost, \$350; owner, Thomas S. Walker, 158 West 122d st; architect, Frank Hausle, 81 East 125th st. Plan No. 337.

BROADWAY, No. 1162, partitions, cut openings to 4-sty brick and stone store and studio; cost, \$1,900; owner, Wm. L. Appleby, 1162 Broadway; architect, Wm. F. Wallace, 202 West 18th st. Plan No. 347.

William Wallace, 202 West 18th st, has contract.

GRACE AV, n w cor Lawton av, alter partitions, to 2-sty brick market; cost, \$1,500; owner, New York City; architect, Edward Glas, 37 E 28th st. Plan No. 325.

James Quinn, 52 5th av, has contract.

GREENWICH AV, No. 51, partitions, etc., to 5-sty brick office; cost, \$7,500; owner, Vienna Press Yeast Co., 141 East 25th st; architect, Turner Const. Co., 11 Broadway. Plan No. 340.

LENOX AV, No. 111, 1-sty brick rear extension, 20x34.3, glass skylights, sinks, toilets to 5-sty brick store and loft; cost, \$2,500; owner, H. Young, 111 Lenox av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 345.

MADISON AV, No. 340, 5-sty brick rear extension, 25x34.2, elevator shaft, partitions, stairs, new front, to 4-sty brick residence; cost, \$23,000; owners, Pease & Elliman, 309 Madison av; architect, S. E. Gage, 3 Union sq. Plan No. 335.

MADISON AV, No. 451, alter stairs, elevator shaft, walls to 4-sty brick and stone dwelling; cost, \$10,000; owner, Whitelaw Reid, 451 Madison av; architects, McKim, Mead & White, 160 5th av. Plan No. 348.

1ST AV, No. 2064, 1-sty brick extension, 19x26.2, partitions, girders, to 2-sty brick store; cost, \$1,000; owners, Lambiase & Odierno, on premises; architect, Frank Hausle, 81 East 125th st. Plan No. 320.

2D AV, No. 305, install tile flooring, alter windows, to 8-sty brick and stone hospital; cost, \$3,000; owner, The Society of the Lying-In-Hospital, 2d av, between 17th and 18th sts; architect, Joseph Moring, 129 East 18th st. Plan No. 306.

2D AV, No. 2476, partitions, toilets to 3-sty store and dwelling; cost, \$1,000; owner, Harlem River Amusement Co., on premises; architect, Louis Fick, 2756 3d av. Plan No. 351.

3D AV, No. 1253, oven, stairs, toilets, partitions to 3-sty brick store and dwelling; cost, \$2,000; owner, Harris Levy, 74 East 96th st; architects, Reid & Erkins, 105 East 14th st. Plan No. 356.

3D AV, n w cor 118th st, partitions, show windows, piers, staircase, to 4-sty brick store; cost, \$5,000; owners, S. & E. Gutman, 452 Broadway; architects, Shire & Kaufman, 110 East 23d st. Plan No. 314.

3D AV, No 1947, stairs, to 4-sty brick factory; cost, \$50; owner, Harry Parker, 158 E 126th st; architect, Harry Zlot, 58 E 114th st. Plan No. 330.

4TH AV, n e cor 27th st, partitions to 12-sty brick office and loft; cost, \$1,500;

owner, Lindon Baunin Co., 57 West 19th st; architect, Albert M. Gray, 1402 Broadway. Plan No. 308.

6TH AV, No. 608, 2-sty brick rear extension, 28.8x21.10, partitions, to 4-sty brick store and show room; cost, \$2,000; owner and architect, Benj. W. Levitan, 20 West 31st st. Plan No. 310.

7TH AV, No 278, erect sign to 1-sty store and dwelling; cost, \$225; owner, Peter Feldman, 202 W 26th st. Plan No. 323.

7TH AV, s w cor 43d st, erect sign to two 4-sty brick hotel, store and restaurant buildings; cost, \$200; owner, Michael Dowling, 1491 Broadway. Plan No. 329.

8TH AV, Nos. 2331-2333, erect sign to two 1-sty stores and offices; cost, \$240; owner, A. Michaels, on premises. Plan No. 350.

11TH AV, e s, from 36th to 37th sts, 8-sty brick and concrete side extension, 25x75, to 8-sty brick warehouse; cost, \$50,000; owner, David L. Williams, 437 11th av; architects, Radcliffe & Kelley, 3 West 29th st. Plan No. 312.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

MARION AV, e s, 150 n 189th st, two 6-sty brick tenements, plastic slate roof, 50x96; total cost, \$100,000; owner, Adolph Wexter, 204 Bush st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 139.

TIFFANY ST, w s, 266.7 s 167th st, 5-sty brick tenement, plastic slate roof, 42x88; cost, \$35,000; owner Tiffany St. Imp. Co., Max Manning, 332 Beekman av, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 140.

MARION AV, s w cor 198th st, 6-sty brick tenement, tin roof, 50x90.11; cost, \$55,000; owner, Theodore Riehl, 2844 Marion av; architect, Richard Berger, 309 Broadway. Plan No. 136.

ELLIS AV, n s, 430 w Olmstead av, 4-sty brick tenement, tin roof, 25x78.6; cost, \$13,000; owner, Maria P. Avallone, 524 East 119th st; architect, F. X. Rousseau, 1133 Broadway. Plan No. 137.

MAPES AV, n w cor Tremont av, two 5-sty brick tenements, tin roof, 59x90.2; total cost, \$125,000; owners, John W. Cornish Con. Co., John W. Cornish, 466 East 138th st, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 138.

179TH ST, s s, 100 w Mapes av, 5-sty brick tenement, plastic slate roof, 45.25x62.10; cost, \$30,000; owner, Chas. S. Browning, 2286 Beaumont av; architects, Schaefer and Jaeger, 461 Tremont av. Plan No. 143.

WALTON AV, w s, 156.6 n 158th st, 5-sty brick tenement, tin roof, 51.6x89; cost, \$50,000; owner, Thos. D. Malcolm Con Co, 167th st and River av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 147.

RITTER PL, s s, 98.10 e Union av, 5-sty brick tenement, plastic slate roof, 40x73.4; cost, \$40,000; owners, Crown Hill Const. Co., Jacob Kronenberger, 814 Ritter pl, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 151.

Dwellings.

WEBSTER AV, n w cor 193d st, 2-sty frame store and dwelling, tin roof, 32.10x60; cost, \$3,500; owner, M. Regan, on premises; architect, Wm. Kenny 2600 Decatur av. Plan No. 141.

193D ST, n s, 56.6 w Webster av, 3-sty frame dwelling, tin roof, 24x38.6; cost, \$3,500; owner, M. Regan, Webster av and 193d st; architect, Wm. Kenny, 2600 Decatur av. Plan No. 142.

KINSELLA AV, s s, 175 w Bronxdale road, two 2-sty frame dwellings, tin roof, 21x48; total cost, \$11,000; owner, Walter Smith, 55 Kinsella av; architect, Joseph B. Gunnison, 1813 Barnes av. Plan No. 135.

COSTER ST, w s, 100 s Spoffard av, two 2-sty brick dwellings, tin roof, 20x51; total cost, \$12,000; owner, A. Rezzano, 41 Adams st; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 149.

DUDLEY AV, s s, 126.11 n Gillespie av, 2-sty brick dwelling, tin roof, 21x51; cost, \$3,000; owner, Herman G. Volz, 613 Eagle av; architect, Herman Horenburger 122 Bowery. Plan No. 144.

MATTHEWS AV, e s, 153.4 n Bronxdale rd, 2½-sty frame dwelling, shingle roof, 21x52; cost, \$6,000; owner, Otto Leninger, 1721 Filmore st; architect, B. Ebeling, 1136 Walker av. Plan No. 145.

PARKER AV, e s, 118.8 n Westchester av, two 2-sty frame dwellings, tin roof, 21x50; total cost, \$6,000; owners Seewacha Const Co., A. G. Buckenham, 148 West 119th st, president and architect. Plan No. 152.

Club Houses.

BURKE ST, n e cor Barnes av, 1-sty frame club house, tar paper roof, 44x90; cost, \$2,500; owners, Bronxwood Athletic Assoc., Inc., Wm. Hermann, 3427 White Plains av, Pres; architect, B. Ebeling, 1136 Walker av. Plan No. 150.

Stables and Garages.

WATSON LANE, e s, at 178th st, 1-sty brick garage, slag roof, 30x24; cost, \$1,800; owners, Astor Estate; lessee, J. C. Green on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 146.

Stores and Dwellings.

WESTCHESTER AV, n e cor Intervale av, 1-sty brick stores, tin or plastic slate roof, 100.08x100.08; cost, \$5,000; owner, Henry Morgenthau Co; lessee Edw. Lens, 1101 Hoe av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 148.

BRONX ALTERATIONS.

FREEMAN ST, No. 861, 1-sty frame extension, 6x29.6, to 3-sty frame store and dwelling; cost, \$150; owner, Susie B. Kitner, West Camp, Ulster Co., N. Y.; architect, Chas. Le Baron Goeller, 1285 Union av. Plan No. 87.

160TH ST, s e cor Union av, new store front, new partitions, to 5-sty brick tenement; cost, \$500; owner, Wm. Pacher, 9 Seymour av, Newark, N. J.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 81.

167TH ST, n s, 49 e Kelly av, new water closets, new partitions, etc., to two 3-sty frame tenements; cost, \$800; owner, Rebecca M. Trube, 911 Freeman st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 82.

ALEXANDER AV, No 299, 2-sty and basement brick extension, 17.1½x21.4 to 3-sty and basement brick dwelling; cost, \$2,000; owner, Louis O. Van Dorn on premises; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 84.

CLASSON POINT ROAD, s s, 824 w East River, increase in height 8 ft; 1-sty brick power house; cost, \$100; owner, Clinton Stephens on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 83.

CLASON POINT RD, s s, 824 w East River, 2 1-sty frame extensions, 10x10 and 8x13 to 2½-sty frame hotel; cost, \$2,000; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 85.

WESTCHESTER AV, n s, 170 w Olmstead av, 1-sty frame extension, 38x100, to 2½-sty frame hotel; cost, \$2,000; owner, Chas. H. Baechler, 1126 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 86.

ADVANCE REPORTS.

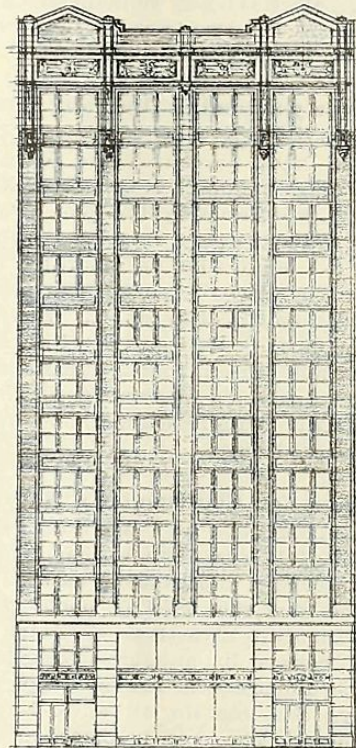
A Million Dollar Apartment House for Broadway.

BROADWAY.—Plans are being prepared by William L. Rouse and L. A. Goldstone of 12 West 32d st, for a 12-sty high class elevator apartment house for Samuel

Borchardt, owner, to be erected at Broadway the south east corner of 98th st, on a plot measuring 100x180 ft in ground dimensions. The apartments will contain six, seven and eight large rooms and two baths to each apartment. There will be four electric passenger elevators and every known convenience, such as are found in high class houses of this type. The interior trim for the dining rooms will be in walnut, the parlors in mahogany and all other rooms in white enamel with parquet floors. The entrance hall will be two stories in height and very elaborate in design and equipment. The exterior will be extensively of limestone with light brick and terra cotta. The cost will be in the neighborhood of \$1,000,000. The architects are to have complete charge of building operations and will be ready to take estimates on all contracts in about six weeks.

Proposed Building for 39th St.

39TH ST.—Plans have been completed by Architects Mulliken & Moeller, 103 Park av, for the 12-sty loft building to cover a plot, 75x98.9 ft., at Nos. 225-7 West 39th st to be erected by the L. &



R. Realty Company, for the occupancy of the American Press Association, of 45 Park pl. Figures are being received by the architects.

C. P. H. Gilbert to Plan Gary Mansion.

FIFTH AV.—Architect C. P. H. Gilbert, of 1123 Broadway, has been commissioned to prepare plans for the handsome town residence to be erected by Hon. Elbert H. Gary, chairman of the directors of the United States Steel Corporation. Mr. Gary has purchased the southeast corner of 5th av and 67th st, which measures 30x120 ft, at present occupied by the house where H. O. Armour lived for many years. Mr. Gilbert states that plans and specifications will be ready for estimating in a few weeks, and that the work of demolishing the present residence will proceed at once. The house will have six stories, the exterior chiefly of Indiana limestone, and the whole construction strictly fireproof. It will be equipped with electric elevators, dumb-waiters, and a refrigerating plant. The expectation is that the work will be completed and the house ready for occupancy by the fall of 1911. The cost is placed in the neighborhood of \$1,000,000. No building contract has been awarded.

Improvement of Vesey St. Corner Undetermined.

VESEY ST.—John T. Underwood, president of the Underwood Typewriter Company, 241 Broadway, informed the Record and Guide on Friday that no plans have yet been formulated for the improvement of the northeast corner of Vesey and Church sts with a business building, as was announced elsewhere during the week. Mr. Underwood added that the site may possibly be resold. The property measures 52.5x75 ft., and contains about 4,000 sq. ft. It is presently covered with two 5-sty lofts. It was also stated that no building plans have been prepared or architect selected for any improvement whatsoever.

Figuring for Chemists' Club House.

41ST ST.—Architects York & Sawyer, 156 5th av, are taking estimates from an invited list of bidders for the construction of the 10-sty fireproof brick and limestone club house for the Chemists' Club of No. 106 West 5th st, to be erected at Nos. 50 and 54 East 41st st. The building will have dimensions of 56x100 ft. L. B. Marks and J. E. Woodwell, 103 Park av, will be the steam and electrical engineers. The directors of the club include: Morris Loeb, William H. Nichols, Jr., Chas. F. Chandler and Albert and Leo H. Backeland.

A Forty-Second St. Building Rumor.

42D ST.—I. S. & M. S. Korn, 31 Nassau st, have purchased the 5-sty store and office building, No. 8 East 42d st, 22x100 ft., adjoining the plot, Nos. 4-6 East 42d st, which they also own, and Nos. 5-7 East 41st st, abutting in the rear. This gives the owners a plot containing about 11,000 sq. ft., with frontage of 66 ft. in 42d st and 44 ft. in 41st st. It has been announced that an office building covering the entire site is contemplated. Nothing definite, however, has yet been decided.

Plans for Claremont Av Houses.

CLAREMONT AV.—Architect Gaetan Ajello, of 1 West 34th st, has completed plans for the improvement of Claremont av, the west side 387.1 ft. north of 116th st, with two high-class elevator apartment houses to measure 56.8x82 ft in ground dimensions. The buildings will be 11-stys and contain all up-to-date conveniences. The cost is placed at about \$500,000. B. Crystal & Son, 21 West 34th st, are the owners and general contractors.

34th Street Operation Started.

34TH ST.—Foundations have been put down for the 12-sty loft building, 90x90 ft., at Nos. 317-322 East 34th st, to be erected by Julius Sternfeld, of 114 East 23d st, from plans by Geo. and Edward Blum, 505 5th av. P. R. Moses, 43 West 34th st, is steam and sanitary engineer; C. O. Brown, 624 Madison av, consulting engineer, and Peter Guthy, 926 Broadway, Brooklyn, has the mason work. Estimated cost, \$150,000.

New Hotel and Bath for Coney Island.

CONEY ISLAND.—Severence & Company, Surf av and 23d st, Brooklyn, owner, will build and will take bids about Mar. 1, on sub-contracts and materials for a new hotel and bathhouse, frame, 2-stys, 96x130, with 200 bath rooms, on West 23d st, Coney Island. Architect, C. W. R. Van Buskirk, 187 Montague st, is preparing the plans. The cost is placed at about \$20,000.

New Bronx Garage.

WASHINGTON AV.—N. Grenzfolder, 1368 Boston Road, owner, will soon begin the erection of a 2-sty brick and stone garage to measure about 100x100 ft,

containing living apartments, on the east side of Washington av, 188 ft north of 165th st, Bronx. The plans are by H. H. Avolin, of 961 Stebbins av. The architect is now taking figures.

Proposed Building for 31st Street.

31ST ST.—Messrs. Brody, Adler & Koch, No. 132 Nassau st, owner, of the plot, Nos 39 to 41 West 31st st, through to Nos. 38 to 40 West 32d st, will erect a 16-sty office and studio building on the site. The property has a frontage of 50 feet in 31st st, with a 45 foot frontage in 32d st. Messrs. Schwartz & Gross, 347 5th av, are preparing the plans.

Apartments, Flats and Tenements.

79TH ST, N. Y. C.—Chas. A. Holmes, 25 West 42d st, has prepared plans for a 5-sty flat, 45x90.2 ft, for Thomas E. Brigham, 530 West 179th st, to be erected in the north side of 79th st, 268 ft east of Av A, to cost \$40,000.

18TH ST, N. Y. C.—The Joseph King Const Co., 56 East 87th st, will erect two 5-sty flats, 87.6x81.10 ft, in the north side of 187th st, 100 ft west of Amsterdam av, to cost, \$200,000. J. Hauser, 360 West 125th st is architect.

WADSWORTH AV, N. Y. C.—The Mutual Apartment Co., 110 East 23d st, will erect a 6-sty flat house, 109.6x irregular, at No. 140 Wadsworth av, to cost \$175,000. F. A. Wright, 110 East 23d st, has prepared plans.

13TH ST, N. Y. C.—Bernstein & Bernstein, 24 East 23d st, have completed plans for a 6-sty tenement, 44x90.3 ft, for Harbater & Silk, 117 East 7th st, to be erected in the south side of 13th st, 347 ft west of 6th av, to cost, \$70,000.

SOUTHERN BOULEVARD, N. Y. C.—A. Morris, 103 Park av, has prepared plans for two 5-sty flats, 86x126 ft, for the Brook Const. Co., 60 Liberty st, to be erected on the Southern Boulevard 175 ft north of Barretto st, Bronx, to cost \$75,000.

149TH ST, N. Y. C.—J. Hauser, 360 W 125th st, has completed plans for a 5-sty flat, 75x86.11 ft, to be erected in the south side of 149th st, 100 ft west of Convent av, to cost, \$100,000. A. Doctor, & A. Kraus, 153 West 142d st, and 3161 Broadway are the owners.

10TH AV, N. Y. C.—Plans have been completed by Gronenberg & Leuchtag, 7 West 22d st, for a 5-sty tenement, 54.11x irregular, to be erected on the west side of 10th av, 134.3 ft south of Emerson st, to cost, \$120,000. Chas. Hausle Realty Co., 3210 Broadway, is the builder.

BANK ST, N. Y. C.—Chas. Rubinger, 220 Broadway, owner, is ready for bids on masonry and carpenter work, for the 6-sty tenement, 42x57 ft, with stores, to be erected at Nos. 42-44 Bank st, from plans by H. S. Lion, 12 West 32d st. The owner builds. The estimated cost is \$40,000.

DECATUR AV, N. Y. C.—J. J. Vreeland, 2019 Jerome av, has plans for a 6-sty 19-family flat, 25x100 ft., for the Pirk Realty Co., 114 East 198th st, to be erected at the southeast corner of Decatur av and 199th st, to cost \$50,000. The owner will take all bids on separate contracts.

INTERVALE AV, N. Y. C.—John J. Tully, builder, 884 Southern Boulevard, is ready for figures on separate contracts and materials for three 5-sty tenements and stores, to be erected at the northwest corner of Intervale av and Beck st, from plans by E. J. Byrne, 3025 3d ave. Estimated cost is \$200,000. Excavating is under way.

113TH ST, N. Y. C.—Old buildings have been demolished in the north side of 113th st, 100 ft west of Broadway, to make way for the 8-sty fireproof elevator apartment house to be erected by the Scheer-Ginsberg Realty & Const. Co., of

198 Broadway. Geo. Fred Pelham, 507 5th av, is the architect. The owner builds and is taking figures on sub-contracts and materials. Estimated cost is \$200,000.

PARK AV, N. Y. C.—The Raisler Heating Co., 1966 Broadway, has received the heating contract for the 12-sty apartment house 107x100 ft., to be erected by the "829 Park Avenue Co.," H. K. Miller, president, at the southeast corner of Park av and 76th st, to cost about \$600,000. W. J. Taylor, 5-7 East 42d st, is general contractor, W. G. Maher, 1133 Broadway has the carpentry. R. F. Bolton, 527 5th av, is engineer, and Pickering & Walker, 103 Park av, the architects. The foundations are in.

Contracts Awarded.

SANDY HOOK, CONN.—The Phoenix Bridge Co., 49 William st, N. Y. C., has received from the New York, New Haven & Hartford R. R. Co. a contract for erecting a bridge at Sandy Hook requiring about 400 tons of steel.

MADISON AV, N. Y. C.—The W. S. Swallow Co., 507 5th av, has received the general contract to erect the 6-sty office building, 25x100 ft., at 340 Madison av for Messrs. Pease & Elliman, from plans by S. E. Gage, 1 Union sq. Estimated cost is \$25,000.

9TH AV, N. Y. C.—Wennemer Bros, masons and builders, 1920 Anthony av, have received the mason contract for the 3-sty hotel to be erected at the northwest corner of 9th av and 23d st, from plans by Neville & Bagge, 217 West 125th st. Chas. Beckman, 108 West 18th st, is the lessee.

BROOKLYN.—John Kennedy & Son, 103 Park av, N. Y. C., have received the general contract for extensive exterior and interior changes to the bank building of the Brooklyn Trust Co., 177-179 Montague st, from plans by Gillespie & Carrel, 1123 Broadway, N. Y. C., to cost about \$15,000.

WADSWORTH AV, N. Y. C.—The mason work for the 6-sty apartment house to be erected by John B. Berry & Co., of 543 West 145th st, at the northeast corner of Wadsworth av and 177th st, has been awarded to Wennemer Bros., of 1920 Anthony av, Neville & Bagge, 217 West 125th st, are the architects.

25TH ST, N. Y. C.—The Rutland Florence Marble Co., 100 Park av, has received the contract to furnish cut stone for the new 12-sty store and loft building for the Theodore Starrett Co. at Nos. 137-139 West 25th st. L. G. Maurer, 1493 Broadway, is architect. P. R. Moses, 45 West 34th st, engineer. Estimated cost is \$200,000. Excavating is under way.

AMSTERDAM AV.—Rossell & Pfeffer, 1 Madison av, have obtained the general contract to enlarge the Sloane Maternity Hospital, on the east side of Amsterdam av, between 59th and 60th sts, to cost about \$150,000. The new building will be 8-stys, fireproof, 40x80 ft. Crow, Lewis & Wickenhoefer, 160 5th av, are the architects. Nygren, Tenney & Ohmes, 130 Fulton st, are steam engineers.

SOUTHERN BOULEVARD, N. Y. C.—Dawson & Archer, 150 5th av, recently received the general contract to erect the reinforced-concrete fireproof bakery, 3 and 6-stys, 121x203x243 ft, at the Southern Boulevard, Wales and St. Mary's av, the Bronx. C. B. Comstock, 103 Park av, is architect and engineer. The owner is the Ward Bread Co., Liberty National Bank, Pittsburgh, Pa.

Dwellings.

PORT RICHMOND, S. I.—The plot 25x100 ft. on the southerly side of Stuyvesant pl, near Richmond Terrace, St. George, has been purchased by Mrs. Em-

ma Greenwald of Port Richmond, who contemplates the erection of a private residence.

YONKERS, N. Y.—John Laudi, 4 Murray av, Yonkers, will build a 2-sty brick and stone dwelling, 21.4x35 ft., on the north side of Thomas av, 50 ft. east of Loomis av, Yonkers. M. W. Del Gaudio, architect, Webster and Tremont avs, N. Y. C., is preparing plans.

YONKERS, N. Y.—M. W. Del Gaudio, architect, Tremont and Webster avs, N. Y. C., states that plans are in progress for a 3-sty stone dwelling, 20x35 ft., to be erected on the east side of Midland av, 115 ft. south of Fullerton av, Yonkers, to cost \$4,000. M. Fraiella, Midland av, is the owner.

5TH AV, N. Y. C.—Bids have gone in for \$25,000 worth of alterations to the residence No. 670 5th av to be renovated for business purposes for Brewster & Co., of Broadway and 47th st, as lessees, from plans by Stephenson & Wheeler, 18 West 27th st. The Gallatin estate own the building.

Factories and Warehouses.

LYNDHURST, N. J.—The United Cork Companies of Hoboken, has purchased a site of 9 acres on the Lackawanna railroad at Lyndhurst, and will erect, it is said, a new factory building.

BROOKLYN.—Roebing st, 20 ft. south of 1st st, has been excavated for the 5-sty factory to be erected by N. Montague, of 1007 Sterling place, from plans by B. Finkenseiper, 134 Broadway, Brooklyn. Matthew Smith & Son, 511 Lorimer st, are general contractors, Joseph Frisse, 814 Lexington av, Brooklyn, has the carpenter work.

DUANE ST, N. Y. C.—Sonn Bros., 149 Church st, owners, have taken figures on separate contracts for the 12-sty fireproof warehouse, 90x100 ft., to be erected at the southwest corner of Duane and Hudson sts, to cost about \$450,000. Rouse & Goldstone, 12 West 32d st, architects; M. S. Falk, 30 Church st, steel engineer; Morse & Rogers, 135 Duane st, lessees.

3D AV, N. Y. C.—W. H. Kroepke, 383 College av, has received the plumbing work on the new warehouse, 5-stys, 50x150 ft., for J. Reeber Sons, to be erected on the west side of 3d av, 150 ft. north of 139th st, at a cost of \$40,000. John E. Kirby, 481 5th av, prepared these plans. The owner deals in building materials and will handle the general contract. The site is ready to excavate.

Halls and Clubs.

GREENFIELD, MASS.—The Franklin Savings Institution of Greenfield has approved plans submitted by Architect Marcus J. Reynolds, of Albany, N. Y., for a new bank building of granite, to cost \$80,000.

PATERSON, N. J.—The Catholic Club of St. Bonaventure's church contemplates the erection of a new club house. Arrangements will be made with an architect who will draw up plans in the near future. They do not know what type of building they want as yet. The members intend it to cost about \$15,000.

HEMPSTEAD, L. I.—Plans have been figured for the 2-sty brick and terra cotta Masonic hall, 60x90 ft., for Morton Lodge, on Fulton av. Dr. H. M. Warner, Hempstead, is chairman of the building committee. W. F. McGullock, of Hempstead, and A. D. R. Sullivan, of Chicago, Ill., are associate architects. Estimated cost is \$25,000.

Miscellaneous.

JANE ST, N. Y. C.—Frank Goodwille, architect, 1170 Broadway, has taken bids for the 4-sty brick garage, 73x126 ft, which the Jackson Square Realty Co., 150 West 4th st, is to erect at Nos. 10-14 Jane st, at a cost of \$170,000.

OGDENSBURGH, N. Y.—The State Legislature has been asked to appropriate \$45,000 for the construction and equipment of a sand filtration plant in connection with the water system of St. Lawrence Hospital here.

BROOKLYN.—Rev. John C. Williams, pastor of Calvary Church, Brooklyn, announces that funds are being collected for rebuilding Calvary Church, although no plans have yet been made. The new building will probably cost \$50,000.

GARWOOD, N. J.—Arrangements are being made to enlarge the power plant of the Aeolian Co. here, and the company, it is reported, will be in the market for boilers, condensers, engine-driven generators, pumps, etc., together with machinery for its new shops.

BROOKLYN.—Wm. H. McElfatrick, architect, 1402 Broadway, N. Y. C., is completing plans for the proposed theatre to be erected by Percy G. Williams, of 6 Barclay st, N. Y. C., at Howard av, Broadway and Madison st, Brooklyn. The building will be for vaudeville and seat about 2,500. The building contract has not yet been awarded.

Office and Loft Buildings.

26TH ST.—Henry Metz, president of the Criterion Construction Co., will erect a 12-sty loft building, 44x107 ft., at Nos. 161-3 West 62th st.

22D ST, N. Y. C.—Architect, Frederick C. Zobel, 114 East 28th st, is preparing plans for a 12-sty loft, covering a plot 75x100 ft, at Nos 118 to 124 W 22d st, for Max Solomon, of Brooklyn. The cost is placed at \$350,000.

26TH ST, N. Y. C.—Samuel Sass, 23 Park row, has completed plans and H. Hellman, 1 West 34th st, owner, has taken figures on the general contract for the 12-sty loft building, 87x100 ft, to be erected at Nos. 127-133 West 26th st.


SYRACUSE, N. Y.—The Syracuse Wall Plaster Co. has announced the purchase of property at No. 317-321 North Clinton st, upon which it plans to erect a 4-sty building costing \$10,000. The new building will be used as a salesroom exclusively.

PEARL ST, N. Y. C.—Excavating is under way for the 2-sty store and loft building, 48x120 ft., at Nos. 482 Pearl st for Charlotte B. W. Jackson. Wm. Higginson, 13 Park Row, is the architect and C. S. Morrell, 59 Ann st, general contractor.

AV B, N. Y. C.—John U. Brookman, 88 Wall st, owner, has taken figures for the 4-sty brick loft building, 92x107 ft, to be erected at Nos. 328-334 Av B, to cost about \$30,000. C. H. Chamberlain, 10 South Broadway, Yonkers, N. Y., is the architect.

BROADWAY, N. Y. C.—J. Odell White-nack, 231 West 18th st, has the contract for the general renovation of the 5-sty store and loft building No. 412 Broadway for the 412 Broadway Co. Frederick P. Platt, 1123 Broadway, is architect. Estimated cost is about \$12,000. Tearing out is under way.

22D ST, N. Y. C.—The 16-sty store and loft building, to be erected at Nos. 20 to 26 West 22d st, by the 20 West 22d Street Realty Co., from plans by Louis Korn, 353 5th av, will cost about \$1,500,000, together with the site. Equipment will include four electric elevators, sprinkler sys-



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tem, mail chutes. The plans have not yet been completed. (See issue Feb. 19, 1910.)

22D ST.—Plans for the steel-work are being prepared for the 12-story loft and store building, 145x98 ft, about to be erected by the Harvard Realty & Const Co., of 128 Broadway, at Nos 13-21 East 22d st, from designs by Rouse & Goldstone, 12 West 32d st. Joseph E. Goldberg, is president and Louis Kramer, secretary; Myron S. Falk, 30 Church st, is steel engineer.

Schools and Colleges.

BROOKLYN.—Plans have been approved for an addition to Public School No. 19 at South 3d and Keap sts, Brooklyn, to cost \$190,000. C. B. J. Snyder, 500 Park av, N. Y. C., is architect.

HARTFORD, CONN.—The Underwood Typewriter Co., 241 Broadway, N. Y. C., is considering plans for the construction of a factory building on Capitol av. C. D. Rice, is general manager.

KEYPORT, N. J.—Plans are being considered by the Whitall Tatum Co, for the construction of a factory in Keyport, with power plant requiring an engine, dynamo and other equipment.

SAYBROOK, N. Y.—The citizens of Saybrook are in favor of erecting a new school on the site of the present building. A special committee consists of John B. Bonnell, Abraham P. Morris and Charles T. Woodruff.

NORTH TONAWANDA, N. Y.—The Automatic Coin Wrapping Co., recently incorporated with a capitalization of \$1,200,000, is having plans prepared for a plant for the manufacture of machines to wrap coins automatically.

BINGHAMTON, N. Y.—The Board of Education contemplates the erection of a \$275,000 high school. A local architect will prepare the plans. It is proposed that the building be ready by Sept. 1, 1911. Address Chairman of the Building Committee.

CLINTON, MASS.—The Lancaster Mills will erect a factory and also houses to provide 20 tenements for the additional number of hands which will be necessary to operate the new mill. The structure will be 150x450 ft, 4-story, and will give employment to 500 additional hands.

BROOKLYN.—The Bushwick section of the borough is to receive a high school. Four hundred and fifty thousand dollars has been authorized for the building. It will be located on a site already owned

by the Board of Education, at Irving and Putnam avs and Madison st, in the old Union Cemetery. It is 200x300 ft. C. B. J. Snyder, 500 Park av, N. Y. C., is superintendent of school construction.

ADD FACTORIES & WAREHOUSES.

KEARNY, N. J.—The Nairn Linoleum Co. of Kearny has awarded to the Salmund Bros. Co., of Arlington the contract for the erection of a large addition to the plant of the company in Passaic av. Work will be started as soon as the weather permits. Construction will be fire-proof brick and concrete, 60x125. The walls will be of brick and the floors of steel and concrete. Three long wings to the building, 24x200 and 75 ft high will also be built.

Municipal Work.

BRONX.—The Fire Commissioner will open bids on March 2 for repairs to the quarters of engine companies 41, 43, 62, 61 and 50, Bronx.

MANHATTAN.—Estimates will be received by the Commissioner of Street Cleaning Tuesday, March 1, for furnishing and delivering window glass.

BRONX PARK, N. Y.—The Park Board will receive bids until Thursday, March 3, for labor and material for completely erecting a foot bridge at the Falls, near Lorillard Mansion, in Bronx Park.

MANHATTAN.—The Commissioner of Bridges will open bids on Thursday, March 3, for furnishing and delivering yellow pine, white pine and spruce lumber to the Brooklyn Bridge. Also for furnishing and delivering portable, motor driven air compressor outfit to the Williamsburgh Bridge.

WALLINGTON, N. J.—Bids will be received by the Mayor and Council at Wallington, near Rutherford, until Feb. 28 for the construction of a reinforced concrete water reservoir and extension of artesian wells from plans on file in the office of A. L. Pettersen, Boro. Engr., Passaic. Chris. De Keyser is Boro. Clerk.

MANHATTAN.—Estimates will be received by the Fire Commissioner Wednesday, March 2: No. 1. For labor and materials required for repairs and changes to doors in the quarters of engine companies 2, 33, 40, 67 and hook and ladder companies 6, 21, 22 and 24. No. 2. For repairs to the quarters of Engine Company 31. No. 3. For repairs to the quarters of Hook and Ladder Company 23.

Brief and Personal.

Purcell and Gilfeather, Inc., contractors and foot drillers, have removed their office and stable to 453 West 38th st.

Mme. Cully (modiste), of No. 113 West 48th st, who bought the 4-story dwelling, No. 63 West 46th st, lot 20x100.5, from Col. Adolph Ammon, wishes to announce through the Record and Guide that she does not contemplate any alterations to the building for business occupancy, as announced in the daily papers.

The idea which the Haeusermann Metal Manufacturing Company, of No. 242 East 122d st, originally had, of erecting a factory on the west side of Whitlock av, 80 ft. north of 144th st, has been abandoned. The firm, instead, has signed a long lease of the Standard Litho. Company's property, at 1100 Brook av, and will shortly remove to their new quarters.

Fred. L. Heidritter, of the firm of F. L. & A. Heidritter, the big lumber dealers of Elizabethport, N. J., has retired from the management of the company and has placed that responsibility upon Mr. F. R. Wallace, who has been general manager for the last few years. Mr. Heidritter will retain his large financial interests in the concern. This company is constantly growing, the company now having 18 acres of yard in which it carries a tremendous stock of yellow pine aggregating 15,000,000 feet. The phrase "Call up Heidritter's and see if they have it," has become a trade slogan.

Thomas R. A. Hall, who died last Saturday in his apartment at "The Lorraine," 5th av and 45th st, was a member of the old building firm of William Hall's Sons, whose earlier operations were largely responsible for the improvement of much of the territory around Lenox av and 115th st. Later they were among the pioneers in the construction of fine residences in the upper 5th av district. The last large project with which Mr. Hall was identified was the building of the fine apartment house at the southwest corner of 5th av and 51st st, opposite the Vanderbilt mansion. Mr. Hall was the father of W. W. Hall and the late T. M. Hall, who have built scores of fine residences in both the 5th av and west side sections, and an uncle of A. C. & H. M. Hall, who have been successful builders of high class apartment houses, notably along upper Broadway and on Morningside Heights. Mr. Hall was for many years a trustee of the 5th Av Presbyterian Church. He was sixty-three years old. His business office was at 39 East 42d st.

ELECTRIC POWER IN THE BRICK BUSINESS.

IT would seem that, if a constant electric current can be had at reasonable figures, there are points in favor of the use of electricity as a motive power in the brick business. For the brick manufacturer it has been necessary that he should use the most economical system. Few have as yet had personal experience with works fully equipped with electric power, and information on the subject based on real intimate knowledge is limited.

Whatever the advantages to be gained from electric power they depend upon the availability and cost of the current. There must be central stations to connect with as the first condition, and a reasonable charge for the service. At the last national convention of brick manufacturers, it will be recalled, a manufacturer who had some experience in using the current in manufacturing front brick, Mr. C. G. Guignard of Columbia, S. C., said that the method of application, whether to use individual motors for different machines, or drive them all from one common line shaft driven by a larger motor, would have to be determined by local conditions, but he preferred the individual motor plan, though the first cost of this might be a little higher. A machine for making brick or preparing clay, with a motor attached, he considered most desirable. It was very nice to have only to throw in the switch to make things go. He then said:

"Wiring does not cost a great deal and can be run in close places, around any corner, under ground or overhead, with little loss in transmitting the current. Motors may be set at any

angle, on floor, ceiling or wall, and occupy little space. Small motors with cable connecting to wire line can be placed on portable elevators or conveyors and carried to different points for loading and unloading kilns or cars.

"A motor-driven transfer for handling small brick cars to and from the kilns is not impracticable. In hauling clay from pit to plant, where any distance is to be covered, there is nothing better than the ever ready trolley system. This may be installed heavy enough for shifting cars loaded for shipping. In operating a shovel for digging clay the motor shovel is far better than steam. Having a constant current, the shovel is always ready to start; no frozen pipe in cold weather; no waiting to get up steam; motor occupies much less space than engine and boiler; there is less upkeep; no water and coal to be hauled to shovel, and firemen's services are dispensed with. No expense is incurred in keeping the fire going between trips or over noon hour. In other words, there is no cost except while actually working. This is the same with all motor installations.

"The use of electric current for lighting the plant is, of course, far better than any other system, as well as being much safer. The portable lights on long cords are most convenient about dark kilns or sheds in setting and unloading.

"However desirable is a model plant fully equipped with electric power, it should not be thought that its partial use on a plant has no advantages. In many of the details of operation one might adopt the electric drive, and reap the benefits therefrom, even though he were not able to equip his whole plant electrically."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Market Firmer in All Lines.

Building material was in better demand, this week, say authorities. Brick moved up in consequence of the supply becoming low. Cement showed an improved inquiry, but prices stand unchanged. Pig iron showed marked improvement, particularly in foundry grades, while structural steel developed a decided improvement over last week's business. Lumber was steadier, some lines actually stiffening. Stone was the most inactive of all the different materials.

Specialists in various lines of materials expressed the thought this week that things looked much better for a clearing of the labor situation and that it now seemed as though the difficulties would be adjusted without a big strike, as was feared last week. There was more activity displayed in certain lines than is usual for this time of the year. Although the dealers are well fixed as to supplies of brick, they are taking what they can get for deliveries to outlying sections, so as to husband stocks they have in reserve for early spring needs at a time when market prices will be high. The outlook for building is not dismal by any means, say those in a position to know, but so far there has been no cause for a very high grade of enthusiasm. Conservatism still rules.

Brick.

The brick situation at present is somewhat acute with the visible supply limited and the demand picking up. It was expected on Thursday that if the cold snap did not continue too long so as to make the river absolutely impassable, an attempt would be made to bring some cargoes into this city. These were expected to arrive here on or about Monday.

A gentleman well versed in the brick business said this week that he thought the plans filed so far this year for new buildings were not as deceptive as they were last year at this time. Everybody was filled with apprehension lest unfavorable building legislation would be enacted and so they rushed their plans through as soon as possible. That is one reason why, he said, that the total involved in new building plans for this year is somewhat below that of last year at this time. He added that the outlook was for a fair business year. Current Hudson river common prices follow:

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

	Per M.	\$7.00@	\$7.50
Hudson River, Common.....			
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.

Portland cement interests felt an improvement in business this week, due to the improved general undertone that was felt in nearly all branches of the building material market. Prices remain as heretofore.

CEMENT.

Portland Cement, in cloth*	\$1.43	\$1.58
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	1.53
Atlas Portland	1.43	1.53
Bath Portland	1.43	1.58
Dragon Portland	1.43	1.58
Edison Portland	1.43	1.58
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	2.40	
Dyckerhoff (German) Portland	2.43	

Iron and Steel.

Pig iron developed a much better tone this week, particularly in foundry grades. Prices also were stronger. Some of the largest melters have been testing in the market and have shown a disposition to purchase larger tonnages, but they are doing this quietly and the shipments extend over the first half of the year. Few of those who retired from the market for the second half, however, have returned with inquiries. The readjustment that has been in progress in Alabama iron for the last few weeks continued, but there has also been a further settling of the market in the North, and in consequence the market was evenner than at any time since the first of the year. This means a better foundation for another buying movement of some proportions.

Eastern contracts continue to be light, the sales for the week ending last Saturday aggregating about 15,000 tons, of which a little less than 5,000 was Virginia iron, for shipment mainly into New England.

One authority, when asked for his view of the recent weakness in pig iron, said he thought it was due to heavy output, with an increase in stock in some quarters. In the East, he said, the tendency had been toward fair shipment, but there was a tendency toward a slight accumulation, due to congestion of stock, which up to Monday of this week was estimated at about 1,000,000 tons. A portion of this output has been engaged for Eastern construction work, but a large part is not reckoned in the current output. Foundry interests report that melting has been generally increased in the Eastern district. New prices are appended.

Steel showed an improvement over last week's transactions. It was said that it would be even better were it not for the traffic congestion which has delayed shipments. Builders and contractors have felt this particularly, and the holiday was welcomed because it gave the fabricators an opportunity to get shapes that have been delaying them more or less in making deliveries to jobs. The tendency now is toward an improvement in mill shipments.

The improvement is due to the increasing number of small orders being received, not only by fabricators but by the mills for Eastern and especially Metropolitan delivery within the first half. It now seems probable, say authorities in this department of the material market, that February's transactions will be between 75,000 and 100,000 tons. If present calculations are fulfilled, it will be well above the average of monthly takings, for this time of the year. The tonnage of February, 1907, was 125,000 tons.

The large number of structural orders is given prominence by the backwardness of railroad specifications at present. For the week ending last Monday railroad orders, including heavy and light sections, aggregated 22,000 tons. The small orders placed for building in the Metropolitan district figured up to 19,000 tons of fabricated steel. The American Bridge Co. says its February business will probably run up to 40,000 tons. The independent tonnage is likely to exceed this total.

Cramp Brothers have been awarded the contract for 1,350 tons for the Ward-Crosby bakery in the Bronx and Dawson & Archer will fabricate the 1,150 tons for the same company's new Brooklyn plant.

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

Northern:

No. 1 x Jersey City.....	\$18.50@	\$18.75
No. 2 x Foundry	18.25	18.50
No. 2 Plain	17.75	18.00

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

Southern:

No. 1 Foundry	\$18.50@	\$18.75
No. 2 Foundry Spot.....	18.00	18.25
No. 3 Foundry	17.25	17.50

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	\$1.65	\$1.75
Angles	1.70	1.85
Tees	1.70	1.76
Zees	1.76	....

BAR IRON FROM STORE (National Classification.)

ROUND AND SQUARE IRON.

1 to 1½, base price.....	1.60	1.65
¾ and ⅞-in.....	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price.....	2.00
2 to 4 in. x 1½ to 2 in.	2-10c extra
4½ to 6 in. x 1½ 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.

¾ and heavier	2.30
3-16	2.40
No. 8	2.50
Blue Annealed.	
No. 8	2.50
No. 10	2.50
No. 12	2.55
No. 14	2.60
No. 16	2.70

	One Pass, Cold Rolled.	Mill Store, Cleaned American.
No. 16	\$2.90	\$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.85	3.10
No. 24		
No. 25	3.05	3.20
No. 26		
No. 27	3.10	3.50

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	\$5.75
" 26	"	6.25
" 28	"	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x2S, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	\$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	\$10.90
About 8-lb. coating	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.....	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd	22	24

GALVANIZED STEEL.

Nos. 14 and 16.....	Per 100 lbs.	\$3.10
" 18 and 20.....	"	3.25
" 22 and 24.....	"	3.45
" 26	"	3.65
" 27	"	3.85
" 28	"	4.00
" 30	"	4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.

FABRICATED SLAB REINFORCEMENT.

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

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

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.		
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.		
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.		

PIG LEAD.

Ton lots	4¾@5
Loss	5 5¼

Lumber.

The week developed a stronger buying movement in all grades of lumber, the retailers evidently feeling more confidence in placing their orders. Certain lines were in stronger demand, like yellow pine, for instance, which showed signs of reaching up to its former firmness. Spruce was firm, while other lines moved

better than at any time since the first of the year. The estimated total of lumber transactions of all kinds, for the week exceeded that of any week since the middle of December.

How long this will continue was doubtful, said one man, because the total amount of new buildings projected so far this year is about \$1,000,000 less than for the same time last year. It is taken as an indication of backwardness among operators. For this reason, it is pointed out, the prospects for a better lumber year than last are not good at present.

Shipments from sources of supply came in better this week. This was probably due to the fact that the holiday gave the transportation lines an opportunity to catch up to some extent with business held up as a result of the recent congestion caused by heavy snow storms.

The hardwood interests report an active market, there having been but little falling off in business since the close of 1909. Prices are firmer in maple, cypress, gum and oak. Higher prices are looked for within a month or two, or as soon as business finds its own level. The mills are reported to be in good shape to take more business and the agents here report that conditions are ripe to do a big business this summer and fall. They do not look for a large volume of business before the middle of July.

N. J. LUMBERMEN TO MEET.

The New Jersey Lumbermen's Protective Assoc. will hold its annual meeting on March 15 at the Hotel Montclair, Montclair, N. J. Take Delaware, Lackawanna and Western R. R. There will be an all day business session with a dinner in the evening.

ASH.—White:

Table with columns: Size (4-4, 5-4, 6-4, 8-4, 10-4, 12-4, 16-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

ASH.—Brown:

Table with columns: Size (4-4, 5-4, 6-4, 8-4, 10-4, 12-4, 16-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

BASSWOOD:

Table with columns: Size (4-4, 5-4, 6-4, 8-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

BEECH:

Table with columns: Size (4-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

BIRCH:

Table with columns: Size (4-4, 5-4, 6-4, 8-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

CHERRY:

Table with columns: Size (4-4, 5-4, 6-4, 8-4, 10-4, 12-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

CHESTNUT:

Table with columns: Size (4-4, 5-4, 6-4, 8-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

COTTONWOOD:

Table with columns: Size (4-4x18 to 23, 4-4x24 to 27, 4-4x28 & up, 4-4, 5-4, 6-4, 8-4), Panel & Wide, No. 1, No. 2, Log Run, M.G.O.

CYPRESS: Table with columns: Size (4-4, 5-4, 6-4, 8-4, 10-4, 12-4), Tank, 1st & 2d, Se. No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7, No. 8, No. 9, No. 10, No. 11, No. 12, Shop, No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7, No. 8, No. 9, No. 10, No. 11, No. 12.

ELM:

Table with columns: Size (4-4, 5-4, 6-4), Soft, Log Run, M.G.O.

GUM.—Red:

Table with columns: Size (3-8, 1-2, 5-8, 3-4, 4-4, 5-4, 6-4, 8-4), 1st & 2d, No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7, No. 8, No. 9, No. 10, No. 11, No. 12, Com, Sap, Com, Sap, Com, Sap, Com, Sap, Com, Sap, Com, Sap.

GUM.—Black:

Table with columns: Size (4-4, 5-4, 6-4, 8-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

GUM.—Or Bay Poplar:

Table with columns: Size (4-4, 5-4, 6-4, 8-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

HICKORY:

Table with columns: Size (4-4, 5-4, 6-4, 8-4, 10-4, 12-4, 16-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

MAPLE:

Table with columns: Size (4-4 Hard, 4-4 Soft), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

OAK.—White, Quartered:

Table with columns: Size (3-8, 1-2, 5-8, 3-4, 4-4x6 to 12, 4-4x10 & up, 4-4x2 1/2 to 5 1/2 Strips, 5-4, 6-4 & 8-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

OAK.—Red Quartered:

Table with columns: Size (4-4x6 & up, 4-4x2 1/2 to 5 1/2 Strips, 5-4, 6-4 & 8-4), 1st & 2d, No. 1, No. 2, Log Run, M.G.O.

OAK.—Red and White Plain:

Table with columns: Size (3-8, 1-2, 5-8, 3-4, 4-4, 4-4 x 2 1/2 to 5 1/2 Strips, 5-4, 6-4, 8-4, 10-4, 12-4, 16-4), 1st & 2d, No. 1, No. 2, No. 3, Log Run, M.G.O.

Stone.

Stone was not especially active this week, the market showing a disposition to await a more definite attitude on the part of labor interests, it was said.

Granite men are still awaiting the award of the contract for the Municipal Building, the plumbing supply and installation contract for which went this week to the W. G. Cornell Co., Everett Building, Union sq. There are several other large contracts that are about to come out for this material, but they are being held back for the time being. Slate is moving strong and so is marble, especially for interior work.

STONE.—Wholesale rates, delivered at New York.

Table with columns: Material (Bennington building mable, Brownstone, Portland, Caen, Georgia building marble, Granite, black, Granite, grey, Granite, Maine, Granite, Milford, plnk., Granite, Picton Island, pink., Granite, Picton Island, red., Granite, Westerly, blue., Granite, Westerly, red., Hudson River bluestone, promiscuous sizes, per cu. ft., Kentucky limestone, Lake Superior redstone, Limestone, buff and blue., Longmeadow freestone), Price (\$1.25, .60, 1.25, 1.40, 2.00, 1.00, .80, .50, 1.00, 1.00, 1.00, 1.18, 3.50, 1.00, .80, .85, .85, .90).

Table with columns: Material (Ohio freestone, Portage or Warsaw stone, Scotch redstone, South Dover building marble, Tennessee marble, Vermont white building marble, Wyoming bluestone), Price (.80, 1.00, .90, 1.05, 1.25, 1.50, 2.35, 2.50, 1.00, 1.50, .80, .90).

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

Table with columns: Material (Bangor, Genuine, No. 1, Brownville & Monson Mine, Chapman, No. 1, Peach Bottom, Red, No. 1, Unfading Green), Price (\$5.00, \$6.75, 7.50, 9.50, 5.25, 6.00, 6.90, 7.50, 11.00, 13.00, 5.25, 6.40).

Topics at the Brick Manufacturers' Convention.

At the annual convention of the brick interests, held at Indianapolis, the following named were elected to office: President, Will P. Blair, Indianapolis; vice-president, C. M. Cook, Youngstown, Ohio; second vice-president, C. A. Bloomfield, Metuchen, N. J.; third vice-president, H. H. Rodgers, Rochester, N. Y.; secretary, T. A. Randall, Indianapolis, and treasurer, J. W. Sibley, Birmingham, Ala.

The following papers and subjects were among those discussed:

"Artistic Qualities of Burned Clay Products," H. C. Mueller, Trenton, N. J.

"A Trip Through a Modern Pottery—Its Construction, Operation and Products," H. E. Ashley, Pittsburgh, Pa. (Illustrated by stereopticon views.)

"Modern Brickyard Equipment," Joseph L. Cite, Fishkill-on-Hudson, N. Y. (Illustrated by stereopticon views.)

"Practice vs. Theory in Freight Transportation," John F. Lent, Pittsburgh, Pa.

Discussion: "What is the best artificial coloring for light burning clay for stiff-mud brick?"

"The Lure of the Clay Bank," D. V. Purington, Ocean Springs, Miss.

"Ideals Plus Horse Sense in Publicity Work," Robert Frothingham, New York, N. Y.

"The Significance to Brickmakers of the Revolution Now Taking Place in Domestic Architecture in America," Donn Barber, New York, N. Y.

"Brick-Paved Highways," A. B. Lea, Cleveland, Ohio.

Discussions: Why do shale bricks cost more than clay brick? What is the most practical method of grinding or pulverizing shale? Is co-operation among brickmakers, with a view of creating better prices, practical? Does cutting prices increase volume of business? Why is the price of brick on the decline, while the price of lumber is rising? What can be done to remedy it?

"Some Problems of the Clay Industry and What the National Government is Doing and Can Do for their Solution," Dr. J. A. Holmes, Washington, D. C.

"Brickmaking in Holland—Past and Present," Fritz Koch, St. Paul, Minn.

"Some Critical Observations of the Brick Industry," A. V. Bleininger, Pittsburgh, Pa.

"Some Observations on the Clay Column from a Stiff-Mud Machine," Paul E. Demmler, Charleston, W. Va.

Fuel Tests With House-Heating Boilers.

"Fuel Tests with House-Heating Boilers," by J. M. Snodgrass, is issued by the engineering Experiment Station of the University of Illinois as Bulletin No. 31. It reports 130 tests of anthracite, Pocahontas coal, coke and Illinois coal made in connection with two types of house-heating boilers. Copies may be obtained gratis upon application to W. F. M. Goss, Director of the Engineering Experiment Station, University of Illinois, Urbana, Illinois.

You have doubtless heard about the fight the Record and Guide is waging against the violation evil. Do you know what the result of that agitation has been? Turn to the Property Owners' Department of this issue and read about it. It is vital to your interests.

REAL ESTATE.

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

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding Weeks of 1909 and 1910.

MANHATTAN AND THE BRONX.

CONVEYANCES.			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. for Manhattan.....	139	Total No. for Manhattan.....	166
No. with consideration.....	10	No. with consideration.....	8
Amount involved.....	\$986,000	Amount involved.....	\$315,850
Number nominal.....	129	Number nominal.....	158
Total No. Manhattan, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. with consideration.....	1,650	Total No. with consideration.....	1,629
Total Amt. Manhattan, Jan. 1 to date.....	117	Total Amt. Manhattan, Jan. 1 to date.....	110
	\$1,794,746		\$5,263,241
Total No. Manhattan and The Bronx, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. for the Bronx.....	99	Total No. for the Bronx.....	112
No. with consideration.....	11	No. with consideration.....	5
Amount involved.....	\$60,974	Amount involved.....	\$41,775
Number nominal.....	88	Number nominal.....	107
Total No., The Bronx, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total Amt., The Bronx, Jan. 1 to date.....	1,017	Total Amt., The Bronx, Jan. 1 to date.....	1,026
	\$650,470		\$614,243
Total No. Manhattan and The Bronx, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. Manhattan and The Bronx, Jan. 1 to date.....	2,667	Total No. Manhattan and The Bronx, Jan. 1 to date.....	2,655
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$7,445,216	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$5,877,484

Assessed Value Manhattan.

CONVEYANCES.			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. with consideration.....	10	Total No. with consideration.....	8
Amount involved.....	\$986,000	Amount involved.....	\$315,850
Assessed value.....	\$633,500	Assessed value.....	\$284,000
Total No. nominal.....	129	Total No. nominal.....	158
Assessed value.....	\$8,394,000	Assessed value.....	\$6,257,700
Total No. with consid., from Jan. 1 to date.....	117	Total No. with consid., from Jan. 1 to date.....	110
Amount involved.....	\$6,794,746	Amount involved.....	\$5,263,241
Assessed value.....	\$6,660,500	Assessed value.....	\$4,707,000
Total No. nominal.....	1,533	Total No. nominal.....	1,519
Assessed value.....	\$108,503,400	Assessed value.....	\$84,608,600

MORTGAGES.

MORTGAGES.			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	129	Total number.....	94
Amount involved.....	\$5,028,167	Amount involved.....	\$745,150
No. at 6%.....	48	No. at 6%.....	29
Amount involved.....	\$1,110,667	Amount involved.....	\$279,850
No. at 5½%.....	2	No. at 5½%.....	13
Amount involved.....	\$8,000	Amount involved.....	\$93,800
No. at 5¼%.....	.....	No. at 5¼%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5%.....	39	No. at 5%.....	30
Amount involved.....	\$1,625,500	Amount involved.....	\$224,420
No. at 4¾%.....	.....	No. at 4¾%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4½%.....	20	No. at 4½%.....	2
Amount involved.....	\$1,160,500	Amount involved.....	\$27,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$20,000	Amount involved.....	\$60,000
No. at 3½%.....	.....	No. at 3½%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 2%.....	.....	No. at 2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	29	No. with interest not given.....	20
Amount involved.....	\$1,103,500	Amount involved.....	\$120,080
No. above to Bank, Trust and Insurance Companies.....	32	No. above to Bank, Trust and Insurance Companies.....	12
Amount involved.....	\$2,434,500	Amount involved.....	\$216,000
Total No., Manhattan, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. Manhattan, Jan. 1 to date.....	1,373	Total No. Manhattan, Jan. 1 to date.....	1,447
Total No., The Bronx, Jan. 1 to date.....	\$66,123,461	Total No., The Bronx, Jan. 1 to date.....	\$50,702,473
Total Amt., The Bronx, Jan. 1 to date.....	1,010	Total Amt., The Bronx, Jan. 1 to date.....	1,051
Total Amt., The Bronx, Jan. 1 to date.....	\$8,641,433	Total Amt., The Bronx, Jan. 1 to date.....	\$8,662,461
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. Manhattan and The Bronx, Jan. 1 to date.....	2,383	Total No. Manhattan and The Bronx, Jan. 1 to date.....	2,498
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$74,764,894	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$59,364,934

EXTENDED MORTGAGES.

EXTENDED MORTGAGES.			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	22	Total number.....	4
Amount involved.....	\$636,000	Amount involved.....	\$26,500
No. at 6%.....	2	No. at 6%.....	1
Amount involved.....	\$22,000	Amount involved.....	\$7,000
No. at 5½%.....	.....	No. at 5½%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5%.....	10	No. at 5%.....	1
Amount involved.....	\$268,000	Amount involved.....	\$5,000
No. at 4¾%.....	.....	No. at 4¾%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4½%.....	8	No. at 4½%.....	1
Amount involved.....	\$269,000	Amount involved.....	\$10,000
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	2	No. with interest not given.....	1
Amount involved.....	\$77,000	Amount involved.....	\$4,500
No. above to Bank, Trust and Insurance Companies.....	5	No. above to Bank, Trust and Insurance Companies.....	1
Amount involved.....	\$247,000	Amount involved.....	\$10,000
Total No., Manhattan, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. Manhattan, Jan. 1 to date.....	327	Total No. Manhattan, Jan. 1 to date.....	346
Total Amt. Manhattan, Jan. 1 to date.....	\$16,092,091	Total Amt. Manhattan, Jan. 1 to date.....	\$17,526,475
Total No., The Bronx, Jan. 1 to date.....	121	Total No., The Bronx, Jan. 1 to date.....	88
Total Amt., The Bronx, Jan. 1 to date.....	\$1,869,617	Total Amt., The Bronx, Jan. 1 to date.....	\$756,574
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. Manhattan and The Bronx, Jan. 1 to date.....	448	Total No. Manhattan and The Bronx, Jan. 1 to date.....	434
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$17,961,708	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$18,283,049

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1910.		1909.	
Feb. 19 to 25, inc.		Feb. 20 to 26, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	14	Manhattan.....	26
The Bronx.....	21	The Bronx.....	45
Grand total.....	35	Grand total.....	71
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$1,400,100	Manhattan.....	\$2,533,500
The Bronx.....	496,300	The Bronx.....	1,036,000
Grand total.....	\$1,896,400	Grand total.....	\$3,569,500
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$198,415	Manhattan.....	\$400,600
The Bronx.....	7,550	The Bronx.....	9,225
Grand total.....	\$205,965	Grand total.....	\$409,825
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	101	Manhattan, Jan. 1 to date.....	181
The Bronx, Jan. 1 to date.....	217	The Bronx, Jan. 1 to date.....	875
Mhntn-Bronx, Jan. 1 to date			
1910.		1909.	
Feb. 19 to 25, inc.		Feb. 20 to 26, inc.	
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$18,389,600	Manhattan, Jan. 1 to date.....	\$20,559,150
The Bronx, Jan. 1 to date.....	4,655,955	The Bronx, Jan. 1 to date.....	7,079,990
Mhntn-Bronx, Jan. 1 to date			
1910.		1909.	
Feb. 19 to 25, inc.		Feb. 20 to 26, inc.	
Total Amt. Alterations:		Total Amt. Alterations:	
Mhntn-Bronx, Jan. 1 to date.....	\$1,661,865	Mhntn-Bronx, Jan. 1 to date.....	\$1,575,000

BROOKLYN.

CONVEYANCES.

CONVEYANCES.			
1910.		1909.	
Feb. 17 to 23, inc.		Feb. 18 to 24, inc.	
Total Number.....	390	Total Number.....	452
No. with consideration.....	17	No. with consideration.....	23
Amount involved.....	\$609,025	Amount involved.....	\$132,495
Number nominal.....	378	Number nominal.....	429
Total number of Conveyances, Jan. 1 to date.....			
1910.		1909.	
Feb. 17 to 23, inc.		Feb. 18 to 24, inc.	
Total amount of Conveyances, Jan. 1 to date.....	3,708	Total amount of Conveyances, Jan. 1 to date.....	4,065
Total amount of Conveyances, Jan. 1 to date.....	\$1,847,595	Total amount of Conveyances, Jan. 1 to date.....	\$1,859,347

MORTGAGES.

MORTGAGES.			
1910.		1909.	
Feb. 17 to 23, inc.		Feb. 18 to 24, inc.	
Total number.....	402	Total number.....	356
Amount involved.....	\$1,668,670	Amount involved.....	\$1,237,698
No. at 8%.....	205	No. at 8%.....	194
Amount involved.....	\$480,505	Amount involved.....	\$488,314
No. at 5½%.....	47	No. at 5½%.....	48
Amount involved.....	\$244,740	Amount involved.....	\$200,300
No. at 5¼%.....	.....	No. at 5¼%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5%.....	125	No. at 5%.....	101
Amount involved.....	\$808,360	Amount involved.....	\$515,211
No. at 4¾%.....	1	No. at 4¾%.....	1
Amount involved.....	\$5,800	Amount involved.....	\$8,000
No. at 4½%.....	2	No. at 4½%.....	2
Amount involved.....	\$4,000	Amount involved.....	\$1,425
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	22	No. with interest not given.....	10
Amount involved.....	\$125,265	Amount involved.....	\$24,448
Total number of Mortgages, Jan. 1 to date.....			
1910.		1909.	
Feb. 17 to 23, inc.		Feb. 18 to 24, inc.	
Total amount of Mortgages, Jan. 1 to date.....	3,447	Total amount of Mortgages, Jan. 1 to date.....	3,586
Total amount of Mortgages, Jan. 1 to date.....	\$13,701,740	Total amount of Mortgages, Jan. 1 to date.....	\$14,283,932

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
No. of New Buildings.....	74	No. of New Buildings.....	64
Estimated cost.....	\$424,200	Estimated cost.....	\$502,360
Total Amount of Alterations.....	\$53,135	Total Amount of Alterations.....	\$430,387
Total No. of New Buildings, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. of New Buildings, Jan. 1 to date.....	716	Total No. of New Buildings, Jan. 1 to date.....	971
Total Amt. of New Buildings, Jan. 1 to date.....	\$3,386,710	Total Amt. of New Buildings, Jan. 1 to date.....	\$5,680,431
Total Amount of Alterations, Jan. 1 to date.....	\$842,936	Total Amount of Alterations, Jan. 1 to date.....	\$893,907

QUEENS.

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
No. of New Buildings.....	66	No. of New Buildings.....	86
Estimated cost.....	\$180,600	Estimated cost.....	\$283,225
Total Amount of Alterations.....	\$5,730	Total Amount of Alterations.....	\$13,960
Total No. of New Buildings, Jan. 1 to date.....			
1910.		1909.	
Feb. 18 to 24, inc.		Feb. 19 to 25, inc.	
Total No. of New Buildings, Jan. 1 to date.....	395	Total No. of New Buildings, Jan. 1 to date.....	.....
Total Amt. of New Buildings, Jan. 1 to date.....	\$1,627,402	Total Amt. of New Buildings, Jan. 1 to date.....	.....
Total Amount of Alterations, Jan. 1 to date.....	\$18,996	Total Amount of Alterations, Jan. 1 to date.....	.....

THE WEEK.

THE interruption of this week's business by a legal holiday did not check the slowly but steadily increasing activity in the Real Estate Market. A number of sales of good proportion have left their impress, and will not fail to further stimulate the early Spring trade. It has been said by those who claim to be close observers of business cycles that a period of dullness in the Stock Market always presages a good business for real estate dealers. Whether this saw is based on sound reasoning or is a fallacious conclusion, it nevertheless has stood the test during the past week, when sales of stocks were shrinking and real estate deals increasing, both in numbers and size.

The week's record sale was made in a transaction involving more than \$1,250,000. An unfinished 14-sty office building at the northwest corner of 43d st and 5th av was sold for the above named amount to an investor. A second large transaction was the sale of an 11-sty apartment house at the south corner of 92d st and Central Park West. The resale of an entire Broadway block front between 78th and 79th sts, opposite Astor's "Apthrop," is being considered abundant proof of the re-entry of investors and speculators into the realty market. As some of the larger transactions were not confined to a certain district, but were distributed over Manhattan's length and breadth, the brokers feel encouraged and it really seems as if their expectations for a brisk Spring season will be realized.

THE AUCTION MARKET

WITH exception of the sale of three private dwellings, one situated in the old residential district and the others in the new loft zone, the auction room did not produce any transaction of unusual character. The dwelling first referred to, at the southwest corner of Madison av and 69th st, was struck down for \$99,000, the others, one on 37th st, west of 5th av, and another Nos. 20 to 26 West 36th st, were sold for \$84,000 and \$310,769, respectively. For the parcel on 36th st a private offer of \$307,500 had been refused the day before the auction.

Fair-sized crowds attended the sales held Wednesday and Thursday, and improved Bronx property offered on both days found ready buyers.

GOOD IMPROVEMENT IN THE REGISTER'S OFFICE.

Register Max S. Grifenhagen and Deputy Register William Halpin, in applying business methods to their department,

have introduced a much desired improvement in the filing of papers, which will receive, we are sure, the keen appreciation of all persons interested in real estate.

From time to time, in the past, complaints have been made of the omission of papers from the transcripts published in the newspapers. This means not only that the history of daily transactions at the Register's office are mutilated, but it causes alarm and concern to individuals who find that their particular documents are not "on the list." They imagine that either their attorneys or agents have forgotten to file their instruments,

or that the latter have somehow been lost or mislaid. Of course, nothing of the kind has happened, but the party interested is just as seriously concerned. Letters of inquiry are then sent to the Register's office and an impression is created that in some way the department is at fault. A certain amount of criticism is thereby created. To avoid this difficulty, and at the same time to place the work of the Register's office in a proper light, the Register has arranged that, hereafter, every paper filed shall bear a consecutive number, very similar to the method adopted in filing plans in the Building Department. At the same time, the mortgages and the conveyances bear a distinguishing index letter. This innovation is right in principle and very valuable in fact.

THE BEST WAY TO HOLD GOOD BROKERS.

It is a serious drawback in the real estate business that as soon as a man is well trained he opens his own office. The best method of holding good men is to supply them with a system that they cannot duplicate if they leave you. This system can only be done by co-operation. The first step is to use our co-operative system, the Record and Guide, the Real Estate Directory, the Record and Guide Quarterly, and the Mortgage Indicator. The second is an intelligent system of circularization. Your stenographer should be kept busy writing letters which will bring leads and possible business to the office. If this is done on a broad scale it means continual activity. We will mail free on application a pamphlet entitled "Methods of Making Money On Manhattan Real Estate," which will give you a clear idea of how a system should be maintained.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BROAD ST.—Cammann, Voorhees & Floyd sold to a client for Walter L. Smith and Louise A. Gormly the property 75 Broad st, a 4-sty mercantile building, on lot 18.11x89.9. The property is three doors south of the new Consolidated Stock Exchange.

BROOME ST.—James H. Cruikshank resold 521 and 523 Broome st to the Greenwich Investing Co., old buildings, on plot 40x50, extending through to Watts st.

GREENWICH ST.—George Alexander Macdonald bought from the Greenwich Holding Co. the recently completed 6-sty loft building 719 and 721 Greenwich st, between Charles and Perry sts. The building is 38 ft. in width with a depth of 82 ft. on the southerly side and 74 ft. on the northerly side, with a width in the rear of 39 ft.

RUTHERFORD PL.—Folsom Brothers sold for Alice E. Bloom the 4-sty dwelling 4 Rutherford pl on a lot 20x94, to Arthur Smith.

Vesey Street Corner Sold.

VESEY ST.—Geo. R. Read & Co. sold for Heilner & Wolf and S. H. Stone to John T. Underwood, president of the Underwood Typewriter Co., the northeast corner of Vesey and Church sts, a plot 52.5x75 with two 5-sty buildings. The sellers bought the property, containing about 4,000 square feet, for \$206,000, on Nov. 10, 1909, at the sale of the properties belonging to the estate of T. and T. W. Meeks, through Bryan L. Kennelly, who acted as auctioneer. It has been held since at \$275,000, and is said to have been resold at a handsome profit. It is stated that the purchaser will erect a 12-sty, basement and sub-basement building for its own occupancy. John Underwood, president of the Underwood Typewriter Co., has been for some years a tenant in the building. The same property was offered at auction in 1908, at which time it was bid in by the estate at \$297,500, or at \$51 square foot. Early in 1909 the northwest corner of Vesey and Church sts was bought by the Metropolitan Hardware Co. for \$2960,000, or at \$59 a square foot, and at the Weeks estate sale W. T. Van Pelt, of Geo. R. Read & Co., bought 14 and 16 Vesey st, the site of the Real Estate Auction Salesroom, 50x102.6x irregular, for \$307,500, or at about \$60 a square foot. The latter property was bid in at the auction sale held in 1908 for \$315,000. 20 Vesey st sold in 1906 for \$126,000, or at \$50 a square foot.

WARREN ST.—Robert R. Rainey and the Douglas Robinson, Charles S. Brown Co. sold the 4-sty store and loft building 113 Warren st, 25x92.6, adjoining the southwest corner of Washington st. The property has been held in the same family since 1836.

6TH ST.—Charles Buermann & Co. sold for Isaac Solinger 620 and 624 East 6th st, two 6-sty tenements, on plot 75x97.

14TH ST.—Joseph B. Bourne sold 132 to 136 West 14th st, a 7-sty building recently damaged by fire, on a plot 74.6x103.3.

15TH ST.—Samuel Lipman bought from Jackson & Stern, 312 to 316 West 15th st, three 3-sty buildings, on a plot 50x103.3.

18TH ST.—Otto Maier has sold to a Mr. Foley for occupancy 316 East 18th st, a 3-sty dwelling, on lot 20x76.

20TH ST.—P. T. Canavan sold for Bridget O'Rourke 220 West 20th st, a 5-sty flat, on lot 25x92.

21ST ST.—Agnes H. Barnes sold 29 West 21st st, a 4-sty building, on a lot 25.6x98.9.

21ST ST.—Douglas Robinson, Charles S. Brown & Co. sold to the trustees of the New York Post-Graduate Hospital the three 3-sty and basement dwellings at 308 and 310 East 21st st and 315 East 20th st, each on a plot 20.1x92 feet. By this purchase the trustees complete the assembling of a large plot, abutting their present holdings on the north and east, and including the entire block front in 2d av, excepting the southeast corner of 21st st, upon which they will erect an annex to the present building.

26TH ST.—Henry M. Weill Co. sold for the Fay Realty Co. to Harry Matz, of the Criterion Construction Co., 161 and 163 West 26th st, a plot 44x107. A 12-sty loft building is to be erected.

27TH ST.—Cross & Brown Co. sold for Charles Roos to the Mal-lard Distilling Co. 232 West 27th st, a 4-sty building, on a lot 24.10 x98.9. The purchasers will alter the building and use it for their own business.

29TH ST.—Susan T. Chambettez sold 116 West 29th st, a 3-sty dwelling, on lot 20x98.9.

29TH ST.—Charles Gachat bought 218 West 29th st, a 3-sty building, on lot 25.3x98.9.

29TH ST.—The Allen estate sold 252 to 258 West 29th st, a 4-sty building, on plot 90x80.3x irregular, to John E. Olson, who will erect a 12-sty loft building.

31ST ST.—J. Romaine Brown & Co. sold for Thos. A. Sperry, of the Sperry & Hutchinson Co., 39 and 41 West 31st st, and 38 and 40 West 32d st, fronting 50 ft. on the former and 45 ft. on the latter thoroughfare, to George Backer and Brody, Adler & Koch Co. The property was occupied for many years by W. C. Muschenheim, proprietor of the Hotel Astor, and was known as "The Arena." The purchasers contemplate the immediate erection of a 16-sty store, office and loft building, covering the plot. The H. H. Fuller Realty Co. represented the purchasers in this transaction. J. Romaine Brown & Co. sold the property for Mrs. Steinman, formerly Mrs. Addison Cammack, to Mr. Sperry last July.

37TH ST.—David Vogel and the Murphy-DuMont Co. sold for George M. McGovern 255 and 257 West 37th st, two 4-sty buildings, on a plot 33.6x100.5.

38TH ST.—J. Arthur Fischer sold for Mary La Monte the 4-sty English basement dwelling 214 West 38th st, on lot 16.8x98.9.

42D ST.—Cruikshank Co. sold for the Elder estate the 5-sty store and office building 8 East 42d st, on a lot 22x100. The purchasers are I. S. & M. S. Korn, who own the adjoining properties, 4 and 6 East 42d st, and 5 and 7 East 41st st, abutting in the rear. The acquisition of No. 8 gives the present owners a plot containing 11,000 sq. ft., with frontage of 66 ft. in 42d st and 54 ft. in 41st st. No immediate improvement is contemplated.

57TH ST.—Henry D. Winans & May sold for the Riker estate 109 East 57th st, a 4-sty high-stoop brownstone house, to a party who will occupy it as his own residence. The Riker estate was represented by Horace S. Ely & Co.

2D AV.—David Vogel and the Murphy-DuMont Co. sold for the estate of Andrew Lebert 512 2d av, a 5-sty tenement, on a lot 25.3x75, adjoining the southeast corner of 29th st.

5TH AV.—The Camolin Realty Co., Andrew J. Connick, president, sold to Mrs. Angive M. Booth, a client of Miller, McMann & Donley, the 14-sty store loft and office building now in course of construction at the northwest corner of 5th av and 43d st. This is the site of the old Lee homestead, acquired by Mr. Connick and his associates less than eight months ago. The new building was designed by Hoppin & Keon, architects, and is being erected by Chas. T. Wills, Inc., builders. The sale is subject to a lease of the completed building, negotiated a few days ago by Mark Rafalsky & Co., as brokers, with the Harwell Realty Co., lessee, for a term of 21 years, with renewal. Mark Rafalsky & Co. are the sole rental agents of the property, which will be ready for occupancy on or before Aug. 1, 1910.

NORTH OF 59TH STREET.

64TH ST.—E. de Forest Simmons resold to a client for Harry J. Douglas 19 East 64th st, a 4-sty building on lot 22x100.5. Henry D. Winans & May represented Mr. Douglas in the deal.

68TH ST.—Pease & Elliman sold for James T. Gardiner, president of the Mexico Coal & Coke Co., 41 East 68th st, a 4-sty dwelling, on lot 25x100.5. The buyer will erect an American basement house for his own occupancy.

92D ST.—Pease & Elliman sold for Louise Christman and others 67 East 92d st, 3-sty high stoop brownstone dwelling, on lot 20x100, to a client for occupancy.

94TH ST.—Mrs. J. B. Mott bought from Phoebe Knapp 170 West 94th st, a 3-sty dwelling, on lot 17x93.10.

95TH ST.—Henry D. Winans & May sold for Mrs. C. E. Gunther 16 East 95th st, a 5-sty American basement residence with white front, on lot 18x100.8.

120TH ST.—George Brettell & Sons sold for Bertha Falk 32 West 120th st, a 3-sty stone front dwelling, on lot 18.4x100.11.

120TH ST.—Max J. Klein sold 125 West 120th st, a 3-sty and basement dwelling, on lot 20x100, to the Mishkind-Feinberg Realty Co.

122D ST.—Charles Buermann & Co. sold for Ury Goodman 425 East 122d st, a 3-sty dwelling, on lot 16.8x100.

135TH ST.—Max J. Klein bought from the Citizens' Holding Co. 25 and 27 West 135th st, a 6-sty tenement with stores, on plot 41.8x99.11.

137TH ST.—Geo. B. Cranston sold for the Church of the Redeemer the former rectory at 142 West 137th st, near 7th av, on lot 22.7x99.11, to H. Collin.

144TH ST.—H. D. Baker & Bro. sold for the Young Realty & Construction Co. the 6-sty elevator apartment house 550 West 144th st, on plot 87.6x99.11. This is the fourth of a row of six houses sold by the same brokers.

182D ST.—Harry White has sold for the Newton Holding Co. 555 and 557 West 182d st, a frame dwelling on plot 50x79.9, adjoining the northwest corner of Aududon av, to an investor.

AMSTERDAM AV.—George Kraus sold for Leopold Guggenberger 450 and 452 Amsterdam av, two 5-sty flats with stores on plot 50x87.

BROADWAY.—Parish, Fisher & Co. sold the block front on the east side of Broadway, bet 78th and 79th sts, belonging to Oscar R. Meyer and Mayer L. Half, to clients of the Douglas Robinson, Charles S. Brown Co. This property was acquired lately by the sellers from the Sanford estate, and is practically the only entire block front bet 72d and 86th sts on Broadway, unimproved. The buildings on this block consist of 2-sty brick stores and apartments. 79th st is a wide street, and there is a subway station on the corner. The northeast corner of Broadway and 79th st is owned by Archibald D. Russell, and on the west side of Broadway, the entire block is occupied by the Apthorp apartment house owned by the Astors.

EDGEcombe AV.—The Codad Realty Co. sold to the Trebla Realty Co. the southwest corner of 150th st and Edgecombe av, a high class elevator apartment house, on a lot 100x100. This is the fourth sale of the property in the last six months. In exchange the sellers acquire the northwest corner of Morgan av and 181st st, a plot 110x139, and they will erect an apartment house from designs by Buchman & Fox.

PINEHURST AV.—Hall J. How & Co. sold for Charles Lowen to A. V. Donnellon the plot, 75x100, in the east side of Pinehurst av, 100 feet north of 180th st.

ST. NICHOLAS AV.—Earle & Calhoun sold for the Nova Realty Co. the 4-sty dwelling 720 St. Nicholas av, 18.6x49x100, to a client for occupancy.

WEST END AV.—Mrs. L. H. Bigelow sold to Ralph L. Spotts 340 West End av, a 4-sty and basement dwelling, on a lot 22.10x90, at the northwest corner of 76th st. The property was held at \$85,000, and was sold through Albert B. Ashforth.

5TH AV.—Henry D. Winans & May sold 856 5th av, south corner of 67th st, a 4-sty high stoop residence, lot 30x120, for the estate of Herman O. Armour, to Elbert H. Garry, chairman of the directors of the United States Steel Corporation. This property was purchased by Mr. Armour in February, 1881, being one of four houses built by Lamb & Rich, they being at that time the highest grade houses offered for sale on 5th av. Illustrating the change in character of residences, No. 854, the former residence of Mr. Andrews, has been torn down and rebuilt by Mr. Beekman, and was leased this fall by the above firm to Benjamin Thaw, and is now occupied by him. No. 855, residence of the late Simon Berg, was rebuilt by him; No. 2 East 67th st (one of the four), owned by Henri P. Wertheim, was torn down and rebuilt by him; No. 856 will be demolished by the new owner, who will construct on this site one of the handsomest dwellings on the av. This property is opposite the new residence of George Gould.

5TH AV.—Henry D. Winans & May sold to John H. Hanan 1073 5th av, near 88th st, a 5½-sty American basement house, on a lot 25.4x127.8, one of two houses built by J. C. Umberfield and sold by Mr. Umberfield to R. B. Dula, vice president of the American Tobacco Co., in March, 1906, the adjoining residence, No 1072, having been sold at the same time to W. W. Fuller, general counsel of the same company. Mr. Dula occupied this house until his recent purchase of the Louis Stern property at Tarrytown.

BRONX.

137TH ST.—P. T. Canavan sold for Mary Trainor 591 East 137th st, a 4-sty flat, on lot 25x100.

149TH ST.—J. Clarence Davies sold for Henry Weaver 373 East 149th st, a 4-sty flat, on lot 25x80; also in conjunction with James Kyle & Sons, 371 East 149th st, adjoining, and for S. Niewenhaus

the abutting property 370-372 East 150th st, 3-sty frame buildings, on plot 50x100. The property has a frontage of 50 ft. on each st, with a depth of 180 ft. The plot is located 25 ft. west of the new office and theatre building on Melrose av, 149th and 150th sts, erected by the American Real Estate Co.

ALEXANDER AV.—Wm. T. Flanagan and the Jas. L. Wells Co. sold for Mrs. Bertha Schrader the 3-sty dwelling 277 Alexander av, corner 139th st, on lot 25x100.

ASH AV.—E. Sharum sold for the Armor Realty Co. the plot, 100 x100, on the east side of Ash av, 100 ft. south of Corsa lane. A drug business on 2d av, near 70th st, was taken in part payment.

ADRIAN AV.—Albert S. Gottlieb purchased for Margt. V. O'Neill, through A. N. Gitterman, as broker, a plot of over 6 lots on the west side of Adrian av, running through to Terrace View av, just north of 225th st. Mr. Gitterman has resold the plot on Wm. A. Schutz, who is considering the improvement of it. This property was purchased by the American Real Estate Co. on Jan. 25, and subsequently resold to Margt. V. O'Neill, who is the seller, to Mr. Gottlieb.

GRAND BOULEVARD AND CONCOURSE.—Fitzgerald & Broderick have sold the dwelling, on plot 50x80, on the southwest side of the Grand Boulevard and Concourse, about 365 ft. south of 180th st.

HEATH AV.—Harry Lilly sold for S. Barber the plot, 30x89, adjoining the southwest corner of Heath av and Boston rd, sold by same broker last week, to be improved by a 5-sty apartment house.

KINGSBRIDGE ROAD.—Geo. E. Buckbee sold the northeast corner of Kingsbridge road and Morris av, 57.5x95, to the William Guggolz Construction Co., which will erect an apartment house.

MAPES AV.—William P. Peters & Co. sold for a client to Louis Mazza a plot, 66x145 feet, in Mapes av, 130 feet south of 179th st. Mr. Mazza will erect apartment houses on the site.

ROBBINS AV.—Fromme Realty Co. bought for immediate improvement the plot, 50x104, in the east side of Robbins av, 50 feet south of 151st st.

SOUTHERN BOULEVARD.—The George F. Johnson's Sons Co. sold the plot of three lots on the east side of Southern boulevard 100 feet north of Barretto st, to Ezra Max, who owns six lots adjoining. Mr. Max will erect on the combined site two 6-sty elevator apartment houses each on plot 112.6x100. The property is opposite the park adjoining the Hunts Point apartment house, the largest 6-sty elevator structure in the city, which has been erected by the Henry Morgenthau Co.

ST. ANN'S AV.—Ignatz M. Atlas sold for the Howard Realty and Construction Co. the southwest corner of St. Ann's av and Rae st, a 5-sty building, on a lot 25.1x98.

TELLER AV.—H. Mendelson sold to an investor 1051 Teller av, a 3-sty single flat.

LEASES.

Cross & Brown have leased for John Jacob Astor the house 3 West 35th st, to William Postel; for Arthur Brisbane the parlor floor in 21 West 38th st, and for the B. F. Goodrich Co. the 5th floor in the Goodrich Building, Broadway and 57th st, to the American Stepany Wheel Co.

Mintz & Stamper have leased about 15,000 sq. ft. for a term of years at the premises 351 River av, to a piano manufacturer.

Louis Schrag leased for Frederick Van Axte the building on the northeast corner of 18th st and 8th av, for a term of 10 years.

Folsom Bros., Inc., have leased for John J. Aaron & Son the 4-sty private house 314 East 14th st to the New York Eye & Ear Infirmary for a term of years.

Ernestus Gulick Co. have leased the upper part of the building, 220 5th av, for L. P. Hollander & Co. to B. Blossveren's Sons until May 1st, 1924, at an aggregate rental of \$106,250.

Louis Schrag has leased for N. Taylor Phillips the dwelling 324 West 22d st to Josephine Goldsmith, for a term of years; for the District Realty Co. the house 146 West 24th st, to Margaret Mulinbi.

Warren & Skillin have rented the entire ninth floor in the Stock Quotation Telegraph Building, 26-28 Beaver st, for a term of years to the Shultz Bread Co. This is a recently organized six million dollar organization, consisting of some of the largest bread bakeries in Manhattan, Brooklyn and New Jersey.

Pease & Elliman have leased to Geo. D. Cook & Co. for the O. B. Potter estate, the westerly half of the 7th floor in the Empire Building at 71 Broadway; also offices at 45 Liberty st to Morgan & Moon; for G. B. Tripler to the Boston Shoe & Hat Cleaning Co. the store at 57 Nassau st for a term of years.

The Chas. F. Noyes Co. leased for the estate of Thomas Goadby the entire building 206 Water st to L. Sonneborn Sons for a long term of years; also the building 160 South st, corner of Dover st, to the Frank Richards & Gardner Co., and 12,000 ft. of space in the building 422-30 East 53d st, for Theo. E. Hergert to the Nyelec Switchboard Co. for five years.

Denzer Bros. have leased for the McDonald estate to Weber & David the entire store floor and basement in the 12-sty building to be erected at 531 and 533 6th av, southwest corner of 32d st. The lease is for a term of years at an aggregate rental of over \$400,000, with option of renewal for a further term. With their lease of the entire store floor in the Dime Savings Bank Building, Weber & David now control two of the most important corners in the Pennsylvania section.

McCarthy & Fellows leased for the trustees of Columbia College, Phillips Phoenix and Lloyd Phoenix to Arthur S. Lewis and Henry C. Whitehead the old dwelling at 176 Madison av, bet 33d and 34th sts, and the adjoining property in the rear, 21 East 23d st. The two lots form an L-shaped plot running from Madison av to 33d st, having a frontage of 34 ft. on Madison av and a frontage of 25 ft. in 33d st. The lease is for a long term of years, the aggregate rental of which is \$225,000. The lessees will at once improve the Madison av portion of the plot by erecting a 6-sty store and loft building.

SUBURBAN.

LYNDHURST, N. J.—Joseph P. Day sold to The United Cork Companies, of Hoboken, a factory site consisting of about 9 acres, located at Lyndhurst, N. J., on the D. L. & W. R. R. The property sold was made up of six different parcels, and was secured from the Furman Estate, the George Focht Estate, and V. E. Downer. The Cork Co. intends to erect a quarter of a million dollar plant on this tract, which has over 600-foot railroad frontage, and about the same on Grant and New York avs, and will employ about 400 people. This transaction not only involved the selling of the property, but also the opening up of the streets and securing for the United Cork Companies all city conveniences, such as water, gas, etc., and railroad sidings.

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BRONX BOARDS TO MEET TUESDAYS.

Hereafter the Local Boards of the Bronx will meet on Tuesday nights instead of on Fridays. This change was announced by Borough President Miller at the last session of the Boards, and March 8 was fixed upon as the date of the next meeting.

At the recent meeting of the Morrisania Board the question of police and fire protection was thoroughly discussed. Alderman Fagan, who introduced the subject, said that the present service of the departments falls short of meeting the requirement of the borough. To further his contention he pointed to the fact that one mounted policeman in the East Bronx had to cover a beat which measured approximately 53 miles in length. The conference resulted in an agreement to select two committees to consider the matter, and President Miller made the following appointments: Fire Protection—Messrs. Fagan, Mulhearn, Hamilton and Godwin. Police—Messrs. Finley, Sheridan, Herbst and Hickey.

In the Morrisania Board the matter of regulating and grading Whitlock av, from Leggett av to Longwood av, was favorably acted upon, as were also the following: Resolution favoring a recreation pier and a floating bath on the East River, between 144th and 149th sts, and also an interior bath in the vicinity of Willis av and 149th st; regulating and grading in Fuller st, from Seddon st to Zerega av.

The Crotona Board favored the grading of Ryer av. It also discussed the condition of 184th st, where it is believed an approach will be necessary to provide access from the street to the avenue.

UNCLASSIFIED SALES

The total number of sales reported above is 68, of which 29 were below 59th st, 23 above, and 16 in the Bronx. The sales reported for the corresponding week last year were 66, of which 19 were below 59th st, 30 above, and 17 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 139, as against 173 last week, and in the Bronx 96, as against 135 last week. The total amount was \$5,809,862, as against \$5,341,634 last week.

The amount involved in the auction sales this week was \$1,635,146, and since January 1, \$10,153,686. Last year the total for the week was \$1,492,334, and from January 1, \$8,082,891.

115TH ST.—Earle & Calhoun sold for Gertrude H. Monroe-Smith 635 West 115th st, a 5-sty American basement dwelling, on lot 25x100, adjoining Riverside Drive. The house was purchased for occupancy.

EDGEcombe AV.—Sugarman & Kahn sold for Mrs. Emma Stewart 140 Edgecombe av, adjoining the southeast corner of 142d st, a 5-sty double flat, on lot 25x75.

171ST ST.—Collins & Barry sold for Martha Beck and David C. Kee the 2-sty dwelling on lot 20x95, on the north side of 171st st, 100 ft. east of Audubon av; also for Mr. Kee the adjoining plot to the east, 37.6x95.

97TH ST.—The Frank L. Fisher Co. sold for Geo. W. Hattler the 5-sty flat 170 West 97th st, on lot 25x100.11.

WEST HOUSTON ST.—G. Carlucci & Co. sold for the Savoy Holding Co. the 6-sty tenement with stores 141-143 West Houston st, on lot 38x75.

WATER ST.—G. Carlucci & Co. sold to Martin Garone 342 Water st, a 4-sty tenement, on lot 25x63. Mr. Garone owns several houses in this section.

5TH AV.—Henry D. Winans & May sold for Robt. B. Dula to John H. Hanan for occupancy 1073 5th av, a 5-sty American basement dwelling on lot 25.4x127.8, between 88th and 89th sts. The house was bought by Mr. Dula from J. C. Umberfeld, the builder, in 1906, and was occupied by him up to his purchase of the Louis Stern property at Tarrytown several months ago.

42D ST.—The Cruikshank Co. has sold for the Elder estate the 5-sty store and office building 8 East 42d st, on lot 22x98.9. The buyers are I. S. & M. S. Korn, who own the adjoining property, 4 and 6 East 42d st, and 5 and 7 East 41st st, abutting, and with their latest purchase now control a plot containing 11,000 sq. ft., with frontages of 64 ft. on 42d st and 44 ft. on 41st st.

28TH ST.—Sandford & Green have bought from the estate of Hortense Hoguet 48 West 28th st, a 5-sty and basement business building, on lot 24x98.9. A. H. Ivins & Co. were the brokers.

FOX ST.—Jacob Leitner sold for G. F. Johnson the plot 200x100, on the east side of Fox st, 110 ft. north of Longwood av, to a builder, who will erect six 4-sty flats.

AV ST. JOHN.—Jacob Leitner sold for Goldstein & Leight the block front on the west side of Av St. John, between Beck and Fox sts, 250x100.

BECK ST.—Jacob Leitner sold for the Winnie Realty & Construction Co. the 4-sty flat in course of construction on the west side of Beck st, 120 ft. south of Intervale av, 38x100.

REAL ESTATE NOTES

H. P. Hewes, for six years with Geo. R. Read & Co., is now connected with the office of the Gross & Gross Company at 18 John st.

Alfred, Richard and William Wohlgemuth have opened an office at 616 Broadway. The firm name will be "Wohlgemuth Bros.," and they will transact a general real estate business, making a specialty of the management of business property, with which they are thoroughly familiar. Two of the brothers were formerly with Julius Friend. This adds another office to the group of downtown brokers who are actively looking after the interests of owners south of 14th st.

Edgar N. Finn, for many years connected with the Lawyers' Title Insurance and Trust Co., and for the past five years assistant secretary of the United States Title Guarantee and Indemnity Co., and expert appraiser for New York City, has become associated with Ernestus Gulick Company and assumed the management of their Brooklyn and Long Island departments, at 334 5th av, at 33d st, Manhattan, and 350 Fulton st, Brooklyn. Major Gulick and Frederick P. Clarke, of the Ernestus Gulick Company, have returned from Florida, where they have been stopping at the Hotel Royal, Poinciana, Palm Beach.

COMMISSIONER WILLIAMS SPEAKS

TO THE

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

The Department Says No Favoritism is Shown for Any Manufacturer of Ventilating Systems. Commissioner Murphy, of the Tenement House Department, Calls a Meeting.

WE print below a letter from Commissioner John Williams of the State Department of Labor, which we earnestly commend to the careful attention of all our readers.

WE have insisted more than once, in these columns, that the first duty of a complainant against either a department or an individual acting in an official capacity is to be scrupulously just. Unreasonable criticism has always been a very great impediment to the reform or amelioration of adverse conditions. It is apt to create a perverse or obstinate condition of the official mind. It is very easy, from a partial view of circumstances or from a biased study of conditions, to make allegations that contain, with some truth, a large measure of unfairness. There is nothing more difficult to deal with than a half truth, and nothing more dangerous. Our own experience is that our officials, taken as a whole, are actuated by better motives and by higher standards than public criticism usually allows. What the Record and Guide seeks to bring about by the discussion of "Violations" is not a condemnation of any one or anything, but an understanding. We have very little faith in a system of portraiture that paints one set of individuals all black and another all white. As to the Department of Labor, we do not and cannot lose sight of the fact that it is a legally constituted organization. It is intended to serve a useful and even a humane purpose. Those who have charge of the administration have certainly no easy task to perform. Their duties often clash with the financial interests of property owners. The opinions of many people who are personally not indifferent to the welfare of their fellowmen do not agree with the underlying principle of the law that forces philanthropic action by police power—but that is another question. In working out such a principle there is naturally a clash, and the clash naturally begets criticism. But, this criticism should be as loath to touch MOTIVES as it is strong to deal with FACTS. The Labor Department properly must face this criticism; must deal with complaints, study them and if possible remove them; and, unfortunately, these complaints cannot always come to the attention of the Department couched in the strictest language and in the most judicial form. Perhaps complaints ought to be advanced in sedate and well-measured form, but, it is to be regretted, they never have and probably never will. The just and conscientious official will overlook small niceties and will feel it is an important part of his duty to deal with complaints in the largest possible spirit. We take it for granted that the Department of Labor works in this spirit. There are complaints in the air, no matter how voiced and uttered, and the law itself, after all, apart from its administration, is not one formulated by the Medes and Persians. It may be inefficient for ALL purposes that should be served. It may, in its application, work inequitably and produce injustice. We are sure Commissioner Williams wishes to know of these matters and, indeed, his letter speaks for him on that point. No matter how mistaken these ideas may be, or how they

arose, the Public has arrived AT CERTAIN SERIOUS MISAPPREHENSIONS in regard to the KIND AND CLASS of ventilators that MUST be installed IN ORDER TO MEET THE REQUIREMENTS OF THE DEPARTMENT. The Department will be most anxious to set the Public right on this point, for it understands that the subject of ventilation is not easy for the layman to comprehend. It is certainly all Greek to the average man. He has an idea that a fluttering piece of metal inserted in a window is an admirable method of obtaining ventilation. He probably cannot understand why all the ventilating systems on the market are not scientifically of equal value. It is very easy, therefore, for him to feel that there is some favoritism when suggestions are made, even at his own invitation, that the goods of such and such a firm are satisfactory to the Department. Moreover, the average commercial firm (even those that sell ventilating systems), are not always scrupulously delicate in dealing with the NAMES OF OFFICIALS. The average salesman is not a timid creature. He is not reticent in working "a point." He is likely enough to go beyond the warrant that any official even tacitly granted. After all it saves a deal of trouble to say that "the Department is all right if you install OUR make of goods." That is why all Departments should keep aloof altogether from trade. Caesar's wife must not only be virtuous, but must APPEAR so.

LETTER FROM THE COMMISSIONER OF LABOR

To the Editor of the Record and Guide:

I have been deeply interested in the references to this Department contained in the last three issues of the Record and Guide. I appreciate fully the situation complained of by real estate owners who are subjected to certain demands made upon them by various governmental agencies. I can and do sympathize with their viewpoint to a certain degree. It is not pleasant to receive orders from an outside source, directing the expenditure of money on one's property. But, neither is the duty devolving upon an administrative officer in the enforcement of law altogether pleasant.

The criticism of this Department arises from its enforcement of the requirement of law relating to the ventilation of factory buildings. How much of the criticism is just and fair? THE POINT OF THE CRITICISM on page 286, issue of February 5, is that a property owner cannot get information as to the defects in the ventilation of his property and as to how to remedy such defects. The answer is, that hundreds have received and all may receive such information and advice if they will conform to certain definite suggestions contained in a circular which is sent with each order.

As to the question, "What constitutes proper and sufficient ventilation, and who shall determine it?" I would direct attention to the definition of the powers of the Commissioner of Labor with respect to factories and their inspection. In Section 62 he is directed to "visit and inspect or cause to be visited and inspected the factories * * * and shall cause the provisions * * * to be enforced therein." In order to enforce, he must first construe the application of such sections as are more or less indefinite in their terms. It would be a great relief to the Commissioner of Labor if the Legislature saw fit to enact an inflexible law relative to ventila-

tion; but to do so might create greater burdens and inequalities than the present mode of enforcement results in.

In the issue of February 12, on page 346, the writer of article No. 51 states that a certain kind of window ventilator is so described in the law that no other can be installed. This is the veriest nonsense. AT LEAST TEN DIFFERENT KINDS, manufactured by ten different concerns, have been accepted. Moreover, if a person wishes to make a ventilator from original designs, he is privileged to do so if the ventilator will produce satisfactory results; and, as a matter of fact, a number of such instances have come to our notice and the devices have been approved.

The statement in the same issue (page 348, No. 57), that the Department is enforcing the requirement as to ventilation in widely separated sections of the city, is a figment of the writer's imagination. Our orders affect properties situated all the way from South Brooklyn to Harlem. Every real estate agent of any account in the City of New York has received our notices.

In the issue of February 19 there appears what the editor was pleased to call "a little illumination" on the administration of the law relating to ventilation of factories. If the charges of collusion which are made by implication by the writer of interview No. 63 on pages 396 and 397 were true, I would have an unpleasant duty to perform. Will the writer in question manfully come to the front? If he does, I WILL GUARANTEE A SEARCHING INQUIRY, and if he makes out a case against anyone connected with this Department, summary action will be taken. The objectors should bear in mind, however, that no amount of clamor will serve to deflect us from our course in the enforcement of this humane law. We shall correct abuses, if there be any, in the manner of its enforcement, but we do not intend to allow unsupported statements to control our action.

As I have already indicated, there are about A DOZEN WINDOW VENTILATORS on the market that are acceptable to the Department. These devices are not all of equal merit. It therefore follows that the most efficient has an advantage over its competitors. The law of the "survival of the fittest" is inexorable, and no departmental ruling can ever successfully stand in its way. Nor would a departmental rule be necessary to establish the superiority or to give an advantage to the best ventilator: in the weight of its own merit it would compel recognition.

Plans for ventilation are submitted to the Department beforehand in duplicate, and the ventilating contractor is required to state on his plans how he proposes to solve the problem, giving the area of floors, number and distribution of employees, gas consumption by gas jets, stoves, ironers, engines, etc., number and size of windows. If the plan is satisfactory it is approved, and one set is returned to the contractor; the other remains in the files of the Department. In that way, several plans covering one building are approved. If a plan is disapproved, the reason for such disapproval are given. It often happens that the job is one which cannot be solved by means of window ventilators, in which event forced ventilation must be resorted to. Then again, a window ventilator which permits the introduction of only half as much air as another is only half as efficient. Therefore, of the less efficient a larger number must be provided.

Names of manufacturers of ventilating devices are never handed out except in response to a direct request for such information, and then only as a convenience to those who inquire.

Strict and absolute impartiality has been and is the motto of my administration. I will not permit discrimination nor anything savoring of persecution. On the other hand, I intend to enforce the law without fear or favor, with due regard for the sacred interests of men and property.

A PRACTICAL TEST WILL BE MADE, probably on Thursday, March 3, in a building controlled by Douglas Robinson, Chas. S. Brown Co., which we hope will determine the merit and relative efficiency of at least eight different kinds of window ventilators. The Department of Labor and the manufacturers of the ventilators and the real estate interests represented by the said company, are joining in this test with a view to the solution of the somewhat vexatious question of the sufficiency and efficiency of devices used as means for ventilation. The results of this test we hope will go far in furnishing a reasonable working basis for the adjustment of the problem in other properties.

I hope that arrangements may be made whereby a representative of the Record and Guide may be present throughout the test.

Finally, any person who is aggrieved by reason of the enforcement of any provision of the labor law, may appeal to me and be assured of a respectful and patient hearing; and if there be reason in the appeal, relief will be granted so far as it may be consistent with the law and my sense of public duty.

JOHN WILLIAMS,
State Commissioner of Labor.

Albany, February 22, 1910.

A DATE SET FOR COMMISSIONER MURPHY'S HEARING.

COMMISSIONER MURPHY'S promised meeting with property owners will be held in the Council Chamber, at the City Hall, on MONDAY, MARCH 14, AT 4 P. M. Property owners, architects and builders should make it their business to attend, and above all, should come prepared to offer the proper remedy for reforming existing conditions.

THE "VENTILATION ACT."

The Associated Real Estate Property Owners of New York City presents to its readers the following text of the New York State Law Concerning factory ventilation as amended by L. 1907, Ch. 490:

"Sec. 86, VENTILATION. The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created, or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of manufacturing processes carried on therein, the room must be ventilated in such a manner as to render them harmless, so far as is practicable; in case of failure, the Commissioner of Labor shall order such ventilation to be provided. Such OWNER, AGENT OR LESSEE, shall provide such ventilation WITHIN TWENTY DAYS after the service upon him of such order, and in case of failure, shall forfeit to the people of the state, ten dollars or each day after the expiration of such twenty days, to be recovered by the Commissioner of Labor."

THE A. B. C. OF FACTORY VENTILATION.

The Department of Labor, through the Bureau of Factory Inspection (local offices 114 East 28th st), is issuing a circular that is enlightening to property owners who have been ordered to put ventilators in their lofts and stores. It is arranged in the FORM OF QUESTIONS AND ANSWERS which are most frequently given and answered by Mr. William W. Walling, the Inspector, when persons call upon him for enlightenment. They follow:

WHAT IS MEANT BY "PROPER AND SUFFICIENT" VENTILATION? As defined by Dr. John S. Billings, perfect ventilation means that any and every person in a room takes into his lungs at each respiration, air of the same composition as that surrounding the building, no part of which has recently been in his own lungs or those of his neighbors, or which consists of the products of combustion generated in the building, while at the same time he feels no currents or drafts of air, and is perfectly comfortable as regards temperature, being neither too hot nor too cold.

HOW MUCH AIR IS REQUIRED TO MEET THESE CONDITIONS? Not less than 2,000 cu. ft. per hour for each person, with the same amount per hour for each cubic foot of gas consumed whether for light, heat or power.

HOW CAN THIS AMOUNT OF AIR BE FURNISHED? By the use of mechanically driven fans, either forcing fresh air into a room or exhausting the foul and vitiated air from the room. By either method, there is a positive and constant change of air, independent of atmospheric or climatic changes.

WHEN MACHINES USING GAS ARE PROPERLY HOODED, IS THIS AMOUNT OF AIR NECESSARY? No; if the products of combustion are directly removed from a room, there are no poisonous gases to dilute with fresh air, and therefore no further provision need be made, in so far as these hooded machines are concerned.

MY BUILDING IS PROVIDED WITH WINDOWS ON TWO, THREE OR FOUR SIDES. WON'T WINDOWS PROVIDE PROPER VENTILATION? NO. The results of hundreds of air tests made by our Medical Inspector during the past year, indicates that windows, even when opened, WILL NOT PROVIDE ADEQUATE VENTILATION IN ALL PARTS OF A ROOM. The air is naturally better near the windows, than it is farther away, while due consideration must be given to the fact that windows are primarily designed for lighting. Every one knows that windows are generally closed tightly during cold weather, the slightest cold draft, being objectionable to employees. Even though windows are used for the purpose of ventilation, the direction and velocity of the wind, changing temperature, climatic and other conditions would make such ventilation largely a matter of guesswork.

WILL IT SUFFICE TO PUT A FEW LITTLE FANS IN THE WINDOWS, WHICH REVOLVE BY ACTION OF THE ESCAPING AIR? No, such fans do little if any good. They are nothing but miniature windmills; when a current of air strikes the blades, the fan revolves. Probably as much air would pass through the opening in the window if no fan were used.

WHERE SHALL I PLACE THE FAN—WHAT SIZE FAN—ARE DUCTS NECESSARY—WHERE SHOULD FRESH AIR BE ADMITTED OR FOUL AIR REMOVED—HOW MUCH HEATING SURFACE? All the foregoing and other questions of similar character, are matters of detail which should be entrusted to the ventilating contractor whom you select to do your work.

HOW AM I TO KNOW THAT THE SYSTEM WHICH I MAY INSTALL, WILL BE SATISFACTORY TO THE BUREAU OF FACTORY INSPECTION? We are willing to examine ANY plans which you may submit and if found satisfactory to approve them. Should changes appear necessary, tending toward economy or efficiency, in either installation or maintenance, you will be so advised.

THE INTERVIEWS

FACTORY INSPECTION.

IN presenting the statements and documents, which follow, before the Associated Real Estate Property Owners of New York City, the Record and Guide does so, not with the purpose of insinuating or alleging any improper act whatsoever on the part of any official of the State Department of Labor or of the State Bureau of Factory Inspection, but to state plainly, truthfully and, above all, fairly, grievances which, because heretofore they have been unexplained, have resulted in misunderstandings and entanglements that have proved both annoying and costly. It is the purpose of the Associated Real Estate Property Owners of New York City to bring about an improvement in the administration of the law and a more liberal interpretation of it, with the elimination of certain features of the act and of its administration, which have crept in through over-zealousness rather than neglect and carelessness.

AFRAID TO CROSS DEPARTMENT.

A consulting expert on ventilation, discussing the Associated Real Estate Property Owners' campaign for a clearer law governing ventilation and a broader interpretation of it in its administration, said:

"Personally, I believe the Factory Inspector to be a man of honesty and devotedness of purpose; and I also believe him to be conscientious in the discharge of his duties. The only fault I have to find, is not with him but with the law, inasmuch as it leaves entirely too much in the hands of an official. It is the situation with the building code and the Superintendent of Buildings all over again. **THE LAW DOES NOT FIX DEFINITELY ENOUGH WHAT PROPER VENTILATION IS, WHO IS TO DETERMINE WHEN THE AIR IS PURE AND HOW THAT IS TO BE OBTAINED.** There is a test being made now which will simplify matters and which, I hope, aided and assisted by the Record and Guide's commendable efforts to better conditions, will solve this problem.

"At present the Department is liable to approve of one device to-day and another to-morrow. I do not mean to say that the Inspector recommends any one type of ventilator, but he puts it in this way: 'If you can show me that any other ventilator will do the work as satisfactory as — Company's, then it will be passed.' Objections are found with practically every other make. Now while the — ventilator, in my opinion, is as good as any on the market, and indeed has some points over other makes, it is not adaptable for factory ventilation. If you put an upper and lower ventilator in every window in a big factory you are making that manufacturer pay an exorbitant price for ventilation that he could obtain equally as well and thoroughly in another way.

"I have never known the Department to give out the name of a ventilator company unless they were first asked for it. But once asked, they will give you the name of the — Blower Co.; the — Blower Co., the — Fan Co. and the — Co. If you ask up there for the name of a good ventilator company, they will ask you to go to the samples in the windows in the office and see the names thereon, or they may say that this or that one is a 'satisfactory device.' In the office there will be the —, the —, the — and a number of others. **PERSONALLY, I ONLY PUT IN — VENTILATORS BECAUSE I DO NOT LIKE TO GO AGAINST THE DEPARTMENT.** I would frequently like to use other makes, **BECAUSE I THINK THEY ARE CHEAPER AND JUST AS THOROUGH,** but I know which device meets with instant approval, and I **ADVISE MY CLIENTS TO INSTALL THEM, PAY THE EXTRA COST AND BE FREE FROM TROUBLE.**" (No. 70.)

THE BUSY FACTORY INSPECTORS.

THEY NOW EXAMINE BUILDING PLANS, TO SEE THAT THE VENTILATION IS RIGHT—WHAT THEY INSPECT TENEMENTS FOR.

During the year ending October 1, 1909, deputy State factory inspectors made altogether 53,717 inspections in this State. They visited 9,646 tenement houses in Greater New York, this number not including stores, basement and cellars not used for living or business purposes. The total of all persons reported at work in the tenement houses of Greater New York was 16,255, of which 12,373 were working in living apartments. It was found necessary to issue orders against but 162 houses out of the total of 9,646.

The inspectors are directed to be vigilant in detecting sickness in the house, in insisting on cleanliness of premises, in ascertaining the facts as to the employment of outside hands in the living rooms, and also as to the employment of children of school age in their homes during school hours. The State Factory Inspector, Mr. Walling, says in his last annual report that he is satisfied from personal knowledge that the licensed tenements of the city are in better sanitary condition than ever before, and that the law is exceedingly well enforced.

VENTILATION.

With respect to the new ventilation crusade, Inspector Walling says that during the past year this subject has entailed a mass of correspondence, besides personal interviews with hundreds of owners of factory buildings.

"The majority of persons to whom ventilation orders were sent," adds the Inspector, "replied that the building in question was amply provided with windows, which afforded as much or more ventilation than was necessary. Clean windows doubtless furnish more light to the interior of a factory than any other known method, but closed windows are of little avail in affording sufficient ventilation. The tests of our Medical Inspector, in factory workrooms with comparatively few employees and a relatively large number of windows, prove that the **LEAKAGE AROUND CLOSED WINDOWS** is far from sufficient to maintain air at a reasonable standard of purity.

"Many owners of factory buildings have advised us that by the terms of their leases, it is the duty of the tenant to comply with our requirements. When the necessity for ventilation became apparent, in order to supply the proper amount of fresh air for the employees, the order has been invariably sent to the legally defined owner, who by the terms of the statute may be the owner of the freehold or lessee of the whole premises, or the agent of either. If an additional amount of air was required, due to any process of manufacturing, wherein excessive heat, steam, gases, vapors or dust were created, the order was sent to the tenant or factory proprietor.

PLANS EXAMINED IN ADVANCE.

"Much progress has been made in the ventilation of factory buildings, as is attested by the rapidly growing list of buildings in which ventilating apparatus has been installed. Last Spring it seemed advisable, in order that owners might know whether their plans for ventilation would prove satisfactory, to examine plans in advance, and if found sufficient to approve of same. This examining of plans has greatly increased the clerical work, but results show that it was a step in the right direction."

INSPECTORS TOO ARBITRARY.

The head of a large real estate firm making a specialty of the management of business property said that their main objection to the orders received from the municipal and State authorities was the indefinite manner in which the State Department of Labor particularly demanded changes, and the stand which the inspectors take when they say that it is not a **FUNCTION OF THEIR OFFICE TO ADVISE OWNERS** as to the work which they will accept in the correction of the matters about which they have complained. The speaker added:

"We particularly refer to their orders for **VENTILATING APPARATUS.** The average owner is in no position to know what will produce a certain condition of the atmosphere, and it seems as though the Department of Labor should be the first to come forward in an effort to help owners to secure the results for which they are striving.

"Our experience with other violations has not been particularly unsatisfactory, although we do not see how the city can consistently demand structural and sanitary changes in buildings that were fully in accordance with the law when originally erected and have not had a change of occupancy. We have had one case of this kind, and naturally we did our best to secure a withdrawal of the order.

"In the majority of the cases that have come under our notice it seems as though the violations and orders issued cover matters which are so small as not to warrant the maintenance of any considerable force for their correction." (No. 69.)

ADD Factory Inspection.

HOW ONE MAN AVOIDS VENTILATION ANNOYANCE.

"In my opinion," said one of the largest operators and specialists in loft and factory buildings in this city to an Associated Real Estate Property Owners' representative this week, "much of the annoyance experienced by tenants, agents and owners in the matter of providing proper ventilation can be avoided by drawing up a lease so worded as to make unsanitary conditions impossible. I have never received a visit from the State Factory Inspector's men and I have never been obliged to put in ventilators.

"If lofts are not kept clean, the air tests will not measure up to standards. If they are kept in good condition, any window will permit the entrance of enough fresh air to replenish that consumed by gas jets, but not **GAS ENGINES.**

"I know of a man who has been compelled to install ventilators under conditions which I believe to be most arbitrary and unwarranted to say the least. **HE FELT THAT UNLESS HE INSTALLED THE KIND OF A VENTILATOR HE KNEW THE DEPARTMENT APPROVED OF** he would have trouble in getting it passed. He therefore put in the — Company's machine.

"I have my own form of lease," continued the operator referred to, "and in addition to other restrictive clauses we restrict tenants from using gas engines. Our lease also contains this paragraph, which is one of the greatest trouble savers I know of:

"The said lessee further agrees, as a condition upon the signing of this lease, that he will PROVIDE PROPER RECEPTACLES AS CALLED FOR BY THE NEW YORK FIRE INSURANCE EXCHANGE FOR THE RUBBISH AND CUTTINGS IN THE PREMISES HEREBY DEMISED AND THAT HE WILL KEEP SAID PREMISES BROOM CLEAN AT THE END OF EACH AND EVERY BUSINESS DAY DURING THE TERM OF THIS LEASE."

"In consequence, the air in those lofts is always fresh merely through window ventilation, and the Department O.K.'s them. They are modern lofts and easily kept clean, and are therefore different from those in the lower section of the city, for instance; but the fact remains that much of the trouble emanating from the Factory Inspection Department is directly traceable to the negligence of the tenant in not keeping his premises clean." (No. 68.)

GAS ENGINE IN LOFT WITHOUT VENTILATORS.

"The — Co. owns a fine modern loft building in — street, and on one floor there is a 22-Hp. gas engine that occupies a space of 15 by 20 ft. approximately," said a specialist in loft buildings and general real estate this week. "On that floor there are always between 30 and 300 employees, according to the season. There are about 30 sewing machines in place and a number of gas burners and tailors' geese. There is not a ventilator in the place.

"The apparent difference is this: In the — street address a great corporation owns the building. It is out of the sweatshop district, where rents are higher and buildings are, perhaps, better constructed. In the sweatshop district, the building is owned by a comparatively poor man, he gets a small rental for his property and the building is probably old-fashioned. But the question of ventilation is exactly the same, if, as the Department says, windows do not provide proper ventilation, why does not the Factory Inspector act in a case like that? Go and see for yourself. Don't take my word for it. Describe the conditions you see there and compare your impressions of the air in the — street loft with the one down in — (the sweatshop district) shop."

The Associated Real Estate Property Owners' representative did as requested. This is what he found in the modern loft building: A loft 75x186 ft. containing 47 windows. There were approximately 30 employees at work over sewing machines in rapid motion; about 12 gas geese were in operation and in the midst of the loft a 22-HP. GAS ENGINE WAS IN FULL OPERATION. NO VENTILATORS WERE IN THE WINDOWS, and only six of the windows were lowered from the top or raised from the bottom. Asked why the Factory Inspector has not insisted upon ventilators here, the proprietor, Mr. —, said:

"They tell us we are within the law."

"But you certainly require them, don't you?" asked the visitor.

"What does that matter; they say we're all right here," was the reply.

This firm also has a factory several floors above the one just described. There is a 17-HP. gas engine at work. In both lofts as soon as the elevator doors opened there was a rush of burned gas air in the visitor's face.

"There is something, I can understand, that the Factory Inspector could be concerned about," said the loft and factory specialist, "but strange to relate we find that he isn't. But you take a smaller loft with no gas engine, BUT WITH A DOZEN GAS GESE, and the Factory Inspector immediately claps a ventilation order on you. I cannot see where the Department draws the line." (No. 68.)

ONE MANUFACTURER'S SINGULAR EXPERIENCE.

A has a factory on the top floor of a loft building at — street, where he employs about 30 people. There are thirteen windows in the place and two large ventilator skylights cut through the roof. The Department went to the factory and stated that the ventilation was insufficient and that ventilators would have to be put in. — Ventilator Company representative called and said that UPPER AND LOWER ventilators would have to be installed in each of the thirteen windows. The conversation that is alleged to have followed between Mr. —, the proprietor of the establishment, and the — Ventilating Company's salesman was practically as follows:

"How much will it cost?" asked the manufacturer.

The salesman told him.

"But I can get —'s ventilators much cheaper," he said.

"They won't pass the Department."

"Why?"

"Because they do not ventilate from top and bottom of the window."

"But I have ventilating skylights. Surely I do not need upper ventilators, too?"

The salesman hadn't noticed that. No, he didn't think ventilators were needed in the top.

"But you just said that the Department wouldn't let ventilators pass where there was not ventilation at top and bottom of the window. How do I know that the Department will pass it?"

"WE WILL GET IT THROUGH ALL RIGHT," was the reply, and SUCH APPROVAL DID COME IN THE FORM OF A WRITTEN LETTER SIGNED BY AN OFFICIAL OF THE DEPARTMENT. Some time later, however, the — Ventilating Company's man returned to the factory and asked for that approval again, saying that there had to be some change made in it. It was surrendered.

"The Department will not approve of lower ventilators only," was the alleged statement of the salesman.

"BUT I'VE HAD THE DEPARTMENT'S APPROVAL IN WRITING," exclaimed the astonished manufacturer.

"You haven't got it now, though," said the salesman.

It happened that the manufacturer had the written approval in his possession several days, during which time he showed it to his lawyer and several other persons. In the meantime he gave the contract to a company whose device ventilates without an upper sash exhaust; in other words, it has only one wind deflector at THE BOTTOM SASH ONLY. The installation was promptly made, based on the WRITTEN APPROVAL OF THE DEPARTMENT UPON A LOWER WINDOW SASH VENTILATION.

The lawyer in question then took the case over the head of the Chief of the Factory Inspection Bureau to the Secretary of State, who said THAT THE INSPECTOR WOULD APPROVE THE INSTALLATION AS IT STOOD. Then this letter was received:

Mr. —, — Broadway, New York.

Dear Sir—I return herewith the plan submitted to you by the — Ventilator Co. for the ventilation of the loft at — st, New York City, occupied by Messrs. — as a factory for the manufacture of —.

While my experience with this ventilator in question has been to the effect that when the wind is blowing, the ventilator cannot and will not be left open, there is no reason why it cannot be used in the factory at the above address, provided they are used in connection with the ventilating skylight. BUT, I AM UNABLE TO APPROVE OF SAME. HOWEVER, IF THE VENTILATORS ARE USED, I HAVE NO DOUBT THEY WILL FURNISH SATISFACTORY VENTILATION.

Therefore, with the understanding that the ventilators will be opened sufficiently to admit the necessary amount of fresh air for the ventilation of the workroom, THE DEPARTMENT WILL OFFER NO OBJECTION TO THE USE OF THE VENTILATOR IN QUESTION.

If it is found at any time that the ventilators are not or cannot be used, we shall insist on the proper ventilation of the loft in question. Yours very truly,

(Signed)

Albany, N. Y., Dec. 27, 1909.

BY THE DEPARTMENT.

"The — Ventilator has been in about two months now and we have not been bothered yet," said the party most interested in this transaction. "If we do have trouble, however, we are ready for it." (No. 71.)

WHAT MR. HESS CANNOT UNDERSTAND.

Why an owner of a building should be held accountable for the conduct of a man's factory in regard to ventilation, any more than for any other act of the manufacturer in respect to his business, is a question which Mr. E. H. Hess, of M. L. Hess & Co., would like to have answered by the lawmakers. He suggests specific legislation to enable the inspectors of the Labor Department to state specific requirements, instead of sending out vague notices that the law has been violated. Not the owners of the buildings, but the tenants—the employers of labor—should receive the complaints, for the simple reason that a building erected according to the laws of the City of New York should not be controlled by another authority having jurisdiction over factories only.

"The tenancy of lofts changes from time to time," said Mr. Hess. "Each new tenant can and does make it necessary to change the system of ventilators periodically. If a tenant changes his business so that he employs double the amount of labor he had been accustomed to, the entire system of ventilation installed in the first instance has to be changed. It is admitted that the proper use of windows in a loft will ventilate as well as most ventilators. The contention of the Department is that the tenants will not use their windows properly and, therefore, the inspectors insist on installing ventilators. I claim that in most cases ventilators after being installed are only used until the first inspection has been made.

"I admit, of course, that there should be some ruling as to the number of people that shall work in a certain cubic area, and also as to the square foot area of windows opening to the fresh air. Under such ruling tenants desiring to rent certain premises would find it necessary to obtain from the State Labor Department such data as would govern their tenancy, and after they have rented the loft it would be incumbent upon them to comply with the law as to the number of persons they could employ on the premises.

"Bills to this effect," Mr. Hess continued, "will be introduced in the Legislature during this year's session. It is not justifiable to have laws, as they stand on our statute books at the present time, that are not specific and leave the public subject to the opinion of one man or to the use of one article which happens to have gained favor with the Department for some unknown reason."

The administration of the State Factory Inspection Laws is creating an issue between landlord and tenant, according to the view which Mr. John L. Parish, of Parish, Fisher & Co., takes of the situation. "It appears to me to be another instance where the placing of discretionary authority in the hands of irresponsible or inconsiderate people is resulting in oppression and scandal," was his comment.

"If the landlord refuses to install a ventilating apparatus the tenant must either do it or suffer the closing of his shop by the authorities. In recent instances where the tenants' lease was about to expire the landlord refused to install ventilating plants and the tenants moved into other quarters with the result that the landlord has vacant lofts in his hands. It seems exceedingly foolish for any man to put up loft buildings without ventilating plants. In some of the recently erected buildings the builders supplied these. The initial cost is low in comparison with installing an apparatus after the building has been finished. While the State Labor Department is trying to conform to the law some of its subordinate inspectors are careless about enforcement. In one case I know of particularly where the plant was installed by order of the inspectors the employees object to its operation. The apparatus whose installation was insisted upon by the inspectors, is seemingly larger than the circumstances demand, and the use of its powerful fan in a room that has good natural ventilation seems to be entirely uncalled for. Still the owner who does not conform to the law or the builder who does not install a ventilating apparatus is making a mistake. Whether the architects are alive to the importance of this requirement I do not know, but they ought to take cognizance of it."

A LARGE MANUFACTURER'S EXPERIENCE.

The head of a firm said: "We are in receipt of an order from the Department of Labor covering building No. — street, in which they state as follows:

"Provide means and maintain proper and sufficient ventilation in workroom of — Co. Under the terms of your lease we think you should take care of this matter."

"We replied to the above stating that we would give it our attention, which we did by ordering the windows kept open. Not hearing further from the department we presumed that we had complied with the law. In December of the same year we received another notice similar to the first, but with an additional notice which stated that unless complied with immediately suit would be commenced.

"We then took the matter up with an official at the department and were informed that the 18 windows on our floor were not enough to provide proper ventilation, as the law required one foot of ventilator for each person. As we employed about 50 people on this floor, and the windows allowed only 45 feet of ventilation, I asked if the ventilators could not be enlarged to comply with the law, and was told that if a ventilator indicated were used the department WOULD CONSIDER IT SATISFACTORY.

"Upon my suggesting that our employees might close the windows with the ventilators in, I was told that if ventilators were installed THAT WOULD LET US OUT.

"I then obtained an estimate from the — Ventilator Company and found it similar to those printed in the Record and Guide of February 19, and I presume that we may have to put them in even if they are NEVER USED." (No. 72.)

NOT SPLITTING HAIRS NOW.

"I own a tenement on the West Side. I received a notice stating that I must have the walls of the east yard court and west airshaft whitewashed. I complied with their request as far as the east court was concerned, but did not see the necessity of whitewashing the west airshaft. I notified the department to that effect, and they informed me that they would have a re-inspection made and let me know the results. In the course of a week I received a dismissal notice from the T. H. D. What do you think of that? Now, if I had been an easy mark the inspector would have compelled me to go to the expense of whitewashing that court which the department later found was not necessary." (No. 75.)

"YOU CAN LEAD A HORSE TO WATER, BUT—"

One of the loft buildings whose owner has been served with notice to install a ventilating apparatus, has 27,000 cubic feet on each floor. The law, or rather the Factory Inspector, insists upon an apparatus furnishing 468,000 cubic feet of fresh air every hour. Should the owner comply with the order it would be impossible to keep the temperature during winter above zero.

"The State officials may be able to enforce the order, and we might be compelled to install the apparatus," the agent for this building said, "but the ventilator would never be made use of!"

A number of real estate men have laid stress on the same point. "The law provides for the enforcement of the order to install a ventilator, but the running of the ventilating apparatus is a matter left entirely to the occupant or tenant of the building," asserted an agent. "No Factory Inspector or

other official can compel anyone to make use of ventilators. The injustice and incongruity of the statute is apparent, but relief can be had only by remedial legislation." (No. 73.)

DRIVING WORKSHOPS OUT OF NEW YORK.

Another agent is of the opinion that a number of workshops will be driven to New Jersey in case the Factory Inspector should insist upon enforcing his requirements for expensive ventilating plants. He stated that in one instance, after being served with a notice to install a ventilating plant in a loft building, the owner has put in an apparatus which his engineers assured him would answer the purpose. This apparatus has not as yet received the approval of the Department. Its cost was considerably less than the price asked by a manufacturer whose ventilating apparatus had the stamp of approval affixed by the authorities.

"The man that owns property in New York does not know where he is at. He thinks he controls his property, but in reality he does not," remarked a representative of a large downtown firm. "We are willing to obey the laws and all reasonable demands to protect the health and morals of our tenants, but between health, fire, police, factory, tenement, water and a few other departments, not including taxes and assessments, a man DOES NOT GET MUCH COMFORT OUT OF HIS PROPERTY. We don't object to installing ventilators, but we certainly object to paying three times as much as they are worth in the open market." (No. 74.)

TYPES OF VENTILATORS.

The following are types of ventilators in operation in the office of the factory inspector and of the various chiefs of the department of labor at 114 East 28th st. They have the approval of the department.

In Factory Inspector's office:

The Economy Ventilator Co., Metropolitan Tower.

The Protective Ventilator Co., 129-133 Fulton St.

In Labor Department offices:

The National Ventilating Co., Harrison, N. J.

The Monarch Ventilating Co., 30 Church St.

Types of blowers approved by the department:

The American Blower Co.

The Buffalo Blower Co.

The Massachusetts Fan Co.

The Sturtevant Co.

The fact that ventilators are not always permitted to operate when once put in was shown in one of the offices of the Department of Labor adjoining those of the Factory Inspector. One of the Monarch Ventilating Company's appliances is installed in a window near an official's desk. ONLY THE BOTTOM DUCT WAS IN OPERATION, THE UPPER ONE HAVING BEEN REMOVED, WHEN THE OFFICE WAS VISITED. IT WAS STATED THAT THE UPPER ONE WAS REMOVED BECAUSE THE GENTLEMAN SITTING BESIDE THE WINDOW FOUND THAT THERE WAS TOO MUCH WIND UPON HIM.

PERSONAL PROPERTY TAX DISCUSSION.

ABOLITION OF TAX WOULD ATTRACT MANY WEALTHY PEOPLE, SAYS COMMISSIONER PURDY—

MR. DOWLING'S SUGGESTION.

THE abandonment of the tax on personal property, as proposed by Mayor Gaynor in a letter to the newly appointed Tax Commissioners, has received the approval of many real estate owners and business men, according to Mr. Lawson Purdy, the President of the Board.

"I am in receipt of many letters and assurances from owners of real estate, who do not pay personal taxes," said Mr. Purdy. "They are convinced that the abolition of the remnant of the Personal Property Tax in this city would attract so many wealthy persons and so much property to New York that the tax rate would decline and not rise. It is evidently their belief that the City should use the same judgment in obtaining its revenue as is used by the owners of up-to-date office buildings who give their tenants many advantages for the one charge they make for rent. These owners make more money by this policy than they would make if in addition to rent they should try to collect charges based on bank accounts and other assets of their tenants. The City of New York should pursue the same wise policy of attracting to it the best tenants and giving them the best facilities for making money."

MR. DOWLING'S SUGGESTION.

A tax on bonds and long-time notes, in place of the personal tax our present administration is attempting to abandon, is a substitute recommended by Mr. Robert E. Dowling, the head of the City Investing Company. "A registry tax of one-half of one per cent. would probably produce as large a revenue as is now collected in general personal taxes," he said when asked to express his opinion as to the exemption of personal property from taxation.

"The tax law," he continued, "should be amended to include a tax on bonds and long-time notes, giving holders of such the

same privilege that holders of tax-paid mortgages now have. Such a tax would relieve storekeepers from taxation on goods, and would do away with the inequalities now existing. The large holders of personal property, as a rule, are able to escape taxation by various means, such as claiming a residence in another State, etc. I think we should encourage all wealth to come to New York, and I believe that the average investor in bonds would be willing to pay an initial registry tax of one-half of one per cent., knowing, that from that time on, he had a non-taxable security, and would not have to resort to subterfuges.

"We have found in the case of mortgages, that the Recording Tax, and consequent relief from further taxation, has increased the investment in that class of security. It may be that the revenue would be divided between the State and the county, as the mortgage tax fund is now. I think it would increase the number of dwellers or tenants in New York if they could feel that they could come from other parts of the country to New York, without being subject to inquisitorial taxes. There is a large number of persons of wealth throughout the country who would like to reside in New York, but they are deterred from making it their permanent residence by reason of the present tax law."

OFFICIAL INFORMATION FOR OWNERS.

To the Associated Real Estate Property Owners of N. Y. City: Your attention is called to a method adopted by me for giving information to property owners at the meetings of Local Boards, where the question is discussed as to whether owners along the line of a proposed improvement desire the improvement and are willing to pay for it. The intention is to inform owners as fully as possible of the probable cost of the improvement so that they may advocate or oppose it. For example, at the first meeting this year of the Local Board of Chester, held on January 28, 1910, after at least ten days' notice by publication in the City Record and local newspapers, and by sending copies of the calendar to all taxpayers' associations of our borough, the following information was given concerning a proposed proceeding for regulating and grading a street:

"No. 2. Regulating and grading, setting curb stones and flagging sidewalks, a space four feet wide, laying crosswalks, building approaches, drains, walls, etc., and erecting fences where necessary in BURKE AVENUE, from White Plains Road to Bronx Park, at the Bronx Boulevard, full width, and from the Bronx Boulevard to the Bronx River, sixty feet in width."
"Estimated cost, \$50,100; the assessed value of the real estate included within the probable area of assessment is \$206,920.00."
"Title vested August 10, 1904. Grades legally established by Final Maps, Section 31, January 30, 1906, and amendatory maps."
"The centre line for the above named improvement is about 1,460 linear feet. On this basis the average cost per foot frontage will be \$17.16, or \$429.00 for a twenty-five foot lot."

The foregoing was a typical proceeding of this kind.

And on the same date, at a meeting of the Local Board of Van Cortlandt, the following information was given concerning a proposed sewer:

"No. 6. Constructing sewers and appurtenances in WEST 242D STREET, between Broadway and Waldo Avenue; WALDO AVENUE, between West 242d Street and West 244th Street; in WEST 244TH STREET, between Waldo Avenue and Spuyten Duyvil Parkway; in SPUYTEN DUYVIL PARKWAY, between West 244th Street and Riverdale Avenue."
"Estimated cost, \$61,150.00; assessed value of the real estate with improvements included within the probable area of assessment is \$602,000.00. Title vested. Outlet built."
"Based upon the foregoing approximate estimate of cost and judging from the methods employed by the Board of Assessors in apportioning the cost in similar matters, it is probable that the assessment for this work upon property directly benefited thereby will not exceed \$187.50 per each twenty-five foot lot. This is based upon the assumption that the Board of Assessors will assess the property directly benefited at \$12.50 per each twenty-five foot lot."

The foregoing was a typical proceeding of this kind.

In the case of the regulating and grading of a street of the usual kind, the computation of the approximate cost for each lot is not difficult, as it is based on the estimated cost of the improvement divided by the number of twenty-five foot lots within the probable area of assessment, which usually is one hundred feet on each side of the centre line of the street. The cost of streets of unusual size must be computed by other methods, as part of the cost may be paid by the city, and the area of assessment may be more extended.

In the case of sewers, the computation is more difficult, as the action of the Board of Assessors cannot be foretold. Each improvement is assessed according to its own peculiar circumstances. The approximate cost of the improvement itself may be known, but the amount which the Board of Assessors will impose on the property away from the immediate vicinity of the sewer, but which may be benefited by the sewer, is unknown. Especially is this the case with the outlet sewers which drain large territories. Their cost is spread over the territories benefited.

It may be seen from the foregoing statement that the information given can be approximate only, and is given for what it is worth for the information of property owners; it must not be taken as final. In the examples cited above, the figures were

OWNERS!

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160 BROADWAY

submitted beforehand to a member of the Board of Assessors and his unofficial opinion obtained as to the probable judgment of the Board. It is our intention hereafter to keep data of the cost of every improvement, so that in time the approximate estimates should be very close.

One result of this method of giving information will be that the owner will know the probable amount of assessment which he will be called upon to meet, and can prepare for it.

You have been informed that notice will be given your association of any proposed improvement to come before the meetings of the Local Boards, in time for you to be prepared for the meetings. Also you have been informed that you have the right to pay assessments in instalments of fifty dollars.

I shall consider it a favor if your association will make any suggestions along these lines which it thinks may be useful. Yours very truly,

CYRUS C. MILLER.

President of the Borough of the Bronx.

MR. BLOCH ON THE EFFECT OF RECENT AMENDMENTS.

That there will be a great falling off in the number of tenement house violations within a short time is the opinion of Mr. Adolph Bloch, counsel for the "United Real Estate Owners Associations." Mr. Bloch believes that nearly 40,000 violations now on file with the Department are outlawed and void. The administration is four months behind with its work, he says, and the amendments enacted last year have superseded the violations "discovered" by the Tenement House Inspectors at a time when the old law was still in force and filed after the new law had taken effect. The new administration, he thinks, will give relief and provide a remedy.

"A large number of recently filed violations," Mr. Bloch said to a representative of the Record and Guide, "are merely repetitions of old violations that may have been filed two years ago. By recent amendments of the law they have been rendered ineffective, and it is evident that the Tenement House Department has not yet caught up with the revision of old violations. I personally have great respect for Commissioner Murphy, and rather than make criticism of things that are past I consider it my duty, and also the duty of all real estate owners, to cooperate with the Commissioner in formulating rules for the administration of his Department so that the amended laws may be enforced in such manner as to do justice to owners and tenants. The Revised Tenement House Law, which has become known as the 'Grady-Robinson Bill,' and which I drafted, removed and eliminated many abuses of the Tenement House Act. The amendments affected 40,000 violations which have to be revised. This revision has not been completed, and many of the violations issued lately will be dismissed upon proper application to the Commissioner by reason of the amendments to the old law.

"The Commissioner has been given considerable discretionary power under the amended law, particularly in such the case in regard to occupancy of basements, where these do not comply with the requirements as stated by the law. Under certain conditions the Commissioner has power to issue permits for occupancy. He also has power to modify or waive entirely requirements pertaining to sash windows in interior rooms. Mr. Murphy has just been inducted into office and we have every reason to believe that he will exercise his discretionary powers in such manner as common sense will justify."

GOOD WISHES.

To the Associated Real Estate Property Owners:

Enclosed please find card to which I have put my name as you requested. It pleases me to see that at last the long suffering, patient tax payer is about to bestir himself and is being brought to realize what he can accomplish by organization. My father, the late John H. Dresler, of 334 west 88th st, was for many years president of the West Side Taxpayers Association. He found it difficult to interest property owners to any extent, who were willing to give their time and energy to the cause. They would groan and grumble under their heavy taxation but would meekly pay, pay, pay. My best wishes for the success of your association.

EMMA DRESLER SCHACHTEL.

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. 28.

KINGSBRIDGE AV.—Street opening, from West 230th st to Broadway; at 1 p. m.

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

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

WEST FARMS RD.—Street opening, from Bronx River to Westchester Creek; at 3 p. m.

ROSEWOOD ST.—Street opening, from Bronx Boulevard to Cruger ay; at 3 p. m.

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

222D ST EAST.—Street opening, from 7th av to Hutchinson River; at 11 a. m.

218TH ST WEST.—Street opening, from Seaman av to 9th av; at 4 p. m.

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

182D ST EAST.—Street opening, from Tiebout av to Folin st; at 2 p. m.

MATTHEWS AV.—Street opening, from Burke av to Boston rd; at 11.45 a. m.

LELAND AV.—Street opening, from Westchester av to Ludlow av; at 12.45 p. m.

BOSTON RD.—Street opening, from White Plains rd to north line of city; at 1 p. m.

Tuesday, March 1.

HAVEN AV.—Street opening, from West 170th st to Fort Washington av; at 1.30 p. m.

Wednesday, March 2.

GLOVER ST.—Street opening, from Castle Hill av to Westchester av; at 1 p. m.

BAKER AV.—Street opening, from Baychester av to city line; at 11 a. m.

BRONX ST.—Street opening, from Tremont av to East 180th st; at 1 p. m.

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

Thursday, March 3.

ZEREGA AV.—Street opening, from Castle Hill av to Castle Hill av; at 1 p. m.

Friday, March 4.

141ST ST EAST.—Street opening, from Park av to Rider av; at 11 a. m. and 12 noon.

RIVERSIDE DRIVE.—Widening, from 139th st to 142d st; at 1 p. m. and 2 p. m.

CHITTENDEN AV.—Street opening, from Northern av to Riverside Drive; at 11 a. m.

AT 258 BROADWAY.

Monday, Feb. 28.

FORDHAM RD.—Dock proceeding; at 1 p. m.

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

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

LOOP 3.—Rapid transit; at 2 p. m.

PIERS 52 AND 53, E. R.—Bulkhead; at 4 p. m.

Tuesday, March 1.

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

BROOKLYN BRIDGE.—Arches; at 2 p. m.

LOOP 1.—Rapid transit; at 2 p. m.

ONDERDONK AV.—Schol site, Queens; at 2.30 p. m.

PIERS 52 AND 53, E. R.—Bulkhead; at 4 p. m.

Wednesday, March 2.

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

PIERS 52 AND 53, E. R.—Bulkhead; at 4 p. m.

Thursday, March 3.

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

LOOP 1.—Rapid transit; at 2 p. m.

LOOP 3.—Rapid transit; at 2 p. m.

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

PIERS 52 AND 53, E. R.—Bulkhead; at 4 p. m.

Friday, March 4.

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

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

PIERS 52 AND 53, E. R.—Bulkhead; at 4 p. m.

THE PUBLIC SERVICE COMMISSION.

TRIBUNE BUILDING, 154 NASSAU STREET, MANHATTAN.

Wednesday, March 2.

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

LONG ISLAND R. R. CO.—Application of City of New York as to opening of Suydam st and Willoughby av, from Irving av to 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.

Thursday, March 3.

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

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

2D AVENUE R. R. CO.—Application for change of motive power on Worth st, between Chatham sq and Broadway—Commissioner Maltbie; at 2.30 p. m.

Friday, March 4.

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

INTERBOROUGH RAPID TRANSIT CO.—Block signal system, local tracks—Chairman Willcox; at 2 p. m.

BOARD OF ASSESSORS.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following named sts may present their claims, in writing, to the secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Mar. 9, 1910, at 11 in the morning:

MANHATTAN.

160TH ST.—No. 1008. 160th st, from Broadway to Riverside drive.

SHERMAN AV.—No. 1056. Sherman av, from Broadway to 10th av.

BRONX.

MACOMBS RD.—No. 981. Macombs rd, from Inwood av to Featherbed lane.

MONTEREY AV.—No. 983. Monterey av, from East 177th st to East 179th st.

176TH ST.—No. 985. 176th st, from West Farms rd to Boston rd.

TIMPSON PL.—No. 988. Timpson pl, from 149th st to Whitlock av.

BROADWAY.—No. 1177. Broadway, from Spuyten Duyvil Creek at West 230th st to the northerly line of The city.

BARRY ST.—No. 1176. Barry st, from Longwood av to Tiffany st.

KOSSUTH PL.—No. 1178. Kossuth pl, from Mosholu parkway to DeKalb av.

MORRIS PARK AV.—No. 1179. Morris Park av, from Field pl to Fordham rd.

168TH ST.—No. 1181. 168th st, bet Shakespeare and Boscobel av.

170TH ST.—No. 1182. 170th st, East, bet Aqueduct av and Wythe av, except that section bet Jerome and Cromwell avs.

177TH ST.—No. 1183. 177th st, bet Sedgwick and Aqueduct av.

ST. MARYS ST.—No. 1185. St Marys st, from Robbins av to the Southern boulevard.

MOHEGAN AV.—No. 1199. Mohegan av, from East 175th st to East 176th st.

175TH ST.—No. 1202. 175th st, from Grand Boulevard and Concourse to Anthony av.

VALENTINE AV.—No. 1203. Valentine av, from East 194th st to East 204th st.

WEST ST.—No. 1204. West st, from Honeywell av to Crotona parkway.

FAILE ST.—No. 1213. Faile st, from Aldus av (street) to Garrison av.

WHITTIER ST.—No. 1216. Whittier st, from Seneca av to Ludlow av.

MACOMBS RD.—No. 1222. Macombs rd, from Featherbed lane to Aqueduct av.

PERRY AV.—No. 1224. Perry av, bet Mosholu Parkway North and Woodlawn rd.

PUBLIC PL.—No. 1225. Public pl at the intersection of Webster and Tremont avs.

Notice is given by the Board of Assessors that the following proposed assessments have been completed and are ready for examination at the office of the Board, No. 320 Broadway, Manhattan.

MANHATTAN.

152D ST WEST.—List 9788. Reregulating, regrading, curbing, flagging and building retaining wall on West 152d st, between Broadway and Riverside drive, together with a list of awards for damages caused by a change of grade.

146TH ST WEST.—List 863. Reregulating, regrading, recurling and reflagging, West 146th st, from a point 234.08 ft. west of Broadway to the easterly side of Riverside drive, together with a list of awards for damages caused by a change of grade.

3D AV.—List 1091. Sewer in 3d av, west side, between 12th and 13th sts.

119TH ST WEST.—List 1086. Paving with asphalt blocks and curbing West 119th st, from Amsterdam av to Morningside av.

FORT WASHINGTON AV.—List 1090. Paving with asphalt blocks and curbing the new av west of Fort Washington av, from 177th st to 181st st.

170TH ST WEST.—List 1104. Paving with asphalt blocks and curbing 170th st, from Broadway to Fort Washington av.

167TH ST WEST.—List 1088. Paving with asphalt blocks and curbing West 167th st, from Broadway to Amsterdam av.

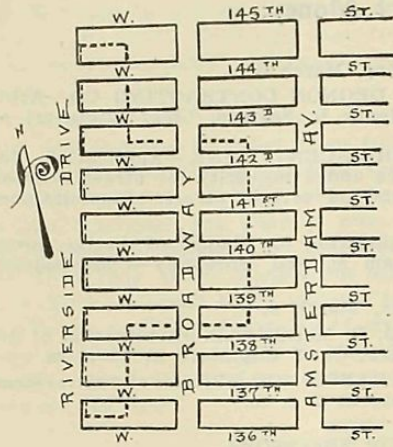
BRONX.

MOSHOLU PARKWAY NORTH.—List 594. Sewer and appurtenances in Mosholu Parkway North, between Perry av and Jerome av.

WESTCHESTER AV.—List 355. Sewer in Westchester av, between Whitlock av and West Farms rd.

CONDEMNATION PROCEEDINGS.

RIVERSIDE DRIVE.—This proceeding has to do with the widening of Riverside Drive, between West 139th and West 142d sts. Commissioners Jos. P. Morrissey and Donald McLean give notice to the owners of real estate affected thereby that they have completed their estimates of damage and benefit in this widening. Those having any objection thereto are required to file their objections, in writing, duly verified, at the office of the Commissioners, 90 and 92 West Broadway, Manhattan, on or before March 3, 1910. The Commissioners will hear objecting parties on the following day at 2 in the afternoon. The area of assessment as approximately shown by the dotted lines in the accompanying diagram begins at a point on the westerly side of Riverside Drive, midway between West 136th st and West 137th st, and running thence eastwardly on a line midway between West 136th st and West 137th st to a point midway between the easterly side of Riverside Drive and the westerly side of Broadway; thence northwardly on a line midway between the easterly side of Riverside Drive and the westerly side of Broadway to a line midway between the northerly side of West 138th st and the southerly side of West 139th st; thence eastwardly on a line midway between the northerly side of West 138th st and the southerly side of West 139th st to a line midway between the easterly side of Broadway and the westerly side of Amsterdam av; thence northwardly on a line midway between the easterly side of Broadway and the westerly side of Amsterdam av to a line midway between the northerly side of West 142d st and the southerly side of West 143d st; thence westwardly on a line midway between the northerly side of West 142d st and the southerly side of West 143d st to a point midway between the westerly side of Broadway and the easterly side of Riverside Drive; thence northwardly on a line midway between the westerly side of Broadway and the easterly side of Riverside Drive to a point midway between the northerly side of West 144th st and the southerly side of West 145th st; thence westwardly on a line midway between the northerly side of West 144th st and the southerly side of West 145th st to the easterly side of Riverside Drive; thence southwardly along the easterly side of Riverside Drive to the place of beginning.



midway between the easterly side of Riverside Drive and the westerly side of Broadway; thence northwardly on a line midway between the easterly side of Riverside Drive and the westerly side of Broadway to a line midway between the northerly side of West 138th st and the southerly side of West 139th st; thence eastwardly on a line midway between the northerly side of West 138th st and the southerly side of West 139th st to a line midway between the easterly side of Broadway and the westerly side of Amsterdam av; thence northwardly on a line midway between the easterly side of Broadway and the westerly side of Amsterdam av to a line midway between the northerly side of West 142d st and the southerly side of West 143d st; thence westwardly on a line midway between the northerly side of West 142d st and the southerly side of West 143d st to a point midway between the westerly side of Broadway and the easterly side of Riverside Drive; thence northwardly on a line midway between the westerly side of Broadway and the easterly side of Riverside Drive to a point midway between the northerly side of West 144th st and the southerly side of West 145th st; thence westwardly on a line midway between the northerly side of West 144th st and the southerly side of West 145th st to the easterly side of Riverside Drive; thence southwardly along the easterly side of Riverside Drive to the place of beginning.

The abstracts of said estimate of damage and of said assessment for benefit, together with maps, etc., have been deposited with the Bureau of Street Openings, 90-92 West Broadway, Manhattan, at which place they may be examined until March 4, 1910. Unless objections are filed the reports as to awards and assessments will be presented for confirmation to the Supreme Court on April 28.

210TH ST EAST.—Opening and extending of East 210th st, from Jerome av to Wayne av; Wayne av, from Reservoir Oval West to Gun Hill rd; Tryon av, from Reservoir Oval West to Gun Hill rd. Commissioners Peter J. Everett and Harold C. Knoepfel give notice that their final reports in this proceeding will be presented for confirmation to the Supreme Court prior to Mar 1, 1910.

TELLER AV.—Opening and extending, at a width of 60 ft., from East 170th st to Morris av, Bronx. Commissioners Timothy E. Colahan, Chas. Birch and Bartholomew Donovan give notice that they have completed their estimates of damage and benefit in this proceeding; that provided no objections are filed to either, the reports as to awards and assessments for benefit will be presented for confirmation to the Supreme Court on April 26.

180TH ST.—Opening and extending from Bronx River to West Farms rd. Commissioners Frank A. Spencer, Jr., Francis J. Kuerzi and Henry Martens give notice that the supplemental and additional bill of costs and expenses in this proceeding will be presented for taxation to the Supreme Court on March 9.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to property owners affected by the following improvements that the assessments for same are now due and payable. All payments made thereon on or before April 18, 1910, will be exempt from interest:

BRONX.

LYMAN PL.—Paving the roadway and setting curb, from Stebbins av to Freeman st. Area of assessment: Both sides of Lyman pl, from Stebbins av to Freeman st, and to the extent of half the block at the intersecting sts. Assessment confirmed on Feb. 17, 1910, and entered on the same day. Payable at the Municipal Building, 3d av and 177th st.

170TH ST EAST.—Sewer, between Morris av and Findlay av. Area of assessment: Both sides of 170th st, from Morris av to Findlay av. Assessment confirmed on Feb. 17, 1910, and entered on the same day. Payable at the Municipal Building, 3d av and 177th st.

CROTONA AV.—Paving the roadway and setting curb, from East 187th st to the Southern Boulevard. Area of assessment: Both sides of Crotona av, from East 187th st to the Southern Boulevard, and to the extent of half the block at the intersecting sts. Assessment confirmed on Feb. 17, 1910, and entered on the same day. Payable at the Municipal Building, 3d av and 177th st.

POPHAM AV.—Regulating, grading, setting curb, flagging, etc., from West 176th st to Montgomery av. Area of assessment: Both sides of Popham av, from West 176th st to Montgomery av, and to the extent of half the block at the intersecting sts. Assessment confirmed on Feb. 17, 1910, and entered on the same day. Payable at the Municipal Building, 3d av and 177th st.

RAILROAD AV (Starling av).—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, etc., from Unionport road to Glebe av. Area of assessment: Both sides of Railroad av, from Unionport road to Glebe av, and to the extent of half the block at the intersecting and terminating sts. Assessment confirmed on Feb. 17, 1910, and entered on the same day. Payable at the Municipal Building, 3d av and 177th st.

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

BOARD OF ESTIMATE ACTS ON HARBOR PROJECT.

Friday's calendar of the Board of Estimate and Apportionment was made up chiefly of public improvement matters affecting particularly the Boroughs of Brooklyn and Queens. One of the most important subjects discussed, however, during the session, related to the development of the proposed harbor in Jamaica Bay. This project has received recognition by the Federal Government, and the Board of Aldermen recently passed a resolution requesting the Board of Estimate to appropriate \$1,000,000 for carrying on the initial work in connection therewith.

Comptroller Prendergast offered a resolution requesting the Commissioner of Docks to prepare a plan for the preliminary harbor work to be submitted to the Commissioners of the Sinking Fund for approval. By the adoption of the resolution, it is gathered that the Board of Estimate is entirely in sympathy with the mammoth undertaking. If the Board later appropriates the necessary sum, it will clinch the city's title to millions of dollars' worth of land under water that has been in dispute for years.

The Jamaica Bay Improvement will give the city supplemental harbor facilities of 40 square miles in area, larger than Manhattan Island. The entrance will be through the Rockaway inlet in which a channel 1,500 feet wide will be opened, making it possible for the largest liners to easily pass in and out. Provision will also be made for the accommodation of 150 miles of piers and wharves. At present, the bay at its central point is filled with scores of islands and marshes which will be made into twin islands, separated from each other by a ship canal with deep surrounding channels, and suitably connected with the mainland by trestles. Altogether about 16,000 acres of land will be reclaimed for commerce.

A CLEVER WASHINGTON HEIGHTS BROKER.

"Please don't use my name, but I wish to tell you how much I appreciate the advantages of your four publications, the Record and Guide, the Record and Guide Quarterly, the Real Estate Directory, and the Mortgage Indicator. Things have not been as active as they might have been in the last year or two, but by the use of these publications, our office has been continuously busy. It has really been a very profitable year with us. Our method is to compare various issues of the Record and Guide Quarterly or the Mortgage Indicator, and see where conditions have changed with regard to the rate of interest, size of mortgages, and the renting and selling prices. Wherever there has been a change we go after that property. A recent article in the Record and Guide covered my method to a T. The Record and Guide and the Real Estate Directory are certainly very much alive."

Plan for Reorganizing the School System.

To the Associated Real Estate Property Owners:

Enclosed please find copy of plan of reorganization of the school system of the city which is submitted to your consideration as a representative of the taxpaying interests of the city. If adopted this plan would save five million dollars a year in school sites and buildings, enable the Board of Estimate to grant a fair increase in salaries without adding a cent to the budget, and, what is more important, it would vastly improve the instruction in the essentials of and elementary education. Trusting that it may enlist your interest,

MAGNUS GROSS.

620 West 179th st., (President N. Y. City Teachers' Asso.)

Briefly stated, the plan proposed is as follows: I. Increase the register of each school by adding an average of ten pupils to each class. II. Divide the school day into two full and distinct sessions of three hours each, the first from 8.30 to 11.30 a. m., the second from 12.30 to 3.30 p. m. (or 9 to 12 and 1 to 4 p. m.) III. Give each teacher daily two classes (in succession) of 25 pupils, each class to receive full instruction in the essentials of an elementary education.—Editor.

WHEN THE FEE VALUE IS INJURED.

VIEWS OF THE NEW HEAD OF THE BOARD OF ASSESSORS ON "SPECIAL PROCEEDING CASES" FOR DAMAGES.

AWARDS made by former Boards of Assessors in the so-called "Special Proceeding" cases are occupying the attention of the present Board, whose members have been urged by Mayor Gaynor to investigate all transactions referring to this matter. During the past four years awards approximating a total of \$1,400,000 have been made by the Board of Assessors in these "Special Proceedings." The President of the new Board, former Senator Joseph P. Hennessy, was asked by a representative of the Record and Guide to state how these "Special Proceedings," the nature of which is not generally known, originated, and he made the following reply:

"These are cases arising under special acts of the Legislature conferring jurisdiction upon the Board of Assessors to make awards for damages to property injured in its fee value by the construction of bridge approaches and other structures in the streets. In the absence of a special statute there seems to be no common law right of damage in such cases, and it is only within a comparatively recent period that the practice of passing these acts to meet the situation has grown up.

"The first Act was passed in 1890, and related to property on Macomb's Dam road, affected by the construction of the Central or Jerome Avenue bridge. No claim was filed under this act until a year or so ago; and the claim has been recently disallowed by the Board of Assessors on the ground that it was barred by the statute of limitations, not having been filed within six years from the passage of the Act. The claimant maintains, however, that the statute of limitations does not apply to cases of this character, and will test the matter in the courts.

"One of the largest cases of this kind is that arising under the provisions of Chapter 423 of the Laws of 1903. That act provided for the abolition, discontinuance and avoidance of grade crossings along the line of the Spuyten Duyvil & Port Morris Railroad, and of the New York & Putnam Railroad at Kingsbridge road, East 230th st, Broadway, Corlear st, Tibbett av, West 230th st, West 227th st, Depot place, Fordham road and East 177th st, by carrying the roadways of those streets across the railroad tracks on suitable bridges with approaches. The New York Central & Hudson River R. R. Co., as lessee of the roads named, was to pay the cost of all work within its lines, and the City of New York was to bear the expense of making all necessary changes in streets, avenues or public places, acquire and construct all necessary approaches, and "pay all damages to land and buildings fronting on that portion of the street or avenue whose grade shall be changed in consequence of the provisions of this Act, which damages shall be ascertained and awarded by the Board of Assessors of the City of New York."

"Under this Act claims were filed with the Board of Assessors for property at Depot place, East 177th st and Fordham road. Those at 177th st were by far the most important, so far as amount of damages claimed were concerned. In one case an award of \$85,000 was made by the Board of Assessors in 1906 to property lying between the railroad tracks and the Harlem River, on the southerly side of 177th st. This award has been paid by the city. Another award of \$48,000 was made in 1908 to property on the northerly side of 177th st, between the railroad tracks and Cedar av, which has also been paid. An award of \$310,000 was made to the Gas Engine & Power Company for property on the northerly side of 177th st between the railroad and the river—the largest ever made in any of these special proceedings. That award, however, has not been paid, although it was made in 1906.

THE MANHATTAN VIADUCT.

"Another of these proceedings affected property in what is known as 'Manhattan Valley,' along 12th av, from 129th to 135th st, Borough of Manhattan, damaged by the construction of the viaduct which carries Riverside Drive over the valley at an elevation of something like a hundred feet. One of the awards was made to the Consolidated Gas Company for property on the easterly side of 12th av, upon which it soon afterwards erected two very large gas tanks which, when filled, tower above the structure for which the damage was allowed.

"A very interesting case was that of Elizabeth Lyon, executrix, arising under Chapter 413, Laws of 1892, and Chapter 716, Laws of 1896, affecting property on the northerly side of 130th st, west of 3d av, in connection with the construction of the approaches to the 3d av bridge over the Harlem River. The Board of Assessors made an award of \$80,000, from which the Corporation Counsel took an appeal, in behalf of the city. Upon the trial of the case the city won, the Appellate Division of the Supreme Court holding that inasmuch as the bridge approach in 130th st had been constructed upon land acquired for that purpose from the claimant, and not within the lines of 130th st as it formerly existed, there could have been no change of grade of 130th st, and that therefore the claimant was not entitled to damage; and that the damage represented by the presence of the structure in front of the property should have been, and must be assumed to have been taken into consideration and allowed in the condemnation proceedings."

Mr. Hennessy said in conclusion that in many cases there is doubtless a real and substantial damage done to the property abutting the approaches, and it is right that the owners should be compensated fairly for that damage; but it was equally the right of taxpayers at large, who must bear the burden of these awards, that the amounts allowed should be no more than fair and not based upon inflated estimates of value or of damage.

WHERE OPPORTUNITY AWAITS THE INVESTOR.

THE possibility of making money in well situated business property in the Bronx is forcibly illustrated by the recognized increase in the value of real estate on Tremont av in the vicinity of Webster av. Not more than five years ago one of the large estates in that zone disposed of its holdings along the thoroughfare in question, and since that time it is estimated that values have enhanced nearly 60 per cent. Most of the realty affected lies between 3d av and Webster av and is considered by some specialists to be the best speculative property of its class north of the Harlem River.

Various reasons have been advanced for this remarkable growth, but when the arguments are sifted it will be found that the main factor in the upbuilding is traceable directly to good transit facilities. Moreover, the business section of Tremont av is sufficiently distant from other like centres to justify local shopping by residents of that community. This condition is recognized by shop keepers and the result is that few stores are vacant.

Owing to the absence of large structures in this section of the avenue, prospective buyers are wont to question the adequacy of investment returns. Close investigation will reveal the fact, however, that the investment value lies in the large rentals secured from floors level with the street grade. Occasionally investors inquire the reason why so few sales of business realty take place on Tremont av, particularly since property on that thoroughfare is supposed to be in such strong demand. This is answered by an interested owner, who affirms that the chief reason why there are not more transactions to record is because neighboring owners appreciate that it will be but a little while before conditions will demand the erection of larger and more modern buildings; that when this time arrives infinitely better prices will be obtained by them.

"The farther west one goes on Tremont av," said a leading dealer, "the cheaper the land. On the north side of the way, between 3d av and Bathgate av, inside lots are valued at \$50,000, and corners at \$75,000. Between Bathgate and Washington av values are about \$45,000 for inside lots, with corners about the same as in the block to the east. It will be found that inside lots between Washington and Park av are worth \$40,000, while between Park and Webster av \$30,000 for inside lots and \$50,000 for a corner is about the market price. On the other side of the street values remain about 20 per cent. lower."

A THREE MILLION DOLLAR TRANSACTION.

A big deal in the Fifth av district was closed yesterday when papers for the sale of the 18-sty office building at the southwest cor of Fifth av and 17th st were signed. The building was sold by the Merchants' Exchange Building Company, of which Henry Corn is president, to the American Real Estate Company for a sum said to be more than three million dollars. The building has a frontage of 92 ft. on the av and 175 ft. on 17th st. The purchasers gave in part payment the block bounded by Dyckman, Post and Academy sts and Nagle av in the Dyckman section. The buyers will hold the building, which was only recently completed, for investment. The deal was negotiated by Mark Rafalsky & Co. and Clarence A. Davies.

Loaning in Dyckman Section.

Walter Stabler, controller of the Metropolitan Life Insurance Co., has made arrangements to loan the Hensle Co. \$170,000 and \$165,000 respectively on two houses to be erected in the south side of Emerson st, between Post and Sherman av, on a plot 310x100. Both loans will run for five years, the interest being six per cent. until the completion of the structures and after that five per cent. Excavations have been started. These loans are of special significance, for they are the beginning of what promises to be a protracted building movement in the Dyckman section. That the Metropolitan Insurance Co. has faith in the property located in this district is apparent, and it opens a new field of operation for the company. The only other large loan of importance in the Dyckman section was made last spring by the Title Guarantee and Trust Co. to the Coburn-Gahren Co. on the plot located at the southwest corner of 10th av and 213th st.

Other large lending institutions have also announced their readiness to make building and permanent loans in the Dyckman section. The Union Dime Savings Institution has loaned \$125,000 on mortgage for a long term to a client of Charles Griffith Moses & Brother, and the Title Guarantee & Trust Company has made a permanent loan on the 5-sty flat just completed on the north side of 205th st, 150 ft. west of 9th av. The same company also made the building loan. Mr. Balmford owns a 50-ft. plot adjoining, which he is contemplating improving in a similar manner.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,
and 203 Montague St., Brooklyn \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY President
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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

March 2.

Vesey st, Nos 45 & 47, 50x81.5x49.11x80, 5 and 6-sty brk buildings.

Duane st, Nos 76 & 78, 49.2x78.3x50x79, two 5-sty stone front buildings.

Chambers st, No 144, 24.11x75, 5-sty brk and stone building.

Washington st, No 203, 23.10x47.9x irreg, 4-sty brk building with store.

5th av, No 285, 19x100, 4-sty brk building with store.

St Nicholas av, No 701 n w cor 145th st, 34.11 145th st, Nos 403 & 405 x100, 5-sty brk tenement with stores.

8th av, Nos 2292 & 2294, 50x100, two 4-sty brk tenements with stores.

8th av, No 2382, 24.11x75, 4-sty brk tenement with stores.

124th st, Nos 254 & 256 W, 34.11x100.11, two 4-sty brk and stone tenements.

227th st s s, abt 350 e Spuyten Duyvil Park-Kappock st way, 94.5x348 to Kappock st, x97.8 x323.9, 3-sty frame dwelling.

Washington av n w cor 185th st, 100x91, va-185th st cant.

8th av, e s, 100 n 155th st, 50x100, vacant.

JOSEPH P. DAY.

March 2.

West Broadway, No 551, 20.11x128.6, 3-sty brk tenement with store.

58th st, No 337 West, 21.5x100.5, 4-sty brk dwelling.

Wooster st, No 23, 22.4x100, 4-sty brk loft and store building.

March 3.

5th av, No 104, 36.2x80, 3½-sty stone front dwelling with stable in rear.

5th av, No 106, 36.2x80, 3½-sty stone front dwelling with stable in rear.

33d st, No 18 East, 25x98.9, 4-sty stone front dwelling.

3d st, No 71 West, 25x90, 3-sty brk loft building

Bleecker st, No 388, 19.1x50, 4-sty brk tenement with store.

Bank st, No 76, 25x85.6, 2½-sty brk dwelling.

52d st, Nos 524 to 544 W runs e 200 x s 100.5 x 51st st, No 531 W | w 100 x s 100.10 to 51st st, x w 25 x n 100.10 x w 75 x n 100.5 to beg, 6-sty brk building with 3-sty brk extension.

Lexington av, No 589, 25x100, 4-sty stone front dwelling.

2d av, e s, 40 n 123d st, 60x100, vacant.

Brook av, No 1010, 28.7x84x irreg, 4-sty brk tenement.

Manhattan st, No 77, 25x100, 3-sty frame dwelling.

Greene st, Nos 175 & 177, 40x100, 6-sty brk loft and store building.

ADVERTISED LEGAL SALES.

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

Feb. 26.

No Legal Sales advertised for this day.

Feb. 28.

101st st, No 103, n s, 16.6 e Park av, 15.6x75, 3-sty brk dwelling; action No. 1. Lionello Perera agt Gussie Englander et al; Lemuel Skidmore, att'ys, 69 Wall st; Benno Lewinson, ref. (Amt due, \$1,519.41; taxes, &c, \$125.46; sub to a first mort of \$5,500.) Mort recorded July 24, 1907. By Joseph P Day.

101st st, No 105, n s, 32 e Park av, 15.6x75, 3-sty brk dwelling. Same agt same; action No 2; same att'y; same ref. (Amt due, \$1,512.49; taxes, &c, \$125.46; sub to a first mort of \$5,500.) Mort recorded July 24, 1907. By Joseph P Day.

134th st, No 122, s s, 350 e 7th av, 25x99.11, 5-sty brk tenement. John M Bowers, trustee, agt Moses L Frazier et al; Bowers & Sands, att'ys, 31 Nassau st; Denis O'L Cohalan, ref. (Amt due, \$16,523.25; taxes, &c, \$385.94.)

Mort recorded July 5, 1904. By Joseph P Day. 8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.

March 1.

99th st, Nos 74 & 76, s s, 30 w Park av, 35x 100.11, 6-sty brk tenement and stores. Mary Birnbaum agt Simon Lefkowitz et al; Isaac S Heller, att'y, 71 Nassau st; Samuel Helinger, ref. (Amt due, \$14,152.29; taxes, &c, \$15.90.) More recorded Feb. 15, 1906. By Joseph P Day.

112th st, No 324, s s, 300 e 2d av, 25x100.10, 6-sty brk tenement and store. Jacob Klingenstein agt Cesidio Boccio et al; Isaac S Heller, att'y, 71 Nassau st; Jas A Allen, ref. (Amt due, \$4,199.19; taxes, &c, \$625.35.) Mort recorded May 3, 1905. By Samuel Marx.

Webster av, w s, 94.3 s 174th st, 100x—, vacant.

Carter av, e s, 94.3 s 174th st, 87.9x—, vacant. Henry Allen agt Nathan Burnstine et al; Wm G McCrear, att'y, 440 Tremont av, Bronx; Patrick J Dobson, ref. (Amt due, \$10,870.70; taxes, &c, \$4,996.85.) Mort recorded June 5, 1905. By Samuel Marx.

2d av, e s, 145 s 2d st, 30x100, Williamsbridge Oakes av, w s, 100 s Jefferson av, 25x100, Edenwald.

Stanley A Nowske agt Julius Bross; Arthur H Wadick, att'y, 4102 White Plains rd, Bronx; John S Shea, sheriff. (Sheriff's sale of all right, title, &c, which Julius Bross had on March 11, 1908, or since.) By Daniel Greenwald.

March 2.

Arthur av, No 2411, w s, 27.7 n 187th st, 100.1 x113.4x100.1x113.8, 2-sty frame dwelling and vacant. John F Dennerlein et al agt Antonio Cancro et al; Berry & Davis, att'ys, 2649 Webster av, Bronx; N Taylor Phillips, ref. (Amt due, \$2,260.87; taxes, &c, \$800; sub to two morts aggregating \$10,000.) Mort recorded June 6, 1906. By Samuel Marx.

50th st, No 134, s s, 81.11 e Lexington av, 18.3x 100.5, 4-sty brk dwelling. Nina P Paris agt Edw L McCormick et al; De Witt, Lockman & De Witt, att'ys, 88 Nassau st; Henry M Stevenson, ref. (Amt due, \$14,014.54; taxes, &c, \$806.77.) Mort recorded June 4, 1891. By Herbert A Sherman.

Lexington av, Nos 215 & 217 s e cor 33d st, 50.9x 33d st | 95, 4-sty brk stable.

Mary E McCoun et al agt Abbie W Smith et al; Beard & Paret, att'ys, 45 Broadway; Adam Wiener, ref. (Partition.) By Bryan L Kennelly.

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.

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 Blanke, 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.

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.

March 3.

43d st, No 6, s s, 158 e 5th av, 20.6x100.5, 4-sty stone front dwelling.

43d st, No 8, s s, 178.6 e 5th av, 20.6x100.5, 4-sty stone front dwelling.

Sheriff's sale of all right, title, &c, which Adeleine K Hoag had on Dec 16, 1909, or

THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET

Works: West 33d Street NEW YORK
West 32d Street Tel., 1085 Murray Hill

since; Howard Hasbrouck, att'y, 49 Wall st; John S Shea, sheriff. By Joseph P Day.

Madison av, Nos 1016 & 1018 s w cor 79th st, 79th st | runs s 151.4 x w

100 x n 49.2 x e 40 x n 102.2 x e 60 to beg, two 5 and 6-sty stone front dwellings and vacant. Mutual Life Ins Co of N Y agt J C Lyons Building & Operating Co et al; Howard C Tracy, att'y, 160 Broadway; Isidor Wels, ref. (Amt due, \$309,605.74; taxes, &c, \$—.) Mort recorded Sept 12, 1904. By Joseph P Day.

March 4.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e Broadway, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

55th st, No 137, n s, 80 e Lexington av, 20x 100.5, 4-sty and basement stone front dwelling. Alexis M Leon et al, trustees, agt Samuel Weinberg et al; John H Morgan, att'y; Frederic C Leubuscher, ref. (Amt due, \$17,009.55; taxes, &c, \$300.) By Joseph P Day.

118th st, Nos 339 & 341, n s, 175 w 1st av, 37.6x100.10, 6-sty brk tenement and stores. Mary A Racey, extrx, &c, agt Michael Marone et al; James H Deignan, att'y, 206 Broadway; John A McEveety, ref. (Amt due, \$11,411.78; taxes, &c, \$1,932.64; sub to a prior mort of \$30,000.) Mort recorded Feb. 26, 1907. By Samuel Marx.

Pearl st, Nos 247 & 249, n s, 96.5 e John st, runs n 93.6 x e 15.2 x n 18.5 x e 4.6 x n 6.3 x e 17.2 x s 115.11 x w 37 to beg, two 5-sty stone front loft and store buildings. Austin B Fletcher et al agt John Pettit et al; Safford A Crummey, att'y, 165 Broadway; Paul L Kiernan, ref. (Amt due, \$81,899.27; taxes, &c, \$—.) Mort recorded March 9, 1896. By Joseph P Day.

Belmont av n w cor 189th st, 15x87.6, 4-sty brk 189th st | tenement and store. Frank M Patterson agt Louis Noschese et al; W Gibbs Whaley, att'y, 27 William st; Joseph R Truesdale, ref. (Amt due, \$1,154.07; taxes, &c, \$150.) Mort recorded April 20, 1908. By Joseph P Day.

March 5.

No Legal Sales advertised for this day.

March 7.

2d av, No 2229½, on map No 2291, w s, 75.6 s 118th st, 25.2x110, 6-sty brk tenement and stores. Lillie B Lillienthal agt Jacob Sherman et al; Sigmund Wechsler, att'y, 32 Broadway; James A Foley, ref. (Amt due, \$31,762.63; taxes, &c, \$650.14.) Mort recorded March 1, 1907. By Joseph P Day.

125th st, No 543, n s, 175 e Broadway, 25x99.11, 5-sty brk tenement and store. Sere Fried agt Catalina de Vere Potter et al; Emanuel Jacobus, att'y, 132 Nassau st; Joseph Gallagher, ref. (Amt due, \$7,067.87; taxes, &c, \$418.38; sub to a mort of \$14,000.) Mort recorded April 7, 1908. By Joseph P Day.

118th st, No 407, n s, 110.8 e 1st av, 16.8x 100.11, 3-sty stone front dwelling. Louis De Wardener Hollub agt John Carucci et al; Geo H Corey, att'y, 56 Wall st; William Klein, ref. (Amt due, \$6,716.77; taxes, &c, \$260.) Mort recorded Aug 11, 1908. By Joseph P Day.

100th st, Nos 179 & 181, n s, 95 e Lexington av, 50x100.11, 6-sty brk tenement. Morris Gordon et al agt Jacob Levenson et al; Wilkenfeld & Abrams, att'ys, 320 Broadway; Richard H Clarke, ref. (Amt due, \$11,843.50; taxes, &c, \$1,000; sub to a first mort of \$48,000.) Mort recorded April 25, 1906. By Bryan L Kennelly.

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXIV., JULY-DECEMBER, 1909

PRICE, \$1.00

NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGH

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

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INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Feb. 25, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.
*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

50th st, No 417, n s, 155.7 e 1st av, 19.5x100.5, 4-sty stone front dwelling. (Amt due, \$8,732.74; taxes, &c, \$627.30.) Union Exchange National Bank 10,500
*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. (Amt due, \$35,313.42; taxes, &c, \$750.) Caroline B Sellow 30,000
116th st, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$5,876.25; taxes, &c, \$722.25.) Withdrawn.....
*101st st, Nos 326 & 328, s s, 200 w 1st av 39.1x100.11 6-sty brk tenement and stores. (Amt due, \$5,458.59; taxes, &c, \$967.50; sub to two prior mortgages aggregating \$38,500.) Samuel King 40,525
*Madison av, No 1340 n w cor 94th st, 100.8x42.9, 5-sty brk tenement. 94th st (Amt due, \$81,297.69; taxes, &c, \$1,845.84.) Mutual Life Ins Co of N. Y. 80,000
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. (Amt due, \$10,840.62; taxes, &c, \$—.) Charles F Bauerdorf 20,250
Mosholu Parkway North, e s, 25 s Kossuth pl, 50x100, vacant. (Amt due, \$3,484.49; taxes, &c, \$371.81.) D W Patterson 4,200
*83d st, Nos 127 & 129, n s, 41.8 w Lexington av, 51.1x102.2, 4-sty brk garage. (Amt due, \$3,448.35; taxes, &c, \$959.57; sub to two mortgages aggregating \$86,026.66.) John H D Meyer 89,425
*Fordham st, e s, abt 192.3 s Fordham av & being Lots 5, 6 & 7, map of property of Orin F Fordham, adj land of Gustavus F C Hillman, runs s 190 x w 266 x n 190 x e 306 to beg. 15,536
Land under water, adj above, runs e 379 x n 206.4 x w 379 x s 190 to beg, right, title, &c, City Island. (Amt due, \$18,713.66; taxes, &c, \$632.24; sub to a prior mort of \$14,000.) Rosalie A Williams 15,536
Kingsbridge rd, No 14, s s, 98 e Jerome av, 16x80, 3-sty brk and stone dwelling. (Voluntary.) Edwin D Graff 8,200
Kingsbridge rd, No 16, s s, 114 e Jerome av, 16x80, 3-sty brk and stone dwelling. (Voluntary.) Withdrawn
Kingsbridge rd, Nos 20 & 22, s s, 146 e Jerome av, 32x80, two 3-sty brk and stone dwellings. (Voluntary.) Withdrawn
Kingsbridge rd, No 24, s s, 178 e Jerome av, 16x80, 3-sty brk and stone dwelling. (Voluntary.) Jacob Hertzberg 7,500
Kingsbridge rd, No 26, s s, 194 e Jerome av, 16x80, 3-sty brk and stone dwelling. (Voluntary.) H N Kohn 7,750
Kingsbridge rd, No 28, s s, 210 e Jerome av, 16x80, 3-sty brk and stone dwelling. (Voluntary.) Edwin D Kelly 7,800
Wilkins av s w cor 170th st, 132.6x135x—x105.3, vacant. (Voluntary.) 170th st | Jacob Hertzberg 24,900
Wilkins av, w s, 50.9 n Jennings st, 50x97.3x50x97.3, vacant. (Voluntary.) H N Kohn 5,100
Wilkins av, w s, 100.9 n Jennings st, 100x135x—x167.3, vacant. (Voluntary.) Withdrawn
Grand av, No 2396, e s, 215 n 184th st, 15x100, 3-sty brk dwelling. (Voluntary.) Herman Younker 7,000
Davidson av w s, block front bet 181st st and Clinton pl, 200x100, vacant. (Voluntary.) Jacob Hertzberg 21,350
Clinton pl |
Grand av n e cor 181st st, 100x100, vacant. (Voluntary.) Jacob Hertzberg 10,600
Grand av s e cor Clinton pl, 100x100, vacant. (Voluntary.) Geo E Clinton pl | Buckbee 10,600
Union av, No 634, e s, — n 151st st, 16.8x90, 2-sty brk dwelling. (Voluntary.) Withdrawn
Fordham rd, s s, abt 70.8 e Loring pl, 29.6x119.2x25x104.9, vacant. (Voluntary.) H Nelson McLennon 3,550
147th st, No 283, n s, 500 w 7th av, 25x100, 6-sty brk tenement with stores. (Voluntary.) Jacob Hertzberg 27,500
Boston rd s s, block front bet Wilkins pl and Charlotte st, runs e Wilkins pl 244.4 to Charlotte st, x s 111.7 x w 100 x s — x w 100 to Charlotte st | Wilkins pl, x n 31.8 to beg, vacant. (Voluntary.) H N Kohn 59,650
Wilkins pl, e s, 31.8 s Boston rd, 287.6x100, vacant. (Voluntary.) Withdrawn
North st | s e cor Davidson av, 15x100, 4-sty brk tenement. Davidson av, No 2344 | Voluntary.) Herman Younker 14,250
131st st, No 134, s s, — e 7th av, 20x100, 3-sty stone front dwelling. (Voluntary.) Withdrawn
Total \$1,635,146
Corresponding week, 1909 1,492,334
Jan. 1st, 1910, to date 10,153,686
Corresponding period, 1909 8,082,891

132d st, No 29, n s, 80 w Madison av, 20x99.11, 3-sty stone front dwelling. (Voluntary.) Withdrawn
*Forest av | s w cor 168th st, 32x40, 2-sty frame dwelling and va- 168th st, No 732 | cant. (Amt due, \$13,627.13; taxes, &c, \$685.54.) Ida Taylor 14,000
3d st, No 312, s s, 183.4 w Av D, 22.7x106, 3-sty brk tenement and store and 6-sty brk shop in rear. (Amt due, \$5,730.60; taxes, &c, \$500; sub to a first mort of \$17,000.) Fannie Fried 24,029
Washington st, Nos 719 & 721 n e cor 11th st, 75x98.8x60x116.6, 5-sty brk 11th st, Nos 337 to 345 | loft and store building. (Amt due, \$16,005.35; taxes, &c, \$—; sub to a prior mort of \$750,000.) Charles Garner 169,625
*Cherry st, Nos 227 & 229 | s s, 180.9 e Pike st or Slip, runs s Water st, Nos 486 & 488 on map No 490 | 120.4 to Water st, x e 37.11 x n 70.4 x w 6 x n 50 x w 38 to beginning, two 5-sty brk tenements and 7-sty brk loft building in Water st. (Amt due, \$14,310.74; taxes, &c, \$50.) Ignatz Roth et al. (Corrects error in last issue when last line was omitted.) 51,869

BRYAN L. KENNELLY.

Creston av, No 2268, on map No 2264, e s, 159.8 s 183d st, 16.8x89.6, 2-sty brk dwelling. (Amt due, \$5,414.25; taxes, &c, \$92.29.) Wm A Daly \$5,500
Bedford st, No 47 | n w cor Le Roy st, runs n 28 x w — x s w 11 Le Roy st, Nos 41 & 43 | x w 12.4 x s 21 x e 75 to beg, 5-sty brk tenement and stores; sub to prior mortgages aggregating \$24,500. (Parti- tion.) Theresa Zurla 30,500
Greenwich st, No 177, e s, 81.4 n Cortlandt st, 24.9x54.1x23.7x49.5, 4-sty brk tenement with store. (Exr and Trustees's Sale.) Max Wil- nauer 42,000
Pearl st, No 273, n w s, 52.7 n e Fulton st, 22.2x91.3x13.8x91.1, 5-sty brk building. (Exr and Trustee's Sale.) Benj Schwartz & Chas Gans 28,350
55th st, No 328, s s, 325 e 2d av, 38.4x100.10x27.1x100.5, 5-sty brk and stone tenement. (Exr and Trustee's Sale.) John Murray 34,200
3d av, No 867, e s, 80.5 s 53d st, 20x80, 4-sty brk tenement with store. (Exr and Trustee's Sale.) Elmer I Huppert 18,200
89th st, No 230, s s, 335 e 3d av, 25x100.8, 5-sty brk tenement. (Exr and Trustee's Sale.) Linos Wolz 21,550
Greenwich st, No 128, w s, 76 s Cedar st, 25.6x99, 4-sty brk tenement with store. (Exr and Trustees's Sale.) Withdrawn
Madison av | s w cor 69th st, 32x63, 4-sty brk and stone dwelling. 69th st, No 20 | (Voluntary.) Cleveland Moffatt 99,000
57th st, No 443, n s, 201.6 w Av A, 20x100.4, 3-sty stone front dwell- ing. (Exrs Sale.) Carrie Brand 11,100
68th st, Nos 440 to 444, s s, 150 w Av A, 75x55.4, 2-sty brk stable and frame stables and sheds. (Exrs Sale.) Charles Leopold 17,000

HERBERT A. SHERMAN.

37th st, No 22, s s, 328.3 w 5th av, 20x98.9, 4-sty stone front dwelling. (Voluntary.) Mrs W C O'Connor, party in interest 84,000
38th st, No 34, s s, 443 w 5th av, 23x98.9, 4-sty stone front dwelling. (Voluntary.) Mrs W C O'Connor, party in interest 95,000
36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9, three 3 and one 4-sty brk dwellings. (Amt due, \$39,111.45; taxes, &c, \$7,935.05; sub to prior mort of \$267,766.) S B Goodale & Sons for a client 310,766
Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tenement and store. (Partition.) Jacob B Kaplan 18,200
Brook av, No 460, e s, 98.8 n 145th st, 25x100, 5-sty brk tenement and store. (Partition.) Paul Hellinger 22,100
106th st, No 232, s s, 225 w 2d av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$21,391.40; taxes, &c, \$701.52.) Hagar Realty Co. 17,600

SAMUEL MARX.

*1st av, No 1067, w s, 25.1 n 58th st, 25.1x75, 4-sty brk tenement and store. (Amt due, \$8,691.90; taxes, &c, \$585.65; sub to a prior mort of \$9,000.) George Willi, Jr. 10,240
Hughes av, No 2124, e s, 36.1 n 181st st, 16.8x84.10x16.8x84.7, 2-sty brk dwelling. (Amt due, \$5,495.19; taxes, &c, \$643.93.) Frank G Mulgannon 6,000
102d st, No 63, n s, 62.6 w Park av, 37.6x100.11, 6-sty brk tenement and stores. (Amt due, \$7,425.49; taxes, &c, \$60; sub to first mort of \$37,000.) Louis Koch et al, defendants 50,000

REFEREE'S SALE.

(On the premises.)
216th st, No 732, s s, 430 w Barnes av, 30x110, Wakefield. (Amt due, \$1,812; taxes, &c, \$445.43.) Adj to March 16.
Total \$1,635,146
Corresponding week, 1909 1,492,334
Jan. 1st, 1910, to date 10,153,686
Corresponding period, 1909 8,082,891

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. 17 (part of), 18, 19, 21, 23 and part Feb. 24. (No. 113.)
BOROUGH OF MANHATTAN.

Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty frame (brk front) tenement and store and 5-sty brk tenement in rear. Louisa H Vosbrinck to Lillie Bohm. B & S. Mort \$21,000 and all liens. Feb 16. Feb 17, 1910. 2:416—19. A \$18,000—\$23,000. nom

Broad st, No 75, e s, about 70 n South William st, 19 ft front, east in rear, 26.6 n by land Ordenai, 71.6 s by land De Peyster, 85, thence n or n e 4.6, 4-sty brk loft and store building. Arabel Armstrong to Edward C Perkins, Chas P Curtis and Edward Cunningham as joint tenants. Mort \$40,000. Feb 15. Feb 23, 1910. 1:29—64. A \$68,400—\$74,000. 80,000
Same property. Louise A Gormly and Walter L Smith to Arabel Armstrong. Feb 15. Feb 23, 1910. 1:29. 80,000
Battery pl, No 17 | n w cor Washington st, runs w 180.8 Washington st, Nos 2 to 18 | to e s West st x n 307.2 x e 104.11 x

BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT
BAYSIDE, FLUSHING, WHITESTONE
GREAT NECK ESTATES

McKnight Realty Co
 347-5th Ave. N.Y.

West st, Nos 1 to 14 | s 37.3 x e 75 to w s Washington st
 x s 264.1 to beginning, 20-sty brk and stone office building, five
 5-sty brk storage buildings and stores, three 3, two 2, five 5-
 sty brk tenements and stores, three 3 and one 4-sty brk rear
 tenements and two 2-sty brk stables. Battery Place Realty Co
 to U S Realty & Improvement Co, a corpn of N J. Mort \$4,-
 250,000, upon which \$1,750,000 has been advanced. Feb 11.
 Feb 21, 1910. 1:15-1 to 14 and 36 to 45. A \$1,208,100-\$2,-
 133,500. other consid and 100

Clinton st, No 18, e s, 200 s Houston st, 25x100.2, 5-sty brk
 tenement and store and 5-sty brk tenement in rear. Mitchell
 Lippman et al to Abraham Leipzig. Mort \$42,200 and all liens.
 Feb 17. Feb 18, 1910. 2:350-45. A \$20,000-\$30,000. nom

Delancey st, No 108, n s, 87.6 e Ludlow st, 21.10x100, 5-sty brk
 tenement and store and 5-sty brk loft and store building in rear.
 Jonas Weil et al to Leopold Kaufmann. Mort \$15,000. Feb 23,
 1910. 2:410-67. A \$22,000-\$30,000. other consid and 100

Goerck st, No 1, n w s, 75 n e Grand st, 25x75, 6-sty brk tene-
 ment. Bessie Burger to Selma Alexander. All liens. Feb 14.
 Feb 18, 1910. 2:326-53. A \$12,000-\$25,000.

Grand st, No 527 | s s, abt 225 e Scammel st, —x—, 3-sty frame
 Henry st, No 327 | tenement and store. Copy of last will and tes-
 tament of Nathaniel L Butler, decd, late of Richmond Borough
 (by will) to Elmer T and Edwin R Butler. Mar 29, 1906. Feb 23,
 1910. 1:288-36. A \$22,000-\$26,000.

Greenwich st, Nos 537 to 545, e s, 50 s Charlton st, 100x100, two
 6-sty brk loft buildings. James H Cruikshank to St John's
 Park Realty Co. Mort \$140,000. Feb 23, 1910. 2:597-39 to
 43. A \$42,000-\$— other consid and 100

Greenwich st, Nos 719 and 721, e s, 58.4 n Charles st, 37.6x76.7x
 41.4x92, 6-sty brk loft building. Greenwich Holding Co to
 Arthur J Collins. Mort \$57,500. Feb 16. Feb 17, 1910.
 2:632-39 and 40. A \$13,000-\$15,000. other consid and 425

Greenwich st, No 396, w s, abt 25 n Beach st, 24x80, 4-sty brk
 tenement and store with 1-sty brk extension. Charles Bettels,
 of Rockville Centre, L I, to Augusta C wife Charles Bettels, of
 Rockville Centre, L I. Nov 4, 1907. Feb 19, 1910. 1:216-32.
 A \$15,000-\$20,000. nom

Henry st, No 167, n s, abt 110 w Jefferson st, 21.8x75, 2-sty brk
 dwelling. Benj W Foster to Rabbi Jacob Joseph School, a corpn.
 Mort \$12,000 and all liens. Feb 21, 1910. 1:284-8. A \$15,000
 —\$16,000. other consid and 100

Henry st, No 240, s s, 69 w Montgomery st, 23x87, 3-sty and base-
 ment brk dwelling. John C Duffy to John S O'Neill. Mort \$13,-
 000. Feb 15. Feb 24, 1910. 1:269-69. A \$15,000-\$18,000.
 nom

Same property. John S O'Neill to Geo D Vail. Morts \$17,340.
 Feb 21. Feb 24, 1910. 1:269. nom

Houston st, No 348, n s, 118 n w Av C, 22x65.9x22x64.7, 5-sty
 brk tenement and store. Nathan and Henry M Herrman to
 Moses Herrman. 1-9 part. B & S. Feb 1. Feb 21, 1910.
 2:384-42. A \$14,000-\$20,000. nom

Jones st, No 11, n s, 120.1 w 4th st, 24.7x100x24.10x100, 5-sty brk
 tenement. Chas Schenck to Kathryn Gleason of Philadelphia, Pa.
 Mort \$26,500. Feb 19. Feb 21, 1910. 2:590-78. A \$11,000
 —\$29,000. other consid and 100

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. Mary L Shelley to Thos W Evans Museum &
 Institute Soc, a Pennsylvania corpn. All title. Feb 10. Feb 18,
 1910. nom

Perry st, No 160 | s s, 140 w Washington st, 20x80.6 to Charles lane
 Charles lane | x 20x79.11, 3-sty brk tenement and 2-sty brk
 stable in rear. Michael Murtha to Irvine Realty Co. Feb 21.
 Feb 23, 1910. 2:637-19. A \$2,500-\$9,500. other consid and 100

Rutgers st, No 27, e s, abt 50 n Madison st, 25x104.
 Rutgers st, e s, at s w cor No 25 Rutgers st, runs e 60.4 x n 0.2
 x e 22.11 x s 0.7 x w 83.3 to st x n 0.7 to beginning, 6-sty brk
 tenement and stores. Fredk J Seelig to Annjeannette Seelig. Mort \$25,000. Feb 18,
 1910. 1:271-64. A \$20,000-\$37,000. other consid and 100

Sheriff st, No 81, w s, 125 n Rivington st, 25x100, 5-sty brk tene-
 ment and store and 3-sty brk tenement in rear. Philip Springer
 et al to John T Connolly. Morts \$30,000 and all liens. Feb 18.
 Feb 24, 1910. 2:339-67. A \$18,000-\$31,000. other consid and 100

Spruce st, No 42, s s, 269.10 e William st, 25x75, 5-sty brk loft
 and store building. Benj V Harrison to Benj V Harrison Co.
 Mort \$28,000. April 7. Feb 21, 1910. 1:100-27. A \$34,100
 —\$43,500. other consid and 1,000

West Washington pl, No 64 | s s, 44 w McDougal st, runs w 21 x s
 or Washington pl | 55 x e 21.6 x n 31.3 x w 0.6 x n 23.9
 to beginning, 4-sty and basement brk dwelling. Wm E Benjamin
 EXR, &c Mary B Benjamin to Anne E Benjamin. Feb 1. Feb 23,
 1910. 2:552-21. A \$12,000-\$16,000. 16,250

Washington terrace, No 18, w s, 142 s 186th st, 19x62.6, 3-sty brk
 dwelling. Phoebe M Mitchell to Moses Krotosky. Mort \$3,000.
 Feb 15. Feb 21, 1910. 8:2156-43½. A \$1,000-\$6,000. other consid and 100

7th st E, No 49, n s, 125 e 2d av, 25x93.6, 4-sty stone front tene-
 ment.
 2d av, No 120, e s, abt 25 n 7th st, 26.8x125, 5-sty brk tenement
 and store. Laurent T Schmalholz et al, HEIRS, &c, Laurent T Schmalholz,
 decd to Ernest Somereve. Feb 19. Feb 21, 1910. 2:449-2 and
 57. A \$45,000-\$77,000. other consid and 100

7th st E, No 49, n s, 125 e 2d av, 25x93.6, 4-sty stone front tene-
 ment.
 2d av, No 120, e s, abt 25 n 7th st, 26.8x125, 5-sty brk tenement
 and store. Ernest Somereve to Cornelia L O Kent, of Rockland Co, N Y.
 C a G. Mort \$40,000. Feb 19. Feb 21, 1910. 2:449-2 and 57.
 A \$45,000-\$77,000. other consid and 1,000

8th st W, No 39, or | n e s, 554.5 n w 5th av, 23x93.11, vacant.

Clinton pl, No 111 |
 8th st W, No 37, or | n e s, 531.5 n w 5th av, 23x93.11, vacant.
 Clinton pl, No 109 |
 Geo B Hayes to Isidore Tannenbaum. Feb 21, 1910. 2:572-62
 and 63. A \$42,000-\$42,000. 100

10th st E, No 215, n s, 225 e 2d av, 25x94.10, 6-sty brk tenement.
 Simon Nehmer to Jonas Eber, of Brooklyn. ½ right, title and in-
 terest. All title. Mort \$36,000. B & S. Feb 19. Feb 21, 1910.
 2:452-50. A \$17,500-\$38,000. nom

11th st E, No 328, s s, 225 w 1st av, 25x94.10, 5-sty brk tenement
 and store. Domenico Bonomolo to Salvatore Bordonaro. Morts
 \$39,300. Feb 15. Feb 19, 1910. 2:452-22. A \$17,000-\$29,000.
 nom

12th st W, Nos 137 to 151, n s, 325 e 7th av, 125x103.3, six 3-sty
 and basement brk dwellings. Joseph L Bittenwieser to Charles
 Rubinger. Feb 15. Feb 23, 1910. 2:608-60 to 65. A \$84,000
 —\$100,500. other consid and 100

13th st E, No 405, n s, 66 e 1st av, 28x26, 4-sty brk tenement.
 Release mort. Mary A Hagerty to Henry Fuldner. Feb 18,
 1910. 2:441—part lot 1. A \$—\$. 10,000

16th st E, No 618, s s, 288 e Av B, 25x103.3, 5-sty brk tenement.
 Julius Salzstein to Nelson M Hart. Mort \$16,500. Feb 21.
 Feb 23, 1910. 3:983-46. A \$8,000-\$15,500. other consid and 100

20th st W, No 220, s w s, abt 275 w 7th av, 25x85.11x25x86.7, 5-
 sty brk tenement. Bridget O'Rourke to Mary Treanor. Morts
 \$28,000. Feb 17. Feb 19, 1910. 3:769-50. A \$11,500-\$29,-
 000. nom

21st st W, No 337, n s, 275 e 9th av, 25x98.9, 4-sty frame tene-
 ment and store and 2-sty frame building in rear. John F Quinn.
 to Chas E Abbott. Feb 14. Feb 18, 1910. 3:745-15. A \$11,-
 500-\$12,500. nom

23d st E, No 307, n s, 125 e 2d av, 25x98.9. Release claims etc
 for station platform extension. Chas L Eidlitz to Interborough
 Rapid Transit Co et al. Feb 3. Feb 23, 1910. 3:929. 750

23d st E, Nos 143 to 147, n s, 240 w 3d av, 78x98.9, 5-sty brk loft
 and store building. Chas A Hewlett to Elsie Hewlett his wife.
 B & S and C a G. Feb 1. Feb 21, 1910. 3:879-27. A \$115,000
 —\$150,000. 100

26th st W, No 138, s s, 431.3 w 6th av, 18.9x98.9, 4-sty brk tene-
 ment and store. Wm Goldstone to Charles Gachot. Morts \$21,-
 000. Feb 18. Feb 19, 1910. 3:801-63. A \$16,500-18,500. other consid and 100

26th st W, No 19, n s, 475 e 6th av, 25x98.9, 5-sty brk tenement
 and store. John S Montgomery to Wm W Astor of London,
 Eng. Feb 15. Feb 18, 1910. 3:828-21. A \$51,000-\$75,000.
 nom

30th st W, No 18, s s, about 250 e Broadway, —x—, 5-sty brk
 building and store. Release covenants. Henry Metcalf, EXR &c
 John T Metcalf with Burlington Hotel Co. Dec 29. Feb 21,
 1910. 3:831-50. A \$63,000-\$74,000. nom

33d st W, Nos 143 to 153 | n s, 125 e 7th av, runs n 98.9 x e 66.6
 34th st W, No 148 | x n 98.9 to s s 34th st x e 16.6 x s 98.9
 x e 17 x s 98.9 to 33d st x w 100 to beginning, five 4-sty brk and
 stone dwellings and 1 and 2-sty brk stable. Release dower.
 Emeline S Smith widow to Robt E Smith, her son, of South
 Orange, N J. Feb 18. Feb 19, 1910. 3:809-9 to 13 and 71.
 A \$352,000-\$362,000. gift

34th st W, No 318, s s, 258.4 w 8th av, 16.8x98.9, 4-sty stone
 front dwelling. Geo H McAdam to Edgar F Ingraham. ¼ part
 all title. B & S. Feb 14. Feb 21, 1910. 3:757-48. A \$15,-
 000-\$18,000. nom

36th st W, Nos 320 and 322, s s, 250 w 8th av, 33.4x98.9, 5-sty
 stone front tenement. Francis McCabe to Bridget McCabe his
 wife. Nov 27, 1905. Feb 18, 1910. 3:759-55. A \$15,000—
 \$40,000. other consid and 100

37th st W, No 249, n s, 216 e 8th av, 16x98.9, 4-sty brk dwell-
 ing. Francis McCabe to Bridget McCabe. Mort \$8,000. Nov
 27, 1905. Feb 18, 1910. 3:787-18. A \$14,000-\$17,500. other consid and 100

38th st E, No 313, n s, 200 e 2d av, 25x88.9, 4-sty brk tenement
 and store. Cath A Linehan and ano, EXRS, &c, Denis Linehan
 to Alex E Crowley. Morts \$12,000 and all liens. Feb 23. Feb 24,
 1910. 3:944—part lot 9. A \$—\$. nom

39th st W, Nos 234 and 236, s s, 414.4 e 8th av, 34.7x98.9, two
 4-sty brk dwellings. N Taylor Phillips to Chas J Nunan. Mort
 \$40,000. Feb 23. Feb 24, 1910. 3:788-66 and 67. A \$30,000—
 \$36,000. nom

39th st E, No 208, s s, 125 e 3d av, 12.10x98.9, 3-sty stone front
 dwelling. CONTRACT. Wm A Edwards, of Closter, N J, with
 John J Egan. Dec 20, 1909. Feb 19, 1910. 3:919-55. A
 \$5,250-\$8,000. 10,000

41st st W, No 221, n s, 275 w 7th av, 25x98.9, 2-sty brk stable.
 Bernard Seymann to Henry Harburger. Mort \$25,000. Jan 14.
 Feb 23, 1910. 4:1013-21. A \$30,000-\$30,000. nom

45th st W, No 36, s s, 460 e 6th av, 20x100.5, 3-sty brk dwell-
 ing. De Witt C Cohen et al EXRS Samuel M Cohen to Philip
 Krauss. Jan 20. Feb 18, 1910. 5:1260-55½. A \$48,000-\$53,-
 000. 65,000

47th st W, No 633, n s, 475 w 11th av, 25x100.5, 4-sty brk stable
 with 2-sty brk extension. Robt Henry et al to Henry Contract-
 ing Co. Mort \$8,000. Feb 21, 1910. 4:1095-13. A \$8,000—
 \$10,500. other consid and 100

52d st W, No 254, s s, 141.8 e 8th av, 20.10x100.5, 4-sty stone
 front dwelling. Margt A Redington to Nellie C McNally. Mort
 \$11,500. Feb 18, 1910. 4:1023-58½. A \$23,000-\$25,000. 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. Brown Investment Co to Noah
 C Rogers. Mort \$60,000. Feb 14. Feb 19, 1910. 5:1292-12.
 A \$67,000-\$80,000. other consid and 100

56th st E, No 231, n s, 275 w 2d av, 25x100.5, 5-sty brk tenement
 and store. Wm J Freed to Benjamin Weinberg. ½ part. All
 liens. Feb 24, 1910. 5:1330-13. A \$11,000-\$25,000. nom

58th st E, No 402, s s, 70.5 e 1st av, 18x100.4, 3-sty and basement
 stone front dwelling. Joseph Blauhut to J C Realty Co. All
 liens. Sept 22, 1909. Feb 24, 1910. 5:1369-45¼. A \$6,000—
 \$9,500. other consid and 100

58th st W, No 20, s s, 300 w 5th av, 25x100.5, 4-sty and base-
 ment stone front dwelling. Andrew Saks to John P Munn. Feb
 17, 1910. 5:1273-50. A \$83,000-\$98,000. * other consid and 100

DENNIS G. BRUSSEL

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- 64th st E, No 4, s s, 120 e 5th av, 30x100.5, 3 and 5-sty brk and stone dwelling. Release dower. Helen M wife Henry M Alexander, Jr, to James W Alexander. Feb 14. Feb 23, 1910. 5:1378-67. A \$125,000-\$210,000. nom
- Same property. James W Alexander to Margaret A Rowan. Feb 21. Feb 23, 1910. 5:1378. other consid and 100
- 64th st E, No 4, s s, 120 e 5th av, 30x100.5, 3 and 5-sty brk and stone dwelling. Margt A Rowan to Chelsea Realty Co. Mort \$150,000. Feb 21. Feb 23, 1910. 5:1378-67. A \$125,000-\$210,000. other consid and 100
- 65th st E, No 342, s s, 198 w 1st av, 27x100.5, 5-sty stone front tenement. Julius Stich to Fredk Herrmann. All liens. Feb 21. Feb 23, 1910. 5:1439-35. A \$10,000-\$25,000. nom
- 66th st W, No 134, s s, 148.1 w Broadway, 25x100.5, 5-sty stone front tenement. Mary J Clauss widow to Emma W Wingate. 1-6 part. Mort \$20,500. Feb 19. Feb 21, 1910. 4:1137-48. A \$16,000-\$24,000. nom
- 70th st W, No 245, n s, 466.9 w Amsterdam av, 19.5x100.5, 3-sty and basement brk dwelling. John F Simpson to MacIntosh Kellogg. Mort \$18,000. Feb 19, 1910. 4:1162-14. A \$12,000-\$22,000. other consid and 100
- 74th st W, No 106, s s, 62 w Columbus av, 18x102.2, 4-sty and basement stone front dwelling. Lillian Dowdell to Frank G Smith. Feb 17. Feb 18, 1910. 4:1145-36. A \$13,000-\$24,000. other consid and 100
- 74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. Ida Abramson to Ellis Getzler. Mort \$53,000. Dec 15, 1909. Feb 19, 1910. 5:1469-10. A \$16,000-\$56,000. other consid and 100
- 75th st E, No 228, s s, 259.7 w 2d av, 20.4x102.2, 4-sty brk tenement. FORECLOS. (Feb 18, 1910) Patrick J Dobson (Ref) to Wm H Reitemeier. Mort \$10,000. Feb 23, 1910. 5:1429-35. A \$9,000-\$14,000. 1,000
- 75th st W, No 314.
- 75th st W, No 312. Agreement as to encroachments, &c. Louis F Dommerich with Louis V Bell. Feb 14. Feb 21, 1910. 4:1184. nom
- 75th st W, No 312, s s, 257 w West End av, 30x133x30x134.4, 5-sty stone front dwelling. Fredk J Stimson to Louis V Bell. Q C. Feb 15. Feb 18, 1910. 4:1184-95. A \$35,000-\$68,000. nom
- Same property. Fredk B Stimson et al by Lanman Crosby GUARDIAN to same. Feb 16. Feb 18, 1910. 4:1184. 103,750
- 77th st E, No 304, s s, 117 e 2d av, 21.8x102.2, 6-sty brk tenement. Marie T E Ruman to Anna M Timmerman, of Brooklyn, N Y. Mort \$23,500. Feb 15. Feb 21, 1910. 5:1451-47. A \$8,000-\$24,500. nom
- 77th st E, No 304, s s, 117 e 2d av, 21.8x102.2, 6-sty brk tenement. Ferdinand Schaad to Marie Ruman. Q C. July 20, 1908. Feb 21, 1910. 5:1451-47. A \$8,000-\$24,500. other consid and 100
- 78th st E, Nos 328 and 330, on map No 332, s s, 310 w 1st av, 40x102.2, 6-sty brk tenement and stores. FORECLOS, Feb 16, 1910. Charles Firestone referee to Nathan Kirsh. Feb 17, 1910. 5:1452-40. A \$16,000-\$49,000. 5,000 over and above 1st mort for 35,000
- 79th st W, No 225, n s, 284 w Amsterdam av, 16x102.2, 4 and 5-sty brk dwelling. Wm W Bowyer et al to Omar A Jenks. Q C. Feb 15. Feb 21, 1910. 4:1227-21. A \$13,000-\$22,500. 3,500
- 79th st W, No 225, n s, 284 w Amsterdam av, 16x102.2, 4 and 5-sty brk dwelling. Eliza Bump to Omar A Jenks. Q C. July 8, 1909. Feb 21, 1910. 4:1227-21. A \$13,000-\$22,500. other consid and 100
- 82d st E, No 437, n s, 80.4 w Av A, 26.1x102.2, 5-sty brk tenement. Lawrence E Naumann and ano, EXRS, &c, Magdalena Rath to Walter and Henry Rath, Louisa Kramer and Amelia Naumann, children of Magdalena Rath. Feb 19. Feb 23, 1910. 5:1562-20½. A \$8,500-\$18,000. nom
- Same property. Walter Rath et al, children of Magdalena Rath, to Estate of Magdalena Rath, a corpn. Mort \$10,000. Feb 19. Feb 23, 1910. 5:1562. 100
- 85th st W, No 30, s s, 279 w Central Park West, 21x102.2, 4-sty and basement stone front dwelling. Walter C Witherbee et al HEIRS &c Sophia C Witherbee to Witherbee Real Estate & Improvement Co. Mort \$20,000. Jan 24. Feb 21, 1910. 4:1198-44. A \$15,000-\$27,000. nom
- 86th st W, No 23, n s, 316.6 w Central Park West, 25x100.8, 4-sty and basement stone front dwelling. M Louise Ewen von Koenitz to Eliza M and Caroline G Ewen. B & S. Jan 20. Feb 23, 1910. 4:1200-20. A \$27,000-\$50,000. other consid and 100
- 88th st E, No 309, n s, 150 e 2d av, 25x100.8, 5-sty brk tenement.
- 88th st E, No 221, n s, 275 w 2d av, 25x100.8, 5-sty brk tenement.
- 17th st E, No 430, s s, abt 175 w Av A, 25x92, 5-sty brk tenement and store and 2-sty brk tenement in rear.
- 17th st E, No 432, s s, abt 150 w Av A, 25x92, 4-sty brk tenement and store.
- Trinity av, No 1041, w s, 332 n 165th st, 19.10x100, 2-sty frame dwelling. Carrie Reinhardt, INDIVID and EXTRX John Reinhardt to Adam Reinhardt. 2-3 parts. All title. Q C. Dec 14, 1909. Feb 18, 1910. 5:1551-7. A \$9,000-\$19,000. 1534-14. A \$10,000-\$19,000. 3:948-37. A \$10,500-\$17,500, and 36. A \$10,500-\$14,000. 10:2633. other consid and 2,000
- 92d st E, No 82 s w cor Park av, 21x67.7, 5-sty stone Park av, Nos 1150 to 1156 front tenement and stores. Geraldine F Adee to Mary H Maynard. B & S. Mort \$25,000. Feb 7. Feb 19, 1910. 5:1503-38. A \$22,000-\$31,000. other consid and 100
- 92d st E, No 74, s s, 71 w Park av, runs s 101 x w 6.4 x n 0.3 x w 10.8 x n 100.8 to st x e 17 to beginning, 4-sty stone front dwelling. Irving Bachrach to Henrietta Bachrach. Feb 21, 1910. 5:1503-40½. A \$15,000-\$24,000. other consid and 100
- 94th st E, No 338, s s, 100 w 1st av, 25x100.8, 5-sty brk tenement. Maria Kiefer to Henry Kiefer. Mort \$12,000. Feb 1. Feb 23, 1910. 5:1556-31. A \$8,500-\$17,000. 100
- 94th st W, No 173, n s, 100.6 e Amsterdam av, 17.6x100.8, 3-sty and basement stone front dwelling. Lawrence Mulligan to Harriett A wife Lawrence Mulligan. Mort \$12,000. Feb 15. Feb 18, 1910. 4:1225-5. A \$8,500-\$14,500. nom
- 96th st W, No 208, s s, 175.4 w Amsterdam av, runs s along e s Old Bloomingdale road, closed, 100.9 x w 30.7 to c 1 Old Bloomingdale road x n 100.9 to st x e 31.11 to beginning, vacant.
- Adolph Behn to Frank E and Wm F Gillies. B & S. Mort \$15,000. Feb 17. Feb 18, 1910. 4:1243-39. A \$20,000-\$20,000. other consid and 100
- 96th st W, n s, 86.8 e Broadway, runs n e along w s old Bloomingdale road, 101.9 x e 28.7 to c 1 said old road x s 101.5 to st x w 31.7 to beginning, vacant. Florence Waldstein et al EXRS David L Einstein to John Geery. Jan 19. Feb 19, 1910. 7:1868-24. A \$11,000-\$11,000. 25,000
- 96th st W, n s, 86.8 e Broadway, runs n e along w s old Bloomingdale road, 101.9 x e 28.7 to c 1 said road x s 101.5 to st x w 31.7 to beginning, vacant. John Geery to Wm B Thom. Jan 19. Feb 19, 1910. 7:1868-24. A \$11,000-\$11,000. nom
- 97th st W, No 135, n s, 476 e Amsterdam av, 16x100.11, 4-sty and basement brk dwelling. 7:1852-20. A \$7,000-\$14,000.
- Lexington av, Nos 220 and 222, on map No 222 n w cor 33d st, 26.8 33d st x 100, 5-sty stone front tenement and store. 3:889-15. A \$53,000-\$65,000.
- 50th st E, No 248, s s, 80 w 2d av, 20x100.5, 3-sty stone front dwelling. 5:1323-29½. A \$8,000-\$10,000.
- 2d av, No 532, e s, 80 s 30th st, 20x75, 3-sty brk tenement and store. 3:935-63. A \$8,000-\$10,500.
- 24th st E, No 313, n s, 160 e 2d av, 20x98.9, 5-sty brk tenement and store and 4-sty brk tenement in rear. 3:930-11. A \$8,500-\$15,000.
- 1st av, Nos 1971 and 1973, w s, 50.7 s 102d st, 50.4x100, 3-sty brk loft and store building. 6:1673-27. A \$22,000-\$35,000. Joseph E Dempsey to Mary F Dempsey. All title. Feb 16. Feb 23, 1910. other consid and 100
- 100th st W, No 233, n s, 200 e West End av, 25x101.10. Declaration of trust by Matthew F Donohue that he took title and now holds above as TRUSTEE for Nameoki Club. Feb 18. Feb 23, 1910. 7:1872-9. A \$14,000-\$18,000.
- 100th st W, No 233, n s, 200 e West End av, 25x101.10, 3-sty brk dwelling. Matthew F Donohue to Nameoki Club a corpn. B & S and C a G. Mort \$16,000. Feb 18. Feb 23, 1910. 7:1872-9. A \$14,000-\$18,000. nom
- 106th st E, No 211, n s, 170 e 3d av, 20x100.11, 4-sty brk tenement. John Hamilton to Giuseppe Solimano. Morts \$8,000. Feb 15. Feb 18, 1910. 6:1656-7½. A \$8,000-\$13,000. nom
- 110th st E, No 112, s s, 130 e Park av, 25x75.11, 3-sty brk synagogue. John Shradly to Walter G Buxton of Riverside, Conn as TRUS. B & S. Feb 21, 1910. 6:1637-66. A \$9,500-\$12,000. nom
- 111th st E, No 209, n s, 135 e 3d av, 25x100.11, 5-sty brk tenement and store. John Fitzgerald to Maclay Associates. B & S. Dec 29, 1909. Feb 19, 1910. 6:1661-6. A \$8,000-\$22,000. nom
- 112th st E, Nos 238 and 240, s s, 175 w 2d av, 40x100.11, 6-sty brk tenement and stores. Solomon Harris to Simon Harris of Brooklyn. Mort \$43,250. Jan 14. Feb 18, 1910. 6:1661-33. A \$13,000-\$46,000. 100
- 113th st E, No 71, n s, 203.5 w Park av, 25.1x100.11, 5-sty brk tenement. FORECLOS, Feb 15, 1910. Edward W Crittenden referee to Francis Frey. Mort \$20,000. Feb 17, 1910. 6:1619-27. A \$11,000-\$21,000. 7,200
- 113th st E, No 172, s s, 100 w 3d av, 20x100.11, 3-sty brk building and store with 1-sty brk extension. Louis Stern to Christian F Shaue. Mort \$12,000. Feb 21. Feb 23, 1910. 6:1640-40½. A \$8,000-\$12,000. other consid and 100
- 116th st W, No 230, s s, 400 e 8th av, 25x103.7x26x111.6, 5-sty stone front tenement and stores. Broad Construction Co to Robert H Herschman. Mort \$31,500. Feb 21. Feb 23, 1910. 7:1831-48. A \$19,000-\$31,000. other consid and 100
- 117th st W, No 115, n s, 194 w Lenox av, 19x100.11, 5-sty brk dwelling. Geo W Olvany to Yale D Benner. Feb 23, 1910. 7:1902-24. A \$9,800-\$20,000. nom
- 117th st E, No 305, n s, 105 e 2d av, runs e 20 x n 100.10 x w 25 x s 50.10 x e 5 x s 50 to beginning, 5-sty stone front tenement. Louis J K and Emily F Heil to Emma Utz of Brooklyn. Morts \$16,000. Feb 21, 1910. 6:1689-5. A \$6,500-\$16,000. nom
- 118th st W, No 306, s s, 125 w 8th av, 25x100.11, 5-sty brk tenement and store. Solomon Zadek to Mitral Realty & Construction Co. Mort \$23,000. Feb 1. Feb 17, 1910. 7:1944-38. A \$12,000-\$28,000. nom
- 119th st E, No 164, on map Nos 162 and 164, s s, 310 w 3d av, 38.4x100.11, 6-sty brk tenement and stores. Matilda Epstein to Jesse S Epstein. All liens. Nov 11, 1909. Feb 24, 1910. 6:1767-49. A \$16,000-\$47,000. nom
- 119th st W, No 74. Power of attorney. Henry A Brann as rector, &c, St Agnes Roman Catholic Church, to Joseph A Devlin and Henry A Brann, Jr. Feb 1. Feb 19, 1910.
- Same property. Power of attorney. Henry A Brann, Jr, et al, HEIRS, &c, Mary Tully, deed to same. Jan 15. Feb 19, 1910.
- Same property. Power of attorney. Chas A Brann, HEIR, &c, as above to same. Jan 21. Feb 19, 1910.
- Same property. Power of attorney. James A Brann and ano, HEIRS as above to same. Jan 28. Feb 19, 1910.
- Same property. Power of attorney. Margt A Mooney, HEIR as above to same. Jan 20. Feb 19, 1910.
- Same property. Power of attorney. Rev Henry A Brann, D D, to John A Brann. Nov 5, 1909. Feb 19, 1910.
- 120th st W, No 125, n s, 330 w Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Max J Klein to Citizens Holding Co. Mort \$19,000. Feb 19. Feb 23, 1910. 7:1905-18. A \$9,600-\$20,500. other consid and 100
- 131st st W, No 240, s s, 375.2 e 8th av, runs s 45 x w 0.3 x s 54.11 x e 17.10 x n 99.11 to s s 131st st x w 17.8 to beginning, 2-sty and basement frame dwelling. Emma Chappell to William Chappell her son. Feb 17. Feb 18, 1910. 7:1936-49. A \$7,000-\$8,000. gift
- 134th st W, Nos 77 and 79, n s, 172.6 e Lenox av, 35x99.11, two 3-sty and basement brk dwellings. Marvin D Hubbell to J Douglas Wetmore. Mort \$17,200. Feb 17. Feb 19, 1910. 6:1732-8½ and 9. A \$14,000-\$17,000. other consid and 100
- 135th st W, Nos 25 and 27, n s, 285 w 5th av, 41.8x99.11, 6-sty brk tenement and stores. Citizens Holding Co to Max J Klein. Mort \$35,000. Feb 19. Feb 23, 1910. 6:1733-25. A \$20,500-\$55,000. other consid and 100
- 136th st W, No 168, s s, abt 125 e 7th av, —, 3-sty and basement stone front dwelling. Deed of gift of \$4,100. Annie O'Farrell to Dennis W O'Halloran, Jr, her nephew. June 25, 1908. Feb 17, 1910. 7:1920-58½. A \$5,500-\$8,000.

NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET

- 137th st W, No 318, s s, 212 w 8th av, 16x99.11, 3-sty and basement brk dwelling. Isabella Bell to Frank M Jordan. Mort \$9,000. Dec 31, 1895. Feb 21, 1910. 7:1960-60. A \$6,400-\$10,000. 1,500
- 137th st W, No 32, s s, 372.6 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. Frank G Samarelli to Selma Alexander. Mort \$35,500. Feb 14, Feb 21, 1910. 6:1734-52. A \$14,000-\$44,000. other consid and 100
- 137th st W, No 245, n s, 488 w 7th av, 18x99.11, 5-sty and basement brk dwelling. FORECLOS, Feb 16, 1910. Fredk L C Keating, ref, to Harry H Meyers and Benjamin Steinman. Feb 16, Feb 18, 1910. 7:2023-12. A \$7,000-\$16,500. 16,000
- 143d st W, Nos 114 and 116, s s, 225 w Lenox av, 41.8x99.11, 6-sty brk tenement. Isidor Bloch et al to Harry Schiller. All liens. Feb 11, Feb 23, 1910. 7:2011-43. A \$15,000-\$48,000. nom
- 150th st W, s s, 125 w Broadway, 130x99.11, vacant. Jos Freedman to West 139th St Realty Co. Mort \$65,000. Feb 23, 1910. 7:2096-part lot 17. A \$-\$. other consid and 100
- 150th st W, s s, 125 w Broadway, 130x99.11, vacant. Max Marx to Joseph Freedman. Mort \$45,000. Feb 21, Feb 23, 1910. 7:2096-part lot 17. A \$-\$. other consid and 100
- 178th st | s w cor Pinehurst av, 87.2x130.1x92.8 to av x n 130 Pinehurst av | to beginning, vacant. Central Building & Improvement & Investment Co to Herbert J Cockran. Mort \$25,000. Feb 21, Feb 23, 1910. 8:2177-39. A \$-\$. other consid and 100
- Broadway, Nos 3136 to 3142 | n e cor 125th st, 99.11x75, 7-sty brk 125th st | tenement and stores. Jessie A Holt to Emilie Uhlig. All liens. Nov 29, 1909. Feb 17, 1910. 7:1980-1. A \$72,000-\$170,000. other consid and 100
- Broadway, s e s, 125 s w Hawthorne st, runs s e 147.11 x n e 25 x s e 150 to n w s Vermilyea av x s w 75 x n w 298.6 to Broadway x n e 50 to beginning, vacant. Sound Realty Co to Frank L Nugent. Feb 18, Feb 19, 1910. 8:2234-14 and 15 and 29 to 31. A \$24,500-\$24,500. other consid and 100
- Broadway | n w cor 149th st, runs n 199.10 to 150th st x 380 Riverside drive | to Riverside drive x 205.4 to 149th st x 333.1 to 149th st | beginning, 2-sty frame dwelling and vacant. Wm Jay as EXR Mary E B Field to Cathleen Turney. Feb 21, 1910. 7:2096-17. A \$255,000-\$255,000. 550,000
- Broadway | n w cor 149th st, 199.10 to 150th st x 380 to Riverside drive | Riverside drive and parkway x 205.4 to 149th st x 333.1 to beginning, 2-sty frame dwelling and vacant. Cathleen Turney to Max Marx. Mort \$440,000. Feb 21, 1910. 7:2096-17. A \$255,000-\$255,000. other consid and 100
- Broadway, No 2783 and 2785, w s, 26.10 n 107th st, 50x100, 7-sty brk tenement and stores. Leon Ottinger to Moses Ottinger. Mort \$100,000. Feb 18, Feb 21, 1910. 7:1892-46. A \$54,000-\$145,000. other consid and 100
- Broadway, Nos 4340 and 4344 | n e cor 185th st, 65.2x143x62.6x Kingsbridge road | 133.1, 3-sty frame tenement and store, two 2-sty frame dwellings and 1-sty frame building. Michael J King to Eliz A Daly. Mort \$18,000. Feb 21, Feb 23, 1910. 8:2167-29 and 30. A \$20,500-\$25,500. nom
- Broadway | n w cor 149th st, 99.11x160, vacant. Max Marx to Elias 149th st | Gussaroff Realty & Construction Co. Mort \$120,000. Feb 21, Feb 23, 1910. 7:2096-part lot 17. A \$-\$. other consid and 100
- Bowery, No 221, e s, 75.3 n Rivington st, 21.6x99.8x21.6x97.11, 5-sty brk lodging house and store. Mich'l F Lyons to Chas A Fisher. Mort \$30,000. Feb 21, 1910. 2:426-4. A \$19,000-\$32,000. other consid and 100
- Claremont av, w s, 225 s 119th st, 113.4x100, vacant. Holland Holding Co to B Crystal & Son, a corp. Mort \$105,000. Feb 17, 1910. 7:1990-part lots 52 and 53. A \$-\$. other consid and 100
- Lexington av, No 1223 | n e cor 83d st, 16.2x62.2, 4-sty stone front 83d st, No 135 | tenement and store. Real Estate Co of America to Annie T L Atterbury. Mort \$20,000. Feb 18, Feb 21, 1910. 5:1512-22½. A \$12,500-\$16,000. other consid and 100
- Lexington av, No 445, e s, 80.11 n 44th st, 19.6x75, 3-sty stone front dwelling. Ellen A Sandford to Cath W Sandford. All title. Q C. Feb 14, Feb 18, 1910. 5:1299-19. A \$13,000-\$18,000. nom
- Lenox av, No 237, w s, 20 s 122d st, 20x80, 4-sty stone front dwelling. Emma E Nestell to James M Horton. Feb 18, 1910. 7:1906-35. A \$14,500-\$21,000. other consid and 100
- Madison av, No 228, w s, 27.8 s 37th st, 27x95, 4-sty stone front dwelling. Walter C Witherbee et al HEIRS, &c Sophia C Witherbee to Ida C Bracher. Jan 24, Feb 23, 1910. 3:866-63. A \$95,000-\$115,000. nom
- Madison av | s w cor 71st st, 100.5x21, vacant. Abraham H 71st st | Feuchtwanger to Abraham L Werner. Mort \$31,500. Feb 23, Feb 24, 1910. 5:1385-56. A \$110,000-\$110,000. other consid and 100
- Madison av, No 2034 | w s, 181.10 s 130th st, 18 to n s 129th st 129th st | x75, 3-sty stone front dwelling. Ida R Stewart to Wm S McDowell, of Pittsburg, Pa. Mort \$13,000. Jan 29, Feb 24, 1910. 6:1754-15. A \$12,500-\$17,000. other consid and 100
- Madison av, Nos 1642 to 1646, w s, 43.11 s 110th st, 57x100, three 5-sty stone front tenements with stores in Nos 1644 and 1646. Marcus Rosenthal to Addie Auerbach. Mort \$69,000. Feb 15, Feb 17, 1910. 6:1615-55 to 57. A \$36,000-\$54,000. nom
- Madison av, No 340, w s, 75.5 n 43d st, 25x95, 4-sty stone front dwelling. Anne C Rogers to Pease & Elliman, a corp. Feb 15, Feb 17, 1910. 5:1278-17. A \$90,000-\$95,000. nom
- Park Row, No 31 | s e s, 82.10 s w Beekman st, 24x108.6 to n w s Theatre alley | Theatre alley x n 26.1 x97.7 to beginning, ½ part, part 5-sty brk office and store building. 1:90-part lot 11. A \$-\$. nom
- Washington st, No 228, w s, 58 n Barclay st, 22.1x55.10x22.3x55.6, 5-sty brk loft and store building. ½ part. 1:128-49. A \$14,000-\$17,000. Also
- 1-64 part of bulkhead, begins at s s Pier 16 (old No 25), North River, opposite foot of Barclay st, runs n — to point in said bulkhead line ½ the distance bet n s Pier 16 (old No 25) and s s Pier 17 (old No 27), being abt 137 feet; also all title to wharfage, crannage, &c; also
- 1-64 part of bulkhead begins at n s Pier 18 (old No 28), North River, opposite the foot of Murray, runs s from n s said pier along said bulkhead line 156 to point in said bulkhead line ½ of distance bet s s of Pier 18 (old No 28) and n s Pier 17; also also title to crannage, wharfage, &c.
- Release dower. Ruth E Robinson to Harold S Renwick. All title. Feb 18, Feb 24, 1910. 1:128, 129, 130 and 90. nom
- Park av, No 890, w s, 75 s 79th st, runs w 41 x s 17.2 x w 17 x s 10 x e 58 to av x n 27.2 to beginning, 4-sty brk tenement and stores. Edward R McLauray to Frederick and David Keppel as joint tenants. C a G. Mort \$30,000. Feb 16, Feb 19, 1910. 5:1393-37. A \$35,000-\$41,000. nom
- Park av, No 1748, w s, 75.11 s 122d st, 25x80, 5-sty brk tenement and store. Ida H Hodges and ano to Mary Devine. All title. Mort \$14,000. Oct 24, 1906. Feb 19, 1910. 6:1747-57. A \$8,000-\$18,000. other consid and 100
- Park av, No 1748, w s, 75.11 s 122d st, 25x80, 5-sty brk tenement and store. Mary Devine to Ida H Hodges. All title. Mort \$14,000. Nov 30, 1906. Feb 23, 1910. 6:1747-57. A \$8,000-\$18,000. other consid and 100
- Pleasant av, No 378, or | n e cor 120th st, 16.9x71.3, 4-sty stone Av A | front dwelling. Kremruf Realty Co et al 120th st, No 501 | to Sunflower Realty & Security Corp. Mort \$10,000 and all liens. Feb 10, Feb 19, 1910. 6:1817-1. A \$5,500-\$11,000. other consid and 100
- St Nicholas av, e s, 49.11 n 184th st, 50x100, vacant. Holland Holding Co to Benj M Gruenstein. Mort \$20,000. Feb 21, 1910. 8:2157-5 and 4. A \$20,000-\$20,000. other consid and 100
- 1st av, No 836, e s, 75.10 s 47th st, 25.3x60, 5-sty brk tenement and store. Bella Glaser to Turtle Bay Investors Co. Q C. Feb 2, Feb 18, 1910. 5:1358-50. A \$9,000-\$15,000. nom
- 1st av, No 2011 to 2015, w s, 25 s 104th st, 75.10x100x76x100, three 6-sty brk tenements and stores. Samuel Fleck, Jr, to Fannie Frankel. Mort \$66,600. Feb 17, Feb 18, 1910. 6:1675-27 to 29. A \$33,000-\$102,000. other consid and 100
- 1st av, No 1358 | s e cor 73d st, 25.7x88. 73d st, No 400 |
- 1st av, No 1356, e s, 25.7 s 73d st, 25.7x88. two 5-sty brk tenements and stores. Sigmund Katz to Eliz Katz, his wife. Mort \$52,000. Feb 21, 1910. 5:1467-45 and 46. A \$28,000-\$59,000. other consid and 100
- 1st av, No 1067, w s, 25.1 n 58th st, 25.1x75, 4-sty brk tenement and store. FORECLOS, Feb 23, 1910. Chas L Denks, ref to Geo Willi, Jr. Mort \$9,000. Feb 23, 1910. 5:1351-24. A \$11,000-\$17,000. 1,000 over mort
- 1st av, No 288 | s e cor 17th st, 23x94, 3-sty brk tenement and 17th st, No 400 | store and part 2-sty brk stable. Matthew McPhillips to Bridget Smith. Feb 21, Feb 23, 1910. 3:948-51. A \$19,000-\$25,000. other consid and 100
- 2d av, No 71, w s, 24 n 4th st, 24.1x77, 5-sty brk tenement and store. Carrie Bendheim to Alfred W Levi. 2-3 right, title and interest. Mort \$34,000. Jan 15, Feb 21, 1910. 2:460-41. A \$20,000-\$33,000. nom
- 2d av, No 1800 | n e cor 93d st, 25.8x75, 4-sty brk tenement and 93d st, No 301 | stores. Henrietta Adams to Henry P Adams. All liens. Feb 17, 1910. 5:1556-1. A \$17,000-\$25,000. other consid and 100
- 2d av, No 817, w s, 57 s 44th st, 18.5x77, 4-sty brk tenement and store. Meyer Knapp to Samuel J Weinberg. Mort \$8,400. Feb 15, Feb 18, 1910. 5:1317-26. A \$9,000-\$12,000. other consid and 100
- 2d av, No 1842, e s, 25.8 n 95th st, 25x100, 5-sty brk tenement and store. Williamina wife of and Wm Gilmour to Joseph A Dwyer. Mort \$23,000. Feb 15, Feb 18, 1910. 5:1558-2. A \$13,000-\$23,000. other consid and 100
- 2d av, No 2237, w s, 48.6 s 115th st, 26.6x80, 5-sty brk tenement and store. Giovannina Vigorito to Sabato Vigorito. Oct 4, 1909. Feb 23, 1910. 6:1664-26. \$ 9,500-\$19,000. other consid and 100
- 3d av, No 1326, w s, 27.2 s 76th st, 25x100, 5-sty brk tenement and store. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort \$20,000. Feb 17, Feb 21, 1910. 5:1410-39. A \$17,000-\$26,000. other consid and 100
- 3d av, No 1326, w s, 27.2 s 76th st, 25x100, 5-sty brk tenement and store. Jonas Weil et al to Leopold Kaufmann. Mort \$20,000 and all liens. Feb 17, Feb 18, 1910. 5:1410-39. A \$17,000-\$26,000. other consid and 100
- 3d av, No 914 | n w cor 55th st, 25.5x75, 5-sty brk tenement and 55th st, No 161 | stores. Matilda Epstein to Jesse S Epstein. All liens. Nov 11, 1909. Feb 24, 1910. 5:1310-33. A \$28,000-\$40,000. nom
- 7th av, Nos 245 to 251 | n e cor 24th st, 86.11x79.2, four 4 and 24th st, No 163 | one 3-sty brk tenements and stores. on map Nos 163 and 165 | James M Hare to Midtown Construction Co. C a G. Feb 2, Feb 23, 1910. 3:800-1 to 4. A \$74,000-\$87,000. other consid and 100
- 7th av, Nos 245 to 251 | n e cor 24th st, 86.11x79.2, four 4 and one 24th st, Nos 163 and 165 | 3-sty brk tenements and stores. Midtown Construction Co to Robt Alexander. Mort \$180,000. Feb 2, Feb 23, 1910. 3:800-1 to 4. A \$74,000-\$87,000. other consid and 100
- 7th av, No 2011, e s, 83.1 n 120th st, 17x77, 3-sty and basement stone front dwelling. Walter C Witherbee et al Heirs &c Sophia C Witherbee to Witherbee Real Estate & Improvement Co. Mort \$10,000. Jan 24, Feb 21, 1910. 7:1905-3. A \$11,000-\$17,000. nom



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MISCELLANEOUS.

General release. Thos R Flood to Elizabeth Flood ADMX Jane Flood. Feb 14. Feb 23, 1910. nom
General release. Sarah Flood to Eliz Flood ADMX Jane Flood. Feb 14. Feb 23, 1910. nom
General release of legacies, &c, Louisa Mierisch et al HEIRS, &c, Bertha Erdenbrecher to Augusta Engelhardt and Louis Mierisch EXRS Bertha Erdenbrecher. Feb 16. Feb 18, 1910. nom
Power of attorney. Thos R A Hall to Wm H Hall. Jan 22. Feb 21, 1910.
Power of attorney and agreement. Frances T Melvin, of St Louis, Mo, to Emma C Melvin. Oct 14, 1909. Feb 23, 1910. nom

BOROUGH OF THE BRONX.

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

Beck st, w s, 590 n Longwood av, strip 10x100, vacant. Release mort. Geo F Johnson to Winnie Realty & Construction Co. Feb 17. Feb 19, 1910. 10:2710. 2,400
*Birch st, w s, 100 s Chester st, 50x100, and being lots 26 and 27 revised map Seneca Park. Geo H Janss to Melrose Realty Co. Mort \$275. Jan 27. Feb 21, 1910. nom
Boston Terrace, late s cor Heath av, 75.7x133.6x89x130.7, 1-sty frame dwelling and vacant. Herbert Heath av H Childs and ano to Simeon M Barber. Feb 18. Feb 21, 1910. 12:3260. other consid and 100
*Bronx terrace, w s, abt 460 n 1st st or 219th st and being lots 1236 and 1237 map (No 143 in Westchester Co) of Wakefield, 180x130x180x138, n s. Mort \$2,800.
Bronx terrace n e cor 5th st, 234.6x105. Mort \$2,500. 219th st
John F X Charles to Geo C Felter, Jr, of Hackensack, N J. Feb 14. Feb 17, 1910. nom
*Halsey pl, s e cor Zeraga av, 100x100 and being lots 115 to 118 map Cebrie Park. Thos E Vermilye to David Bingham, East Orange, N J, and Savings Investment and Trust Co, of East Orange, N J. Q C. Jan 20. Feb 24, 1910. nom
Hoffman st, n w s, 227 n Belmont pl or 3d av and being lot 103 map of Powell Farm, Union Hill, Fordham, 50x100, vacant. Carrie Scherz to Theodore Haebler. Mort \$4,000. Feb 17, 1910. 11:3054. nom
Kelly st, No 1040, e s, 190.11 n 165th st, 19.8x100, 2-sty brk dwelling. Jane Kitchen to C Henry Pullem. Mort \$8,500. Feb 19. Feb 23, 1910. 10:2716. other consid and 100
Kelly st n e cor Intervale av, runs n along st 82.11 x e Intervale av 105.11 x s 37 x w 9.11 x s 100 to n s of av x w 48.3 to beginning.
Plot begins 100 w Beck st and 82.11 n Intervale av, runs e 10.4 x s 20.10 x n 16.11 to beginning.
Declaration by Henry Morgenthau Co to maintain 2d parcel free and clear of any building for purpose of assuring better light and air to building erected on 1st parcel. Dec 31, 1909. Feb 17, 1910. 10:2711. Reprinted from last issue when parcels were separated.
Kelly st, e s, 280.3 n 165th st, 120x100, vacant. Edward Eisner to Martha Realty Co. Morts \$17,500. Feb 15. Feb 19, 1910. 10:2716. 100
Kelly st, e s, 280.3 n 165th st, 120x100, vacant. Martha Realty Co to Boulevard Construction Co. Morts \$17,500. Feb 18. Feb 19, 1910. 10:2716. 100
Kelly st, No 1040, e s, 190.11 n 165th st, 19.8x100, 2-sty brk dwelling. Release mort. Henry M Powell to Jane Kitchen. Feb 19. Feb 23, 1910. 10:2716. nom
Kingsbridge Terrace, w s, 150 n Nindham pl, 25x112.11x25.2x 109.11, 2-sty brk dwelling. Harold E Vreeland to Henry Kroener of Monmouth Co, N J. Mort \$7,000. Feb 16. Feb 21, 1910. 12:3256. nom
*Leggett pl, w s, 100 n McGraw av, 25x125, and being lot 338 map of 370 lots McGraw estate, near Van Nest. Francis Hagen to Francis W Hagen, Jr. Feb 17. Feb 23, 1910. nom
*McDonald st, n s, 281.11 e Eastchester road, 25x100, and being lot 232 map 327 lots Hunter Estate. Bendikte S Gundersen to Stefanus Nielsen. Mort \$4,500. Feb 18, 1910. other consid and 100
*Mianna st, n s, 29 w White Plains road, 87x176x75x— and being lots 175, 176 and 177 map partition sale Lott G Hunt Est. Morris Osmansky to James Garvey. Feb 21. Feb 23, 1910. 4,900
*Mianna st, n s, 58 e Oakley st, 58x54x50x85 and being lots 178 and 179 map partition sale Lott G Hunt Estate. Morris Dworetzky to James Garvey. Feb 21. Feb 23, 1910. 2,100
Unnamed st, w s, in blk bet 196th st and 197th st, Creston av and Concourse, deed reads at n s lot 122 on map (No 902) of Metropolitan Real Estate Assoc at Fordham Ridge, runs s 50 x e 15 to c l said st x n 50 x w 15 to beginning, vacant. Karl M Rosell to George Williams. Jan 27, 1910. Rerecorded from Feb 7, 1910. Feb 21, 1910. 12:3315. nom
*Valentine st, w s, 100 s Barkley av, 25x113x25x112, and being lot 339 map No 1337 amended map property St Josephs Orphan Asylum. Agnes V Foley to James J Foley of Brooklyn, N Y. Feb 21, 1910. nom
West st | s s, 60 w Honeywell av, 50x95.10 to n s 181st st 181st st, No 881 | x 50.6x88.7, 2-sty frame dwelling and vacant. Edward B Lewis to Louisa Singer. Mort \$5,000. Feb 14. Feb 17, 1910. 11:3124. other consid and 100
135th st, n s, 584.6 e St Anns av, strip 0.3x100. Henry A Wood to Mary E Mack, of Livingston, Columbia Co, N Y. Q C and correction deed. All liens. Feb 18. Feb 19, 1910. 10:2548. nom
137th st, No 591, n s, 256.9 e St Anns av, 25x100, 3-sty brk dwelling. Mary Treanor to Bridget O'Rourke. Mort \$8,500. Feb 18. Feb 19, 1910. 10:2550. other consid and 100
140th st, No 267, n e s, 200 n w 3d av, 16.8x75, 2-sty frame dwell-

ing. Susan O'Hare to Andrew J Holm. Mort \$3,000. Feb 17. Feb 18, 1910. 9:2321. other consid and 100
141st st, No 437, n s, 381.3 e Willis av, 18.9x100, 2-sty and basement brk dwelling.
142d st, No 410, s s, 125 e Willis av, 16.8x100, 2-sty and basement brk dwelling.
142d st, No 462, s s, 550 e Willis av, old line — x105.7x16.8x104, 2-sty and basement brk dwelling.
Release mort. Eliza Golden to Wm J O'Gorman. Feb 10. Feb 24, 1910. 9:2286. nom
142d st, No 342, s s, 181.6 e Alexander av, 25x100, 2-sty frame dwelling; also
All title to strip lying bet s s 142d st on map Sec A and B North N Y and s s 142d st, as legally opened.
Deborah J Buchanan to Eliz Reeber, of Mt Vernon, N Y. Mort \$3,000. Feb 10. Feb 23, 1910. 9:2304. 6,000
142d st, No 410, s s, 125 e Willis av, old line, 16.8x100, 2-sty and basement brk dwelling. Wm J O'Gorman to Minnie Mazziotta. Mort \$4,000. Feb 8. Feb 24, 1910. 9:2286. nom
142d st, No 410, s s, 125 e Willis av, old line, 16.8x100, 2-sty and basement brk dwelling. Release mort. August R Haeuser to Wm J O'Gorman. Feb 10. Feb 24, 1910. 9:2286. 1,000
151st st, Nos 245 and 247, n s, 200 w Morris av, 50x118.3x50x118.2, two 3-sty frame tenements and stores.
151st st, No 243, n s, 250 w Morris av, 25x100, vacant.
FORECLOS, Feb 15, 1910. Theo K McCarthy, ref, to Waterford W Smith. Mort \$11,000. Feb 15. Feb 17, 1910. 9:2441. 500
155th st late Mary st, s s, 245 w Elton av late Washington av, 100x100, vacant. Louis Lese to Benj Benenson. Mort \$25,250. Feb 21. Feb 23, 1910. 9:2376. other consid and 100
165th st, No 171, n s, 25.4 w Carroll pl, 25x109, 2-sty frame dwelling. Gertrude G Kiernan to Cath A Campbell. Feb 23, 1910. 9:2462. other consid and 100
165th st, s s, 86.5 e College av, 60x87.4x60.1x83.2, vacant. Release mort. Wm V Simpson to The Mountain Construction Co. Feb 16. Feb 17, 1910. 9:2432. 1,000
165th st, s s, 46.5 w Findlay av, 60x83.2x60.1x87.4, vacant. Release mort. Mary S Croxson to The Mountain Construction Co. Feb 16. Feb 17, 1910. 9:2432. 18,000
179th st, s s, 100 w Mapes av, 45x75, vacant. Sarah J wife Charles Schaefer, Jr to said Charles Schaefer, Jr. Feb 18. Feb 19, 1910. 11:3106.
179th st, No 586, s s, 58.8 w Arthur av, 32.4x75.7x31.11x70.10, 4-sty brk tenement. John McNulty to Simon P Quinn. Mort \$16,000. Feb 16. Feb 17, 1910. 11:3068. other consid and 100
180th st, n s, 70.1 e Mohegan av, 75.1x118.2, vacant. Rockland Realty Co to The Hoffmann-Deyerberg Construction Co. Feb 17, 1910. 11:3124. nom
181st st, No 2126, s s, 125 w Bathgate av, 11.5x69.2x10.6x66.8, vacant.
Washington av, e s, 179 n 180th st, 25x45.5x25.4x— except strip 5 ft wide taken for av, 3-sty frame dwelling.
Plowden Stevens, Jr, to The Plowden Stevens Co. Feb 21. Feb 23, 1910. 11:3047. nom
187th st, n s, 100 e Webster av, 33.4x100, vacant. Irvine Realty Co to Michael Murtha. Mort \$16,000. Feb 21. Feb 23, 1910. 11:3032. other consid and 100
189th st | s s, 115 w Tiebout av, runs s 113.6 x w 120 to e s Valentine av | Valentine av x n 38.6 x e 75 x n 75 to 189th st | x e 45 to beginning, vacant.
189th st, No 572 | s s, 160 w Tiebout av, 75 to e s Valentine av, No 2456 | tine av x75, 3-sty frame dwelling and vacant.
Release, Q C, &c, The People of State N Y to Frances Weiss. Feb 10, 1910. Feb 23, 1910. 11:3147. letters patent
*215th st, n s, 100 e Laconia av, 25x100 and being lot 603 map (No 1041) map Laconia Park. John H Behrman to Chas S McGarry. Feb 23. Feb 24, 1910. 100
*217th st late 3d av, n s, 205 e 4th av and being lot 363 map of Wakefield, 100x114. The Chester Improvement Co to Edward A Schill. Mort \$2,500. Feb 1. Feb 17, 1910. other consid and 100
*221st st, s s, 380 w White Plains road, 33.4x114. Martha V Travers to Laura Silvestro. Feb 23, 1910. other consid and 100
*221st st, late 7th av, n s, 180 w White Plains road, and being lot 865 map Wakefield, 25x114. Jos P Ruppel to Michl T Carroll of Queens Borough, N Y. Feb 17. Feb 21, 1910. nom
*230th st, s w s, 255 s e 6th st, or av, 25x114.5, Wakefield. The Monatiquot Real Estate Co to Ellen F and Margt A Madigan, of Brooklyn. Q C. Feb 17. Feb 19, 1910. 100
*Same property. Ellen F and Margt A Madigan to Francesco Mazzeo. Jan 5. Feb 19, 1910. other consid and 100
*Av D | s e cor 3d st, 103x100, Unionport. Margaretha M Brohmer 3d st | to Christian Vorndran. Mort \$2,000. Feb 19. Feb 21, 1910. other consid and 100
Aqueduct av, No 2320, on map No 2328, e s, 713.7 n 183d st, 30x 99.7x30.10x106.8, 2-sty frame dwelling. Aqueduct Realty Co to Bernard H Arnold. Mort \$9,000. Feb 18. Feb 19, 1910. 11:3212. other consid and 100
Bainbridge av, No 2792, e s, 130 s 198th st late Travers st, 25x 111x25.3x107.4, 2-sty frame dwelling. John Haupt to Fritz Lohmann. Feb 18. Feb 21, 1910. 12:3289. other consid and 100
*Barker av, e s, 100 s Juliana st, 50x100. Michael Murtha to John Rendall. Feb 21. Feb 23, 1910. other consid and 100
*Bracken av, e s, 375 s Jefferson av, 150x100. Morris Lipps to Saml Manges. Feb 10. Feb 23, 1910. other consid and 3,000
Bryant av, No 1999, n w s, abt 30 n 178th st, 36x110.6x39x114.6, except part for av, 3-sty frame dwelling. Lillian M Williams to Bernard J McDermott. Mort \$3,500 and all liens. Feb 14. Feb 19, 1910. 11:3131. other consid and 100
Brook av, Nos 190 to 210 | n e cor 136th st, 200 to s s 137th st 136th st, No 511 | x100, five 6-sty brk tenements and

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ENGINEERING AND GENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

- 137th st, No 510 | stores. The Brook Construction Co to Cream City Holding Co, a corpn. Morts \$198,500. Oct 4, 1909. Feb 19, 1910. 9:2264. other consid and 100
- *Baisley av | n w cor Valentine av, 30x100 and being lot 538 map Valentine av (No 1275) of Lohbauer Park. Rose wife John Bonito to Michael A Bonomo. All liens. Feb 17, 1910. nom
- *Bracken av, e s, 225 s Jefferson av, 50x100, Edenwald. This deed given to secure payment of \$500 rent for Mar and Apr. 1908, of Nos 775 and 777 East 169th st under lease. Samuel Abram to Evelyn H White. Mort \$232. Feb 17. Feb 18, 1910. other consid and 100
- Bassford av, e s, 194.1 n 182d st, 141x77.1x140.4x72.9, 1 and 2-sty frame buildings and vacant. Henry Farrell to Wm L Phelan. Morts \$17,500. Feb 21. Feb 23, 1910. 11:3050. 100
- Boston road or av | n e cor Suburban pl, runs n 120.7 x e 81.6 x s Suburban pl | 20.3 x w 42.11 x s 98.11 to av x w 48.7 to beginning, vacant.
- Boston road or av, n s, 48.7 e Suburban pl, 24.3x97.2x21.5x98.11, vacant. Max Pike to N Y City Church Extension & Missionary Society of the Methodist Episcopal Church. Mort \$3,000. Feb 21. Feb 23, 1910. 11:2939. other consid and 100
- Boston av | n e cor Suburban pl, runs n 120.7 x e 81.6 x s 20.3 Suburban pl | x w 42.11 x s 98.11 to av x w 48.7 to beginning, vacant. Joseph Baum to Max Pike. Feb 21. Feb 23, 1910. 11:2939. 100
- Concord av | s e cor St Marys st, runs s 122.11 x e 116.7 x n 72.5 St Marys st | to w s Port Morris Branch R R x n w 118.7 to s s St Marys st x n 9.11 to beginning, vacant. Ernest Sass et al to Robert B Ward, of Pittsburgh, Pa. Feb 18. Feb 19, 1910. 10:2574. other consid and 100
- Concord av | s e cor St Marys st, runs s 122.11 x e 116.7 x n 72.5 St Marys st | x n w 118.7 to st x w 9.11 to beginning, vacant. Robt B Ward to Pittsburgh Motor Vehicle Co. Feb 18. Feb 23, 1910. 10:2574. nom
- Clay av, No 1341, w s, 514.1 n 169th st, 16.8x80.4x16.8x80.5, 2-sty frame dwelling. Junius J Pittman et al to Michael J Harney. Mort \$3,000. Feb 23. Feb 24, 1910. 11:2782. other consid and 100
- *Chanute av, w s, 175 s Story av and being lots 429 to 439 map (No 1274) of 567 lots part Trask Estate at Clasons Point, 275x100. Release dower. Margt V Halpin to Richard R Maslen. Feb 18. Feb 24, 1910. nom
- *Same property. John J Halpin et al by Robert J Culhane GUARDIAN to same. All title. Feb 23. Feb 24, 1910. 4,000
- Crotona av, No 1412, e s, 75.3 n 170th st, 22.6x100, 2-sty frame dwelling. Paula Novomesky to Ludwig Novomesky. Feb 19. Feb 21, 1910. 11:2937. other consid and 100
- *Gillespie av, e s, 41.2 s Coddington av, 25x100 and being lot 187 map (No 1354) of 214 lots Koch Homestead at Westchester. Margaret Berrian et al to John A McPherson. Feb 15. Feb 17, 1910. nom
- Garden av or st, s w s, 250 n w Kingsbridge road or road leading from Fordham to West Farms, and being lot 6A map (No 325 in Westchester Co) of South Belmont, 50x100, vacant. Burdick Realty Co to Frederick Weller, Jr, and Ernest L Meeker. Mort \$2,500. Feb 19. Feb 21, 1910. 11:3112. other consid and 100
- *Gleason av, s s, 25 e 174th st, 25x106 and being lot 473 map Joseph J Gleason, dated June 24, 1897. Delia Charless to Michael M Reynolds. All title. Feb 21. Feb 24, 1910. other consid and 100
- *Gleason av | s e cor 174th st, 25x106, and being lot 474 same map. 174th st | Michael M Reynolds to Delia Charless. 1-6 part. All title. Feb 21. Feb 24, 1910. other consid and 100
- Gun Hill road, n s, 101.10 e Jerome av, 50.10x111.3x50x101.8, vacant. Richard R Maslen to Michael J and Dominick J Gilhuly. Feb 14. Feb 17, 1910. 12:3328. nom
- Hughes av, No 2506, e s, 112.10 s Pelham av, 25x87.6, 3-sty brk tenement and store. Eugene Spock to Ermelinda Astorina. Mort \$6,250 and all liens. Feb 14. Feb 23, 1910. 11:3028. 100
- *Hall av, e s, 241.6 n 203d st, 50x100 and being lots 190 and 191 map of Adeo Park, 50x100. Warwick Realty & Construction Co to Michael J Mack. Feb 16. Feb 17, 1910. other consid and 100
- Intervale av, w s, 266.11 s 167th st, 75x88x75.9x77.4, vacant. Jacob Hirsch to James Lockwood. Mort \$9,000. Feb 18. Feb 19, 1910. 10:2700. nom
- Same property. James Lockwood to Edw W Harris. Mort \$11,625. Feb 18. Feb 19, 1910. 10:2700. nom
- *Jones av, e s, 225 n Randall av, 25x100, Edenwald. Land Co "C" of Edenwald to Solomon Galitz. All liens. Feb 7. Feb 21, 1910. nom
- *Johnson av, w s, 150 n Nelson av, 25x100. Land Co D of Edenwald to James Janelle of Katonah, N Y. Jan 28. Feb 21, 1910. nom
- *Jefferson av | s e cor Murdock av, 75x100. Albert Ehresmann to Murdock av | Maria C Ehresmann. All title. Nov 27, 1909. Feb 23, 1910. nom
- *Lampert av, s s, 400 w Fort Schuyler road, 25x100. FORECLOS. Jan 21, 1910. Eugene N Robinson referee to Sidney B Hickox. Feb 21, 1910. 1,000
- *Lyon av, s s, 30 e Grace av, 25x100, Westchester. Pauline T Wienecke to Edward T Hayes and Kathleen his wife, of Westchester, N Y, as tenants by entirety. Mort \$5,500. Feb 17. Feb 18, 1910. other consid and 100
- Mapes av | s w cor 179th st, 75x145, vacant. John B Westervelt 179th st | to Sarah J Schaefer. Feb 18. Feb 19, 1910. 11:3106. other consid and 100
- Mohegan av, No 1826, e s, 179.10 n 175th st, 25x70, 2-sty frame dwelling. Louisa Schaefer to Max Kuhn and Annie his wife tenants by entirety. Morts \$5,000. Feb 16. Feb 24, 1910. 11:2958. other consid and 100
- Mott av, No 462, e s, abt 340 s 149th st, and at line bet lands of Morris and Mott, runs e 108 x n 50 x w 108 x s 50 to beginning, 2-sty frame dwelling and vacant. Release mort. The Mutual Bank to Chas B Lawson. Feb 23, 1910. 9:2343. 7,000
- Nelson av, w s, 445.5 s Featherbed lane, 75x96.5, vacant. Jennie H Galbraith to Chas M Rosenthal. Mort \$1,725. Feb 19. Feb 23, 1910. 11:2874. other consid and 100
- Netherland av | e s, at n s 231st st, runs n 466.6 x e 145.4 x s 231st st | — x w 158.3 to beginning, contains 2 7-100 acres, with all title to 231st st, 232d st and Netherland av, vacant.
- Riverdale av, plot lies e of e l said av, being lot 141, containing 79-1,000 acres, on map of Maria L Ewen, and lots 144, 149 and 100, together containing 1 506-1,000 acres; lot 180, contains 678-1,000 acres; lot 356, contains 362-1,000 acres; lots 300 and 258, together contains 1 284-1,000 acres; also lot 153, all in blk 3406. M Louise Ewen von Koenitz to Eliza M and Caroline G Ewen. B & S. Jan 20. Feb 23, 1910. 13:3406-3408. other consid and 100
- Ogden av, e s, 200 n 166th st, 50x115. Ogden av, e s, 75 n 166th st, 75x104.7. vacant. Eliphale L Davis to Emma E Horn and Lina Ettlinger. All liens. Feb 4. Feb 18, 1910. 9:2514. other consid and 100
- *Parker av, w s, 125 s Lyon av and being lot 43 blk C map (No 1119) of Dore Lyon at Westchester, 25x100. Rosa Nathan widow et al, EXRS, &c, Marcus Nathan to Simon J Ross and Annie F his wife tenants by entirety. Mort \$4,000. Feb 12. Feb 18, 1910. 6,000
- Park av, Nos 4301 to 4305 | s w cor 179th st, 101.1 to Alden pl x 179th st | 100x100x115.1. Alden pl
- Park av | w s, 131.5 s 179th st or s w cor Alden pl, 105.3x128x Alden pl | 86.7x125.3. vacant. The Leo Co to John P Leo. B & S. Mort \$120,000 and all liens. Feb 19, 1910. 11:3028. other consid and 100
- *Rhineland av, s s, 206.6 e Eastchester road and being lot 253 map (No 1130) of 327 lots Hunter Estate, 25x100. Stefanus Nielsen to Bendikte S Gundersen. Morts \$210. Feb 17. Feb 24, 1910. other consid and 100
- Sedgwick av, w s, 477.6 s w Kingsbridge road, runs n w 128.1 x s w 14.8 and 25.1 x s e 121.9 to av x n e 33.5 to beginning, vacant. Release mort. Henry Tietze to Bronxmout Realty Co. Feb 16. Feb 24, 1910. 11:3237. 2,350
- Same property. John E Eustis to same. Feb 16. Feb 24, 1910. 11:3237. 2,474.25
- Southern Boulevard, No 1505, w s, 412.6 n Jennings st, 37.6x100, 5-sty brk tenement and stores. Boulevard Construction Co to Martha Realty Co. Morts \$38,000. Feb 18. Feb 21, 1910. 11:2977. nom
- Southern Boulevard, No 999, w s, 563 s Westchester av, 40x134.1 x40x132.7, 5-sty brk tenement and stores. American Real Estate Co to Henry L Holsten. Mort \$30,000. Feb 21. Feb 23, 1910. 10:2725. other consid and 100
- Southern Boulevard, No 995, w s, 603 s Westchester av, runs w 134.1 x s 39.8 x e 8.5 and 127.1 to st x n 40 to beginning, 5-sty brk tenement and stores. Same to same. Mort \$30,000. Feb 21. Feb 23, 1910. 10:2725. other consid and 100
- Vyse av | n e cor Jennings st, 50x100, vacant. Frederick Regell-Jennings st | mann to Christian C Regelmann. 1/2 part. Mort \$5,500. Dec 20, 1906. Feb 23, 1910. 11:2995. 100
- Vyse av, No 2078, e s, 172 s 180th st, 35x113x35x113.6, 4-sty brk tenement. Sarah J Schaefer to John B Westervelt. Morts \$21,000. Feb 18, 1910. 11:3132. exch and 100
- Vyse av, e s, 100 s 172d st, 50x100, vacant. Carmine Cioffi to Cioffi Company. Feb 23. Feb 24, 1910. 11:2995. 5,000
- Westchester av, in roadbed between Kappock st and West 227th st. Release of easement, claims, etc. Frank B French et al with Orleans Longacre, Josephine C Stewart, Dora M Lesley and Estate of Isaac G Johnson, a corpn. July 7, 1908. Feb 17, 1910. 13:3407. nom
- Washington av, No 2128, e s, 204.9 n 180th st, 25x56x25.4x—, except strip 5 ft wide taken for av, 3-sty frame dwelling. Wallace Wyand to Plowden Stevens Co. Feb 21, 1910. Feb 23, 1910. 11:3047. other consid and 100
- Webster av, No 2400 | n e cor 187th st, 37.2x102.1x30.4x100, 187th st, No 651 | 2-sty frame dwelling and vacant. Release mort. Bronx Borough Bank to Irvine Realty Co, a corpn. Nov 1, 1909. Feb 23, 1910. 11:3032. nom
- Same property. Irvine Realty Co to John Rendall. Oct 30, 1909. Feb 23, 1910. 11:3032. other consid and 100
- Webster av, No 2771 | s w cor 198th st, 28.7x93.10x45.2x91.11, 198th st, Nos 394 and 396 | 3-sty frame tenement and stores and 1-sty frame store in st. Nellie A Sullivan to Stillman S Kench. Mort \$24,000 and all liens. Feb 18, 1910. 12:3278. 100
- Webster av | s w cor Ford st, 115.5x100x111.5x100, vacant. Jacob Ford st | Wolf to Moser Arndtstein. Q C and correction deed. Feb 10. Feb 19, 1910. 11:3143. nom
- Webster av, No 2400 | n e cor 187th st, 37.2x102.1x30.3x100, 2-187th st | sty frame dwelling and vacant. John Rendall to Michael Murtha. Mort \$37,000. Feb 21. Feb 23, 1910. 11:3032. other consid and 100
- Willow av | e s, extends from 136th st to 137th st, 136th st, No 781 | 200x200, one 4 and 6-sty brk factory. 137th st, Nos 780 to 800 | Isaac D Einstein et al to Isaac D Einstein, Emil Wolff, Isidor N Landauer, Milton I D Einstein, of N Y, and Adolph Hahn and I H Noerdlinger, both of St Gall, Switzerland, firm of Einstein, Wolff & Co. July 31, 1909. Feb 24, 1910. 10:2565. nom
- *White Plains road, w s, abt 271 s 239th st and being lot 15 map South Washingtonville, 34.1x146.4x34.1x147, n s. Wm Withers, Jr, to Jacob H Bauer, of Scarsdale, N Y. Feb 21. Feb 23, 1910. other consid and 100
- *White Plains road | n w cor Bridge st, 100x100, Westchester. Bridge st | Laura A Maclay widow et al, HEIRS, &c, Isaac W Maclay to Maclay Associates, a corpn. 1/2 part. Jan 7. Feb 19, 1910. other consid and 100
- Westchester av | s w cor 156th st, 101.8x84.6x35.10 to s s 156th st 156th st | x96.11, vacant. FORECLOS. Feb 10, 1910. John J Hynes, ref, to Bayard L Peck as assignee of Whitney & Kitchen, composed of Girard N Whitney and James V Geraghty. Mort \$5,000 and all liens. Feb 18. Feb 19, 1910. 10:2645. 21,500
- 3d av, No 3479, w s, abt 275 n 167th st, 25x119.11x25x121.8, 2-sty frame tenement and store. Philippine Kraus to Max Kleinman. Feb 21. Feb 23, 1910. 9:2372. other consid and 100
- 3d av, e s, 175 s 171st st, 50x100, vacant. Walter C Korn to Fannie C Korn. Feb 3, 1909. Feb 18, 1910. 11:2927. 1,000
- *6th av | n w cor 232d st late 18th st, 100x105, Wakefield. Milton 232d st | Realty Co to Minnie A Kurz. Mort \$1,225 and all liens. Jan 27. Feb 18, 1910. 100

INTERIOR MARBLE AND ONYX CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Material and work the standard for fourteen years. Our reputation the best positive evidence as to our superiority.

BANK WORK A SPECIALTY

*6th av n w cor 232d st, late 18th st, 100x105, Wakefield. Minnie 232d st | A Kurz to John M Haffen. Mort \$1,225. Feb 21, 1910. 100

Interior lot, 300 e Katonah av late 2d st and 150 s 234th st, runs s 34.7 x e 50.8 x n 43.4 x w 50 to beginning, vacant. Woodlawn Heights. Chas F Murphy to Matilda Roemer. Feb 23, Feb 24, 1910. 12:3382. other consid and 100

*Lots 188 and 189 map of Adee Park. Warwick Realty & Construction Co to Ernest F Niemeyer, of Washington, D C. Mort \$400. Feb 16. Feb 24, 1910. other consid and 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Feb. 17 (part of), 18, 19, 21, 23 and part Feb. 24.

BOROUGH OF MANHATTAN.

Canal st, No 191, all. Anna M Grossman et al TRUSTEES Martin Grossman to Abraham Paltrowitz; 5 years from May 1, 1910. Feb 17, 1910. 1:205.....3,420

Cherry st, No 32. Re-assign lease. Geo C Kienzle to Prospero Viggiano. Mort \$3,700. Feb 18, 1910. 1:112.....nom

Chambers st, No 92, s s, 25x75, the land. The Rector, &c, of Grace Church to Edward H and Adrian B Herzog and Fannie H von Schmid; 21 years from Jan 1, 1910. Feb 21, 1910. 1:135.....taxes, &c, and 3,300

Cherry st, No 32, store and basement. Bernard Golden to Prospero Viggiano; 2 2-12 years from Mar 1, 1910. Feb 17, 1910. 1:112.....600

Clinton st, No 18, south store. Joseph Stark and ano to Leon Wechsler; 2 years, from May 1, 1909. Feb 23, 1910. 2:350.....630

Cannon st, Nos 2 and 4 | all. Kassel Oshinsky to Hyman Siegel Grand st, Nos 542 and 544 | and David L Falig; 3 years from Jan 1, 1910. Feb 24, 1910. 2:326.....8,500 and 8,750

Downing st, No 38, store and basement. Michael Brosnan et al to Ignazio Biggi; 5 years from Mar 1, 1910. Feb 21, 1910. 2:528.....420

Grand st, No 313, store, basement and sub basement. Abraham Solomon, EXR Wm Solomon to Charles Solow; 1 year from May 1, 1911 (3 years renewal). Feb 23, 1910. 1:308.....3,000

Hudson st, No 114, store and cellar. Max Ullmann to C Clifford Ruff; 2 2-12 years from Mar 1, 1910. Feb 21, 1910. 1:189.....gross rental for term 2,600

Houston st, No 225, s w cor Essex st, all. Henry F Schilling to Paul Tanzman; 3 years from May 1, 1910. Feb 18, 1910. 2:412.....2,700

Ludlow st, No 75, all. Theodore Palumbo to Max Weinstein and ano; 5 years from Mar 1, 1910. Feb 17, 1910. 2:408.....3,600

Mulberry st, No 140, all. Geo C McCoy as EXR Mary A McCoy to Mariantonia Grosso and Vito Filomeno; 5 years from May 1, 1910. Feb 21, 1910. 1:237.....2,220

Same property, store, &c. Mariantonia Grosso and ano to Vito Filomeno; 5 years from May 1, 1910. Feb 21, 1910. 1:237.....900

Mulberry st, No 140. Assign lease. Vito Filomeno to Saranac Realty Co. Feb 18. Feb 21, 1910. 1:237.....nom

Monroe st, No 141, corner store and basement. Jennie Flatto to Isidor Bernstein; 5 years, from Aug 1, 1909. Feb 23, 1910. 1:271.....1,380 and 1,500

Pitt st, No 84. Assign lease. First Belgaraier Unterstutzung Verein to Nettie Sprung. Apr 23, 1909. Feb 18, 1910. 2:339.....nom

Renwick st, No 20, all. Achille De Pierro and ano to Giuseppe Ferrara; 3 years from Mar 1, 1913. Feb 18, 1910. 2:594.....1,740

Rivington st, No 180, n e cor Attorney st. Re-assign lease. Edward E Hoeng to Harris Innerfelt. All title. Mort \$1,600. Dec 8, 1909. Feb 23, 1910. 2:344.....nom

Rivington st, Nos 304 and 306. Agreement modifying lease. Julius Stoloff and ano with R Ettenberg Co. Nov 1, 1909. Feb 24, 1910. 2:329.....nom

2d st, No 213 East. Release assignment of rents. Sarah Gens to Hannah King and Ida Salkin. All title. Feb 19. Feb 21, 1910. 2:384.....600

Same property. Assign lease. Hannah King and ano to Sabina Rabinowitz. Feb 19. Feb 21, 1910. 2:384.....nom

Same property. Consent to assign lease. Charlotte Christensen to Hannah King and ano. Feb 19. Feb 21, 1910. 2:384.....

4th st, No 201 East. Assign lease. Jos Waldman to Isaac Corsun. Feb 14. Feb 21, 1910. 2:400.....nom

13th st, No 451 West. Assign lease. Henry Glintenkamp to Henrietta Glintenkamp. Feb 17. Feb 21, 1910. 2:646.....nom

13th st, No 451 West. Assign lease. Alfred Buggeln to Henry Glintenkamp. Feb 17. Feb 21, 1910. 2:646.....nom

13th st, No 451 West, store, &c. Conron Bros Co to Alfred Buggeln; 3 years, from Jan 1, 1910. Feb 21, 1910. 2:646.....1,800

16th st, No 244 West, west store and basement. Michael Schachtel, Sr, and ano, TRUSTEES to John J Downing; 3 years from Mar 1, 1909. Feb 23, 1910. 3:765.....360

19th st, Nos 44 to 50 East. Consent to assign lease and agreement as to liability of Traitel Bros & Co under same. American Lithographic Co to Frank A Hall. Dec 28, 1909. Feb 21, 1910. 3:847.....

21st st, No 35 West, store and basement. Ernest Tribelhorn inc to H Leiman; 5 years from May 1, 1910. Feb 18, 1910. 3:823.....2,200 to 2,400

23d st, No 471 | n e s, 371 n w from a point equi-distant between 10th av | 9th and 10th avs, or 10th av, n e cor 23d st, runs n e 117.6 x n w 29 to 10th av x s w 117.6 to st x s e 29 to beginning. Assign lease. Parker Syms as TRUSTEE under deed of trust by Samuel R Syms to Casimir de R Moore. Feb 17. Feb 19, 1910. 3:721.....2,000

Same property. Consent to assign lease. Rachel M Syms et al to same. All title. Feb 16. Feb 19, 1910. 3:721.....

26th st, Nos 38 to 44 West. Subordination of lease to mort for \$300,000. Crown Embroidery Works with Albany Savings Bank. Feb 12. Feb 23, 1910. 3:827.....nom

35th st, No 46 West, all. North River Savings Bank to Fredk J Hoetzer; 6 2-12 years, from Mar 1, 1910. Feb 21, 1910. 3:836.....5,250 and 6,500

39th st, Nos 110 and 112 West, store floor and part basement. Dora S Wolf to Samuel Kahn et al, firm of The Abbaye; 10 years from Jan 1, 1910. Feb 19, 1910. 3:814.....12,000

Same property. Assign lease. Samuel Kahn et al to The Abbaye, a corpn. Feb 18. Feb 19, 1910. 3:814.....nom

42d st, No 131, n s, 267.10 e 6th av, 20x100.5, all. Emma T and Linda P Springer to French, Shriner & Urner, a corpn; 21 years from May 1, 1910. Feb 18, 1910. 4:995.....taxes, &c, and \$8,500 and \$9,500

48th st, Nos 626 and 628, s s, 375 w 11th av, 50x100, all. Mary M Billigmeier TRUSTEE Peter Billigmeier to Thos A McBain; 5 years, from May 1, 1910. Feb 23, 1910. 4:1095.....1,500

50th st, No 32, s s, 441 w 5th av, 20x100.5, the lot. The TRUSTEES of Columbia College to Julia A wife Theo I Husted; 21 years from Nov 1, 1889. Feb 18, 1910. 5:1265.....taxes, &c, and 821

82d st, No 345 East, store floor, two outhouses in yard and part cellar. Franciska M Britting to Alexander Rogers and Joseph O Schwarzenbach, firm V Britting & Co; 2 4-12 years from June 1, 1909. Feb 19, 1910. 5:1545.....480

82d st, No 345 East, 6 rooms above store. Franziska M Britting to Alexander Rogers; 3 years from Oct 1, 1909. Feb 19, 1910. 5:1545.....300

92d st, No 82 East, corner store. Geraldine F Adee to Watsky Brothers; 3 years from October 1, 1909. Feb 19, 1910. 5:1503.....720

Same property, centre store. Same to J H Leopold; 3 years from Oct 1, 1909. Feb 19, 1910. 5:1503.....720

97th st, No 142 East. Assign lease. Daniel Desmond to Wm J Desmond. Mort \$6,080. Feb 23, 1910.....nom

102d st, No 304 East, all. Jennie Bogorod to Isaac Isaacson; 3 years from Mar 1, 1910. Feb 17, 1910. 6:1673.....1,700

102d st, No 450 East, all. Max Freeman to Benjamin Gitlin; 3 years, from May 1, 1910. Feb 23, 1910. 6:1695.....300

102d st, No 224 East, two stores and basements and 3 rooms on 1st story. Isaac E Seikevitz to Majer Warshall; 3 years from May 1, 1910. Feb 23, 1910. 6:1651.....1,320

107th st, No 235 East, east store and basement. Estate Herman Goldman by Matthew Goldman, EXR to Nunzio A Bruno; 5 years from Nov 1, 1909. Feb 18, 1910. 6:1657.....600 and 720

117th st, Nos 306 and 308 West. Assign lease. Valentine Gies to Gustave A Wuerfel. Feb 18. Feb 19, 1910. 7:1943.....nom

125th st, Nos 63 and 65 West. Subordination of lease and mort for \$9,675 on said lease and mort for \$6,000. Aubrey & Fiero, a corpn, and Neil A Flannery with Hudson Mortgage Co. Feb 10. Feb 18, 1910. 6:1723.....nom

125th st, No 109 East, 3 floors above store. Emily R Mitchell to Louis R and Rose Clerice; 5 years from Apr 1, 1910. Feb 17, 1910. 6:1774.....1,200 and 1,500

135th st, Nos 48 and 50 West, all. Emily Chamberlain to Benj G Howell; 5 1-12 years from Apr 1, 1910. Feb 18, 1910. 6:1732.....1,200 to 1,680

Same property. Assigns rents under above lease to secure \$550. Benj G Howell to Maurice Cohen. Feb 17. Feb 18, 1910. 6:1732.....nom

135th st, Nos 49 and 51 West, east store. Nathan L Glauber to Elmer Eckhause; 1 year from May 1, 1908. Feb 17, 1910. 6:1733.....480

Same property. Assign lease. Elmer Eckhause to Joseph Kraus. Feb 15. Feb 17, 1910. 6:1733.....nom

135th st, Nos 49 and 51 West. Assign lease. Joseph Kraus to John D Haase. Mort \$1,255. Feb 17, 1910. 6:1733.....nom

135th st, Nos 49 and 51 West. Re-assign lease. John D Haase to Joseph Kraus. All title. Morts \$1,255. Feb 18, 1910. 6:1733.....nom

137th st, Nos 6 to 20 West, four buildings. Surrender lease. Benjamin Rosenfeld with Sender Jarmulowsky. All title. Feb 18, 1910. 6:1734.....nom

Same property, four buildings. Sender Jarmulowsky to Chu Foke; 3 years from Mar 1, 1910. Feb 18, 1910. 6:1734.....12,400

181st st, s s, 100 e Audubon av, 45x119.6, with 3-sty garage building to be erected. Max Marx to August Buhrmeister; from June 1, 1910, to May 1, 1925. Feb 19, 1910. 8:2152.....taxes, &c, and 5,200 to 6,200

Av B, No 218, south store and basement. Chas R Bietsch to Anthony Simon; 5 years, from July 1, 1907. Feb 23, 1910. 2:407.....384

Av B, No 38, n w cor 3d st, 24x80. Subordination of lease to mort for \$40,000. Abraham Epstein et al with Morris S Thompson and Chas G Koss as TRUSTEES Mary A Astor Woodcock. Feb 23, 1910. 2:399.....nom

Amsterdam av, No 795, store and basement. Edward Davis to Delbert J Kendall; 5 years from May 1, 1910. Feb 18, 1910. 7:1853.....1,800

Broadway, No 1552, ground floor and basement.....

Broadway, No 1554, rear ground floor and basement.....

Thos J Stewart to Fredk K James; 3 years from May 1, 1910. Feb 18, 1910. 4:1018.....5,380 to 6,000

Broadway | s w cor 42d st, 51.3x99.11 to e s 7th av, 49.4x86.2, 7th av | all. Joseph H Flick, of Mt Vernon, N Y, to Broadway 42d st | way and Forty-Second Street Leasing Co; 21 years from May 1, 1909 (with renewal). Feb 17, 1910. 4:994.....taxes, &c, and 50,000

Same property. Assign lease. Broadway and 42d St Leasing Co to The Number 1465 Broadway Co. Feb 1. Feb 17, 1910. 4:994.....nom

Columbus av, No 991, store and basement. Annie E Potter to Benedict Schwarz; 5 years from May 1, 1911. Feb 24, 1910. 7:1844.....1,400

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

Columbus av, Nos 908 to 912, all above store and part cellar. Henry C Copeland to American Purchasing Association; 10 years from Dec 1, 1909 (5 years renewal at \$3,500). Feb 23, 1910. 7:1859.....3,000
Lenox av, No 466, south store with 2 rooms on 1st floor. Rosa Blumenthal to Annie Kirsch; 1 2-12 years from Mar 1, 1910 (1 year renewal). Feb 24, 1910. 6:1731.....750
Lenox av, No 68, n e cor 113th st, store and basement. Rutgers Construction Co to Meyer Friedman; 3 3-12 years from Feb 1, 1910. Feb 18, 1910. 6:1597.....1,200
Lenox av, No 68, n e cor 113th st. Assign lease. Meyer Friedman to Ida Friedman. Feb 18, 1910. 6:1597.....nom
Madison av, No 415, all. Martha E and Isabella M Pettus to Reeder Bros (duplicate lease); 21 years from Apr 5, 1910. Feb 18, 1910. 5:1284.....taxes, &c, and 4,000
Madison av, No 415, all. Martha E and Isabella M Pettus to Reeder Brothers; 21 years from Apr 5, 1910. Feb 18, 1910. 5:1284.....taxes, &c, and 4,000
Park av, No 1126, south store. Ernest Tribelhorn Inc to Sigmund Fox; 3 years from May 1, 1910. Feb 17, 1910. 5:1502.....1,080
Park av, No 1340. Agreement as to interest, &c, of agreement under lease. Hyman Pincus with Ralph Bush. Feb 15, Feb 23, 1910.....other consid and 100
1st av, No 246, e s, 77.6 n 14th st, 25.9x94. Wm W Astor, of London, Eng, to Henry J Kopf; 15 years from Feb 1, 1910. Feb 21, 1910. 3:946.....taxes, &c, and 1,100
1st av, No 244, e s, 51.9 n 14th st, 25.9x94. Wm W Astor, of London, Eng, to Henry J Kopf; 15 years from Feb 1, 1910. Feb 21, 1910. 3:946.....taxes, &c, and 1,100
2d av, Nos 1716 and 1718, store and basement. Harry J Sprung, EXR Isaac Sprung to Pasquale La Rosa; 3 years from May 1, 1910. Feb 18, 1910. 5:1552.....1,020
2d av, No 14, all. Albert Hartman to Henry and Chas Steiner, firm Henry Steiner & Son; 5 years from May 1, 1910. Feb 21, 1910. 2:442.....3,100
3d av, e s, 175 s 171st st, 50x100, all. Fannie C Korn to Vincent Horwitz and Eli Marks; 21 years from Feb 17, 1910 (with option to purchase before May 1, 1911 for \$20,000 and thereafter for \$22,000). Feb 18, 1910. 11:2927.....taxes, &c, and 1,000 to 1,500
3d av, No 1098. Assign lease. Louis Roth to Elias and Louis Roth. May 25, 1908. Feb 18, 1910. 5:1399.....nom
6th av, No 414.....
25th st, No 57 West.....
Assign lease. Eugene or Justine Boissonade to Geo C Kienzle. Mort \$2,175. Feb 21, Feb 23, 1910. 3:827.....nom
6th av, No 414, front portion of basement. Louis Delemarre to Eugene B Boissonade; from Dec 15, 1909, to Jan 1, 1914. Feb 23, 1910. 3:827.....1,200
8th av, No 370, store floor. John Heller to Hermann and Leo Hopp, known as Hopp Press; 2 years from May 1, 1910. Feb 21, 1910. 3:778.....1,260
11th av, No 484, store and front basement. Susana Orth to Hermann Luedecke; 10 years from Feb 1, 1910. Feb 17, 1910. 3:710.....1,080
11th av, No 484. Assign lease. Hermann Luedecke to Geo C Kienzle. Morts \$3,186. Feb 2, Feb 17, 1910. 3:710.....nom
11th av, No 484. Re-assign lease. Geo C Kienzle to Hermann Luedecke. All title. Morts \$3,186. Feb 18, 1910. 3:710.....nom

BOROUGH OF THE BRONX.

159th st, No 400, s e cor Melrose av, store floor and cellar. Eliza Bach to Isaac M Latker; 5 years from May 1, 1910. Feb 24, 1910. 9:2380.....360
165th st, No 451 East, n w cor Washington av, store. May R Mullin to Wm S Strawgate; 10 years, from May 1, 1909. Feb 23, 1910. 9:2387.....600 and 650
172d st, No 457 East, 1st floor. Gussie Albert to Congregation and Great House of Learning of Israel of the Bronx; 3 years, from Apr 1, 1910. Feb 21, 1910. 11:2905.....420
Courtlandt av, Nos 623 and 625. Surrender lease. Frank Merande to Charles and David Galewski. All title. Aug 4, 1909. Feb 17, 1910. 9:2411.....50
Hughes av, n w cor 179th st, store, &c. John O'Leary to Chas W Roux; 5 years from May 1, 1910. Feb 21, 1910. 11:3069.....600
Intervale av | n e cor Westchester av, 100.1x52.6x52.6x100.1,
Westchester av | all. Henry Morgenthau Co to Edmund Sens; 20
years from May 1, 1910. Feb 21, 1910. 10:2704.....
.....taxes, &c, and 2,000 to 5,000
Prospect av, No 904. Assign lease. Harry M Levy to Ralph Sanders and John Tarrell. Jan 13, Feb 23, 1910. 10:2690.....1,000
Same property. Assign lease. Ralph Sanders and ano to Gustave Scharnberger. Feb 21, Feb 23, 1910. 10:2690.....800
Southern Boulevard, w s, 70 n 149th st, ——. Assign lease. Ralph Barone to The Ebling Brewing Co. Feb 7, Feb 17, 1910. 10:2683.....nom
Stebbins av, No 1251, s w cor 169th st, store and cellar. Ida Florio to Friederika Howard; 10 years from Feb 1, 1910. Feb 18, 1910. 11:2694.....780 to 1,080
Tremont av | n e cor Honeywell av, cor store and cellar. The
Honeywell av | Evelyn Building Co to Joseph S Gross; 5 years from
Mar 1, 1910. Feb 18, 1910. 11:3121.....900 to 1,200
3d av, No 3233, s w cor 163d st. Assign lease. John J Hickey with consent of Jacob Siegel to Michael W Keogh. All title. Feb 21, Feb 23, 1910. 9:2367.....nom

MORTGAGES

Feb. 17 (part of), 18, 19, 21, 23 and part Feb. 24.

BOROUGH OF MANHATTAN.

Abbott, Chas E to NEW YORK SAVINGS BANK. 21st st, Nos 337 and 341, n s, 250 e 9th av, 50x98.9. Feb 18, 1910, due. &c, as per bond. 3:745. 21,000
American Mortgage Co to Jacob Spangenberg. 8th av, No 2297. Certificate as to reduction of mort. Feb 8, Feb 17, 1910. 7:1950.
Auerbach, Addie to Marcus Rosenthal. Madison av, Nos 1644 and 1646, w s, 43.11 s 110th st, 38x100. P M. Prior mort \$ ——. Feb 15, 3 years, 6%. Feb 19, 1910. 6:1615. 3,500

Augenblick, Rose with C N & S A Construction Co. 102d st, No 127, n s, 40 w Lexington av, 37.6x100.11. Agreement changing date of payment of mort to Feb 19, 1911, instead of Feb 14, 1912. Feb 19, 1910. 6:1630. nom
Adler, Emil and Leopold to Saml Schacher. Houston st, No 308, n s, 95 e Av B, 22.6x110.6x22.7x113.3. Prior mort \$ ——. Feb 18, 4 years, 6%. Feb 19, 1910. 2:384. 5,000
Auer, Ernest C to Fredk A Clark. 28th st, No 40, s s, 254.2 e Madison av, 20.10x84. Feb 23, 1910, due, &c, as per bond. 3:857. 25,000
Arbolino, Consiglia to Giovanni Tessitone. 109th st, No 326, s s, 332 e 2d av, 25x100. Prior mort \$ ——. Feb 21, due Dec 21, 1912, 5%. Feb 23, 1910. 6:1680. 1,500
Armstrong, Arabel to Isaac Bell. Broad st, No 75, e s, abt 70 n South William st, runs n 19 x e 71.6 x s 26.6 x w 85 x n or n e 4.6 to beginning. Feb 15, 3 years, 4½%. Feb 23, 1910. 1:29. 40,000
Brown, Annie to Augustus F Holly. Greene st, No 225, w s, 112.8 n 3d st, 20x87.3x20.3x87.5. North Moore st, Nos 65 and 67, n s, 100 e Greenwich st, 45x87.6; North Moore st, Nos 59 to 63, n s, 150 w Hudson st, 55x87.6. Prior mort \$ ——. Feb 17, 1 year, 6%. Feb 18, 1910. 1:188, 2:535. 20,000
Bloch, Henry M and Louis to Wm Tamasulo. 3d st, No 27, n s, 100 w 2d av, 25x80. Prior mort \$24,000. Feb 17, 1910, due, &c, as per bond. 2:459. 10,000
Berger, Honore M to Sisterhood of St Mary, a corpn. 55th st, No 25 West. Estoppel certificate. Feb 17, 1910. 5:1271.
Bruno, Nunzio A to Lion Brewery. 107th st, No 235 East. Saloon lease. Feb 18, 1910, demand, 6%. 6:1657. 1,037.90
Barnard, Sara C to LAWYERS TITLE INS & TRUST CO. 75th st, No 204, s s, 94.7 e 3d av, 19.7x102.2. Feb 17, 1910, 5 years, 5%. 5:1429. 8,000
Blumenkrohn, Siegfried to Bernhard J Ludwig. 135th st, No 521, n s, 420 w Amsterdam av, 40x99.11. Prior mort \$45,000. Feb 16, 2 years, 6%. Feb 18, 1910. 7:1988. 10,000
Beadleston & Woerz, a corpn, with Hudson Mortgage Co. 125th st, Nos 63 and 65 West. Subordination agreement. Feb 14, Feb 19, 1910. 6:1723. nom
Bagarozy, Marietta to Antonio Ferrara. Elizabeth st, No 192, e s, 114 n Spring st, 25x98. Prior mort \$20,000. Jan 21, due Mar 21, 1911, 6%. Feb 21, 1910. 2:492. 2,500
Bond, Louise Van Bewien to U S SAVINGS BANK of City of N Y. 60th st, No 21, n s, 95 w Madison av, 26x73.5. Prior mort \$35,000. Feb 21, 1910, 1 year, 5%. 5:1375. 15,000
Baitinger, Fredk with George Latour. 165th st, No 484, s s, 58 e Amsterdam av, ——. Subordination agreement. Feb 23, 1910. 8:2111. nom
Bamberger, Leon J and Irving with St Lukes Hospital. Hamilton pl, e s, 434.9 s 138th st, runs n 54.3 x e 60 to w s Old Bloomingdale road x e — to c 1 Old Bloomingdale road x s — to st x w 95.8 to beginning. Subordination agreement. Feb 18, Feb 23, 1910. 7:1988. nom
Bernstein, Geo W, Anna LThiele and Carrie D Bernstein, heirs Anna Bernstein with John F Erdmann. Gramercy Park West, No 6. Extension of \$15,000 mort until Apr 30, 1911, at 6%. Feb 24, 1910. 3:876. nom
Bracher, Ida C to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Madison av, No 228, w s, 27.8 s 37th st, 27x95. Feb 21, due Jan 1, 1913, at 4½%. Feb 23, 1910. 3:866. 80,000
Brower, Matilda W to Ezra C Bartlett. Riverside Drive, No 336, e s, 30.11 s 106th st, 25x100. Prior mort \$ ——. Feb 23, 2 years, 6%. Feb 24, 1910. 7:1891. 8,000
City of New York to Sigmund Levin, of 1 W 117th st. Transfer of tax lien for year 1903, assessed to N H O'Donnell. Lot 49 on Henry st, s s, bet Jefferson and Clinton sts. June 10, 3 years, 6%. Feb 23, 1910. 1:270. 140.45
Cohen, Daniel with Frederic N Goddard. Madison st, Nos 236 and 238. Extension of \$50,000 mort until May 8, 1915, at 5%. Feb 14, Feb 24, 1910. 1:270. nom
Cochran, Herbert J to Central Building Impt & Investment Co. Pinehurst av, s w cor 178th st, 130x92.8x130.1x87.2. P M. Feb 21, 1 year, 6%. Feb 23, 1910. 8:2177. 10,000
Crawford, Mabel N to Sue S Howe. Edgecombe av, No 46, s e cor 137th st, No 324, 19.10x90. Feb 19, 3 years, 4½%. Feb 21, 1910. 7:1960. 16,000
Cohn, Hyman and Emanuel Levy to Abraham Cohn. 164th st, Nos 442 and 444, s s, 225 e Amsterdam av, 50x112.4. Prior mort \$50,000. Feb 15, 2 years, 6%. Feb 21, 1910. 8:2110. 5,000
Chelsea Realty Co to Morris Frank. 111th st, No 521, n s, 275 w Amsterdam av, 100x100.11. Certificate as to above mort. Feb 17, 1910. Feb 21, 1910. 7:1883.
Chappell, Wm to TITLE GUARANTEE & TRUST CO. 131st st, No 240, s s, 375.2 e 8th av, runs s 45 x w 0.3 x s 54.11 x e 17.10 x n 99.11 to st x w 17.8 to beginning. Feb 17, due, &c, as per bond. Feb 18, 1910. 7:1936. 5,000
Crystal (B) & Son, a corpn to State Realty & Mortgage Co. Claremont av, w s, 225 s 119th st, 113.4x100. P M. Prior mort \$174,000. Feb 17, 1910, 1 year, 6%. 7:1990. 35,500
Same to same. Same property. Certificate as to above mort. Feb 9, Feb 17, 1910. 7:1990.
Same to same. Same property. Feb 17, 1910, 1 year, 6%. 7:1990. 174,000
Christensen, Charlotte and Rosie with LAWYERS TITLE INS & TRUST CO. 2d st, No 213, s s, 100 e Av B, 20x79.6. Subordination agreement. Feb 17, Feb 19, 1910. 2:384. nom
Christensen, Charlotte to LAWYERS TITLE INS & TRUST CO. 2d st, No 213, s s, 100 s e Av B, 20x79.6. Feb 17, 3 years, 4½%. Feb 18, 1910. 2:384. 7,000
Douglas Manor Co to The Thrift. Declaration as to mort for \$25,000 covering land in Queens Co, N Y. Feb 7, Feb 18, 1910.
Same to same. Declaration as to mort for \$25,000 covering land in Queens Co, N Y. Feb 7, Feb 18, 1910.
Duignan, Ann E widow to Ellen M Smith. Washington st, No 435, e s, 50.1 s Desbrosses st, 24.10x80.1x24.9x82.2. Prior mort \$5,500. Feb 18, 3 years, 6%. Feb 23, 1910. 1:223. 1,200
Dakota Realty Co to St Lukes Hospital, a corpn. Hamilton pl, e s, 434.9 s 138th st, runs n 54.3 x e 60 to w s Old Bloomingdale road x e — to c 1 Old Bloomingdale road x s — x w 95.8 to beginning. Feb 10, due Mar 1, 1915, 4½%. Feb 23, 1910. 7:1988. 50,000
Same to same. Same property. Certificate as to above mort. Feb 18, Feb 23, 1910. 7:1988.

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Drucker, Ephraim to GREENWICH SAVINGS BANK. Grand st, Nos 337 and 339, n e cor West Broadway, Nos 54 to 58, 50x50. Feb 23, 1910, due, &c, as per bond. 2:475. 36,000

EAST RIVER SAVINGS INSTN with Mary Leschnik. Hester st, No 25, 25x100. Extension of \$30,000 mort until Feb 1, 1915, at 5%. Feb 18, 1910. 1:312. nom

Elias (Henry) Brewing Co to Katharine Elias. Pleasant av, No 291. Certificate as to mort for \$10,000. May 15. Feb 19, 1910. 6:1709.

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Emil Loeb. 78th st, No 140 West. Extension of \$15,000 mort until Jan 1, 1915, at 4½%. Feb 23, 1910. 4:1149. nom

Equitable Realty Co to Fredk A O Schwarz. 17th st, No 319, n s, 200 w 8th av, runs n 92 x w 25 x s 10.10 x w 0.3 x s 18.11 x e 0.2 x s 15.8 x w 0.1 x s 9.8 x e — x s 36.10 to st x e 25 to beginning. Feb 19, 5 years, 5%. Feb 23, 1910. 3:741. 25,000

Same to same. Same property. Certificate as to above mort. Feb 19. Feb 23, 1910. 3:741.

Epstein, Abraham and Jacob to Morris S Thompson and ano, trustees Mary A A Woodcock. Av B, No 38, n w cor 3d st, Nos 199 and 201, 24x80. Feb 23, 1910, 5 years, 4½%. 2:399. 40,000

Easter Realty Co to METROPOLITAN SAVINGS BANK. Broome st, Nos 65 to 69, on map Nos 65 and 67, s w cor Cannon st, No 19, 56x50.4. Estoppel certificate. Feb 21, 1910. 2:331.

Friedman (Robert) Construction Co to Aaron M Janpole and Louis Werner. 132d st, Nos 508 to 518, s s, 100 w Amsterdam av, 125x99.11. Assignment of rents to induce parties of 2d part to loan \$21,000. Feb 21. Feb 23, 1910. 7:1986. nom

Fanning, Thomas M to Lawrence M Fanning. Orchard st, No 162, e s, abt 100 s Stanton st, 25x87.6. Prior mort \$22,000. Feb 21, 3 years, 6%. Feb 23, 1910. 2:411. 3,000

Fish, Woolf to Louis Dansky. Cherry st, Nos 35 and 37. Assign rents. Feb 19. Feb 21, 1910. 1:109. nom

Freedman, Joseph to Max Marx. 150th st, s s, 125 w Broadway, 130x99.11. P M. Prior mort \$45,000. Feb 21, 1 year, 6%. Feb 23, 1910. 7:2096. 20,000

Friedman (Robert) Construction Co to Aaron M Janpole and ano. 132d st, Nos 508 to 518, s s, 100 w Amsterdam av, 125x99.11. Prior mort \$120,000. Feb 21, due Mar 1, 1912, 6%. Feb 23, 1910. 7:1986. 21,000

Same to same. Same property. Certificate as to above mort. Feb 21. Feb 23, 1910. 7:1986.

Fogarty, Wm P to Loretta E Cosgrove. 2d av, No 1901, n w cor 98th st, 26x75; Ridge st, No 85, w s, 178.11 s Rivington st, runs s 26 x w 100.5 x n 4.11 x w 25.2 x n 21.1 x e 125.7 to beginning; 86th st, No 302, s s, 100 w West End av, 19x102.2. Feb 18, 3 years, 6%. Feb 21, 1910. 2:343, 4:1247, 6:1648. 6,000

Friedman (Robert) Construction Co to TRUST CO OF AMERICA. 132d st, s s, 141.8 w Amsterdam av, 41.8x99.11. Feb 15, 5 years, 5%. Feb 23, 1910. 7:1986. 40,000

Same to same. Same property. Certificate as to above mort. Feb 21. Feb 23, 1910. 7:1986.

Friedman (Robert) Construction Co to John S Lyle. 132d st, s s, 100 w Amsterdam av, 41.8x99.11. Feb 15, 5 years, 5%. Feb 23, 1910. 7:1986. 40,000

Same to same. Same property. Certificate as to above mort. Feb 21. Feb 23, 1910. 7:1986.

Friedman (Robert) Construction Co to TRUST CO OF AMERICA. 132d st, s s, 183.4 w Amsterdam av, 41.8x99.11. Feb 15, 5 years, 5%. Feb 23, 1910. 7:1986. 40,000

Friedman (Robert) Construction Co to TRUST CO OF AMERICA. 132d st, s s, 183.4 w Amsterdam av, 41.8x99.11. Certificate as to above mort. Feb 21. Feb 23, 1910. 7:1986.

Forty Fifth Street Exchange to Chas Hoffman. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Prior mort \$—. Feb 19, due May 1, 1910, 6%. Feb 21, 1910. 4:998. 30,000

Same to same. Same property. Certificate as to above mort. Feb 19. Feb 21, 1910. 4:998.

Frank, Amelia (now Amelia Furrer) and Emil Frank to EAST RIVER SAVINGS INSTN. 7th av, No 567, e s, 59.3 n 40th st, 19.9x60. Feb 17, 5 years, 5%. Feb 18, 1910. 4:993. 30,000

Fischel Realty Co to Tillie Wacht. 21st st, Nos 48 and 50, s s, 645 w 5th av, 50x92. Prior mort \$—. Feb 17, 1910, due Aug 1, 1910, 6%. 3:822. 16,000

Same to same. Same property. Certificate as to above mort. Feb 17, 1910. 3:822.

Gallo, Angelo with Domenico Volpe and Marziale Sisca. Mulberry st, No 230. Extension of \$7,000 mort until Sept 17, 1912, at 6%. Feb 21, 1910. 2:494. nom

Goldstein, Hyman with Adolph B Ansbacher. 112th st, No 26 West. Extension of \$25,000 mort until Feb 18, 1915, at 4½%. Feb 18. Feb 19, 1910. 6:1595. nom

Geery, John to Florence Waldstein et al, exrs David L Einstein. 96th st, n s, 86.8 e Broadway, runs n e along w s old Bloomingdale road 101.9 x e 28.7 to c l said old road x s 101.5 to st x w 31.7 to beginning. P M. Jan 19, 3 years, 4½%. Feb 19, 1910. 7:1868. 19,000

Goetz, August to Martha E Magie. 101st st, No 225, n s, 360 e 3d av, 25x100.11. Feb 18, 1910, 3 years, 4½%. 6:1651. 7,000

Gillies, Frank E and Wm F to Adolph Behn. Old Bloomingdale road, s e cor 96th st, also begins 96th st, No 208, s s, 175.4 w Amsterdam av, 31.11x100.9x30.7x100.9. P M. Prior mort \$15,000. Feb 17, 5 years, 5%. Feb 18, 1910. 4:1243. 7,500

Goodman, Fannie wife of and Aaron to Clara Fromm. Houston st, No 303, s s, 54 e Clinton st, 18x70. Feb 23, 3 years, 5%. Feb 24, 1910. 2:350. 20,000

Glintenkamp, Henrietta to Lion Brewery. 13th st, No 451 West. Saloon lease. Feb 17, demand, 6%. Feb 21, 1910. 2:646. 3,300

Gussaroff (Elias) Realty & Construction Co to Max Marx. Broadway, n w cor 149th st, 99.11x160. P M. Prior mort \$120,000. Feb 21, 2 years, 6%. Feb 23, 1910. 7:2096. 25,000

Gachot, Charles to Alice M Doremus. 26th st, No 138, s s, 431.3 w 6th av, 18.9x98.9. Feb 18, 5 years, 5%. Feb 19, 1910. 3:801. 25,000

Hollis, Clair W to TITLE GUARANTEE & TRUST CO. 78th st, No 158, s s, 200 e Amsterdam av, 20x102.2. Feb 15, due, &c, as per bond. Feb 18, 1910. 4:1149. 14,500

Hennessy Realty Co to Matthew M Edelman. 112th st, Nos 531 and 533, n s, 225 e Broadway, 100x100.11. Prior mort \$220,000. Feb 10. Feb 18, 1910, 3 years, 6%. 7:1884. 30,000

Harris, Francis A and Lillian B Vogel to GUARANTY TRUST CO OF N Y. 14th st, No 58, s s, 125 e 6th av, 25x103.3. Feb 17, 1910, 5 years, 4½%. 2:577. 120,000

Same and Hopeton D Atterbury with same. Same property. Subordination agreement. Feb 17, 1910. 2:577. nom

Himowich, Nathan to LAWYERS TITLE INS & TRUST CO. Madison av, No 1915, e s, 40.11 n 123d st, 20x81. Feb 17, 1910, 5 years, 5%. 6:1748. 15,000

Hearn (John J) Construction Co to GERMANIA LIFE INS CO. 114th st, s e cor Riverside Drive, Nos 416 and 417, 52x124.8x 50.11x135.6. Certificate as to mort for \$300,000. Feb 14. Feb 19, 1910. 7:1895.

Hammerstein, Oscar to Frank V Strauss. 42d st, Nos 207 to 211, n s, 131 w 7th av, 69x100.4 Leasehold. Prior mort \$100,000. Feb 18, due, &c, as per bond. Feb 19, 1910. 4:1014. 50,000

Hyams Realty Co to Isaac L Kip and ano, exrs, &c, Cornelia B Kip. 140th st, Nos 557 and 559, n s, 150 e Broadway, two lots, each 37.6x99.11. Two mort, each \$40,000. Feb 18, 5 years, 4½%. Feb 19, 1910. 7:2072. 80,000

Hyams Realty Co and Annie S Martus with Isaac L Kip and ano, exrs, &c, Cornelia B Kip. 140th st, No 559, n s, 150 e Broadway, 37.6x100. Subordination agreement. Feb 18. Feb 19, 1910. 7:2072. nom

Hyams Realty Co and Emilie Grobe to Isaac L Kip and ano, exrs, &c, Cornelia B Kip. 140th st, No 557, n s, 187.6 e Broadway, 37.6x100. Subordination agreement. Feb 18. Feb 19, 1910. 7:2072. nom

Hyams Realty Co to Isaac L Kip and ano, exrs Cornelia B Kip. 140th st, Nos 557 and 559, n s, 150 e Broadway, 75x100. Certificate as to two mort for \$40,000 each. Feb 18. Feb 19, 1910. 7:2072.

Hearn (John J) Construction Co to GERMANIA LIFE INS CO. Riverside Drive, Nos 416 and 417, s e cor 114th st, 52x124.8x 50.11x135.6. Feb 14, due, &c, as per bond. Feb 19, 1910. 7:1895. 300,000

Hesse, Chas J to Jacob Abraham. 26th st, No 311, n s, 175 e 2d av, 25x98.9. Prior mort \$—. Feb 16, 1 year, 5%. Feb 23, 1910. 3:932. 2,000

Hinkle, Emily M and Jean S to ALBANY SAVINGS BANK. 26th st, Nos 38 to 44, s s, 173 e 6th av, 60x98.9. Feb 21, 5 years, % as per bond. Feb 23, 1910. 3:827. 300,000

Hoetzer, Fredk J to Lion Brewery. 35th st, No 46 West. Saloon lease. Feb 18, demand, 6%. Feb 21, 1910. 3:836. 3,500

Hyman, Samuel I with Abraham L Newberger. 117th st, No 103 West. Extension of \$16,000 mort until May 19, 1915, at 4½%. Feb 16. Feb 23, 1910. 7:1902. nom

Herschman, Robt H to Broad Construction Co. 116th st, No 230, s s, 400 e 8th av, 25x103.7x26x111.6. Prior mort \$26,000. Feb 21, due, &c, as per bond. Feb 23, 1910. 7:1831. 5,500

Ives, John H and Andres M Companioni as trustee Emilio Del Pino for Marie Del Pino Egan and ano with Eliz J Dougan. 151st st, No 452, s s, 254 e Amsterdam av, 21x99.11. Extension of \$15,000 mort until Nov 1, 1912, at 5%. Nov 12. Feb 23, 1910. 7:2065. nom

Jenks, Omar A to Isaac L Kip and ano exrs, &c, Cornelia B Kip. 79th st, No 225, n s, 284 w Amsterdam av, 16x102.2. Feb 16, 5 years, 4½%. Feb 21, 1910. 4:1227. 22,500

Johnston-Unsted (?) or Umsted Realty Co to Packard & Co. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.10. Assignment of rents for \$3,500. Feb 15. Feb 19, 1910. 7:1935. 3,500

Kelsarge Realty Co to Kath M Sargent. 174th st, Nos 503 and 505, n s, 100 w Amsterdam av, 50x89.8. Prior mort \$43,000. Feb 19, 1910, due Jan 15, 1913, 6%. 8:2131. 7,500

Same to same. Same property. Certificate as to above mort. Feb 19, 1910. 8:2131.

Kaplan, Joseph to Harry Miller. 2d av, No 1053, w s, 80.4 n 55th st, 20x66. Prior mort \$9,500. Feb 14, due, &c, as per bond. Feb 21, 1910. 5:1329. 2,500

Keppel, Frederick and David to Scholle Brothers, a copartnership. Park av, No 890, w s, 75 s 79th st, runs w 41 x s 17.2 x w 17 x s 10 x e 58 to av x n 27.2 to beginning. P M. Feb 17, due Mar 1, 1915, 4%. Feb 15, 1910. 5:1393. 20,000

Krotosky, Moses to Phoebe M Mitchell. Washington terrace, No 18, w s, 142 s 186th st, 19x62.6. Prior mort \$3,000. P M. Feb 18, 1 year, 6%. Feb 19, 1910. 8:2156. 500

Krauss, Philip to De Witt C Cohen. 45th st, No 36, s s, 460 e 6th av, 20x100.5. P M. Jan 20, 5 years, 5%. Feb 18, 1910. 5:1260. 45,500

Klein, Max J to Citizens Holding Co. 135th st, Nos 25 and 27, n s, 285 w 5th av, 41.8x99.11. P M. Prior mort \$35,000. Feb 19, 5 years, 6%. Feb 23, 1910. 6:1733. 8,000

Kessler, Nicholas with Albert Kopp. 14th st, No 439, n s, 94 w Av A, 25x103.3. Extension of \$17,000 mort until May 12, 1915, % as per bond. Feb 21, 1910. 3:946. nom

Kerr, Margt A to Katie D Drummond. 46th st, No 137, n s, 100 e Lexington av, 20x100.5. Feb 2, due, &c, as per bond. Feb 24, 1910. 5:1301. 500

Kaufmann, Leopold to BOWERY SAVINGS BANK. Delancey st, No 108, n s, 87.6 e Ludlow st, 21.10x100. Feb 23, 1910, 5 years, 4½%. 2:410. 22,000

Lasko, Saml and Sol Knonman to Bettie Rothfeld. Ludlow st, No 157, w s, 75.4 s Stanton st, 25x87.6. Feb 21, 1910, due Mar 1, 1915, 4½%. 2:411. 28,000

Lasko, Samuel and Sol Knonman and Ray Silverman with Bettie Rothfeld. Ludlow st, No 157. Subordination agreement. Feb 21, 1910. 2:411. nom

LAWYERS TITLE INS & TRUST CO with Mary E G Gehlen, Margt A Mooney, Anna C Huffman and John B, John H, Julia A, Eugenia, Julia, Joseph A and Edward Devlin, Isabel Smyth and Chas Grattan, Josephine, Leo E, Henry A, Jr, Henry A Brann, and Pastor St Agnes' Roman Catholic Church and in behalf of St Agnes' Parochial School; Sanctuary Society of said church, and Joseph A Devlin, Henry A Brann, Jr, and Edw Devlin. EXRS Mary Tully. 119th st, No 74 West. Extension of \$6,000 mort until Feb 11, 1913, at 4½%. Feb 11. Feb 19, 1910. 6:1717. nom

Lederman, Morris and Simon R Schultz with W K Bond Emerson exr, &c, Lucy B Robinson. 11th st, Nos 277-279 West. Extension of \$60,000 mort until Feb 8, 1915, —%. Jan 28, Feb 24, 1910. 2:623. nom

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Morris, Simon with Matilda Stiefel. 132d st. No 214 W, 16.8x99.11. Extension of mort for \$10,000 to Apr 5, 1913, at 5%. Feb 18, 1910. 7:1937. nom

Morris, Simon with Matilda Stiefel. West Broadway, No 129, 18.9x100. Extension of mort for \$21,000 to Mar 29, 1913, at 5%. Feb 3, 1910. 1:191. nom

Maynard, Mary H to LAWYERS TITLE INS & TRUST CO. Park av, Nos 1150 to 1156, s w cor 92d st, No 82, 67.7x21. Feb 18, 5 years, 4½%. Feb 19, 1910. 5:1503. 26,000

McKeough, Helen F to Bridget Duffy and ano. 15th st, No 219, n s, 227.2 w 7th av, 15.2x103.1. Prior mort \$16,000. Feb 19, 1910, 2 years, 6%. 3:765. 2,000

McDougall, Robt P and Liquid Carbonic Co with Sophie Mathieu et al. 107th st, No 110 West, 25x100.11. Subordination agreement. Dec 8. Feb 23, 1910. 7:1861. nom

Midtown Construction Co to James M Hare. 7th av, Nos 245 to 251, n e cor 24th st, Nos 163 and 165, 86.11x79.2. P M. Feb 2, 3 years, 5%. Feb 23, 1910. 3:800. 180,000

New York Protestant Episcopal Public School, a corp, with Rebecca wife of and David Ashinsky and Abe Citron. 162d st, Nos 524 and 526 West. Extension of \$39,000 mort until Jan 1, 1913, at 5%. Jan 31. Feb 18, 1910. 8:2120. nom

Number 31 West 46th st Co to Edw S Clark and ano. 46th st, No 31, n s, 362.6 w 5th av, 20.10x100.5. Feb 17, 1910, due, &c, as per bond. 5:1262. 54,000

Same to same. Same property. Certificate as to above mort. Feb 16. Feb 17, 1910. 5:1262.

Nagle Avenue Realty Co to Thos Rosevear. Nagle av, n s, 200 e Hawthorne st, runs n 160 x e 100 x s 120.2 to 10th av x s w 69.5 to Naegle av x w 43.1 to beginning. Prior mort \$5,000. Sept 20, due Jan 1, 1913, 5%. Feb 19, 1910. 8:2219. 14,000

New Netherland Bond & Mortgage Co to METROPOLITAN TRUST CO OF N Y as trustee. All real, personal, corporal or incorporeal property and any and every estate, right, title and interest of said company now owned or hereafter acquired or to be acquired or controlled or possessed or hereafter controlled or possessed, including all corporate franchises, &c; all bills, mortgages, contracts, &c. Mort or deed of trust. Feb 1, 20 years, 6%. Feb 19, 1910. gold bonds, 500,000

Same to same. Same property. Certificate as to above mort. Feb 1. Feb 19, 1910.

Nugent, Frank L to Sound Realty Co. Vermilyea av, n w s, 100 s w Hawthorne st, 75x150. P M. Feb 18, 3 years, 5%. Feb 19, 1910. 8:2234. 13,000

Nugent, Frank L to Sound Realty Co. Broadway, s e s, 125 s w Hawthorne st, 50x148.6x50x147.11. P M. Feb 18, 3 years, 5%. Feb 19, 1910. 8:2234. 16,500

Nunan, Chas J to N Taylor Phillips. 39th st, Nos 234 and 236, s s, 414.4 e 8th av, 34.7x98.9. P M. Feb 23, 1910, 3 years, 5%. 3:788. 40,000

O'Neill, John S to John C Duffy. Henry st, No 240, s s, abt 70 w Montgomery st, 23x87. P M. Feb 15, due Aug 18, 1914, 6%. Feb 23, 1910. 1:269. 4,340

Ollive, Thomas S as committee Edwin O Brinckerhoff with Tere-sina and Genovese Sorgi. 110th st, No 251 East. Extension of \$7,000 mort until Feb 26, 1913, at 5%. Feb 7. Feb 23, 1910. 6:1660. nom

Oussanni, Joseph with UNION DIME SAVINGS BANK. 110th st, No 137, n s, 275 e 7th av, 100x77.11. Extension of \$130,000 mort until May 1, 1915, at 4½%. Feb 17. Feb 21, 1910. 7:1820. nom

O'Connor, Mary A to Warren C Sneden and ano, trustees Anna G Wintringham. Sylvan pl, No 16, being interior plot, begins 39.6 w Jumel terrace and 75 n 160th st, runs n 34.6 to s Sylvan pl x w 19.6 x s 34.6 x e 19.6 to beginning. Feb 17, 5 years, 5%. Feb 18, 1910. 8:2109. 2,000

Pease & Elliman, a corp, to Anne C Rogers. Madison av, No 340, w s, 75.5 n 43d st, 25x95. P M. Feb 15, 10 years, 5%. Feb 17, 1910. 5:1278. 130,000

Pease & Elliman, a corp, to GUARANTY TRUST CO OF N Y as trustee. Madison av, No 340, w s, 75.5 n 43d st, 25x95. Prior mort \$130,000. Feb 15, 7 years, 6%. Feb 18, 1910. 5:1278. gold bonds, 35,000

Perlman, Louis to LAWYERS TITLE INS & TRUST CO. 1st av, No 1468, e s, 62.2 n 76th st, 20x69. Feb 17, 5 years, 5%. Feb 18, 1910. 5:1471. 12,500

Same and Saml Grodinsky with same. Same property. Subordination agreement. Feb 16. Feb 18, 1910. 5:1471. nom

Protestant Episcopal Society for Promoting Religion and Learning in State N Y consents that Annie Brown may assign three leases by way of mortgage for \$20,000 to Augustus F Holly. North Moore st, Nos 59 to 67. Feb 15. Feb 18, 1910. 2:535. nom

Pettus, Martha E and Isabella M to Van Dyck Estate. Madison av, No 415, e s, 22 n 48th st, 19.6x100. Prior mort \$42,000. Feb 17, due Aug 17, 1910, 6%. Feb 18, 1910. 5:1284. 6,000

Parkinson, Robt F, of Brooklyn, N Y, to Caroline M Child and ano, trustees Benj F Wheelwright. Moore st, No 32, w s, 129.4 s Front st, 23x74.6x23x73.5. Feb 21, 1910, due, &c, as per bond. 1:4. 20,000

Parkinson, Robert F, of Brooklyn, to Sarah E Townsend. Moore st, No 30, w s, 104.10 s Front st, 24.6x73.5x24x72.4. Feb 21, 1910, due, &c, as per bond. 1:4. 23,000

Peters, John to Herbert E Sudderly. 14th st, No 210, s s, 117 e 3d av, 17x103.3. Prior mort \$11,000. Feb 24, 1910, due, &c, as per bond. 2:469. 10,000

Par Realty Co to Joseph L Kahle. Certificate as to mort for \$6,000 covering land in Westchester Co. Feb 7. Feb 23, 1910.

Same to Susie Kahle. Certificate as to mort for \$6,000 covering land in Westchester Co. Feb 7. Feb 23, 1910.

Ridley, Arthur J with Bertha Gubin. 132d st, No 16 East. Extension of \$20,000 mort until June 27, 1915, at 5%. Feb 23, 1910. 6:1756. nom

Rubinger, Chas to Joseph L Bittenwieser. 26th st, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st x w 46.8 to beginning. Prior mort \$—. Feb 15, due Aug 1, 1910, 6%. Feb 23, 1910. 3:882. 10,000

Rubinger, Charles to Joseph L Bittenwieser. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x w 15 x s 20 x w 30 x n 98.9 to st x e 45 to beginning. Feb 15, due Aug 1, 1910, 6%. Feb 23, 1910. 3:774. 10,000

Rowan, Margt A to TITLE INSURANCE CO OF N Y. 64th st, No 4, s s, 120 e 5th av, 30x100.5. Feb 21, 5 years, 4½%. Feb 23, 1910. 5:1378. 150,000

Renwick, Harold S to Margt B Baldwin and ano. Barclay st, being s s of Pier 16 (old No 25), North River, opposite foot of Barclay st, runs n — along bulkhead to point therein ½ the distance between the n s of said pier and s s Pier 17, being abt 137 feet, all wharfage, craneage, &c; Murray st, being n s of Pier 18 (old No 28), runs s 156 to point in bulkhead line ½ the distance between s s of said pier and n s Pier 17; also all wharfage, craneage, &c. 1-64 part all title. Feb 23, due, &c, as per bond. Feb 24, 1910. 1:128, 129 and 130. 3,500

Riedell, John A to Annie Diehl. 138th st, No 622, s s, 275 w Broadway, 15x99.11. Feb 23, 5 years, 5%. Feb 24, 1910. 7:2086. 8,000

Riedell, John A and Francis B Chedsey to Annie Diehl. 138th st, No 622 West. Subordination agreement. Feb 23. Feb 24, 1910. 7:2086. nom

Rubinger, Charles to Joseph L Bittenwieser. 12th st, Nos 137 to 151, n s, 325 e 7th av, 125x103.3. P M. Prior mort \$—. Feb 15, due May 1, 1910, 5%. Feb 23, 1910. 2:608. 80,000

Same to same. Same property. P M. Prior mort \$80,000. Feb 15, 1 year, 6%. Feb 23, 1910. 2:608. 50,000

Rollmann, John to George Latour. 165th st, No 484, s s, 58 e Amsterdam av, 42x55.10. Prior mort \$21,000. Feb 23, 1910, 3 years, 5½%. 8:2111. 5,000

Rabbi Jacob Joseph School to Benj W Foster. Henry st, No 167, n s, abt 110 w Jefferson st, 21.8x75. P M. Feb 21, 1910, due &c as per bond. 1:284. 2,000

Ruff, C Clifford to Max Ullmann. Hudson st, No 114. Store lease. Feb 16, installs, 6%. Feb 21, 1910. 1:189. notes, 1,200

Rosenthal, Marcus to Martin Goldfarb. Madison av, No 1642, w s, 81.11 s 110th st, 19x100. Prior mort \$—. Feb 15, 2 years, 6%. Feb 17, 1910. 6:1615. 4,500

Smith, Daniel H with BOWERY SAVINGS BANK. 31st st, Nos 128 and 130 West. Extension of mort for \$60,000 to Feb 14, 1913, at 4½%. Feb 14. Feb 18, 1910. 3:806. nom

Strack, Otto to O R Weiss Realty Co. 52d st, Nos 351 to 355, n s, 245 e 9th av, 60x100.5. Secures performance of covenants in lease. Sept 11, 1909, due Feb 1, 1931, 5%. Feb 18, 1910. 4:1043. 10,000

Saldinger, Morris D to Marcus Mandelbaum. 75th st, No 165, n s, 230 w 3d av, 20x102.2. Prior mort \$13,500. Feb 16, 3 years, 6%. Feb 17, 1910. 5:1410. 1,000

Slaven, Ellen A, of Bluehill, Maine, to TITLE GUARANTEE & TRUST CO. 78th st, No 166, s s, 120 e Amsterdam av, 20x102.2. Feb 15, due, &c, as per bond. Feb 18, 1910. 4:1149. 19,000

Slaven, Ellen A, of Bluehill, Maine, to TITLE GUARANTEE & TRUST CO. 78th st, No 156, s s, 220 e Amsterdam av, 20x102.2. Feb 15, due, &c, as per bond. Feb 18, 1910. 4:1149. 16,500

Scheibel, Adolph with National Assn of Audubon Societies for the Protection of Wild Birds and Animals, a corp, 116th st, Nos 55-59 West. Extension of \$70,000 mort until Mar 22, 1915, at 5%. Feb 16. Feb 17, 1910. 6:1600. nom

Scher, Hinde to Albert H Hastorf et al Charlotte Hastorf. 2d st, No 238, n s, abt 280 w Av C, 24.9x105.10. Feb 17, 1910, 5 years, 5%. 2:385. 33,000

Same and Ferdinand and Wm Funk with same. Same property. Subordination agreement. Feb 3. Feb 17, 1910. 2:385. nom

Sandford, Cath W to TITLE GUARANTEE & TRUST CO. Lexington av, No 445, e s, 80.11 n 44th st, 19.6x75. Feb 18, 1910, due, &c, as per bond. 5:1299. 7,000

Shirlaw, Thomas, of Weehawken, N J, to Edw Ritz. 158th st, No 505, n s, 125 w Amsterdam av, 25x99.11. Prior mort \$—. Feb 18, 1910, 3 years, 6%. 8:2117. 2,000

Sahlein, Florence P, guardian Merrill P Halle with Leah wife John Hamilton. 106th st, No 211 East. Extension of \$5,000 mort until Sept 19, 1912, at 4½%. Oct 1, 1909. Feb 18, 1910. 6:1656. nom

Solimano, Giuseppe to Leah Hamilton. 106th st, No 211, n s, 170 e 3d av, 20x100.11. P M. Prior mort \$5,000. Feb 15, 3 years, 5½%. Feb 18, 1910. 6:1656. 3,000

Stern, Max with UNION BANK, of Brooklyn, Bronx Investment Co, Andrew J Sloper and Noah C Rogers as trustee Jane H North, and Richd H Hunt. 73d st, Nos 503 to 513, n s, 98 e Av A, 150x102.2. Subordination agreement. Feb 18, 1910. 5:1485. nom

Stern, Max, of Port Washington, L I, to Andrew J Sloper and ano, trustees Jane H North. 73d st, No 507, n s, 135.6 e Av A, 37.6x102.2. Feb 4, 3 years, 5%. Feb 18, 1910. 5:1485. 27,000

Stern, Max, of Port Washington, L I, to Richd H Hunt. 73d st, No 509, n s, 173 e Av A 37.6x102.2. Feb 14, 3 years, 5%. Feb 18, 1910. 5:1485. 27,000

Stern, Max to Bronx Investment Co. 73d st, Nos 503 to 505, n s, 98 e Av A, 37.6x102.2. Feb 4, 3 years, 5%. Feb 18, 1910. 5:1485. 27,000

Sheridan, John to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 102d st, No 175, n s, 129.6 w 3d av, 27x100.11. Feb 17, 1910, 5 years, 4½%. 6:1630. 12,000

Stern, Max to Bronx Investment Co. 73d st, Nos 511 and 513, n s, 210.6 e Av A, 37.6x102.2. Feb 4, 3 years, 5%. Feb 18, 1910. 5:1485. 27,000

Somerere, Ernest to TITLE GUARANTEE & TRUST CO. 7th st, No 49, n s, 125 e 2d av, 25x93.6. P M. Feb 19, due, &c, as per bond. Feb 21, 1910. 2:449. 15,000

Somerere, Ernest to TITLE GUARANTEE & TRUST CO. 2d av, No 120, e s, abt 25 n 7th st, 26.8x125. P M. Feb 19, due, &c, as per bond. Feb 21, 1910. 2:449. 25,000

Schlegel Investing Co to NEW YORK TRUST CO. 2d av, Nos 374 to 380, s e cor 22d st, Nos 300 to 310, runs e 194.1 x s 97.6 x w 94.5 x n 12.11 x w 100 to 2d av x n 84.7 to beginning. Feb 21, 1910, 5 years, 4½%. 3:927. 375,000

Same to same. Same property. Certificate as to above mort. Feb 21, 1910. 3:927.

Silver, Nathan to Grenville Clark et al trustees Le Grand B Cannon. Catharine st, No 21, e s, 23.1 n Henry st, 23x104.4. Feb 23, 1910, 5 years, 5%. 1:280. 24,000

Shinsky, Elias to Elias P Schinsky. Madison st, No 340, s s, 95.3 e Scammell st, 24.7x96. Feb 21, 1910, demand, without interest. 1:266. 1,000

Story, Fannie E D wife Wm C to Chas H Meyer. South st, Nos 178 and 179, n s, 62.9 e Roosevelt st, runs e 41.9 x n 75.8 x w 0.8 x n 76.1 to Water st, Nos 337 to 339, x w 37.4 x s 151.4 to beginning. Prior mort \$16,000. Feb 23, 1910, 2 years, 6%. 1:110. 6,000

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Solomon, Theresa with Grenville Clark et al as trustees Le Grand B Cannon. Catherine st, No 21. Subordination agreement. Feb 23, 1910. 1:280. nom

Salomon, Ella with Lena Herst. 49th st, No 317 East. Extension of \$6,000 mort until Mar 1, 1915, at 5%. Feb 19. Feb 23, 1910. 5:1342. nom

Stoops, Marie to Mortgage Investing Co. 22d st, No 267, n s, 200 e 8th av, 25x98.9. Prior mort \$10,500. Feb 19, 3 years, 6%. Feb 21, 1910. 3:772. 2,200

S & L Construction Co to Harry E Schwarz and ano. Certificate as to mort for \$7,500 covering land in Queens Co, N Y. Feb 15. Feb 23, 1910. —

Singer, Myer and Daniel D and Sophie to Saml J Singer. Amsterdam av, No 1985, e s, 39.11 n 158th st, 40x106. Feb 21, due Mar 5, 1912, 6%. Feb 23, 1910. 8:2108. 10,000

Salvini, Andrea to TITLE GUARANTEE & TRUST CO. Downing st, No 25, n s, abt 100 e Bedford st, 25x70. Feb 21, due, &c, as per bond. Feb 23, 1910. 2:527. 14,000

Schaue, Christian F to Louis Stern. 113th st, No 172, s s, 100 w 3d av, 20x100.11. P M. Prior mort \$— . Feb 21, due Aug 5, 1912, 6%. Feb 23, 1910. 6:1640. 3,000

Stern, James to Sidney C Borg and ano, exrs, &c, Simon Borg. 70th st, No 8, s s, 129 w Central Park West, 21x100.5. Feb 23, 1910, 5 years, 4½%. 4:1122. 36,000

Shidlovsky, Morris to TITLE GUARANTEE & TRUST CO. Clinton st, No 172, e s, 125.2 s Grand st, 24.9x100. Feb 18, due, &c, as per bond. Feb 24, 1910. 1:314. 20,000

STATE BANK with Clara Fromm. Houston st, No 303 East. Subordination agreement. Feb 23. Feb 24, 1910. 2:350. nom

Solomon, Flora E with Fredk A O Schwarz. 17th st, No 319, n s, 200 w 8th av, —x—. Subordination agreement. Feb 21. Feb 24, 1910. 3:741. nom

Schwarz, Benedict to Kips Bay Brewing & Malting Co. Columbus av, No 991. Saloon lease. Feb 21, demand, 6%. Feb 24, 1910. 7:1844. 750

Sunflower Realty & Security Corpn to Kremuf Realty Co et al. Pleasant av, No 378 late Av A, n e cor 120th st, No 501, 16.9x 71.3. Prior mort \$10,000. Feb 10, installs, 6%. Feb 19, 1910. 6:1817. 4,000

St John's Park Realty Co to Alice Bullowa. Greenwich st, Nos 537 to 545, e s, 50 s Charlton st, 100x100. P M. Prior mort \$145,000. Feb 23, 1910, due Apr 23, 1910, 6%. 2:597. 5,000

St John's Park Realty Co to GREENWICH SAVINGS BANK. Greenwich st, Nos 537 to 545, e s, 50 s Charlton st, two lots, each 50x100. Two P M morts, each \$72,500. Feb 23, 1910, due, &c, as per bond. 2:597. 145,000

Tichacek, Joseph to Barbara Tesar. 74th st, No 429, n s, 250 w Av A, runs w 25 x n 59.9 x s e 25 x s 55.10 to beginning. Feb 17, due Feb 1, 1913, 6%. Feb 19, 1910. 5:1469. 1,000

Treanor, Mary to H Koehler & Co. 20th st, No 220, s w s, abt 275 w 7th av, 25x85.11x25x86.7. Feb 18, 1 year, 6%. Feb 19, 1910. 3:769. 1,600

Turney, Cathleen to Wm Jay as exr Mary E B Field. 150th st, s s, 255 w Broadway, runs s 99.11 x w 101.11 to Riverside Drive x n 103.4 to st x e 125 to beginning. P M. Feb 21, 1910, 5 years, 5%. 7:2096. 75,000

Turney, Cathleen to Wm Jay as exr Mary E B Field. 149th st, n s, 233.1 w Broadway, runs n 99.11 x w 123.1 to Riverside Drive and Parkway x s 102 to st x e 100 to beginning. P M. Feb 21, 1910, 5 years, 5%. 7:2096. 75,000

Turney, Cathleen to Wm Jay, exr Mary E B Field. 150th st, s s, 125 w Broadway, 130x99.11. P M. Feb 21, 1910, 5 years, 5%. 7:2096. 45,000

Turney, Cathleen to Wm Jay, exr Mary E B Field. 149th st, n w cor Broadway, 160x99.11. P M. Feb 21, 1910, 5 years, 5%. 7:2096. 120,000

Tonyan, Cath, Eliz and Jos H individ and as exrs Henry Tonyan to METROPOLITAN SAVINGS BANK. 104th st, No 62, s s, 162.8 e Columbus av, 31.4x100.11. Prior mort \$30,000. Feb 17, 1910, 5 years, 4½%. 7:1839. 30,000

Same and Fredk Schlueter with same. Same property. Subordination agreement. Feb 17, 1910. 7:1839. nom

Turney, Cathleen to Wm Jay, exr Mary E B Field. Broadway, s w cor 150th st, 99.11x125. P M. Feb 21, 1910, 5 years, 5%. 7:2096. 100,000

Thompson, Leslie E to E Matilda Ziegler et al, exrs Wm Ziegler. 111th st, Nos 517 to 523, n s, 275 w Amsterdam av, 100x100.11. Feb 21, 1910, due Jan 1, 1915, 5%. 7:1883. 160,000

Same and Morris Frank with same. Same property. Subordination agreement. Feb 21, 1910. 7:1883. nom

Turney, Cathleen to Wm Jay, exr Mary E B Field. 149th st, n s, 160 w Broadway, 73.1x99.11. P M. Feb 21, 1910, 5 years, 5%. 7:2096. 25,000

UNION SQUARE SAVINGS BANK with Adam Reinhardt. 88th st, No 221 East. Extension of \$12,000 mort until Feb 15, 1913, at 4½%. Feb 18. Feb 23, 1910. 5:1534. nom

Winfield, Richard M to Frederick P Forster. 8th av, No 2169, on map No 2171, s w cor 117th st, No 300, 25.2x100. July 22, 1907, due July —, 1908, 5%. Feb 18, 1910. 7:1943. 40,000

Zeller, Bernard to Frances Schwartz. 39th st, No 13, n s, 301.8 w 5th av, 20.10x98.9. Leasehold. Prior mort \$10,000. Feb 18, 1910, 10 months, 6%. 3:841. 2,000

BOROUGH OF THE BRONX.

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

Arnold, Bernard H to Aqueeduct Realty yCo. Aqueeduct av, No 2320, e s, 713.7 n 183d st, 30x99.7x30.10x106.8. P M. Feb 18, due April 1, 1912, 6%. Feb 23, 1910. 11:3212. 2,000

Arndtstein, Moser to Edgar S Appleby and ano. Webster av, s w cor Ford st, 115.5x100x111.5x100. Feb 16, 3 years, 6%. Feb 19, 1910. 11:3143. 15,000

*Alessi, Joseph to Thomas E Mapelsden. Columbus av, n s, 50 e Lincoln st, 25x100, and being lot 237 map portion Hunt Est. Feb 23, 1910, due June 1, 1915, 5%. 4,000

*Baechler, Charles H with Thos E Mapelsden. Van Nest av, No 757. Subordination agreement. Feb 23, 1910. nom

Beller, Geo to Eliz A May et al. Martha av, w s, 25 n 238th st, 20x100. Feb 21, 5 years, 5%. Feb 24, 1910. 12:3387. 3,500

Beller, Geo to Eliz A May et al. Martha av, w s, 45 n 238th st, 20x100. Feb 21, 5 years, 5%. Feb 24, 1910. 12:3387. 3,500

Bronxmont Realty Co to Fredk W Langford as trustee Sarah H Brooke. Sedgwick av, w s, 477.6 s Kingsbridge road, runs n w 128.1 x s w 14.8 x s w 25.1 x s e 121.9 to av x n e 33.5 to beginning. Feb 16, 3 years, 5%. Feb 24, 1910. 11:3237. 10,000

Same to same. Same property. Certificate as to above mort. Feb 17. Feb 24, 1910. 11:3237. —

Briggs Avenue Realty Co to Kate West. Briggs av, No 2576, e s, 490 s 194th st, runs s 20.2 x e 64.7 x e 25.4 to Poe pl x n 18.7 x w 88.4 to beginning. Prior mort \$7,000. Feb 17, 1 year, 6%. Feb 18, 1910. 12:3293. 1,500

Same to same. Same property. Certificate as to above mort. Feb 17. Feb 18, 1910. 12:3293. —

Bernstein, Louis to American Mortgage Co. Intervale av, e s, 194.3 n 165th st, 75x100. Feb 16, 3 years, 5½%. Feb 18, 1910. 10:2705. 10,000

Brauer, Fanny with Charles Urz. Courtlandt av, No 828. Subordination agreement. Feb 16. Feb 18, 1910. 9:2406. nom

Bammann, Ida to Henry Buck. Sedgwick av, w s, 238.9 n Cedar av, runs w 131.2 to e s Cedar av x n 50 x e 159.8 to Sedgwick av x s 57.6 to beginning. Feb 18, 3 years, 5%. Feb 19, 1910. 11:2881. 12,000

*Bates, Geo F to Geo H Lawrence et al, exrs Eliz H Sias. Lot 6b map No 2 Olinville, 50x100. Jan 1, 3 years, 5½%. Feb 21, 1910. 4,000

*Bauer, Jacob H to Wm Withers Jr. White Plains rd, w s, about 273 s 239th st and being lot 15, map South Washingtonville, 34.1x147x34.1x146.4, s s. P M. Feb 21, 5 years, 5½%. Feb 23, 1910. 3,500

*Bunner, Cornelius A to Jacob Welsing. Ellis av, s s, 205 e Av D and being n ½ lot 326 map Unionport, 100x108. Feb 21, due April 1, 1911, 6%. Feb 23, 1910. 1,000

Benenson, Benj to Louis Lese. 155th st, late Mary st, s s, 245 w Elton av late Washington st, 100x100. P M. Prior mort \$20—. 000. Feb 21, 1 year, 6%. Feb 23, 1910. 9:2376. 5,250

*Cahill, Edw J to Cath A Ennis. Wickham av, w s, 275 s Nereid av, two lots, each 25x97.6. Two morts, each \$800. Two prior morts, \$2,200 each. Feb 18, due Aug 1, 1914, 6%. Feb 21, 1910. 1,600

Campbell, Cath A to Gertrude G Kiernan. 165th st, n s, 25.4 w Carroll pl, 25x109. P M. Feb 23, 1910, installs, 5%. 9:2462. 1,500

Cioffi Co to Manhattan Mortgage Co. Vyse av, e s, 100 s 172d st, 50x100. Feb 23, due, &c, as per bond. Feb 24, 1910. 11:2995. 32,500

Same to same. Same property. Certificate as to above mort. Feb 23. Feb 24, 1910. 11:2995. —

*Cahill, Sarah F to Cath A Ennis. Lots 18 and 19 block 31 map No 1140, Sec 1, Bathgate estate. Feb 18, 3 years, 6%. Feb 21, 1910. 1,200

Dillon (D J) Co to Conrad Hottes and ano. 176th st late Woodruff st, n s, 197.10 s e Boston road, 25x127.4x25x126.8, except part for 176th st. Feb 17, due Aug 17, 1913, 5½%. Feb 18, 1910. 11:3004. 13,000

Dillon (D J) Co to Conrad Hottes and ano. Lot 16 map land at West Farms belonging to Estate Wm Armstrong. Certificate as to mort for \$13,000. Feb 15. Feb 18, 1910. 11:3004. —

Doctor, Emanuel to HUDSON TRUST CO. Southern Boulevard, e s, 100 s 172d st, 25x100, and being lot 386 map Sec A, Vyse Est. Prior mort \$5,000. Nov 19, 1909, demand, % as per note. Feb 17, 1910. 11:2981. 7,500

Del Gaizo, Maria G to Annie D'Ambra. 206th st, n s, 167 e Grand Boulevard and Concourse, and at w s lot 604, runs n 100 x e 25 x s 92.9 to st x w 26 to beginning, being part of lot 604 map property Geo F and Henry P Opdyke. Feb 1, due as per bond, 6%. Feb 19, 1910. 12:3313. 1,000

Equitable Construction Co to Edith V Field. Topping av, e s, 135 s 176th st, 25x95. Certificate as to mort for \$1,000. Feb 18, 1910. 11:2800. —

Equitable Protective Co to Edith V Field. Topping av, e s, 134 s 176th st, 25x95. Prior mort \$5,500. Feb 18, 1910, due, &c, as per bond. 11:2800. 1,000

Flora, Luigi to Ada Blew. 146th st, s s, 374 e Park av and being lot 228 map Mott Haven, 25x100. Feb 18, 2 years, 6%. Feb 19, 1910. 9:2335. 1,500

Froehlich (Jacob) Cabinet Works to Ferdinand G Kneer. Leggett av, n s, 27.9 e Whitlock av, and being lots 75 and 76 map No 352 of Casanova property, 52.6x117x50.6x125.7; also Leggett av, n s, 92.9 w Harlem River & Portchester R R Co, runs n 127.3 x s — to av x e 14 to beginning. Certificate as to mort for \$4,000. Feb 11. Feb 21, 1910. 10:2730. —

Fieder, Fredk W, Jr, to East Bay Land & Impt Co. Farragut st, e s, with s w s Hunts Point av, runs s from Farragut st, 448.8 to n l of Hunts Point Park, runs e 253.8 to s w s Hunts Point av, thence n bends 480.10 (1.122 acres) and other property, 34.134 acres. Estoppel certificate. Dec 8, 1909. 10:2775, 2776, 2777, 2778, 2779, 2780 and 2781. Feb 23, 1910. —

*Falk, John, Jr, to Martin Caflisch. Fillmore st, e s, 150 n Columbus av, 50x100, and being lots 480 and 481 map Van Nest Park. Feb 15, 1 year, 6%. Feb 24, 1910. 500

*Flynn, Sarah E to Alice A M Meredith. Tilden av, s w cor 1st st, 50x100, Williamsbridge. Feb 2, 5 years, 6%. Feb 18, 1910. 1,000

*Flannery, Neil A to Lion Brewery. Westchester av, n w cor Main st. Saloon lease. Feb 17, demand, 6%. Feb 18, 1910. 2,500

Fitzpatrick, Mary R to John Nicklas. Villa av, e s, 385.3 n Bedford Park Boulevard or Southern Boulevard, 24.9x92.5x24.9x92.5. Dec 10, due Dec 31, 1912, 5½%. Feb 23, 1910. 12:3310. 3,600

Guggolz (William) Construction Co to Arthur T Marshall. Park av, e s, 175 s 182d st, 25x141. Prior mort \$—. Feb 18, 2 years, 6%. Feb 23, 1910. 11:3037. 2,750

Same to same. Same property. Certificate as to above mort. Feb 17. Feb 23, 1910. 11:3037. —

Gavin, Ellen T with John Levins. Summit av, n e cor 162d st, 75x95. Extension of \$7,385 mort until May 1, 1915, at 5%. Nov 16, 1909. Feb 18, 1910. 9:2524. nom

Guggolz (Wm) Construction Co to Arthur T Marshall. Park av, e s, 150 s 182d st, 25x141. Prior mort \$—. Feb 18, 2 years, 6%. Feb 23, 1910. 11:3037. 3,750

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLS "THE ABSOLUTELY SAFE CEMENT"</p>	<h1>ALSEN</h1>	<p>SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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Same to same. Same property. Certificate as to above mort. Feb 17, Feb 23, 1910. 11:3037.

German Real Estate Co to Eliz A May et al. Martha av, w s, 65 n 238th st, two lots, each 20x100. Two mortg, each \$3,500. Feb 21, 5 years, 5%. Feb 24, 1910. 12:3387. 7,000

Gilhuly, Michael J and Dominick J to Richard R Maslen and ano. Gun Hill road, n s, 101.10 e Jerome av, 50.10x111.3x50x101.8. P M. Feb 14, 3 years, 5%. Feb 17, 1910. 12:3328. 3,000

*Garvey, James to Thomas E Maplesden. Mianna st, n s, 29 w White Plains road, 87x176x75x—, and being lots 175 to 177 map partition sale Lott G Hunt Estate. P M. Feb 23, 1910, due June 1, 1913, 6%. 2,500

Harrington, Dennis, Jr, and Margt A Stafford to Timothy F Harrington. Webster av, n w cor 198th st, 48.2x89.9x48.5x87.11. Prior mort \$1,400. Feb 19, due Nov 1, 1912, 6%. Feb 24, 1910. 12:3279. 17,618.84

Hollander, Christian B to LAWYERS TITLE INS & TRUST CO. Dawson st, No 783, n w s, 150 s w Longwood av, 25x100. Feb 14, 5 years, 5%. Feb 17, 1910. 10:2695. 7,500

Holm, Andrew J to Susan O'Hare. 140th st, No 267, n e s, 200 n w 3d av, 16.8x75. P M. Prior mort \$—. Feb 17, installs, 5 1/2%. Feb 18, 1910. 9:2321. 1,200

Hollahan, Annie T to Josefa Wise. Grand Boulevard and Concourse, w s, 189.11 s 189th st, 25x81.1. Prior mort \$—. Feb 16, 3 years, 6%. Feb 17, 1910. 11:3165. 500

Howard, Fredericka to Lion Brewery. Stebbins av, No 1251, s w cor 169th st, Saloon lease. Feb 17, demand, 6%. Feb 18, 1910. 11:2970. 2,214.11

*Hayes, Edward T and Kathleen with Robert Wienecke. Lyon av, s s, 30 e Grace av, 25x100. Extension of \$2,000 mort until Feb 17, 1913, at 5 1/2%. Feb 17, Feb 18, 1910. nom

Hinck, Hermann H to Chas Urz. Courtlandt av, No 828, e s, abt 50 n 159th st, 25x100. Feb 17, 3 years, 5%. Feb 18, 1910. 9:2406. 10,000

Holstein, Henry L to American Real Estate Co. Southern Boulevard, No 995, w s, 603 s Westchester av, runs w 134.1 x s 39.8 x e 8.5 x e 127.1 to Southern Boulevard x n 40 to beginning. P M. Prior mort \$30,000. Feb 21, installs, 6%. Feb 23, 1910. 10:2725. 14,000

Same to same. Southern Boulevard, No 999, w s, 563 s Westchester av, 40x134.1x40x132.7. P M. Prior mort \$30,000. Feb 21, installs 6%. Feb 23, 1910. 10:2725. 14,000

*Jindrak, Adolph with Julius Huter, Bronx Park av, w s, 50 n 179th st, 25x100 and being lot 170, 2d map Neill estate. Extension of \$3,000 mort until March 14, 1912, at 5%. Feb 19. Feb. 21, 1910. nom

Jakobi, Alphonse A exr Anselm Jakobi and Sara Emanuel to Christian Ordeman and ano. 138th st, s s, 306.6 e Alexander av, 25x100. Certificate as to payment of mort to extent of \$2,500. Feb 24, 1910. 9:2300. nom

Kleinman, Max to Philippine Kraus. 3d av, No 3479, w s, about 275 n 167th st, 25x119.11x25x121.8. P M. Feb 21, due March 1, 1915, 5%. Feb 23, 1910. 9:2372. 9,000

Kleinman, Max to Alois L Ernst. Same property. Prior mort \$9,000. Feb 21, due March 1, 1913, 6%. Feb 23, 1910. 9:2372. 2,500

Katonah Construction Co to Wm Ziegler. Southern Boulevard, w s, 36.3 s 178th st, 36.3x100.6x33x85.7. Prior mort \$20,000. Feb 17, due, &c, as per bond. Feb 19, 1910. 11:3117. 4,000

Same to same. Same property. Certificate as to above mort. Feb 17, Feb 19, 1910. 11:3117.

Same to same. Southern Boulevard, w s, 72.6 s 178th st, 36.3x 115.5x33x100.6. Prior mort \$20,000. Feb 15, due, &c, as per bond. Feb 19, 1910. 11:3117. 4,000

Same to same. Same property. Certificate as to above mort. Feb 17, Feb 19, 1910. 11:3117.

Kroehle Realty Co to Katharine Elias. 157th st, n s, 100 w St Anns av, 50x100. Certificate as to above mort. Jan 1. Feb 19, 1910. 9:2360.

Korn, Fannie C to Henry Korn and ano. 3d av, e s, 175 s 171st st, 50x100. Feb 1, demand, 5%. Feb 18, 1910. 11:2927. 4,000

Kerby, Michl, of N Y, and Seth S Terry, of Montclair, N J, to Max Schelle. 180th st, n s, 180.2 e 3d av, 25x100. Feb 18, 1910, due, &c, as per bond. 11:3062. 5,000

Lamberti Construction Co to Orsola Lamberti. Lyman pl, w s, 142.8 n 169th st, 50x90.2x53.4x112.11. Prior mort \$37,000. Feb 14, 3 years, 6%. Feb 17, 1910. 11:2970. 6,000

Same to same. Same property. Certificate as to above mort. Jan 21. Feb 17, 1910. 11:2970.

Levi, Emil S to Henry Untermeyer and ano, trustees David Untermeyer. Southern Boulevard, s w s, 225 s e Crotona Park East, runs s e 33.10 x w 33.5 x n w 134.2 x n e 25 x e 4.7 x n e 16.4 x e 130.1 to beginning. Feb 17, 1910, 3 years, 5%. 11:2940. 15,600

Louis Realty Co to Trustees of Columbia College in City N Y. 153d st, n s, 195 w Elton av, 37.6x100. Feb 21, 5 years, 5%. Feb 23, 1910. 9:2375. 30,000

Lockwood, James to Jacob Hirsch. Intervale av, w s, 266.11 s 167th st, 75x88x75.9x77.4. P M. Prior mort \$9,000. Feb 18, due, &c, as per bond. Feb 19, 1910. 10:2700. 2,625

Leo Co to GERMANIA LIFE INS CO. Park av, s e cor 176th st late Mott st, 108x46. Feb 17, 1910, due, &c, as per bond. 11:2908. 35,000

Same to same. 176th st late Mott st, s s, 46 e Park av, 52x108. Feb 17, 1910, due, &c, as per bond. 11:2908. 30,000

Same to same. Park av, s e cor 176th st, 108x98. Consent to two mortg for \$35,000 and \$30,000, respectively. Feb 16. Feb 17, 1910. 11:2908.

Same to same. Same property. Certificate as to two mortg for \$35,000 and \$30,000, respectively. Feb 16. Feb 17, 1910. 11:2908.

LAWYERS TITLE INS & TRUST CO with Henry A Sohl. Home st, e s, 190 n Westchester av, 100x200. Extension of \$8,000 mort until Jan 17, 1911, at 5 1/2%. Feb 1. Feb 18, 1910. 11:3006. nom

Lohman, Fritz to John Haupt. Bainbridge av, e s, 130 s 198th st, 25x111x25.3x107.4. P M. Feb 18, 8 years, 5%. Feb 21, 1910. 12:3290. 5,000

Lawson, Chas B to Thos H Kelly. Mott av, No 462, e s, abt 290 s 149th st, at line bet land Henry L Morris and lands known as Mott Haven, 50x108, except part for Mott Haven. Feb 18, 3 years, 5%. Feb 23, 1910. 9:2343. 14,000

Lammers, Mary to Katharina Leumann. Bristow st, No 1389, w s, 197.6 n Jennings st, 25x56.11x25x58. Feb 15, 1910, 3 years, 5%. 11:2963. Corrects error in last issue, when mortgagees name was Mary Laumers. 1,650

Martin, Norman to HARLEM SAVINGS BANK. Hull av, e s, 220.2 s 207th st, 25x100. Feb 16, 3 years, 5%. Feb 19, 1910. 12:3350. 5,400

*Mazzeo, Francisco to Ellen F Madigan and ano. 230th st (16th av), s w s, 255 s e 6th st or av, 25x114.5. Jan 5, 5 years, 5%. Feb 19, 1910. 485

Miller, Barbara to LAWYERS TITLE INS & TRUST CO. Dawson st, n w s, 200 s w Leggett av, 25x99.4x27.4x88.4. Feb 17, 1910, 5 years, 5%. 10:2687. 5,000

Mitchell, Thomas to TITLE GUARANTEE & TRUST CO. 150th st, No 246, s s, 175 w Morris av, 25x100. Feb 17, due, &c, as per bond. Feb 18, 1910. 9:2338. 1,000

Mountain Construction Co to John L Thomas. 187th st, n s, 100 w Bathgate av, 60x90. Prior mort \$19,500. Feb 16, demand, 6%. Feb 18, 1910. 11:3057. 1,500

Same to same. Same property. Consent to above mort. Feb 16. Feb 18, 1910. 11:3057.

McDermott, Bernard J to Mary Duffy. Bryant av, No 1999, late Walker st, n w s, abt 35 n 178th st, 36x110.6x39x114.6, except part for av. P M. Feb 14, due Jan 1, 1913, 5 1/2%. Feb 18, 1910. 11:3131. 800

Martha Realty Co to Michael Fauser. Southern Boulevard, w s, 412.6 n Jennings st, 37.6x100. Prior mort \$38,000. Feb 18, due, &c, as per bond. Feb 19, 1910. 11:2977. 2,500

*Menlo Building Co to James G Wentz. 212th st, s s, 183.8 e White Plains road, 66.8x100. Building loan. Feb 18, demand, 6%. Feb 24, 1910. 28,000

*Same to same. Same property. Certificate as to above mort. Feb 18. Feb 24, 1910.

*Same to Wm Loeb. Same property. Prior mort \$—. Feb 23, installs, 6%. Feb 24, 1910. 675

*Same to same. Same property. Certificate as to above mort. Feb 23. Feb 24, 1910.

*Mussing, Caroline to Mary D Haas, extrx John D Haas. Castle Hill av (Av C), n w cor Haviland av (10th st), 58x105, Unionport. Feb 10, 3 years, 5%. Feb 18, 1910. 8,000

Meeks, Edw B trustee Jos W Meeks for himself and others with Evelyn Building Co. Tremont av, n e cor Honeywell av, 60x 100. Extension of \$55,000 mort until Feb 14, 1915, 5%. Feb 15, 1910. 11:3121. Corrects error in last issue, when 2d party was omitted. nom

*Naumann, Lillie C to Eliza Naumann. Lots 131 and 132 blk 5 and lot 24 blk 3 map property Whitehall Realty Co. Prior mort \$3,000. Feb 23, 1910, 3 years, 6%. 3,000

*North Side Cornice & Roofing Co to Martha J Walsh. Castle Hill av, w s, at line bet lots 449 and 451, runs w 108 x s 25 x e 108 x n 25 to beginning, being part of lot 449 map Unionport. Jan 7, 3 years, 6%. Feb 18, 1910. 4,000

*Nynan, Erik G to Annie Russhon. Amundson av, e s, 125 s Nelson av, 25x100. Prior mort \$3,000. Feb 21, demand, 6%. Feb 23, 1910. 350

O'Connor, Eliz with Henry Farrell. Bathgate av, w s, 219.6 n 182d st, —x—. Agreement as to release of mort of all land lying west of line 90 w Bathgate av. Feb 17. Feb 23, 1910. 11:3050. nom

Jtis, Walker L to Cath S Wulf. Katonah av, No 4325, s w cor 238th st, 25x85. Feb 15, 3 years, 5 1/2%. Feb 17, 1910. 12:3378. 5,500

Poldow, Mary to Board of Domestic Missions of the Reformed Church in America. 186th st, No 458, s s, 180 e Park av, late Vanderbilt av, 20x100. Feb 21, due, &c, as per bond. Feb 24, 1910. 11:3039. 11,000

Pullem, C Henry to Henry M Powell. Kelly st, No 1040, e s, 190.11 n 165th st, 19.8x100. P M. Prior mort \$—. Feb 19, 3 years, 6%. Feb 21, 1910. 10:2716. 1,500

Phelan, Wm L to Henry Farrell. Bassford av, e s, 194.1 n 182d st, 51x74.3x51x72.9. Prior mort \$11,500. Feb 21, due, &c, as per bond. Feb 23, 1910. 11:3050. 3,500

Plowden Stevens Co to Wm G Wood and ano trustees Margt Wood. Washington av, e s, 244 n 180th st, late Talmadge st, runs s 50 x e 45.5 x e 10.6 x n 66.3 to st x w 11.6 x s 17.6 x w 56 to beginning; except part for av. P M. Feb 21, 3 years, 5%. Feb 23, 1910. 11:3047. 9,000

Quin, Eugene J to Cornelius Callahan. Sedgwick av, e s, at n s land conveyed to Fredk J H Merrill, runs e 126.3 x n 40.8 x w 120.9 to av x s 40.11 to beginning. Prior mort \$14,000. Feb 18, due July 15, 1910, 6%. Feb 19, 1910. 11:3225. 1,000

*Remington, Mary M to Industrial Savings & Loan Co. Concord st, w s, 220 s 237th st, 50x83.6, and being lots 30 and 31 blk 3 map Whitehall Realty Co. Feb 15, 1 year, 6%. Feb 18, 1910. 1,500

*Ross, Simon J to Rosa Nathan et al exrs Marcus Nathan. Parker av, w s, 125 s Lyon av, 25x100, and being lot 43 blk C map Dore Lyon property, Westchester. P M. Prior mort \$4,000. Feb 12, due, &c, as per bond. Feb 18, 1910. 1,378

Robinson, Mary E to Park Mortgage Co. Belmont st, n w cor Inwood av, runs n 126.8 x n w 168.6 to e s Featherbed lane x s 143.2 to n w s Macombs Dam road x s e 49.6 to st x e 230.6 to beginning. Feb 14, 3 years, 5 1/2%. Feb 17, 1910. 11:2865. 14,000

Rendall, John to Carrie Toelle. Webster av, No 2400, n e cor 187th st, No 651, 37.2x102.1x30.4x100. Feb 21, 3 years, 5%. Feb 23, 1910. 11:3032. 37,000

*Rivers, Thomas D to Louise Withey. 232d st, late 18th st, n s, 205 e 5th av, 50x114. Prior mort \$—. Feb 16, demand, 6%. Feb 21, 1910. 2,000

*Soyer, Lucien and Sadie, indiv and as wife said Lucien to Rose Apt. Fairfax av, e s, 167.10 s Waterbury av, 50x100 and being lots 588 and 589 map Lohbauer Park. Prior mort \$—. Feb 21, 1910, 3 years, 6%. 500

Sofia, Theresa to Harry McNally. Intervale ave, No 1221, n w s, 158.5 n e 169th st, 25x184.10. Prior mort \$1,200. Feb 16, 1 year, 6%. Feb 18, 1910. 11:2973. 1,000

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Salvato, Sebastiano to Lorenzo Salvato. Prospect av, e s, 117.2 n 180th st, 25x150.2. Prior mort \$3,500. Feb 18, 1910, 2 years, 6%. 11:3110. 1,300

Spangenberg, Madeline to LAWYERS TITLE INS & TRUST CO. Union av, e s, 155.3 s 168th st, 19x100. Feb 14, 5 years, 5%. Feb 17, 1910. 10:2681. 5,500

Schaefer, Charles, Jr, to Albert J Schwarzler. 179th st, s s, 100 w Mapes av, 45x75. P M. Feb 18, due, &c, as per bond. Feb 19, 1910. 11:3106. 3,500

Schaefer, Sarah J wife Charles, Jr, to John B Westervelt. Mapes av, s w cor 179th st, 75x100. P M. Feb 18, 3 years, 5%. Feb 19, 1910. 11:3106. 6,600

Stephens, Thomas C with Henry Farrell. Bathgate av, w s, 194 n 182d st, 25x162.8x25x163. Agreement as to release of mort of all land lying west of line 90 ft west Bathgate av. Feb 16. Feb 23, 1910. 11:3050. nom

*Silvestro, Laura to Martha V Travers. 221st st, s s, 380 w White Plains road, 33x114. P M. Feb 24, 1910, due, &c, as per bond. 2,250

Steinmetz Construction Co to Henry Steitz. Vyse av, w s, 275 n 172d st, 75x100. P M. Feb 21, due Nov 10, 1910, at 5%. Feb 24, 1910. 11:2989. 4,500

Tomlinson, William with Herman H Moritz trustee for Anna Buchler. 147th st, s e s, 375 e Prospect st or Timpson pl, 50x100. Extension of \$3,000 mort until Aug 1, 1913, at —%. Feb 21. Feb 23, 1910. 10:2600. nom

Utility Realty Co to LAWYERS TITLE INS & TRUST CO. Intervale av, n e cor Kelly st, runs n 82.11 x e 105.11 x s 37 x w 9.11 x s 100 to av x n 48.3 to beginning. Feb 23, 5 years, 5%. Feb 24, 1910. 10:2711. 75,000

Same to same. Same property. Certificate as to above mort. Feb 17. Feb 24. 1910. 10:2711.

Vernon, Philip H and ano with John Seipp. Eagle av, w s, 122.8 n Westchester av, 25.1x99.4x25x101.8. Extension of \$12,000 mort until Apr 10, 1915, at 5%. Feb 11. Feb 21, 1910. 10:2617. nom

*Vento, Nicola, Leonardo and Felix A Palumbo to Pietro Sabatino.

Maple av, n e cor 211th st, 35x100x—x104, and being lot 92 map lots at Williamsbridge property of Wm S Duncan. Feb 8, due Dec 1, 1912, 6%. Feb 18, 1910. 1,000

Walmaur Realty Co to Prospect Investing Co. Creston av, w s, 93 s 183d st, 100x120. Oct 13, due Sept 30, 1910, 6%. Feb 18, 1910. 11:3171. 21,000

Winnie Realty & Construction Co to TITLE GUARANTEE & TRUST CO. Beck st, w s, 53.2 s Intervale av, 38x100. Building loan. Feb 18, 4 years, 6% until completion of building, and 5% thereafter. Feb 19, 1910. 10:2710. 18,000

Same to same. Same property. Certificate as to above mort. Feb 18. Feb 19, 1910. 10:2710.

Winnie Realty & Construction Co to Saml H Sternberg. Intervale av, s w cor Beck st, 53.2x60x87.3x69. Feb 17, due, &c, as per bond. Feb 18, 1910. 10:2710. 43,000

Same to same. Same property. Certificate as to above mort. Feb 17. Feb 18, 1910. 10:2710.

Same to same. Intervale av, s s, 69 n w Beck st, 46x110x40x87.3. Feb 17, due, &c, as per bond. Feb 18, 1910. 10:2710. 32,000

Same to same. Same property. Certificate as to above mort. Feb 17. Feb 18, 1910. 10:2710.

Woolley, Philip to Alex P W Kinnan. Grand av, w s, 150 s Oxford pl, 50x100. Feb 23, 1910, 3 years, 6%. 11:2849. 1,400

Weller, Frederick Jr and Ernest L Meeker to Cresco Mortgage Co. Garden av or st, s w s, 250 n w Kingsbridge rd or road leading from Fordham to West Farms, and being s w s lot 60 map (No 325 in Westchester Co) of South Belmont, 50x100. Building loan. Feb 19, due Aug 19, 1910. Feb 21, 1910. 11:3112. 15,000

Same to Burdick Realty Co. Same property. P M. Prior mort \$15,000. Feb 19, due, &c, as per bond. Feb 21, 1910. 11:3112. 3,000

*Weber, Marie and Christine Schoeck to Geo Hauser. Plot begins 195 w White Plains rd at point 120 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Feb 18, due Sept 30, 1910, 6%. Feb 23, 1910. 1,000

JUDGMENTS IN FORECLOSURE SUITS.

Feb. 17.

132d st, n s, 155 w Park av, 20x99.11. Amedee Moran agt Alice C McLaughlin; Bowers & Sands, att'ys; Michael J Mulqueen, ref. (Amt due, \$5,710.07.)

105th st, No 334 East. Samuel E Kilner agt Annie Zinstein; John French, att'y; Edw D Dowling, ref. (Amt due, \$16,643.13.)

111th st, No 311 West. Alcazar Realty Co agt Mella Hylkenna et al; Phillips & Samuels, att'ys; Chas A Curtin, ref. (Amt due, \$14,253.75.)

119th st, No 118 East. William Graeber agt Taft Realty Co et al; Adolphus D Pape, att'y; Denis O'L Cohalan, ref. (Amt due, \$4,342.02.)

172d st, w s, 206 s Gleason av, 25x100 and being Lot 624, map of Gleason property, Bronx. Augustus L Hayes agt Jacob Marx; John H Rogan, att'y; Warren Leslie, ref. (Amt due, \$4,179.98.)

35th st, No 9 West. Metropolitan Bank agt George M Cholas et al; Ritch, Woodford, Boyce & Butcher, att'ys; Manfred W Ehrlich, ref. (Amt due, \$5,071.67.)

Feb. 18.

Martha av, w s, 85 n 238th st, 20.1x100. Caroline Forster agt German Real Estate Co; Edward Miehling, att'y; Arthur M Levy, ref. (Amt due, \$2,127.)

28th st, n s, 155.10 e 3d av, 37.6x98.8. Bella Hillman agt Katie Caesar; Kantrowitz & Esberg, att'ys; Herman Joseph, ref. (Amt due, \$16,370.59.)

Madison av, s e cor 96th st, 75.8x100x irreg. Chelsea Realty Co agt Rachel Dresner; Henry M Belling, Jr, att'y; Geo E Weller, ref. (Amt due, \$187,850.)

Feb. 19.

Tracks, franchises, &c, of 28th and 29th st Crosstown R R Co, beg at or near ferry landing at West 42d st, runs to 11th av to 34th st; also beg at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th st and 28th st, thence on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th av to 28th st to 11th av; also from 9th av and 28th st, on 28th st to 11th av, to 24th st to 13th av to 14th st and North River. Central Trust Co of N Y agt 28th st and 29th st Crosstown R R Co et al; Joline, Larkin & Rathbone, att'ys; Newell Martin, ref. (Amt due, \$1,639,167.67.)

Feb. 21.

18th st, Nos 648 & 650 East. Thomas M Blake agt John McDermott et al; Patrick J O'Beirne, att'y; Wm A McQuaid, ref. (Amt due, \$6,594.)

Feb. 23.

102d st, No 61 East. Leo H Klugherz et al agt Moritz Adler; Strouse & Strauss, att'ys; James R Deering, ref. (Amt due, \$8,366.47.)

56th st, No 421 West. Lydia J Waite agt Samuel Floersheimer; Seth S Terry, att'y; Samuel K Fooks, ref. (Amt due, \$14,547.56.)

Broome st, Nos 508 & 510. Trustees of the Peabody Education Fund agt Henry L Sprague; Bangs & Van Sinderen, att'ys; Isham, Henderson, ref. (Amt due, \$84,298.37.)

LIS PENDENS.

Feb. 19.

12th st, No 646 East. Meyer Abelson agt Samuel Elinson; notice of attachment; att'y, J Gans.

Independence av, e s, adj land of James C Sidney, runs s e 298 x s w 241.9 to Palisade av, x — to Independence av, x n — to beg. Justin Kellogg agt Mary J Scoville et al; action to set aside deed; att'ys, McChesney & Gillet.

Feb. 21.

1st av, No 1073. People of the State of N Y agt Morris Wiener; notice of levy; att'y, W T Jerome.

23d st, Nos 521 & 523 West. Same agt William Muller; notice of levy; att'y, W T Jerome.

42d st, No 533 West. Same agt Robert D Green; notice of levy; att'y, W T Jerome.

114th st, No 34 West. Same agt Mary Robinson; notice of levy; att'y, W T Jerome.

112th st, No 321 East. Same agt Salvatore Bazzito; notice of levy; att'y, W T Jerome.

101st st, No 221 East. People of the State of N Y agt Millie F Thorne; notice of levy; att'y, W T Jerome.

94th st, No 205 East. Same agt Charles Lipkowitz; notice of levy; att'y, W T Jerome.

32d st, Nos 310 & 312 East. Same agt Morris Ray; notice of levy; att'y, W T Jerome.

Park av, No 3990. Same agt Emil Bartolicius; notice of levy; att'y, W T Jerome.

102d st, No 63 East. Same agt Rose Fox; notice of levy; att'y, W T Jerome.

37th st, No 137 West. Same agt Andrew J Demarest; notice of levy; att'y, W T Jerome.

5th av, n e cor 19th st, 46.6x100. Ida A Gardiner agt Wm F Gardiner et al; partition; att'y, C T Adams.

60th st, No 206 West. Margaretha Rothenbach agt Mary B Hoehn; action to set aside deeds; att'y, M H Beall.

Feb. 23.

63d st, s s, 225 e 5th av, 25x100.5. Charlotte Goodman agt Marie Schiels et al; partition; att'ys, E Cohn & J Levy.

98th st, No 324 East. Rudolph Wallach agt James King et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

8th av, n w cor 155th st, runs w 740 x n 979.4 to 159th st, x e 740 x s 979.4 to beg.

8th av, n e cor 155th st, 99.11x100.

8th av, s e cor 156th st, 49.11x100.

8th av, e s, 31.2 n 158th st, runs n 319.4 x e — to Harlem River, x s e — x s w — to beg. Manhattan Ry Co agt Harriet G Coogan et al; action to acquire title; att'y, J L Quackenbush.

Henry st, s s, 47.6 e Clinton st, 47.6x100. Sigmond Levin agt Abraham Germansky et al; foreclosure of transfer of tax lien; att'y, H Bergman.

Bristow st, w s, 95 s Jennings st, 70x100. Geo R Simpson agt Wm S Wood et al; accounting, &c; att'ys, Gross & Sneedaira.

135th st, No 598 East. Wilhelm C D Nornhinweg et al agt Anthony McOwen et al; action to restrain, &c; att'ys, A & H Bloch.

Feb. 24.

140th st, s s, 158.5 w 5th av, 13.5x81.1x irreg. Louis Stockman agt Samuel Green et al; foreclosure of transfer of tax lien; att'y, L A Malkiel.

Westchester Square, No 73. Henry G Silleck, Jr, agt Westchester Concrete Block Co et al; counterclaim; att'y, P M Crandell.

2d av, No 490. Henry Goeltz et al agt Geo W Jarchow et al; action to cancel assignment of mortgage; att'ys, Gerlich & Schwegler.

Feb. 25.

Delancey st, No 246. Samuel Trachman agt Ike Shapiro et al; action to set aside deed; att'y, M H Harris.

12th st, No 539 East, and property in Kings and Westchester Counties. Matilda Andres et al agt Edw J Brown et al; partition; att'ys, Arnold & Greene.

Madison av, s e cor 59th st, runs s 200.10 to 58th st, x e 150 x n 100.5 x e 25 x n 100.5 x w 175 to beg. Wahle, Phillips Co agt German Theatre Inc, et al; action to foreclose mechanics lien; att'ys, Hurry & Dutton.

Crotona av, No 2071. Joseph C Cocker agt Peter Reilly; notice of levy; att'ys, Hoerner & Miller.

FORECLOSURE SUITS.

Feb. 19.

96th st, No 14 West. Phoebe A D Doyle et al agt Henry D Pierce et al; att'ys, Strauss & Anderson.

7th av, n e cor 142d st, 99.11x107. Wm H Hall agt Margaret E Kilduff et al; att'y, T C Ennever.

179th st, s s, 150 w Amsterdam av, 50x100. Samuel J Silberman agt Isaac Sakolski et al; att'ys, Marks & Marks.

Briggs av, n w cor 4th st, 115x110.1. H F Gundrum Co agt Martin Geiszler et al; att'y, H C Glore.

Feb. 21.

110th st, Nos 14 to 18 East; three actions. Clementine M Silverman et al agt Chas A Person; att'ys, Cahn, Nordlinger & Landauer.

125th st, n s, 102 w 2d av, 28x99.11. Henry H Jackson agt Mary Grollig; att'y, J A Kent.

142d st, n s, 275 w 7th av, 25x99.11. Lillie B Lillenthal agt Meyer Sachs et al; att'y, S Wechsler.

128th st, No 25 East. Joseph G Wallach agt John W Wood et al; att'ys, Kurzman & Frankenheimer.

Broome st, No 70. Jonas Weil et al agt Joseph Rothman et al; amended; att'y, M Sundheimer.

48th st, No 367 West. Christian G Euler agt George Nicholas et al; amended; att'y, W D Leonard.

Jones st, No 11. Anna C S Hassey agt Lupisa Corson et al; att'y, M Sundheimer.

Feb. 23.

60th st, No 236 West. Benedetto Garritano agt William Rabinowitz et al; att'ys, Palmieri & Wechsler.

98th st, n s, 100 e Madison av, 50x100.11. Mollie Hirshfeld agt Graham Holding Co et al; att'ys, Kantrowitz & Esberg.

Townsend av, w s, 100 s 174th st, 50x100. Chas A Robinson, trustee, et al agt Frederick E Bauer et al; att'y, L E Brown.

Lexington av, s e cor 123d st, 100.11x35. Charles Wynne et al agt Stella Wechsler; att'y, R D Elder, Jr.

135th st, No 527 East. Lina Misteli agt Isaac Hattenbach et al; att'ys, Mayer & Acker.

48th st, No 246 East. Adam Lieb et al agt Anton Rasmussen et al; att'y, W Brunner.

Mulberry st, No 163. North River Savings Bank agt Michele Voccoli et al; att'y, W H Sage.

Kelly st, w s, 114.5 n 167th st, 25.8x64.10x27.5
x74.7. Rose Reilly agt Kate Petzoldt; att'ys,
Arrowsmith & Dunn.
1st st, No 89. Marks Rosenberg et al agt Na-
than Kirsh et al; att'y, J Levy.
Fox st, e s, 100 s Longwood av, 160x100.
Southern Boulevard, n w cor 156th st, 100x100.
Two actions. Chas L Morse agt Moses Green-
baum et al; att'ys, Ferris, Roeser & Storck.
110th st, No 12 East. Clementine M Silver-
man et al agt Joseph Fuchs et al; att'ys,
Cahn, Nordlinger & Landauer.
Feb. 24.
117th st, n s, 194 w Lenox av, 19x100.11. John
Ingle, Jr, agt Yale D Benner; att'y, F Hoar.
D and Dyckman sts, - cor, runs e 125 to c 1
of D st, x s 116 x w 125 to c 1 D st, x n 116
to beg. Wm O Chichester agt Horatio S
Byrner et al; att'y, W Leslie.
Wooster st, n w cor 3d st, 4.10x42. Vahan Z M
Boyajian agt Margaret Brown et al; amended;
att'y, S M Roeder.
136th st, n s, 99.5 w So Boulevard, 100x105.
Joseph Buellesbach agt Hudson Structural Steel
Co; att'y, J H Hildreth.
Av C, No 297. Levin Munson agt Lena Zeichner
et al; att'ys, Salter & Steinkamp.
37th st, Nos 5 to 7 West. Samuel K Jacobs
agt Wesley Thorn et al; att'y, E L Jacobs.
West End av, s w cor 89th st, 23x80. Wm R
Rose et al, trustees, &c, agt Lucy S Wicker
et al; att'y, R G Paskus.
Feb. 25.
Jones st, No 11. Anna C S Hassey agt Charles
Schenck et al; amended; att'y, M Sundheimer.
489th st, No 246 East. Adam Lieb et al agt
Anton Rasmussen et al; amended; att'y, W
Brunner.
3d av, n w s, 129.6 n e 12th st, 26x100. Geo A
Meyer, trustee agt Mary A Hackett; att'y, E
A Allen.
76th st, s s, 79 w Madison av, 19x102.2. Charles
Remsen agt Jeanie M H Levee et al; att'ys,
Manice & Perry.
West st, s w s, Lot 10, map of Wardsville,
Bronx, 50x115. Mary A Langbein extrx et al
agt Minor A Russ et al; att'y, L J Langbein.
Matilda av, e s, 200 s 239th st, 50x100; two
actions. Central Mortgage Co agt Fox-Muller
Realty Co et al; att'ys, Otis & Otis.
Pleasant av, s w cor 108th st, 100.11x93. Will-
iam Rankin agt John La Spina et al; att'ys,
Quackenbush & Adams.
Madison av, No 1441. Annie Holland agt Will-
iam Walser et al; att'y, H Bergman.
138th st, n s, 425 e Lenox av, 37.6x99.11. Clara
De Hirsch Home For Working Girls agt Na-
than Greenblatt et al; att'ys, Wise & Seligs-
berg.
Bathgate av, No 1620. William Arrowsmith,
trustee, agt Joseph Van Achen et al; att'y,
G W Dunn.

JUDGMENTS

In these lists of Judgments the names alpha-
betically arranged and which are first on each
line are those of the judgment debtor. The let-
ter (D) means judgment for deficiency. (*)
means not summoned. (f) Signifies that the first
name is fictitious, real name being unknown.
Judgments entered during the week and satisfied
before day of publication do not appear in this
column but in list of Satisfied Judgments.
The Judgments filed against corporations, etc.,
will be found at the end of the list.

Feb.

19 Allen, Geo W—A H Joline et al.costs, \$67.88
21 Apostle, John—J Sinnott et al.....158.18
21 Ahrens, Henry J—W A Vanderveer...301.24
23 Adams, Garrison B—M Salomon et al.121.12
23 Abelowitz, Abraham—Century Music Pub
Co.....77.84
23 Anderson, Frank E—S R Smith.costs, 163.72
23 Aird, Albert F et al—P M White.....139.02
23 Aird, Albert F et al—W H Kirkwood.79.46
23 Antonoplus, Frank—S Frank.....83.11
23 Augenmeyer, Geo W—Realty Records Co.
.....72.89
24 Abbott, Alson M—G Hinter et al.....1,467.66
24 Adamo, Pasquale—Moneyweight Scale Co.
.....119.65
24 Aaronsohn, Louis—E Wagner.....264.65
24 Ahrens, Henry J—M Gleason.....452.22
24 Alexander, Harry—W C Beach.....7,631.23
24 Acer, Frank A—H Gilhaus.....16,876.47
25 Archer, Fred—W H Kelly.....202.28
25 Allen, Emma—J Burfeindt et al.....82.42
25 Ambrose, Mary—E Corning et al.....
.....costs, 88.08
19 Bremer, Minnie A—J G H Meyers et al.....
.....costs, 104.85
19 Battista, Salvatore et al—Italian American
Trust Co.....4,469.33
19 Braman, Chester A et al—N Trokie et al.....
.....costs, 108.75
19 Baldwin, Geo E—A Cardani.....46.38
19 Brodie, Charles & Morris—L Hochstein.257.18
19 Bruno, Geo H et al—T Palumbo.costs, 74.50
19 Bachert, Moritz & Albert—J Jasper et al.....
.....442.68
21 Borsodi, William—J A Brett.....286.16
21 Bilotti, Sabino—W Balkin.....46.65
21 Brenner, Oscar—S Jacobs.....70.41
21 Beals, Frederick F—F W Ernst.....166.01
21 Brown, Wm W—J C Cassett.....105.93
21 Baden, Ruben et al—J Saul.....1,244.85
21 Brown, Herbert—H Lloyd.....337.17
21 Berrian, Samuel, admr—C C Koendig.....
.....costs, 107.60
21 Bronstein, Max—M Bernstein.....67.65
21 Brown, Margaret—People, &c.....25.00
21 Bernstein, Julius et al—M Feltenstein et
al.....113.40
21 Brink, Alfred—S P Jones et al.....47.93
21 Block, David—H Drackenfeld.....107.90
21 Blume, John H—M Kellert et al.....47.57
21 Beardsley, Clarence A—Acker, Merrall &
Condit Co.....costs, 112.08
23 Barry, John H & Mary A—J McCarthy.173.78
23 Borsher, Meyer & Louis* et al—L Columbe
.....169.62
23 Bixby, Ambrose S et al—W H Kirkwood.
.....79.46

23 Bendict, Julian—J S Newman.....1,472.53
23 Burstein, Maurice J—M Sirkis et al.1,334.56
23 Buchanan, Martha V L—J E Chandler et al.....
.....11,202.78
23 Buggein, Robert et al—W A Woodbury et al.....
.....costs, 182.55
23 Brough, Frank T et al—the same.....
.....costs, 182.55
23 Bell, Wm A—J M Parker, Jr.....250.50
23 Burchill, Mary—Realty Records Co.....88.90
23* Bock, Abraham et al—J Wenneckow.29.65
24 Began, James H—J W Thompson.....43.46
24 Bernhart, Wm T—L Smith.....34.36
24 Binder, David—City of N Y.....12.41
24 Beling, George—Hutchinson Cement Co.357.84
24 Burr, Nelson B—C L Browne.....50.15
24 Boltan, Jacob—A Billow.....155.41
24 Bennett, Sophie—G Nimmo.....49.29
24 Blome, Minnie G—M N Clement.costs, 78.47
24 Blumberg, Alexander J—Sterling Bronze Co.
.....costs, 667.08
24 Brewster, Samuel D et al—Galland-Cohn-
Hall Co.....3,267.57
24 Barborsky, Joseph—Adolph Prince Co.39.73
25 Brauer, Mary & John—W Rosehorn.166.91
25 Brennan, James—G Engelke et al.....28.15
25 Brennan, Stephen J—S Turner.....138.42
25 Boetzel, Alexander—S Singer.....131.91
25 Bellingier, Wm H—E R Eckley et al.....63.12
25 Benevitz, Abram—I Gabriel.....236.80
25 Berger, Benjamin—M Gross et al.....74.15
25 Bollenbacher, Jacob—City of N Y.....30.71
25 Blau, Adolph L as marshal—J Leiman.....
.....3,133.31
25 Bimberg, Charles—F Schwartz.....355.60
25 Bryant, Paul L—B Hagopian.....costs, 8.91
25 Baker, Hyman D—Fiss, Doerr & Carroll
Horse Co.....costs, 110.45
25 Bloom, Daisy—G Afkins.....costs, 23.08
25 Brophy, Timothy L Sr—J De Wolf.....53.82
25 Coners, Patrick H—N Y Telephone Co.65.88
25 Campbell, James A—the same.....30.80
25 Chalmers, James A—the same.....38.70
25 Cowles, John D—the same.....34.32
25 Campbell, Bernhard et al—A Leoni.....632.51
25 Cozzolino, Cristoforo et al—Italian Amer-
ican Trust Co of City of N Y.....4,469.33
21 Cinniotti, Walter E—C B Dunn.....599.92
21 Cochran, Albert P—R D Tata et al.3,415.60
21 Cohen, Morris et al—J G Grauer et al.128.23
21 Clementi, Dominick—J Biller.....16.44
21 Casteran, Victor et al—International Col-
lege of Languages.....3,477.93
21 Conrady, Maximilian et al—S L Cohen.....
.....costs, 114.23
21 Cullinan, Patrick—S Goldstein.....750.00
21 Carpentieri, Frank—J P Rofrano.....862.15
23 Cuyler, Emma F admrx—M Tebbutt's Sons
.....142.30
23 Crispi, Nicolo—V Mellini.....227.91
23 Corn, Paul J—C F Keyes.....114.62
23 Cantwell, Wm W—C J Mooney.....210.20
23 Creamer, Ethel or Lincoln—Hepner Hair
Emporium.....79.23
23 Chieffo, Michael—H Davidson.....153.46
23 Copello, Henry C Jr et al—Realty Records
Co.....84.14
24 Collins, G Fred—H H Griesmer.....617.26
24 Caro, Lillye—O J Weiss.....495.13
24 Cooper, Abel & Joseph* et al—G Jaretsky
et al.....44.41
24 Cronin, Jeremiah—G J Hollerith et al.220.39
24 Corson, Mary E—L J Young et al.....361.15
24 Curtis, Thomas P et al—Galland-Cohn-
Hall Co.....3,267.57
24 Cohen, Louis—M E Harden.....286.95
25 Conopulos, Harry et al—H Pannicks.....200.72
25 Cohen, Barnet—N Y Telephone Co.....34.85
25 Cohen, Harry—B Lebowitz.....33.90
25 Chasseaud, Alfred—Rich Press.....96.28
25 Cushing, Percy M—E Goodman et al.133.32
25 Christie, Henry gdn—J Butler.....costs, 23.08
19 Diognardi, Charles—N Y & N J Telephone
Co.....80.83
19 Diamond, Harry et al—Butler Bros.....62.58
19 Downing, John J—Schenck Warehouse Co.....
.....229.78
19 Davis, Shanley—W P McCord.....244.71
21 Dickman, Louis & Samuel—S Abramson
et al.....86.16
21 Dutcher, Robert R et al—Alfred Peats Co.
.....102.26
21 Dineen, Dennis—B Slattman.....24.90
21 De Hoch, Alexander E et al—International
College of Languages.....3,477.93
21 Di Groce, Pietro—A Faggio et al.....75.77
21 Dobbs, Willoughby B—Standard Plumbing
Supply Co.....125.36
21 De Carlo, James—J Avallone.....259.18
23 Dolston, Richard W—H W Youngling.28.31
23 Dickson, Alexander—Herringbone Metal
Lath Co.....180.65
24 Dutcher, Robert R & Dewitt P—Cross, Aus-
tin & Ireland Lumber Co.....2,855.37
24 the same—the same.....2,346.93
24 Duffie, Archibald B—B C Meighan et al.....
.....386.64
24 Drucker, Samuel B—Moneyweight Scale Co.
.....104.65
24 Dunne, Arthur—the same.....120.41
24 Dobbs, Willoughby B—Appeal Printing Co.
.....41.95
24 David, Chas T—A M Rubin.....830.47
24 Dent, Thomas A—B Adler et al.....395.28
24 Daeschler, Louis—F J Baumert et al.294.02
25 Duane, Joseph—J Hynes.....2,260.69
25 Dyson, Genevieve M—A B Noton et al.521.66
25 Donnelly, James J—K Schayer.....241.41
25 Dean, Lydia M—N Y Telephone Co.....29.00
25 Dinsmore, Elliot D—T D Day Jr.....144.47
25 Dreyfoos, Wm W—J B Falk.....454.23
19 Ertschek, Herman et al—J Scher.....12,768.63
19 Ehrenfeld, Minnie & Emanuel—J L Liss-
ner.....94.72
21 Elovitz, Phillip et al—J Saul.....1,244.85
23 Epstein, David H—J Bjork et al.....123.15
23 Engel, Adolph et al—J Wenneckow.....29.65
24 Esler, Rebecca L—C L Baker.....73.90
24 Ellis, Harry et al—Louis Dejonge & Co.712.00
25 Emmerich, Otto—C Kullman et al.....99.21
25 Emrgott, Geo M—N Y Telephone Co.....61.59
25 Engle, Nathan—the same.....28.67
19 Forman, Samuel B—H Reichbart.costs, 72.68
19 Fuller, Joseph F T—A Frankenheim et al.....
.....48.19
19 Folas, Atostotos—S Frank.....94.04
19 Fleck, Samuel—J Niede et al.costs, 128.75
21 the same—the same.....costs, 128.75
21 Finkelstein, Meyer et al—J Sobel et al.320.11

21 Fried, Louis—Knickerbocker Wall Paper
Co.....127.38
21 Frank, Rose—E Rosentfeld.....519.27
21 Floyd, Steve W—Tribune Ass'n.....105.41
21 Falk, Abraham et al—O M Arkenburgh.....
.....84.71
23 Fraser, Alexander V et al—M Racine.....
.....costs, 167.07
23 Ford, Austin J—H J Bauer et al.....55.50
23 Froeligh, Isaac B—L F Froeligh.....232.65
23 Feinberg, Sion et al—H Mindlin et al.216.94
23 Fischer, Frederick G—W J Cruikshank.203.38
23 Feil, Morris et al—J Wenneckow.....29.65
24 Faust, Samuel—A Solomon.....53.01
24 Franklin, Albert E—F G Gerbel.....30.66
24 Flynn, Chas B—S M Gardenhire et al.527.63
24 Farnsworth, Daniel W et al—Galland-
Cohn-Hall Co.....3,627.57
24 Fitzpatrick, Albert L et al—the same.....
.....3,627.57
24 Fleischmann, Joseph H et al—People, &c.....
.....1,000.00
25 Foreman, Alfred—M Chamalian.....29.93
25 Flynn, Dennis T et al—J Boderman et al.....
.....146.95
25 Friedman, Herman—H G Schloendorf.274.15
25 Freeman, Nina—M Eipur.....229.31
25 Faber, Louis—H Krulewitch.....48.81
25 Friedman, Isaac—H Hausman.....costs, 12.31
25 Fleisch, William—City of N Y.....469.66
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.....118.75
19 Goldstein, Aaron—C H Kraeger.....45.31
19 the same—J E Bates et al.....157.77
19* Goldstein, William et al—Butler Bros.....62.58
19 Gelbwachs, Samson et al—J Scher.12,768.63
19 Gregory, Richard T—Hollywood Co.....127.66
19 Goldman, Abraham—A Goldner.....68.01
19 Gray, John—Fullerton Case Co.....231.34
19 Gibson, Louis H—H Sussman.....70.93
21 Gomez, Casimiro A et al—International
College of Languages.....3,477.93
21 Geller, Heiman—P Wolfman.....64.65
21 Goldberg, Maurice et al—M Kalisky.....14.41
21 Gaynor, Edward—T Porter.....costs, 110.92
21 Galey, Wm T et al—John V Farwell Co.....
.....costs, 68.86
21 Gruosso, Felix & Domenico—J Grusso.429.65
23 Goldberg, Miriam—Scheuer & Bildner.....
.....76.51
23 Geiser, Chas J—Shepard & Morse Lumber
Co.....348.19
23 Goldstein, Max—A Sherman Lumber Co.....
.....79.79
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23 Geilfus, Chas H et al—W A Woodbury et al.....
.....costs, 182.55
23* Griebel, Clifford H Jr et al—Realty Rec-
ords Co.....84.14
23 Greenhaus, Samuel—W S Hofstatter.38.69
24 Gorman, John A—C M Silverman et al.....
.....106.11
24 Gellman, Morris—B Katz.....193.93
24 Goldsmith, David B et al—J P Light.....250.16
24 Goldberg, Ralph H—F H Dodd et al.....70.65
25 Gordon, Dave et al—Forty-Sixth Street &
Broadway Realty Co.....89.65
25 Groth, Charles—Mill & Marcuse.....70.02
25 Glickman, Eddy—E J Davis et al.....493.23
25 Guerin, Cornelius—Fleischmann Realty &
Construction Co.....costs, 23.08
25 Glasberg, Otto A—C L McPetioh.....58.66
25 Greenspan, Augusta et al—People, &c.2,000.00
25 Goldberg, Nathan gdn—T McLarnon.....
.....costs, 98.08
25 Glendon, Thomas—Remington & Sherman
Co.....costs, 129.73
19 Honig, Mindel et al—J Scher.....12,768.63
19 Hill, James A—J C Hall.....3,613.09
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.....costs, 672.83
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21 Hewitt, Harvey Jr—S Jacobs.....24.41
21 Hartigan, Fred L—Brooks Bros.....105.67
21 Hendrickson, Frank—C H Bahrenburg et al.....
.....109.12
21 Heinze, Otto C & Arthur P et al—E T
Platt.....22,276.98
23 Herrick, Julius—William B Harris Co.....28.14
23 Hulse, Wm F et al—G W Grote.....186.07
23 Harrington, James B et al—P M White.139.02
23 Hayhorst, Mrs Alfred or Catherine et al—J
W Walsh recr.....539.95
23 Hawley, Rinaldo W—Nassau Electric R R
Co.....78.29
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23 Haviland, Sarah—C B Levey.....519.41
23 Henkel, Chas V—H A O'Hare.....193.34
23 Hagen, Charles et al—J Jones et al.....90.29
23 Herd, Andrew T—J Stewart.....457.11
24 Hogg, James A—C N Kauffmann.....84.31
24 Holmes, Edgar A—Preservative Products
Co.....233.95
24 Harris, Max et al—J Lande.....192.15
24 Hatch, Harold et al—Galland-Cohn-Hall
Co.....3,627.57
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24 Himmelstein, Isaac—L N Adler et al.....74.17
24 Haire, Robert J—S Brill et al.....26.85
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24 Hackett, James—H Koehler & Co.....
.....costs, 138.18
25 Himmelmann, Henry A, exr—M Young.893.55
25 the same—A Scheufele.....893.25
25 the same—J Kohl.....893.25
25 Hessberg, Frances—L Egler.....4,532.14
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25 Henderson, Bernice G—C Evers et al.130.28
25 Holmstrom, John—Alfred E Norton Co.....
.....costs, 23.08
25 Hoffman, Harry et al—People, &c.....2,000.00
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24 Isaacs, Louis et al—A B Gillow.....109.03
25 Isaacs, Phillip—Lord & Taylor.....74.55
19 Juilliard, Augustus D & Frederick A et al—
N Trokie et al.....costs, 108.57
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.....costs, 110.38
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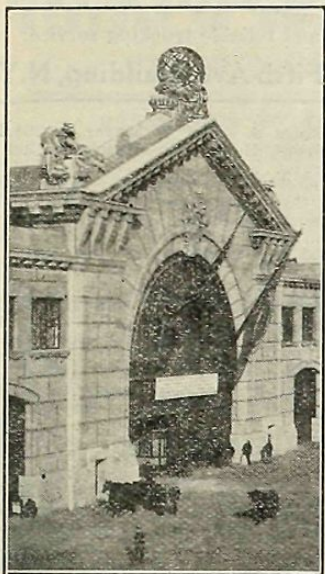
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21 Karlson, Karl J F et al—Alfred Peats Co.....102.26	21 Mahony, Martin N—J J Gribbin.....113.01	19 Procaro, Vincenzo et al—Italian American Trust Co of N Y.....4,469.33
21 Karp, John—E Gluckstein.....119.15	21 Medbury, DeWitt J—James McCreery Co.....371.83	21 Pollok, Harry et al—N Reichman.....215.85
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21 Keniath, Charles—S P Jones et al.....96.67	21 Magid, Charles—M Epstein.....44.15	23*Price, Edw R et al—P M White.....139.02
23 Krouse, Morris & Henry—W Jacobs.....14.65	21 Mulqueen, Margaret M—J Sinnott.....100.82	23 Platt, Benjamin H et al—Realty Records Co.....201.43
23 Kahn, Maximilian et al—J Bossert et al.....192.83	21 Morgenstein, Moses et al—A Kalisky.....14.41	23 Pincus, Samuel et al—J Wenneckow.....29.65
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24 Katz, Peter et al—I N Miller.....173.21	23 Morris, Theodore W & James E et al—M Racine.....costs, 167.07	25 Paustian, Eggert—United Dressed Beef Co of N Y.....767.82
24*Kirshenbaum, Abraham et al—the same.....173.21	23 Maddox, Samuel T Jr—E M Atkin.....161.91	25 Pnenmore, Jacob* & Nathan* et al—M Simon.....34.40
24 Knight, Harry P—Phoenix Color Works.....76.01	23 Meyer, Louis et al—J L Bossert.....192.89	19 Quine, Geo H—N Y Telephone Co.....26.46
24 Kahn, Moerel C—R W Baldwin et al.....139.82	23 Murphy, Anna M et al—J W Walsh.....539.95	25 Quick, Frank I—A E Randall.....113.66
24 Koeble, Peter—E Goodfriend.....161.91	23 Mahoney, Wm A—B F Ward.....141.39	25 Quinlan, Geo F—J Halligan.....costs, 23.03
23 Kaner, Regina—S Goodman.....19.41	23 Martin, Edw J—H Eising et al.....191.77	25 Reinhart, Edward et al—A Leolini.....632.65
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25 Klein, Phillip—B Levine.....1,016.88	23 McAdam, Geo H—J C Bockelbank et al.....6,211.52	19 Raudnitz, Julia et al—A Herzog.....costs, 21.19
25 Kurzman, Aaron F & Bessie—Jefferson Bank.....1,025.10	23*McAdon, Dudley et al—H Friedman.....96.41	21 Roth, Herman—J Spiro et al.....525.27
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25 Kurzman, Louis A—H W Smith.....133.57	24 Milliken, Seth M & Gerrish H et al—Gal-land-Cohn-Hall Co.....3,627.57	21 Rendle, Arthur E—C E Hetzel et al.....185.67
25 Kaufman, Aaron—J Seeman et al.....134.19	24 Maxwell, Henry et al—the same.....3,627.57	21 Rosenthal, Isidor—F A Davis Co.....45.51
25 Kohn, Nathan S—S Levine.....30.92	24 Melbourne, Geo A—O M Berrick et al.....33.03	21 Riccio, Andrea—F Stefanelli.....87.22
25 Kraut, Louis et al—Bedell Leaf Tobacco Co.....876.90	24 Marchese, Frank—N Ivone.....420.91	21 Rosenberg, Maurice et al—M Timim.....77.32
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19 Lipman, Jacob & Sam—B Adler.....372.24	24 Meryash, Harris—H Von Glahn.....costs, 197.02	23 Rosenber, Jerome—S Reynolds.....40.3)
19 Levine, Samuel et al—M J Drummond.....22.41	24*Mangel, Celia et al—C S Furst.....417.15	23 Rolf, Henry J—F W Starr.....265.55
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21 Shelling, Chas D—Floyd Horsman Co.....	53.32	25 Winetzky, Morris—Manhattan Flour Co.....	454.41	23 Edward S Reiss & Co—J W Mayer.....	264.41
21 Shiels, Thomas, recr—J K Stafford.....	costs, 116.22	25 Westerfiels, Eugene T—W Overton.....	239.70	23 Equitable Profit Realty Co—Knickerbocker Trust Co.....	730.89
21 Sterck, Edgar et al—M Conrady et al.....	2,422.65	25 Walan, Louis and Annie—Z Podolsky.....	154.15	23 Joseph Goldstein & Co—City of N Y.....	24.01
21 Siegel, Mary—Yorkville Bank.....	1,404.47	25 Wheeler, Delia—O Ising.....	153.57	23 Eleanor Oil Co—the same.....	740.30
21 Schultze, Max H et al—E T Platt.....	22,276.98	25 Willis, Geo W—Rich Press.....	25.17	23 Electro Pneumatic Tube Co—the same.....	75.08
21 Stewart, William—Brooks Bros.....	117.54	25* Weinstein, Louis et al—Carter Rice & Co.....	48.01	23 Empire Bond & Securities Co—the same.....	199.03
21 Stewart, Leonard C—the same.....	49.36	25 Wright, Walter J et al—W T Turner, costs.....	68.57	23 Freund Patent Co—the same.....	36.63
21 Scacciati, Luigi—G Fialla et al.....	35.92	25 Williams, Harry L—the same, costs.....	68.57	23 Franklin St Stores Co—the same.....	54.68
21*Schwimmer, Louis et al—O M Arkenburgh.....	84.71	23 Young, Chas L—Tournament Film Co.....	267.81	23 Field Foulcs Co—the same.....	47.47
23 Sherman, Leo E—J Hoch.....	74.41	23 the same—the same.....	270.37	23 General Supply & Construction Co—the same.....	131.38
23 Sheffel, Abraham et al—Eagle Lock Co.....	217.40	23 Yockel, Philip—Williamsport Radiator Co.....	2,140.15	23 Greier Typewriter Paper Co—the same.....	61.98
23*Sietzick, Nathan M et al—Eagle Lock Co.....	217.04	21 Zollner, Edw G et al—M N Clement.....	1,800.00	23 Charles J Godfrey Co—the same.....	287.13
23 Squire, Julius F—City of N Y.....	54.68	21 Zimmermann, Max et al—C Cohen.....	costs, 114.23	23 Great American Detective Co—the same.....	36.49
23 Seidman, Jacob—H Thuman.....	12.65	23 Zaslowsky, Max—J Cohen.....	132.05	23 T E Gordon & Co—the same.....	72.72
23 Schwartz, Jacob—J Meller et al.....	89.41	23 Zimbardi, Salvatore et al—C H Pratz et al.....	196.77	23 Peter Daulton Inc—the same.....	36.63
23 Stewart, S H Gadyne—Hanover Press.....	131.13	24 Zeeman, Chas S—City of N Y, costs.....	17.65	23 A M Daibach Co—the same.....	24.92
23 Steinmuller, Raulo—G W Drucker.....	115.39	24 Zoesch, Lucia—Central Hudson Steamboat Co.....	costs, 62.49	23 Delmar Mfg Co—the same.....	24.01
23 Sardone, Frank—C La Due et al.....	152.33	25 Zuckerman, Charles et al—D Siegel.....	113.92	23 Export League—the same.....	287.13
23 Stuart, John & Grace E—S Brown.....	399.73	CORPORATIONS.			
23 the same—the same.....	164.61	19 Brownsville Poultry Co—N Y Telephone Co.....	63.50	23 Faller Automatic Telephone Exchange Co—the same.....	72.72
23 Sweeney, Thompson—G Barrie et al.....	76.41	19 Acme Trucking Co—the same.....	75.55	23 Wm H Furniss Co—the same.....	108.81
23 Sheperd, John L—W R Elfers, costs.....	123.32	19 Krone Pickle & Herring Co—William Haaker Co.....	155.91	23 A M De Bach & Co—the same.....	108.81
23 Straus, Moses—E Ostrom.....	88.16	19 Wyckoff Lumber & Mfg Co et al—J Walter Thompson Co.....	2,392.40	23 Dudley Press—the same.....	45.66
23 Schrenkeisen, Edward—Standard Gauge Steel Co.....	220.37	19 Cornell Incubator Mfg Co et al—the same.....	2,392.40	23 Ernestus Gulick Co—the same.....	416.12
23 Sluizer, Abraham—G W Jacoby.....	233.79	19 Pierce, Butler & Pierce Mfg Co—Cascade Realty & Construction Co.....	costs, 111.11	23 Charlone Restaurant Co of N Y City—the same.....	36.63
23 Streeter, Wm E—T A Sheridan.....	68.92	19 Fleischmann Realty & Construction Co et al—E G Wheelwright.....	7,148.35	23 European Amusement Co—the same.....	36.63
23 Saunderson, Wm G—John Simmons Co.....	301.21	19 City of N Y—Mack Paving Co of N Y.....	62,794.69	23 Globe Muslin Underwear Co—the same.....	81.01
23 Schaufler, Walter—M A Edwards.....	72.65	19 the same—Barber Asphalt Paving Co.....	30,388.81	23 Gleye Photo Co—the same.....	31.23
23 Solomon, Max—S Wimmelbacker et al.....	36.41	19 the same—Star Co.....	19,503.14	23 German American Steel Ball Co—the same.....	379.45
23 Smith, Harry—H Leventhal.....	59.61	19 the same—Morning Journal Ass'n.....	11,005.88	23 Wood Harmon Richmond Realty Co—W B Blauevelt.....	659.03
23 Senger, Joseph—F J Bowne.....	189.86	19 Tiffany & Co—E F Sully.....	costs, 108.47	23 Pitt Boiler & Mfg Co—John Polhemus Printing Co.....	81.08
24 Simovitz, Simon—S Salomon et al.....	477.17	19 N Y City Ry Co—A Witte.....	8,127.13	23 Coleman Stable Co—C F Ditmars.....	162.16
24 Southwick, Arthur Q—Isaac H Blanchard Co.....	6.41	19 Central R R Co of N J—I C Marvin.....	840.98	23 Interborough Rapid Transit Co & Manhattan Ry Co—A G Leich.....	842.17
24 Schlossman, Samuel et al—Hudson Metal Bed Co.....	69.08	19 North British & Mercantile Ins Co of London and Edinburgh—H W J Bucknall et al.....	1,137.07	23 John H Woodbury Dermatological Institute et al—W A Woodbury et al.....	costs, 182.50
24 Slater, Frank et al—I N Miller.....	173.21	19 Knester Concert Direction—T G Fischel.....	239.65	23 Harlem Plumbers & Tinsmith Supply Co—K Kemp Mfg Co.....	81.49
24*Simonson, John et al—the same.....	173.21	19 the same—B Press.....	82.15	23 N Y City Ry Co—J Weiser.....	250.00
24 Sherwood, Robert E—D F Daniels.....	27.41	19 Calumet Construction Co et al—Levering & Garrigues Co.....	1,772.48	23 the same—S Weiser.....	750.00
24 Sachs, Emanuel—L J Bamberger et al.....	30.56	19 Bay State Shoe & Leather Co of N Y—J A Meister.....	385.70	23 United Consumers Coal Co—J F Schmadeke.....	148.82
24 Simovitz, Simon et al—S Salomon et al.....	237.58	19 the same—E F Slater.....	159.96	24 Senator Construction Co—E M Houghtaling et al.....	164.56
24 Stollerman, Solomon—J Haber.....	1,105.99	19 the same—P W Walsh.....	509.96	24 the same—the same.....	166.11
24 Schenker, Joseph—T Hertzberg.....	1,670.91	19 the same—J Horsfall.....	439.82	24 Prospect Parquet Floor Co—W J Schaefe.....	58.19
24 Stolzenberger, Louis B & Lillie—Knickerbocker Trust Co.....	337.39	21 O'Connor McIntire Co—I E Anderson et al.....	494.13	24 Chas F Stearns Printing Co—B F Connor et al.....	277.62
24 Schwenk, Samuel K—J L McFeeters.....	1,085.75	21 American Brewing Co of N Y—City of N Y.....	93.47	24 Lee Co—M M Martin et al.....	200.42
24 Snitow, Jacob et al—S Kornberg.....	186.00	21 Wm H Appleton & Co—the same.....	128.66	24 City of N Y—T Pryer.....	382.73
24 Smith, Delia—City of N Y.....	costs, 32.41	21 American Effectile Co—the same.....	23.06	24 Greenhaus Dairy—B Leightman.....	44.03
25 Schulz, Albert R—Jagels & Bellis.....	52.81	21 Art Interior Cons Co—the same.....	21.75	24 Van Rensselaer Realty Co—J P Light.....	40.35
25 Sheehan, Joseph E—H F Chase.....	17.50	21 Boston Credit Co of Lawrence, Mass—the same.....	88.05	24 Standard Galvanizing & Wrought Iron Works et al—S Salomon et al.....	337.58
25 Safran, David S—J Robinson.....	153.40	21 Brooklyn Metal Works—the same.....	375.86	24 E & J Marrin Co—G Alaime.....	552.82
25 Solotaroff, David—N Y Telephone Co.....	30.55	21 Bell & Bogart Soap Co—the same.....	65.45	24 Lord Advertising Agency—System Co.....	253.04
25 Schlitz, Henry—the same.....	41.03	21 American Stopper Co—the same.....	136.77	24*F A Hutchinson Co et al—T C Reid et al.....	230.74
25*Solomon, Simon et al—Forty-sixth Street and Broadway Realty Co.....	89.65	21 Blumers Realty Co—the same.....	57.30	24 Metropolitan Riding Club—M Cribbins.....	5,133.27
25 Sanford, David B—O Ising.....	298.04	21 Commercial Supply Co—the same.....	25.74	25 Schwarzschild & Sulzberger Co—J Mullarkey.....	112.21
25 Sena, Nicolo—J A McCafferty.....	95.14	21 Consolidated Brewing Securities Co—the same.....	54.68	25 Fox Contracting Co—City of N Y.....	33.97
25 Shedlow, Tillie—Adolf Prince Co.....	293.15	21 Contracting Realty Managing Co—the same.....	36.47	25 Fuller Machine & Supply Co—the same.....	72.72
25 Shufio, Joseph et al—Carter, Rice & Co.....	48.01	21 Colonial Hardware Co—the same.....	108.81	25 Favart Co—the same.....	20.41
25 Stevnton, Elizabeth—E Wecke.....	49.54	21 Consumers Trading Co—the same.....	54.68	25 East India Tea Co of New Britain, Conn—the same.....	44.52
25 Steinart, Frances—W W Tinsley, costs.....	98.65	21 Browns Insecticide Co—the same.....	27.62	25 General Electric Maintenance Co—the same.....	327.83
25 Sullivan, Nicholas—F M Hoyt, costs.....	23.08	21 Borough Park Realty & Construction Co—the same.....	74.88	25 Fairface Chemical Co—the same.....	21.32
19 Trefethen, Reginald A et al—J Walter Thompson Co.....	2,392.40	21 Brooklyn Lumber Co—the same.....	675.19	25 Empire Auto Car Co—the same.....	54.68
19 Toplitz, Harry L et al—Levering & Garrigues Co.....	1,772.48	21 J G Adams Co—the same.....	90.20	25 Eden Construction Co—the same.....	54.68
21 Toner, Bernard—Gibson Distilling Co.....	124.37	21 Arnold Rice Adler Co—the same.....	28.00	25 East Saddleby Harness Co—the same.....	24.01
21 Thompson, Harvey—L Greene et al.....	31.21	21 Appel Mfg Co—the same.....	25.75	25 Eastern Booking Agency—the same.....	206.49
23 Trotta, Pasquale et al—C H Pratz et al.....	196.77	21 Audubon Beach Baths—the same.....	37.46	25 Grand Perfume Co—the same.....	54.68
23 Trodd, Sophia—R Hirschman et al.....	204.62	21 Acme Cement & Plaster Mills—the same.....	262.47	25 Better Way Outfitting Co—the same.....	31.25
23 Tatler, Thomas—H Tatler, costs.....	91.68	21 Ansonia Motor Car Co—City of N Y.....	23.97	25 Beebe Steamboat Co—the same.....	190.01
23 Tuttle, Arthur B—M E Emrick.....	1,853.25	21 Consetoga Realty Co—the same.....	675.12	25 Beard Pure Food Co—the same.....	46.62
23 Tuckerman, Harry G, ex—J E Steffend, costs.....	84.85	21 Clover Clubs Co—the same.....	75.43	25 Brooklyn Bridge Storer Co—the same.....	81.84
25 Thompson, Albert W—E B Latham & Co.....	25.61	21 Cheney Realty Corp—the same.....	183.30	25 Bedford Construction Co—the same.....	353.68
25 Trieb, Otto—Kusy Importing Co.....	53.01	21 Garnick, Pharmacal Co—the same.....	197.26	25 Columbia O K Ice Cream Co—the same.....	36.63
25 Tyson, Albert W—N Y Telephone Co.....	145.02	21 Butterick Painless Dental Co—the same.....	45.80	25 Diamond Cork Co—the same.....	371.49
25 Tepfer, Samuel—Rival Gas & Electric Pictures Supply Co.....	309.10	21 Boston Wool Stock Co—the same.....	72.30	25 Engineering Specialty Co—the same.....	126.85
25 Tutko, John—Snead & Co. Iron Works, costs.....	33.08	21 Cellar & Phelps Flooring Co—the same.....	39.17	25 Eastern Importing Co—the same.....	22.68
21 Ulbacker, Henry—G A Rogers et al.....	118.00	21 Chicago Clothes Dryer Co—the same.....	108.81	25 Export Trucking Co—the same.....	98.01
25 Umberfield, John C—Colonial Bank.....	389.88	21 Converse, Peters Co—the same.....	108.81	25 Emerson Hill Co—the same.....	105.91
25 Vail, Elizabeth A—P Vail.....	134.36	21 Atlas Holding Co—the same.....	84.86	25 Fire Protection Engineering & Equipment Co—the same.....	22.21
25 Vlachas, Stephen G et al—H Pannecks.....	200.72	21 Atlas Fireproofing Co—the same.....	131.72	25 Freight Pub Co—the same.....	144.89
25 Vidaver, Maxwell et al—J Cymrot et al.....	33.64	21 Aeroplane Amusement Co, Inc, et al—A Reichman.....	215.85	25 Greek Confectionery Mfg Co—the same.....	49.79
25 Van Atta, Harry—J E Heins.....	65.89	21 Greater New York Patrol Co—Eco Magnet Clock Co.....	99.72	25 Grand Ice Cream Co—the same.....	36.52
19 Wright, Geo S—N Y & N J Telephone Co.....	49.80	21 Burke Engineering & Contracting Co—Paterson, Gottfried & Hunter, Ltd.....	63.20	25 Ira Brown Co—the same.....	49.96
21 Wallace, Edgar T—Canadian Bank of Commerce.....	1,562.31	21 Fiss, Doerr & Carroll Co—S Barbato.....	200.00	25 W C Fay Belting Co—the same.....	24.01
21 Wickard, Wm S—J Barone et al.....	33.40	21 Grand Ice Cream Co—B Stein, costs.....	116.45	25 Capital Building Co—L Kohn.....	93.06
21 Wilkes, Harry A—A McDermott.....	84.40	21 United States Fidelity & Guaranty Co—A R Brandy.....	5,431.68	25 Stationary Supply Co—T Morrissey.....	154.49
23 Williams, Richard T et al—M Racine.....	costs, 167.07	21 Gansevoort Bank—Empire State Surety Co.....	costs, 94.48	25 R M Stivers—C R Partridge.....	298.50
23 Weinberg, Aaron—O I Mayer.....	245.71	21 Indian Hill Co—National Sheet Metal Roofing Co.....	150.63	25 Atlantic City Heights Realty Co—N Y Telephone Co.....	28.26
23 Wagner, Frederick & Frederick Jr—Hagerty Refining Co.....	100.41	21*New England Mantel & Tile Co et al—O M Arkenburgh.....	84.71	25 Eastern Cooperage & Barrel Co—the same.....	47.10
23 Wolf, Gustav—N Y Sample Furniture Co.....	37.45				
23 Watsky, Max—Lutz & Schramm.....	26.84				
23 Weeks, Frank—W R H Martin et al.....	28.21				
23 Walsh, Wm S & Wm H* et al—J Greason et al.....	86.60				
23 Wax, Ida—A Roth.....	113.03				
23 Waters, Leeds V—P Steet.....	53.64				
24 Wilson, Edw B—T H Smith.....	121.91				
24 Walton, L Roberts et al—T Leclair et al.....	36.76				
24*Weinberg, Joseph et al—I N Miller.....	173.21				
24 Wald, Samuel—P Borak.....	60.96				
24 Wielage, August L—C C Crawford.....	453.97				
24 Weksler, Menchel—P Weksler et al.....	58.25				
24 Weksler, Menchel or Jakob—P Weksler.....	76.50				
24 the same—B Cohen.....	214.40				
24 White, John et al—People, &c.....	1,000.00				
24 Weiss, Eugene or Joe et al—S Bernstein.....	803.74				
25 Weir, Albert E—A Beller.....	94.65				
25 Wier, Albert E—the same.....	49.65				
25 Wilder, Benjamin—R McWilliam.....	84.29				

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SATISFIED JUDGMENTS.

Feb. 19, 21, 23, 24 and 25.

Albert, Israel—American Bonding Co of Baltimore, 1909	26.81
² Agid, Samuel—N Abraham, 1905	271.26
Anderson, Theodore C—C L Adams et al, 1909	173.91
¹ Armstrong, W Maitland—H Greenley, 1909	1,188.87
Brockhagen, Henry—David Mayer Brewing Co, 1904	172.07
Bernard, Jacob—M Stern, 1907	128.32
Beder, Nazib et al—L Robinson et al, 1910	85.40
Busse, Charles et al—L Robinson et al, 1910	85.40
⁶ Blauner, Julius, Harry & Isidor—Williams Co, 1901	90.12
Bruce, Thomas—Lincoln Trust Co, 1909	40.71
Behren, Abraham H et al—L Krohengold, 1909	682.15
Backer, George—H H Harding, 1910	55.72
Broderick, John A—Bloomingdale Bros, 1909	184.62
Crystal, Israel—A Rafkin, 1910	102.65
Cohen, Ben et al—E Gussaroff, 1910	3,305.10
Cohen, Chas J—A J Bensky, 1909	144.15
Clark, Bertha—Western Union Telegraph Co, 1908	106.87
⁶ Cooper, Maurice—S Seletzky, 1909	86.61
Carlew, James—W C Strange, 1910	118.38
Dunn, Ralph W—G A Haskett, 1909	81.16
Dowbarn, Robert H M—M Greenburg, 1910	27.41
Davidoff, Meyer et al—G Lindenmeyr et al, 1909	268.66
Dworkowitz, Morris et al—E Gussaroff, 1910	3,305.10
Donnelly, Wm F—C D W Rogers, 1910	50.98
Dohm, Bertha—Henry Meyer Co, 1909	41.62
Same—A Van Loan, 1908	5,456.50
Dohrmann, William & Dora—J J Bergold Jr, 1910	89.72
Devlin, James C—Bloomingdale Bros, 1909	66.45
Finkelstein, Abraham—H Fannenholz, 1908	94.45
¹ Farrell, Peter et al—Twelfth Ward Bank of City of N Y, 1910	7,861.13
Ford, Valentine H—C Wiefenbach, 1909	15.97
Garland, Thomas W—I Plaut et al, 1910	1,409.30
Goldberg, Ignatius—J McGrath, 1908	500.00
Gruenstein, Benjamin et al—J Boeckock, 1910	35.86
Glaab, Adam—Simon Strauss, Inc, 1910	117.94
Godesky, Frank—Reddeno Co, 1908	91.66
Gerarty, Frank—National Surety Co, 1907	102.31
¹ Haggerty, Pauline M—C Durant, 1910	40.98

Hobby, William et al—F Rosenberger, 1910	360.66
Hacker, Rudolph—City of N Y, 1908	421.84
Huhna, Anthony et al—J W Stolts, 1909	335.74
Levin, Sigmund—M N Sameth et al, 1909	181.65
Levin, Sigmund—M Morgenstern, 1909	64.41
Levin, Sigmund—N N Sameth et al, 1909	27.65
Larney, Thomas A—Berger Mfg Co, 1910	23.16
Lowenthal, Irwin S—P S Tunison, 1910	146.75
¹ Lowenstein, Bernard—Norwich Pharmacal Co, 1909	587.39
Luria, Max & Jeanette—Phenix Cheese Co, 1909	40.46
Lockhart, Wm F—W D Putnam, 1909	116.41
McGorky, Samuel D—I Kaufman et al, 1909	71.90
Maxwell, Luke—A Buchner, 1909	46.41
¹ Mulligan, Wm G & Agnes K et al—Twelfth Ward Bank of City of N Y, 1910	7,861.13
Mallery, Winslow—J Fitzpatrick et al, 1909	1,131.70
Mooney, John B—Fairhaven Marble & Marbleized Slate Co, 1910	81.41
¹ Murray, Russell—S O Goldan, 1910	85,555.00
⁶ Michell, Arthur A or Michel—City of N Y, 1909	37.45
Minsky, Louis—L M Isaacs et al, 1910	125.25
Machenbach, Ernest—H Schopflocher, 1910	137.08
Neumann, Frank—S F Fromm, 1908	239.91
¹ Neuman, Jacob—City of N Y, 1910	55.00
Oates, Earl J—L J Rooney Lamp Co, 1910	72.90
¹ Parodney, Abraham—E L Domsler, 1909	30.16
⁶ Poyet, Marie—C Durant, 1910	27.32
Poggi, Anthony J—Bloomingdale Bros, 1907	70.83
Pasinsky, Henry—A Cohen, 1910	304.65
Paine, John H—Aeolian Co, 1909	317.87
¹ Post, H A V—S O Goldan, 1910	85,564.50
Quinby, Frederick J—G B Leonard, 1908	431.98
Quinby, Frederick J—S Randell et al, 1908	209.67
Same—J C Ward, 1909	229.16
Quinn, John E—Pabst Brewing Co, 1909	54.11
Riedell, John A—Snow Steam Pump Works, 1902	82.48
Same—Henry R Worthington, 1902	27.50
Ring, Alexander—P R Jennings et al, 1907	72.88
Ronayne, Margaret E—J C Bushby et al, 1909	3,482.75
Rubenstein, Emanuel & Isaac—J Stern et al, 1909	128.28
Riedel, John—J F Stanley, 1903	131.95
Riedele, John A—National Gum & Mica Co, 1903	87.50

Syme, Sydney et al—F Rosenberger, 1910	360.66
⁶ Sandhop, Charles—Schenega Carver Co, 1910	12.41
Storch, Isaac et al—L Krohengold, 1909	682.15
Sprague, Sylvanus F—Alexander Frazer Co, 1909	791.20
Schatz, Israel—C C Hardwick et al, 1909	157.21
Steinert, Harry W, Anna E & William—John A Roebbling's Sons Co of N Y, 1910	49.09
⁶ Sommer, Jacob et al—L Barbati et al, 1910	484.41
Trenholm, Frank—L H Rogers Jr, 1908	421.41
Tunis, Arthur L—E W Tunis, 1910	305.90
Weber, Jennie—A A Levi, 1909	384.29
Wanamaker, Hailey—Roebuck Weather Strip & Wire Screen Co, 1909	156.50

CORPORATIONS.

¹ St Joseph's Church of Tremont et al—Twelfth Ward Bank of City of N Y, 1910	7,861.13
E R Squibb & Sons—National District Telegraph Co, 1909	2,877.96
National Economic Gas Blast Co—H E Garban, 1910	74.65
³ Edelmeyer & Morgan Hod Elevator Co—H A Haigh, 1909	2,247.45
Tucker, Speyers & Co—A Van Loan, 1909	233.32
Dempsey, James Co—H Hyman, 1910	539.12
Riccadonna Hotel Co—W W Damon, 1909	652.22
Tucker, Speyers & Co—A Van Loan, 1910	143.78
German-American Brewing Co—A Lilienthal et al, 1908	2,368.48
Same—same, 1909	113.53
Same—same, 1908	113.71
Meteor Realty & Construction Co—D Davis, 1910	3,142.20
Marx & Rawohl—Brooklyn Heights R R Co, 1910	115.52
N Y Taxicab Co—I Weil, 1910	2,144.76
N Y Taxicab Co—R Legate, 1910	1,150.75
Pennsylvania Steel Co—D Anderson et al, 1910	108.70
Same—same, 1908	10,071.39
⁶ Macon Construction Co—L Barbati, 1910	260.41
⁶ Senator Construction Co et al—L Barbati et al, 1910	484.41
Pennsylvania Steel Co—D Anderson, 1909	131.72
Ulster & Delaware R R Co—N M Abramson et al, 1909	658.50
Same—E Abramson, 1909	260.00

¹Vacated by order of Court. ²Satisfied on appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

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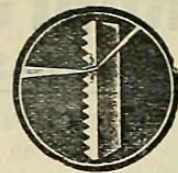
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MECHANICS' LIENS

Feb. 19.

122-33d st, No 205 East. Dominick Guarino agt A Goldenblum\$450.00
123-Ryer av, e s, 125 n 180th st, 75x103. Bronx Electric Works agt Julius K Brady, Rebecca F Levine, Joe Lowenfeld and Samuel Merksamer158.50
124-42d st, No 2 East. Eller Mfg Co agt Trustees of Emalie M A, Auguste R W & Marie B Pottier, O'Keefe & Cunningham, lessee, and Jordan Construction Co.....255.00
125-Hoe av, Nos 1533 to 1543. Harlem Heating Co agt Bryant Co.....400.00
126-42d st, s s, 100 e 5th av, 22x98.9. Coleman & Krause agt Emalie M, Auguste R W and Marie B Pottier, trustees, O'Keefe & Cunningham, lessees and Jordan Construction Co.....200.00
127-42d st, No 2 East. Universal Compound Co agt same135.00
128-Mulberry st, Nos 184 & 186. Chas E Doris Sr agt Michael Brigante Co and White Iron Works122.85
129-187th st, n s, 160 w Bathgate av, 60x100. John H Kingston agt Mountain Construction Co and Michael Crowley132.00
130-150th st, n s, 175 w 7th av, 75x99.11. Same agt Bisch-Hoef Realty & Construction Co and Vincent L Re & Co.....150.00

Feb. 21.

131-59th st, Nos 15 to 19 East. James McCuloagh agt Harry L Toplotz907.08
132-86th st, Nos 148 to 152 East. Same agt same266.45
133-Riverside Drive, No 38. Same agt same75.08
134-103d st, No 75 East. Hyman Kolker agt Rosa Heineman and Mr - Heineman.....24.20
135-42d st, No 2 East. John F Cronin agt Emalie M, Auguste R W, Marie B Pottier, trustees and Jordan Construction Co.....106.60
136-South st, No 226. Fredenburg & Lounsbury agt Harry Hellinger & Louis Cohen.....146.25
137-134th st, No 215 West. Harry Grohman agt Joseph A Van Hater (renewal).....15.15
138-5th av, No 277 Victor Heating Co agt Silvie M Livingston & Patrick Gallagher.....529.05
139-Satisfied.
140-Rivington st, No 263. Otto Reismann agt Harry Jaffe35.00
141-159th st, n s, 100 e St Nicholas av, 120x100. Nicholas G Lalor agt John H Scully.....542.93
142-Broadway, Spuyten Duyvil rd, 240th and 242d st, entire plot. Ahneman & Younkheere agt Interborough Rapid Transit Co, Wm T Bernhardt & C G Flygare.....623.76
143-Bush st, n s, 150 w Grand Boulevard and Concourse, 50x100. John Waters Co agt Robert S Ament.....300.00

Feb. 23.

144-106th st, s s, 225 w Amsterdam av, 150x100.11. Pfothenhauer-Nesbit Co agt Raymore Realty Co3,774.10
145-Barnes av, w s, 39 n 226th st, 75x105. John E Hallett agt Lavecchia Construction Co (renewal)390.00
146-Nereid av, - s, 82 w Barnes av, 25x76. Mount Vernon Builders Supply Co agt Vincenzo Palmieri (renewal).....94.82
147-Mount Hope pl, s s, 114.11 e Jerome av, 50x125. Hudson Mantel & Mirror Co, Inc, agt Aug Rehbock and Rehbock Construction Co282.00
148-119th st, Nos 111 & 113 East. Hyman Low agt Miriam Sachs.....12.00
149-12th st, No 20 East. Frank Morell Co agt Julia Fitzgerald and Joseph Di Corcia.....410.00
150-Boscoble av, w s, 25 n Plympton av, 50x60. H P Read Lead Works agt David Christie, Estate of David Christie and John Kelly Plumbing Co340.43
151-Broome st, No 557. Standard Damp-Proofing & Roofing Co agt Rebecca Scholnikoff and Union Square Contracting Co.....45.00
152-205th st, n s, 150 w 9th av, 50x87. Standard Damp-Proofing & Roofing Co agt Joseph Balmford250.00
153-Edgewood av, s w cor 150th st, 100x87. Same agt Emanuel Doctor.....275.00
154-Spuyten Duyvil rd, Broadway, 240th to 242d st, entire plot. Ames Transfer Co agt Interborough Rapid Transit Co and Wm T Bernhardt917.63
155-12th st, Nos 16 & 18 East. Frank Morell Co agt Julia Fitzgerald and Joseph Di Corcia.....90.00
156-12th st, No 20 East. Frank Angelilli agt same157.00

Feb. 24.

157-132d st, Nos 508 to 512 West. Louis J Korman agt Robert Friedman Construction Co2,325.00
158-132d st, s s, 100 w Amsterdam av, 125x99.11. Joseph Block Co agt Robert Friedman Construction Co.....4,387.39
159-5th st, No 222 East. Harris Cohen agt Martha Wolfman & Philip Wolfman.....310.00

160-12th st, No 20 East. Frank Angelilli agt Julia Fitzgerald & Joseph Di Corcia.....157.00
161-Same property. Murtha & Schmohl Co agt same1,298.99
162-120th st, No 78 West. Roeser & Sommer Co agt Patrick Reddy & Rose Reddy.....238.00
163-Edgewood av, s w cor 150th st, 99.11x100. National Elevator Co agt Codoe Realty Co & Emanuel Doctor568.25
164-107th st, No 68 West. National Elevator Co agt William Dangler and E Alter & Son.....64.03
165-Rivington st, Nos 78 to 84. Standard Damp Proofing & Roofing Co agt Sigmund Schnee40.00
166-College av, Nos 1042 to 1052. M Abbotts Sons agt John Doe, Wm H Delany, recvr, and Peter P Sherry183.13
167-45th st, No 21 West. Fort Hamilton Fireproof Sash & Door Co agt Albert F Jammes, H Craig Severance & Albert F Jammes.....361.00
168-Broadway, Spuyten Duyvil rd, 240th to 242d st, entire plot. T & W Thorn & Co agt Interborough Rapid Transit Co and Wm T Bernhardt220.88
169-132d st, s s, 100 w Amsterdam av, 41.8x99.11. Thomas F Cushing Co agt Robert Friedman Construction Co & Joseph Bloch, Inc.....2,200.00
170-Lafontaine av, w s, 160 s 179th st, 90x100. Edmond Hannan, exr, agt Valentine Construction Co & Charles Snyder.....60.00
171-Fort Washington av, w s, 50 s 170th st, 50x100. Paolo Juliana agt John Leves, and Joseph Lefrieri24.65
172-Same property. Pietro Esposito agt same93.08

Feb. 25.

173-Cathedral Parkway, s s, 100 w Amsterdam av, 200x70.11. J D Halleck et al agt Carlyle Realty Co & J C Lathrop.....58.30
174-Van Nest av, No 753. Morris Gitelson agt John J Gereghty & Morris Baudler.....62.00
175-Broadway, Nos 1457 to 1463. Peter A Smith agt Henry Phipps Estate, United States Restaurant & Realty Co.....1,941.59
176-Riverside Drive, No 64. Frank M Gabler agt H C Trumbower & Stuart Wyeth (renewal)740.00
177-224th st, n s, 280 w White Plains av, 25x100. Archie Stewart agt James F Moore & John Kennedy76.50
178-Same property. Daniel Stewart agt same72.00
179-Same property. Garry Brennan agt same78.19
180-Same property. George Williams agt same69.75
181-12th st, No 627 East. Carl Rieger agt George Muhlfeld & Katherine Steinbach.....1,189.70
182-Honeywell av, n w cor 178th st, 37x14. Kenney Mfg Co agt Anna A A Brandt & James F Hogan1,272.50
183-116th st, Nos 109 & 111 East. Sol Unger agt Herman B Grossman & Max Schlesinger132.90
184-50th st, No 248 East. Abraham Shapiro agt Michael Dempsey & Isabella Devine.....76.62
185-96th st, Nos 315 to 321 West. John F Cronin agt James Thedford & Charles Edwards995.86
186-College av, No 1227. Bartholomew, McKeon agt Henry L Harrison.....272.88
187-Simpson st, w s, 360 n Westchester av, 75x150 to Fox st. Dennis Crimmins agt Graham Adams Co & Charles Schneider.....138.00
188-Same property. Cornelia O'Connell agt same42.00
189-Intervale av, n e cor Beck st, 100x100. Cornelius O'Connell agt John J Tully & Charles Schneider12.00
190-132d st, Nos 508 to 518 West. Hyman Fisher agt Robert Friedman & H Leavitt.....140.00
191-51st st, Nos 461 & 463 West. John F Cronin agt Church of the Sacred Heart & Charles Edwards200.82
192-Fulton av, s w cor St Paul pl, 60x80. Edmond Hannan exr agt Benjamin Gruenstein & Charles Snyder30.00
193-12th st, No 20 East. Howell & Lawrence agt Julia Fitzgerald & Joseph Di Corcia.....1,765.00

BUILDING LOAN CONTRACTS.

Feb. 19.

Riverside Drive, s e cor 114th st, 52x124.8x50.11x135.6. Germania Life Ins Co loans John J Hearn Construction Co to erect a - sty building; - payments\$300,000
Park av, s e cor 176th st, 108x98. Germania Life Ins Co loans Leo Co to erect - sty building; - payments65,000

Feb. 21.

Garden st, s w s, Lot 60, map of South Belmont, 50x100, Bronx. Cresco Mortgage Co loans Frederick Weller, Jr and Ernest L Meeker to erect a - sty building; - payments15,000

Feb. 23.

No Building Loan Contracts filed this day.

Feb. 24.

Vyse av, e s, 100 s 172d st, 50x100. Manhattan Mortgage Co loans Cloffi Co to erect a 3-sty apartment; 11 payments32,500

Feb. 25.

No Building Loans filed this day.

SATISFIED MECHANICS' LIENS.

Feb. 19.

No Satisfied Mechanics Liens filed this day.

Feb. 21.

Barnes av, e s, 165 n Briggs av. Andrew S Wright agt Germansky Construction Co et al. (Feb 18, 1910)\$145.00
2d st, No 213. Morris Hochberg agt C Christensen et al. (Aug 21, 1909)55.00
Same property. Same agt A Siegfried et al. (Aug 11, 1909)55.00
Riverside Drive, s e cor 97th st. Morris Tolkow agt Robert T Lyons et al. (July 1, 1908)1,247.50
Same property. Same agt same. (Sept 4, 1909)140.00

Feb. 23.

Webb av, e s, whole front between 188th st & Park View Terrace. Albert A Nimis et al agt Richard M Montgomery Co, Inc, et al. (Jan 27, 1910)895.00
Same property. Grossman Bros & Rosenbaum agt same. (Feb 9, 1910)894.00
Same property. Chas E Ensign agt same. (Jan 26, 1910)1,150.00
Same property. Watson Contracting Co agt same. (Jan 21, 1910)517.50
Same property. Gustavus M Raden agt same. (Jan 20, 1910)1,743.56
Same property. Arthur C Jenkins agt same. (Feb 8, 1910)430.99
Same property. Friedberg & Klein agt same. (Feb 7, 1910)2,100.00
Same property. Oscar E Kongle agt same. (Jan 24, 1910)1,065.43
Same property. Church E Gates & Co agt same. (Jan 26, 1910)129.00
Same property. Arthur C Jenkins agt same. (Jan 28, 1910)430.99
Same property. Gustavus M Roden agt same. (Feb 15, 1910)168.20
Same property. Adolph Geller agt same. (Jan 31, 1910)1,228.00
22d av, 97th st, 1st av & 96th st, entire block. T Cunningham Co agt Second Avenue Ry Co et al. (Feb 14, 1910)1,382.00
38th st, No 23 East. Frederick Beck & Co agt Rector, Wardens, &c, of Saint Bartholomew's Church in the City of N Y. (Jan 24, 1910)638.48
Greenwich st, Nos 537 to 545. New York Cornice & Skylight Works agt F T Nesbit & Co, Inc. (Feb 18, 1910)610.00

Feb. 24.

Washington av, Nos 1279 & 1281. John H Nickish agt John Marx Construction Co et al. (Oct 22, 1909)2,900.00
Same property. Gabriele Del Gaudio agt same. (Oct 22, 1909)500.00
28th st, Nos 146 & 148 West. Herman Slate Co agt Whitney R Lyman et al. (Feb 18, 1910)180.00
106th st, s s, 225 w Amsterdam av. Pfothenhauer-Nesbit Co agt Raymore Realty Co et al. (Feb 21, 1910)3,744.10

Feb. 25.

110th st, n s, 200 e Amsterdam av. Charles Dempsey agt Cathedral of St John the Divine et al. (Feb 17, 1910)1,172.00
Tee Taw av, e s, whole front between 188th st and Park View pl. Kenney-Renner Co agt Richard M Montgomery & Co et al. (Jan 29, 1910)6,325.00
Edgewood av, s w cor 150th st. John Cullo Bros agt Emanuel Doctor et al. (Jan 5, 1910)375.00

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

Feb. 17.

Murphy, Florence F; Ralph Meyer; \$750; M A Barney.

Feb. 18.

Barber, John & Richard Garratt; Piedmont Mt Airy Guano Co; \$1,056.07; Howland, Murray & Prentice.

Feb. 19.

Klein, Mor & Karl; American Hay Co; \$2,142.70; Burke & Fay.

Feb. 21.

Armstrong, Ernest; Ernest L Hopkins; \$680; Allen & Chard.

Feb. 23.

Cone, Eva A; Thomas J Deagen; \$750; F W Fielding.