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### MADISON SQUARE GARDEN.

IF the Madison Square Garden has been actually turned over, as reported, to a real estate operator, it will probably be found that the man is acting as agent for other interests. The improvement of a whole block with a series of loft buildings would require an amount of capital and would involve a degree of risk which not even a very resourceful and daring operator could venture. It would be necessary to improve the whole block at once or within a very short period, because after a part of the building were torn down the rest of it would be useless. But if it were improved all at once, such an enormous addition to the supply of new lofts in a single district could only be very slowly rented, and the operation would have to be financed on a basis which provided for a long period of semi-vacancy. In all probability, consequently, either the operator is acting as agent for the existing owners or else he is the agent of outside interests, who know how they can use a certain fraction of the new building, but who do not wish their names as yet to appear. In any event some arrangement may yet be made to save the building. Unprofitable as it has been it is certainly needed, and the people who need it may yet be able to work out some plan of preserving it. On the other hand if it is pulled down something must be done to replace it. New York needs a large amphitheatre and one situated in a better location and more economically planned could be made to pay. It is very much to be hoped that arrangements can be made to save the existing Garden, both, because of its architectural interest and because its destruction would really leave New York City for a while without a large Hall of any sufficient size in any really advantageous location.

### DISTRESSING SUBWAY OUTLOOK.

ONE of the most depressing aspects of the Subway situation is that whatever the outcome of the negotiations with the Interborough Company now under way, any new Subway construction will not serve the purpose of even temporarily relieving the existing congestion. If an arrangement is reached with the Interborough Company, the upper East Side and the lower West Side extensions will develop a large amount of wholly new traffic, which will be sufficient to crowd the new tunnels; and when the normal increase in travel during the four years required for their construction is also added, the inference is obvious that a year or two after the new tunnels are in operation, the city will be in precisely the same condition as it is at present. On the other hand, the construction of the Broadway-Lexington Avenue routes, while it might temporarily relieve the congestion in the existing Subway between Forty-second street and the Brooklyn Bridge would be equally or more incapable of providing anything but a momentary relief. In either event the question of additional Subways would immediately become critical. The only other serious proposition before the city is that of the Brooklyn Rapid Transit Company for a line up Broadway and Seventh avenue, connecting with the Queensboro' Bridge. This route has much to recommend it, for the purpose of improving the service between Manhattan, Brooklyn and Queens; and it would have a certain value for local Manhattan traffic. But the local Manhattan traffic developed thereby would either be new or would be drawn from the Sixth avenue elevated, and the amount of money which the city would have to provide would seriously diminish the capital which it can use for

more important transit purposes. Whatever plan or combination of plans is adopted the city's borrowing capacity will be exhausted by the new construction which will be undertaken; and the construction of any other lines will have to be postponed until the new Subways are being operated. The outlook for any kind of rapid transit which will permit the citizens of New York to travel with some degree of comfort and decency is utterly discouraging; and about the last interest which the majority of the Board of Estimate ever think of considering is that of the travelling public. They will stew for months over minor points in the contract with the Interborough Company, which make no essential difference, and in the meantime ignore the fact that the city is losing far more from the delay than it will ever gain—even if the Interborough Company eventually complies with their demands.

### GOVERNMENT BY COMMISSION.

MR. S. S. McCLURE, who is an ardent advocate of the commission form of city government, which is becoming so popular all over the country, recently declared in a speech that the adoption of some such system was necessary to the economical and efficient government of New York. Still more recently he was severely criticised by the Bureau of Municipal Research for this assertion. In the opinion of the Bureau the present Charter is well designed to secure economy and efficiency; and if economy and efficiency are lacking, the fault is due to the men, and not to the system. Such an assertion gives one a very poor idea of political intelligence of the directors of the Bureau. No doubt the Mayor has complete technical administrative responsibility and can discharge and appoint the heads of departments as he pleases; but his heads of departments have no similar responsibility, for their subordinates, who are protected by the Civil Service laws, and are substantially independent of the commissioners. It is notorious that in the Police Department, for instance, the courts always reinstate a policeman unless he can be convicted of law-breaking. Furthermore, while technical administrative responsibility is concentrated in the Mayor, the Mayor is only one member of the Board of Estimate; and it is the Board of Estimate that determines the city's economic and financial policy. Whoever heard of a private corporation that made its President independent of its Board of Directors. The technical administrative chief and the governing Board are separated in responsibility, and in organization; and the peculiar advantage of the commission form of government, advocated by Mr. McClure, that it does away with this fundamental division of responsibility. The commission is absolutely and exclusively responsible for the good government of the city. The men who appropriate the city's money are the men who spend it; and the individual commissioners in making their demands for departmental appropriations are always checked by the consideration that they must assume the responsibility for the whole Budget, as well as for the work of their own office. In New York, on the other hand, the only idea of a Departmental head, is to secure just as much money as he can for his department. In view of this division of responsibility between the men representing the fundamental aspects of municipal government, it is absurd to claim that the New York Charter makes for any effective concentration of power. The old baleful theory of the separation of executive and legislative functions is just as active in the existing political organization of New York as it was in the days of a powerful Board of Aldermen. The only difference is that the executive head has a seat in the governing board.

### SAN FRANCISCO'S BOOM.

SAN FRANCISCO, now that it has succeeded in getting the Panama-Pacific Exposition, is tackling the difficult problem of selecting a site for its World's Fair; and the rest of the country will watch the outcome of the existing discussion with lively interest. If San Francisco expects to induce many thousands of people to cross the continent in the summer of 1915, the city must be prepared to offer an unusually seductive entertainment, and such an entertainment can hardly be provided by any of the ordinary attractions of a world's fair. The Panama-Pacific Exposition must, if possible, be given a peculiarly novel character, so that people whose appetite for this kind of entertainment has been diminished by satiety can be tempted to make the journey. Moreover, San Francisco has a perfectly obvious opportunity of giving its exposition precisely this unique character. Alone among all the cities which has proposed

to hold a world's fair, it possesses a salt water front which is available as a site, and consequently it has the opportunity of creating an essentially marine exposition. The water-front site presents certain difficulties, from which other proposed sites more on the margin of the city are free, but it offers advantages which if they can be properly utilized would assure the success of the exposition. As every one knows who has visited San Francisco, the water-front is more beautiful than that of any city in the world, with the possible exception of Constantinople, and it provides an incomparable chance of making an exposition which would be as essentially born of the sea as is Venice itself. Furthermore, there is an obvious propriety in celebrating on the

water-front the building of a great canal, which connects much more closely than ever before the Atlantic and Pacific seaboard of the American Republic. It is very much to be hoped, consequently, that this idea will receive full and fair consideration and will not be set aside because its realization involves certain peculiar difficulties. In all probability such will be the case. The management of the Fair has very wisely decided to lean partly on the advice of the National Fine Arts Commission; the head of that Commission, Mr. D. H. Burnham, more than any other man in the country, is in a position to understand the advantages of the San Francisco water-front as the site for a World's Fair.

## OPERATIONS ON THE UPPER EAST SIDE

A Region of Fine Residences and Vast Apartment Houses—Operations for the Normal College Started—The New Constructions in Hand This Spring

ON Lexington av, between 68th and 69th sts, excavating operations have commenced for the foundations of the new Normal College building. The Superintendent of School Buildings, who is the architect of the stately edifice, Mr. C. B. J. Snyder, states that some weeks will elapse before bids will be invited for the general contract. The new building will extend across the east front of the existing main building, on ground not hitherto occupied.

To the residents of the Upper East Side this beautiful new edifice will be some compensation for the removal of the Union Theological Seminary from Park av, in the same neighborhood, to Morning-side Heights. It is in this part of the city, the Upper East Side, between Fifth av on the west and Lexington av on the east, that the world in former times looked for the choicest and most varied

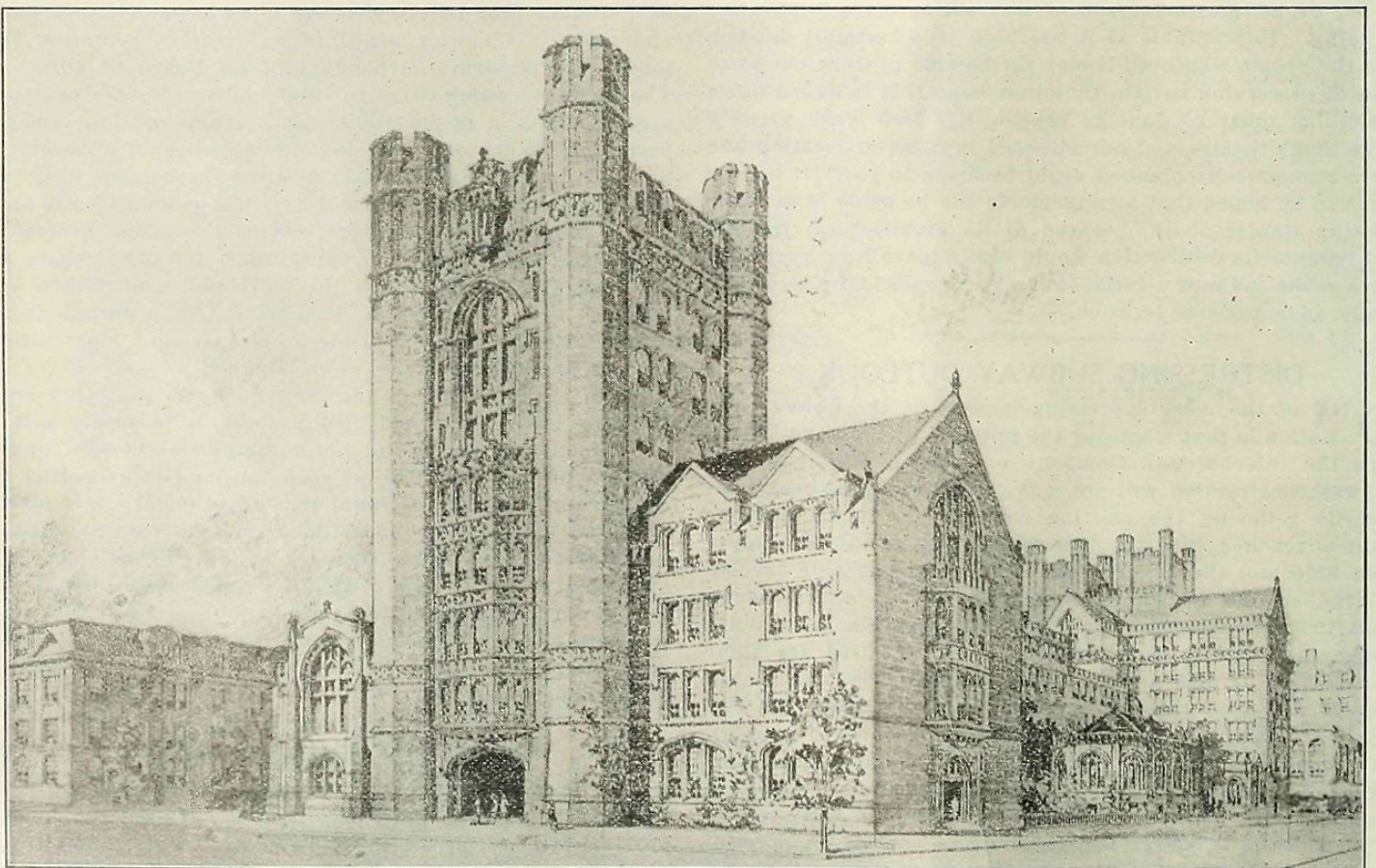
ing and the modern tenement house has been particularly persistent on the Upper East Side. The ordinary tenement has been kept out. It has been utterly defeated. The conception and development of a palatial type of multi-family house has been required in order to gain a foothold even on the edges of the circle, and only such apartment houses as possess the essential features of private residences have at last succeeded in gaining admittance to the best parts. In other words, the result is going to be a compromise rather than a clear victory for either side.

Single-family house construction continues, but more particularly in the lateral streets. On the 69th st side of the former Union Theological Seminary new stone residences are being erected by Charles T. Wills (Inc.) as general contractor, for J. Harper Poor and C. Lane Poor, from plans of Howells & Stokes in one

plans of Albert Joseph Bodker, by John McKeefrey as general contractor, for Robert A. Chesebrough, Esq.

On Park av, one door north of the northeast corner of 73d st, William Crawford, as general contractor, has started to erect a residence for Mr. B. Welles from plans by Trowbridge & Livingston. The abutting vacant corner lot is owned by Mr. Oakleigh Thorne and is intended for a residence.

A number of palatial dwellings which have been a long time building have recently been completed in the section under consideration, and several are in early stages of construction, as the B. N. Duke house at the northwest corner of 78th st and Fifth av, and the one for S. R. Bertron which George Vassar's Son & Co. are erecting on Fifth av, between 74th and 75th sts. At the southwest corner of Madison av and 79th st the Charles Buek



ARCHITECT'S STUDY FOR THE NEW BUILDING FOR THE NORMAL COLLEGE.

Lexington av, at 68th and 69th sts.

C. B. J. Snyder, Architect.

collection of architectural types. Since the advent of steel construction and the upcoming of other sections, the architectural pre-eminence of the Upper East Side has not been so pronounced in some of its aspects, though in the last few years there has been a revival of construction in some of the new forms, especially the several types of high class apartment houses.

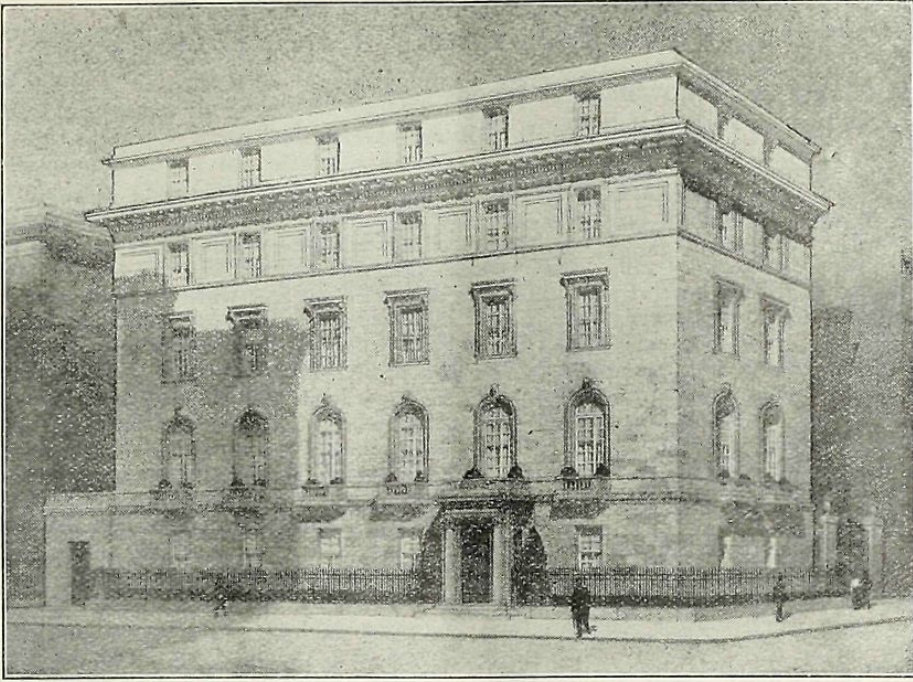
The warfare between the private dwell-

case and of Walker & Gillette in the other. On the Park av front of the old seminary site the new residences of Arthur Curtiss James and George Blumenthal are about to be built.

On the former Lenox Library block (in the rear of the library building) six stone houses have been erected within a year or two, on the north side of 70th st and four on the south side of 71st st, including the one which is being completed from

Construction Co. is about to erect four American basement houses, three facing in 79th st and one facing Madison av.

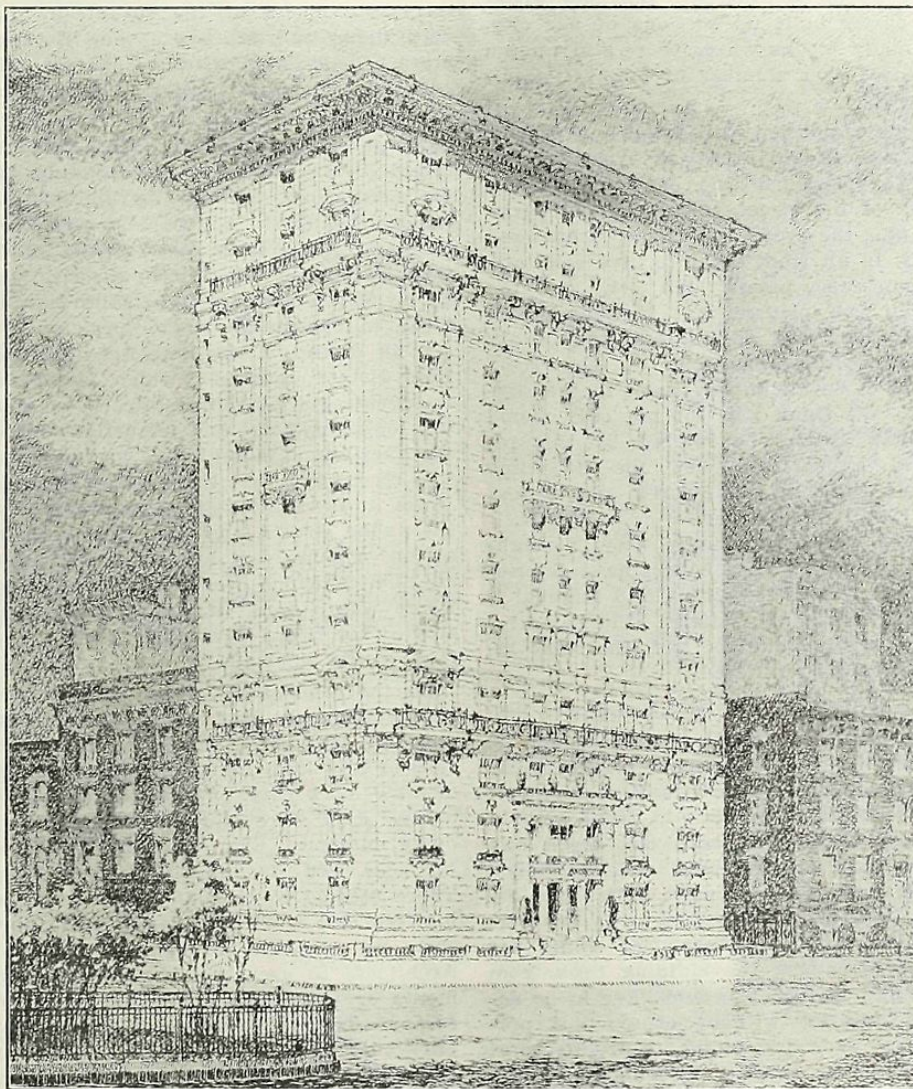
The Upper East Side is becoming a land of huge apartment houses as well as of private mansions. Lately Park av has been the principal scene of operations in this line, and a number are under way at the present time. At the northwest corner of 60th st the Edward Corning Company is erecting for a corporation, of



RESIDENCE UNDER CONSTRUCTION FOR ROBERT A. CHESEBROUGH. Southwest corner Madison av and 71st st. Albert Joseph Bodker, Architect.

which Paul Tuckerman is the treasurer, from plans by William A. Boring, a 12-sty apartment house, 59x90 ft., to cost, exclusive of the land, \$350,000. At 630 Park av, at the southwest corner of 76th st, the Keystone Construction Co., as general contractor, is erecting a 12-sty apartment, 100x100 ft., for which Pease & Elliman are the agents, and which is to contain large duplex apartments of ten to fourteen rooms, renting at \$3,000 to \$4,500. George & Edward Blum are the architects, and the owner is the "Seventy-Sixth Street and Park Avenue Company," of which Frederick Johnson is president and C. K. G. Billings is treasurer. Mr. Billings has a fine estate at Fort Washington. Mr. Johnson is one of the well known family of builders.

Across Park av, at No. 829, the William J. Taylor Company, as general contractor, has just finished a 12-sty private apartment, costing a million dollars for construction, with a frontage of 117 ft. and a depth of 100 ft. and containing 36 duplex and 12 single apartments. George P. Walker is president of the corporation of owners and D. M. Merrill is the agent. The next building south is also being erected by the Taylor company as general contractor, and the work is very near completion. At the southeast corner of Park av and 78th st another million-dollar apartment house is to be erected from plans by George & Edward Blum by a corporation of owners headed by A. M. Jampol as president and Charles Meyer as treasurer.



"NUMBER 520 PARK AVENUE." William A. Boring, Architect.

SUPT. MILLER NOT BLAMABLE.

Expert Opinion Says He Is a Fully Competent and Conscientious Officer.

Editor Record and Guide:

During the excitement immediately following the recent disaster in the Triangle Shirt Waist Factory some of the newspapers criticised the Building Department of the Borough of Manhattan and the administration of the Superintendent, Rudolph P. Miller. It would therefor seem only fair to record the opinion on this subject of a committee of architects, builders, engineers and fire protection experts who have been in constant relations with the Building Department and Mr. Miller during his administration, and have also had his assistance in the preparation of certain important fire prevention amendments to the Building Code, the first of which has just been laid before the Board of Aldermen. The committee action was as follows:

At a meeting of the "Joint Committee on City Departments," held on Thursday afternoon, March 30, 1911, the following resolution was unanimously adopted:

Resolved, That in the opinion of every member of this committee Mr. Rudolph P. Miller, Superintendent of Buildings, has served the city during his term of office with the greatest possible fidelity; that he is fully qualified for his position and thoroughly competent and conscientious. Furthermore, it is our opinion that the city is fortunate in having him in this important position.

This resolution is adopted by the unanimous vote of the following representatives: For the New York Chapter American Institute of Architects: William Emerson, Burt L. Fenner, Charles H. Israels, Francis H. Kimball, Robert D. Kohn, D. Everett Waid. For the Building Trades Employers' Association: Lewis Harding, George H. Morris, C. G. Norman, Benjamin D. Traitel, Ross F. Tucker. For the Board of Fire Underwriters: F. J. T. Stewart, Prof. Ira H. Woolson. For the American Institute of Consulting Engineers: Henry W. Hodge, C. E., E. W. Stern, C. E. Also present and voting: Messrs. George A. Just, C. E., and V. Hugo Koehler, architect.

We believe it is proper to call the attention of citizens to this expert opinion on the services of a public official.

For the Committee,

BENJAMIN D. TRAITEL, Chairman.

ROBERT D. KOHN, Secretary.

April 7, 1911.

An Old Landmark to Go.

The old Kingsley house, which stands in the old Cavalry garden at West Point will very shortly be torn down, and the occupants have already received notice to vacate the premises, before the first of April. Gen. Kingsley, of Revolutionary fame, built this house over one hundred years ago, and conducted a military school there before the Military Academy was established at West Point. It was considered in those days one of the finest residences on the Hudson River, and the General and his daughter, who lost her life in the disaster of the ill-fated steamer, Henry Clay, enteratined some of the most distinguished men in those days.

The Anti-Boycott Suit.

Walter G. Merritt, attorney for the American Anti-Boycott Association in the Danbury hatters' case, says that the adverse decision in that case will have no bearing on the suit which the same association has brought against the organized master and journeymen carpenters of this city. This latter case has been postponed twice and will not come up again until Friday, the 21st of April.

# THE ARCHITECTURAL PROJECTION PROBLEM

Architects' Committee Makes No Allowance for Stoops and Areas—  
Brooklyn Adds Her Protest—The High-Stoop House Defended

RECOMMENDATIONS prepared by committees representing New York Chapter and Brooklyn Chapter of Architects and the Allied Real Estate Interests of the State of New York were not altogether approved of by other architects, builders and owners at the hearing held on Monday by a committee of the Board of Estimate appointed to consider the subject of architectural projections.

Two principal grounds of objection and two bodies of objectors were developed: First, there was dissent by Brooklyn building and real estate interests from the proposition that the day of the high-stoop house has passed. Second, there was general dissent on the part of Bronx interests against the theory that front areas and steps are not necessary for small apartment houses erected on inside lots.

The Borough President of Brooklyn, Hon. Alfred E. Steers, took direct issue with the Borough President of the Bronx, Hon. Cyrus C. Miller, in regard to the necessity of revoking the privileges for stoops, areas and architectural projections, so far as the Borough of Brooklyn is concerned at least. Mr. Steers plainly stated his position as not in favor of the resolution which the Borough President of the Bronx has introduced in the Board of Estimate requiring the revocation of privileges for all projections over the building line in every borough.

The heaviest guns trained on the throne where the two Borough Presidents sat were from the Brooklyn side of the river. The Bronx had made its principal attack at the previous hearing, Manhattan has been rather supine, and Monday was the time for the onslaught from the left wing. Ex-Commissioner Bush and Supt. John Thatcher delivered effective arguments, making it plain that while it might be wise to clear the stoops away from certain avenues in Manhattan, for Brooklyn the elimination of stoops along her thousands of miles of streets would amount to a very serious blow to real estate interests.

The resolution upon which the hearing was held was not long debated, as nobody was in favor of the absolute prohibition. Borough President Steers, desiring to know the sentiment of the meeting, asked for an expression of opinion upon the resolution by a rising vote of all those opposed to it, and it seemed as though everybody in the crowded room got on his feet. Mr. Steers at this time said he was free to state his own position as being in opposition also so far as Brooklyn was affected. The argument then turned upon the recommendations made by the architects' committee, as read by Walter Cook, who had intimated that the report implied that the day of the high-stoop house had passed.

Borough President Miller expressed his willingness to concede anything within the bounds of the law and advised all concerned to "get together" and send their recommendations to Mr. Cook's committee, it being his hope that a bill could be framed which would settle the perplexing question with a due regard to property interests and yet be within the law. That was his object in introducing the resolution and in having this hearing.

The attitude of the business interests of Brooklyn upon the general question was stated in a speech by former Building Commissioner Wesley C. Bush, representing on this occasion the legislative committee of the Mechanics and Traders Exchange. He said:

"The Legislative Committee of the Me-

chanics and Traders Exchange of Brooklyn is in attendance here to-day to protest against the adoption of the resolution pending before you, 'that no projection, whether a part of the building, or affixed thereto,' shall hereafter be allowed in any of the boroughs of the city.

"We recognize in this resolution an old enemy. We have opposed it before and have had reason to believe that it was dead and beyond resurrection. We have been assured by you that recent decisions of the higher Court compel its reintroduction.

"Nevertheless, it is difficult to understand why ordinances that have been in force for generations, and have been confirmed by charter after charter, and which have given entire satisfaction should be abruptly changed. Is there any real necessity for it? Is there any demand on the part of the public for such a revolutionary innovation?

"One would suppose it might have been introduced to enhance the architectural beauty of the city, to make it more attractive, to establish a better skyline. As builders and real estate men and owners we are as much alive to the great necessity for such improvements as any public official could possibly be. We believe in the 'City Beautiful'; it is our study and aim and we are constantly contributing to it; for every observing person must admit that there is a crying necessity for making our city more attractive—more inviting.

"But will this resolution accomplish it if it becomes effective? As applied to new neighborhoods, to undeveloped suburban sections, we will admit it might be advantageous because uniformity and harmony could be assured. But how about the partly built up sections of our city, the many blocks where there still remain one, two or a number of lots yet unimproved?

"This resolution will require that new buildings should set back from the already established line one-tenth of the width of the street, usually six or seven feet plus the projection of the cornice and areas, in all from eight to nine feet, and in some cases possibly ten feet.

"Can you picture that in your mind? Would that add anything to the beauty or architectural character of the street? Would it be an improvement to the skyline? We think not, for not only would the new houses be injured by this recessed appearance, but the adjoining houses would also be injured, and the entire block would suffer.

"This would be equally true in neighborhoods where some houses have deteriorated and their demolition and removal is justified for new buildings. The same recessed result would be had, the same injury would be suffered.

## HARD ON CORNER LOTS.

"Corner lots, in particular, would be greatly injured, and their marketability destroyed, as the proposed requirement would affect them both in front and on the sides, reducing both the depth and width, and the recessed result in such cases would be even more difficult of artistic treatment.

"Where the depth of a lot would not admit of setting the building back from the building line, it would have to be designed almost without ornamental projections, thus destroying its architectural beauty, and greatly injuring adjoining property.

"The enforcement of this proposed ordinance would result in the elimination of the 'high-stoop' house, excepting in new neighborhoods. It would seriously affect the value of lots which would otherwise be improved with apartment houses, and there are lots all over the city which because of changes in the character of the neighborhoods can be improved only in this way. The Tenement Law very properly requiring a minimum yard of ten feet at the rear and this ordinance requiring a setback of from eight to ten feet from the front line, would not leave in cases of the ordinary one hundred foot lot sufficient area for a desirable, not to say profitable, apartment house. The city has been laid out and built up and established upon the old lines, and it naturally appears to the business man as very unwise and impolitic to even suggest a change, without the most compelling necessity, and after mature thought and deliberation.

"The present ordinances and the charter provisions confirming them have given entire satisfaction. Why disturb them? Why extend this ordinance to the entire city? Is it merely to justify its enforcement in the Bronx? Would it not be better to rescind the action in the Bronx and thus relieve that Borough of this handicap to its growth and prosperity? Surely it is not wise to put a new burden on property owners already overburdened?

"To now enforce such an ordinance or law, so disastrous in its results, without modification or limitation, would be in our estimation an inexcusable injustice to every owner and the public at large. Therefore, Mr. Chairman, the Mechanics and Traders Exchange and thousands of its sympathizers of the seventeen hundred thousand residents of our Borough protest most emphatically against the adoption of this resolution by your honorable Board."

Commissioner Charles Buek of the Board of Examiners in the Building Department, and representing on this occasion the Real Estate Owners and Builders' Association, one of the oldest organizations of the kind in the city, and Alfred R. Conkling of the Realty League, spoke in opposition to the measure.

Allan Robinson, speaking for the Allied Real Estate Interests, which is already co-operating with the architects' committee, took a judicial and impartial view of the question. He said that his organization recognized that there had been gross abuse in the matter of encroachments on the public streets, and there was need for action of some sort by the city or State authorities which would stop this abuse. There was a doubt if the abutting property owner had a legal right to use a portion of the sidewalk.

On the other hand, there was a question whether the best interests of the city required that there should be no projection of any kind in any of the boroughs of New York City. If no encroachments of any kind were allowed, it would seriously interfere with the proper use of business and dwelling-house properties. There seemed to be some doubt on these matters and their association had taken them up with the American Institute of Architects to ascertain if any encroachments or what encroachments were necessary. Their hope was that a legislative bill could be prepared which when enacted into law would settle the questions and relieve the doubt in the public mind.

## PROPOSALS OF ARCHITECTS' COMMITTEE.

Walter Cook, of the firm of Babb, Cook & Welch, who has been acting as the chairman of a committee on encroachments appointed by New York Chapter of the American Institute of Architects, was asked to read the recommendations of his committee, which committee has been in conference with one appointed by Brooklyn Chapter, A. I. A., and with one appointed by the Allied Real Estate Interests of the State of New York. Mr. Cook wished it understood that the suggestions were not his personally but the prevailing opinion of the committee of which he was the chairman. He added:

"It is needless to say that we have proposed only what we consider the minimum amount of encroachments.

"We have not made any suggestions as to paying for vault permits, or an annual rental for permits, believing that this is a matter which does not directly concern us as architects.

"We consider this statement as to a certain degree tentative, and that further considerations may arise; for example, the possibility of marquises made of iron and glass with a considerable projection has not been mentioned. Such projections would occur at a point more than 10 feet above the curb, and would not interfere with circulation or to a serious extent with light and air."

Permits for Encroachments Beyond the Building Line on Any Street of the City of New York, to Be Given By the City to Those Erecting New Buildings.

1.—Permits shall be given for foundations projecting beyond the building line, provided these foundations do not project more than 3 feet, and that no projection beyond the building line be permitted unless at least 25 feet below the curb. These permits shall be perpetual and not revocable.

2.—All other permits named hereafter shall be revocable at the pleasure of the City of New York.

3.—Permits for Encroachments Below the Level of the Curb:

Permits shall be given as follows:

(a)—For vaults when extending not more than 15 per cent. of the width of the street (including retaining walls), but in no case extending more than 15 feet beyond the building line. (This limitation in the width of vaults is proposed on account of the desirability of providing a space inside the curb for a gallery for pipe lines, electric conduits, etc., which it is hoped may eventually exist in all streets).

(b)—For areas, allowing a clear space of 3 feet beyond the building line.

4.—Permits for Encroachments Above the Sidewalk up to a Point 10 Feet Above the Curb:

Permits shall be given as follows:

(a)—For columns, pilasters or similar projections and for steps at entrances only, when projecting not more than 4 per cent. of the width of the street, and in no case more than 3 feet; providing that said encroachments do not occupy more than one-third the width of lot.

(b)—For base courses of water-tables projecting not more than 1½ per cent. the width of the street, and in no case more than 10 inches; the same not to exceed 4 feet in height above the curb. But in streets 40 feet wide or less no encroachments of entrances, steps or base courses are to exceed 2 inches.

(c)—For rustications, ornaments or quoins not to project more than 4 inches.

(d)—All areas are to be covered with gratings on a level with the sidewalk.

5.—Permits for Encroachments Above a Point 10 Feet Above the Curb:

Permits shall be given as follows:

(a)—For the main cornice of a building when projecting not more than 6 per cent. of the width of the street, or of the wider street when built on a corner, and in no cases more than 6 feet.

(b)—For uncovered balconies when projecting not more than 4 per cent. of the width of the street, and in no case more than 4 feet; providing that said balconies do not occupy more than one-third the width of lot.

(c)—For other encroachments (string courses, balconies, ornaments, etc.), when projecting not more than 3 per cent. of the width of the street, and in no case more than 2 feet.

Albert E. Davis, the architect, and others, asked Mr. Cook what provision had been made for areas and stoops, and Mr. Cook's answer brought out the fact that while they had received no particular consideration at the hands of the committee, it was possible under the recommendations to have a certain number of steps outside the building and the rest inside; but the committee thought on the whole that the day of the high-stoop house had passed.

In the general argument that ensued Brooklyn came strongly to the defense of the high-stoop house, and in the course of the debate Chairman Miller injected remarks to the following effect:

"The argument that these encroachments have been allowed for a hundred years does not impress me. The question is upon what is right or wrong at the present time.

"You are trying to get something for nothing, and you can't with my consent in the Bronx. I have stopped you.

"No municipal officer has a right—legal, moral or any other way—to permit of these encroachments. I was a lawyer before I was borough president, and a large part of my practice was in real estate matters. In my practice this question came up many times, and I can say to you from intimate knowledge that you are on the wrong track. If you doubt what I say, go to any title company and try to get a clear title insurance. Some builders want to get more than they are entitled to and then sell out to an innocent third party, who may have to suffer for the encroachment. I don't propose that anybody will get stung in that way in the Bronx while I am Borough President."

Mr. C. G. Reynolds, representing the Brooklyn Builders' Association asked where the justice came in if one owner was compelled when building to set his house back while the older houses were permitted to stand with their stoops and areas over the line."

"You need not set your house back an inch," replied Borough President Miller. "You are not obliged to build stoops, the time for them has gone by."

"We cannot very well do without steps in Brooklyn," Mr. Reynolds insisted, "and why should thousands of miles of property in Brooklyn suffer because it is necessary to widen a few streets in New York?" Mr. Reynolds said that if it was the idea of the Board of Estimate to pass the ordinance its provisions should be made retroactive, so that the high stoop would be eliminated from the buildings already erected, as well as those which are built in the future.

Mr. John Thatcher, the Superintendent of Buildings in Brooklyn, being called out, said that the case of Brooklyn was different from that of New York: "Brooklyn was a city before it ever joined New York. Our environment is different from that of New York. Brooklyn was built on the high-stoop plan. I personally believe that the English basement house is preferable to the high-stoop house. I also believe that the streets belong to

the people. But the high-stoop house has advantages which have long appealed to most people. Most of our people live in that style of house. It requires less household help, and is therefore a cheaper house to run.

"Ninety per cent. of the streets in Brooklyn will never be required for business. I believe that stoops on a line is a first class plan in Brooklyn. I believe the question of projections should be settled, but it ought in justice to be settled in the line of custom. Laws are for the benefit of the people and not to oppress them. There are many streets in Brooklyn which do not belong to the city, and the city has only an easement in them."

The attention of Mr. Cook, chairman of the architects' committee, was called to the fact that the Tenement House Law was based on the supposition that the present custom would be continued, and the Tenement law therefore required that there should be an entrance from the outside of the building, on the street, into the basement or cellar and a passage through the basement to the fire-escape in rear of the house for egress in case of fire. How could an entrance be made into the cellar from the street under such circumstances without setting the new tenement house back while the old one stands where it is?

Mr. Cook's answer was to the effect that small tenements should no longer be built in New York.

P. J. Collins, another Brooklynite, called attention to the fact that the limited encroachments agreed upon by the American Institute of Architects made no provisions for encroachments like a store front, a front cornice and bay windows. William G. Morrissey of the Brooklyn Board of Real Estate Brokers also spoke against the ordinance.

### Talks to Columbia Architects.

Commissioner Murphy of the Tenement House Department, in a talk to the Columbia Architects Society at the Columbia Club in Gramercy Park on Tuesday night, said that the Tenement House Commissioner has much power, but no discretion, while the Building Superintendent has much discretion but no power. He regretted that the New York Chapter of Architects had recently awarded prizes for tenements without consideration of their internal arrangements, as though they were built solely for the man on the other side of the street.

"I am very glad to say," he went on, "that in the 21,000 new tenement houses in the city there has not been the loss of a single life from fire, and this can hardly be altogether a matter of good fortune, as they constitute 20 per cent. of all the tenements in the city."

Building Superintendent Miller being warmly greeted, said he was glad to find himself among friends, as since his "alleged recent junket in the South" he had needed friends. He reminded the society that eight years ago he had spoken to it on the necessity of planning buildings in such a way as to give proper exits.

Donn Barber, president of the Beaux Arts Society, protested against the erection of any more high loft buildings for manufacturing purposes requiring crowded rooms.

THE BRONX NATIONAL BANK, which recently purchased a plot, 50x80 ft., on the north side of East 149th st, 200 ft. west of Melrose av, will begin work immediately to erect a banking-house upon the site. R. E. Scobie, of 391 East 149th st, negotiated the sale for S. E. Jacobs. The purchase price is in the neighborhood of \$72,000.

## FIRE TOWERS DISAPPROVED FOR APARTMENT HOUSES.

Because the Law Does Not Provide for Them, and Architect Simonson Will Change His Plans for Fort Washington Operation.

**B**ELIEVING in the necessity for more and better ways of egress from fireproof houses in case of fire, B. Hustace Simonson, architect of 315 Fifth av, recently provided for exterior fire towers in plans for two large 9-sty apartment houses to be built at 11 Fort Washington av. Tentative plans submitted to the Tenement House Department have not been approved, and Mr. Simonson has withdrawn these plans and will submit plans of the conventional order, such as provide for interior fireproof stairways and no exterior fire escapes.

It was desired to erect on both buildings enclosed stairways from cellar to roof, besides those required by law, each staircase two feet wide, of fireproof material, with fireproof doors opening into each apartment, and these doors to be standard type, self-closing without checking device. The towers were to have fire windows of small size for lighting and to prevent smoke or fire from getting into stairways from the outside.

The exit for the stairways at the rear was to have direct entrance to yard and no communication to cellar. The stairways in front were designed to open into a vestibule directly at the street level or in the front yard.

Doors in the apartments were to be provided with bolts on the inside and the door at the bottom of the shaft was to have a bolt on the staircase side. The walls of the shaft were to be composed of the usual terra cotta partition blocks.

The architect's reason for enclosing these stairs from the outside was that in the event of a fire on the lower floors bursting from the windows, the wind blowing towards the building would drive fire and smoke into the stairways, Mr. Simonson thought. The staircase being 24 inches wide was considered amply wide for one person to go up or down and give as much available area for travel as a three-foot staircase.

"Two people cannot pass on a three-foot stairway," said Mr. Simonson. "The fact that the stairs are enclosed prevents the sense of dizziness to people not accustomed to looking over high places.

"Stairways as required by law would not meet the requirements in my mind in the event of a fire starting on the second floor of a nine-story building in one of the apartments. The tenants would open the doors and the halls and stairway would become clogged with smoke."

Mr. Simonson says he wants to make his fire escapes real fire escapes. He argues that the customary style of fire escape could not be used by elderly people, or even by many who are young, and he says that even he, accustomed to traveling about on high buildings in the course of construction, has no desire to try to travel down one of the skinny steel stairways that the Fire Department, Building Department and various other departments allow builders to put on their buildings and call them fire escapes.

Mr. Simonson originated the "duplex" studio style of building which has become so popular in New York. When he presented the plans for that building they also met with many objections, as these plans were for a style of building never before presented to the department for consideration. This new plan of inclosing fire escapes in fireproof towers which are really a part of the building is another innovation which has caused the Building and Tenement House departments to think along original lines. But in this

case, Mr. Simonson, having regard to his client's interest, will not press the matter.

"In the roughly sketched plans which Mr. Simonson submitted," said Commissioner Murphy yesterday, "the stairs which he desires to install are only two feet wide, while Section 18 of the tenement house law requires that stairs, as well as halls, shall be three feet wide in the clear. It is doubtful, also, whether he has provided for the full eighteen square

feet of window area required by law on each floor.

"If Mr. Simonson changes his mind," continued Mr. Murphy, "and erects fireproof towers which will be connected by doors to every apartment and these towers conform to the law my only objection to such precautions against fire is that the towers are likely to be used by the tenants as storehouses. Whatever is left on a fire-escape is easily seen, but that is not true of things which are put on an inclosed winding stairway."

Rudolph P. Miller, Superintendent of Buildings, showed more enthusiasm for fireproof towers. "I trust the people of New York will be educated to the point where they will have such towers in all large buildings," he said.

## MORE SAFEGUARDS IN FIREPROOF HOUSES.

Commissioner Murphy Believes Fire Escapes Should Be Required Even on Such Structures—A Letter to the Mayor.

**C**OMMISSIONER JOHN J. MURPHY, of the Tenement House Department, who had been asked to look into the lack of safeguards in a large apartment house in East 15th st, reported to Mayor Gaynor this week that, while the structure is not strictly fireproof, the owner has neglected to provide adequate means of escape, although it is a 10-sty building. The importance of this to property owners and real estate men in general is that since the Triangle fire the Tenement House Department has been flooded with letters of complaint, mostly anonymous, relative to alleged unsafe conditions in tenement and apartment houses in New York City. The department inspectors have made very careful examinations of nearly all of the cases complained of, and the letter which the Commissioner has sent to Mayor Gaynor is typical as proving his contention that fire escapes might well be required in such buildings. The law, however, gives this department no power to compel owners to make such provision, nor, as far as he knows, does this power lie in any department in the city government.

### A BUILDING INSPECTOR'S VIEW.

An inspector of the Building Department told a Record and Guide reporter this week that there are now pending something like 2,000 cases of fire-escape violations. To use his own words:

"What can you do? You tell the owner to put on fire escapes—he says he will, but takes his time about it. The only way to force him to act is to go to court, and the Corporation Counsel now has about 2,000 cases and more pending in the courts. It takes approximately two years to get any action, and in the meantime cases continue to pile up. The inspector has his reports, but in two years, with new cases constantly coming up, the vividness of the details of the alleged negligence has passed out of his mind. This naturally weakens the case, unless time is taken to re-inspect the premises. What we need is power in the Building Department, or in the Tenement House Department, or in the Fire Department, or in the Police Department, or in the Mayor of the city himself to close up the building until such provision for the speedy exit of tenants or occupiers in case of fire has been complied with. I believe this is an oversight which I do not think was apparent until the Triangle fire levied its toll of human life. If some department or official should issue an order closing down the tenement house until the orders had been complied with, the lives of hundreds of thousands of persons in New York City would not be in jeopardy day and night."

When Commissioner Murphy made a personal investigation of the tenement house referred to in the complaint,

known as the "Swannanoa," the substance of his report is as follows:

"The house comes clearly within the jurisdiction of this department, having been built as a tenement house before the passage of the Tenement House Law. It was erected as a fireproof building and the law does not give us the power to order fire escapes on such buildings. In 1908, on complaint, the department made a thorough investigation of the building and found that certain alterations had been made therein in which inflammable material was used. Acting upon the theory that this took the building out of the fireproof class, a violation was filed requiring the placing of fire escapes on the building. After some delay, due to difficulties in fixing the ownership, which had changed hands several times, a proceeding was begun against the owner and a penalty of \$50 for failure to remove the violation was collected. The owner submitted plans, which were approved by this department, for the removal of the non-fireproof work and the substitution for same of fireproof material. This restored the building to its former status as a fireproof tenement, and we were obliged to discontinue proceedings to require the installation of fire escapes, which is the condition in which the matter now stands.

"I have ordered another special inspection to be made to see whether the complainant's statements are borne out by the facts. I am of opinion that fire escapes might be well required on such buildings, but the law gives us no power to compel them, nor, so far as I am aware, does it give such power to any city department."

### Building in Principal Cities.

Building returns for March as made up by Bradstreet's show a disposition on the part of the building industry to throw off the quiet appearance natural in such a mid-winter month as February, and the number of permits and the value thereof at most cities shows a gain over the second month of the year, but a rather poor showing is made as compared with March a year ago, and the quarter's returns point to a progressive decline from the like period a year ago, which in turn showed a falling off from two years ago. Thus, the expenditures at sixty-eight cities for March aggregate \$55,106,936, an increase of 93.2 per cent. over February, but a decrease of 14.2 per cent. from March last year. In February the decrease was 11.8 per cent., and in January there was an actual gain of 1.2 per cent. over the like month a year ago. For the first quarter of the year the expenditures aggregated \$147,050,478, a decrease of 8.7 per cent. from last year, which in turn showed a loss of 5.2 per cent. from 1909.



HALIDON COURT, S. W. CORNER BROADWAY AND 153d STREET

Emory Roth, Architect

LEVIN & LEVIN CONTRACTING CO., Inc., erected this six story Elevator Apartment House, size 100 x 150; consisting of 48 apartments. It possesses many advantages over any other similar Apartment House in this section; superior workmanship; children's playroom; sunlight in every room.

The exterior has ornamental limestone trimming, bay windows and cornices of copper. The entrance and interior courts have enameled brick and the main entrance hall has beautiful marble columns and marble walls up to the ceiling.

These superior accommodations over any other apartment house on Washington Heights account for the successful renting of all the 48 apartments without a vacancy to date.

We will cheerfully furnish estimates for the construction of similar buildings, office buildings, lofts, theatres, private residences, factories, or to handle alterations and repair work to the entire satisfaction of owners and architects.

**LEVIN & LEVIN CONTRACTING CO., Inc.,** Telephone, Mad. Sq. 2733  
**320 FIFTH AVE., NEW YORK**

**ARCHITECTS FOR INSPECTORS.**

**A Suggestion That They Volunteer and Give Their Services Free.**

Editor Record and Guide:

A great deal of criticism seems to be directed towards the Superintendent of Buildings, Rudolph P. Miller, and a blame laid to his door for the most unfortunate disaster in connection with the fire at Washington pl, where so many lives were lost.

It seems rather unjust for the sensational papers and the community at large, in cases of this kind, to become so greatly excited as to forget that a man's reputation and peace of mind have also a value to himself. I refer more particularly to the unjust criticism directed to the Superintendent of Buildings. If there is any one body of men who can more thoroughly appreciate the conditions, and be able to fix a responsibility, it appears to me that no one is better qualified than the architects of this great metropolis.

It is a matter of record, beyond any question of denial, that the present Superintendent of Buildings was the first to enforce fire passages to be built in the most modern and most up-to-date fireproof buildings. The architects and owners as a whole can also certify that no Superintendent of Buildings has ever been more stringent in the question of exits and fire-escapes than has our present Superintendent. The buildings which are now being erected are also more a piece of engineering than of architecture, and in that way it appears to me that even if the provision of the Charter is violated which calls for the Superintendent of Buildings to be an architect or a builder, that the interests of the city are being better look-

ed after in the hands of a competent engineer; and to my mind there really seems to be no occasion for so much criticism as to the abilities of the Superintendent, because it is surely conceded that he personally is not supposed to inspect and visit every building in the City of New York, but that he must rely on his inspectors.

The question is now, "What if any improvements can be suggested to prevent a recurrence of such conditions?"

1st.—The building having been erected ten years ago was not equipped with the modern iron stairway at the rear, as required under the present rules. Therefore, all loft buildings which have not been built within the last three or four years require a substantial stairway. All flimsy and light fire-escapes should be removed, and a proper substantial iron stairway installed in the rear of same.

2d.—Where a building adjoins another building, either lower or higher than itself, there should be from the roof of such building a connecting stairway; also I would suggest that every building which is occupied for manufacturing purposes should have on each corner of the building a standpipe with a hose rack, so that in case of fire four powerful streams on each floor can be employed to extinguish the same.

3d.—A fire drill should also be required in all factories where more than fifty people are employed on any one floor, and in addition I would suggest that inasmuch as the architects of this city are practicing their profession without a direct payment of any fee in the smallest degree, to the State or city, and obtaining all the necessary blanks, papers and service from the departments without the slightest charge, that they in turn give their services to the city in the form of special inspectors, for special conditions.

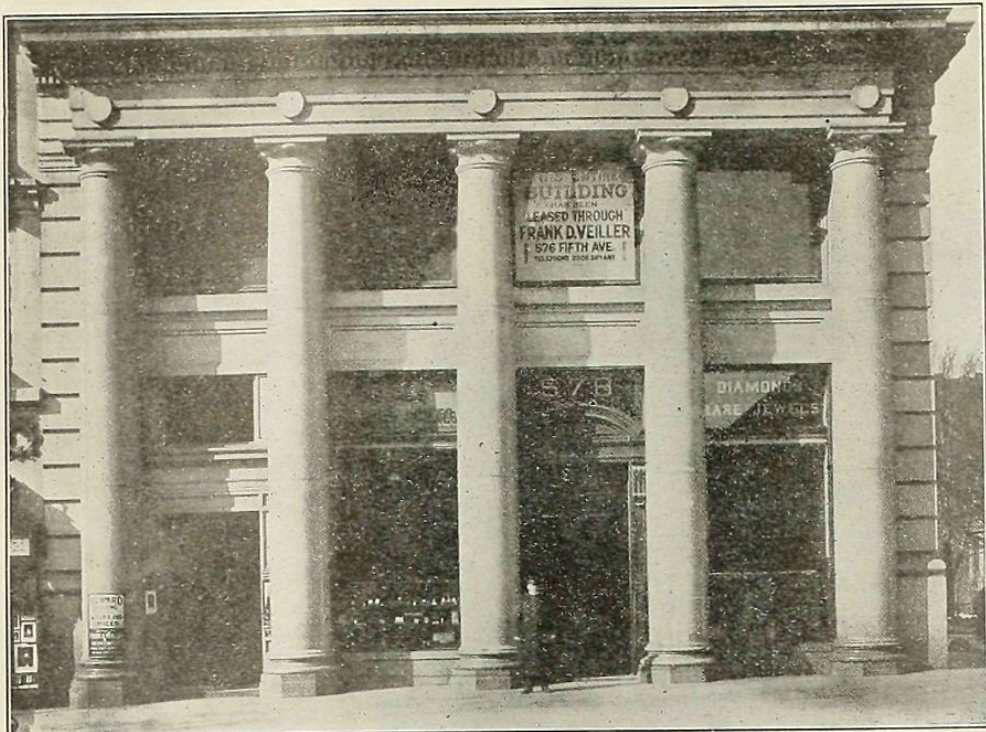
If every practicing architect, of any standing, be given twenty buildings as a territory, he would be required to inspect each building at least once a month. Architects being presumed to be men of some intelligence and integrity, could perform the services with a great deal of benefit to the city and with very little inconvenience to themselves, as it would not mean more than a half hour every day for a building, with the additional ten days left in each month for reinspections if found necessary. They could be given special badges of authority, and it would be presumed that such authority would not be misused or misapplied in any form. Under oath, all such men would have to perform their services in a proper and truthful manner. A violation on their part would subject them to suspension from practicing for a period of three, six or twelve months, in accordance with the graveness of the offense.

I think that such a suggestion would meet with approval on all sides, as its intention is to give the city the benefit of expert inspections at no cost to the city.

Very truly yours,

MAXIMILIAN ZIPKES.

BOARD OF EXAMINERS.—William A. Boring has been reappointed a member of the Board of Examiners, in the Building Department, representing New York Chapter of Architects. George A. Just has been re-elected to the Board by the Society of Architectural Iron Manufacturers, and he has accordingly been re-appointed by the Mayor. The other members are Messrs. Charles Buek, William Crawford, Edward Croker, Lewis Harding and Charles G. Smith.



These five polished granite three-quarter engaged columns, diameter 3 feet 6 inches, height 30 feet, are to be disposed of after May 1st. Address any communications concerning them to

## CAULDWELL-WINGATE COMPANY

381 Fourth Avenue

New York City

### DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

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

### BOARD OF EXAMINERS.

Appeal No. 31 of 1911; Alteration No. 1351 of 1910; premises, 98 and 100 Fifth av, Manhattan; Jacob Rothschild, appellant. In a 15-sty loft and office building, 220 ft. high, it is proposed to use non-fireproofed wood for all sleepers and door bucks on all floors. Section 105 of the Building Code requires that when the height of a fireproof building exceeds 12 stories, or more than 150 ft., the floor surfaces shall be of stone, cement, rock asphalt, tiling or similar incombustible material, or the sleepers and floors may be of wood treated by some process approved by the Bureau of Buildings. The Board of Examiners approved so far as to permit the use of non-fireproofed wood for sleepers and door bucks on all floors.

Appeal No. 37 of 1911; New Building No. 27 of 1911; premises, southwest corner Pearl and Elm sts, Manhattan; Messrs. Goldwin Starrett & Van Vleck, appellants. In a 10-sty fireproof warehouse it is proposed to place a 5,000-gallon tank on the roof of the building so that the tank comes in part over the platform of the stairs. Section 93 of the Building Code provides that such tanks shall be placed where practicable at one corner of a building, and shall not be placed over or near a line of stairs. The matter was disapproved by the Board of Examiners.

Appeal No. 39 of 1911; Alteration No. 332 of 1911; premises, 134 to 140 West 29th st, Manhattan; Jas. P. Whiskeman, appellant. In a 12-sty fireproof loft building, 150 ft. high, it is proposed to add a 13th story, 10 ft. by 17 ft., occupying about two per cent. of the roof area. However, under Section 105 of the Building

Code, fireproof wood should be used throughout when the building exceeds 12 stories or 150 ft. in height. The Board of Examiners approved in favor of the appellant.

Appeal No. 41 of 1911; Alteration No. 240 of 1911; premises, east side Sixth av, 18th to 19th sts, Manhattan; A. A. Winkler, appellant. In a 6-sty fireproof store and office building it is proposed to construct a mezzanine story by enlarging the present non-fireproof balcony, extending the same 4½ ft. for about 150 ft. The present balcony is not fireproof. It is proposed to fireproof the new extension by 2 inches of concrete. The new extension has been figured for a live load of but 75 pounds per square foot, and no tie rods have been provided. The Board of Examiners approved in favor of the appellant on condition that the extension to the balcony be made four feet wide instead of four feet six inches.

Appeal No. 46; Alteration No. 5 of 1911; premises 31 Av A, Manhattan; Maximilian Zipkes, appellant. In an alteration of a 4-sty store building, it is proposed to provide only one line of stairways, whereas the total area of the lot occupied is in excess of 2,500 square feet. The Board of Examiners approved in favor of the appellant.

Appeal No. 45; Alteration No. 290 of 1911; 119 to 125 West 25th st, Manhattan; Max Hausle, appellant. In a 150-ft. loft building, 93x100 ft., the architect proposes to add an additional story, about 24x56 ft., constructed of asbestos-covered sheet iron on angle iron frame and with wooden floors. The Board of Examiners disapproved on March 28.

### WATER DEPARTMENT.

(The following Facts and Regulations for the Consumers of Water are taken from a pamphlet just issued by the Department of Water Supply, Gas and Electricity.)

#### Payment of Water Bills

**Bills Payable.**—Payments of current water bills are to be made at the Bureau of Water Register in each borough. The cashier is the duly authorized agent of the Water Registrar and the only person empowered to receive payments.

**Frontage Rates.**—Frontage rate bills are due and payable annually in advance on the first day of May in each year and are rendered either personally or by letter by the Bureau of Water Register. (Section 283 of the General Ordinances.)

**Meter Rates.**—Bills for water measured by meter are due and payable when rendered. Water may be shut off if meter bills remain unpaid thirty (30) days after the time they are rendered.

**Remittances by Mail.**—Postage is required for the return of receipted bills, otherwise they will be held subject to order. To facilitate this prompt return addressed and stamped envelopes should accompany checks.

**Hours for Collection.**—Money will be received by the cashier of the Bureau of Water Register from 9 A. M. to 2 P. M. daily; Saturday, 9 A. M. to 12 M. Payments tendered in person other than at the hours specified will not be accepted.

**Avoid Mistakes.**—The official designation of property is by Section or Ward, Block and Lot Number (District and Plot, Borough of Richmond). Consumers should examine their bills carefully to see that they are paying on the right property by comparing the Section, Block and Lot on the water bill with the tax-maps.

**Penalty.**—Section 476 of the New York Charter states: "The annual rates which are not paid to the Department of Water Supply, Gas and Electricity before the first day of August in each year shall be subject to an additional charge of five (5) per centum and those rates not paid before the first day of November in each year shall be subject to a further additional charge of ten (10) per centum." Payments must be received during the hours for collection on or before the last business day of July and October, or interest will be charged as provided in the Charter.

**Complaints.**—Complaints made to the Commissioner or Deputy Commissioners of the different boroughs will receive immediate attention.

#### THE USE OF HOSE.

The use of hose is prohibited except when the supply of water is fully metered and permits have been issued by the department. (Subject to fine, see Rule 9.)

#### Facts of Interest to the Consumer.

**Tests.**—The sources of supply are all carefully patrolled and samples taken daily from various points are examined and analyzed at the laboratories maintained by the department.

**Quality.**—Taste and color in the water are caused by invisible portions of plants that are not harmful to health.

**Supply.**—Except after a heavy rain, dirt in the water is usually caused by iron rust and other sediment in the street pipes, house pipes or tanks, being stirred up by unusually large drafts from mains, such as is caused by opening a street hydrant.

**Pressure.**—The city is not legally required to deliver water at a pressure greater than is necessary to carry the water into the basements of houses. Effort is made, however, to maintain a pressure sufficient to raise water to the levels of top floors of buildings of average height. Complaints of lack of pressure should be sent to the main office in your borough.

**Leaks.**—If you notice a leaking hydrant or escape of water from a street main, please telephone 8520 Cortlandt, the headquarters of the department, or 3100 Spring (Police Headquarters). In this way the proper district foreman will be notified and action taken.

—It is a sad commentary on American methods of building, American laws concerning building and the American habit of carelessness that defective flues should be responsible for twice as many fires as any other known cause. It is estimated that 13 per cent. of the total number of fires annually can be attributed to defective flues, with an average property loss of about \$12,000,000.



# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS

### INDEX

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The star (\*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

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

Alwald Realty Co, owners, 111 Bway; 4, 7, 22, 10, 25, 21, 24.  
 The Salvation Army, owners; 122 W 14th st; 1, 2, 3, 4, 7, 16, 18, 22, 11, 23, 21, 25.  
 J Graham Glover, archt, 166 State st, Bklyn; 12, 7, 11, 21 & copper cornices.  
 Robt D Kohn, archt, 170 5th av; 1, 12, 20, 7, 11.  
 G Evan Const Co, Eagle av, Bronx, owner; all subs.  
 Putnam Const Co, 148th st & 3d av, owner; all subs.  
 Geo B De Gersdorff, 103 Park av, archt; 4, 5.

Freeman & Hasselman, 39 W 38th st, archt; G C June 1.  
 Donald Mitchell, 306 53d st, builder; all subs.\*  
 Church & Gough, 1344 Jefferson av, Bklyn, owner; May 1.  
 M E Rountree, owner, 609 5th av; 4, 7, 22, 11, 23, 25, 21, yellow pine & hemlock.  
 John Knubel, archt, 318 W 42d st; 4, 10, 7, 21.  
 Buchman & Fox, archts, 11 E 59th st; 4, 7, 8, 21, 11, 12.  
 Alexander Baylies, archt, 34 Bible House, 4, 9.

John Hallahan, archt, 271 W 125th st; 4, 31, 20.  
 Sommerfeld & Steckler, archts, 31 Union sq; 2, 25, 4.  
 J & H Schmidt Const Co, 1200 Simpson st, owners; all subs.  
 Smith & Ross, archts, 103 Park av; 4, 10, 7, 23, 6, & fire doors.  
 Edward Glas, archt, 422 E 53d st; 26, 4.  
 Latham Realty Co, owners, 530 E 80th st; 4, 5, 7, 11, 22, 23, 15, 25, 24 & spruce.  
 Hamilton Terrace Co, owner, 3089 Bway; 4, 5, 7, 22, 11, 23, 25, 24, 21, 15 & spruce.

### PROJECTED BUILDINGS.

#### Manhattan.

#### Apartments Flats and Tenements.

AUDUBON AV, n w cor 173d st, 6-sty brick and granite tenement, 100x90, plastic slate roof; cost, \$185,000; owner, Latham Realty Co., 530 East 80th st; architects Neville & Bagge, 217 West 125th st. Plan No. 194.

A. Schwatzer, Jr., Pres., and Jacob Goodheart, Secy. and Treas., both of 530 East 80th st.

HAMILTON TERRACE, e s, 504 ft. 6 in. n 141st st, 6-sty brick apartments, 125x irregular, plastic slate roof; cost, \$225,000; owner, Hamilton Terrace Co., 3089 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 195.

Owners superintend. Chas. Gross, Pres., 3089 Broadway.

PINEHURST AV, s w cor 180th st, 5-sty brick, limestone and granite tenement, 50.1½x irregular, gravel roof; cost, \$50,000; owner, The Rountree Realty Co., 609 5th st, Brooklyn; architect, Adolph Mertin, 34 West 28th st. Plan No. 192.

M. E. Rountree, 609 5th av, president and treasurer.

NORTHERN AV, s e cor 179th st, 6-sty brick tenement, 92.6x90, plastic slate roof; cost, \$150,000; owner, Birch Realty Co., 319 W. 64th st; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 202.

PINEHURST AV, w s, 50.1 n 179th st, two 5-sty brick tenements, 50.1x94, total cost, \$90,000; owner, Rountree Realty Co., 609 5th st, Brooklyn; architect, Adolph Mertin, 34 West 28th st. Plan No. 208.

#### Factories and Warehouses.

GANSEVOORT ST, Nos. 90-92, 7-sty brick warehouse, 40x83.4, tar and gravel roof; cost, \$55,000; owner, Estate of Hugh J. Grant, 31 Nassau st; architect, J. G. Glover, 166 State st, Brooklyn. Plan No. 199.

B. Aymar Sands and John M. Bowers, 31 Nassau st, executors. Manhattan Refrigerating Co., lessee, 521 West st, Thos. Albens Adams, president., W. H. Harris, secretary, 140 West 57th st.

#### Miscellaneous.

22D ST, Nos. 533-5-7 West, temporary storage shed, 32.10x98.9, slag roof; cost, \$1,000; owner, Charles Nofferberth, 532 West 22d st; architects, Henry J. Bowie Clarke & Robert W. M. Clarke, 45 East 42d st. Plan No. 190.

49TH ST, No. 125 West, 1-sty outhouse, 10.4x11.4, tin roof; cost, \$600; owner, Es-

tate Patrick Shaw, 125 West 49th st; architect, Frank Hausle, 81 East 125th st. Plan No. 196.

125TH ST, Nos. 155½-157 East, 5-sty store, bath and gymnasium, 33.4x90, gravel roof; cost, \$32,500; owner, The Salvation Army, 122 West 14th st; architect, S. R. McKay, 122 West 14th st. Plan No. 198.

William Pearl, vice-president; Madison J. H. Ferris, treasurer, and G. S. Reinhardtsen, secretary, all of 120-124 West 14th st.

ST. NICHOLAS AV, n w cor 110th st, two frame booths in picture garden, — roofs; cost, \$4,000; owner, Estate Henry A. Crane, 42 Centre st; architects, The E. C. Horn Sons, 1440 Broadway. Plan No. 201.

J. Sergeant Cram, 42 Centre, executor. Julius Cohn, 214 W. 42d st, lessee.

#### Stables and Garages.

10TH AV, s w cor 36th st, 4-sty brick stable, 74.1x100, plastic slate roof; cost, \$50,000; owner, Pine Hill Crystal Spring Co., 721 Lexington av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 200.

Andrew H. Smith, superintendent, 69 East 91st st.

10TH AV, s w cor 36th st, 4-sty brick stable, 74.1x100, plastic slate roof; cost, \$50,000; owner, Pine Hill Crystal Spring Co., 721 Lexington av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 200.

Andrew H. Smith, 69 E. 91st st, superintends.

GANSEVOORT ST, n w cor Hudson st, 1-sty brick garage, 27x44; cost, \$1,000; owner, John Cooper, 398 Bleecker st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 207.

#### Theatres.

BROADWAY, w s, 33 s 94th st, 1-sty moving picture show building, 42x133, tin roof; cost, \$10,000; owner, Alwood Realty Co., 111 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 197.

L. J. Alton, 111 Broadway, president, secretary and treasurer.

HOUSTON ST, Nos. 111-117 East, 7-sty — theatre and stores, 86x155, — roof; cost, \$250,000; owner, The Minsker Realty Co., 236-244 Eldridge st; architect, Thos. W. Lamb, 501 5th av. Plan No. 191.

Louis Minsky, 236-244 Eldridge st, president; M. Wm. Minsky, same address, vice-president and secretary.

### MANHATTAN ALTERATIONS.

ALLEN ST, Nos. 59-63, Eldridge st, No. 88, erect fireproof partitions in 5-sty brick stable; cost, \$4,000; owner, Edward A. Ridley, Fanwood, N. J.; architect, Alexander Baylies, 3334 Bible House. Plan No. 747.

BLEEKER ST, No. 170, change lodging house to store or light factory; cost, \$6,000; owner, Estate N. How; architect, J. McDonough, 47 Morton st. Plan No. 817.

ELIZABETH ST, No. 238, new windows, toilet rooms and partitions to 5-sty brick tenement and stores; cost, \$1,200; owner, John R. Carey, 238 Elizabeth st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 748.

GANSEVOORT ST, 35-37, extend second floor and put in electric elevator in 2-sty brick market; cost, \$2,500; owner, N. Y. City, City Hall; architect, Edward Glas, 422 East 53d st. Plan No. 765.

James Quinn, 52 10th av, masonry.

HOUSTON ST, No. 316 East, excavate cellar for boiler room basement 4-sty brick tenement; cost, \$5,000; owner, Moses Zimmerman, 318 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 753.

NEW ST, s e cor Exchange pl, set new roof beams in 16-sty brick and stone offices; cost, \$5,000; owner, Robert W. De Forest, Broad st, Exchange pl and New st; architect, James B. Baker, 165 5th av. Plan No. 808.

Chas. T. Wills, Inc., 268 5th av, contractor.

MONROE ST, No. 77, erect stud partitions in 6-sty brick tenement; cost, \$125; owner, Meyer Solomon, 62 W. 115th st; architect, Nathan Langer, 81 E. 125th st. Plan No. 797.

PEARL ST, No. 514, raise facades to street level in 4-sty stores and offices; cost, \$8,000; owner, Thos. P. Fitzsimmons, 169 West 76th st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 785.

PECK SLIP, No. 13.—Remove show window and put in new doors, in 5-sty brick tenement; cost, \$200; owner, C. Kanenbley, 283 Elizabeth st; architect, O. Reissmann, 30 First st. Plan No. 772.

STANTON ST, n w cor Allen st, change front of 6-sty brick tenement; cost, \$550; owner, Moritz Muldberg, 44 St. Mark's pl; architect, Morris Schwartz, 194 Broadway. Plan No. 750.

WATER ST, No. 268, new yellow pine pier post to strengthen floors in 3-sty brick loft; cost, \$250; owner, Leffert Stiebeigh, 99 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 742.

WASHINGTON ST, No. 785, rebuild rear wall, new partitions in 3-sty brick store and tenement; cost, \$5,000; owner, Emerence K. Argoe, 36 West 31st st; architect, Eugene Adwin, 25 West 42d st. Plan No. 778.

WASHINGTON ST, No. 726, cut openings in front and rear walls, new toilet partitions, etc., in 4-sty brick tenement; cost, \$1,000; owner, Ellen Clark, 1353 53d st, Brooklyn; architect, Warren Keenan, 12 Commerce st. Plan No. 764.

1ST ST, Nos. 61-63, raise lintel on window of 6-sty tenement; cost, \$50; owner, Morris Jacoby, 41 Park Row; architect, Oscar Lowinson, 18 East 42d st. Plan No. 783.

2D ST, No. 12, remove front doors, put in show window, iron girders in 3-sty and basement factory; cost, \$350; owner, Herman Finkelstein, 12 2d st; architect, Morris Schwartz, 194 Bowery. Plan No. 751.

3D ST, No. 143 E., carry wall on girder in 4-sty brick store; cost, \$5,000; owner, Morris Wildfiner, 87-89 Av B; architect, Samuel Sass, 32 Union Sq. Plan No. 809.

4TH ST, No. 114 East, window opening enlarged, roof tank and partitions to 5-sty brick tenement; cost, \$2,500; owner, Estate of H. Kuebel, 37 West 9th st; architect, O. Reissmann, 30 1st st. Plan No. 757.

5TH ST, No. 621 East, remove school sinks in yard and install toilets in 4-sty brick tenement; cost, \$1,000; owner, Mary F. Stanley, 61 West 24th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 752.

11TH ST, No. 329-331 East, new partitions in 6-sty stores and tenements; cost, \$100; Hyman Rosenblum, 412 East 58th st; architect, Chas. W. Straub, 147 4th av. Plan No. 775.

14TH ST, Nos. 116-118 E., change store doors and put in toilet in 5-sty brick store; cost, \$1,600; owners, Baun & Medicus, 116 E. 14th st; architect, Emery Roth, 20 E. 42d st. Plan No. 804.

14TH ST, No. 6 East, fire escapes, on 6-sty stores, studios and lofts; cost, \$400; owner, Nathan Schwab, care architects, Gross & Kleinberger, Bible House. Plan No. 769.

14TH ST, No. 126-128 East, build supports for sprinkler tank on 1-sty brick theatre; cost, \$450; owner, C. D. Sullivan, 1493 Broadway, and G. J. Kraus, Broadway and 43d st; architect, E. C. Maxwell, 122 West 127th st. Plan No. 761.

16TH ST, Nos. 433-435 East, new vent shaft and general alterations in 5-sty brick tenement; cost, \$5,000; owner John H. Kocher & Frederick A. Kocher, Sufferin, N. Y.; architect, Henry Regelman, 133 7th st. Plan No. 782.

21ST ST, Nos. 48-50 East, erect partition in 12-sty loft and factory; cost, \$300; owner, Rhineland Estate, West 14th st; architects, Schaefer & Jaeger, 401-3 Tremont av. Plan No. 755.

Lessee, Thos. F. Walsh, premises, superintends.

22D ST, No. 134 East, remove stable doors, etc., put in windows, in 4-sty stable and dwelling; cost, \$2,500; owner, Mrs. Myra H. Harper, 121 East 22d st; architect, Robert Costigan, 225 5th av. Plan No. 770.

23D ST, No. 119 East, remove stoop, put in show window and stairs of 4-sty store and offices; cost, \$1,500; owner, Jas. D. Black, Jobestown, N. J.; architect, P. F. Brogan, 119 East 23d st. Plan No. 749.

26TH ST, No. 224 East, change rear walls, etc., install new partitions, in 4-sty brick tenement; cost, \$1,000; owner, — Goodwin, 1266 Brook av; architects, Hornburger & Bardes, 122 Bowery. Plan No. 771.

40TH ST, No. 14 West, change front wall and extensions to make 4-sty brick residence, stores and offices; cost, \$25,000; lessees, Little Streets Co., 96 Broadway; architect, Robert D. Kohn, 170 5th av. Plan No. 777.

Arthur Nyles, president, 20 Broad st; John H. Donaldson, secretary and treasurer, 561 West 147th st.

42D ST, No. 138 West, change front door and connect with house sewer in 4½-sty brick offices; cost, \$800; owner, Estate of John Boyd, 408 West 26th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 744.

46TH ST, No. 73 W., change front wall, new toilets in 3-sty and basement dwelling; cost, \$1,200; owner, Ph. A. Fitzpatrick, 22 William st; architect, A. Balschun, 462 E. 137th st. Plan No. 812.

47TH ST, No. 334 E., new windows and partitions in 4-sty brick tenement; cost, \$500; owner, Isaac Geringer, 334 E. 47th st; architect, M. A. Cantor, 29 W. 42d st. Plan No. 800.

48TH ST, No. 526-530 West, Mezzanine floor in 2-sty steam laundry; cost, \$400; owner, Astor Estate, 266 West 44th st; architect, R. W. Havens, 149 East 33d st. Plan No. 773.

Elmer Dean Coulter, Agent, 266 West 44th st.

52D ST, No. 130 West, new toilet compartments, partitions, in 5-sty brick store and tenement; cost, \$2,000; owner, Annie Bonner, 130 West 52d st; architect, Chas. H. Baxter, 380 East 149th st. Plan No. 767.

56TH ST, 109 East, alter partitions and make general alterations to 4-sty and basement flats for use as studio apartments; cost, \$10,000; owner, Cornelius Poillon, 125 East 70th st; architect, Smith & Ross, 103 Park av. Plan No. 760.

60TH ST, No. 303 East, new rear window and door in 4-sty brick store and factory; cost, \$150; owner, Sarah Welch, 224 East 59th st; architect, John Ph. Voelker, 979 Third av. Plan No. 763.

62D ST, n s, 160 e 2d av, erect 3-sty and cellar side extension, 42x90, with tar and gravel roof, to 6-sty brick factory; cost, \$25,000; owner, Benito Rovira, 319 East 62d st; architects, Buchman & Fox, 11 East 59th st. Plan No. 745.

63D ST, No. 42 East, build bay window in 4-sty and basement building; cost, \$500; owner, A. V. J. Ballington, 42 East 63d st; architect, Clement B. Brun, 1 Madison av. Plan No. 754.

William Craig, 42 West 67th st, carpentry.

74TH ST, No. 216 East, new windows and partitions in two 4 and 2-sty brick tenements and dwellings; cost, \$2,500; owner, Hyman Harkavy, 510 East 85th st; architect, C. H. Dietrich, 1112 2d av. Plan No. 792.

104TH ST, No. 101 West, change show windows in 5-sty store and tenement; cost, \$800; owner, H. C. F. Gossler, 110 West 104th st; architect, Geo. Hof, Jr., 781 Melrose av. Plan No. 787.

Company's mason does work.

111TH ST, s e cor 1st av, steel smokestack to 2-sty offices; cost, \$140; owner, Consolidated Gas Co. of New York, 4 Irving pl; architect, company's engineer. Plan No. 780.

111TH ST, No. 229 E., support brick wall on girder, concrete cellar of 4-sty brick tenement; cost, \$700; owners, Giovanni Copozzillo & Co., 229 E. 111th st; architect, Angelo H. Martine, 30 E. 23d st. Plan No. 807.

114TH ST, No. 333, change part rear wall in 4-sty brick tenement; cost, \$250; owner, Rosa Carucci, 3071 Villa av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 784.

Carucci Bros., 3071 Villa av, contractors. 119TH ST, No. 451 E., general alterations in 5-sty brick tenement; cost, \$3,000; owner, R. W. Horner, 16 Exchange pl; architect, Clinton P. Lovell, 12 E. 42d st. Plan No. 818.

123D ST, No. 186 East, partitions in 4-sty store and lodgings; cost, \$300; owner, Mr. J. Wit, 186 East 123d st; architect, James R. Lynch, 424 Pleasant av. Plan No. 776.

125TH ST, No. 166 W., remove pier in front wall for studio in 3-sty brick stores; cost, \$300; owner, W. J. Nauss, 2289 3d av; architect, A. Balschun. Plan No. 813.

126TH ST, No. 301 West, build flue in 5-sty brick store and tenement; cost, \$125; owner, J. Schenck, 62 West 107th st; architect, Louis A. Shermans, 194 Bowery. Plan No. 781.

131ST ST, No. 274 West, 1-sty rear extension to 5-sty brick tenement, 15x19, tin roof; cost, \$1,000; owner, Josephine Sussmann, 432 So. Broad st, Elizabeth, N. J.; architect, John H. Knubel, 318 West 42d st. Plan No. 740.

142D ST, No. 558 West, remove front and side walls and replace with show windows, put in new partitions in 4-sty brick residence; cost, \$10,000; owner, H. W. Hoefler, 555 West 142d st; architect, John Hallahan, 271 West 125th st. Plan No. 756.

AV B, n e cor 6th st, change brick wall to change 4-sty brick tenement to moving picture theatre; cost, \$5,000; owner, Leo Spachner, 242 East 72d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 779.

AMSTERDAM AV, n e cor 59th st, add 4-stys to 4-sty brick hospital, tile roof; cost, \$60,000; owner, Trustees of Columbia College, Columbia University, N. Y. C.; architects, Crow, Lewis & Weckenhoefer, 200 5th av. Plan No. 759.

AMSTERDAM AV, 1119 to 1125, erect sky sign on 2-sty brick stores; cost, \$500; owner, John J. Johnson, 108 West 107th st; architect, Frank Sutton, 158 West 65th st. Plan No. 762.

BROADWAY, Nos. 1485-1485½, erect sky sign on 3-sty brick stores and tenement; cost, \$300; owner, Childs Co., 1485 Broadway; architect, mason and carpenter, W. S. Totten, 101 West 42d st. Plan No. 794.

Samuel S. Childs, president, 1485-1485½ Broadway.

BROADWAY, No. 1185, change wall and partitions, steel columns in 4-sty brick stores; cost, \$7,000; owner, International Amusement & Realty Co., 1193 Broadway; architect, F. A. Fairbrother, 542 5th av. Plan No. 802.

Weber & Heilbronner, 156 Nassau st, lessees. Geo. Vassars' Son & Co., Inc., 1171 Broadway, superintends and takes contracts.

BROADWAY, Nos. 1564-6, sky sign on 4-sty brick store; cost, \$150; owner, Felix Isman, 1441 Broadway; architect, A. Van Beuren Co., 128 4th av. Plan No. 805.

BROADWAY, No. 506, remove rear wall, build new extension, 25x33, tin roof, of 5-sty store and tenement; cost, \$8,000; owners, C. & M. Monginia, 506 W. Broadway; architect, Louis I. Spinepont, 140 W. Houston st. Plan No. 806.

BROADWAY, Nos. 2228, 30, 32, 34 and 36, erect sky sign over five 2-sty brick stores; cost, \$400; owner, Henry E. Coe, 67 Wall st; architect, O. J. Gude Co., 935 Broadway. Plan No. 789.

BROADWAY, No. 1912, erect sky sign on 2-sty store and offices; cost, \$100; owner, L. J. Phillips, 72d st and Columbus av; architect, The O. J. Gude Co., 935 Broadway. Plan No. 790.

BROADWAY, No. 732, erect sky sign on 4-sty brick store and lofts; cost, \$250; lessee, Richard L. Trefforth, 732 Broadway; architect, O. J. Gude Co., 935 Broadway. Plan No. 791.

BROADWAY, No. 1568, sky sign on 4-sty brick stores and dwelling; cost, \$125; owner, Estate Thomas F. Donohue, 1568 Broadway; architect, A. Van Beuren & Co., lessee, 128 4th av. Plan No. 798.

BROADWAY, No. 2726, replace window partition with lath and plaster in 1sty stores; cost, \$1,000; owner, John McCormick, 270 Columbus av; architect, M. A. Cantor, 29 W. 42d st. Plan No. 799.

BROADWAY, Nos. 865-9, remove store entrance, new partitions and stairs in 5-sty brick store and lofts; cost, \$15,000;

lessee, Chas. H. Ditson, 8-12 East 34th st; architects, Townsend, Steinle & Haskell. 1328 Broadway. Plan No. 811.

LEXINGTON AV, 1209, new window and toilets in 4-sty brick store and hotel; cost, \$200; owner, Henry Storck, 1209 Lexington av; architect, Edward Djornys, 1196 Lexington av. Plan No. 774.

LEXINGTON AV, No. 275, change front, new stairs in 3-sty brick dwelling; cost, \$10,000; owner, H. L. Stimson, 275 Lexington av; architect, Grosvenor Atterbury, 20 West 43d st. Plan No. 796.

MADISON AV, No. 275, change walls and piers in 4-sty dwelling; cost, \$600; owner, John T. Terry, Jr., 275 Madison av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 793.

MADISON AV, n w cor 39th st, cut dormer window in roof of 4-sty brick dwelling; cost, \$135; owner, Mrs. Fanny Arnot Haven, 24 East 39th st; architect, Geo. Whitefield Chance, 47 West 34th st. Plan No. 741.

Benjamin Fitz Randolph, 1328 Broadway, masonry and carpentry.

PARK AV, 66TH ST, LEXINGTON AV, 67TH ST, build steel grillage for 4,000-gallon water tank and strengthen armory walls; cost, \$12,000; owner, Trustees of Seventh Regiment, 66th st and Park av; architects, Robinson & Kunst, 105 West 40th st. Plan No. 743.

PLEASANT AV, No. 337, change front wall in 3-sty and basement dwelling for use as store and dwelling; cost, \$3,000; owner, L. Capobianco, 73 West 116th st; architect, Otto L. Spannahake, 233 East 78th st. Plan No. 810.

ST. NICHOLAS AV, n e cor 123d st, roof tank, supports on 9-sty storage; cost, \$1,000; owners, O'Reilly Bros., northeast cor 123d st and St. Nicholas av; architect, J. J. Delany, 467 4th av. Plan No. 795.

1ST AV, No. 2283, new window, area, iron stairs, fireproof bakery ceiling in 4-sty brick tenement; cost, \$300; owner, Anthony Paul Antonio, 2283 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 746.

2D AV, No. 2064, cut window and make general alterations to 4-sty brick tenement and bakery; cost, \$300; owner, E. F. Beinhauer, 2 West 88th st; architect, G. Di Martino, 2070 2d av. Plan No. 758.

G. Ginder, 231 East 106th st, masonry. 2D AV, No. 376-380, build in rear court and 1-sty brick building, 7x20, concrete roof on 10-sty loft; cost, \$950; owner, Schlegel Investing Co., 376-380 2d av; architect, W. Cullen Morris, 111 Woolsey st, Astoria, L. I. Plan No. 768.

Company's mason does work.

2D AV, Nos. 2382-8, stud door openings and install new plumbing in 4-sty brick store and tenement; cost, \$2,000; owner, S. Williams, 71 West 113th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 814.

3D AV, No. 1890, partitions in 3-sty brick stores; cost, \$500; owner, Mathilda White, n e cor 108th st and Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 803.

3D AV, No. 874, change piers, rear wall and partitions in 4-sty brick stores; cost, \$2,500; owner, Daniel Foley, 909 Albe-marle road, Brooklyn; architect, Robt. E. Kelly, 219 East 39th st. Plan No. 801.

8TH AV, No. 894, new brick work and toilets in 4-sty brick dwelling and stores; cost, \$500; owner, F. T. Barry, 646 Madison av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 815.

9TH AV, No. 496, change front wall and put vault in 5-sty brick tenement and store; cost, \$1,000; owner, Geo. Kern, 496 9th av; architect, C. E. Huntley, 103 Park av. Plan No. 816.

A. Hamilton & Son, contractors, 114 East 28th st.

9TH AV, 749-51, new store fronts in 5-sty brick store and tenement; cost, \$450; owner, John Ewald, 404 West 57th

st; architect, James W. Cole, 403 West 51st st. Plan No. 766.

9TH AV, No. 924, new partitions in 1-sty store; cost, \$500; owner, Alexander M. Mullen, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 786.

Owner takes contract.

9TH AV, No. 851, cut windows in 3-sty dwelling; cost, \$1,000; owner, John Armstrong Chanler, Cobham, Va.; architect, C. H. Dietrich, 1112 2d av. Plan No. 788.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

179TH ST, s s, 78 w Marmion av, two 4-sty brick tenements, tin roof, 36x60.10; total cost, \$52,000; owners, C. K. Realty Co., Richard Keel, 2061 Ryer av, president; architect, Franz Wolfgang, 535 East 177th st. Plan No. 203.

186TH ST, n s, 100 e Park av, 4-sty brick tenement, slag roof, 50x87.8; cost, \$45,000; owners, Reidt Realty Co., 4 West 184th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 212.

BARNES AV, e s, 39 n 215th st, 2-sty frame tenement, tin roof, 25x70; cost, \$5,000; owner, Donato Guglielino, 4004 3d av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 215.

WESTCHESTER AV, Fox st and 165th st, westerly junction, 3-sty brick stores and tenement, plastic slate roof, 52x63; cost, \$28,000; owner, Jas. Butler, 390 Washington st; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 216.

### Churches.

177TH ST, s s, 1,000 e Westchester Creek Bridge, 2-sty brick chapel, gymnasium and bedrooms, 70x90.4; cost, \$70,000; owner, St. Joseph's Institute, Juanita I. O'Hara, 236 East 15th st, president; architect, Jos. H. McGuire, 45 East 42d st. Plan No. 206.

### Dwellings.

234TH ST, s s, 281.6 e White Plains av, two 2-sty frame dwellings, tin and shingle roof, 20½x57; total cost, \$13,000; owners, Jas. J. Neville and Mary T. Fallon, 502 West 179th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 201.

GIFFORD AV, s s, 303.8 e Balcom av, 2-sty frame dwelling, tin roof, 22x55; cost, \$5,000; owners, Jacobson & Alson, Gifford av and Swinton st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 202.

CARPENTER AV, e s, 114 n 228th st, 2-sty brick dwelling, tin roof, 20x55; cost, \$5,000; owner, Florance Wilcox, 719 East 223d st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 214.

179TH ST, s e cor Creston av, 2½-sty frame dwelling, shingle roof, 37x39.6; cost, \$7,500; owners, Chas. Reinhart, 1998 Morris av; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 219.

### Home.

177TH ST, 1,000 e Westchester Creek Bridge, 4-sty brick administration dormitory buildings, 149.3x42; cost, \$200,000; owner, St. Joseph's Institute, Juanita I. O'Hara, 236 East 15th st, president; architect, Jos. H. McGuire, 45 East 42d st. Plan No. 205.

### Miscellaneous.

COMMERCE ST, e s, 99 n Van Wyck st, 1-sty frame boat house, 18x25; cost, \$600; owner, Frederick Siebel, Baychester; architect, Robt. Glenn, 363 East 149th st. Plan No. 204.

CLASON POINT ROAD, w s, 75 n White Plains road, 1-sty frame shed, 100x20; cost, \$50; owner, T. W. Higgs, on premises; lessee, Wm. J. Daly, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 208.

CLASON POINT ROAD, w s, 75 n White Plains road, 1-sty frame offices and entrance, 12x20x23; cost, \$1,000; owner, T. W. Higgs, on premises; lessee, Wm. J. Daly, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 207.

152D ST, s s, 75 e 3d av, 1-sty frame shed, 15x25; cost, \$400; owner, Wilhelmina L. Schneider, 215 West 136th st; architect, Fred Hammond, 391 East 149th st. Plan No. 211.

CLASON POINT ROAD, w s, 275 n White Plains road, 1-sty frame office, 20x20; cost, \$250; owner, T. W. Higgs, on premises; lessee, Wm. J. Daly, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 209.

CORNELL AV, s s, 25 w Bolton av, 1-sty frame stand, 14x20; cost, \$200; owner, T. W. Higgs, on premises; lessees, J. Rida & Bros., 914 Longwood av; architect, B. Ebeling, 1136 Walker av. Plan No. 210.

MACOMBS DAM PARK, 375 w Cromwell, 90 n 158th st, 1-sty brick toilet and shelter, 93x30; cost, \$10,000; owner, City of New York; architect, A. G. Waldrean, Claremont Park. Plan No. 217.

WEBSTER AV, junction Clay av and 172d st, open air theatre; cost, \$2,000; owners, The Claremont Amusement Co., Morris Birnbaum, 1746 Anthony av, Pres; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 221.

BRONX RIVER AV, s s, 15 w Stephens av, 1-sty frame shed, 13x10; cost, \$50; owner, Clinton Stephens, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 220.

### Stables and Garages.

EYELYN PL, n s, 100 e Aqueduct av, 2-sty frame stable, tin roof, 22x30; cost, \$1,000; owner, Mary A. Casey, Grand av and Evelyn pl; architect, H. H. Duckworth, Heath av and 229th st. Plan No. 213.

FIELDSTONE AV, w s, 161.10 s 261st st, 1-sty frame garage, 18x20; cost, \$100; owner, F. P. & H. A. Forster, 852 Broadway; architect, E. E. von Rosen, Tyndall av and 261st st. Plan No. 218.

### BRONX ALTERATIONS.

GUION PL, n s, 125 e St. Lawrence av, 2-sty frame extension, 20x12½, to 2-sty and attic frame dwelling; cost, \$1,500; owner, R. Zimbardi, on premises; architect, Robt. Glenn, 363 East 149th st. Plan No. 126.

ODELL ST, e s, 530 n Sterling av, 2-sty frame extension, 18.6x28, to 2-sty frame dwelling; cost, \$300; owner, Frank Regno, on premises; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 116.

WORTHEN ST, n w cor Barry st, new foundation to 1-sty frame dwelling; cost, \$300; owner, Katherine Bradley, on premises; architect, Arthur Toelberg, 167 Fox st. Plan No. 130.

134TH ST, s s, 375 e St. Anns av, new beams, new roof tank to 4-sty brick factory; cost, \$750; owner, Amalia Ricca, 2382 7th av; architect, Emil C. Maxwell, 122 W. 127th st. Plan No. 138.

140TH ST, s s, 266 e Willis av, new partitions, new windows, etc., to 3-sty brick dwelling; cost, \$1,200; owner, Jos. Silbermann, on premises; architect, Edw. H. Lebies, 460 East 137th st. Plan No. 117.

152D ST, No. 255, new toilets, new partitions, &c., to 3-sty frame store and tenement; cost, \$1,500; owner, Andrea Fasullo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 135.

203D ST, No. 265, new foundations to 2-sty and attic frame dwelling; cost, \$500; owner and architect, John A. Fager, 448 E. 144th st. Plan No. 139.

213TH ST, n s, 200 e White Plains av, new partitions, &c., 4-sty brick tenement; cost, \$300; owner, Natale Ficarotta, 333 E. 106th st; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 132.

BRYANT AV, s e cor Jennings st, 1-sty brick extension, 43.6x25 to 3-sty brick dwelling; cost, \$5,000; owner, Eli Beline, 1352 Bryant av; architect, Robt. E. La Velle, So. Boulevard and Freeman st. Plan No. 141.

CONCORD AV, s e cor 142d st, 1-sty frame extension, 14x16.8, to 1-sty brick laundry; cost, \$500; owners, Lincoln Hospital and Home, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 142.

CRUGER AV, e s, 1,525 s Bear Swamp rd, 2-sty brick extension, 6x36, to 2-sty brick dwelling and stable; cost, \$1,500; owner, Louis C. Rose, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 121.

CROMWELL AV, e s, 625 s 170th st, 1-sty frame extension, 18.9x19, to 1-sty frame storage; cost, \$500; owner, August Kamphner, 33 Inwood av; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 136.

EAGLE AV, e s, 94 n 156th st, new roof, new girders, etc., to 2-sty brick boiler house; cost, \$3,000; owner, Ebling Brewing Co., on premises; architect, Robt. Wilson Co., 200 5th av. Plan No. 123.

MORRIS PARK AV, No. 662, 1-sty brick extension, 25x32, to 2-sty frame dwelling and store; cost, \$1,000; owner and architect, Fred Kreinberg, on premises. Plan No. 134.

NELSON AV, e s, 125 n 166th st, 1-sty frame extension, 25x19 to 2-sty frame dwelling; cost, \$600; owner, W. J. Walter, 166th st and Nelson av; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 140.

PALISADE AV, e s, 3,600 s 261st st, move 1½-sty frame stable; cost, \$300; owner, Susan E. Robinson, Riverdale; architect, Wm. A. Kenny, Riverdale. Plan No. 120.

PARK AV, e s, 390.6 s 170th st, 2-sty brick extension, 25x75.10½, to 2-sty brick factory; cost, \$8,500; owner, Fred Pflueger, 366 E. 142d st; architect, Wm. Schnauffer, 3444 3d av. Plan No. 133.

PROSPECT AV, n w cor 161st st, 1-sty brick extension, 15½x21, to 1-sty brick store; cost, \$250; owner, Henry Acker, 901 Prospect av; architects, Koppe & Daube, 830 Westchester av. Plan No. 129.

SOUTHERN BOULEVARD, n w cor Garden st, 1-sty frame extension, 10x10, to 3-sty frame hotel; cost, \$175; owner, Catherine Gleason, 2083 Clinton av; architect, Fred Laufer, 626 East 17th st. Plan No. 125.

SOUTHERN BOULEVARD, s w corner 176th st, new bathroom to 6-sty brick tenement; cost, \$200; owner, J. H. Lavelle, 795 East 176th st; architect, F. V. Lavelle, 795 East 176th st. Plan No. 122.

WEBSTER AV, No. 2776, 1-sty frame extension, 16x25 to 1-sty frame pavilion; cost, \$100; lessee, A. M. Franklin, on premises; architect, S. A. Brown, 3132 Webster av. Plan No. 128.

WEBSTER AV, No. 1508, move 3-sty frame dwelling and meeting rooms; cost, \$500; owner, Rev. Barth F. Galligan, 1510 Webster av; architect, John V. Van Pelt, 381 4th av. Plan No. 118.

WEBSTER AV, No. 1510, 2-sty frame extension, 7.5½x8, to move 3-sty frame church and dwelling; cost, \$1,000; owner, Rev. Barth F. Galligan, on premises; architect, John V. Van Pelt, 381 4th av. Plan No. 119.

WHITE PLAINS AV, n e cor 221st st, new glass front to 1-sty frame photo studio; cost, \$100; owner, C. H. Hinck, 3 Main st, Yonkers; architect, E. S. Wood, 89 Elm st, Yonkers. Plan No. 131.

WILLIS AV, e s, 72.6 n 148th st, 1-sty frame extension, 50x3, to 2-sty frame store; cost, \$600; owner, Andrew Davies, 62 West 82d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 127.

3D AV, w s, 150 s 180th st, new foundation to 2-sty frame dwelling; cost, \$500; owner, Elisha P. Murphy, on premises; architect, John E. Kirby, 18 E. 42d st. Plan No. 137.

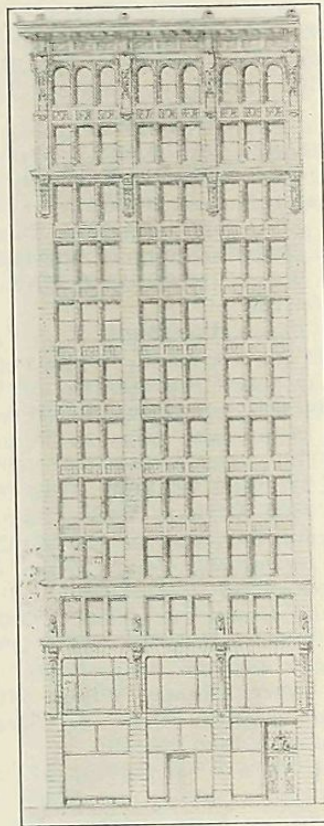
3D AV, Nos. 3491, 3493 and 1395, new storm fronts to three 5-sty brick tene-

ments; total cost, \$1,600; owner, Wm. Stahl, 1387 Crotona av; architects, Hornburger & Bardes, 122 Bowery. Plan No. 115.

## ADVANCE REPORTS.

### Fire Precaution Measures for New Union Square Building.

UNION SQUARE.—The business building which the Van Beuren Estate is about to erect, will be 12 stys and basement, fireproof, having 52 ft. front on Union sq and 142 ft. in East 15th st. The illustration shows the Union sq front. The materials of both facades will be of Indiana limestone up to the third-story sill course, from there up to the main cornice semi-glazed terra cotta ashlar, cornices and ornaments. The main cornice is of copper, roof of slag and cement. The construction will be of skeleton frame with caisson foundations going to bed rock. The floors will have steel beams and girders supported by steel columns, and floor slabs of reinforced concrete. All exposed steel and ironwork will be fireproof to the highest standard required by the Board of Underwriters. All the sash in the building, except the front sashes are to be of metal with wire glass. The stair cases and elevators will be enclosed



in fireproof shafts with hollow steel doors opening outward. The outside staircase from the roof to the first floor will connect with the street through a fireproof passage on the first story. There will also be a sprinkler system installed on all stories in accordance with the rulings of the Fire Department. The heating system will be of low pressure steam. Other features include electric wiring throughout, two electric pumps in vault, one for sprinkler system and one for house purposes, house tank having a capacity of 6,000 gallons and two compression tanks for sprinkler system 7,500 gallons each. There will be two electric passenger elevators of large size and two extra large freight elevators, with one electric sidewalk lift. Charles Volz of No. 160 5th av, is the architect and the general contract was recently placed with Edwin Outwater.

### New Features in Tenement Planning.

AUDUBON AV.—Messrs. Gronenberg & Leuchtag, architects, No. 7 West 22d st, are the successful architects in the competition for three high class apartment houses to be erected on the southwest cor-

ner of Audubon av and West 186th st, on plot 160x100 ft., for the H. G. Realty Co., of which Henry Guttman is president. The plans for same are now nearing completion and have been so designed that it eliminates the bad feature caused by breaking up one apartment on the first story for a fire passage which greatly detracts from the appearance of the building now made obligatory by the recent Building Department order prohibiting open areas beyond the building line. These buildings will house 83 families and will cost \$150,000. The front will be of brick, limestone and terra cotta.

### Contract To Erect Automobile Building.

WEST END AV.—Nast & Springsteen, 21 West 50th st, have completed plans for the 8-sty building planned for automobile purposes to be erected by the Van Wert Company, at the northeast corner of West End av and 64th st, a plot 50.2x100 ft. The site has been excavated. The street frontage will be of steel and glass and the stairways will be separately enclosed in fireproof partitions and a fire stairway arranged at the easterly end of the building as recently recommended by the Bureau of Buildings. There will be two elevators for raising and lowering automobiles. The building is to be ready for occupancy by the close of this year. The Libman Contracting Company, 1968 Broadway, has the general contract.

### Boston Architect for Auto Garage.

57TH ST.—The new modern fireproof automobile building which the White Automobile Company of 205 West End av, is to erect, covering the plot 250x100 ft., in the north side of 57th st, between 11th and 12th avs will be designed by Architect Clinton J. Warren, of Boston, Mass. The structure will be for the company's sole occupancy as a service building and will be one of the largest buildings erected for this purpose in the city. All particulars of plans, materials and estimates will be given and received by the architect at Boston. It was stated that operations will be undertaken at once upon the completion and approval of the plans.

### Apartments Adjoining Scientist Church.

CENTRAL PARK WEST.—Messrs. Bing & Bing, No. 505 5th av, under the name of "The Willbrook Realty Co.," will soon start the erection of a high class apartment house at the southwest corner of Central Park West and 97th st, adjoining the First Church of Christ Scientist. The plot measures 100x200 ft., and was purchased from the church at a consideration said to be \$262,812.50. The church trustees in 1909 paid \$300,000 for the property. Messrs. Schwartz & Gross, 347 5th av, have prepared plans previously for Bing & Bing, and no doubt will be selected for this operation.

### Plans for New Lambs Club House.

44TH ST.—Plans are again under consideration for the erection of a new club house for the Lambs Club, now at No. 130 West 44th st, at Nos. 132-134 West 44th st. It is proposed to put up a building 12-stys in height, strictly fireproof, with an exterior of light brick, limestone, marble and terra cotta, to measure 40x90 ft. Other features will include a roof garden and gymnasium. The cost will probably reach \$350,000. Messrs. Freeman & Hasselman, 39 West 38th st, are the architects. Plans will be ready for figures about June 1.

### E. E. Paul To Erect Memorial Home.

WAVERLY PL.—The general contract has just been placed with the E. E. Paul Co., of 1 Madison av, to erect the 4-sty, fireproof, brick and limestone memorial home for girls, at the northeast corner of Waverly pl and Christopher st, this city. Sarah Switzer, of West 72d st, near Broadway is the donor. Mr. Bauer, of the Bauer Decorating & Painting Co., 424 5th av, is in charge of construction

and president of the building committee. James B. Harrison, 31 East 27th st, prepared plans. Estimated cost is about \$50,000.

**Planning Theatre for Houston Street.**

EAST HOUSTON ST.—Architect, Thomas W. Lamb, 501 5th av, is preparing plans for a 7-sty theatre and store building to occupy the site at Nos. 111-117 East Houston st. Only the plans for courts and exits have so far been completed. The projector is the Minsker Realty Co., Nos. 236-244 Cherry st, of which Louis Minsky is president, and William Minsky, vice-president and secretary. The building will cost about \$250,000, but details of construction have not yet been announced.

**To Erect Oswego Hotel.**

OSWEGO, N. Y.—The general contract was awarded on Thursday to the Amsterdam Building Co., 43 West 27th st, Manhattan, to erect the new Oswego Hotel in this city, for the Oswego Hotel Corporation, to cost in the neighborhood of \$175,000. The construction will consist of reinforced concrete floors and columns with an exterior of hollow tile and stucco. There will be 4-stys and basement. George B. Post & Sons, Manhattan, are the architects.

**H. T. Howell To Design Bronx Bank.**

149TH ST.—The Bronx National Bank, now located at Bergen av and 149th st, has commissioned architect, Harry T. Howell, 3d av and 149th st, to prepare plans for a new building for its own banking purposes in the north side of 149th st, about 250 ft west of Melrose av, a plot measuring 50x80 ft. Nothing further with reference to building particulars have yet been decided.

**Contract for Bertron House.**

76TH ST.—The general contract has been awarded to the George Vassar's Son & Co., 1170 Broadway, to erect the new residence for S. R. Bertron, the banker, at No. 14 East 76th st, at a cost of about \$100,000. Plans by Architects York & Sawyer, 156 5th av, call for a fireproof building of brick, limestone and marble facade, 4-stys to measure, 30x80 ft. in size.

**To Remodel 70th Street Residence.**

70TH ST.—Architect, Geo. B. De Gersdorff, No. 103 Park av, has just completed plans for a \$10,000 alteration to the residence of Georgiana H. Stevens, of 171 East 70th st, in the north side of 70th st, 158 ft west of 3d av. The building will be increased in height and a front extension built on. The contract remains to be placed.

**Architects for Richmond, Va., Bank.**

RICHMOND, VA.—Architects Clinton & Russell, 32 Nassau st, Manhattan, and A. C. Bossom, 366 5th av, associated, are completing plans and specifications for the First National Bank of Richmond, who will erect a high bank and office structure costing in the neighborhood of \$1,000,000.

**210th Street Improvement Unsettled.**

210TH ST.—W. J. Huston & Son, 317 West 145th st, informed the Record & Guide on Thursday, that nothing has been decided with reference to improving the north side of 210th st, 200 ft east of 10th av, a plot measuring 100x99.11 ft, with modern flat buildings.

**Apartments, Flats and Tenements.**

EAGLE AV, N. Y. C.—Moore & Landsiedel, architects, 148th st and 3d av, are preparing plans for a 5-sty flat, 50x93 ft., on the east side of Eagle av, 462 ft. north of Westchester av, Bronx; cost, \$50,000. G. Evans Construction Co., on premises, is the owner.

WESTCHESTER AV, N. Y. C.—Schaefer & Jaeger, architects, 1910 Webster av, are preparing plans for two 5-sty apart-

ment houses on a plot 100x100 ft., at the northeast corner of Westchester av and Kelly st, Bronx, for the Putnam Construction Co., 148th st and 3d av (Wm. Adams, president). The excavating is now under way.

CLAREMONT AV, N. Y. C.—A new realty company, of which Maximilian Zipkes is president, will improve the east side of Claremont av, 100 ft. south of 125th st, 150x100. Mr. Zipkes has drawn plans for a 6-sty apartment house, to cost \$450,000, which will be begun at once.

171ST ST, N. Y. C.—The Placid Realty Co. will erect a 5-sty flat house in the northside of 171st st, 125 ft west of Amsterdam av, on plot 50x100 ft.

HOME ST, N. Y. C.—Harry T. Howell, architect, 3d av and 149th st, is preparing plans for a 5-sty brick and stone tenement to be erected at the southeast corner of Home and Simpson sts for the J. & H. Schmidt Con. Co., of 1200 Simpson st. Estimated cost is placed at \$50,000.

MONROE ST, N. Y. C.—Golde & Cohen, 198 Broadway, owners, will make improvements to the 6-sty tenement, No. 20 Monroe st. C. B. Meyers, 1 Union sq., has prepared plans.

BROADWAY, N. Y. C.—The Alliance Realty Co., 115 Broadway, will make extensive alterations to the 7-sty apartment house on the west side of Broadway, between 69th and 70th sts. Rouse & Goldstone, 38 West 32d st, will make the plans.

VERMILYEA AV, N. Y. C.—Robert E. La Velle, Southern Boulevard and Freeman st, has plans for three 5-sty flat houses, 50x104 ft., for the Allen Construction Co., 1282 Southern Boulevard, to be erected on the east side of Vermilyea av, 100 ft. north of Emerson st. Total cost is \$180,000.

PINEHURST AV, N. Y. C.—Adolph Martin, architect, of 34 West 28th st, has finished plans for the Rountree Realty Co., of 609 5th st, Brooklyn, for a 5-sty brick, limestone and granite tenement to be erected at the southwest corner of Pinehurst av and 180th st at a cost of \$50,000. Specifications will call for masonry, steel and yellow pine floor beams, earthenware flue pipe, hemlock, galvanized iron skylights, fire-escapes, tile coping and steam heat, Sprinkerhoff's floor arches, iron and slate stairs and tile floors in toilets. M. E. Rountree, 609 5th av, president and treasurer of company.

75TH ST, N. Y. C.—Henry E. Jones, owner, of Paris, France, will make extensive alterations to the 4-sty flat No. 241 East 75th st. John T. Langley, 114 East 23d st has prepared plans.

3D AV, N. Y. C.—Samuel Levingson, 29 West 42d st, has prepared plans for alterations to the 5-sty tenement No. 1855 3d av for S. Weiss and B. R. Schiff, 29 West 111th st.

BROOKLYN—Nast & Springsteen, 21 West 50th st, Manhattan, will have plans ready by May 1 for two 3-sty tenement houses, 25x82 and 20x82 ft., for Church & Gough, 1344-1346 Jefferson av, to be erected at the northwest corner of Howard av and Bainbridge st, Brooklyn. The owner will handle the mason and carpenter work. The corner building will contain stores. Bids will be taken on excavating, metal ceilings, tile, marble, structural and ornamental iron, slag roof, and stoves.

**Contracts Awarded.**

27TH ST, N. Y. C.—Maximilian Zipkes, architect, 103 Park av, has let the contract to Kolba & Barr, for the demolishing of two buildings, Nos. 135-37 West 27th st.

20TH ST, N. Y. C.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has contract for roofing, sheet-metal work and waterproofing on the new stable

building at 508-510 East 20th st. Paul Hellmann is the general contractor.

MANHATTAN.—The contract for heating and ventilating system in the U. S. post office building, Manhattan, has been awarded to Baker, Smith & Co., 81 West Houston st, at \$165,546; time, Dec. 1, 1912.

8TH AV, N. Y. C.—The contract for the installation of elevator equipment in the New York Post Office on 8th av has been awarded to the Otis Elevator Co., 17 Battery pl, at \$139,450.

WATER ST, N. Y. C.—Donald Mitchell, 306 53d st, received the general contract this week to erect the mission and lodging house for the old McAuley Water Street Mission (Inc.). Frederick T. Hopkins, president, of 489 Lexington av, at No. 316 Water st. Brick, fireproof, 3-stys, to cost about \$30,000. Bradford Lee Gilbert, 1 Broadway, architect. Bids on all sub-contracts are wanted by the general contractor.

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**WEST END AV.**—The Libman Contracting Co., of 1968 Broadway, has obtained the general contract for the erection of an 8-sty building, 50.2x100 ft., at the northwest corner of West End av and 64th st for the Van Wert Company. The building will be used for automobile manufacturing and repairs. (Further particulars will be found in another column.)

#### Churches.

**MONTCLAIR, N. J.**—The Cedar Avenue Presbyterian Church Congregation contemplate the erection of a brick edifice to cost \$25,000. Address chairman building committee.

**NEWARK, N. J.**—The De Groot Methodist Episcopal Church will erect a new \$25,000 edifice this summer. Address chairman building committee.

**MIDDLETOWN, N. Y.**—Carrere & Hastings, architects, 225 5th av, Manhattan, are preparing sketches for a brick and stone edifice, 1 story, 150x225 ft., for the Westminster Presbyterian congregation at this place, to cost approximately \$80,000. Rev. E. Van Dyke Wright, 54 East Main st, is pastor. G. T. Townsend is chairman of the building committee.

**ROME, N. Y.**—George Schillner, architect, Rome, has plans in progress for a brick edifice, 1½-stys, 40x100 ft., for St. John's English Lutheran Congregation, Rev. Samuel Michael, 808 Elm st, pastor, to be erected here. Figures will be received this summer.

#### Dwellings.

**BROOKLYN.**—Church & Gough, 1344 Jefferson av, Brooklyn, owners, will soon start four two-family 2-sty dwellings, 20x55 ft., in the north side of Bainbridge st, 45 ft. west of Howard av, in Brooklyn, costing \$6,000 each. Nast & Springsteen, 21 West 45th st, Manhattan, will complete plans about May 1. The owners build. Excavating will be required.

**HEWLETT, L. I.**—McAvoy Bros., of Woodmere, L. I., have received the contract to erect a \$10,000 residence, frame, 2½-stys, 45x30 ft., at this place for O. Z. Whitehead, broker, of No. 44 Pine st, Manhattan. J. M. A. Darrach, 10 East 33d st, Manhattan, is architect, and Messrs Pitkin & Weinrichter, 542 5th av, N. Y. C., landscape architects.

**GLEN COVE, L. I.**—Peter Doern, 18 East 42d st, Manhattan, has received the general contract to erect a frame and stucco residence, 2½-stys, 37x52 ft., at this place for A. W. Rossiter, of 255 West 72d st, Manhattan. Albro & Lindeberg, 481 5th av, Manhattan, prepared these plans.

**GARDEN CITY ESTATES, L. I.**—H. Haugaard, architect, 3206 Jamaica av, Richmond Hill, L. I., has completed plans and awarded to B. Grimshaw, of this place, the general contract to erect the residence for B. L. Atwater, of 190 West Broadway, Manhattan, to cost about \$25,000. Hollow tile and stucco, 2½-stys, 47 x48 ft.

**PRINCETON, N. J.**—The residence of Mrs. Grover Cleveland, at Princeton, which is undergoing extensive repairs, is now ready for plastering. Cross & Cross, 527 5th av, Manhattan, are the architects, and W. R. Matthews, of Princeton, holds the general contract. Estimated cost is about \$16,000.

#### Factories and Warehouses.

**ROME, N. Y.**—The Rome Brass & Copper Co., is completing arrangements for the erection of a large addition to its plant. Estimated cost is \$100,000.

**LOCKPORT, N. Y.**—The Thompson Milling Co., of this place, is having plans prepared for enlarging its flour mill in Market st, this city.

**CORNING, N. Y.**—Plans are being prepared for a large addition to the plant

of the Corning Glass Works of which Geo. B. Hollister is manager. Estimated cost is \$90,000.

#### Halls and Clubs.

**ALBANY, N. Y.**—Competitive plans will be received until April 15 by Wm. R. Condon, Secy. Building Committee, B. P. O. E., 34 Beaver st, for a 7-sty temple to be erected at 138 State st; estimated cost is \$100,000.

**SCHENECTADY, N. Y.**—The Knights of Columbus contemplate the erection of a \$30,000 hall. Address the secretary for details.

**PLAINFIELD, N. J.**—The Masonic Order of this city, contemplates the erection of a hall at Somerset and Front sts, to cost approximately \$100,000.

#### Miscellaneous.

**NEWARK, N. J.**—It is elsewhere announced that the corner property at Broad and Green sts, is soon to be improved by E. M. Waldron, building contractor, of 84 South 6th st, with a fireproof hotel building, probably 17-stys in height.

**BRIDGEPORT, CONN.**—The Connecticut National Banking Co., will soon start the erection of a 5-sty bank and office building at Main and Wall sts, this place.

#### Schools and Colleges.

**BOSTON, MASS.**—The American Academy of Arts and Sciences, at 28 Newbury st, has selected Architects Page & Frothingham, 87 Milk st, to prepare plans for the new building which the society intends to erect on the site of the old building; cost to be about \$180,000.

**GLEN COVE, L. I.**—The Board of Education, James E. Burns, secretary, has taken bids for erecting a 2-sty school, 70x100 ft., to cost about \$70,000. Plans were prepared by M. R. Strong, 7 Wall st, Manhattan.

**ALBANY, N. Y.**—Bids will be asked by the Board of Education for a new high school. The Board has decided to advertise for bids for the job both as a general contract and for separate bids for the various branches of the work. Starrett & Van Vleck, Everett Building, Union Sq, Manhattan, are the architects.

**MEDINA, N. Y.**—The Board of Education plans to erect a \$125,000 school this summer. Address chairman of the village trustees.

**MALONE, N. Y.**—J. F. Wright, president of the school board, will open bids about April 20 for the erection of an addition to the Franklin Academy from plans of Williams & Johnson, of Ogdensburg; cost, about \$50,000. E. D. Holland, of Malone, is chairman of the building committee.

**YONKERS, N. Y.**—Bids will be taken until April 21 by John H. Claxton, secretary of the School Board, for wiring the Saunders Trades School now under course of erection.

**SALEM, MASS.**—A commission to erect a new high school building has been appointed. Charles H. Grover is one interested.

**WORCESTER, MASS.**—The construction of an addition to the English High School is considered here by the School Committee. The estimated cost is \$175,000.

**WASHINGTON, D. C.**—Bids will be received by Wm. Tindall, secretary School Board, about May 1, for the construction of a teachers' training school. S. Ashford is municipal architect. The estimated cost is \$250,000.

#### Stores, Offices and Lofts.

**ROCHESTER, N. Y.**—The Eastman Kodak Co., Geo. Eastman, president, 343 State st, is having plans prepared for a 7-sty brick, stone and steel, fireproof office building, 125x100 ft., to be erected at State st, northwest corner of Kodak st. The construction will be planned to carry

seven additional stories to be added at a later date. The owner prepares the plans and will be ready to take estimates about May 1.

**NEWARK, N. J.**—E. A. McMurray, architect, 22 Clinton av, has prepared plans for a 10-sty store and cafe building to be erected at Washington st and Maiden lane, Newark, to cost \$150,000.

**MELROSE, MASS.**—It is proposed to erect a \$70,000 municipal building here, to contain the various city offices and a large hall. E. H. Moore is Mayor.

#### Theatres.

**PHILADELPHIA, PA.**—The Empire Circuit, lessee of the Trocadero Theatre, is taking steps to erect another theatre in this city which will cost \$250,000.

**ALTOONA, PA.**—Architect, W. L. Plack, 1208 Chestnut st, Philadelphia, is completing plans for a new playhouse at this place to seat 1,300. The building will be erected by the Plack Estate.

**BOSTON, MASS.**—Aspinwall & Lincoln, Philip Building, engineers, have designed plans for a theatre and mercantile building, 6 stories, capacity 2,000, to be erected at Providence st and Columbus av.

**NEW HAVEN, CONN.**—Sylvester Z. Poli, owner, is having plans drawn for rebuilding the Bijou Dream Theatre, which was recently destroyed by fire.

#### Bids Opened.

**MANHATTAN.**—All bids received on April 10, for alterations and repairs to public school No. 92, Manhattan, were laid over.

**BRONX.**—The Pittsburgh Plate Glass Co. submitted the lowest bid on April 10, for furnishing and delivering glass to various schools in the Bronx.

**RICHMOND.**—Thomas McKeown (Inc.) at \$2,689, was low bidder for the general construction of a portable building annex to school 17, Richmond.

**TOMPKINSVILLE, N. Y.**—The Merrick Fireproofing Co., Manhattan, at \$19,100, submitted the lowest bid on March 29 to the inspector of the third light house district, Tompkinsville, N. Y., for constructing a dwelling at the Staten Island Light Station.

**CENTRAL ISLIP, N. Y.**—The L. G. Wadsworth Const. Co., 1 Madison av, Manhattan, at \$6,968, submitted the lowest bid to the State Commission in Lunacy, Albany, on April 5, for extension to laundry, including heating, plumbing and electric work, at the Central Islip State Hospital, Central Islip, N. Y. Other bidders were: W. M. Henderson, 507 Fifth av, New York; William H. Wright & Son, 148th st and Third av, New York; N. R. Valkenburgh, Saugerties, N. Y.; Merrick Fireproofing Co., 1 Broadway, New York; Concord Construction Co., 38 Park Row, New York; R. T. Ford Co., Rochester, N. Y.

**CONNELLSVILLE, PA.**—The Merrick Fireproofing Co., 1 Broadway, Manhattan, at \$96,400, put in the lowest bid on April 10 to James Knox Taylor, at Washington, D. C., for the construction of a U. S. post-office in this city.

#### Municipal Work.

**RUTHERFORD, N. J.**—Bids will be received by the Board of Chosen Freeholders of Bergen County until April 28 for constructing a steel and concrete bridge across the Passaic River at the foot of Rutherford av.

**BRONX.**—Estimates will be received by the President of the Borough of the Bronx Thursday, April 20, for furnishing lumber to the Bureau of Sewers; also paints, oil, hardware, tools, long leaf yellow pine and flooring.

**MANHATTAN.**—The Commissioner of Water Supply, Gas and Electricity will open bids Friday, April 21, for furnishing and delivering engineers' and draughtsmen's supplies.

## PERSONAL NEWS AND TRADE GOSSIP

JAMES RILEY GORDON, architect, of No. 402 5th av, has leased the rear half of the fifth floor at No. 507 5th av.

F. B. RAPP, of the Rapp Construction Co., 311 East 94th st, has returned to this city from a business trip in Canada.

THE T. J. WATERS CO., building construction, formerly with offices at 217 West 125th st, has moved to No. 271 West 125th st.

WILLARD D. LOCKWOOD, member of the American Society of Civil Engineers, has organized the Lockwood Engineering Co. at 50 Church st.

THE FIRM OF FREDERICK L. CRANFORD, contractors and engineers, have moved their office from 190 Montague st to 177 Montague st, Brooklyn.

FRANK E. CONOVER, president of the Mason Builders' Association, is acting as the foreman of the Coroner's jury in the case of the Washington pl fire.

ROBERT GARLAND, who owns a lumber mill at Carpenter av and 242d st, Wakefield, has been compelled to put in a larger steam plant on account of the rapid increase of business.

DILIZIA & Co., INC., cut stone contractors of 197th st and Webster av, have recently enlarged their plant and installed all up-to-date machinery and are now in a position to handle any size job.

DENNIS G. BRUSSEL, electrical construction and engineering, 15 West 29th st, where he has located for the past 13 years, will shortly move to new and larger offices in the Castles Building, 39-41 West 38th st.

THE CRANE CO.—The Connecticut General Assembly recently passed an enabling act permitting the Crane Valve Co., of Bridgeport, Conn., which recently took over the Eaton, Cole & Burnham Co., to increase its capital stock from \$800,000 to \$5,000,000.

GEORGE E. STONEBRIDGE, real estate dealer of Fordham, Bronx, delivered a lecture at the meeting rooms of the North Side Board of Trade, 138th st and 3d av, on Thursday evening, April 6, on "The Bronx Beautiful," illustrated with one hundred views.

THE NEW YORK DOCK CO. will begin the reconstruction of its premises at Commercial Wharf, Brooklyn, on May 1. An entire block of 4-sty brick warehouses will be demolished to make way for the new building. The cost will approximate \$1,000,000.

THE MacARTHUR Concrete Pile & Foundation Company of New York has received the contract for the piling foundations of the Pilgrim Laundry Building, 11th av and 17th st, Brooklyn, N. Y. The piles will be of the pedestal type. Kirby & Pettit are the architects.

JOHN KENNEDY & SON are well along on their general contract for the Church-Liberty Building, at the northwest corner of Church and Liberty sts, for the Church-Liberty Leasehold Co., of which Messrs. Bekowitz, H. Thrush and S. M. Hirsh are directors, with offices at 115 Broadway. Herts & Tallant are the architects.

J. HARRIS JONES, former Bronx Building Superintendent and a large realty holder in that borough, is having his troubles. Some time ago Mr. Jones brought suit for damages done by smoke to his property, which lies close to the railroad's yard at the Harlem River, between 167th and 170th sts, and received a verdict of \$58,250. The railroad company has appealed the case and on Saturday had the verdict set aside. The ruling is that there is to be another trial.

CONTRACTOR MALESTATA, who received the contract for the widening and grading of Boston Post road at the junction of White Plains road, has moved his

various machines to that location from Van Cortlandt Park and 233d st and will begin work at once on the improvement.

FLEISCHMAN BROS. COMPANY has started operations under its general contract on the store building for D. Price & Co., at the southeast corner of 6th av and 18th st, opposite the Greenhut, Siegel-Cooper stores. The building will be only four stories high on ground dimensions of 92x82 feet.

GUNVALD AUS, the engineer, of 11 East 24th st, is the engineer co-operating with Cass Gilbert, the architect, in preparing plans for the Woolworth Building. It has been stated that the total steel tonnage for this structure will be 30,000 tons, instead of the original estimate of 20,000 tons. The architect hopes to have his plans completed for the primary construction work at least, by the middle of next month.

THE BUILDERS' SHOW, officially known as the New York Architecture and Building Show, will open in the new Grand Central Palace on May 6. It will be continued until May 13. Among the exhibitors will be the Ticket and Tablet Co., building indexes; Henry R. Worthington, pumps; Maine & New Hampshire Granite Co., Consolidated Expanded Metal Co., the Barr Window Ventilator Co., the National Cut-Stone Contractors' Association, International Fire Preventive Co., the Radford Architectural Co. and others.

BUILDING TRADES EMPLOYERS' ASSOCIATION elected officers last Tuesday. The nominations made by the committee, of which Charles T. Wills was chairman, were approved without contest, and these officers were chosen: President, Benjamin D. Traitel; vice-president, Charles J. Kelly; second vice-president, Henry Stevenson; and treasurer, A. N. Chambers. C. G. Norman is president of the Board of Governors. The secretary, William J. Holmes, holds an appointive office with indeterminate tenure. The election took place at the Builders' Exchange, 34 West 33d st.

THE AMERICAN ASSOCIATION OF REFRIGERATION will meet in the LaSalle Hotel at Chicago on May 9 and 10. J. F. Nickerson, of Chicago, is secretary, who says in a notice he is sending out that: "We still have before us the questions pertaining to restrictive Cold Storage Legislation both by the National and the various State legislatures. It is a duty we owe one of the most important branches of the refrigerating industry that we continue to do all in our power toward directing any proposed legislation that might be prejudicial to this industry into proper channels. With this end in view, all are invited to participate in combating Anti-Cold Storage Legislation."

BUILDING MATERIAL EXCHANGE.—Officers were elected last Monday, April 10, as follows: President, William B. DuBois, succeeding Frank E. Wise; vice-president, W. H. Barnes, Jr., succeeding Uriah F. Washburn; treasurer, William C. Morton, succeeding himself. The secretary, Jesse D. Cray, 10 Broadway, is appointive, and holds permanent office. The new trustees are: W. B. DuBois, W. H. Barnes, Jr., A. Wilfred Tuthill, Ellis W. Lavender, H. B. Murchie, George A. Molitor, W. G. Roberts, John W. Ruth, H. A. Brocas, Elwood Weeks, Arthur C. Wood and A. V. C. Genung, Jr. The inspectors of the election were W. C. Shultz, James E. Clonin and Orin F. Perry. The reports showed that the Exchange was in a very prosperous condition.

THE EDISON PORTLAND CEMENT CO.—One of the most comprehensive accounts of the use of reinforced concrete in the 4th av, Brooklyn, subway construction

work is contained in the March number of "The Edison Aggregate." Edison Portland cement was used on this operation. It is interesting to note that of the total value of cement shipped between 1905 and 1910 the proportion accepted by customers of this company, account of quality and condition of cement received, were as follows: 1905, 99.34 per cent; 1906, 99.56 per cent; 1907, 99.86 per cent; 1908, 99.83 per cent; 1909, 99.93 per cent, and 1910, 99.96 per cent. Copies of "The Aggregate," containing this certified statement, can be obtained by addressing the Edison Portland Cement Co., at 1133 Broadway.

T. EVERETT HAVENS, of Washington, the well-known authority on foundation work, has completed an investigation of substructure methods in New York City and has gone to London, Paris and Berlin. Mr. Havens, before leaving this city, said that he was particularly impressed with the rapidity with which work was carried on here under most unusual difficulties. He was particularly interested in the caisson work of the Foundation Co. at the site of the Woolworth Building, Broadway and Park pl. This work, he said, was a masterpiece of its kind owing to the cramped conditions under which the work was carried on and the necessity of going to unusual depth for the "tallest inhabited building in the world." Mr. Havens is a special Government representative who has been investigating all kinds of sub-surface construction work for the Government for many years. He expected to stop at the Savoy in London.

#### Accident to President W. K. Hammond.

Last Monday afternoon as William K. Hammond, long president of the Hudson River Brick Manufacturers' Association, was crossing the street at the corner of 51st st and 10th av he was run down by a taxicab and very seriously injured. Mr. Hammond had just left his office in 52d st and was on his way to the annual meeting of the Building Material Exchange. He was conveyed to his city residence at 324 West 29th st, and Dr. E. B. Pardee, the family physician, found that Mr. Hammond had sustained a fracture of his left wrist and of two ribs, besides other injuries. His condition for several days was very serious, and Prof. Robert Abbe, of St. Luke's Hospital, was called into consultation, and both surgeons are now in attendance.

Mr. Hammond has for many years been one of the foremost men in the Hudson River brick trade, both as manufacturer and agent. Many friends will regret to hear that he too has fallen a victim to one of the greatest dangers of city life—the reckless chauffeur.

#### Building Code Revision.

The Joint Committee on City Departments expects to complete the revision of the fire prevention sections of the Building Code soon, and will then present the matter to the Board of Aldermen. Benjamin D. Traitel, president of the Building Employers' Association, and chairman of the joint committee, said that the Board of Aldermen had not received the proposed new section with any great enthusiasm.

"I call this to your attention," he said, "that you may appreciate the hostility of certain gentlemen to such a comprehensive and necessary reform. It is important that we get the aid of every civic organization and of every good citizen, for unless tremendous pressure is brought to bear the chances are it will be buried by the Board of Aldermen."

# STABILITY OF PRICES GREATEST SPRING FEATURE.

Building Material Interests Find 1911 Normal, Despite Unsupported Mouth-to-Mouth Pessimisms—A Close Scrutiny of Manhattan Conditions.

**S**TABILITY of prices at the beginning of Spring always indicates normal building movements, for the first half of the year, at least. Even lumber, a commodity subject to many different contingencies affecting prices, enters the 1911 building season with practically no change in quotations from those made at the first of the year. Iron, steel, builders' hardware, granite, lime, stone, architectural terra cotta, fireproofing material, sand, crushed stone, cement, slate, tile, labor and all kinds of equipment are purchasable in all parts of the Metropolitan district at attractive prices and encouraging concessions are common. Common and front brick are the only exceptions. In the former case there is an oversupply, but the demand is increasing. In the case of front brick, an exceptionally large number of facade alterations has put this commodity in great demand and prices are stiff. Turpentine is another exception. Normally prices should be around 30 cents. Paint makers are now paying \$1.05 a gallon.

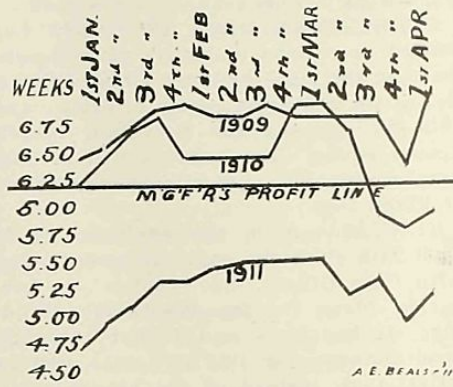
Hudson River brick manufacturers are selling their products below cost, the best wholesale price being \$5.25 to \$5.50. Last year at this time they were getting \$5.75 to \$6.25 per M. They complain that the demand is lighter, but in reality it compares favorably with the business transacted a year ago, when arrivals were 61 and sales 63 for the week ending April 2, while the arrivals for the week ending April 1, this year, were 67 and sales 64.

"What is the matter with business?" The question has frequently been asked lately. As far as Manhattan building operations are concerned, the following comparisons speak for themselves:

FIRST THREE MONTHS OF.....	1909	1910	1911
No. Applications for New Buildings and Alterations.....	1,135	963	975
No. New Buildings and Alterations that went ahead.....	678	994	672
No. New Buildings and Alterations that were completed.....	675	417	779
Percentage of Work Completed in relation to number applications.....	59.47	43.3	79.9
Estimated Cost New Buildings and Alterations Completed.....	\$43,947,350	\$29,141,526	\$25,740,807
Approximate Percentage of Value of Work Completed.....	\$26,135,489	\$12,618,280	\$20,618,280

It is noticeable here that the percentage of work completed in relation to the number of new applications is much larger than the percentage for 1909, although the number of applications for new buildings and alterations for the first three months of that year was 160 more than in the three months just closed. This is attributable to the hurry to get plans filed before the proposed new building code became operative. When this code was vetoed by Mayor McClellan, much of this work failed to materialize, and the percentage of completed buildings therefore dropped.

These facts show that fundamental building material conditions are not so dismal as painted. There is actually good ground for optimism in 1911 building prospects throughout the district.



SHOWING PRICE FLUCTUATIONS FOR COMMON BRICK IN FIRST QUARTERS OF 1909, 1910 AND 1911.

### Common Brick Market Stronger.

The brick market continues to gain strength. Raritan River commons are stiffer at a quarter and Hudson Rivers were firm at that figure on Wednesday, and on Thursday were strengthening. In Newark the nominal figure for common brick remains at \$6.75 yard, although this now fluctuates according to quantity and time of delivery. Building projects in New Jersey are coming out more freely, and Newark itself promises some big operations, including several tall store and office buildings.

Brooklyn is developing strength, the improvement being noted especially for Raritan Rivers. Hackensack brick makers are taking satisfactory orders for local contracts. Paterson and Passaic are exceptionally active. New buildings projected in the first three months of 1909 in Passaic represented a total value of \$1,542,800; 1910, \$2,397,180, and in 1911, \$1,612,097. This shows a gain for 1911 over 1909 of \$69,297. Hoboken, on the other hand, shows a marked decrease, the total for three months in 1910 being \$1,155,175, as against \$24,195 in a similar period this year, representing a decrease of \$1,112,380. This decrease, however, is magnified by reason of the rush to erect office buildings and terminals during 1910.

The consumption of brick in Queens while heavy compared with preceding years, is not commensurate with the number of building projects going ahead there.

### BRICK PRICE COMPARISONS.

Hudson River common brick prices for the first quarters of 1911, 1910 and 1909 are compared in the chart herewith shown. At no time since the first of the current year have producers had a market which allowed them a profit. This fact, presented in conjunction with the analysis of the report of the Building Bureau of Manhattan, showing that the approximate percentage of value of work completed during the first quarter of this year is in excess of the approximate percentage value of work completed during the corresponding period in 1910; reveals two things; one is that the brick makers have got to do something to create a bigger demand for their products, and the other is to find some way to gauge the manufacture of brick by market conditions.

### FRONT BRICK IN BETTER DEMAND.

Front brick distributors in this city are reaping the benefit of their publicity campaigns. When the city decided that building line encroachments had to be removed there at once came a heavy call for light colored front brick. As architectural terra cotta and limestone seem to be the predominating materials for trim, the demand for grays to match, and especially rock and rough faced front brick have been in great demand. Somewhat darker grays are growing in favor since the architectural beauties of the Vanderbilt hotel facades are becoming more apparent. Prices for front brick are somewhat stiffer and concessions are harder to obtain. Most of the business now being taken is for midsummer deliveries. Current quotations follow:

BRICK.—(Cargo Quotations at the wharf.)*	Per M.	Per M.
Hudson River, Common.....	\$5.00@	\$5.50
Hudson River Common (covered).....	5.50	5.50
Raritan Rivers common.....	5.50	5.50
Croton Point—Brown, f. o. b.....	12.50	12.50
Croton Point—Dark and red.....	12.50	12.50
*Cartage and dealers' profits must be added to above quotations for retail prices.		
<b>Fronts: (Delivered at buildings.)</b>		
Bufs, No. 1.....	20.00	26.00
Greys, various shades & Speckled..	24.00	31.00
Kittaning White, No. 1.....	25.00	29.00
Kittaning White, No. 2.....	21.00	24.00
Old Gold.....	26.00	32.00
Trenton or Philadelphia Red Fronts	23.00	25.00
<b>Enameled. (Delivered at job.)</b>		
English size.....	70.00	75.00
American size.....	60.00	75.00
Seconds, etc.....	45.00	55.00

**PORCELAIN BRICK, delivered at job.**  
English, size No. 1..... 70.00  
American, size No. 1..... 65.00

No. 2 in both English and American sizes about \$15 less than for No. 1.  
Note.—Above prices are approximate; quantity and location of job are factors in making quotations.

### Cement in Moderate Demand.

Portland cement is in moderate demand as far as immediate deliveries are concerned. There is, however, a fair quantity of this material moving into the city on contracts taken earlier in the year and some hanging over since last fall. Comparatively little has been taken by new public works up to the first of April, but since that time there has been a better inquiry for cement to be delivered within the next 30 days. In Queens dealers show sales considerably in excess of last year. Brooklyn dealers say the demand is about normal and Bronx supply men declare they are seriously feeling the falling off in building activity; that the call for Portland cement is only 75 per cent. of what it was April 1 last year. Some distributors report even a lower per-

### Transactions for last week follow:

Left over, April 1, 11.	Arrivals.	Sales.
Monday.....	10	15
Tuesday.....	2	5
Wednesday.....	11	11
Thursday.....	0	1
Friday.....	11	7
Saturday.....	1	5
Totals.....	35	43

Left over, April 10, 3.  
Condition of market, firming.  
Current prices, \$5 to \$5.25.  
Arrivals for the corresponding week last year were 71; sales, 68; with 9 left over. Prices, \$5.75 to \$6.25.

## ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.



centage. Quotations have not changed. Open market conditions prevail. Despite the absence of any particular feature in the consuming end, most of the Lehigh Valley manufacturers are operating their plants to within 10 per cent. of capacity. Some of the larger ones are crowded, however. Current prices to dealers follow:

Portland Cement, in cloth\*.....\$1.43@\$1.48  
Rosendale or Natural, per bbl..... .80

\*Basic price of American standard Portland cements f. o. b. dock N. Y. Cloth sacks are repurchased at 10 cents, delivered at mill. Count 3 bags Rosendale to bl. and 4 bags Portland to bl.

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

Alsen's (American) Portland..... \$1.48  
Atlantic Portland ..... 1.53  
Atlas Portland ..... 1.53  
Bath Portland ..... 1.53  
Edison Portland ..... 1.53  
Dragon Portland ..... 1.55  
Trowel Portland ..... 1.53  
Vulcanite Portland ..... 1.53  
Alsen's (German) Portland..... 2.40  
Dyckerhoff (German) Portland..... 2.43

Newark Quotations:  
Portland cement, Standard brands, American, carload lots, per bbl..... \$1.08  
Portland cement, Standard brands, American, yard prices, per bbl..... 1.25

Glass in Unstable Market.

Manufacturers' competition and the consequent cutting of prices seem to be the disturbing elements in the trade. Current machine quotations were 90 and 35 per cent. on single and 90 and 45 per cent. on double strengths. Hand blowers are shading this. Prices on this basis yield little profit, if any. Jobbers are buying lightly, even at these quotations, because there is little glass going to consumers. Discounts recommended by the Eastern Window Glass Jobbers' Association from jobbers' list of October 1, 1903, for the Metropolitan district are 90 and 5 per cent.

WINDOW GLASS.

Table with columns: Size of Glass, Ins., Single thickness, Price per box, 50 sq. ft. Rows include sizes like 6 x 8 to 10 x 15, 11 x 14, 12 x 13 to 14 x 20, etc.

Hardware Situation Unchanged.

Hardware conditions are not any different than those of other building materials. Prices are down because demand is light, but there is a steady moderate business that promises larger volume later in the season. Wire nail wholesalers will shade to get desirable business, although the mills are apparently holding prices firmly. Sixty days are 2 per cent. are the basis of sales, quotations to builders in less than carloads being \$1.95 to \$2 out of store. Cut nails are moving fairly well on a \$2 a keg basis, which is frequently shaded. General discounts follow:

(NOTE.—The following quotations are those obtainable by "fair" retailers. The manufacturers' quotations are shown in dollars and cents. Quotations on general hardware not quoted direct by manufacturers appear in ranges by the sign @. The first figure indicates that the price of goods in question range from that discount percentage to the higher discount percentage given. The third percentage figure indicates that a still further discount is allowed by jobbers or manufacturers from catalogue prices.)

BUTTS (Brass).  
Wrought ..... 65%  
Wrought Brass, R. & E. .... 65%  
Cast Brass, Tiebout's ..... 40 & 10%  
(Wrought Steel Bright).  
Light Narrow, Reversible..... 75%  
Reversible and Broad..... 75%  
Loose Joint, Narrow, Light Inside  
Blind, etc. .... 75%  
Back Flaps, Table Chest..... 70%  
(Bronzed).  
Light Narrow, Loose Pin..... 55%  
Light, Loose Pin, Ball Tip..... 65%  
Broad ..... 55%

CORD (Sash).  
Braded, Drab, per lb..... 35c.  
Braded, White, Com., Nos. 8 to 12,  
23c.; No. 7, 23½c.; No. 6, 24½c.  
Cotton Sash Cord Twisted, 18½c@22c.  
India Hemp, Braded, per lb..... 21c.  
Pullman Wire Sash Cord..... 10%  
Sash Cord Attachments.....

SASH CHAIN (Ribbon).  
Community Hercules Steel  
No. Finish. Bright.  
80 \$1.25 \$1.25  
100 2.10 1.38  
130 2.28 1.50  
250 3.03 2.20

(Pullman).  
Bronze Chain, 60%; Steel Chain, Cop-  
pered ..... 60 & 10%  
Sash Chain Attachments..... 8c.  
Aluminoy Sash Ribbon, per 100 ft.\$2.00@\$5.00

CHECKS (Door).  
Russwin, Reversible..... 33¼%  
Pullman, per gross (mfrs. quotation). \$54.00

COCKS (Brass).  
Plain Bibbs, Globe, Kerosene, Rack  
ing ..... 75%  
Compression Bibbs ..... 75%

EAVE TROUGH (Galvanized)..... 80 & 15%  
Terms, 2% for cash. Factory ship-  
ments generally delivered.

FASTENERS (Blind).  
Upson's Patent ..... 25%  
Zimmermans' Japanned and Galvan-  
ized, 65%; Bronze and Plated.... 50%

HANGERS (Parlor door hangers are  
generally quoted with table set  
with tracks, etc.).  
Ball Bearing ..... \$2.25@\$4.00  
Tubular ..... 6.30 9.00  
Trolley hangers and track..... 50%  
Safety Underwriters F. D. No. 101.. 50%  
Folding Door, B. B. Swivel No. 135,  
No. 1 .....

HINGES.  
Surface Gravity Locking Blind...\$0.75@\$2.85  
Reading's Gravity..... 50@10%  
(Spring Hinges).  
Holdback Door Screen, No. 999, per  
gross (mfrs. quotations)..... \$9.00  
Superior Double Connect. Door Hinges  
Ball Bearing Spring Butts..... 40%  
(Wrought Iron Hinges).  
Strap and T Hinges, Light Strap.... 66%  
Hasps ..... 40%

LATCHES (Door).  
Cronk & Carrier Mfg. Co. No. 101,  
per dozen ..... \$2.00  
Richards' Bull Dog, Heavy, No. 125..50 @ 5%

LOCKS (Cabinet).  
Cabinet Locks ..... 33¼%@5%  
Russwin ..... 50%

LOCKS (Sash).  
Ives' Patent ..... 25%  
Crescent ..... 25%  
Automatic Gravity Metal Sash..... 25%  
Window Ventilating ..... 25%  
Pullman Patent Ventilating Locks... 25%  
Reading Sash Locks, Iron..... 50%  
Reading Sash Locks, Bronze Metal.. 33¼%

NAILS.  
Wire Nails and Brads, Miscellaneous.85 & 10%  
Wired Nails, Pittsburg..... \$1.75  
Cut Nails, Pittsburg..... 1.60  
The above prices are for chests lots to jobbers.

PACKING (Elevator).  
Asbestos, Wich & Rope, any quantity 13c.  
Rubber Sheets.....11 & 12c. up to 40 & 50c.  
Cotton Packing, lb.....16 & 25c.  
Jute, lb. .... 3¼ & 3½  
Russia Packing, lb..... 9 @ 10c

PAISLS  
Fire Paisls ..... \$1.95, \$2.10 and \$2.30

PAPER (Building).  
Rosin sized Sheathing; 500 sq. ft., per  
ton C. L., \$28.00; L. C. L. .... \$30.00  
Light Weight, 25 lbs. to a roll..... 38c.  
Medium Weight, 30 lbs. to a roll..... 45c.  
Heavy Weight, 40 lbs. to a roll..... 60c.  
Black Water Proof Sheathing, 500 sq.  
ft., light weight..... 65c.  
Medium, 95c.; heavy weight, 1.30.  
Deafening Felt, 9 and 6 sq. ft., 2  
pounds tons, C. L., \$38; L. C. L., \$40  
Red Rope Roofing, 250 sq. ft., per roll \$1.75

TARRED PAPER.  
1 Ply (roll 400 sq. ft.), ton, carloads,  
\$30; less than carloads..... \$31.00  
2 Ply (roll 108 sq. ft.), per roll..... 45@48c.  
3 Ply (roll 108 sq. ft.), per roll..... 65 @ 68c.  
Slaters' Felt (roll 500 sq. ft.), per  
ton C. L., \$32; L. C. L., \$34; per  
roll ..... 70c.

PIPE (Lead).  
Eastern prices, per 100 pounds..... \$5.65

Lumber Prices and Demand Steady.

Lumber has changed little in price or demand since the first of the year. Wholesalers report a tendency among dealers to buy a little more freely, probably because quotations are attractive and credits liberal. Hardwoods are equally steady. Ordinary building grades, such as yellow pine timber, spruce and hemlock, have not yet felt the restriction at the cutting centers in this market. Wholesalers are limiting their buying orders, pending the fate of the Reciprocity Bill at Washington. They are carrying just enough for near future requirements. Current quotations follow:

ASH, WHITE.  
4/4 1st and 2ds.....\$50.00@\$55.00  
5/4 1st and 2ds..... 56.00 58.00  
8/4 1st and 2ds..... 58.00 60.00  
2½ and 3 in. 1st and 2ds..... 68.00 73.00  
4/4 No. 1 common..... 33.00 36.00  
4/4 No. 2 common..... 23.00 25.00  
5/4, 6/4 and 8/4 No. 2 common... 25.00 28.00

BASSWOOD.  
4/4 1st and 2ds.....\$40.00@\$42.00  
5/4, 6/4 and 8/4 1st and 2ds..... 44.00 45.00  
4/4 clear strips..... 32.00 33.00  
4/4 No. 1 common..... 30.00 31.00  
5/4, 6/4 and 8/4 No. 2 common... 25.00 26.00

BEECH FLOORING.—F. O. B. New York.  
2 in. 2¼ in. 3¼ in.  
face. face. face.  
13/16 in. Clear.....\$44.00 \$42.00 \$38.00  
13/16 in. No. 1..... 35.00 35.00 37.00  
13/16 in. Factory..... 23.00 26.00 30.00  
Add \$1 per M. for jointed.  
Add \$1 per M. for 1½ in.

BIRCH.  
4/4 1st and 2nds Red.....\$49.00@\$52.00  
4/4 1st and 2nds Saps..... 38.00 40.00  
5/4, 6/4 and 8/4 No. 1 common Red 32.00 34.00  
5/4, 6/4 and 8/4 No. 2 common un-  
selected color ..... 20.00 22.00

BUTTERNUT.  
4/4 1st and 2nds.....\$60.00@\$65.00  
4/4 No. 1 common..... 30.00 35.00

CHESTNUT.  
4/4 1st and 2nds.....\$52.00@\$54.00  
5/4, 6/4 and 8/4 1st and 2nds..... 54.00 56.00  
4/4 No. 1 common..... 38.00 40.00  
5/4, 6/4 and 8/4 No. 1 common... 39.00 42.00  
4/4 Wormy and No. 2 common.... 18.50 19.50  
5/4, 6/4 and 8/4 ..... 20.00 22.00  
Above prices are for 32 in. x 13½ in. blocks  
containing 3 sq. feet of surface. Only 2 in.  
blocks are hollow.

CYPRESS.  
Tank stock, 1½ ins.....\$52.00@ .....  
Tank stock, 2½ ins..... 63.00 .....  
Tank stock, 3 ins..... 65.00 .....  
First and seconds, 1 in..... 45.00 47.00  
First and seconds, 1½ in..... 46.50 48.00  
First and seconds, 1¾ in..... 47.50 49.00  
First and seconds, 2 in..... 50.00 52.00  
First and seconds, 2½ in..... 56.00 58.00  
First and seconds, 3 in..... 57.00 60.00  
Selects, 1 in..... 39.00 41.00  
Selects, 1½ in..... 40.00 43.00  
Selects, 2 in..... 44.00 47.00  
Selects, 2½ in..... 47.00 49.00  
Selects, 3 in..... 50.00 52.00  
Prices on 8, 10 and 12 in. add \$2, \$3 and \$5,  
respectively, per M. ft.

CYPRESS SHINGLES.—F. O. B. New York.  
6 x 18 No. 1 Heart..... \$7.50@\$8.00 per M.  
6 x 18 No. 1 Primes for A's. 6.25 6.50 per M.  
6 x 20 No. 1 Hearts..... 10.00 ..... per M.  
6 x 20 No. 1 Primes for A's. 8.00 ..... per M.  
MAHOGANY—f. o. b. N. Y. C. Per M.  
First and 2nds ½ in. to 4 in...\$85.00@\$150.00  
No. 1 common, ½ in. to 4 in.... 60.00 115.00  
No. 2 Common, ½ in. to 4 in.... 40.00 75.00  
Shorts, ½ in. to 4 in..... 65.00 95.00  
Counters, 1 x 18 to 24 in. wide:  
18 ft.....\$165.00 per M.  
20 ft..... 175.00 per M.  
22 ft..... 185.00 per M.  
24 ft..... 205.00 per M.  
26 ft..... 245.00 per M.

MAPLE.—Hard and Soft:  
4/4 in. 1st and 2nds.....\$32.00@\$35.00  
8/4 in. 1st and 2nds..... 37.00 40.00  
4/4 Clear Strips..... 25.00 27.00  
5/4 No. 1 common..... 25.00 26.00  
4/4 No. 2 common..... 18.00 20.00  
4/4, 6/4 and 8/4 No. 2 common... 20.00 22.00

MAPLE FLOORING.—F. O. B. New York.  
Grade. 2-in. 2¼ in. 3¼ in.  
Clear .....\$44.00 \$45.00 \$43.00  
No. 1 ..... 37.50 40.50 39.00  
Factory ..... 24.00 26.00 28.00  
Above are standard sizes only, standard thick-  
ness 13/16 in.  
OAK.—(Plain) Mixed, Rock, Mountain or West  
Virginia stock.  
4/4 1st and 2nds.....\$53.00@\$56.00  
5/4, 6/4 and 8/4 1st and 2nds.... 55.00 58.00  
4/4 No. 1 common..... 37.00 - 39.00  
5/4, 6/4 and 8/4 No. 1 common... 39.00 41.00  
4/4 No. 2 common..... 24.00 26.00  
Ind. and So. white strictly 4/4 1st  
and 2nds ..... 54.00 56.00  
OAK.—Quartered white.  
Indiana, 1st and 2nds, 6 in. up  
wide, 10 to 16 ft. long, about  
25%, 10 ft. lengths.....\$86.00@\$90.00  
5/4 to 8/4 ..... 90.00 95.00  
No. 1 common ..... 55.00 57.00  
Quartered oak strips clear face... 62.00 65.00  
Southern stocks ..... 83.00 85.00

OAK FLOORING.—K. D. end matched or but-  
ted or bundled Hol. Bk. and bundled, f. o. b.,  
New York, within lighterage limits.  
13/16, 2, 2¼ and 2½ in. clear quartered  
white .....\$94.50  
Select quarter sawed white..... 52.00  
Clear, quartered red ..... 94.50  
Select, quartered sawed red..... 52.00  
Clear plain sawed white ..... 56.00  
Select P. S. white..... 46.00  
Select P. S. red..... 56.00  
Clear P. S. red..... 46.00  
Common red and white..... 27.00  
No. 2 factory red and white..... 23.00

GUM (Red).  
F. O. B. cars N. Y. Lighterage free.  
1 in. 1st and 2nds..... \$49.00  
1 in. No. 1 common..... 34.00  
1 in. 1st and 2nds, quartered gum..... 59.00  
1 in. No. 1 common..... 49.00  
1 in. 1st and 2nds, clear sap..... 31.00  
1 in. No. 1 sap..... 27.00

SPRUCE.—Adirondack and Canada, 12 and 13 ft. F. O. B. N. Y. rail delivery.

Table listing various sizes of spruce (e.g., 1 x 4 in., 2 x 4 in., etc.) and their prices per mill run and culls out.

\*No. 2, 50 cents more.

SPRUCE. (Eastern cargoes. Random.) Delivered, N. Y. 2 in. \$20@24.00, 6 to 9 in. 23.00 25.00, 10 to 12 in. 25.00 26.00

LATH.—Eastern Spruce, f. o. b. N. Y. 1 1/2 in. slab. \$3.40@3.50

DRESSED NORTH CAROLINA PINE. F. O. B. cars or vessel, Norfolk, Va.

Table listing various sizes of dressed North Carolina pine (e.g., 13/16 x 2 1/2 & 3 flat grain, 13/16 x 3 1/2 flat grain, etc.) and their prices.

NORTH CAROLINA PINE. BOARDS.—Kiln dried, N. C., F. O. B. vessel:

Table listing various sizes of North Carolina pine boards (e.g., 4-4 Edge, under 12 in., 4-4 Wide Edge, over 12 in., etc.) and their prices.

Red Heart & Mill Culls 10 ins. 14.00, Red Heart & Mill Culls 12 in. 14.50, Laths 3/4 x 1 1/2 per M. 2.50

LONG LEAF YELLOW PINE.—Flooring. A Heart rift. \$57.00, B Heart rift. 47.00, A Sap rift. 40.00 41.00, B Sap rift. 35.00, A Flat. 28.50 29.00, B Flat. 26.50 27.50, No. 1 Common, Flat. 22.00 to 23.00

Oils and Paints Quiet.

There is no change in current quotations for either paints or oils used in their manufacture. Linseed oil is still quoted at 92 and 93 cents. White lead is unchanged. Turpentine is now \$1.05 a gallon in Savannah. A year ago it was 60 cents, even that being a high price.

LINSEED OIL. City raw, American seed. \$0.92@0.93, City boiled, American seed. .93 .94, Out-of-town raw, American seed. .91 .92, Raw Calcutta. 1.00

WHITE LEAD. American dry. Per lb. 5 1/2@6, In oil, 100, 250 and 500 lb. kegs. 7 1/2, In oil, in 25 and 50 lb. kegs. 7 3/4, In oil, in 12 1/2 lb. kegs. 8

RED LEAD AND LITHARGE. In 100 lb. kegs. 8, In 25 and 50 lb. kegs. 8 1/4, In 12 1/2 lb. kegs. 8 3/4, In lots of less than 500 lbs., 1/2c. per lb. advance of foregoing prices.

RED LEAD.—In barrels and half barrels, same price as in kegs. LEAD.—American terms: in lots of 500 lbs. and over, 60 days or 2 per cent. for cash if paid in 15 days from date of advance.

SPIRITS TURPENTINE. 5-bbl. lots, per gal. \$1.05, GLIDDEN'S GRAPHITE ACID PROOF COATING. (List.) Per bbl. and 1/2 bbl. \$2.00, Per gal. in 5 gal. cans. 2.25

VARNISHES. (List.) Glidden's M. P. Durable Exterior. \$4.00, Glidden's M. P. Durable Interior. 3.00, Glidden's M. P. Durable Floor. 3.00, Glidden's Lik-a-Rub. 3.50, Glidden's M. P. Elastic Interior. 2.50, Lucas' Workwell brand, outside. 4.50, Lucas' Workwell brand, inside. 3.00, Lucas' Workwell floor. 3.00, Lucas' Workwell wax finish. 3.00

CONCRETE FLOOR DRESSING. (List.) Glidden's, per bbl. and 1/2 bbl. \$2.00, Glidden's, per 5 gal. cans. 2.15, Glidden's, per 1 gal. can. 2.25, Lucas' cement filler (Pat.), per gal. in bbl. lots. 1.75, Lucas' cement filler (Pat.), per 5 gal. cans. 1.85, Lucas' cement filler (Pat.), per 1 gal. can. 2.00, Lucas' floor paint, per bbl. 1.75, Lucas' floor paint, per 5 gals. 1.85, Lucas' floor paint, per 1 gal. 2.00, "Cement Filler," Patented. 1.75 1.85 2.00

Iron and Steel Stronger.

Iron and steel used in building construction has been in better demand within the last two weeks. Jobbers are reporting a continued heavy call for fire escape material from manufacturers in all parts of the district. Fabricators are taking more contracts of attractive size, although there is still a preponderance of small work with competition rather keen.

March made a better showing than had been expected. It gained most of its strength in the fourth week when many

large contracts were placed, which had been scheduled to come out around the first of that month. These contracts, which include many of the recent projections, call for delivery in the middle of summer. The amount of building orders placed is approximately 15 per cent. less than in March, 1910, but as a rule the business that has been taken is much more desirable than that of a year ago, because of the squeezing out of the market of speculators. Prices have been steady for the last 60 days. Current ones follow:

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

Table listing pig iron prices for Northern and Southern regions (e.g., No. 1 x Jersey City. \$15.75@16.00, No. 2 x Foundry. 15.25 15.75, No. 2 Plain. 15.25 15.50)

FLAT IRON. (Price from Store.)

Table listing flat iron prices for various sizes and types (e.g., 1 1/2 to 4 in. x 3/8 to 1 in., base price. \$1.75@....., 1 1/2 to 4 x 1/4 x 5/16. 2-10c. extra, 2 to 4 in. x 1 1/2 to 2 in. 5-10c. extra, 4 1/2 to 6 in. x 1 1/4 to 1 1/2. 4-10c. extra)

STRUCTURAL STEEL. (From Store.)

Table listing structural steel prices for beams and channels (e.g., Beams and channels, 15 in. and under. \$2.00, Beams and channels, 15 in. and over. 2.00, Angles. 2.00, Tees. 2.15, Zees. 2.20)

SOFT STEEL SHEETS. (From Store.)

Table listing soft steel sheet prices for various sizes (e.g., 1/4 in. and heavier. \$2.00, 3/16. 2.10)

BLUE ANNEALED STEEL SHEETS. (From Store.)

Table listing blue annealed steel sheet prices for various sizes (e.g., No. 8. \$2.30, No. 10. 2.35, No. 12. 2.40, No. 14. 2.45, No. 16. 2.55)

RUSSIA, PLANISHED, ETC. Genuine Russia, according to assortment, per lb. 11 1/4@14, Patent planished, per lb. A, 10 c.; B, 9 c., net.

GALVANIZED STEEL. (From Store.)

Table listing galvanized steel prices for various sizes (e.g., No. 14 and 16. per 100 lbs. \$2.95, No. 18 and 20 & 22. " " " 3.20, No. 24. " " " 3.30, No. 26. " " " 3.50, No. 27. " " " 3.65, No. 28. " " " 3.80)

STRUCTURAL STEEL. (From Mill.)

Table listing structural steel prices for I-beams and channels (e.g., I-Beams and channels, 15 in. & under. 1.56c@...., I-Beams and channels, 15 in. & over. 1.66c net, H-beams over 8 ins. 1.55c 1.60c, Angles, 3x2 to 6x6. 1.56, Zees and Tees. 1.68)

SOFT STEEL SHEETS. (From Mill.)

Table listing soft steel sheet prices for various sizes (e.g., 1/4 in. and heavier. \$1.56, 3/16. 1.66)

FABRICATED SLAB REINFORCEMENT. (From Store.)

Table listing fabricated slab reinforcement prices for various styles (e.g., The following styles of Triangle Mesh reinforcement have been approved by the Building Department. The following prices are net per 100 sq. ft. f. o. b. dock, N. Y. in carload lots: Style No. 4. \$1.10, Style No. 24. 1.58, Style No. 27. 1.03, Style No. 26. 1.28)

EXPANDED LATH. (Prices Store, N. Y., less than carload.)

Table listing expanded lath prices for various gauges (e.g., Gauge 17. \$0.13 \$0.13 1/4 \$0.17 1/2, Gauge 26. .14 .14 1/4 .20, Gauge 25. .15 .15 1/4 .21, Gauge 24. .16 .16 1/4 .22)

INTERLOCKING PLATES. This type of reinforcing material ranges in prices from \$11 for 4 ft. and under for flat sheets in 100 lb. lots to \$8.50 in 160 lb. lots for 10 ft. lengths.

METAL LATH. (From Store.)

Table listing metal lath prices for various gauges (e.g., Per sq. yd. .22@24 cts., COPPER. (Flashing.) Sheet copper hot rolled, 16 oz., sq. ft. .18@19 cts., Sheet copper, hot rolled, 14 oz., sq. ft. .19 20 cts., Sheet copper, cold rolled, 1 ct. per sq. ft. above hot rolled prices., Sheet copper, polished, 20 ins. wide and under, 1 ct. above cold rolled per sq. ft., Sheet copper, polished, over 20 ins. wide, 2 cts. above cold rolled.

TIN. (Roofing.)

Table listing tin prices for various coatings (e.g., 8 lb. coating, 100 lbs. \$4.10, 8 lb. coating. 4.25)

ZINC (sheets).

Table listing zinc prices for various sizes (e.g., 600 lb. casks, No. 9, 36x84. .08, Less than casks. .08 1/2, Nails wire. \$1.75@1.80, Nails, cut. 1.80 1.85, Nails, barbed pointed. 1.75 1.80)

(From Store.)		
	One Pass Cold Rolled.	Cleaned American.
No. 18	2.70	3.05
No. 21		
No. 22	2.75	3.15
No. 24		
No. 25		
No. 26	2.80	3.40
No. 27	2.85	
No. 28	3.10	3.50

**TERNE PLATES.**

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 16 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	11.45
About 8-lb. coating	8.30
Chapman, No. 1	5.25 6.00
Peach Bottom	6.90 7.50
Red, No. 1	11.00 13.00
Unfading Green	5.25 6.40

**The Building Stone Market.**

While business is generally considered fair in the trade, there is no feature to the quantity or quality of contracts now being taken. Facade renovations is creating a very good call for small pieces of limestone suitable for trim work and granite interests are getting some of the new contracts. All the wholesalers here are aggressively seeking desirable business, but the absence of the expected volume is attributed to the elimination of the speculator owing to the delay of the Supreme Court in reaching important decisions. Tentative plans are going ahead in architects' offices, and on these stone men are figuring. As there is no positive guarantee that these computations will result in business, the wholesalers are not greatly encouraged by the outlook. Current prices, which are without change from last month, follow:

Bennington building marble	\$1.40	
Brownstone, Portland, Con.	.60	\$1.25
Green	1.25	1.75
Flagging (bluestone) per inch thick per sq. ft.		.06
Flagging (bluestone) 2½ to 3 in. thick, per sq. ft. that passes N. Y. C. specifications	.18	.19
Curbing, 5 x 16 in.	.40	.60
Curbing, 5 x 24 in, 5 in. thick	.60	1.00
Georgia building marble	1.40	2.00
Granite, black	1.10	1.25
Granite, Gray	.70	1.25
Granite, per cu. ft.	.40	.45
Granite, Milford, pink	1.00	1.00
Granite, Picton Island, pink	1.25	1.25
Granite, Picton Island, red	1.25	1.25
Granite, Westerly, blue	1.25	3.75
Granite, Westerly, red	1.25	3.25
Hudson River bluestone, promiscuous sizes, per cu. ft.	.70	.74
Dressed, ditto	.82	.86
Kentucky limestone		.85
Lake Superior redstone	1.05	1.05
Limestone, buff and blue	.85	1.05
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.20
Scotch redstone	1.05	1.05
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.96

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

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

**Plaster Market Stronger.**

The lime and plaster market is gaining strength, but there is no immediate prospect of a change in prices. They are at their lowest level now, so that consumers may expect an upward trend. Alteration of fronts of buildings is a strong factor in the present market although. Current prices follow:

LIME.

500-bbl lots delivered to the trade in Greater New York	
State common, cargo rate, per bbl.	\$0.75
Rockland-Rockport, Com., per bbl.	.92
Rockland-Rockport, L., per bbl.	1.02
Rockland-Rockport, special, 300 lbs.	1.37
Rockland-Rockport, special lump, 300 lbs.	1.47
Select finish, per 350 lbs. (net)	1.62

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

West Stockbridge, finishing, 350 lbs	1.65
Granular, 300 lb. bbls.	1.50
New Milford Lime, 350 lb. bbl.	1.62
Hydrated, per ton (for brick work)	6.50
Hydrated, per ton (waterproofing)	9.00
Adams granular finishing	1.50

PLASTER PARIS.

Calcined, city casting, in bbls., 250 lbs.	1.30
In barrels, 320 lbs.	1.60
In bags, per ton	8.50 10.00
Calcined, city casting, in bbls, 250 lbs.	1.45
In barrels, 320 lbs.	1.65
Neat wall plaster, in bags, per ton*	8.00
Wall plaster, with sand, per ton	5.25
Browning	5.25
Scratch	6.25
Adamant (net delivered at job)	6.00

\*Note.—When sold in bags a rebate of 6¼ cts. per bag, returned, is allowed.

PLASTER BOARD.

	Weight, lbs.	Price, cts.
5/8 in. thick	16	per sq. yd.
		per sq. ft. per sq. ft.
2 ins.	7	6
3 ins.	8½	6½
4 ins.	11	7¼

**City Planning Exhibition.**

Under the auspices of the Municipal Art Society an exhibition opened in the galleries of the National Arts Club on Monday to continue during the week. The most significant exhibit is the chart of New York as the Society would have it revised. There would be broad avenues running directly north from the City Hall; it would widen 59th st, and would continue it over a bridge to New Jersey. The waterfront along the Riverside Drive would be beautified by concealing the New York Central Railroad tracks.

By maps, models, plans and water colors the Dock Department illustrates the proposed reclamation of land along the Hudson River front, which is expected to double the present acreage of Riverside Drive Park.

The City Departments make exhibits similar to those at the Taxpayers Show last year. Plaster models of the new Fire Department buildings are exhibited by Hoppin & Koen, architects.

A design for a new Bryant Park which will not entail destruction of any of the present trees is shown by Charles B. Stover, the Park Commissioner. The plan, which is the work of Carrere & Hastings, architects, is in harmony with the architecture of the new Public Library building.

Among the other exhibits are the handsome design by Trowbridge & Livingston for the east facade of the Natural Science Museum, facing Central Park, and the picturesque tower by C. B. J. Snyder, superintendent of school buildings for the proposed new Normal College.

**Atlantic Cement & Clinker Co.**

Papers of amalgamation were filed in the United States Circuit Court this week in the litigation proceedings instituted by George A. Beaton against the Atlantic Cement & Clinker Company and the Seaboard Portland Cement Company, both of which have local offices. Thereon A. Clements made affidavit as secretary of the reorganization committee, in which he said that there had finally been an amalgamation of the bondholders who comprised the New England syndicate and the reorganization committee. This amalgamation, according to Clements' affidavit, brought about a unification of the interests which had hitherto been opposed. The New England syndicate, he explained, owned and controlled through its trustees, the purchase money mortgage and represented approximately \$225,000 aggregate of bonds. He stated further that the reorganization agreement had been amended to provide for an authorized capital stock of \$3,000,000, of which \$2,000,000 would be 7 per cent. non-cumulative preferred and \$1,000,000 common stock in the new company which would be formed to take over the assets of the Seaboard Portland Cement Company for the purpose of completing the plant.

—A movement is under way to organize the Monmouth county (N. J.) architects into a society for protection and sociability. There are about 25 architects in Monmouth county.

**The First Factory Building to Have a Fire Tower.**

The Van Wert Company having purchased through Samuel H. Martin the northwesterly corner of West End av and 64th st, plot 50.2x100 ft., the Libman Contracting Company has obtained a contract for the erection of an 8-sty and basement building on this plot from plans by Nast & Springsteen. The building is planned especially for automobile manufacturers and repair shops. The entire street frontage will be of steel and glass, insuring a maximum of light. Two large automobile elevators, each with a capacity of 7,000 pounds, will run to the roof, which will be paved to permit all tenants to clean and make light repairs to cars. A powerful air compressor installed in the basement will provide compressed air to tenants for pumping tires and cleaning cars. Gasoline tanks will be furnished each tenant with easy access on ground floor to a large pump room, thus permitting the tenants to purchase their gasoline direct from the producer.

Every floor will be absolutely waterproofed and the ceilings, sidewalks and front of building will be in bright colors. Fireproof condition will be maintained throughout and the recent recommendations of the Fire and Building Departments are to be carried out, in that the stairway will be separately enclosed in fireproof partitions and a fire tower arranged at easterly end of building. The construction will shortly be started and the building will be completed early in 1912.

The former owners, M. & M. Ottinger, held this property for upwards of thirty years, and some ten years ago had the parcel, which has a rock foundation, excavated, with the intention of erecting a warehouse, as the yards and piers of the New York Central Railroad are directly opposite. West End av has recently been paved with wood block and has become an automobile centre, several of the firms located in the immediate vicinity being Renault Frere's, Renault Taxicab Co., Cole Automobile Co., Manhattan Auto Top Co., Walker Body Building Co., Metropolis Taxicab Co., West End Motor Car Co., and Eugene Bourneville Sons.

**Hudson River Bridge Preliminaries.**

The Hudson County Board of Freeholders have voted to issue bonds for the sum of \$5,000, which is now available for making soundings along the shore front of Hudson County, opposite 59th st, Manhattan, for the foundations for the New York and New Jersey Hudson River Bridge.

**THE BROOKLYN VAULT LIGHT COMPANY.**

which recently moved from 488 Driggs av, Brooklyn, to Norman av and North Henry st, in the same borough, has settled in its new quarters and is taking a larger volume of business than it has ever handled before. This company recently extended its capacity by operating a foundry, and the business coming into this department alone is more than meeting expectations. The company owns the property on which it is now located at 262 to 270 Monitor st. No. 345 Kingsland av adjoins, and the managers have erected on this site a 3-sty brick building with an up-to-date finishing and pattern shop. They are now equipped to handle any cast-iron and vault-light work at short notice. They have the confidence of the best architects in the Metropolitan district, and some of the most important buildings in New York City are on their list of references. These buildings include the Anderson, Underwood, Hollander and Croisic buildings. The company invites inspection of its plant by architects and others.

# REAL ESTATE SECTION

News For Brokers and Owners—General Information From All Branches of the Market—Municipal Affairs and Related Subjects.

## THE WEEK IN REALTY.

**T**HE real estate market this week was decidedly less spectacular than in the two preceding weeks. But in actual volume it continued the good business of its immediate predecessor. As a matter of fact the turn taken by the trading, from the buying of large sites to the freer distribution of the medium-priced holdings, is viewed more favorably by the followers of the realty market than if the trading had continued to consist of deals in specialties.

An encouraging feature connected with the present trading is the fact that for the past month and a half each succeeding week's business has shown a gradual widening area of activity. This is in pleasing contrast to the sectional dealing that monopolized attention earlier in the year. The broadening of business circles also indicates that the small investor has once more returned to the field of activity.

It is some time since there has been such a liberal supply of money for mortgage loans as is available at present. Notwithstanding this fact, the demand is below normal, and strange enough, while there are a few sums procurable at four and four and a half per cent., the rate is firmly maintained at five per cent. There is at present a strong demand for mortgages of the small denomination, ranging from \$2,000 to \$10,000. This demand is greatest in the surrounding suburban towns.

In the auction room, interest was centered on the sale of the Thalia Theatre and the Tefft-Weller Building. The former was purchased by Frank MacKain, of the Direct Realty Co. This concern is said to represent James Butler, the grocer, in his realty transactions. While the theatre is under lease to Jacob P. Adler until 1912, it is the general impression that the old structure has nearly seen its last days as a theatre. The Tefft-Weller Building was knocked down to Frederick Beltz, Jr., for \$570,000. It is thought that Mr. Beltz, who is an attorney, was acting for the selling interests.

Turning from the selling to the leasing branch of the market conditions are found very encouraging. Speculation and rumor concerning the disposition of the southerly half of the Windsor Arcade has at last been set at rest by the announcement that Robert W. Goelet has secured a long-term lease of the property. It was the general impression that a tall modern structure would grace the site. Apparently, this is not to be the case, for a time at least, as Mr. Goelet is offering to renew leases in the arcade for three years.

The new silk district got another recruit when J. Kridel Sons & Co., one of the largest wholesale silk houses in the city, took a twenty-year lease of the new 8-sty building at 390 to 396 Fourth avenue, between 27th and 28th streets.

The Fifth avenue section again furnished several interesting events. Another apartment house operation a few blocks north of the residence of Andrew Carnegie, will result from the purchase by James A. Farley of a plot on the south side of 95th street, about 100 feet east of Fifth avenue. One other interesting transaction in this section was the sale of the former William B. Leeds dwelling, at 987 Fifth avenue, to Walter Lewisohn for occupancy. This property

was held at \$350,000, and the transaction is the largest the private house market has contributed since the sale of the Thaw residence at 1055 Fifth avenue. In the midtown district several new loft buildings changed hands. Chief among these was the purchase by a Brooklyn syndicate of 53 and 55 West 36th st, a 12-sty building recently completed.

The Upper West Side furnished the features of premier prominence. The demand for apartment house properties indicates that buyers are convinced of the merit of this form of investment. The Allendale, one of the best built and most elaborate apartments on the West Side, secured a new owner this week. The Christian Science Church disposed of a vacant site adjoining the sanctuary—at the south corner of Central Park West and 97th st. The buyers are Bing & Bing, who will probably improve the site with an apartment. Harlem contributed an interesting deal which foreshadows an important development in the purchase of 253 to 259 West 125th street by Lit Brothers, the Philadelphia dry goods merchants.

In the Bronx there was a decided falling off in the trading of the week. The sales reported were mostly of an unimportant character.

## POINTS AGAINST BRONX COUNTY.

### Claims that It Would Greatly Increase Taxes—An Alleged Joker.

William Duncan Cameron, a Bronx attorney, estimates that the Bronx saves nearly \$800,000 annually by being a part of the County of New York and not a separate county. He arrives at his conclusion in the following manner in a letter to the Record and Guide:

"If Manhattan and the Bronx were cut into two counties, it is perfectly apparent that the cost of maintenance would greatly increase, since two systems would have to be supported instead of one. Of course, each system would cost less than the one did before, but when combined, it is perfectly apparent that the total cost would be greater. The writer has carefully estimated the annual cost of the maintenance of a separate county in the Bronx, basing his calculations on the 1911 budget of the city. He has estimated the number of county officials, and in most cases, figured their salaries at lower than those now paid to the county officials of New York County; in no case has he figured on increase of salaries. The following tabulation of annual charges for the different county expenses, we would have to pay were the Bronx constituted a separate county, will, I think, be found below rather than above the actual cost:

Supreme Court .....	\$170,000.00
Surrogates' Court .....	96,800.00
General Sessions .....	100,000.00
Register .....	128,100.00
County Clerk .....	75,900.00
Commissioner of Records.....	46,000.00
District Attorney .....	160,100.00
Sheriff .....	67,400.00
County Jail .....	17,890.00
Commissioner of Jurors.....	28,500.00
Public Administrator.....	24,280.00
National Guard .....	35,295.00
Charitable Institutions.....	30,000.00
City Record .....	8,000.00
Miscellaneous .....	65,000.00
County Court .....	50,000.00
Total .....	\$1,103,865.00
Last Year's contribution by the Bronx to the County expenses....	313,641.90
Annual saving under the present system .....	\$790,223.10

Mr. Cameron further says:

"The fact of the matter is that the non-residential, high-valued business property in lower Manhattan pays a large proportion of our county expenses, which, were we a separate county, we would have to pay ourselves. The most enlightened of our citizens are all the while agitating the construction of bridges and subways to connect and bind us to the wealth of Manhattan, and it would be a step backward to set up any barrier, however slight, between the Bronx and the business of the lower borough. Most of our men do business in Manhattan, and to require them to come up-town in the middle of the day, to serve as a witness or perform some other duty around the courts, would be a hardship rather than a blessing.

"Borough President Miller holds the meeting of the Local Boards at night, because he found that the people interested could not conveniently come up from their places of business in Manhattan in the daytime to attend them. The Marriage License Bureau of the Bronx has, sad to relate, been closed, because at least one of the interested parties was engaged in the laudable occupation of earning a living, and found City Hall more convenient than 177th street. Most of the lawyers in the Bronx have a Manhattan office, and not because the courts are there, but because the business men are there. The daily jam on the subway shows that a very large proportion of our male population goes down town every day. The Bronx is a home borough, but if the number of office holders is about tripled, as it would be with the maintenance of a Bronx county, it must soon of necessity become a desert borough.

"The bill creating the separate county, as might be expected, contains a 'joker.' It provides that the matter be referred to the people at a special election to be held in July. The framers of the bill will know that but a small proportion of the voters ever take the trouble to vote at a special election. Besides, a goodly number of us are on our vacations, at that time. Under these conditions, it was probably thought that the whole thing might be quietly slipped through and no one be the wiser until the 'please remit' came around."

## A TRANSPORTATION RUMOR.

### That the Union R. R. Will Operate on East 149th Street Line in Conjunction With Interborough.

The Interborough Street Railway Company which holds the franchise to run cars on East 149th st and has laid part of the tracking for the operation of such cars, is now at work laying the remainder of the tracking and upon its completion will operate their cars. It has been rumored about that the Union Railway Co. of the Bronx would also operate cars on this line in conjunction with the Interborough Co. A representative of the Record and Guide called upon Mr. Maher, general manager of the Union Railway Co., and asked if the above statement were true. Mr. Maher would neither confirm or deny, in spite of the fact that the Union Railway Company has purchased from the Interborough Co., \$2,500,000 worth of stock.

# THE PROBLEM OF WHERE TO LIVE

The Comforts of Country Residence and the Advantages of City Living Weighed Against Each Other—A Section That Combines the Best in Each

By Charles Griffith Moses



CHARLES GRIFFITH MOSES.

WHY is it that in so many of the interviews with and special articles by many men who have given a great deal of study to the question of both business and residential congestion in New York, a conclusion is reached that the one and only means of reform lies in moving our manufacturing interests away from the Borough of Manhattan? There has been much discussion during the past few years about the necessity of spreading-out our tenement population from its present crowded quarters, and there is no question about the wisdom of such a procedure. The only question is, how can it be done in a feasible and practicable manner?

The tenement-house dweller must, of course, live within walking distance or five-cent carfare distance, not only of his own work, but also of that of his children or other members of his household. Now it has been demonstrated by numerous experiments that the New Yorker of to-day prefers to live in some form of a multi-family house. This tendency, by the way, is becoming practically universal among all classes in our city, from the wealthiest down, as the success of the recent tremendous development of high grade and co-operative apartments as well as the diminishing demand for private houses has proved. To the working man whose income is small, and in whose family almost all must contribute in some way to the common support, living in any way except in an apartment is an impossibility. Ease of housekeeping and economy of maintenance are two requisites which cannot be overlooked, and these, unfortunately perhaps, are unattainable in any other way.

It certainly is true that living in a building which typifies what is the usual understanding of a tenement house in the thickly settled sections of Manhattan's East Side and lower West Side, is a condition of affairs that should if possible be remedied without delay. But is it not a fact that living conditions in a building put up under our present building and tenement-house laws with their wise provisions for light, sanitation, stability and protection from fire, are good and make for comfort, cleanliness and health. If buildings of such character can be put up on Manhattan Island and rented to wage-earners at lower rates than prevail in the districts where extreme congestion is such an evil,—and if in addition to this, the tenant finds himself close to a district suburban or semi-suburban in its character, where is the necessity for trying to force him to the suburbs and the country and trying to compel him to a mode of living which is both distasteful and impractical?

## EASY TO SAY "LEAVE THE CROWDED CENTRES."

It is all very well to say, move the laboring people from the crowded centres out of the tenement and into the small house in the suburbs or country. But how is this to be done? In the first place, it is useless to blind oneself to the fact that the tendency of the age is toward the city and that it is a difficult enough problem alone to attempt to check this movement without trying to bring about a reverse current and force those already in the cities out to the country. Where in the vicinity of New York is this possible?

Take as a type the man whose wages

average from two to three dollars a day, and who can afford and is willing to pay \$15 to \$20 a month rent. Where in the suburbs of this city can he go where he can find housing accommodations at such a figure? If there are any such settlements, they must be carefully hidden away, and even if there were places where houses did exist such as picture themselves to the mind of the well-meaning theorist, each surrounded by its own little garden and all the other accompanying delights incident to life in the country, and even if such dream cottages could be rented at \$15 to \$20 per month, they would have to be located in some place far from the city where very low land-values obtained, and so the cheapness of rent would be wiped out by the expense of railroad fare, which is an item of greatest importance, particularly in families where there is more than one worker, and this case is the rule and not the exception.

## CITY COSTS AND SUBURBAN HOUSEHOLD COSTS.

It is also a well-known fact that the cost of living in the suburbs is far greater than in the city, and the difference of a cent or two per pound for commodities makes in the aggregate a vast difference to the man typical of the great mass of the laboring class. The ease of housekeeping in an apartment where heat, hot-water and the other modern conveniences are supplied must not be overlooked. In many thousands of families of the class under discussion, the housewife is occupied not only with her household duties and the care of her children, but she must also assist in some way in bringing in income. In the country or suburbs, the additional care of the house itself, not to mention anything outdoors, would make this burden too heavy to be borne. These are conditions, not theories, and if perhaps unfortunate are nevertheless in existence and cannot be absolutely wiped out. That they can be improved and alleviated, there is no doubt and much has already been done in this direction.

There are practically no slums in New York, surely none to compare to the districts so characterized in the other great cities in all parts of the world, and our laws are such that the development of the slums in New York is an impossibility. The tendency of population in Manhattan is naturally always northward and many thousands of dwellers from the lower East Side following this

tendency have gone to the Bronx where practically a new city has grown up in the last few years. A visit to the recently built up sections of this borough shows that living conditions in the modern tenement house are satisfactory and adequate.

The upper end of Manhattan Island seems in some unaccountable way to have hidden itself from the minds of many who have been discussing this problem. Here in the section known as the Dyckman we have a tract of land with housing possibilities for many thousands of people of the wage earning class with the price of land still at a level that enables the builder to put up adequate improvements to rent at prices within his means. The subway running through its heart brings it within easy reach of all Manhattan and the upper west Bronx as far as Van Cortlandt Park, the latter feature alone being one of enormous interest to those wishing to escape from the crowded districts downtown. Riverside Drive, with all of its natural attractions, comes into its centre at Dyckman st, and one needs but to look at the Inwood Hill section to the west to feel that the country is at one's front door. Over the Harlem River at 207th st is a bridge upon which runs a trolley line, bringing the whole of the Bronx within close touch.

And now, most important of all, where is the wage-earner who lives in the Dyckman section to find employment if he is to be within walking distance of his work? It is the most important feature that seems to have escaped the notice of the commercial congestion expert, as the Dyckman as a home centre seemed to have escaped the attention of the population congestion expert. The difficulties under which manufacturers and distributors located in the lower and central part of Manhattan are laboring due to the troubles and delays of cartage, burdensome rehandling of incoming and outgoing freight and inadequacy of buildings have been so widely and ably discussed recently that they need no further comment. The success of the Bush Terminal development in South Brooklyn has shown the demand there is for facilities for the conduct of business on modern lines. Why, then, is not a solution of these two great problems easily achievable in our own boroughs?

## DEVELOPING A WATER-FRONT.

We have in the Dyckman section the only undeveloped stretch of water-front left in Manhattan where large plots not only of water-front property itself, but of contiguous upland can be obtained. None of the difficulties that stand in the way of assembling large plots, so often encountered in built-up sections, exist here, for this district is still practically virgin soil. Its land is to a great extent in fairly large holdings and is unencumbered by entailed estates, long leases or improvements of a nature that would prevent a comprehensive scheme for the construction of a business and residential community.

The present Commissioner of Docks and Ferries, Mr. Calvin Tomkins, has seen the possibilities and the necessity for the improvement of the water-front along the Harlem River at the northern end of the island, and has had prepared a plan which the Commissioners of the Sinking Fund adopted on the 15th of September, 1910. This plan, in conjunction with one

adopted some time ago, calls for an improvement beginning at the Sherman's Creek Basin at Dyckman and Academy sts and the Harlem River, to consist of the construction of docks and bulkheads around the basin itself, and to continue northward along the river with a bulkhead and several new basins as far as 215th st. The Dock Department is soon to have at its disposal a sum of nearly \$70,000,000, and we are told that as soon as this begins to be available it is the intention of the present administration to proceed with the construction of the work called for by this plan. Sherman's Creek has been designated as a terminal point by the State Barge Canal Commission. This will bring an enormous amount of freight from the West and from New York State right to the heart of the Dyckman section.

The opportunities for a vast industrial development by private capital in conjunction with the public work to be done by the city and State should most strongly appeal to those who realize how great is the demand for improved facilities for the mercantile interests of this borough. Modern manufacturing carried on on a large scale calls for certain requirements that cannot be provided in the conventional factory locations downtown. Great areas of space on one floor are practically impossible in locations where high land values prevail. A building giving 20,000 square feet of floor space on a floor is almost unheard of in lower Manhattan, and yet there are many concerns whose business requires from 100,000 to 200,000 square feet, or even more, and who are, if they must remain in this borough, compelled to occupy buildings of great height and hamper themselves greatly by the necessity of continually shifting their product in the various stages of its completion from one floor to another. This feature of large areas on one floor is one of the great attractions provided by the splendid buildings at the Bush Terminal and could easily be duplicated and in some few blocks be excelled in the Dyckman district.

#### THE CARTING PROBLEM.

The elimination of city cartage to and from freight terminals is perhaps one of the greatest aids to business that has been introduced in years. To anyone who has seen the daily glut of trucks on West st alone no argument is needed to prove that this method of handling freight is laborious and expensive in the extreme. The progressive manufacturer who receives and ships his goods in the freight car brought by car floats to his own door without the additional labor of rehandling and delay of trucking has great advantages over his competitor who sticks to the old line methods. An interview with a freight official of one of the prominent trunk lines entering New York recently, revealed the fact that there was a present and ever-increasing demand on the part of large shippers and receivers of freight for the provision of additional factory and warehouse accommodations in this borough, and it is also his view that the railroads coming into this port would welcome any improvement of this nature and would gladly co-operate in the providing of more terminals, particularly in Manhattan, for the increase of business it would mean to them.

Why is it not the wise plan then to follow the lines of least resistance? The manufacturer, wholesaler and distributor wants to keep his plant on Manhattan, the mechanic and laborer refuses, except he be driven by absolute necessity to leave. Why not help both classes to escape from the difficulties that beset them and allow them both to expand their commercial and domestic surroundings in the easiest and most desired manner by availing themselves of the means directly at hand and in their own borough?

## PRIVATE REALTY SALES

### SOUTH OF 59TH STREET.

#### Large Greenwich Village Deal.

HUDSON ST.—The executors of the estate of John S. Kennedy sold the Trio building, a 6-sty structure occupying the entire block front on the easterly side of Hudson st, extending from Gansevoort to West 13th st, occupying a plot having frontages of 131.11 ft. on Hudson st, 62.2 ft. on Gansevoort st, and 83.8 ft. on West 13th st. Edward Ermold, the purchaser of the property, has been a tenant for about twenty years, and in that time, it is said, he has paid more in rent than the sum he gave to own it outright.

LEONARD ST.—John R. and Oscar L. Foley sold for the Callahan estate 69 Leonard st, a 5-sty loft building, on a lot 25x50, and 251 Church st, a 5-sty loft building on a lot 25x65.

LUDLOW ST.—Louis Starr in conjunction with the Success Holding Co., bought 49 Ludlow St., a 4-sty tenement on lot 25x87.6. The owner of record is Jacob De Goff.

SUFFOLK ST.—W. E. & W. I. Brown, Inc., sold for the Suffolk Street Building & Construction Co. to Meyer Vessell the southeast corner of Suffolk and Delancey sts, a 5-sty tenement, on a lot 26x100.

#### Probation Association to Have New Home.

10TH ST.—The United States Trust Co., as trustee, sold 38 West 10th st, a 4-sty dwelling, 22.6x92.3. The buyer is the New York Probation Association, now at 165 West 10th st. District Attorney Whitman is president of the organization. Douglas Robinson, Chas. S. Brown Co. negotiated the deal.

16TH ST.—Louis Levusove sold 128 E. 16th st, a 4-sty building, recently altered, on lot 25x103.3, located 102.6 ft. east of Irving pl. The buyer is C. Casper, hair goods dealer, now at 98 3d av.

#### Large Deal in 17th Street.

17TH ST.—Philip R. Lewisohn bought from Mrs. Eliza Guggenheimer the big loft building at 243 to 247 West 17th st, running through the block to 232 and 234 West 18th st. The building is 12 stories high and is one of the finest mercantile structures in the new loft centre, having a frontage of 50 feet on either street and a depth of 185 feet. It is partly rented, and is purchased by Mr. Lewisohn for investment. The property is 425 feet west of 7th av, and is the first parcel in this section to be acquired by the Lewisohns. Mrs. Guggenheimer bought the building last December from Daniel Richman, who erected it under the corporate name of the Seventeenth Street Realty Co. Mr. Lewisohn is a son-in-law of Mrs. Guggenheimer.

17TH ST.—Geo. R. Read & Co. sold for Francis G. Van Woert 109 East 17th st, a 4-sty dwelling on a lot 25x92.

23D ST.—S. B. Goodale & Perry sold for Henry Ferris, as attorney, 362 West 23d st, a 3-sty dwelling, on lot 24x73.10, near 9th av.

#### Buyers to Protect Light.

24TH ST.—S. M. Bier sold 157 West 24th st, a 4-sty building, on a lot 20.10x98.9, for F. Smith to the Security Mortgage Co., the owner of 149 to 155, adjoining. The purchase was made to protect the company's westerly light.

24TH ST.—Charles Reed sold the 4-sty and basement dwelling 5 West 24th st, recently dismantled of its furniture and curios, collected by Mr. Reed. The property covers a lot 24x100, abutting the Hoffman House.

#### I. Randolph Jacobs Buys 27th St. Site.

27TH ST.—Heil & Stern sold for Ella F. Burnham to I. Randolph Jacobs, the 5-sty store and loft building at 158 to 164 West 27th st, 100 ft. east of 7th av, covering a

plot 88x98.9, the property will be sold to a builder for improvement with a 12-sty loft building at the expiration of the present leases. The seller of the property was Ella F. Burnham.

30TH ST.—The H. M. Weill Co., sold for the Phillips estate, 133 West 30th st, a 3-sty building, on lot 21x40x irregular.

#### Loft Deal Near Herald Square.

36TH ST.—Henry D. Winans & May sold the 12-sty fireproof store and loft building at 53, 55 and 57 West 36th st, for the Fackner-Coates Construction Co. to an investor. This is a new building with a frontage of 60 ft.

37TH ST.—The Ingersoll and Delafield parcels at 43 and 45 West 37th st are reported to have been sold. Combined, they form a plot 40x100, covered with two 4-sty stone front dwellings.

39TH ST.—Pease & Elliman in conjunction with William Cruikshank's Sons sold for Elizabeth K. d'Este of Paris, 143 and 145 East 39th st, two 4-sty brick front English basement houses, on plot 35.5x 98.9.

#### Leo Feist On 40th Street.

40TH ST.—Ashforth & Co. sold for John T. Brook the 5-sty building 231 to 235 West 40th st, on plot 50x98.9, between 7th and 8th avs. The buyer is Leo Feist, music publisher. The building is at present used as a garage. The Cross & Brown Co. was associated as broker. A 60-foot plot at 220 to 230, on the opposite side of the street, was sold a few weeks ago.

40TH ST.—The Cross & Brown Co. sold for Thomas Lawlor, 319 East 40th st, a 4-sty frame dwelling, on lot 25x56.6x irreg, near 2d av. The purchasers are Donnelly & Ricci, architectural sculptors.

51ST ST.—A Mrs. Bradley sold 522 West 51st st, a 4-sty tenement, on lot 25x100.5, between 10th and 11th avs.

### NORTH OF 59TH STREET.

61ST ST.—Pease & Elliman sold for John Wagner 124 East 61st st, a 4-sty high-stoop dwelling, on lot 18x100.5, to a client for occupancy.

63D ST.—E. H. Ludlow & Co. sold for Daniel B. Freedman to an investor 49 West 63d st, a 5-sty flat, on lot 25x100.5. The property is located 58.3 feet west of Broadway.

73D ST.—The J. F. Whiton-Stuart Co. sold for the Clealand estate, 23 East 73d st, a 20-ft. 3-sty and basement dwelling, to Judson S. Todd, of the State Realty & Mortgage Co. Mr. Todd intends to rebuild the house into an American basement for his occupancy.

75TH ST.—Mary U. McDonald sold 325 West 75th st, a 4-sty dwelling, on a lot 22x 102.2, between West End av and Riverside Drive.

#### Modern Dwellings for 79th St.

79TH ST.—Pease & Elliman sold for the Lawyers Title Insurance & Trust Co. the southwest corner of 79th st and Madison av, fronting 60 ft. on 79th st and 102.2 ft. on Madison av. This property is a portion of the plot taken over by the Lawyers Title Co. from the J. C. Lyons Construction Co. The westerly 30 ft. was sold about two years ago to Mr. J. Woodward Haven, and he has erected thereon a magnificent 5-sty modern house. The buyer is the Charles Buek Construction Co., who will immediately start the erection of American basement houses of the most modern type, three facing 79th st, on lots 20x70, 22x70 and the corner 18x70, with a fourth house facing Madison av, size 32x60. The property was held at \$250,000.

#### Resale on 85th Street.

85TH ST.—B. Crystal & Son resold the 6-sty elevator apartment house, on plot 50.5x102.2, 328 and 330 West 85th st, between West End av and Riverside Drive. The sellers acquired the property last December from Eleanor P. Palmer in ex-

change for the Peter Minuit, at 25 Claremont av. Pease & Elliman negotiated the deal.

**87TH ST.**—George F. Parsons is reported to have sold 314 West 87th st, a 3-sty dwelling, on lot 20x100.8. The owner of adjoining, 316 to 320, is understood to be the buyer.

**93D ST.**—Gustavus L. Lawrence sold 161 to 165 West 93d st, three 3-sty dwellings, on plot 51x106.8x irreg, between Columbus and Amsterdam avs. Mr. Lawrence secured the property about a year ago from Henry E. Coe in exchange for the southeast corner of Broadway and 80th st.

#### Apartment Traded for Loft Building.

**95TH ST.**—W. & L. Hess sold in conjunction with Webster B. Mabie & Co. for Henry P. Gardner, 317-19 West 95th st, a 7-sty fireproof apartment house, size 62.6x100, known as "Valencia Court," to the A. & S. Construction Co. Mr. Gardner recently purchased 28-30 West 25th st, a 12-sty and basement fireproof loft building, 50x98.9, from the A. & S. Construction Co., and gave the 95th st property in part payment.

#### Activity in 95th St.

**95TH ST.**—Louis Starr and the Success Holding Co. bought from the Fischel Realty Co. 307 to 319 East 95th st, five 6-sty houses, each on plot 37.6x100.8. A recently reported purchase of the property by Ignatz Roth was incorrect.

#### Builder Secures Carnegie Hill Site.

**95TH ST.**—Duff & Conger sold for Jacob Wertheim to James A. Farley the plot of four lots on the south side of 95th st, 100 ft. east of 5th av. Mr. Farley will improve the property with a high-class 8-sty apartment house with two apartments on a floor. The plot has been held at \$130,000.

**96TH ST.**—J. C. Hough & Co. resold for Calvin G. Doig to John and William C. Capleas 158 West 96th st, a 5-sty single flat, on lot 19x101.5, a short distance east of Amsterdam av. The buyers recently purchased the two flats adjoining, at 160 and 162, through the same brokers, which gives them a plot 77x101.5. This is the third sale of 158 in the last sixty days.

**115TH ST.**—Mitral Realty and Construction Co. (Levy, Starr & Herzog) sold the plot 40x100 in the north side of 115th st, 500 ft. west of Lenox av to Somach & Wolpin, who will erect a 6-sty hotel and Russian bath establishment.

#### Philadelphia Merchants Acquire Harlem Site.

**125TH ST.**—Felix Isman sold 253 to 259 West 125th st, running through to 256 and 258 West 126th st. The buyers are Lit Brothers, the Philadelphia dry goods merchants. This property, a plot 50x199.10, with the old 1-sty buildings, was leased in 1907 by the Central Building Improvement and Investment Co. (Sonn Brothers) to Felix Isman for 20 years at an annual net rental of from \$11,500 to \$14,500. The lease carried with it an option of purchase at \$200,000, which Mr. Isman is going to exercise on May 1, preparatory to turning the parcel over to the new owners. The site is directly opposite Pabst's "Harlem" and the improvement promises to be one of the most important operations yet undertaken on the north side of 125th st, between 7th and 8th avs. The south side of the street, between the same avenues, with its very large business places, has long been regarded as the most valuable block in Harlem.

**132D ST.**—Clarence E. Hutchinson sold for a Mrs. Wallach 160 West 132d st, a 3-sty. dwelling, on a lot 20x100. The buyer gives in exchange 318 16th av, Astoria, L. I., a frame house, on a lot 25x200.

**149TH ST.**—Jacob Moresfelder sold 240 and 242 West 149th st, a 6-sty apartment house, on plot 40x99.11, to Anna O. Remeilus, who gave in part payment 125 West

100th st, a 2-sty frame and brick building, on lot 25x100.11.

**151ST ST.**—James K. Holly sold for Adam Schuhmann 450 West 151st st, a 5-sty double flat, on a lot 21x100.

**158TH ST.**—Jackson & Stern sold to Gross & Herbener the plot 100x99.11 on the south side of 158th st, 125 ft. east of Broadway; also to H. M. Block & Bro. the plot 50x99.11, adjoining on the east.

**163D ST.**—Jackson & Stern sold to the St. Vincent Hospital 449 to 453 West 163d st, two 6-sty tenements, on plot 75x112.6.

**171ST ST.**—The Karnack Realty Co., Alexander Allen president, resold the plot 50x100 on the north side of 171st st, located 125 feet west of Amsterdam av. The buyer is the Placid Realty Co., which will erect 5-sty apartment house on the site. The Karnack Co. recently acquired the property from Frank E. Knox.

#### City Procures Site for School.

**176TH ST.**—The city bought from the Strauss Building and Realty Co. the plot of twelve lots running through from 176th to 177th st, 100 ft. east of St. Nicholas av. It has a frontage of 150 ft. on each street and is 200 ft. deep. Three 6-sty apartment houses adjoin the plot, Studer court occupying the St. Nicholas av front and Edna and Valentine courts fronting on Audubon av. A school is to be erected on the site just acquired.

**210TH ST.**—The Robert Gordon Realty Co. has sold the plot of four lots on the north side of 210th st, 200 ft. east of 10th av, 100x99.11. The purchaser is W. J. Huston, who is the owner of several parcels in the Dyckman section.

**AMSTERDAM AV.**—Irving Judas sold to Daniel Katz and Nathan Jadrenheimer the 6-sty apartment house, on plot 100x100, northwest corner of Amsterdam av, and 108th st.

#### \$325,000 in Apartment Trade.

**BROADWAY.**—The Medford, a 6-sty elevator apartment house at 3890 to 3898 Broadway, southeast corner of 164th st, has been sold by the Medford Realty Co., of which Aleck Kahn is president. The property covers a plot 100x100, and was held at \$325,000. The purchaser, whose name was not disclosed, gave in part payment a 175-ft. plot on the Boston road, Bronx. The Medford was built by Mr. Kahn, together with the adjoining similar building, forming the block front on the east side of Broadway, between 163d and 164th sts, about two years ago, the block being a portion of the former Deaf and Dumb Asylum tract.

#### Christian Science Church Sells Plot.

**CENTRAL PARK WEST.**—Bing & Bing, operating as the Willbrook Realty Co., have bought the plot, 100x200, at the southwest corner of Central Park West and 97th st, owned by the First Church of Christ, Scientist, and adjoining the church edifice on the 96th st corner. The contract of sale was ratified at a meeting of the congregation recently. The price is \$262,812, of which \$250,000 remains on mortgage. This contract calls for the erection of an apartment house or houses on the land and provides for a 10-ft. light shaft between the new structure and the church, except at the front of the church, where there are no windows. The new structures will be built flush with the church at the building line. No shops or business offices are to be allowed in the Central Park West side of the new houses. Furthermore, the walls of the new structures must be of the church.

#### Quick Resale On Claremont Ave.

**CLAREMONT AV.**—Robert M. Silverman resold the plot 150x100, on the east side of Claremont av, 100 ft. south of 125th st. The buyer is a newly formed company, of which Maximilian Zipkes is president. The new owners will erect a 6-sty apartment house. A. C. & L. A. Marks negotiated the deal.

**COLUMBUS AV.**—Edward Michael sold 944 Columbus av, a 5-sty tenement with store, on lot 25.1x100, between 106th and 107th sts. The buyer is understood to be the tenant of the store.

**LENOX AV.**—Shaw & Co. sold for Heilner & Wolf, 430 and 432 Lenox av, two 3-sty and basement dwellings, on plot 33.4x85, to a client for investment.

#### Large Deal on Post Avenue.

**POST AV.**—Hall J. How & Co. sold for the Realty Operating Co. the plot of four lots on the south side of Post av, 100 ft. west of Emerson st, 100x100. The purchaser is the newly formed Post Avenue Construction Co., which will immediately improve the property with 5-sty apartment houses. The buying company was incorporated at Albany last week with the following directors: John J. Dowling, Richard O'Connor and George K. Caffrey.

#### Resale on Riverside Drive.

**RIVERSIDE DRIVE.**—Waldemar Eittington resold 70 Riverside Drive, northeast corner of 79th st, a 4-sty and basement dwelling, on lot 17.5x69.8x irregular. The buyer is George Lederer, the theatrical man, who will occupy the house. Mr. Eittington acquired title to the property last month from Frederick G. Wright.

#### Drive Corner Bought by Builder.

**RIVERSIDE DRIVE.**—A big apartment house is planned for the southeast corner of Riverside Drive and 148th st. It will have a frontage of 100 ft. on the drive and 105 ft. on the street. It will mean the razing of three private dwellings, which will probably be the first time that such an occurrence has taken place in that section. The site has just been acquired from four different owners. A strip fronting 100 ft. on the drive and 5 ft. on the street was sold by John Brown. The 3-sty dwelling at 632 was secured from Solomon Moses. The two adjoining houses, 628-630, were sold by Mr. Brown and John M. Finian, and the 50-ft. plot on the east was disposed of by William R. O'Brien. There are several rows of dwellings in the 140's which help to make up the Riverside Drive corners, and they will probably all be wiped out in a few years.

**ST. NICHOLAS AV.**—Daniel H. Renton & Co. and Maurice W. Halpin sold for the Newman Holding Co. the northeast corner of St. Nicholas av and 160th st, a vacant plot 50x100, to a builder for improvement.

**ST. NICHOLAS AV.**—Hayden & Co. resold for Elsie F. Brockholst 732 St. Nicholas av, a 4-sty dwelling, on a lot 30x100. The seller acquired the property last December, through the same brokers, from the estate of A. Gelstein.

#### Mayor of Norwich Invests in N. Y. Realty.

**ST. NICHOLAS AV.**—Frederick A. Carll sold for the Thomas Smith Construction Co., Thomas Smith, president, to C. F. Thayer, the Mayor of Norwich, Conn., and Albert L. Potter, of the same city, the southwest corner of St. Nicholas av and 178th st, the St. Brendan, a 6-sty elevator apartment house, with stores, on a plot 95x100. The property was held at \$300,000. This is the second house Mr. Carll has sold on St. Nicholas av for Mr. Smith, the earlier sale being that of the northwest corner of 181st st, to William J. Daniels.

**WADSWORTH AV.**—Patrick Reddy sold to William J. Casey, a plot, 75x100, northeast corner of Wadsworth av and 178th st.

#### New Owner for the Allendale.

**WEST END AV.**—Allendale Building Co., Benjamin Mordecai, president, and G. Richard Davis, treasurer, sold to a client of Klein & Jackson the Allendale apartment house, at the northeast corner of West End av and 99th st, on a plot having a frontage of 100.11 feet in the avenue and 116 feet in the street. The building contains accommodations for thirty-six

families and though completed only last October is about seventy-five per cent occupied, at rents ranging from \$2,000 to \$3,300. The property was held at \$950,000 and is mortgaged for \$560,000. The entrance is in the street, through an open court, and was designed by Rouse & Goldstone. No change will be made in the managing agent. The same company was also the builders of the Allenel, at 310 West 93d st, and the Allenhurst, at the corner of Broadway and 100th st. To protect the light of the building 798 West End av, a dwelling on a lot 16.8x100, was also acquired.

**WEST END AV.**—F. R. Wood & Co. sold for Martha, Elizabeth and Matilda Jane McKeon the 3-sty and basement dwelling at 702 West End av, on lot 18x100, adjoining the northeast corner of 97th st, to Anna E. Brennen.

**WEST END AV.**—The Van Wert Co. bought, through Samuel H. Martin, the northeast corner of West End av and 64th st, a plot 50.2x100. The sellers, M. & M. Ottinger, have held this property for 31 years, and some ten years ago had the parcel, which has a rock foundation, excavated, with the intention of erecting a warehouse, as the yards and piers of the New York Central Railroad are directly opposite. West End av has recently been paved with wood block and has become an automobile centre, several of the firms being located in the immediate vicinity being Renault Freres, Renault Taxicab Company, Cole Automobile Company, Manhattan Auto Top Company, Walker Body Building Company, West End Motor Car Company, and Eugene Bournville Sons.

#### Leeds Dwelling Changes Ownership.

**5TH AV.**—Pease & Elliman sold for the estate of William B. Leeds to Walter Lewisohn, 987 5th av, a 6-sty American basement dwelling, on a lot 25x100, between 79th and 80th sts. The house was built ten years ago by W. W. and T. M. Hall. Subsequently Mr. Leeds spent about \$70,000 in interior decorations and alterations. Included in the sale is a portion of the furniture collected abroad by Mr. Leeds. Mr. Lewisohn purchases for occupancy.

**7TH AV.**—Shaw & Co. sold for Henry M. Fitch 2330 7th av, a 5-sty flat on lot 27x100, adjoining the southwest corner of 137th st. In payment Mr. Fitch takes No. 134 West 131st st, a 3-sty dwelling on lot 20x99.11. Title to the parcel was acquired by Harold B. Abrams.

**8TH AV.**—E. Sharum sold for the Armor Realty Co, 2455 8th av, a 5-sty tenement, on lot 25.3x100 and 312 acres of land in Centre County, Pa. In part payment the buyer gave six lots in Springfield Gardens, Queens borough.

**8TH AV.**—Moore & Wyckoff sold the Moore leaseholds at 149 to 153 8th av and 303-5 West 19th st and 205 8th av, all in the Chelsea district.

#### BRONX.

**136TH ST.**—Sterling Sterling sold to Katherine Garlick 428 East 136th st, a 3-sty dwelling, on a lot 15x100.

**142D ST.**—Mark A. O'Brien sold 429 East 142d st, a 4-sty double flat on lot 25x100.

**168TH ST.**—Richard Dickson sold for Bertha Katz 816 East 168th st, a 3-family dwelling, on lot 25x100.

**CLINTON AV.**—William Grant and Dorothy A. Fischer sold the 2-family house 1341 Clinton av, on lot 23x89, for Mrs. A. B. Lartet.

**LONGFELLOW AV.**—Nicholas Lopard sold for Catherine A. Lavelle the 2-family brick house at 1155 Longfellow av to Mrs. Frederick Vongehr.

**PARK AV.**—Lizzie Wheat sold to Clement H. Smith a lot 16.8x120 on the west side of Park av, 428.10 feet south of 175th st, for \$4,000.

**PROSPECT AV.**—Alexander Selkin sold for the George Bagg Construction Co. the

4-sty building at the northeast corner of Prospect av and 165th st, on lot 25x81.

**SOUTHERN BOULEVARD.**—Daniel H. Renton & Co. and Maurice W. Halpin sold for John P. Leo 1222 and 1224 Southern Boulevard, two 4-sty apartment houses, with stores, each on plot 30x105, to a client for investment.

**TINTON AV.**—Lou J. H. Schmitt, in conjunction with Leon A. Rains, sold for Jennie Wormser 1125 Tinton av, an apartment house, on a plot 40x127.

**VYSE AV.**—J. J. Haggerty sold for Henke Seelinger, a 2-family frame house on the east side of Vyse av, 200 feet north of Freeman st, on lot 25x100.

**WALTON AV.**—Jacob J. Tabolt sold for D. J. McDonald to Seigmund Scholesinger the 2-sty private dwelling 2439 Walton av, on lot 16.10x82.

#### LEASES.

**GEORGE B. JUCKETT** leased the store and basement at 138 9th av to Louis Eckoldt for a term of years.

**SENIOR & STOUT** leased for Ora M. Russell two 4-sty dwellings at 50-2 West 82d st to Aurelia C. Pearce for a term of five years.

**LOUIS SCHRAG** leased for George Ehret the 6-sty loft building at the southwest corner of 39th st and 1st av to Chas. Teepe for a term of years.

**WILLIAM J. ROOME & CO.** leased for the Brunswick Realty Co. the third loft on the fourth floor in the building 239-243 4th av to Jules Melancon.

**THE CUOZZO & GAGLIANO CO.**, leased for the estate of William Hyams to a client the 6-sty tenement at 2046 1st av, for a term of years at the aggregate rental of \$15,000.

**POCHER & CO.** leased the entire building, 116 W. 28th st, for David Jacobus to J. J. Fellowes, for a term of 5 years at a gross rental of \$10,000. Also the top loft in 359-63 9th av to Crane & Mahoney for a term of years.

**GUSTAVE BRITT** leased 261 and 265 West 11th st, 3½-sty dwelling for Mrs. C. M. Bensen to Mary Page; also 263 West 11th st, a 4-sty dwelling, for same owner to Mary E. Collins; also 33 Bank st, a 4-sty dwelling, for Geo. Jeremiah to Josephine White.

**SAMUEL H. MARTIN** leased for the Rinehart Estate to K. Wulfers the 3-sty dwelling at 25 West 60th st; also for Rose Cahen to John McGuinness and Otto Heinrichs the stores at 2173 8th av; and for the Society of the Immaculate Conception the 4-sty dwelling 140 West 65th st.

**BENJAMIN R. LUMMIS** leased for the Edison Forrest Lodge to the Green Room Club, 139 West 47th st, a 5-sty building on lot 20x100.5 adjoining the Hotel Flanders; also with E. de Forest Simmons, 20 West 57th st, a 4-sty dwelling, to J. C. Leikens the 5th av front for a term of years.

**CROSS & BROWN CO.** leased in the Stiner Building, Broadway and 31st st, running through to 6th av, about 11,000 square feet to the Magazine & Book Co., to be used for executive offices, and to the United Stores Association about 20,000 square feet for executive offices. Both leases are for a term of years.

#### Picture Theatre Near Times Square.

**CORN & CO.** leased for Klein & Jackson to Joseph Reinhorn the 3-sty building at 216 West 42d st, adjoining the new Amsterdam Theatre, for a term of 21 years, at an aggregate rental of about \$165,000. After extensive alterations the building will be used as a moving picture theatre.

**SCHINDLER & LIEBLER** leased to the Department of Street Cleaning the store of the loft building at 74 Greenwich st, for a term of years; also for W. S. P. Shields, the 4-sty loft building at 202 East 88th st, to the Yerkes Mfg. Co.; for I. Goldberg the store at 1366 3d av, to Louis Greenwald;

also the store at 1399 3d av to Mrs. Ellen De Witt, and for S. Seiniger the 3-sty dwelling at 220 East 79th st.

**THE H. M. WEILL CO.** have made the following leases: For the Coleman Construction Co. the store at the southeast corner of 7th av and 30th st; also the adjoining store on 7th av to the Abraham Taub Cafe Co.; the store on the 30th st side of the same building to the Fegeas Lunch Co.; the store at 547 9th av to Jacob Kosofsky, and the second loft in 130 West 37th st to the Joe Morris Music Co.

**MOORE & WYCKOFF** leased for a term of years the two 3-sty dwellings, 305 and 307 West 19th st; also the two stores 151 8th av and 205 8th av; also 1st loft in the factory building, 518 and 520 West 22d st, and the three vacant lots, 533-5-7 West 22d st; also for Mary Moore Sherman to Joseph W. Cushman for 21 years the property 334 West 20th, and for Mrs. Clement C. Moore to Dean Sage the house 57 East 54th st.

#### Large Plot Leased by Automobile Co.

**THE MCVICKAR, GAILLARD REALTY Co.** leased for Charles E. Appleby to the White Automobile Co., for a long term of years, a plot 250x100, on the north side of 57th st, between 11th and 12th avs, on which the tenant will erect a modern, fireproof structure for its occupancy as a service building. The building will cover the largest ground area of any building erected for this purpose in the city.

**CLEMENT H. SMITH** leased for Jacob F. Paulsen to the F. W. Woolworth Co., for a term of 10 years, a plot 28x100, on the north side of Tremont av, about 25 ft. east of Park av, at a rental of \$4,000 per year; also to the United Cigar Stores Co. the northeast corner of Tremont and Park avs, a store, 18x40, for a term of 10 years at \$2,400 per year. Mr. Smith has also sublet for the United Cigar Stores Co. a space 9x40 for a term of 10 years at a rental of about \$12,000.

#### Silk Dealers Desert Old District.

**THE SILK DEALERS' COLONY** in the new 4th av loft section received another important addition this week when J. Kridel Sons & Co., silk merchants from Greene st, leased from Elbridge T. Gerry the entire building at 390 to 396 4th av, between 27th and 28th sts and directly opposite the Cooper-Hewitt Building. The structure is 8 stories high and covers a plot 86x85. The lease is for a term of 10 years at an annual rental of about \$35,000.

#### West End Ave. Lease.

**H. M. HAYWARD & CO.** leased for Colonel Francis L. Leland the entire 6-sty and basement building located at the northeast corner of 67th st and West End av, on plot 125x100, comprising 60,000 sq. ft. The Holbrook Co., automobile body builders, are the lessees, who will make extensive alterations to the property; the lease is for a term of years, at an aggregate rental of approximately \$150,000. Colonel Leland was represented by Lewis B. Preston.

**JAMES N. WELLS' SONS** leased for Augustus Meyers for a term of years the entire top floor in the new loft buildings at the northeast corner of 11th av and West 20th st to the Dodge Scale Co., of Yonkers, who will occupy their new quarters on May 1; also for Augustus Meyers for a term of years the entire 4th floor in the same building to Paul E. Cabaret & Co., manufacturers of brass and bronze works of art, who have been located for many years in West 14th st. This completes the renting of these new buildings with the exception of two corner lofts.

#### Part of Windsor Arcade Leased.

Robert Walton Goelet leased from Elbridge T. Gerry the plot, 100.5x280, at the northeast corner of 5th av and 46th st, the south portion of the old Windsor Arcade



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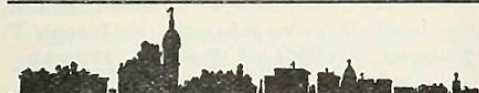
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and adjoining the plot leased to W. & J. Sloane on the south and the Ritz-Carlton Hotel on the west. Mr. Golet has decided to retain that part of the arcade in its present shape for a time at least and is offering to renew leases in the structure for 3 years. The lease is for a term of 40 years at an annual rental of about \$110,000. The Cruikshank Co. negotiated the deal.

FREDK. SOUTHACK & ALWYN BALL, JR., have made the following leases for a term of years: In 548 5th av store and basement for Frederick Klingman to J. Zada Noorian; in 611 5th av the "Belgravia," store and basement for the George Kemp Real Estate Co. to Jules Dardonville; in 509 5th av, parlor floor to the European Novelty Co.; for James A. Farley his recently completed 2½-sty marble "doll house" at 12 West 45th st to Moulton & Ricketts, art dealers of Chicago and Milwaukee; in 14 West 45th st, store and parlor floor to the Women's

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FOUR excavated lots in Washington Heights for sale, with building loan. JACOB A. KING COMPANY, 1 Union Square.

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

## Ehrich Store Leased by Chicagoan.

Recently vacated by Ehrich Bros., who sold their stock to the H. B. Clafin Co. to retire from business, the large store property, with a frontage of 142.4 ft. on 6th av, 90 ft. in 23d st and 143 ft. in 22d st, was this week leased to J. L. Kesner for a long term of years. Mr. Kesner will open a department store as soon as necessary alterations can be completed. The lessee is well known in the dry goods trade, having secured his experience beginning as a cash boy in The Fair, one of the large Chicago department stores, of which he eventually became the manager, a post he held for fifteen years, resigning it a year ago. Kesner has been been on the lookout for an opportunity to locate in this city, as, he says, "it is the greatest city in the world and the richest in opportunity for the alert man who is willing and able to do his own thinking and hard work." In addition to remodeling the interior and

Exchange of the Y. W. C. A.; and in 17-19 West 45th st, the new Midville Building, the store to "Fields," importer.

RULAND & WHITING CO. report the following leases: The entire building 1 Platt st to Adams, Groesbeck & Mayer; lofts in 47 Cliff st to Huesmann & Co., also the store and basement to McLaughlin & Squier; the store in 119 Fulton st to Levy & Teitelbaum; the 2d loft in 78-80 Murray st to Chas. Wasserman & Co.; the 4th loft in 77-9 Beekman st to the J. E. Linde Paper Co.; the 1st floor in 84 Nassau st to Jacob Grossman; the store 60 Fulton st to James Barker; the 2d loft in 180 William st to the O. K. Bookbinding Co.; the top loft in 51 Cliff st to Frank Bender; the 2d loft in 195 Pearl st to P. W. Valley; the 2d and 3d lofts in 8 Peck slip to Atlantic Bag Co.; the first loft in 49 Fulton st to the Title Press; the 4th loft in 233 Water st to E. J. Mast & Co., and the 3d and 4th lofts in 164 Pearl st to Barger Bros.

putting in new store fronts, elevators and fixtures, Mr. Kesner plans to erect a 5-sty building at the northwest corner of 6th av and 22d st, to conform with the architecture of the store.

PEASE & ELLIMAN leased the store at 57 Nassau st, for George B. Tripler to Phillips & Armstrong; store and basement at 131 Water st, for Lichtenstein & Co., to Mendez & Gomez; lofts in 94 Chambers st; for Bernard Kreizer to Edward Lovell; loft in 22 Warren st, for Wright & Ditson to the Telegraphic Typewriter Co.; loft in 30 Maiden lane for R. L. & M. Friedlander to D. Goldberg; loft in 68 Warren st, for S. C. Welsh to the Typewriter Speed Key Co., Inc.; also temporarily the store 76-84 Washington st, for B. Crystal & Son to the United States Express Co. The same brokers have also leased to ex-Senator John Kean, of New Jersey, the former home of Paul Morton, 844 5th av, a 5-sty American basement dwelling belonging to and adjoining the town residence of Col. John Jacob Astor, at the corner of 65th st; also the 6th loft in 15 and 17 East 32d st to the Max Grat Fashion Co.

THE CHARLES F. NOYES CO. leased a large portion of the 9th floor of the Smith-Gray Building, at Broadway and Warren st, to the Bureau of Municipal Research; also offices in the same building to Harry Katz, J. J. Pheelan, Page Tredway Co., Alessandro Caccia, M. C. Milnor, A. H. Mittleman, C. B. Augustine, Hoffman & Frieder, Abraham Brill and Jaffe & Phillips; also offices in the Frankel Building to Joseph Bruno; offices in the Hanover Building, 130 Pearl st, to N. C. Littauer, and office in 95-7 Liberty st to Samuel B. Rogers; also floor in 289 3d av for Theodore Burt Sayre to Lewis & Danziger; also the store and basement of 2 Cedar st to I. H. Stryker, Jr.; a floor at 40 Burling slip to the Dalley Mfg. Co.; space in the Myers Building, 47-9 Maiden lane to Jacob Shonkoff; offices in the 16-sty Hilliard Building at 55 John st to Ransom & Metz, and to Nathan Joseph and additional space in the same building to the Sovereign Fire Assurance Co. of Canada.

#### SUBURBAN.

JACOB J. TABOLT sold for Amelia Porter to Paul Dahlka the 2-sty dwelling 407A 13th st, on lot 18.9x100, West New York, N. J.

CORNELIUS G. KOLFF sold for Morgan Davis to F. Atwood a plot  $4\frac{1}{4}$  acres on Crescent av, adjoining Emerson Hill, Concord, S. I.

BENJAMIN R. LUMMIS, in connection with Pannaci Bros., rented for the summer Col. William Barbour's cottage at Monmouth Beach, N. J., to Mr. Anthony J. Drexel, Jr.

J. STERLING DRAKE sold for Hon. W. W. Calkins, of Eugene, Ore., to Gustav Ballin a plot 40x90 on Ohio pl, West-erleigh, S. I., which Mr. Ballin will add to his residential holdings there.

THE JACOB A. KING CO. leased the Stafford Hotel, Fifth av, Asbury Park, to Mr. Jacob Grumbok; also the Hotel Bauer au Lac, on Sunset av, Asbury Park, N. J., to Messrs. Levy & Goldstein, of Far Rockaway.

M. M. HAYWARD & CO. sold for H. O. Watson his country seat, known as "Villa Favorita" at Lowrris, Yonkers, to a client for occupancy. Mr. Watson built the house about 20 years ago and has continually occupied it.

THE LEWIS H. MAY CO. leased for Mary J. Connelly her country seat fronting on Cedarhurst av, Cedarhurst, L. I., to George Rosenshine; also for P. C. Kelly a house on Oakland av, Cedarhurst, to H. V. Monohan, Jr.; also at Woodmere, L. I., a cottage for Samuel Heller on Willow rd to A. Holzman for the season.

## EXEMPTION FOR REAL ESTATE IMPROVEMENT

### Land Would be Taxed Twice as Much as Buildings Under the Operations of the Shortt Bill, Which is Opposed by Allied Interests

The law committee of the Allied Interests has made the following report upon the Shortt bill, now in the assembly, which would, of course, bring about a very great change in the method of assessing real estate:

Assembly—Introductory No. 1157, Printed No. 1367.—This is Mr. Shortt's bill to amend Section 249 of the Charter, so as to provide that the rate of taxation on real estate in the City of New York shall be so arranged that there shall be a difference between the rate at which land irrespective of improvements or unimproved, shall be assessed, and the rate of assessment upon the difference between the land value and the value of the land with its improvements and the rate on personal property.

The interest of this bill is to accomplish by successive steps a change in the method of assessments commencing to 1912, so that finally at the end of five years, the rate on land shall be twice the rate on personal property and the rate on improvements.

It is believed by your committee that the effect of this bill in its operation on land ownership and land values would be disastrous, but it submits to the directors that the grounds of opposition on economic reasons had better be formulated after a meeting of your Board. However, there is one possible operation of this bill which seems not to have been considered heretofore, to which the Law Committee deems it proper to call attention at this time, and that is, the effect upon the debt limit, of enacting this legislation or any legislation which amounts to a practical exemption of a part of the taxable property in the city.

The Constitution of the State provides in Article 8, Section 10, that no county or city shall be allowed to become indebted for any purpose, or in any manner, to an amount which, including existing indebtedness, shall exceed ten per centum of the assessed valuation of the real estate of

such county or city subject to taxation, as it appeared by the assessment rolls of said county or city on the last assessment for city or county taxes, prior to the incurring of such indebtedness; and all indebtedness in excess of such limitations, except such as may now exist, shall be absolutely void, except as otherwise provided in the section.

The exceptions have nothing to do with this question. No matter how the wording of this bill may seek to hide its object by providing for a difference in the rate of taxation between land and improvements, the avowed and necessary effect of its operation will be exempt from the burdens of providing for the annual Budget of the city, one-half of the value of the improvements. It is true that the bill disguises this by providing for difference in rate instead of providing for a direct exemption, but to make such a difference in rate permanently by legislative enactment actually amounts to creating an exemption from taxation for one-half the value of the improvements. Your committee submits, therefore, that there may be grave danger, if this bill be adopted, that the courts might hold that the true operation of the act is, as it is intended to be, to provide exemption from taxation for the proportion of the value of the improvements represented by the difference in rate, and that, therefore, this proportion, amounting finally to fifty per cent., must be deducted from "the assessed valuation of the real estate of such county or city subject to taxation." If this should finally be held, the result would be to strike from the assessed valuation more than one billion of dollars, which would operate to reduce the debt limit by more than its present margin. Your committee calls attention to this as a grave danger which, until the question is settled, will at least affect the City's credit and may finally destroy the margin of its borrowing capacity.

(Signed by the Law Committee.)

JOHN R. & OSCAR L. FOLEY sold for Randall Hoyt Stern his property known as "Overbrook" at Cranford, N. J. The property occupies the block front on Casino av, extending from Linden pl to Willow av, and has a road frontage of 575 ft. On the site is a handsome Southern Colonial house having all modern improvements, also a stable, garage and other out buildings. The grounds are laid out with shade trees and shrubs and it is one of the show places of Cranford.

#### Large Deal in Newark.

The New York Telephone Co. sold, through Louis Schlesinger, the 6-sty fire-proof building, with a 4-sty extension, 158-160 Market st, Newark, N. J. The buyer, whose name could not be learned, is said to have paid about \$500,000 for the parcel. The property measures 48x150 and extends to Nutria st. Extensive alterations are contemplated by which the grade floor may be used for a restaurant and the upper part remodelled into a hotel.

ALFRED E. SCHERMERHORN leased the following cottages at Southampton, L. I., for the coming season for Mrs. Geo. R. Schieffelin her "Plas-Ar-Lyn" on the easterly side of First Neck Lane to S. L. Schoonmaker; for Howard Townsend his "Hopeland" on the beach near Wickapogue to Archibald Rogers; for Mrs. Charles G. Weir et al their "Tenacre" on the north side of Great Plains Road, to Joseph P. Knapp; for Mrs. H. A. Borrowe "The Downs" on Shinnecock Bay to Schuyler Schieffelin, and for the Wales

Estate the "Ox Pasture" on Pond lane, at the head of Lake Agawam to Joseph F. Stillman, a client of Pease & Elliman.

#### LATE SALES.

45TH ST.—Mrs. A. M. Fox is reported to have sold 229 West 45th st, a 5-sty flat, on lot 25x100.5.

North of 59th Street.

71ST ST.—Slawson & Hobbs sold to a client for occupancy 281 West 71st st, a 3-sty and basement dwelling, on lot 16x92.2, adjoining the northeast corner of West End av. Title to the property stands in the name of Harriett Nulty.

WEST END AV.—Mrs. Frederick Moss has sold 594 West End av, a 3-sty private dwelling, on lot 19x64.

#### Union Hospital Needs Furds.

The new hospital in the Bronx to be known as the Union Hospital will soon be able to receive patients. There has been a cry for additional hospitals in this fast growing borough for ten years past. The hospital has leased temporary quarters at 189th st and Valentine av until they are in a better position to erect a new and more commodious building. According to their charter the hospital is to locate itself west of 3d av and north of 161st st. The committee asks for a helping hand. They are still in need of \$15,000 for equipments, etc. All contributions should be sent to Dr. Edward F. Hurd, 1853 Anthony av, treasurer.

## REAL ESTATE NOTES.

BERT G. FAULHABER & CO. have been appointed agents for "Rhinecleff Court," southerly corner Riverside Drive and 156th st; also "The Swampscott," southeast corner Broadway and 180th st.

WM. A. WHITE & SONS have placed the following loans: For the Marlton Realty Co., \$225,000 on the 6-sty and basement loft buildings, 113-119 West 17th st, running through to Nos. 112-116 West 18th st; also for Philip Kraus, \$65,000 on the 6-sty apartment house, 2228 and 2230 Amsterdam av; for the Wadsworth Building Co., \$38,500 on the vacant properties at the southeast and northeast corners of Wadsworth av and 181st st; for the Jackson Square Realty Co., \$157,500 on the 6-sty fireproof business building, 10-14 Jane st, running through to 245-253 West 12th st; for Walstein G. Read, \$30,000 on the 5-sty building, 121 Maiden la; for the Criterion Construction Co., \$315,000 on the 12-sty and basement loft building, 114-120 West 26th st; for Lipman & Rodt, \$46,000 on the 6-sty apartment at the southwest corner of Charlton st and Waverly pl, and for Messrs. Harris & Blanck, \$117,000 on the 6-sty and basement elevator apartment house at the southeast corner of 112th st and Lenox av.

THE TWENTY-THIRD WARD property owners held their regular meeting Friday, April 7, 1911, at their headquarters, Courtlandt av and 152d st. An extra large attendance was on hand, including Assemblymen and Senators from the various districts of the Bronx. A report was read by Chas. Baxter, chairman of the Executive Board, on the rapid transit improvements, duties of the Public Service Commission, pneumatic postal tubes for the Bronx, legislation, annexation bill and local improvements. A special meeting will be called after the results are obtained from the Board of Estimate meeting, which is to be held on April 27. At this meeting the matter of franchises will be taken up.

THE COMPTROLLER will receive sealed bids April 29, at 11 a. m., in Room K, 280 Broadway, for a ten-year lease, with privilege of a ten-year renewal, of the franchises known as 28 and 30 Vandewater st, formerly used as a public school.

LEO M. MOSAUER, formerly with Jacob Leitner, has opened offices for the transaction of a general real estate business at 951 Westchester av.

E. D. MACMANNUS, loan broker, of 90 Nassau st, will move to the Riker Building, 191 Broadway, Suite 507, on May 1.

H. C. ALBRIGHT has opened an office at 47 West 34th st for the transaction of a general real estate business.

WILLIAM OTTEN has succeeded to the business of the late Henry H. Otten and will continue at same location, 2627 8th av, near 140th st.

TUCKER, SPEYERS & CO., real estate brokers and agents, have removed their offices to larger quarters at 435 5th av, occupying the entire second floor.

GEO. PRICE, a real estate dealer of 3d av and 138th st, Bronx, has been appointed by Justice Giegerich of the Supreme Court, a commissioner on the opening of Olmstead av in the Unionport section of the Bronx.

THE BRONX DEPARTMENT OF PUBLIC WORKS has to-day 400 men at work repairing streets, bridges, city building, sewers, etc., in the Borough of the Bronx.

SEWER PETITIONS.—Property owners in the McLean Heights Section of the Bronx are drawing up petitions and having them signed, asking for sewers in the various streets to connect with the Bronx Valley sewer, which is rapidly nearing completion.

THE MONTEFIORE HOME for Chronic Invalids, the board of directors of which are building a new home on Gunhill rd, Williamsbridge, Bronx, is about to take over from the city that part of Rochambeau av, from Gunhill rd to East 210th st. The Board of Estimates closed the avenue last June. The consideration is \$410. The city shall have an easement in the street to maintain, replace and repair sewers or water pipes. The Home is to file a bond of \$25,000 to indemnify the city against loss by the conveyance; and the Home must also pay \$19,334 with interest from Jan. 6 last. This is the assessment for the closing of this avenue.

EDWARD D. MACMANNUS, loan broker, of 90 Nassau st, has placed the following loans for the Melvin Realty Co; To the Freidman Construction Co., \$140,000, on a 6-sty elevator apartment house, 543 to 551 West 158th st, on plot 100x99.11; and for the Aurora Investing Co., \$116,000 on the two 6-sty apartment houses, 213 to 219 West 111th st.

GOODWIN & GOODWIN have been appointed agents, by the Wilmore Realty Co., for their six apartment houses at 414 and 415 Central Park West and 1, 3, 5 and 7 West 101st st.

Real Estate Notes.

THE UPTOWN OFFICE of Frederick Southack and Alwyn Ball, Jr., located at 509 5th av, will on May 1 be removed to 19 West 45th st.

## STATUS OF B. R. T. OFFER

### Defined by Chairman Willcox—No Formal Proposal Yet Received.

Chairman W. R. Willcox when asked about the status of the Brooklyn Rapid Transit Company's subway proposition, said:

"No formal proposal has been received from the Brooklyn Rapid Transit Company other than the proposition submitted March 2, which contemplates an extension into Manhattan only as far north as 59th st. It is true that in our conferences we have asked Col. T. S. Williams, president of the company, whether he would be willing to extend his offer so as to operate the routes laid out north of 59th st and extending into the Bronx. Later Col. Williams informed the conferees that under certain conditions his company would include in its offer the operation of such lines.

"Both the question put to him by the conferees and his answer thereto were parts of the negotiations which have been going on for some weeks. As parts of such negotiations, we have consistently refused to discuss them in public, just as we have refused to discuss such parts of the negotiations as affected the offer of the Interborough Rapid Transit Company. Whenever a formal proposal is made to the Commission by any company, it is promptly made public, and manifestly it would hinder our negotiations both with the Interborough and the B. R. T. companies if we should from day to day discuss the progress of these negotiations.

"That the conferees should use the Brooklyn Rapid Transit Company's offer as a club to compel better terms from the Interborough Company is just as absurd as if the statement were made that they would use the offer of the Interborough as a club to compel better terms from the B. R. T. Co. Both corporations are bidding for valuable concessions from the city government and the conferees are earnestly and honestly striving to arrive at a decision which will be for the best interests of the city. If the fact that the two corporations are bidding against each other should result in obtaining from either a better proposition for the city than would have been possible without

such competition, then it is for the interest of the city that such bidding be encouraged."

## LAW DEPARTMENT

### A BROKER'S RISK.

Editor Record and Guide:

Please answer the following inquiry: A. owns a house, he places it in the sole charge of B., who procures a tenant for it and has sole charge of it for several years. A. decides finally to sell the house and instructs B. to find a buyer for it. B. advertises the house at his own expense, writes many letters about the sale of it and personally offers it to people in his office and other brokers. A neighboring broker, C., whom A. has never known or transacted any business with prior to B. advertising the house, learns that the house is for sale through B.'s ad. and goes direct to A., negotiates the sale of the property and finally closes the sale. B. learns of the negotiations and notifies A. to refer all parties inquiring about the house back to him, and is then informed by A. that he expects to close the sale of the house with C. that morning, and claims that B. has no claim whatever for commission on the sale. Is B. entitled to a brokerage on the sale under these circumstances?

Answer.—No. It is simply another case of another "getting your bone." Every broker takes the risk of some one else effecting a sale ahead of him, unless he obtains an exclusive right from the owner to act as agent for the sale of the property.—Law Editor.

### COMMISSION RATE.

Editor Record and Guide:

Will you kindly advise me as to the following: The fixed rate of commissions of real estate brokers for renting and leasing is as follows: "Renting for a term of three years, on first year's rental, 2½ per cent.; leasing for a term of three years and upward, on gross rental, except by special agreement, 1 per cent." (1) What commission should be charged on a two years' lease or rental? (2) If by "special agreement" for the second year, is there any legal limit to amount to be agreed upon? (3) Also, if the foregoing rate of commissions is statutory, and what was the object in revising the old rate of commissions?

Answer.—(1) Two and one-half per cent. computed on the first year's rental as stated. (2) Any terms of commission agreed upon between the parties—even unto the half of my kingdom. (3) The rate is not statutory.

### Experiments in Road Building.

About a year ago various kinds of bituminous macadam were laid along White Plains av north of Pelham Parkway as an experiment, and Deputy Commission Connell, of the Bronx, will in a few months give a detailed report on the result. Mr. Connell says the Bronx is the only place in the country where such a test has ever been made, and that engineers all over the United States are waiting to see the outcome.

### New Real Estate Corporations.

One Hundred and Seventeen East Twenty-fourth Street Co., 134 East 24th st, N. Y.; inc. March 13, 1911; capital, \$1,000; directors, Chas. W. Cooley, 202 West 79th st, N. Y.; Joshua C. Brush, 531 West 143d st, N. Y.; Rosewell F. Easton, B'way and 101st st, N. Y. P. & M. Realty Co., 32 Liberty st, N. Y.; inc. March 10, 1911; capital, \$2,000; directors, Summer Ford, 888 Carroll st, Brooklyn; Herbert W. Smith, Larchmont, N. Y.; Henry A. Guiler, 32 Liberty st, N. Y.

# MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☛ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☛ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments." (From a report by the Commissioners of Accounts of the City of New York)

## HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,  
90-92 BROADWAY.

Monday, April 17.

GLEBE AV, ETC.—Opening, 2 p. m.

SEAMAN AV, opening, from Academy to Dyckman sts. 3.30 p. m.

ST. GEORGES CRESCENT—Assessment, from East 206th st to Van Cortlandt Park, 10.30 a. m.

SEDGWICK AV, assessment, 1 p. m.

WHITE PLAINS RD, closing, from Northern Boundary of City to Morris Pk av, 10 a. m.

GRAND BOULEVARD, opening, from East 158th st to East 164th st, 3 p. m.

WESTCHESTER AV, opening, from Bronx River to Main st, 10 a. m.

BRONX BOULEVARD, opening, from Old Boston Post rd to East 242d st, 2.30 p. m.

BENSON AV, ETC., opening, 2 p. m.

CITY ISLAND BRIDGE, 4 p. m.

ST. GEORGES CRESCENT, opening, from East 206th st to Van Cortlandt Pk, 10 a. m.

WILLIS AV BRIDGE, 10.30 a. m.

EDEN AV, opening, from East 172d to East 174th sts, 10.30 a. m.

Tuesday, April 18.

WADSWORTH TERRACE, opening, between West 188th st and Fairview av, 9.30 a. m.

EAST 172D ST, opening, from Jerome to Morris av, 3.30 p. m.

ROSEWOOD ST, opening, from Bronx Boulevard to Cruger av, 2 p. m.

HAVEN AV, opening, from West 170th st to Fort Washington av, 10 a. m.

NORTHERN AV, opening, north of 181st st, 3 p. m.

BOSTON ROAD, opening, from White Plains rd to the Northern Boundary of City, 3 p. m.

EXTERIOR ST, opening, from East 64th to East 81st sts, 1 p. m.

BUENA VISTA AV, opening, from Haven av, to West 176th st, 3.30 p. m.

CASTLE HILL AV, opening, from West Farms rd to Public Place, 3 p. m.

WEST 169TH ST, sewer, 2 p. m.

ZEREGA AV, opening, from Castle Hill av, to Castle Hill av, 1 p. m.

CASTLE HILL AV, assessment, from West Farms rd to Public pl, 3.30 p. m.

Wednesday, April 19.

LUDLOW AV, ETC., opening, 11 a. m.

MATTHEWS AV, opening, from Burke av to Boston rd, 4 p. m.

THROGS NECK BOULEVARD, opening, from Eastern Boulevard to Shore Drive, 3 p. m.

Thursday, April 20.

JEROME AV, widening, from Cameron pl, to East 184th st, 10 a. m.

A NEW ST, between Broome and Elm st, 3.30 p. m.

COMMISSIONERS OF APPRAISAL, 258 BROADWAY.

Monday, April 17.

HAMILTON PL, school site, 1 p. m.

15TH TO 18TH ST, North River, dock proceeding, 2.30 p. m.

Tuesday, April 18.

LOOP NO. 6, rapid transit, 2 p. m.

Wednesday, April 19.

PIERS 32 AND 33 East River, 10 a. m.

15TH TO 18TH ST, North River, dock proceeding, 2.30 p. m.

Thursday, April 20.

BROOKLYN BRIDGE ARCHES, 2 p. m.

Friday, April 21.

15TH TO 18TH ST, North River, dock proceeding, 2.30 p. m.

BY BOARD OF ESTIMATE.

Thursday, April 20.

TUNNEL ST.—Extending from Broadway, near Fairview av to the subway station at St. Nicholas av, near 191st st.

KINSELLA ST.—Opening between Matthews av and Bear Swamp rd.

VAN NEST (Columbus) AV.—Opening between West Farms rd and Bear Swamp rd

ZIPKES PL.—Opening in block bounded by Dyckman st, Sherman av, Academy st and Post av.

138TH ST.—Widening at its intersection with 5th av.

FIELDSTON RD.—Change of grade between 242d and 253d sts.

254TH ST.—Reducing width and change of grade between Fieldston rd and a point 250 ft. easterly.

FORDHAM RD.—Widening between Exterior st and Webster av.

## LOCAL BOARD DOINGS.

The following are the results of a special Local Board meeting held at the Bronx Borough Hall on Saturday morning, April 8, 1911:

### CROTONA DISTRICT.

161ST ST.—Paving, from 3d av to Brook av, where not already paved. Adopted.

PARK AV EAST.—Paving, between East 144th st and Morris av, near 155th st, and setting curb where necessary. Amend resolution adopted Oct. 11, 1906, so as to provide for either granite block or asphalt block as suggested now by engineers. Adopted.

158TH ST.—Paving, with wood blocks on a concrete foundation, from Cauldwell av to Eagle av. Adopted.

### VAN CORTLANDT DISTRICT.

SPUYTEN DUYVIL RD.—Acquiring title to lands necessary, from West 230th st and Riverdale av to West 242d st or Spuyten Duyvil Parkway. Adopted.

165TH ST.—Regulating, grading, etc., in a strip 30 ft. in width on each side of East 165th st, from about 122 ft. west of Grant av to about 76 ft. west of Walton av. Adopted.

### VAN CORTLANDT DISTRICT.

Monday, April 17, at 8.30 p. m.

179TH ST.—Acquiring title to the lands necessary for West 179th st, between Osborne pl and Aqueduct av.

SEDGWICK AV.—Reregulating, regrading, etc., from Van Cortlandt av to the change of grade, about 430 ft. westerly therefrom, together with all work incidental thereto.

236TH ST.—Acquiring title to the lands necessary from Kingsbridge av to Riverdale av.

SEDGWICK AV.—Regulating, grading, etc., from Cedar av to the north side of 177th st, together with all work incidental thereto.

DAVIDSON AV.—Regulating, grading, etc., from a point 435 ft. north of West 180th st to West 190th st, together with all work incidental thereto. Recommended at meeting of March 30 that the improvement extend northerly only as far as Evelyn pl.

### MORRISANIA DISTRICT.

Monday, April 17, 1911, at 9 p. m.

WHITLOCK AV.—Constructing a receiving basin on each side of Whitlock av, between East 156th st and Longwood av.

BEACH TERRACE.—Paving with sheet asphalt on concrete foundation Beach terrace, from Crimmins av to Beekman av, and all work incidental thereto.

### MORRISANIA AND CROTONA DISTRICTS.

PARK AV.—Paving with granite block on a concrete foundation, Park av, east side, between East 144th st and Morris av, near 155th st, and setting curb where necessary.

### CHESTER DISTRICT.

Monday, April 17, 1911, at 8 p. m.

223D ST.—Regulating, grading, etc., from Bronxwood av to Laconia av, together with all work incidental thereto.

224TH ST.—Regulating, grading, etc., from Bronxwood av to Laconia av, together with all work incidental thereto.

COMMONWEALTH AV.—Paving with bituminous macadam, from Walker av to Westchester av, and all work incidental thereto.

177TH ST.—Paving with macadam, from Walker av and Bronx River av to Westchester av, and all work incidental thereto.

AMETHYST ST.—Acquiring title to lands necessary, between Morris Park av and Rhinelander av, at a width of 50 ft., as adopted by Board of Estimate and Apportionment July 2, 1909.

225TH ST.—Regulating, grading, etc., from Bronxwood av to Laconia av, together with all work incidental thereto.

BRONX RIVER AV.—Regulating, grading, etc., from Walker and Rosedale avs to East 174th st, and doing all work incidental thereto.

EASTCHESTER AV.—Section 42. Further subdividing two blocks bounded by Eastchester av, Arnow av, Woodhull av and Mace av, and also of at once initiating proceedings for acquiring title to the Public Park areas bounded by Adee av, Eastchester av, Gun Hill rd, Arnow av and an unnamed street, comprising an area of about 2.93 acres. Acquiring title to Park at the junction of Allerton av, Wilson av and the right of way of the N. Y., Westchester & Boston Railway, 0.11 acres, the expense of acquiring park areas to be assessed upon property benefited.

EAST 222D ST.—Raising elevation east of Burke av up to a maximum of 5.5 ft. Discontinuance of Saw Mill la.

HERING AV.—Revising the street system in the area bounded by Hering av, Neil av, Eastchester rd and Van Nest av so as to have a more rectangular system.

FILLMORE ST.—Acquiring title from Columbus av (Van Nest av) to Morris Park av. Application made by Corporation Counsel for appointment of Commissioners on March 17, 1911.

CROTONA DISTRICT.

Monday, April 17, 1911, at 9.30 a. m. 172D ST.—Paving, from Southern Boulevard to Bryant av, and all work incidental thereto.

178TH ST.—Paving, from the westerly side of Bryant av to Boston rd, together with all work incidental thereto.

175TH ST.—Paving East 175th st, from 3d av to Park av, etc. The Chief Engineer now recommends that the appropriate Local Board amend the resolution to read as follows:

"For paving the roadway with sheet asphalt on a concrete foundation where the gradient is 3 per cent. or less, and with asphalt blocks on a concrete foundation where the gradient is over 3 per cent., and setting curb where necessary, together with all work incidental thereto." Estimated cost, \$9,000. Length of street, 769 lin. ft. Estimated cost per 25-ft. lot, \$146.25.

CONDEMNATION PROCEEDINGS FINAL REPORT.

RIVERSIDE DRIVE.—Widening on the easterly side from West 158th st to West 165th st.

The final report of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation on April 17.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvement extends to half the block at the intersecting streets except where otherwise stated.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before May 9, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

SEDDON ST.—Regulating, grading, curbing, flagging, etc., from St. Raymond av to West Farms road.

WEST 171ST ST.—Sewer, between Harlem River and Sedgwick av, and in Sedgwick av, between West 171st st and Commerce av. Area of assessment affects Blocks Nos. 2538, 2541, 2542, 2880, 2882, 2884.

WHITLOCK AV.—Sewer in, between Whittier st and Hunts Point av. Area of assessment affects Blocks Nos. 2741, 2742, 2746, 2747 and 2755.

Bill of Cost.

Bill of cost in the following street opening proceeding will be presented to the Supreme Court for Taxation April 26:

TAYLOR ST, from Morris Park av to West Farms road.

ASSESSMENTS.

DUE AND PAYABLE.

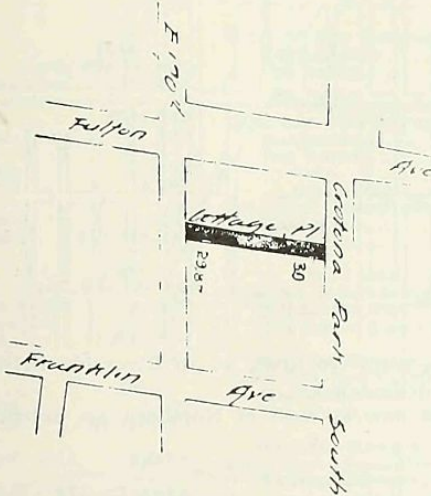
The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment:

CLASON'S POINT RD.—Regulating grading, etc., from Westchester av to the East River (or Long Island Sound). Area of assessment extends 200 ft. back from the line of the improvement from Westchester av to Patterson av; thence all that territory lying within the boundary of Pugsley Creek, East River and the Bronx River. June 7.

Commissioners Appointed.

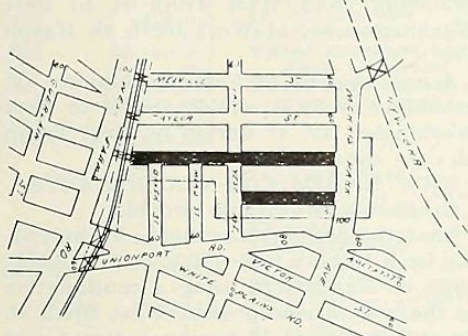
Commissioners of Estimate and Assessment have been appointed by the Supreme Court in the following street opening proceedings. The diagram in each instance indicates the area of assessment as approved by the Board of Estimate.

COTTAGE PL, from Crotona Park South to 170th st. James F. Donnelly, James J. McMahon and William C. Carl.

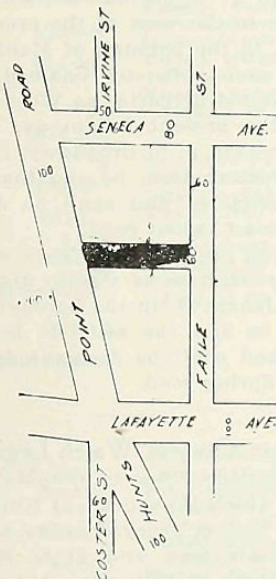


GARFIELD ST, from West Farms rd to Morris Park av and Fillmore st, from Van Nest av to Morris Park av. Charles P. Hallock, Sidwell S. Randall and Dr. Herman T. Radin.

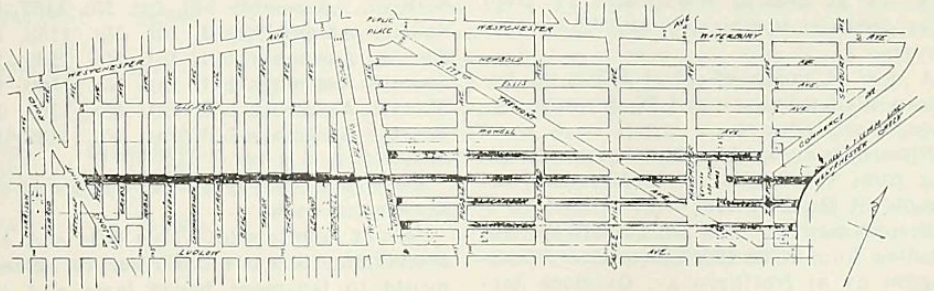
SCALE 600 FT 1 IN



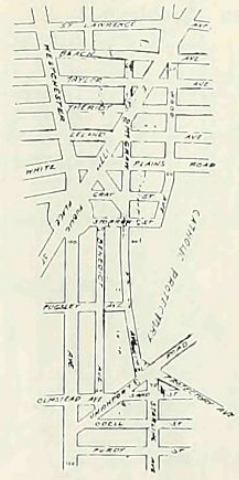
GILBERT PL.—Hunt's Point rd to Faile st. Max Bendit, Louis D. Gibbs and Gerald C. Connor.



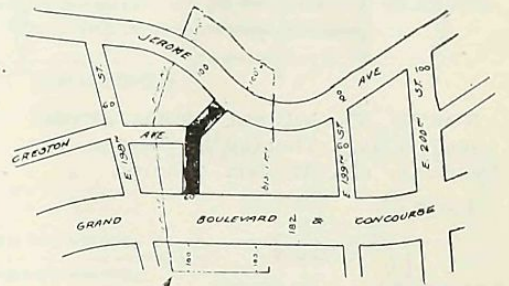
HAVILAND AV, from Virginia av to Zeraga av; Blackrock av, Chatterton av and Watson av, from Virginia av to bulkhead line of Westchester Creek. William E. Morris, James W. O'Brien and John Davis.



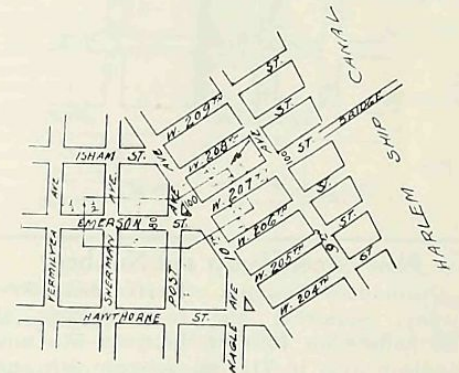
McGRAW AV, between Beach av and Unionport rd. Peter J. Everett, Frederick L. Hahn and Robert W. Maloney.



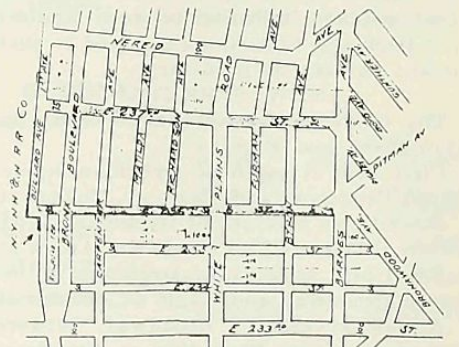
MINERVA PL, between Jerome av and Grand Boulevard and Concourse. George F. Stiebling, John F. Maher and John C. Rogge.



207TH ST, between 10th av and Emerson st. Charles L. Hoffman, Henry Brady and Darcy O'Connor.



236TH AND 237TH STS, between 1st and Barnes avs. George B. Hayes, William J. Kelly and Charles B. Bretzfelder.

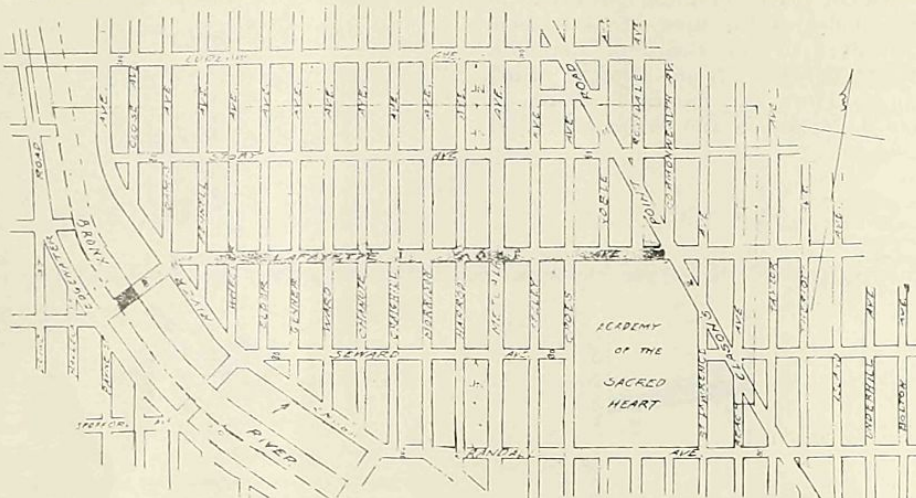


THERIOT AV, from Gleason av to West Farms road. Edward D. Dowling, William J. Totten, Jr., and James A. Donnelly.

LAFAYETTE AV, from a line 150 feet northeast from the northeasterly line of Edgewater road to Clasons Point road. Henry A. Friedman, Francis J. Conway and Herman Knobloch.

A new av west of Fort Washington av, extending from West 181st st to Fort Washington av at Overlook terrace, Northern av.

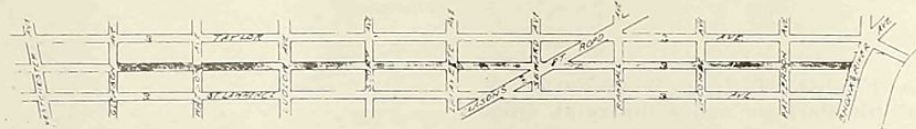
A new av west of Northern av, extend-



BEACH AV, between Gleason av and Bronx River av. Frank A. Spencer, Jr., Joseph C. Luke and Michael J. Scanlon.

ing from Northern av to Riverside Drive, Chittenden av.

A new st west of Northern av, extend-

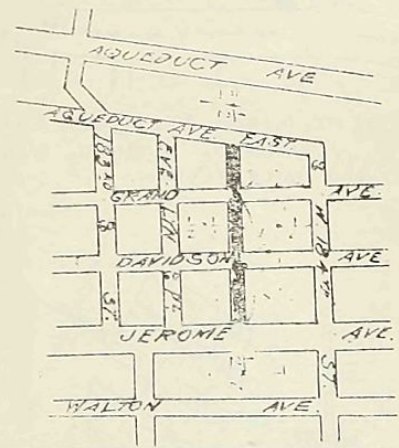


NORTH ST, between Jerome av and Aqueduct av. Timothy E. Cohalan, Ely Neumann, and William Conover.

ing from Northern av to Chittenden av, Chittenden pl.

A new av west of Fort Washington av, extending from West 170th st to Fort Washington av, at West 168th st, Haven av.

A new st west of Fort Washington av, extending from Riverside Drive, to Fort Washington av, at Corbin pl, Fort Tryon pl.



NEW NAMES FOR OLD STREETS.

Other new ordinances provide:

That the present Hawthorne st, extending from 10th av to Seaman av in the borough of Manhattan, being a continuation to the west of the present West 204th st, be and the same is hereby renamed and shall be designated hereafter as West 204th st.

That the present Emerson st, extending from 10th av to Seaman av, being a continuation to the west of the present West 207th st, in the borough of Manhattan, be and the same is hereby renamed and shall be designated hereafter as West 207th st.

That the present Isham av, extending from Emerson pl to Broadway, in the borough of Manhattan, be and the same is hereby renamed and shall be designated hereafter as Indian road.

That the present Riverfront st, extending from 218th st, to a point about 200 ft. west of Isham st, in the borough of Manhattan, be and the same is hereby renamed and shall be designated hereafter as Cold Spring road.

Harlem Owners Watch Legislation.

The Harlem Property Owners' Association, of which Dr. Abraham Korn is president, is asking every member to write to his Assemblyman and State Senator in opposition to the following bills:

- Senate bill, Int. No. 458, by Ramsperger;
- Senate bill, Int. No. 803, by O'Brien;
- Senate bill, Int. No. 859, by T. D. Sullivan;
- Senate bill, Int. No. 860, by T. D. Sullivan;
- Senate bill, Int. No. 861, by T. D. Sullivan;
- Senate bill, Int. No. 864, by T. D. Sullivan.
- Assembly bill, Int. No. 1157, by Shortt;
- Assembly bill, Int. No. 1158, by Shortt;
- Assembly bill, Int. No. 1159, by Shortt;
- Assembly bill, Int. No. 1160, by Shortt;
- Assembly bill, Int. No. 1161, by Shortt;
- Assembly bill, Int. No. 1162, by Shortt.

A letter signed by all the officers of the association says:

"All of Senator Sullivan's bills and Assemblyman Shortt's bill refer to amendments to tenement house laws and are proposed by the committee on congestion.

"Also write to Mr. Foley, chairman of Cities Committee in the Assembly, that you are opposed to all those assembly bills and to Senator Cullen in the Senate, chairman of the same committee in the Senate, they must be vigorously opposed. Senator O'Brien's bill will wipe out every bakery shop in New York City.

"It is very important that our members attend our meetings while the legislature is in session, so that these important bills can be explained to them more fully. It is too late to kick about laws when they are passed by the legislature. The time to do the kicking is before they are enacted into laws at Albany and every member must do his share to accomplish the results wanted by property owners."

UP-STATE REAL ESTATE DOINGS.

During the past winter the business men of Richfield Springs have had their heads together for a greater Richfield as regards making it the greatest of summer resorts and a hustling business center.

The fire insurance and real estate agency of Nelson B. Lent, at Newburgh, will hereafter be known as the Lent & Taylor agency, Mr. Lent having formed a partnership with Herbert E. Taylor, late of Walden.

At Albany the real estate agencies claim that they have more business than they can attend to. The Albany Journal says: All the available houses in the city have been rented for the first of May, and the agencies have many applicants for whom they are unable to obtain homes. "It is remarkable the number of people who have been paying rent heretofore who have notified their landlords that they are about to move as they have purchased places of their own."

K. D. Purdy, of Schenectady, and others have organized the Little Farms Realty Company of Schenectady to develop a suburban tract near that city. The R. N. Stevens Realty Company has also been organized here. There is much activity in real estate in the Schenectady section of the State. The monthly report of the Schenectady Bureau of Buildings shows a gain of \$26,000 over that of February. The new building permits issued by Superintendent of Buildings, Julian E. Miles, amounted to \$261,040.

Herbert N. Casson, of New York, who has been chosen to conduct Buffalo's publicity campaign for the Chamber of Commerce and Manufacturers' Club, says that Buffalo has already taken the initiative. "While the rest of the country is in an attitude of stop, wait and listen, timorous about taking a forward step until it is learned what the Supreme Court is going to do with the Standard Oil and the tobacco trust cases and what the effect will be generally upon the country's business, Buffalo has been up and doing. For instance, the New York Telephone Company is planning for a future population of 700,000 for Buffalo. They are not only planning, but they are laying the wires in your streets and providing equipment for that number of people."

E. Loomis, an agent at Peekskill, says that farmers up there are growing wealthy as a result of the increase in land values. The producing power of land helps them even if they are too dull to properly raise fruit and other products. The stupidity of those who fail to buy property at present prices helps them. Fortunes have been made as a result of inability to sell farms. The Frost estate is worth something now. Calvin Frost probably had real ability; and so has his descendants. Do not pity those who own land. Their day is but dawning. Get into the band wagon if you like money. Calvin Frost was no fool. I understand he knew enough to buy and hold on to Peekskill real estate; and that is one reason why his descendants do not have to worry about their winter's coal.

New Street Names and Numbers.

Ordinances became effective last Saturday, requiring the re-numbering of the houses on 70th st, between 5th and Madison avs; in 71st st, between 5th and Madison avs; in 157th st, between Amsterdam av and Broadway; in Laight st, between Canal st and Hudson st; on Cathedral Parkway, between 7th av and Riverside drive; on 8th av, between 125th and 126th sts, and in 52d st, between Madison and Park avs, in such manner and to such extent as may be necessary.

NEW STREETS.

The following names have been bestowed on new streets:

First new st south of Dyckman st, between Broadway and Nagle av, Thayer st.

Second new st south of Dyckman st, between Broadway and Nagle av, Arden st.

Third new st south of Dyckman st, between Broadway and Nagle av, Sickles st.

A new st east of Broadway, between Fairview av and West 193d st, Broadway terrace.

A new st north of Fairview av, between Broadway and Broadway terrace, West 193d st.

A new st west of Wadsworth av, from West 188th st to Fairview av, Wadsworth terrace.

A new st north of West 187th st, between Wadsworth av and Wadsworth terrace, West 188th st.

First new av west of Broadway, extending from West 181st st to Broadway at Nagle av, Bennett av.

Second new st west of Broadway, extending from West 184th st to Fort Washington av at Northern av, Overlook terrace.







D. PHOENIX INGRAHAM.  
 21st st, Nos 31 & 33, n s, 465.3 w 5th av, 55.11x98.9x55x98.9, 11-sty bk  
 loft & str bldg. (Amt due, \$221,988.03; taxes, &c, \$4,879.88.) Adj  
 to April 26 .....  
 J. H. MAYERS.  
 \*165th st, No 410, s s, 105.11 e Brook av, 25x88.6, 4-sty bk tnt. (Amt  
 due, \$12,441.97; taxes, &c, \$3,289.19.) Geo A Meyer, trustee, &c. .11,000  
 DANIEL GREENWALD.  
 Cherry st, No 306, n s, 233.1 e Jefferson st, 25x80, 5-sty bk tnt & str.  
 Sheriff's sale of all right, title, &c. Withdrawn .....  
 CHARLES A. BERRIAN.  
 178th st, No 711, n s, 100 e Crotona av, 21.7x95x22.3x95, 2-sty fr dwg.  
 (Amt due, \$5,886.96; taxes, &c, \$206.57.) Withdrawn.....

SAMUEL MARX.  
 \*108th st, No 169, n s, 199.3 e Lex av, 16.9x100.11, 4-sty stn tnt. (Amt  
 due, \$2,239.88; taxes, &c, \$297.79; sub to prior mt of \$7,000.) Arnold  
 Adler .....10,870  
 DANIEL GREENWALD.  
 Lewis st, Nos 99 & 99½ | s w cor Stanton st, 50x100, four 5-sty bk tnts  
 Stanton st, Nos 293 to 295 | & str. Sheriff's sale of all right, title, &c.  
 Withdrawn .....  
 Total ..... \$1,849,390  
 Corresponding week, 1910..... 1,200,454  
 Jan. 1st, 1911, to date..... 11,740,523  
 Corresponding period, 1910..... 21,591,235

# 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 1910.  
 9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

## CONVEYANCES

### BOROUGH OF MANHATTAN.

April 7, 8, 10, 11, 12 and 13.

Bleecker st, No 15, n s, 187.6 w Bowery, 22.6x63.6x22.6x62.9, 3-sty bk loft & str bldg. Max Teitelbaum to Saml Perlstein, 633 E 5th st. All title. Q. C. Mt \$16,500. Apr 7. Apr 8, 1911. 2:529—49. A \$12,000—\$16,000. O C & 100  
 Broome st, Nos 521 & 523 | s 110 e Sullivan st, 40x60 to n s of Watts st | alley or Watts st with rights to alley, 7-sty bk loft & str bldg. Greenwich Investing Co to Moritz L Ernst, 152 W 122d st & Carl Ernst, 316 W 95th st firm M L & Carl Ernst, 35 Nassau st & Jacob Marx, 2102 Bway. Mt \$40,000. Apr 10. Apr 13, 1911. 2:476—23. A \$18,000—\$. O C & 100  
 Columbia st, No 115, w s, 175 n Stanton st, 25x100, 5-sty bk tnt & str. Louis Lass to Selina Holzman, 1674 Park av. Mt \$28,500. Mar 30. Apr 7, 1911. 2:335—26. A \$18,000—\$24,000. O C & 100  
 Columbia st, No 115, w s, 175 n Stanton st, 25x100, 5-sty bk tnt & str. Selina Holzman to Benj M Gruenstein, 60 W 95th st. Mt \$28,500. Apr 1. Apr 10, 1911. 2:335—26. A \$18,000—\$24,000. O C & 100  
 Church st, No 251, e s, 50 n Leonard st, 25x65.  
 Leonard st, No 69, n s, 40 e Church st, 25x50.  
 5-sty bk loft & str bldg.  
 Callahan Estate, a corpn, to Randall H Stern, at Westfield, N J. Mt \$60,000. Apr 11, 1911. 1:174—11 & 13. A \$68,000—\$82,000. nom  
 Duane st, No 145 (175), n s, 50 e West Bway, 25x75, except part for st, 5-sty stn loft & str bldg. Jno S Foster & ano EXRS, &c, Wm R Foster to David Wilson, 1236 Pacific st, Bklyn. Mt \$20,000. Apr 6. Apr 10, 1911. 1:147—9. A \$28,000—\$37,000. 39,000  
 Division st, Nos 85 & 85½, s s, 235.1 w Pike st, 25x55x25x—, 3-sty bk loft & str bldg. Release dower. Lena Keppler or Mansfield, 387 E 200th st, to Eliz Mansfield, 258 W 144th st. Apr 6. Apr 10, 1911. 1:282—77. A \$17,000—\$22,000. nom  
 Delancey st, No 174, n s, 50 w Attorney st, 25x100, 5-sty bk tnt & str & 5-sty bk tnt in rear. Sophia Gruenstein to Osias Karp, 601 W 140th st. B & S. Apr 11. Apr 12, 1911. 2:348—72. A \$28,000—\$40,000. O C & 100  
 Grand st, Nos 408 & 410 | n e cor Clinton st, 50x100, 5-sty bk tnt Clinton st, Nos 156 to 160 | & str, 2-sty bk tnt & str & 4-sty stn loft & str bldg. Release dower. Louise Brummell widow to Jacob Siris, 49 Norfolk st, & Pincus Malzman, 207 East Bway. Q C. Apr 6. Apr 7, 1911. 2:346—37, 67 & 68. A \$67,500—\$97,000. omitted  
 Same property. Wm C Hill EXR Adonijah H Brummell to Jacob Siris, 49 Norfolk st, & Pincus Malzman, 207 East Bway. Mts \$79,000. Apr 6. Apr 7, 1911. 2:346. 110,000  
 Greenwich st, No 769 | s e cor Bank st, 40x27.9x47x14.3, 2-sty bk Bank st, No 98 | tnt. FORECLOS, Feb 27, 1911. Robt S Conklin referee to Manhattan Freehold Co, 31 Nassau st. Apr 11, 1911. 2:634—56. A \$6,500—\$7,000. 8,300  
 Greenwich st, Nos 491 & 493, e s, 130.6 n Canal st, 44x90, 6-sty bk storage bldg. L & R Realty Co to Greenwich Realization Co, 1627 Bway. Mts \$69,000 & all liens. Apr 10. Apr 11, 1911. 2:594—21. A \$20,000—\$69,000. nom  
 Greenwich st, No 696, w s, 45 s 10th st, 19.11x69.7 & 16.3x32.3 & 40.1, 2-sty bk tnt. John B Lotz to I Marie Madden, 1353 Boscobel av. Mt \$4,000. Apr 7, 1911. 2:630—18. A \$6,500—\$8,000. O C & 100  
 Greenwich st, Nos 760 & 762 | w s, 81.11 s Bank st, runs w 32.4 Bank st, Nos 108 & 110 | x s w 25.3 x n 60 to s s Bank st x w 31.3 x s 88.5 x s e 34 to Greenwich st x n e 34.10 to beginning, vacant. Froma Realty Co to Brocaval Realty & Holding Co, 63 Park row. Apr 10, 1911. 2:634—27 & 28, 20 & 21. A \$18,300—\$. O C & 100  
 Jane st, No 9, n s, 130.4 w Greenwich av, 25x87.6, 4-sty bk tnt & 3-sty bk tnt in rear. Tillie E Auer to Pierre E Guerin, 25 Jane st. Mt \$10,000. Feb 20. Apr 10, 1911. 2:616—31. A \$10,000—\$12,000. O C & 100

Jackson st, Nos 71 to 77 | w s, 75 s Water st, 70 to Front st, x78.2, Front st, Nos 386 to 390 | 5, 2-sty fr tnts with str on cor. Jas S Greves to Laura L Leggett. Mt \$43,000. June 7, 09. Apr 13, 1911. 1:243—79 to 83. A \$34,000—\$40,000. O C & 100  
 Morten st, No 14, s s, abt 150 w Bleecker st, 25x90, 5-sty bk tnt. Enrico V Pesca to Abr W Lillenthal, 60 W 129th st. All title. Q C & correction deed. Dec 8, 1906. Apr 8, 1911. 2:586—56. A \$13,000—\$28,500. omitted  
 Mott st, No 277, w s, abt 220 s Houston st, 20x½ blk, 3-sty bk tnt & str & 4-sty bk tnt in rear. Lena Soviero to Assunta Palmieri, 150 Ocean Parkway, Bklyn. Mt \$1,000. Apr 8. Apr 10, 1911. 2:509—34. A \$11,500—\$14,000. nom  
 Madison st, Nos 321 & 323 | n e cor Gouverneur st, 37x73.8x37x74, Gouverneur st, No 32 | 6-sty bk tnt & str. Henry Pinkus to Abr C Weingarten, 229 W 137th st & Paul Chopak, 250 W 137th st. All liens. Mar 30. Apr 10, 1911. 1:267—1. A \$30,000—\$62,000. nom  
 Madison st, No 410, s s, abt 50 w Grand st, 25x100, 3-sty bk tnt & str & 1-sty fr stable in rear. Jas T Horn et al to Lizzie B Pickering at Northport, L I. B & S. Apr 8. Apr 10, 1911. 1:265—40. A \$16,000—\$19,500. O C & 100  
 St Nicholas pl, Nos 38 to 42, e s, 174.1 s of e l 153d st, 75x100, 6-sty bk tnt. FORECLOS, Jan 12, 1911. Reid L Carr ref to Chas M Rosenthal, 241 Fort Washington av. Mts \$20,333. Apr 12. Apr 13, 1911. 7:2054—96. A \$—\$. 15,000  
 1st st E, No 7, s w s, 116 e Bowery, 22.4x73.10x22.4x77.2, 5-sty bk hotel. Rosa Hertz to Yetta Rosenbach, 7 1st st. Mts \$25,000. Apr 6. Apr 7, 1911. 2:456—17. A \$20,000—\$30,000. nom  
 8th st E, No 394, s s, 155 w Av D, 27.9x97.6, 6-sty bk tnt & str. Lajzer Herskowitz to David Jacobowitz, 233 E 7th st. Mt \$35,500. Apr 10. Apr 11, 1911. 2:377—30. A \$19,000—\$38,000. O C & 100  
 12th st E, No 42. Assignment of boundary line agreement. Louis Herzog to Louis S, Mary E & Joseph Stroock firm of S Stroock & Co. All title. Dec 29, 1902. Apr 11, 1911. 2:563. nom  
 13th st E, No 531, n s, 245 w Av B, 25x76.3, 4-sty bk tnt & str & 2-sty bk stable in rear. Maria wife Pasquale A Romanelli to Catalano Realty Co, 27 William st. All liens. Mar 30. Apr 12, 1911. 2:407—45. A \$16,000—\$20,000. O C & 100  
 13th st W, No 219, n s, 262.6 w 7th av, 20.10x75, 3-sty & b bk dwg. Martin H Meyerhoff to Wm Young, 217 W 13th st. Apr 12, 1911. 2:618—49. A \$9,500—\$12,000. nom  
 15th st W, No 152, s s, 165 e 7th av, runs s 103.3 x e 10 x n 3.3 x e 10 x n 100 to st x w 20 to beginning, 3-sty & b bk dwg. Fredk Kanning to Wm C & Julia H Neudewitz, both at 148 W 15th st. Mt \$9,000 and all liens. Apr 12, 1911. 3:790—65. A \$13,000—\$16,000. nom  
 15th st W, Nos 336, s s, 400 W 8th av, 18.8x81, 5-sty bk tnt. Jas G Lynch to Thomas Lynch, 54 King st. Mt \$13,000. Feb 9. Apr 13, 1911. 3:738—60. A \$7,000—\$20,000. nom  
 17th st W, Nos 243 to 247 | n s, 425 w 7th av, 50x184 to s s 18th 18th st W, Nos 232 & 234 | st, 12-sty bk loft & str bldg. Eliza Guggenheimer to Philip Lewisohn, 923 5th av. Mts \$325,000. Apr 4. Apr 7, 1911. 3:767—15. A \$55,000—P \$280,000. O C & 100  
 19th st W, No 21, n s, 345 w 5th av, 25x92, vacant. Criterion Constn Co to Brown-Weiss Realities a corpn, 63 Park row. Mts \$47,000. Apr 11. Apr 13, 1911. 3:821—27. A \$44,000—\$44,000. O C & 100  
 20th st W, No 26. Power of attorney. Rosa Laster to Hyman L Laster. Feb 9, 1910. Apr 10, 1911. 3:821.  
 22d st W, No 111, n s, 141.8 w 6th av, 16.8x98.9.  
 22d st W, No 113, n s, 158.4 w 6th av, 16.8x98.9.  
 22d st W, No 115, n s, 175 w 6th av, 16.8x98.9.  
 22d st W, No 117, n s, 191.8 w 6th av, 16.8x98.9.  
 part 5-sty bk str.  
 Julius S Ehrich to Evelyn L wife Julius S Ehrich, 1 W 72d st. Mts \$150,000. Apr 10. Apr 12, 1911. 3:798—33 to 36. A \$116,000—\$164,000. O C & 100  
 22d st W, Nos 126 to 130, s s, 300 w 6th av, 56.3x98.8, 12-sty bk loft & str bldg. Aurora Investing Co to Fleischmann Bros Co, 507 5th av. Mts \$243,000. Apr 7. Apr 8, 1911. 3:797—58, 59 & 60. A \$60,000—\$69,000. O C & 100  
 22d st W, No 217, n s, 132.2 w 7th av, 16.1x78.5, 3-sty stn dwg. Lavina A Norcross to Annie Costello, 307 E 41st st. Mt \$9,000. Apr 10. Apr 13, 1911. 3: 772.—36. A \$9,000—\$12,000. 3,500

24th st E, Nos 413 & 415, n s, 200 e 1st av, 50x98.9, 6-sty bk factory. 3:956-10. A \$21,000-\$56,000.

43d st E, No 344, s s, 416.8 e 2d av, 16.8x100.5, 3-sty bk dwg. 5:1335-35½. A \$6,000-\$8,000.

1st av, No 385, n w s, 98.9 n e 22d st, 24.8x150, 5-sty bk tnt & str & 3-sty bk factory in rear. 3:928-28. A \$19,500-\$33,500. Release dower. Rosemary wife Edw C Kreeb to Chas H Kreeb. 344 E 43d st. Q C. Jan 30. Apr 7, 1911. nom

25th st W, Nos 28 & 30, s s, 400 e 6th av, 50x98.9, 12-sty bk loft & str bldg. A & S Const Co to Henry Gardner & Jennie B his wife, 529 West End av, as tenants by entirety. Mts \$335,000. Apr 10. Apr 11, 1911. 3:826-59 & 60. A \$100,000-\$12,000. O C & 100

27th st W, No 36, s s, 246 e 6th av, 23x98.9, 4-sty bk loft & str bldg. Hattie & Saml J Bloomingdale et al EXRS, &c, Lyman G Bloomingdale to Realty Holding Co, 907 Bway. Mt \$34,000. Mar 13. Apr 10, 1911. 3:828-68. A \$55,200-\$63,000. O C & 100

Same property. Release dower. Hattie Bloomingdale widow to same. All title. Q C. Mar 13. Apr 10, 1911. 3:828. nom

27th st W, No 38, s s, 223 e 6th av, 23x98.9, 4-sty stn bldg & str. Saml J Bloomingdale to Realty Holding Co, 907 Bway. Mar 13. Apr 10, 1911. 3:828-69. A \$55,200-\$59,500. O C & 100

27th st W, No 40.

27th st W, No 34.

27th st W, No 38.

27th st W, No 36.

Agreement releasing covenants as to set back the front wall of buildings.

Realty Holding Co, 907 Bway et al with Hattie & Saml J Bloomingdale, 21 E 63d st et al EXRS, &c, Lyman G Bloomingdale. Mar 20. Apr 10, 1911. 3:828. nom

28th st W, Nos 141 & 143, n s, 223.10 e 7th av, 46.7x98.9x46.9x98.9, 2, 4-sty bk tnts & 2, 4-sty sty bk tnts in rear. Lawyers Realty Co to Aaron Coleman, 50 W 68th st. B & S. All liens. Apr 10, 1911. 3:804-13 & 14. A \$37,000-\$42,000. O C & 100

29th st W, n s, 346.1 e 7th av, strip, 0.6x98.9. Release mt. Chelsea Realty Co & ano to Twenty-Fifth Const Co, 31 E 27th st. Q C. Mar 28. Apr 7, 1911. 3:805. nom

Same property. Release mt. Sereno Stetson et al to same. Q C. Apr 4. Apr 7, 1911. 3:805. nom

29th st E, No 233, n s, 175 w 2d av, runs w 25 x n 98.9 x e 8.5 x s e - x s 67.4 to beginning, 4-sty bk tnt & str & 3-sty bk tnt in rear.

Salvatore Rizzo et al to Rosalia Mangione & Antonetta Alfieri, 44 Prince st. Mt \$11,100. Apr 5. Apr 7, 1911. 3:910-21. A \$10,500-\$15,500. O C & 100

29th st W, Nos 129 to 135 n s, 406.7 e 7th av, runs n 98.9 x e 65.10 Pacific pl, No 2 to 6 | x s 43.11 x e 3.10 x s 56 to st x w 74.1 to beginning, six 3-sty bk tnts. Holland Holding Co to East 30th St Const Co, 11 Bway. Apr 10. Apr 11, 1911. 3:805-22 & 26 to 34. A \$66,500-\$73,000. O C & 100

32d st E, Nos 306 & 308, s s, 190 e 2d av, 40x98.9, 6-sty bk tnt & str. Harry Levy to Pauline Levy, 136 E 112th st. All liens. Mar 15. Apr 8, 1911. 3:937-63. A \$17,000-\$51,000. gift

40th st E, Nos 219 & 223, n s, 255 w 2d av, 75x98.9, two 6-sty bk tnts & str. Alex Rosenberg to Prospect Hill Realty Co, 219 E 40th st. All liens. Apr 10. Apr 12, 1911. 5:1314-12 & 14. A \$34,000-\$96,000. O C & 100

40th st W, Nos 345 to 349, n s, 180 e 9th av, 45x98.9, 3, 3-sty bk tnts & str, 3, 2-sty bk & fr tnts in rear. Moritz L Ernst et al to Greenwich Investing Co, 69 W 138th st. Mts \$30,000 & all liens. Apr 3. Apr 13, 1911. 4:1031-8 to 9½. A \$25,000-\$26,500. O C & 100

45th st E, Nos 304 & 306, s s, 90 e 2d av, 53.4x100.5, 2, 4-sty bk tnts str in No 304 & 1-sty bk rear bldg. J Garfield Moses to Selma F Fernbach 3204 Hull av, Bronx. All liens. June 7, 1910. Apr 10, 1911. 5:1337-47 & 48. A \$19,500-\$33,000. O C & 100

45th st W, No 150, s s, 516.8 w 6th av, 16.8x100.4, 5-sty stn dwg. Lillian M Abel to Renven Realty Co, 1239 Bway. Mt \$29,000. Apr 10. Apr 11, 1911. 4:997-53½. A \$37,000-\$38,000. 100

47th st W, No 606, s s, 125 w 11th av, 25x115.4, 1-sty fr bldg. Joseph Ratzler to Martin J Mulligan, 351 E 235th st. Mar 23. Apr 7, 1911. 4:1094-38. A \$9,000-\$9,000. O C & 100

Same property. Martin J Mulligan to John T Brady & Co, 103 Park av. Mt \$7,875. Apr 6. Apr 7, 1911. 4:1094. nom

50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty bk tnt & str. Ellen Priess to Albert Gibson, 1435 1st av. Mt \$26,500. Feb 1. Apr 7, 1911. 4:1078-60. A \$10,000-\$24,000. O C & 100

50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty bk tnt & str. Albert Gibson to Stephen H Jackson, 53 E 67th st. Q C. Apr 6. Apr 7, 1911. 4:1078-60. A \$10,000-\$24,000. 100

Same property. C L Nassauer Estates to same. Mts \$27,000. Apr 6. Apr 7, 1911. 4:1078. 100

50th st E, No 16, s s, 272.3 e 5th av, 21.7x100.5, 4-sty & b stn dwg with 1-sty ext. Levis W Minford & ano, EXRS Thos Minford to Agnes A & Mary Minford, both at 16 E 50th st. All title. Mar 30. Apr 8, 1911. 5:1285-61. A \$63,000-\$74,000. 6,458.33

Same prop. Levis W Minford to same. All title. Q C. Mar 30. Apr 8, 1911. 5:1285. 6,458.33

58th st W, No 355, n s, 95 e 9th av, 30x100.5, 5-sty bk tnt & str. Thos Sharlow COMMITTEE Wm H Klinker to Caroline S Zeiner, 551 W 157th st. Mts \$36,000 & all liens. Apr 12, 1911. 4:1049-5. A \$26,500-\$37,500. 40,000

Same property. Release dower. Mary E wife Wm H Klinker to same. Apr 12, 1911. 4:1049. nom

58th st W, No 23, n s, 395 e 6th av, 20x100.5, 4-sty & b stn dwg. Caroline E B Condit widow to Edw A Leavy. 620 W 116th st. B & S. Apr 13, 1911. 5:1274-17. A \$56,000-\$66,000. O C & 100

Same property. Edw A Leavy to Fifty-Eighth Street Realty Co, 149 Bway. B & S. Mt \$55,000. Apr 13, 1911. 5:1274. O C & 100

60th st E, No 32, s s, 220 e Mad av, 20x100.5, 4-sty & b stn dwg. Jos Kucher to Annie F Leverich at Westchester, N Y. Apr 13, 1911. 5:1374-43. A \$44,000-\$49,000. O C & 100

60th st W, No 249, n s, 125 e West End av, 25x100.5, 4-sty bk tnt. Lucy B Macdonald to Geo W Cisney, 27 Ocean av, Bklyn. Mts \$10,000. Mar 28. Apr 12, 1911. 4:1152-6. A \$6,000-\$10,000. nom

60th st W, No 249, n s, 125 e West End av, 25x100.5, 4-sty bk tnt. Mortgage Holding Co to Lucy B Macdonald, 511 Lenox av. All liens. Mar 28. Apr 8, 1911. 4:1152-6. A \$6,000-\$10,000. O C & 1,000

62d st E, No 220, s s, 236.3 e 3d av, 18.9x100.5, 3-sty & b stn dwg. Domenico Merlini to Mary Bozzuffi. Mt \$11,500. Mar 30, 1908. Apr 10, 1911. 5:1416-39. A \$11,000-\$15,000. 4,000

64th st E, No 128, s s, 135 w Lex av, 15x100.5, 3-sty & b stn dwg. Eugene H Pool to Emily L Southack, 853 7th av. All liens. Apr 3. Apr 10, 1911. 5:1398-62. A \$17,000-\$21,000. O C & 100

64th st E, No 232, s s, 155 w 2d av, 25x100.5, 6-sty bk tnt & str. Leopold Hellinger to Whipple Security Co, 170 Bway. Mt \$23,000 & all liens. Apr 10. Apr 11, 1911. 5:1418-31. A \$12,000-\$32,500. O C & 100

65th st W, No 252, s s, 150 e West End av, 25x100.5, 2-sty fr tnt. Etagloc Holding Co to Bowling Green Storage & Van Co, 18 Bway. Mt \$10,000. Apr 5. Apr 10, 1911. 4:1156-58. A \$6,000-\$6,500. nom

65th st E, No 13, n s, 145 w Mad av, 22x100.5, 4-sty & b stn dwg with 2-sty ext. Edw J Dougherty et al to City Real Estate Co, 176 Bway. Mar 27. Apr 10, 1911. 5:1380-11. A \$75,000-\$92,000. O C & 100

65th st E, No 13, n s, 145 w Mad av, 22x100.5, 4-sty & b stn dwg with 2-sty extension. 2-3 parts. 5:1380-11. A \$75,000-\$92,000.

Worth st, Nos 114 & 116|s w cor Elm st, 60x80, 5-sty bk loft & str Elm st, No 44 | bldg. 1-6 part. 1:157-19. A \$120,000-\$150,000.

Wm H Dougherty to Edw J & Andrew Dougherty of Bklyn. B & S. Apr 2, 1909. Apr 10, 1911. nom

65th st E, No 13, n s, 145 w Mad av, 22x100.5, 4-sty & b stn dwg with 2-sty extension. City Real Estate Co to Jno J Astor, 840 5th av. B & S. Apr 10, 1911. 5:1380-11. A \$75,000-\$92,000. O C & 100

66th st W, n s, 100 w West End av, 40x100.5, vacant. Release mt. Title Guarantee & Trust Co to Newell Martin, 37 E 38th st. Apr 11. Apr 12, 1911. 4:1178-part lot 23. A \$-\$. 8,500

67th st E, No 224, s s, 350 e 3d av, 40x100.5, 6-sty bk tnt. Jos M Roth to Sarah Gluck, 505 W 141st st. Mts \$50,000 & all liens. Apr 11. Apr 13, 1911. 5:1421-34. A \$20,000-\$52,000. O C & 100

69th st E, No 121, n s, 245 e Park av, 20x100.5, 4-sty & b stn dwg. Cath S Auchincloss to Andrew G Agnew, 9 W 56th st. B & S. Mt \$26,000. Feb 28. Apr 12, 1911. 5:1404-10½. A \$35,000-\$42,000. nom

70th st W, No 244, s s, 442 w Ams av, 16x100.5, 4-sty bk dwg. Grace W Shepard to Helen C Dick, 1744 Bway. Apr 7, 1911. 4:1161-50. A \$7,500-\$21,000. O C & 100

77th st E, No 343, n s, 175 w 1st av, 25x102.2, 4-sty stn tnt. Bernard Drachman to Fanny Gruen, 401 E 52d st. All liens. Apr 10, 1911. 5:1452-19. A \$9,000-\$16,000. O C & 100

77th st E, No 343, n s, 175 w 1st av, 25x102.2, 4-sty stn tnt. Fanny Gruen to Bernard Drachman, 128 W 121st st. All liens. Apr 10. Apr 12, 1911. 5:1452-19. A \$9,000-\$16,000. O C & 100

78th st E, No 260, s s, 130 w 2d av, runs s 73.3 x w 0.4 x s 27.1 x e 0.4 x s 1.9 w 25 x n 102.2 to st, x e 25 to beg, 5-sty bk tnt & str with 1-sty ext. Jennie Groeschel to Bertha Hirschfeld, 1626 Mad av & Abraham Liebhoff, 1523 Av A. Mts \$18,300. Mar 23. Apr 7, 1911. 5:1432-29. A \$11,000-\$21,000. nom

79th st E, No 326, s s, 325 w 1st av, 21x102.2, 4-sty stn tnt. Jos Spivack to Geo Kocher, 927 Bushwick av, Bklyn. Mt \$12,000. Apr 11. Apr 12, 1911. 5:1453-40. A \$8,000-\$14,500. O C & 100

83d st E, No 56, s s, 179.6 e Mad av, 18x102.2, 4-sty bk dwg. Bella Ertheiler to Bessie Riley, 118 E 80th st. Apr 7. Apr 10, 1911. 5:1494-45. A \$21,500-\$36,000. O C & 100

85th st W, No 302, s s, 64 w West End av, 18x70.2, 3-sty bk dwg. Lee A Grace to Edw J de Coppet, 314 W 85th st. Mt \$12,000. Apr 6. Apr 8, 1911. 4:1246-36½. A \$9,000-\$18,000. O C & 100

85th st E, No 225, n s, 325 e 3d av, 25x102.2, 4-sty bk tnt & str. Wm T Innes to Frank Wuttge, 920 3d av & Wm Conrad, 119 E 89th st. Mar 23. Apr 7, 1911. 5:1531-14. A \$11,000-\$16,000. nom

85th st W, No 47, n s, 432 w Central Park West, 20x102.2, 5-sty stn dwg. Henry Goldman & Babette his wife to Florence Goldman, 26 W 76th st. Mts \$35,000. Apr 10. Apr 11, 1911. 4:1199-15. A \$15,000-\$40,000. nom

86th st E, No 228, s s, 325 e 3d av, 25x102.2, 4-sty stn tnt & str. Henry L Center et al EXRS Susan W Center to Frank Wuttge, 920 3d av & Wm Conrad, 119 E 89th st. Mar 23. Apr 7, 1911. 5:1531-35. A \$14,000-\$19,000. 20,500

89th st E, No 227, n s, 175 w 2d av, 25x100.8, 5-sty bk tnt. Annie Klipstein to Frame Realty Co, 139 Fulton st. All liens. Apr 3. Apr 8, 1911. 5:1535-17. A \$10,000-\$22,000. O C & 100

93d st E, No 18, s s, 104.5 w Mad av, 20x100.8, 4-sty stn dwg. Isaac Stern to Leonora Baum, 215 W 86th st. Mt \$5,000. Mar 18. Apr 10, 1911. 5:1504-60. A \$40,000-\$50,000. O C & 100

93d st E, No 18, s s, 104.5 w Mad av, 20x100.8, 4-sty stn dwg. Leonora Baum to Isaac Stern & Hattie his wife tenants by entirety, 18 E 93d st. Mt \$5,000. Mar 18. Apr 11, 1911. 5:1504-60. A \$40,000-\$50,000. O C & 100

95th st W, Nos 317 & 319, n s, 287.6 w West End av, 62.6x100.8, 7-sty bk & st tnt. Henry P Gardner to Geo Reinlieb, 27 W 111th st. Mt \$95,000. Apr 10. Apr 11, 1911. 4:1253-60. A \$40,000-\$140,000. O C & 100

Same property. George Reinlieb to A & S Const Co, 28 W 25th st. Mts \$137,500. Apr 10. Apr 11, 1911. 4:1253. O C & 100

95th st E, No 111, n s, 90 e Park av, 18.6x100.8, 3-sty stn dwg. Abraham Schwab et al to Chas M Setlow, 2497 2d av. Mt \$17,000. Apr 8. Apr 12, 1911. 5:1524-5. A \$10,000-\$14,000. nom

95th st E, Nos 307 to 319, n s, 137.6 e 2d av, 18.6x100.8, 5, 6-sty bk tnts & str. Selma Alexander to Jacob Cohen, 212 & 214 E 117th st. Mt \$153,000. Apr 12. Apr 13, 1911. 5:1558-7 to 13. A \$60,000-\$210,000. nom

99th st W, Nos 151 & 153, on map Nos 149 & 151, n s, 235 e Ams av, 40x100.11, 6-sty bk tnt. Eliz Hillenbrand to Hillenbrand Realty Co, 316 E 87th st. Apr 8, 1911. 7:1854-11. A \$19,200-\$54,000. O C & 100

100th st W, No 256, s s, 57.6 e West End av, runs s 9.10 x e 8 x s 41.1 x e 21 x n 50.11 to st x w 29 to beginning, 3-sty bk dwg. Percy Sage et al to Amerigo Realty Co, 165 Bway. Mt \$8,500. Apr 8. Apr 11, 1911. 7:1871-61B. A \$10,000-\$16,000. nom

100th st E, Nos 183 & 185, n s, 145 e Lex av, 50x100.11, 6-sty bk tnt. S & F Realty Co to Whipple Security Co, 170 Bway. Mt \$48,000. Dec 30, 1910. Apr 11, 1911. 6:1628-26. A \$16,000-\$56,000. O C & 100

Same property. Aaron Pollock to same. Mt \$48,000 & all liens. Apr 7, 1911. Apr 11, 1911. 6:1628. 100

Same property. Whipple Security Co to Gustave Galiani, 227 Mulberry st. Mts \$59,000. Apr 10. Apr 11, 1911. 6:1628. O C & 100

104th st E, Nos 404 to 412, s s, 93.4 e 1st av, 119.8x100.11, 2, 5-sty & 1, 6-sty bk loft & str bldgs. Jos J Brady to Ellen G Thompson, 1538 Minford pl. Sub to 1-8 of mt for \$45,000. Apr 7. Apr 13, 1911. 6:1697-41. A \$29,500-\$81,000. nom

106th st E, No 71, n s, 75 w Park av, 25x100.11, 5-sty bk tnt. Geo S Runk et al EXRS Jacob Schlosser to Jacob & Charles Greenberg, 1915 3d av. B & S. Mt \$20,500. Apr 1. Apr 11, 1911. 6:1612-32½. A \$12,000-\$21,000. 5,174.97

106th st W, s s, 225 w Ams av, Raymore Court. Surrender asst of rents recorded Oct 25, 1910. Saml Gotthelf, 204 W 110th st to Raymore Realty Co, 238 W 106th st. Apr 5. Apr 7, 1911. 7:1877. nom

109th st E, No 164, s s, 245 w 3d av, 25x100.11, 5-sty stn tnt & str. Amelia Zipser to Morris Zipser, 24 South White st, Poughkeepsie, N. Y. ½ part. Correction deed. All liens. Apr 10, 1911. 6:1636-46. A \$10,000-\$21,000. nom

111th st W, Nos 217 & 219, n s, 250 w 7th av, 50x100.11, 6 sty bk tnt. Fleischmann Bros Co to Aurora Investing Co, 30 Broad st. Mts \$69,000. Apr 8, 1911. 7:1827-20. A \$26,000-\$68,000. O C & 100

111th st W, Nos 213 & 215, n s, 200 w 7th av, 50x100.11, 6-sty bk tnt. Fleischmann Bros Co to Aurora Investing Co, 30 Broad st. Mts \$69,000. Apr 8, 1911. 7:1827-22. A \$26,000-\$68,000. O C & 100

114th st W, No 6, s s, 65.6 w 5th av, 27x100.11, 5-sty bk tnt. Samuel Adler et al to Max Weiss, 139 1st av. Mt \$22,000. Apr 11, 1911. 6:1597-39. A \$14,000-\$28,000. nom

115th st W, n s, 500 w Lenox av, 40x100.11, vacant. Release mt. Isaac Haft et al to Mitral Realty & Constn Co, 132 Nassau st. Apr 10. Apr 13, 1911. 7:1825-part lot 8. A \$-\$. 2,000

Same property. Mitral Realty & Constn Co to Lenox Baths, 1379 Franklin av. Mt \$18,000. Apr 12. Apr 13, 1911. 7:1825. O C & 100

116th st E, No 243, n s, 126.8 w 2d av, 16.8x100.10, 3-sty stn dwg. Ellen T Aherm to Nellie T McCafferty, 243 E 116th st. Apr 12. Apr 13, 1911. 6:1666-18½. A \$7,500-\$11,000. nom

118th st E, No 306, s s, 100 e 2d av, 40.9x100.10, 6-sty bk tnt & str. Minnie Rose to Belwood Realty Co, 35 Nassau st. Mt \$44,500. Apr 3. Apr 7, 1911. 6:1689-47. A \$13,500-\$48,000. nom

118th st E, No 503, n s, 76 e Pleasant av, 24.2x100.11, 5-sty bk tnt. Harry G Hecht to Mayer L Halff, 37 Wall st. All liens. Feb 28, 1910. Apr 10, 1911. 6:1815-4½. A \$6,000-\$17,000. nom

120th st E, No 124, s s, 90 w Lex av, 25x100.11, 5-sty bk tnt. Pierre M Clear to Chas L Bork, 1324 Mad av. All liens. Apr 7. Apr 10, 1911. 6:1768-60. A \$9,000-\$23,000. O C & 100

120th st E, No 51, n s, 300 w Park av, 17x100.11, 3-sty stn dwg. Jacob Streifler Co to E Loewenthal & Son, Inc, 1347 Boston rd, Mt \$7,500. Apr 12, 1911. 6:1747-4½. A \$8,500-\$12,500. nom

121st st W, No 18, s s, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg. FORECLOS, Apr 6, 1911. John R McMullen referee to Morris J Hirsch, 7 E 92d st. Apr 10. Apr 12, 1911. 6:1720-27½. A \$12,000-\$23,000. 10,000

123d st E, Nos 214 & 216, s s, 205 e 3d av, 43x100.11, 6-sty bk tnt & str. FORECLOS, Apr 7, 1911. Henry F Rabbe referee to Philip Schulang, 141 W 119th st. Mt \$41,000. Apr 10. Apr 12, 1911. 6:1787-41. A \$17,500-\$52,000. 1,000

Same property. Philip Schulang to Newport Realty Co, 35 Nassau st. Mt \$41,000. Apr 10. Apr 12, 1911. 6:1787. O C & 100

125th st W, No 551, n s, 75 e Bway, 25x99.11, 5-sty bk tnt & str. FORECLOS, Apr 5, 1911. Jas W Hyde referee to Broadway Savings Instn, 5 & 7 Park pl. Apr 11, 1911. 7:1980-5. A \$11,000-\$23,000. 26,500

126th st E, No 50, s s, 250 w Park av, 20x99.11, 3-sty stn dwg. Delia F Mullaley to John Farrell, 243 W 127th st. Mt \$8,000. Apr 11. Apr 12, 1911. 6:1750-47. A \$9,500-\$13,500. nom

127th st W, No 148, s s, 228.6 e 7th av, 15.6x99.11, 3-sty & b stn dwg. Wm M Berghold et al EXRS Margt Berghold to Alfred H Washington, 1659 Ams av. Apr 10, 1911. 7:1911-54. A \$7,400-\$9,000. 9,000

131st st W, No 258, s s, 220 e 8th av, 15x99.11, 3-sty & b stn dwg. Harriet J Risbey & ano to Wm J Williams. All title. Q C. Apr 24, 1909. Apr 12, 1911. 7:1936-55½. A \$6,600-\$-. nom

133d st W, No 121, n s, 219 w Lenox av, 27x99.11, 5-sty bk tnt. Fredk N Whitehorne to Belwood Realty Co, 35 Nassau st. Mts \$20,000 & all liens. Mar 31. Apr 6, 1911. 7:1918-22. A \$11,800-\$25,000. Corrects error in last issue when house No was 21. O C & 100

133d st W, Nos 109 to 117, n s, 116.8 w Lenox av, 83.4x99.11, five 3-sty & b stn dwgs. Matilda Bloch to Rachel Lederer, 57 W 139th st. All liens. Mar 8. Apr 12, 1911. 7:1918-24 to 26½. A \$36,500-\$43,000. O C & 100

134th st W, No 26, s s, 386 w 5th av, 26x99.11, 5-sty stn tnt & str. Harry Herzog to Lester Realty Co. Mt \$18,750. Apr 3. Apr 8, 1911. 6:1731-52. A \$9,400-\$23,500. O C & 100

134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-sty bk tnt. Auguste Samuels to Willis L B Hall, 262 Charles st, Boston, Mass. All liens. Apr 12. Apr 13, 1911. 6:1758-45. A \$9,500-\$44,000. nom

134th st E, No 64, s s, 140 w Park av, 37.6x99.11, 6-sty bk tnt. Auguste Samuels to Willis L B Hall, 262 Charles st, Boston, Mass. All liens. Apr 12. Apr 13, 1911. 6:1758-43. A \$9,500-\$44,000. nom

134th st E, Nos 60 & 64, s s, 140 w Park av, 75x99.11, 2. 6-sty bk tnts. Willis L B Hall to Stephen H Jackson, 53 E 67th st. All liens. Apr 13, 1911. 6:1758-43 & 45. A \$19,000-\$88,000. 100

136th st W, No 119, n s, 509 e 7th av, 16x99.11, 4-sty bk dwg. C N Shurman Investing Co to Florence L Keller, 622 W 113th st. Mt \$11,500 & all liens. Apr 13, 1911. 7:1921-22½. A \$7,000-\$11,000. nom

147th st W, s s, 100 e Ams av, 25x99.11, vacant. Chas R Simpkins to Eliz S Bacon. B & S & Correction deed. Jan 31, 1910. Apr 7, 1911. 7:2061-60. A \$7,000-\$7,000. nom

Same property. Nathaniel S Simpkins to same. B & S & Correction deed. Jan 21, 1910. Apr 7, 1911. 7:2061. nom

Same property. Mabel S Agassiz to same. B & S & Correction deed. Jan 25, 1910. Apr 7, 1911. 7:2061. nom

Same property. Ruth S Thayer to same. B & S & Correction deed. Jan 20, 1910. Apr 7, 1911. 7:2061. nom

149th st W, Nos 240 & 242, s s, abt 220 e 8th av, —x—, 6-sty bk tnt. Valued at \$56,000. Sub to mt \$36,000. 7:2034-56. A \$11,000-\$44,000. CONTRACT to exchange for

100th st W, No 125, n s, abt 225 w Col av, —x—, 2-sty bk & fr bldg. Valued at \$20,000. 7:1855-23. A \$12,000-\$13,000.

Jacob Moersfelder, 1128 Jackson av with Anna O Remelius, 787 Col av. Mar 23. Apr 7, 1911. exch

157th st W, n s, 500 w Ams av, 75x99.11, vacant. Isidore Jackson et al to Assembled Realty Owners Co, 7 Pine st. Apr 12, 1911. 8:2116-58. \$48,000-\$48,000. O C & 100

163d st W, No 463, n s, 150 e Ams av, 25x112.6, 5-sty bk tnt. Jean M Casteras to Henry Steinert, 667 Lex av. Mt \$18,000. Apr 6. Apr 7, 1911. 8:2110-103. A \$8,000-\$24,500. O C & 100

163d st W, Nos 455 & 457, n s, 225 e Ams av, 50x112.6, vacant. Walter E Ward to St Vincents Hospital, 149 W 11th st. Mt \$15,500. Apr 12, 1911. 8:2110-99 & 100. A \$16,000-\$16,000. O C & 2,000

167th st W, Nos 448 & 450, s s, 238.7 e Ams av, 59.8x57.9x50x90.3, 5-sty bk tnt. Trial Realty Co to May B Slesinger, 1324 Mad av; Adolf Schmeidler, 1219 Mad av, & Barnett L Hollander, 1 W 73d st, EXRS Bertha R Berman. All liens. Apr 3. Apr 8, 1911. 8:2111-97. A \$9,000-\$818,000. O C & 100

167th st W, Nos 444 & 446, s w s, 111.8 n w Colonial Parkway, 59.8x74.3x50x41.8, 5-sty bk tnt. Trial Realty Co to May B Slesinger, 1324 Mad av. All liens. Apr 3. Apr 8, 1911. 8:2111-99. A \$7,000-\$15,000. O C & 100

170th st W, No 555, n s, 100 w Audubon av, 75x100, 6-sty bk tnt. Margt Cameron widow to Bright Realty Co, 31 Nassau st. Mt \$90,000. Apr 10, 1911. 8:2127-23. A \$21,000-\$88,000. 100

175th st W, Nos 521-525 n e cor Audubon av, 2 bldgs. Assignment Audubon av of rents. Simon Impt Co, 277 Bway, to Geo W Weill, 371 W 119th st. Apr 10. Apr 12, 1911. 8:2132. nom

187th st W, s s, 100 w Ams av, 175x107.5, 2-sty fr dwg & vacant. Adamant Real Estate Co to Loton Horton, 117 W 77th st. Mt \$30,000. Apr 1. Apr 7, 1911. 8:2156-76. A \$42,000-\$42,000. 100

210th st W, n s, 200 w 9th av, 100x99.11, vacant. Robert Gordon Realty Co to Wm J Huston, 229 Edgecombe av. All title. Mt \$7,500. Oct 14, 1909. Apr 12, 1911. 8:2207-33. A \$12,000-\$12,000. nom

Av B, No 76 n w cor 5th st, 24.3x100, 5-sty bk tnt & 5th st, Nos 545 & 547 str. Joseph Spivack to Geo Kocher, 927 Bushwick av, Bklyn. Mts \$50,200 & all liens. Apr 11. Apr 12, 1911. 2:401-41. A \$33,000-\$55,000. nom

Av D, Nos 33 & 35, w s, 35.2 s 4th st, 35.2x62, 2, 3-sty bk tnts & str. Release dower Lena Warshauer widow to Aaron, Hattie & Dora Warshauer & Rachel Karmel, all at 599 Prospect av, HEIRS of Saml Warshauer. Q C. Apr 6. Apr 7, 1911. 2:373-34 & 35. A \$17,000-\$19,500. 4,200

Amsterdam av, e s, 1250.4 n Laurel Hill Terrace, 100x271.5 to w s Fort George Park x101.3x255.6, except part for Fort George Park, 1-sty fr bldg & vacant. Genaro Carfolite to Jas Thom, 570 W 183d st. Mts \$22,000 & all liens. Apr 5. Apr 7, 1911. 8:2149-198. A \$10,000-\$10,500. O C & 100

Audubon av, No 225 n e cor 176th st, 99.11x100, 6-sty bk tnt. 176th st John M Robinson to Shelburne Realty Co, 15 Broad st. B & S. Mts \$154,825. Apr 6. Apr 11, 1911. 8:2132-10. A \$35,000-\$43,000. O C & 1,000

Amsterdam av, Nos 1990 to 1996 s w cor 159th st, 66.7x85, 6-sty bk 159th st, Nos 500 & 502 tnt & str. Release legacy for \$17,500, &c. Eliz L Hume LEGATEE Eliz H Hume, dec'd, to Wm A Hume, 1517 Mad av, Toledo, O, Frederic T Hume, 116 W 5th st, N Y, & Henry M Hume, 15 Pierrepont st, Bklyn. Dec 13. Apr 12, 1911. 8:2117-34. A \$35,000-\$88,000. nom

Central Park W, No 151 n w cor 75th st, 123.9x102.2, 12-sty brk & 75th st, No 1 stn tnt. Lenox Realty Co to J Frederic Williams, 873 West End av. Mts \$1,000,000 & all liens. Apr 11. Apr 12, 1911. 4:1128-29. A \$225,000-\$800,000. O C & 100

Lexington av, No 667, e s, 80.5 s 56th st, 20x78, 3-sty & b stn dwg. Henry Steinert to Jean M Casteras, 143 W 28th st. Mt \$10,000. Apr 6. Apr 7, 1911. 5:1310-53. A \$14,000-\$18,000. O C & 100

Lexington av, No 1032, w s, 85.2 s 74th st, 17x93.9, 4-sty stn tnt & str with 1-sty ext. Philip Lewisohn to Solomon Oppenheimer, 60 E 67th st. Apr 4. Apr 7, 1911. 5:1408-56. A \$15,000-\$25,000. O C & 100

Same property. Solomon Oppenheimer to Eliza Guggenheimer, 923 5th av. Mt \$17,000. Apr 4. Apr 7, 1911. 5:1408. O C & 100

Lexington av, No 1034, w s, 68.2 s 74th st, 17x93.9, 4-sty stn tnt & str with 1-sty ext. Philip Lewisohn to Eliza Guggenheimer, 923 5th av. Mts \$16,500. Apr 4. Apr 7, 1911. 5:1408-56½. A \$15,000-\$25,000. O C & 100

Lenox av, No 77 s w cor 114th st, owned by party first part. 114th st

Lenox av, Nos 73 & 75, owned by parties second part. Agreement as to erection of iron stairway in rear yard of No 77 Lenox av. Wm H Schwarz with Oscar D Thees, 271 Lenox av, & Jno D Thees, at New Rochelle, N Y. Mar 22. Apr 8, 1911. 7:1823. nom

Lenox av, No 229, w s, 75.11 n 121st st, 25x100, 4-sty & b stn dwg. Theadela Realty Co to Wm H De Voe, 57 E 125th st. Mt \$25,000. Apr 10, 1911. 7:1906-32. A \$21,000-\$32,000. O C & 100

Lexington av, No 1386, w s, 59.1 n 91st st, 18.11x75, 3-sty bk dwg. Frank J Moore to Berthold Fleisch, 1386 Lex av. Mt \$15,000. Apr 10, 1911. 5:1520-16. A \$12,000-\$15,000. O C & 100

Lexington av, No 310, w s, 24.9 s 38th st, 24.8x100, 3-sty & b bk dwg with 1-sty extension. Adelaide Mills to Fredk R Going, at Cranford, N J. Mts \$35,000. Apr 11, 1911. 3:893-70. A \$32,000-\$38,000. O C & 100

Madison av, No 1532 n w cor 104th st, 17.2x70, 3-sty stn tnt & str 104th st Max Rubin to Abraham Rubinstein, 1538 Mad av. 1-3 part. All liens. Mar 1. Apr 7, 1911. 6:1610-15. A \$13,500-\$17,000. O C & 100

Manhattan av s e cor 121st st, 25.11x95, 5-sty bk tnt. Nellie C 121st st, No 318 wife Edw F Riley to Wm O Gantz, s e cor Broad & Park avs, Leonia, N J. Mts \$35,500. Apr 6. Apr 7, 1911. 7:1947-44. A \$20,000-\$36,000. O C & 100

Manhattan av, No 527, w s, 20.11 s 122d st, 16x90, 3-sty & b stn dwg. Henry A Brann to L & M Holding Co, 705 W 170th st. Mt \$10,000. Mar 30. Apr 7, 1911. 7:1948-52. A \$8,000-\$12,500. O C & 100

Manhattan av s e cor 121st st, 25.11x95. Release asst of rents re- 121st st, No 318 corded Mar 3, 1911. Royal Bank of N Y to Nellie C Riley, 318 W 121st st. Mar 6. Apr 7, 1911. 7:1947. nom

Madison av, No 2040, w s, 132.7 s 130th st, 16.5x75, 3-sty stn dwg. Clarence W W Gaylor to Eliz Smith, 106 E 117th st. Mt \$8,500. Apr 8. Apr 11, 1911. 6:1754-16½. A \$8,000-\$11,500. O C & 100

Madison av, No 872 n w cor 71st st, 102.2x25, 3 & 4-sty bk dwg. 71st st Lucrie F Post to Lucrie F Post & John H Mahony, both at n w cor Bellevue & Lakeview avs, Newport, R I, as joint tenants. Apr 11. Apr 12, 1911. 5:1386-17. A \$150,000-\$180,000. nom

Post av, s s, 100 w Emerson st, runs w 100 x s 100 x e 90 x n 25 x e 10 x n 75 to beginning, vacant. Realty Operating Co to Post Av Const Co, 127 E 106th st. Apr 8. Apr 10, 1911. 8:2219-13. A \$8,000-\$8,000. O C & 100

Pleasant av n w cor 120th st, 100.10x125, 1-sty bk 120th st, Nos 445 to 451 str & 2-sty fr dwg. Henry S Tilley to Cornelia Austin, of Montclair, N J. B & S. Mar 12, 1906. Apr 10, 1911. 6:1808-22 & 23. A \$38,200-\$42,500. 100

Park row, No 223 | s s, 51.7 e James st, 21.1x77.8 to n w s New Bowery, No 60 | Bowery x39.8x102.4, 2-sty bk lodging house & str. John S Foster & ano EXRS Wm R Foster to Robt Komel, 1270 Mad av. Apr 6. Apr 11, 1911. 1:117-44. A \$45,000-\$46,000. 39,000

Riverside Drive, Nos 543 to 540, e s, 116 s 127th st, 108x95, 6-sty bk tnt. FORECLOS, Mar 14, 1911. Roy M Robinson referee to Metropolitan Impt Co, 100 Bway. Mt \$200,000. Apr 5. Apr 10, 1911. 7:1994-84. A \$90,000-\$205,000. 4,000

St Nicholas av | s w cor 175th st, 65x75, vacant. Realty 175th st, Nos 600 to 604 | Co of America to Herbert Dongan Constn Co, 2 Wall st. Mt \$28,000. Apr 7. Apr 8, 1911. 8:2143-53 & 55. A \$22,000-\$22,000. O C & 100

West End av, Nos 160 to 166 | n e cor 67th st, 100.5x125, 5-sty bk 67th st, Nos 251 & 253 | factory. Manhattan Screw & Stamp- ing Works to Francis L Leland, 137 Riverside Drive. Mts \$132,000. Apr 6. Apr 7, 1911. 4:1159-1. A \$60,000-\$120,000. 70,941.79

West End av, No 277, w s, 24.4 s 73d st, 20x115, 4-sty & b strn dwg. Fredk A Booth EXR, &c, Emma L L Booth to Investors & Traders Realty Co, 170 Bway. Apr 11, 1911. 4:1184-18. A \$22,000-\$42,000. O C & 100

1st av, No 62, e s, 23.10 s 4th st, 24x94.11, 5-sty bk tnt & str. FORECLOS, Mar 9, 1911. Frank A Spencer, Jr, referee to Hat- tie Berliner, 71 Central Park West. Apr 10, 1911. 2:431-7. A \$19,000-\$28,000. 25,000

1st av, No 1156, e s, 50.5 n 63d st, 25x81, 5-sty bk tnt & str. Massimiliano Pioli et al to Lunigiani Realty Co, 1156 1st av. All liens. Apr 7. Apr 10, 1911. 5:1458-3. A \$9,000-\$19,000. O C & 100

1st av, No 1791, w s, 50.8 s 93d st, runs s 25 x w 66.2 x n 0.8 x w 8.10 x n 24.4 x e 75 to beginning, 5-sty bk tnt & str. Louis M Rosenthal et al to Theresa wife Max Rosenthal, 385 Central Park West. Mts \$12,000. Apr 5. Apr 11, 1911. 5:1555-28. A \$9,500-\$18,000. nom

1st av, No 1793, w s, 25.8 s 93d st, 25x75, 5-sty bk tnt & str. Max Rosenthal to Louis M Rosenthal, 87 Av A. 1/2 part. All title. Mts \$12,000. Apr 5. Apr 11, 1911. 5:1555-29. A \$9,500-\$18,000. nom

1st av, No 2366, e s, 76.11 n 121st st, 26x73.10, 4-sty bk tnt & str. FORECLOS, Apr 3, 1911. James Oliver referee to Jas J Sullivan, 331 E 123d st. Mt \$10,000. Apr 3. Apr 11, 1911. 6:1809-4. A \$7,000-\$16,000. 13,500

1st av, No 1944, e s, 63.5 n 100th st, 37.6x100, 6-sty bk tnt & str. Michaelis H Ziegel et al to Sadie Paskowitz, 76 Ralph av, Bklyn. All liens. Apr 11. Apr 12, 1911. 6:1694-4. A \$16,500-\$48,000. nom

2d av, No 128, e s, 133.4 n 7th st, 26x125, 6-sty bk tnt & str. Annjeannette Seelig to Leopold Hellinger, 16 E 96th st. Mt \$10,000. Apr 10. Apr 11, 1911. 2:449-6. A \$26,000-\$50,000. O C & 100

2d av, Nos 1271 & 1273, w s, 41.11 s 67th st, 39x100, 6-sty bk tnt & str. Marion Kahn to Leonore B Meyer, 315 E 98th st. 1/2 part. All title. Mt \$40,000 & all liens. Apr 10. Apr 11, 1911. 5:1421-26. A \$24,000-\$55,000. O C & 100

2d av, No 1921, w s, 51 n 99th st, 25x79, 5-sty bk tnt & str. Morrisania Const Co to Philipp Kronenberger, 1680 Anthony av. B & S. All liens. Apr 4. Apr 11, 1911. 6:1649-23. A \$11,000-\$19,000. O C & 100

Same property. Philipp Kronenberger to Ellen Priess, 1234 Boston road. All liens. Apr 6. Apr 11, 1911. 6:1649. O C & 100

2d av, Nos 1237 & 1239 | s w cor 65th st, 47x-x31.4x100, four 5-65th st, Nos 248 to 252 | sty bk tnts & str. Arpad Wellish et al to Victor Wellish, 121 2d av. Mt \$42,000. Mar 14. Apr 12, 1911. 5:1419-28. A \$30,000-\$60,000. nom

2d av, No 851, w s, 75.5 s 46th st, 25x100, 4-sty bk tnt & str. Rudolph V Kern to Marie L Kern, 237 W 52d st. 1/4 part. All liens. Apr 11. Apr 12, 1911. 5:1319-26. A \$16,000-\$21,000. O C & 100

2d av, No 808, e s, 25.2 n 43d st, 25.2x92, 5-sty bk tnt & str. Rudolph V Kern to Marie L Kern, 237 W 52d st. 1/4 part. All liens. Apr 11. Apr 12, 1911. 5:1336-2. A \$14,500-\$29,500. O C & 100

3d av, No 1760, w s, 100.11 s 98th st, 25.3x100, 5-sty bk tnt & str. Jesse H Rodman & ano HEIRS Hardy Rodman to Roderick Goetz, 601 W 174th st. Mt \$23,500. Mar 22. Apr 7, 1911. 6:1625-36. A \$14,000-\$24,000. nom

3d av, No 1760, w s, 100.11 s 98th st, 25.3x100, 5-sty bk tnt & str. Roderick Goetz to Jacob Freeman, 1109 Forest av. Mt \$23,500. Apr 7, 1911. 6:1625-36. A \$14,000-\$24,000. exch

3d av, Nos 1156 to 1162, w s, 25.5 s 68th st, 100x100, four 5sty bk tnts & str. Rosa Herzog to Miriam G Thorn, 931 Park av. Mts \$100,000 & all liens. Mar 31. Apr 8, 1911. 5:1402-36. 37, 38 & 39. A \$84,000-\$149,000. 100

3d av, No 1829 | n e cor 101st st, 25.11x90, 5-sty bk tnt & str. 101st st, No 201 | Isaac Goldberg to Mollie G Harris, 1069 Simp- son. Mts \$33,000. Apr 6. Apr 8, 1911. 6:1651-1. A \$23,000-\$36,000. nom

3d av, No 1760, w s, 100.11 s 98th st, 25.3x100, 5-sty bk tnt & str. Jacob Freeman to Anna Jackson, 1065 Prospect av. 1/2 part. Mt \$23,500. Apr 7. Apr 10, 1911. 6:1625-36. A \$14,000-\$24,000. nom

4th av, Nos 229 to 233 | s e cor 19th st, 82x150, 12-sty bk loft office 19th st, No 100 | & str bldg. 3:874-4. A \$358,000-\$P\$450,000.

4th av, Nos 221 to 227 | n e cor 18th st, runs n 102 x e 150 x n 82 18th st, Nos 101 to 111 | to s s 19th st, x e 50 x s 92 x e 18 x e 19th st, Nos 102 & 104 | 92 to n s 18th st, x w 218 to beg, 19-sty bk loft office & str bldg. 3:874-1. A \$575,000-\$P\$575,000. | Pocono Building Co, 227 4th av to the Pocono Co, 227 4th av. B & S. Mts \$3,000,000 & all liens. Apr 6. Apr 7, 1911. 3:874. nom

5th av, No 2159 | s e cor 132d st, 25x99, 5-sty bk tnt & Str & 1-sty 132d st, No 2 | bk str in st. Ripin Realty Co to Maurice B Ripin & Adolf Gluck. All liens. Jan 4, 1910. Apr 8, 1911. 6:1756-69. A \$22,000-\$42,000. nom

5th av, Nos 1054 & 1055, e s, 69 n 86th st, runs e 102.2 x n 18.10 x e 0.2-3 x n 19 x w 102.2 to av, x s 37.10 to beg, 5-sty strn dwg with 3-sty ext. Elma Dows Thaw to Wm H Erhart at Lawrence, L I. Mts \$80,000. Apr 6. Apr 13, 1911. 5:1498-4. A \$158,000-\$P \$208,000. O C & 100

7th av | e s extends from 131st to 132d sts, 199.10x125, 1-sty fr 131st st | club house & vacant. Fischel Realty Co to Meyer Jar- 132d st | mulowsky, 1186 Lex av. Mts \$160,000. Apr 11. Apr 13, 1911. 7:1916-1 to 6 & 59 to 64. A \$179,000-\$179,000 nom

7th av, No 387. |

43d st, Nos 327 & 329 W. |

Power of atty. Miel Swick to Mary L Swick his wife, & Jos M A Swick his son. Mar 3, 1911. Apr 11, 1911. P A. nom

9th av, No 87 | s w cor 16th st, -x-, 6-sty bk tnt & str. Re- 16th st, No 400 | lease of payment of interest on mt for \$8,- 500 due during year 1913. Bertha Rauth to Jacob A Rauth her son. Aug 18, 1909. Apr 11, 1911. 3:713-36. A \$20,000-\$42,000. gift

9th av, No 853, w s, 100 s 56th st, runs w 100 x s 3.4 x e 100.9 to av at point 84.5 n 56th st (?) should be 55th st, x n 16 to beginning, probable error, 2 & 3-sty bk & fr tnts & str. Bern- ard Connelly to Lillie K Lippmann, 50 Central Park W. Apr 11, 1911. 4:1065-32 1/2. \$9,000-\$9,500. O C & 100

9th av, No 454, e s, 49.3 n 35th st, 24.10x100, 5-sty bk tnt & str. Henriette Spiegel to Herman Brasch, 930 St Nich av. Mt \$30,- 500. Feb 4. Apr 12, 1911. 3:759-3. A \$20,000-\$35,000. O C & 100

MISCELLANEOUS.

Appointment of TRUSTEE. Helen S Marlatt, 1521 16th st, Wash, D C, to Virginia G Mackay-Smith, 251 S 22d st, Phila, Pa, TRUS- TEE under will Ellen E Ward for benefit Virginia S Mackay-Smith, &c. Mar 20. Apr 10, 1911. Misc.

Power of atty. John B Owens at Zanesville, O, doing business as Empire Floor Tile Co in N Y, to Emil Talamini, N Y. June 16, 1910. Apr 11, 1911.

Power of atty. Margt O Sage to J J Slocum. Feb 2, 1910. Apr 11, 1911.

Power of atty. Geo D Hahn to Chas C Kelley. Feb 8, 1911. Apr 11, 1911.

Power of atty. Mira A Bowie to Fredk G Potter. Oct 31, 1905. Apr 8, 1911.

Power of atty. Same to same. Oct 31, 1905. Apr 8, 1911.

Power of atty. Florence Powell, 210 E 64th st to Chas Gronich. Apr 6. Apr 7, 1911.

Power of atty. Lathrop Colgate of Bedford, N Y, to Florence Colgate Speranza, of Bedford, N Y. Nov 23, 1910. Apr 10, 1911.

Power of atty. Lina Gastel to Carl Wittman, care Henry Bischoff, of 287 Bway. Apr 10, 1911.

Power of atty. Alice Isherwood to Anthony Darmstadt, 20 Jack- son av, L I City. Mar 1. Apr 13, 1911.

BOROUGH OF THE BRONX.

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

\*East or Rochelle st, n s, at h w mark on East shore of City Island at Long Island Sound, runs w 155 x n 132 x e 170 to Long Island Sound, x s 140 to beg. Rochelle Horton & Alvaret- ta B his wife Sarah A Horton, 183 Rochelle st, City Island. Mt \$1,000. Apr 10. Apr 11, 1911. O C & 100

\*Same property. Sarah A Horton to Rochelle Horton & Alvaretta B Horton, 183 Rochelle st. Mt \$1,000. Apr 10. Apr 11, 1911. O C & 100

Fox st, Nos 907 to 915, w s, 220 s 163d st, runs w 109.4 x s 120 x e 110.7 to w s Fox st, x n 0.9 to an angle & again n 119.4 to beg, 3, 5-sty bk tnts. Weisman & Herman to Isidore Cahn, 15 Clare- mont pl. Mt Vernon, N Y. Mts \$102,000. Apr 7. Apr 8, 1911. 10:2712. O C & 100

Fox st, No 831, w s, 266.8 n Longwood av, 33.4x100, 4-sty bk tnt. Solomon M Schatzkin to Sophie Powers, The Cavendish, Colum- bia Road, Washington, D C. Mts \$19,500. Mar 1. Apr 12, 1911. 10:2709. O C & 100

Fox st, No 835, w s, 300 n Longwood av, 33.4x100, 4-sty bk tnt. Solomon M Schatzkin to Esther L Stone, 3425 Newark st, Wash- ington, D C. Mts \$19,500. Mar 1. Apr 12, 1911. 10:2709. O C & 100

\*Fulton st (Richardson av), e s, 120 s 237th st, 48x120. Maria Sabin to Luigi Mastrogianni, 690 E 188th st. All liens. Apr 8. Apr 11, 1911. O C & 100

\*Fulton st, s e s, abt 405 n 239th st, 33x151.5. Washingtonville, Leopold Liguori & Jennie his wife to Mathilda Liguori, 4538 Richardson av. Mt \$2,000. Apr 8. Apr 13, 1911. O C & 100

Hall pl, w s, 299.11 s 167th st, 44x113.9x46.5x117.9, vacant. Peter Sinnott to Sinnott Co, 967 E 165th st. Apr 5. Apr 7, 1911. 10:2691. O C & 100

Herkimer pl, e s, 150.6 n 233d st, 25x100, vacant. John J Hag- gerty to Peter W Kelley, 3961 Carpenter av. Apr 7. Apr 8, 1911. 12:3363. nom

\*Hancock st, e s, 150 s Morris Park av, 25x100. Deed of Cession to land in front of above to c l Melville st. Albt Neumann to City of N Y. Dec 30, 1910. Apr 11, 1911. nom

\*Louise st, w s, 150 s Morris Park av, 25x100. Hanna Valley to Alema Realty Exchange Co, 1 W 34th st. All liens. Apr 7. Apr 8, 1911. O C & 100

Lowell st, Nos 1038 & 1042, s s, 80 e Longfellow av, 78x100, 2, 5-sty bk tnts. Release mt. Public Bank to Usona Constn Co, 989 Southern Boulevard. Apr 10. Apr 11, 1911. 10:2755. O C & 100

Minford pl, Nos 1445 to 1451, w s, 200 s 172d st, 103x100.4, 4-sty bk tnts. FORECLOS, Feb 28, 1911. Geo A Ellis ref to Geo E Sealy Co, 39 Cortlandt av. Mar 8. Apr 8, 1911. 11:2977. 100

Manida st, No 832, n e s, 313.10 n w Lafayette av, 25x100, 2-sty bk dwg. Manida Co to Jos M Levine, 832 Manida st. Mt \$7,500. Apr 1. Apr 7, 1911. 10:2740. O C & 100

\*Mianna st, s s, abt 200 w White Plains road, 50x100. Chas A Gabor, Jr, to Chas A Gabor & Charlotte his wife as tenants by entirety. Mt \$2,000. July 30, 1910. Apr 10, 1911. O C & 100

Morris st, old c l 250 e Mt Hope av (Monroe av), runs n - to pt 100 n 176th st, x e - to w s lot 19, map of South Fordham, x s - x w - to beg, vacant. Augusta A Paulsen to Chas H Bull, 702 Mad av. Q C. Apr 7. Apr 11, 1911. 11:2802. nom

\*Newman st, w s, 175 n 150th st, 25x111.6. Susan H Rudd, 504 W 139th st to Augustine G Rudd, 504 W 139th st. Mar 27. Apr 7, 1911. nom

Simpson st, No 1138, e s, 175 n 167th st, 40x100, 5-sty bk tnt. Esther A Wheaton to Paul C Uhlig, at Cranford, N J. All liens. Nov 17, 1910. Apr 7, 1911. 10:2728. 100

Simpson st | e s at s e s 163d st, runs n e 163d st, Nos 1010 to 1032 | along 163d st, 198.6 x n e, e Southern Boulevard, Nos 921 to 939 | & s e still along 163d st to w s Southern Boulevard and s along Southern Boulevard, to- gether 399.3 to pt 200 n Barretto st, x w 210 to Simpson st, x n 247.4 to beg, 6-sty bk tnt & vacant. Henry Morgenthau Co to Utility Realty Co, 165 Bway. B & S. Mts \$450,000. Apr 7. Apr 8, 1911. 10:2723. O C & 100

\*St Ouen pl, No 717, n s, 166.7 e White Plains rd, 50x-. Wakefield Grace Methodist Episcopal Church of N Y to Christine Leonhard, 4682 Park av. Mar 30. Apr 12, 1911. O C & 100

\*Tompkins st, w s, 289.5 n Davis st, 95.3x100.11x109.3x100. Hud- son P Rose Co to Eliz Dietrich at Hackensack, N J. All liens. Mar 8. Apr 12, 1911. nom

144th st, No 416, s s, 191.8 e Willis av, 16.8x100, 2-sty & b bk dwg. Alina wife Robt Vollbracht to Ellen E Williams, 303 E 142d st. Apr 1. Apr 7, 1911. 9:2288. O C & 100

149th st, No 305 & 307, n s, 370.3 e Morris av, 25x100, 1-sty fr shop in rear. David Gamache to Philomene C Gamache his wife. B & S. All liens. Aug 13, 1897. Apr 11, 1911. 9:2331. nom

150th st, Nos 300 & 302, s s, 500 w Courtlandt av, 50x100, 3-sty bk dwg & 4-sty bk tnt. Jane Cooley, widow, to Patk Crowley, 302 E 150th st. Apr 12, 1911. 9:2331. O C & 100

150th st, No 307, n s 450 w Courtlandt av, 25x118.5, 2-sty & b fr dwg. Jane Cooley, widow, to Patk Crowley, 302 E 150th st. Apr 12, 1911. 9:2410. O C & 100

151st st, Nos 379 & 383, n s, 250 e Courtlandt av, 50x115.3x50x115.2 2-sty fr dwg & str & 3-sty fr tnt. Boulevard Constn Co to Benj Benenson, 407 E 153d st. Mts \$11,500. Apr 7, 1911. 9:2398. O C & 100

163d st, No 493, n s, 130.1 e Washington av, 25x67.10, 2-sty fr dwg. Jos P Lyna to McDermott Dairy Co, 127 W 42d st. Apr 11. Apr 12, 1911. 9:2368. O C & 100

171st st, No 444, s s, 25 e Park av, 25x90, 4-sty bk tnt. Rosina Branca to Herman D Junge, 951 Grant av. Mts \$12,500. Apr 10. Apr 13, 1911. 11:2902. nom

172d st | n e s at n w s West Farms rd, 96.10x33.11 West Farms rd, No 1521 | x115.1x42.9, 2-sty fr dwg. Mary E Doyle EXTRX Thos O'Rorke to Jno F Johnson, 2880 Briggs av. Apr 6. Apr 11, 1911. 11:3014. 2,100

174th st, s s, abt 45 e Easburn av, 50x100, vacant. Laura E Manning to Alonzo G McLaughlin, 5420 6th av. Bklyn. & Leo C Stern 58 W 72d st, N Y. 1-3 part. All liens. Mar 21. Apr 12, 1911. 11:2793. O C & 100

Same property. Albertine S Elterich to same. 1-3 part. All title. B & S. All liens. Apr 11. Apr 12, 1911. 11:2793. O C & 100

Same property. Alonzo G McLaughlin et al to Mary McPartland, 5420 6th av, Bklyn. B & S. All liens. Apr 11. Apr 12, 1911. 11:2793. O C & 100

176th st, n s, 250 e Mt Hope av (Monroe av), 14.1x100, 2-sty bk dwg. Release mt. Jas M Anderson TRUSTEE Jas W Anderson to Wm C Bergen at Andrews av & 180th st. Mar 30. Apr 11, 1911. 11:2802. nom

179th st, No 417, n s, 141.1 e Webster av, 25.3x117x25x121, 2-sty fr dwg. Margt Hirten to Anthony Kuhn, 447 W 50th st. Apr 11. Apr 12, 1911. 11:3029. O C & 100

183d st | s e cor Clinton av, 25x95, vacant. Rudolph Loewenthal Clinton av to Jacob Streifler, 1340 Wilkins av. Mt \$1,500. Apr 12, 1911. 11:3101. O C & 100

187th st, No 764, s s, 26 e Prospect av, 34.2x70, 4-sty bk tnt. Wm L McDonald to Michl J Scanlan, 861 Crotona Park North. Q C. Mar 18. Apr 11, 1911. 11:3114. 100

\*216th st | n w cor Bronxwood av, 30x89. Release mt. J Bronxwood av | Chas Grasmuk to Vincenzo Pizzo, 210 Forsyth st. Apr 6. Apr 11, 1911. 900

\*220th st, No 823 (6th av), n s, 255 e 4th av, 25x114, Wakefield. Adolf Zielke to Guiseppa Bucci, 4112 White Plains rd. Mt \$1,600. Mar 30. Apr 7, 1911. O C & 100

\*223d st, n s, 656.10 e White Plains rd, 25x100. FORECLOS, Mar 28, 1911. Warren Leslie, ref, to Estates Settlement Co, 200 Bway. Apr 7. Apr 12, 1911. 4,070

\*230th st (16th av), n s, 205 e 2d av, 50x114, Wakefield. Benj Benenson to Boulevard Constn Co, 376 East 149th st. All liens. Apr 7. Apr 13, 1911. O C & 100

234th st, No 265, n s, 234.10 w Katonah av, 25.2x100, 2-sty bk dwg. FORECLOS, Apr 4, 1911. Maurice Dieches referee to Mt Vernon Bldrs Supply Co, 24-26 South 2d av, Mt Vernon, N Y. Apr 10, 1911. 12:3375. 3,225

234th st, No 267, n s, 210 w Katonah av, 24.10x100, 2-sty bk dwg. FORECLOS, Apr 4, 1911. Same to same. Apr 10, 1911. 12:3375. 3,150

234th st, No 269, n s, 185 w Katonah av, 25x100, 2-sty bk dwg. FORECLOS, Apr 4, 1911. Same to same. Apr 10, 1911. 12:3275. 3,125

235th st, No 264, s s, 235 w Katonah av, 25x100, 2-sty bk dwg. FORECLOS, Apr 4, 1911. Maurice Deiches referee to Mt Vernon Bldrs Supply Co, 24-26 South 2d av, Mt Vernon, N Y. Apr 10, 1911. 12:3375. 3,125

235th st, No 266, s s, 210 w Katonah av, 25x100, 2-sty bk dwg. FORECLOS, Apr 4, 1911. Same to same. Apr 10, 1911. 12:3375. 3,225

235th st, No 268, s s, 185 w Katonah av, 25x100, 2-sty bk dwg. FORECLOS, Apr 4, 1911. Same to same. Apr 10, 1911. 12:3375. 3,225

235th st (Willard av), n s, 210 w Katonah av, 50x100, vacant. Fredk G Potter TRUSTEE Wm H Potter to Geo F Harriman, 27 W 11th st. Q C. Apr 3. Apr 12, 1911. 12:3376. 650

Same property. Geo F Harriman to Building Association of the Woodlawn Club, 220 E 237th st. B & S & C a G. All liens. Apr 10. Apr 12, 1911. 12:3376. nom

236th st, No 273, n s, 185 w Katonah av, 25x100, 2-sty fr dwg. Henry H Keough to Milton S Kistler, 1250 Pacific st, Bklyn. Mt \$3,000. Oct 14, 1910. Apr 10, 1911. 12:3377. 100

\*237th st, n s, 100 w Barnes av, 65.9x—x111.5x100. Deed of Cession to land in front of above to c l of 237th st. Whitehall Realty Co, 200 Bway to City of N Y. Jan 26. Apr 11, 1911. nom

Bryant av, No 807, w s, 175 n Lafayette av, 25x100, 2-sty bk dwg. Jennie Tackney to Rosaria Pizzutiello, 109-111 W 102d st. Mts \$7,750 & all liens. Apr 5. Apr 7, 1911. 10:2764. O C & 100

Belmont av n w cor 189th st, 15x87.6, 4-sty bk tnt & str. Amelia 189th st | Martoccia to Max M Bernstein, 781 Lafayette av, Bklyn. Mt \$14,200. Apr 7. Apr 8, 1911. 11:3078. 100

Bathgate av, No 1698, e s, 216.8 n 173d st, 16.8x120, except part for av, 2-sty fr dwg. Margt J Becker HEIR Chas Bathgate to Adelbert S Nichols, 2005 Mad av, & Grant L Nichols, at Hector, N Y. EXRS, &c, Harvey Nichols. Q C. Dec 15. Apr 10, 1911. 11:2921. 83,33

\*Briggs av, n s, 222.6 e Maple av, 50x91.6x50x92.6. Ciro Ferrara to Vincenzo Gallo, 313 E 119th st. Mt \$800 & all liens. Feb 27. Apr 8, 1911. O C & 100

Bathgate av, e s, 97.10 n Wendover av, 200x39.5, vacant. Title Guarantee & Trust Co, TRUSTEE Henrietta E Tisdale to Tobias Realty Co, 99 Nassau st. B & S. Apr 10. Apr 11, 1911. 11:2919. O C & 1,000

Briggs av, No 2686, e s, 460.5 n 194th st, 23.2x84.11x23.4x83.11, 2 & 3-sty fr dwg. Wm H Wright & Son, Inc, to Hannah A T Hammel, 2270 Washington av. Mt \$4,500. Apr 10. Apr 11, 1911. 12:3294. O C & 100

\*Bogart av, w s, 475 s Neil av, 25x100, Release mt. Van Nest Land & Impt Co to Fidelity Development Co. Mar 13. Apr 11, 1911. nom

Brook av, No 1004, e s, 149.7 s 165th st, 26.6x146.11x25x155.11, 4-sty bk tnt. Saml Qualler to Jacob Greenberg, 79 W 119th st. Mt \$16,000. Apr 10. Apr 11, 1911. 9:2386. O C & 100

\*Brady av, n s, 50 e Barnes av, 25x100.

Matthews av, w s, 150 s Lydig av, 50x100. Release mt. Van Nest Land & Impt Co to Fidelity Development Co. Mar 13. Apr 11, 1911. nom

Bergen av | n w cor Westchester av, runs w 120.4 x n 85.5 x e Westchester av | 4 x n 15 x e 96 to w s Bergen av x s 32.5 to beg. vacant. Release mt. Title Guarantee & Trust Co to Samson Lachman, 313 W 106th st, & Abraham Goldsmith, 50 W 75th st. Apr 10. Apr 12, 1911. 9:2362. nom

Briggs av, No 2709, w s, — s 196th st, being strip in front of; also described as at c l lot 22 if prolonged on map (No 163 in Westchester Co) of Jno Cromwell at West Farms, runs w — to w s old 1st av x s 25 to line bet lots 22 & 23 x e — to w s Briggs av x n — to beg, being land formerly in bed of old 1st av. A Aldrin Salter et al to Jno Vornlocher. Q C. May 15, 1909. Apr 12, 1911. 12:3300. nom

\*Country Club av, s w s, 100 s e John st, 25x100. CONTRACT. Cyrus P Jones with Robt Lindner. Apr 25, 1905. Apr 12, 1911. 600

Crotona av. No 1934, e s, 100.3 s Tremont av or 177th st, 16.8x70, 2-sty fr dwg. Mary T Rafety to Sarah McGowan, 1934 Crotona av. Q C. Apr 13, 1911. 11:2950. O C & 100

Cromwell av, No 1450, e s, 194.5 s Macombs rd, runs n e along s s Storm Relief Tunnel Sewer, 49.8 x e 72.6 to c l of a brook x s 50 x w 111 to av, x n 28.11 to beg, 2-sty fr dwg. PARTITION. Mar 15, 1911. Reid L Carr ref to Mainert J Hansen, 769 E 156th st. Apr 12. Apr 13, 1911. 11:2857. 4,250

Cauldwell av, Nos 712 to 722, e s, 140 s 156th st, 120 x 103.11x 120x101.6, 3, 5-sty bk tnts. Benj J Weil to Fanny Gruen, 401 E 52d st. All liens. Apr 6. Apr 7, 1911. 10:2628. O C & 100

Cauldwell av, Nos 712 to 722, e s, 140 s 156th st, 120x103.11x120 x101.6, 3, 5-sty bk tnts. Fanny Gruen to Benj J Weil, 247 W 73d st. All liens. Apr 6. Apr 7, 1911. 10:2628. O C & 100

Concord av, Nos 327, 329, 333, 337, 339, 341, 349 & 351, w s, bet 141st & 142d sts, 8 lots. Release of personal liability under mt. Bronx Heights Land Co to Edward Riegelmann. Mar 29. Apr 8, 1911. 10:2573. nom

Crotona av, No 2315, w s, 275 n 183d st, 37.6x80, 4-sty bk tnt. Release mt. N Y Trust Co to T J Cunningham Co, 815 Hunts Point av. Apr 10 1911. 11:3103. O C & 1,000

Crotona av, No 1844, e s, 50 s 176th st, 41.4x80x41.2x80, 5-sty bk tnt. Crötona Avenue Realty Co to Rebecca Psaty, 3 E 107th st. Mt \$26,000. Mar 31. Apr 11, 1911. 11:2949. O C & 100

Courtlandt av, No 622, e s, 75 n 151st st, 20.4x100.

Courtlandt av, No 624, e s, 95.4 n 151 st, 20.4x100. 6-sty bk tnt. Release mt. Bernard Galewski to Onyx Realty & Constn Co, 150 Nassau st. Apr 11. Apr 12, 1911. 9:2398. 3,000

Crotona av | e s, 336.7 n 181st st, 81.5x195.6 to w s Clinton av x Clinton av | 62.3x210.3, vacant. Mary Diamond to Gaetano Zingales, 319 E 107th st. Mt \$9,000. Mar 25. Apr 12, 1911. 11:3098. O C & 100

Decatur av, No 2630 | n e cor 194th st, 20x100, 3-sty fr tnt & 1-194th st, No 385 | sty fr str. Richard G Hach, 701 E 194th st to Amelia A Hach, 701 E 194th st. All title. All liens. Apr 4. Apr 7, 1911. 12:3277. O C & 100

Decatur av, No 3285, w s, 125 s 209th st, 25x100, 2-sty fr dwg. Anna Moosbrugger to Valentine Constn Co, 1616 Crosby st, Bronx. Mts \$7,100 & all liens. Apr 4. Apr 13, 1911. 12:3351. nom

Eagle av, w s, 302.2 s Westchester av, any land lying s of above line x120. Release mt. Anna H Moldenke et al to Jas A Glover at Phillipstown, Putnam Co, N Y. Feb 24. Apr 7, 1911. 10:2616. nom

Franklin av, No 1390, e s, 38 n Jefferson pl, 37.6x100, 5-sty bk tnt. Esther A Wheaton to Paul C Uhlig at Cranford, N J. C a G. All liens. Nov 17, 1910. Apr 7, 1911. 11:2935. 100

\*Gleason av | n w cor Taylor av, 25x100. Morris Lazar to Goldie Taylor av | Cowen, 778 Beck st. B & S. Apr 7. Apr 11, 1911. O C & 100

Grant av, w s, 114 n McClellan st, 25x100, vacant. Concourse Investing Co to Herman J Eekhoff, 5214 13th av, Bklyn. All liens. Apr 7. Apr 11, 1911. 9:2449, 2452. nom

Grant av | n w cor McClellan st, 139x100, vacant. Release mt. McClellan st | Dollar Savings Bank to Concourse Investing Co, 103 Park av. Apr 6. Apr 11, 1911. 9:2449 & 2452. 3,600

\*Havemeyer av n w cor Blackrock av, runs n 108 x w 205 x s 52.9 Blackrock av | to n s Tremont av, x s e 107 to n s Blackrock Tremont av | av, x — 113 to beg. Jno W Kavanagh to Fredk A Wurzbach, 381 E 165th st. Mts \$12,000. Mar 13. Apr 7, 1911. nom

Hoe av, No 1521 | n w cor 172d st, 25x100, 5-sty bk tnt & str. 172d st | Michele Vierno to Pasquale A Altieri, 321 E 116th st. Mt \$32,625. Apr 3. Apr 7, 1911. 11:2982. O C & 100

Hoe av, e s, 225 s Jennings st, 25x100

Hoe av, e s, 250 s Jennings st, 50x100. vacant. Russel S Johnson & Mary L E his wife to Anna G Anderson at Clayville, Oneida Co, N Y. Apr 4. Apr 13, 1911. 11:2987. nom

Same property. Anna G Anderson to Russel S Johnson & Mary L E his wife, at Camden, Oneida Co, N Y. Apr 4. Apr 13, 1911. 11:2987. nom

Hull av, No 3282, e s, 150 s 209th st, 25x100, 2-sty fr dwg. Richd G Hach, 701 E 194th st, to Agnes Hach, 701 E 194th st. All title. All liens. Apr 4. Apr 7, 1911. 12:3351. O C & 100

Honeywell av, No 2020, e s, 76.10 s 179th st, 44x100. Assignment of rents. Nelson Black Constn Co to Nathan J Packard, 411 West End av, & Moses Packard, 275 Clermont av, Bklyn. Apr 11. Apr 12, 1911. 11:3122. 600

\*Hunt av, No 1956, e s, 297 s Bronxdale av, 25x100. Harrison B Schuler to Armor Realty Co, 170 Bway. Mts \$4,000. Jan 3. Apr 13, 1911. nom

Intervale av, s e s, 151.1 s w Tiffany st, runs s e 83.6 x s w 25 x s 7.4 x w 12.5 x s w 10.10 x n w 80 to av, x n e 50 to beg, vacant. Release mt. Helena Berk to Kathie Leichle, 1442 Minford pl. Mar 14. Apr 7, 1911. 10:2706. 1,250

Same property. Kathie Leichle to Louisa B Diener, 1768 Gleason av. Mar 10. Apr 7, 1911. 10:2706. O C & 100

\*Kingsbridge rd, n s, 50 e Rose pl, 25x101.11x25.2x101.3. Fredk W Prigge to Geo A Prigge, 1839 Bussing av. ½ part. Apr 5. Apr 7, 1911. O C & 100

Longfellow av or st, No 1321, w s, 200 n Freeman st, 25x100, 2-sty fr dwg. Nicholas Lopard to Margt Falvey, 1421 Longfellow av. Mt \$7,300. Apr 7. Apr 8, 1911. 11:2999. O C & 100

\*Lydig av | n w cor Matthews av, 100x100. Release mt. Van Matthews av | Nest Land & Impt Co to Fidelity Development Co. Mar 13. Apr 11, 1911. nom

Lincoln av, Nos 165 & 167 | n w cor 135th st, 51x100, 2, 5-sty bk 135th st, Nos 259 & 265 | tnts & str & 1-sty bk str in st. Max Weiss to Julia Ney, 6 W 114th st. Mts \$20,000. Apr 1. Apr 11, 1911. 9:2318. nom

\*Lyon av | n e cor Parker av, 50x100.  
 Parker av |  
 Green lane, w s, 100 n Lyon av, 25x100.  
 Jno V Braun to Richd Morrison, 10 Station pl, Wmsbridge. All title. Mt \$1,875. Apr 8. Apr 11, 1911. O C & 100  
 Mohegan av (Grant av), e s, 90 n 179th st, 66x150, except part for Mohegan av, vacant. Anna M Hoffmann to Philipp Hoffmann & Anna M his wife, 903 Tremont av, tenants by entirety. Mt \$4,000. Jan 20. Apr 8, 1911. 11:3123. nom  
 \*Mulliner av, w s, 301.4 n Bronxdale av, 25x106.9x25x107.6. FORECLOS. Nov 15, 1910. Robt J Mahon referee to Annie Troman, 724 E 225th st. Dec 9, 1910. Apr 10, 1911. 1,000  
 Same property. Annie Troman to Saml Keeler, at Ridgefield, Conn. Dec 14, 1910. Apr 10, 1911. O C & 100  
 Mapes av | s e cor 178th st, 47x145.2x46.11x145.2, vacant. Mt \$4,178th st | 000.  
 Mapes av, old, s e s, 216.11 n e Tremont av, 26x150.2, except part for av, vacant.  
 Jos Diamond to Jos Diamond Constn Co, 1139 Wvatt st. Mar 17. Apr 11, 1911. 11:3107. O C & 100  
 Morris av, No 1005, w s, 190.6 n 164th st, 24.6x105x24.7x105, vacant. Abram Aaronson to Abram W Herbst, 1072 Hall pl. Mt \$3,500. Mar 2. Apr 11, 1911. 9:2447. O C & 100  
 Morris av | n w cor 174th st, 65x95, vacant. Laura E Manning to 174th st | Alonzo G McLaughlin, 5420 6th av, Bklyn & Leo C Stern, 58 W 72d st, N Y. 1-3 part. All liens. Mar 21. Apr 12, 1911. 11:2825. O C & 100  
 Same property. Albertine S Elterich to same. 1-3 part. All title. B & S. All liens. Apr 11. Apr 12, 1911. 11:2825. O C & 100  
 Same property. Alonzo G McLaughlin et al to Mary McPartland, 5420 6th av, Bklyn. B & S. All liens. Apr 11. Apr 12, 1911. 11:2825. O C & 100  
 \*Middletown rd, n s, 141 e Pelham rd, 27x— & being lot 1, map (No 1122) of the Duchess Land Co of the Benson Estate, Throggs Neck. Marion I Mapes to Wm Leinker, 1986 3d av. Apr 12. Apr 13, 1911. nom  
 Newton av late Courtlandt av, w s, 107 n 256th st, 25x100, vacant. Jno C Shiffert to Arthur M Werner at Riverdale, N Y City. Apr 4. Apr 11, 1911. 13:3421. 1,000  
 \*Neil av, s s, 50 e Bogart av, 25x100. Release mt. Van Nest Land & Impt Co to Fidelity Development Co, 1477 Bway. Mar 13. Apr 11, 1911. nom  
 \*Pierce av, s s, 225 e Deane pl, 25x—. Richd D Morse to Fidelity Development Co, 1477 Bway. B & S. Mt \$2,300. Apr 6. Apr 8, 1911. nom  
 Park av, No 4053, w s, 428.10 s 175th st, 16.8x120x20.7x120, 2-sty fr dwg. CONTRACT. Lizzie Wheat with Clement H Smith, 1773 Clay av. Mar 31. Apr 10, 1911. 11:2899. 4,000  
 \*Public rd to the Point, lot 34, map (No 76 in Westchester Co) of Classons Point, —x— to Long Island Sound, contains 2 20-100 acres, except part for Classons Point rd, with all title to land under water. FORECLOS. Mar 9, 1911. Marshall S Marden ref to Walter W Taylor, 1191 Boston rd. Mar 9. Apr 11, 1911. 21,200  
 Park av, No 3140 (Terrace pl), s s, 56.6 e 159th st (Waverly st), 56.6x100x50x126.6, except part for Park av, 3-sty bk dwg & vacant. Grace E Brady to Barbara D Simpson at 11 Bonner pl, Mt \$6,000. Feb 4. Apr 13, 1911. 9:2419. nom  
 Park av | s e s at s s 166th st, 255x192x238x97, vacant. City Real Estate Co to Wesley Thorn, 541 W 142d st. B & S. Apr 12. Apr 13, 1911. 9:2387. O C & 100  
 Robbins av, Nos 648 & 650, s e s, 41.10 s w 152d st, 50x104. Robbins av, Nos 600 & 602, s e s, 100 s w 151st st (Pontias st), 50x105, two 6-sty bk tnts & str. Froma Realty Co to Brocaval Realty & Holding Co, 63 Park row. Apr 10, 1911. 10:2642 & 2643. 100  
 Rver av | w cor 182d st, 114.8x110.4x140.7x124.3, vacant. Wm 182d st | H De Voe to Theadela Realty Co, 99 Nassau st. Mt \$7,000. Apr 10, 1911. 11:3157. O C & 100  
 \*Reeds Mill rd, c l at line of Estate S Faile at Eastchester, runs to Rattle Snake brook & lands of Bussing & s e cor & Morrison, contains 46 54-100 acres, except lots 2, 3, 4, 5, 13 to 18, 21 & 22 on Mill st, 3 & 4 on Oak st, 1, 3, 5 & 7 on e s Chestnut av, 6 & 8 on w s Chestnut av & 70 & 72 on Cedar st, on map (No 482), of the Kernels at Eastchester. Lewis B Halsey by Benj S Halsey ATTY to Annie S. Florence & Bessie C Halsey at North Patterson, N J. 5-18 parts. All liens. Feb 9. Apr 11, 1911. O C & 100  
 Summit av, No 1001, w s, 461.7 s 165th st, 30x87.6. 4-sty bk tnt. Jos Wolf to Mary Schafer, 1901 Summit av. Mt \$15,000. May 28. 1908. Apr 11, 1911. 9:2523. O C & 100  
 Summit av | e s 112.6 s 166th st, 43.9x190 to w s Ogden av, vacant. Ogden av | Legal Realty & Mort Co to Brown-Weiss Realities, 63 Park Row. Mts \$8,000 & all liens. Apr 3. Apr 11, 1911. 9:2526. nom  
 \*Saxe av, e s, 175 s Mc Graw av, —x100x50x100, except part for Tremont av. Deed of cession to land in front of above to c l Leland av. Clinton Stephens to City of N Y Dec 9, 1910. Apr 11, 1911. nom  
 Southern Boulevard or 133d st, n s, 50 e Brook av, 25x100, vacant. Sol L Kaye to Mary Ehrmann. All liens. Mar 22, 1909. Apr 12, 1911. 9:2261. O C & 100  
 Southern Boulevard, Nos 1981 & 1985, w s, 36.3 s 178th st, 72.6x115.5x66.1x85.7, two 5-sty bk tnts. Fredk Dannhauser to Laura M Lewis, at Jersey City, N J. Mts \$48,000. Feb 18. Apr 12, 1911. 11:3117. nom  
 Southern Boulevard, No 882, e s, 250 n Tiffany st, 33.4x100, 4-sty bk tnt. May E Durrant to Rudolph L Fessler, 1058 Simpson st. Mt \$17,000. Apr 7, 1911. 10:2733. O C & 100  
 Tremont av | n w cor Daly av, 43.1x143x39.4x142.11, vacant. Geo Daly av | J Fernschild to Ferdinand or Ferdinand Kurzman, 48 W 75th st. Mt \$9,000. Apr 6. Apr 10, 1911. 11:3121. O C & 100  
 \*Theriot av, bet 177th st & Wood av, land in bed of st in front of lots 250 & 251 map of McGraw Estate. Deed of Cession. Charlotte G Greenbaum to City of N Y. Dec 23, 1910. Apr 11, 1911. nom  
 \*Theriot av, land in bed of av. Release mt. Clara A Miller to same. Dec 14, 1910. Apr 11, 1911. nom  
 \*Theriot av, land in bed of av. Release mt. Abraham Velleman to same. Dec 13, 1910. Apr 11, 1911. nom  
 Teller av, No 1071, w s, 119.6 s 166th st, 20x100, 3-sty bk dwg. FORECLOS. Apr 10, 1911. Jacob A Cantor ref to Frances Schwab EXTRX & TRUSTEE Noah Schwab, 2 W 86th st. Apr 11. 1911. 9:2428 & 2433. 7,400  
 Teller av, No 1069, w s, 139.6 s 166th st, 20x100, 3-sty bk dwg. FORECLOS. Apr 10, 1911. Same to same. Apr 11, 1911. 9:2428 & 2433. 7,400  
 Topping av, No 1757, w s, abt 270 n 174th st, 50x100, except part for av, 2-sty fr dwg. Adolph E Klots to Topping Av Co, 1751 Topping av. Mt \$6,000. Mar 20. Apr 10, 1911. 11:2798. 100

Teller av, Nos 1055 & 1057, w s, 139.5 n 165th st, 40x100.1. Teller av, Nos 1061 to 1065, w s, 199.5 n 165th st, 60x100.1. 5, 3-sty bk dwgs.  
 S F Myers Realty to Edw Vaczy, 76 Berry st, Bklyn. Mts \$38,500. Mar 31. Apr 13, 1911. 9:2428 & 2433. O C & 100  
 Tremont av, No 208, s s, 74.6 e Mt Hope av (Monroe av), runs s — x e 25.6 x n — to av, x w 25.6 to beg, except part for av, 2-sty fr dwg. Chas H Class EXR, & c, Edw Colegrove to Mary Mayer, 2090 Webster av. Apr 12. Apr 13, 1911. 11:2804. 5,500  
 Tiebout av, No 2478, e s, 165.3 n 189th st, 31x100, 4-sty bk tnt. Leland S Osmun to Jas M Scofield at White Plains, N Y. Mt \$16,000. Feb 1. Apr 13, 1911. 11:3023. O C & 100  
 Same property. Jas M Scofield to Wakefield Park Realty Co, 314 Madison av. Mt \$16,000. Feb 1. Apr 13, 1911. 11:3023. O C & 100  
 \*Town Dock road, s s, 25 w Wilcox st, 50x100. August Stolz to Andrea Di Maio & Rocco Scarpinato, both at 1927 Barnes av. Mt \$700. Apr 11. Apr 12, 1911. O C & 100  
 Tremont av | n w cor Aqueduct av, 119.10x65x104.3x50, vacant. Aqueduct ac | Samuel McMillan, Jr, to Eliz S McMillan, 180th st & Loring pl. Mt \$12,180. Apr 7. Apr 13, 1911. 11:2878. O C & 100  
 Union av, No 1235, w s, 268.10 n 168th st, 20x132.8, 3-sty bk dwg. Esther Hirsch to Louisa Hirsch, 1235 Union av. Mt \$7,000. Apr 4. Apr 12, 1911. 10:2673. 100  
 Union av, No 993, w s, 266.2 s 165th st, 45.7x164.5, 5-sty bk tnt. Moses Rosman to Anna McCarthy, 977 Prospect av & Minerva Macy, 907 Faile st. Mt \$52,000 & all liens. Feb 11. Apr 11, 1911. 10:2669. O C & 100  
 Vyse av, No 1490, e s, 200 s 172d st, 25x100, 3-sty bk dwg. Geo P Laible to Charlotte I Nouskajian, 1490 Vyse av. Mt \$9,500. Apr 6. Apr 7, 1911. 11:2995. O C & 100  
 Vyse av, No 1490, e s, 200 s 172d st, 25x100, 3-sty bk dwg. Mt \$9,500. FORECLOS. Mar 31, 1911.  
 Jno E Roeser ref to Geo P Laible, 1303 Lex av. Apr 6. Apr 7, 1911. 11:2995. 1,000  
 Vyse av, e s, 130.6 s Freeman st, 25x100, vacant. Sadie Goldman to Emma R Wurm, 1224 Vyse av. Mt \$2,750. Apr 10. Apr 11, 1911. 11:2993. O C & 100  
 Vyse av, No 1147, w s, 260 n 167th st, 20x100, 3-sty bk dwg. Jos A Parsons to Fredk M Kahle, 28 Dock st, Yonkers, N Y. Mts \$10,000. Feb 23. Apr 11, 1911. 10:2752. O C & 100  
 Vyse av, No 1426, e s, 275 n Freeman st, 25x100, 5-sty bk tnt. Gaetano Zingales to Mary Diamond, 157 E 89th st. Mt \$21,000. Apr 11. Apr 12, 1911. 11:2994. O C & 100  
 Vyse av, No 1217, w s, 191.4 n Home st, 18.9x100, 3-sty bk dwg. Max Powell to Michael Claro, 1217 Vyse av. Mts \$7,500. Apr 10. Apr 12, 1911. 11:2986. O C & 100  
 Valentine av, No 2057, w s, 174.5 s 180th st, 25x99.9x25x99.11, 2-sty fr dwg & 2-sty fr dwg in rear. Henry R Stelling to Auguste Stelling, 2057 Valentine av. All liens. Apr 1. Apr 13, 1911. 11:3144 & 3149. nom  
 Wilkins av | w cor 170th st, 69.1x121.3x68.1x105.4, vacant. Jno J 170th st | Tully Co to Reliant Realty & Constn Co, 103 E 125th st. Mt \$17,000 & all liens. Apr 6. Apr 8, 1911. 11:2965. nom  
 \*Westchester av, s s, 375 w Pugsley av, runs w 69 x s 70 x e 18 x s — x e 50 x n 80 to beg.  
 Tremont av, n s abt 238 e Public pl, runs e 79 x w 102.11 x w 50 x n — x w 18 x s 74.6 to beg.  
 N Y Catholic Protectory to Geo E Herold, 247 E 111th st. Apr 6. Apr 8, 1911. 8,000  
 Westchester av, No 705 | n w s, 74.5 n e from s s Jackson av, runs on map Nos 703 & 705 | n w — to e s Jackson av at point 87.7 Jackson av, No 704 | n w of Westchester av x n w 29.11 x s e — to Westchester av x s 25.5 to beginning. 2-sty bk str & offices. Froma Realty Co to Brocaval Realty & Holding Co, 63 Park row. Apr 10, 1911. 10:2645. 100  
 Weeks av, w s, 486 n 174th st, 25x98.9x25x99, except part for Weeks av, vacant. ¼ R T & I.  
 Weeks av, w s, 189, s 175th st, 25x94.4x25x94, vacant. 1-8 R T & I.  
 Fredk Jaeger to Pauline Jaeger, 1775 Weeks av. All liens. Apr 1. Apr 11, 1911. 11:2796. nom  
 Weeks av, w s, 189 s 175th st, 25x94.4x25x94, ½ part.  
 Weeks av, w s, 214 s 175th st, 12.6x94.4, all of, vacant.  
 Fredk Jaeger to Mary Jaeger, 1775 Weeks av. Apr 10. Apr 11, 1911. 11:2796. nom  
 Waldo av, w s, 412.7 s 238th st, 83x—. Deed of Cession to land in front of above to c l of av. 242d St Realty Co to City of N Y. Dec 28, 1910. Apr 11, 1911. 13:3414. nom  
 Same property. Release mt. Aldus Realty Co to same. Jan 25. Apr 11, 1911. 13:3414. nom  
 Waldo av, w s, 108.1 s 238th st, 166 frontage. Deed of Cession to land in front of above to c l of av. 242d St Realty Co to City of N Y. Dec 28, 1910. Apr 11, 1911. 13:3414. nom  
 Same property. Release mt. Aldus Realty Co to same. Apr 11, 1911. 13:3414. nom  
 Wilkins av, Nos 1330 & 1332, e s, 188 n Southern Boulevard, 40x75.7x81x42.3, 2-sty bk str. Emil S Levi to William Constn Co, 320 Bway. Q C & Correction deed. Mar 27. Apr 12, 1911. 11:2976. nom  
 Westchester av | s e s at n e s 227th st (Sidney st), 422.6x150.6. 227th st |  
 Johnson av, w s, 400.6 s 230th st, 100.3x181.11x102.2x140.3. Johnson av | w s 598.7 s 230th st, runs s 50.1 x n w 4.5 x Spuyten Duyvil rd | s w 27.6 to n w s Spuyten Duyvil rd, x s w 22.11 x n w 195.9 x n e 100 x s e 204.11 to beg.  
 Johnson av, n w s, 307.9 s w 227th st, 110.3x167.7x107.3x175. Johnson av, n w s, 537.6 s w 227th st, 135.8x111.5x117.8x141.8. Netherland av | n w s 217.11 s w from c l 227th st, 101.4x224.8x late Berrian st | 107.3x246.8.  
 Netherland av | n w s, 420.9 s w from c l 227th st, 101.4x180.8x late Berrian st | 109.3x202.8.  
 Netherland av | n w s 522.2 s w from c l 227th st, 101.4x135.8x late Berrian st | 117.6x180.8.  
 Spuyten Duyvil rd, s e s, 792.11 s w of Spuyten Duyvil & Port Morris R R, 81.2x152.5x80.8x127.11.  
 Johnson av | n s, 673.2 s w 227th st, runs w along av, 87.6 x n w Spring st | 62.1, 129 & 47.3 x n 144.10 to s w Spring st at pt Kappock st | 4.5 from e s Kappock st. x n w 4.5 to e s Kappock st. x n — to n e s Spring st, x s e — to n w s Netherland av (Berrian st), x s w 13.2 x s e 247.1 to beg.  
 Johnson av, s e s, 97.3 s w Spuyten Duyvil & Port Morris R R, runs s e 9.4 to n w s said R R, x s w 296.6 x n w 37.8 to av, x n e 292.5 to beg.  
 Plot bounded n & n w by n & n w s Troy st s & s e by s & s e s Troy st, n e by s w s Sidney st, x w by e s Kappock st, being part of roadbed of Troy st.

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Troy st. bounded n w by s e s Arlington av (Troy st), n e by n e s 227th st (Sidney st), s e by n w s Netherland av (Berrian st), & s w by s w s 227th st (Sidney st).  
Plot bounded n w by c l Kingsbridge rd & plots B & D, s e by s e s Spuyten Duyvil & Port Morris R R & by s e s Kingsbridge rd, being a strip bet the c l & s e s of said rd, which lies within lines of said R R, several 2-sty fr dwgs & vacant.  
Estate of Isaac G Johnson a corpn to Edgehill Terraces Co. May 6, 1909. Apr 11, 1911. 13:3407 & 3402. O C & 100  
3d av, No 2495, w s, 50 n 136th st, 25.4x99.8x25.6x99.8, 5-sty bk tnt & str. Simon Epstein to Sarah M Stiassny. Mts \$22,000. May 10, 1904. Apr 12, 1911. 9:2320. O C & 100  
3d av, No 2564 | s e cor 139th st, 27.3x92.11x25x82.1, vacant. 139th st, No 270 | Bayard L Peck assignee for benefit of Creditors of Whitney & Kitchen composed of Girard N Whitney & Jas V Geraghty to Jno S Appleby at Glen Cove, L I. Apr 7, 1911. 9:2314. 13,200  
3d av, No 4279, w s, abt 190 n 178th st, 27x103.11, 2-sty fr dwg & vacant.  
181st st, n e cor Quarry road, 30.6x97.11x32x88, vacant  
L Napoleon Levy et al to Gertrude Kane, 454 W 151st st. Apr 12. Apr 13, 1911. 11:3044 & 3063. nom  
Interior plot 35 w Morris av & 96 s 173d st, 100x100, vacant.  
Laura E Manning to Alonzo G McLaughlin, 5420 6th av, Bklyn & Leo C Stern, 58 W 72d st. 1-3 part. All liens. Mar 21. Apr 12, 1911. 11:2824. O C & 100  
Same property. Alonzo G McLaughlin et al to Albertina S Elterich, 801 E 242d st. 2-3 parts. All title. B & S. All liens. Apr 11. Apr 12, 1911. 11:2824. O C & 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.

April 7, 8, 10, 11, 12 and 13.

### BOROUGH OF MANHATTAN.

Allen st, No 145 | s w cor Rivington st, store & basement. H & A Rivington st | Cohen to Isaac Shapiro, 65 Rivington st, & ano; 5 yrs, from May 1, 1911. Apr 12, 1911. 2:415. 2,280  
Bleecker st, Nos 151 & 153 | n e cor Thompson st, all. Giovanni Thompson st | Lordi to Carmelo Lacapria et al, 133 W Houston st; 5 yrs from May 1, 1911. Apr 7, 1911. 2:537. 10,400  
Bleecker st, Nos 323 & 325, store, &c. Adolf Schmeidler to Julius Doerfler, 96 Perry st, & Richard Frankenbush, 530 E 175th st; 3 yrs, from May 1, 1911. Apr 12, 1911. 2:591. 1,020  
Cherry st, Nos 363 & 365, b & ground floor & floor above. Saml Bernstein to Saml Breakstone, 202 Henry st & ano; 10 yrs from May 1, 1911. Apr 13, 1911. 1:259. 2,100  
Cathedral Parkway, n s, 6th str from Manhattan av. Doric Realty & Holding Co to Victor Gedick, 315 W 110th st or 114th st; 4 yrs from Sept 1, 1908; 5 yrs renewal at \$900. Apr 13, 1911. 7:1846. 660 to \$40  
Desbrosses st, Nos 12 & 14, all.  
Watts st, Nos 65 & 67, all.  
Estate of Chas F Hoffman to Postal Telegraph-Cable Co, 253 Bway; 10 yrs from May 1, 1913. Apr 13, 1911. 1:225. 6,000  
Division st, No 134, basement, store floor and 1st loft. Edwd Knieriem to Harry Finkelstein, 233 S 2d st, Bklyn; 4 yrs, from Apr 1, 1911. Apr 10, 1911. 1:294. 900  
Division st, Nos 85 & 85½. Subordination of lease to mt for \$17,000. Elizabeth Mansfield, 258 W 144th st et al with Lawyers Mortgage Co, 59 Liberty st. Apr 10, 1912, 1911. 1:282. nom  
Elizabeth st, No 259, n str, &c. Henry Pasinsky to Salvatore Maneri on premises; 5 yrs from May 1, 1911. Apr 11, 1911. 2:508. 960  
Grand st, No 480. Agreement as to conditions in lease, &c. Louis Lebowitz with Blum Hat Co. Apr 6. Apr 7, 1911. 2:336. nom  
Same prop. Similar agreement. Louis Kaplan & David Juroff with same. Apr 6. Apr 7, 1911. 2:336. nom  
Greenwich st, No 269, str, e b & 1st loft extension room. Jas A Macdonald to Andrew Doerfler, 1625 Av A; 5 yrs from May 1, 1911. Apr 13, 1911. 1:132. 1,500  
Gramercy Park, No 1, all. Shubael Cattel EXR, &c. Harriette S Smith to Beta Theta Pi Club, 46 E 25th st; 5 yrs from May 1, 1911, with 5 years renewal. Apr 13, 1911. 3:876. 7,350 & 7,500  
Hudson st, No 679 & 681, junction 9th av & 14th st & Hudson st. Herring Bldg, str, &c. Wm C Orr TRUSTEE Stephen Philbin to Wm Lubbert; 3 yrs from May 1, 1910. Apr 11, 1911. 2:629. 3,720  
James st, No 2½, assign lease. Ferdinand Munch Brewery to Margie T Carbone, 73 Catherine st. Mar 30. Apr 11, 1911. 1:117. nom  
Same property, assign lease Margie T Carbone to M Groh's Sons, 238 W 28th st. Mar 30. Apr 11, 1911. 1:117. nom  
Liberty st, No 112, str & b. Chas Wolff to Zigmund Fichman, 432 W 34th st; 5 yrs, and 24 days, from Apr 6, 1911. Apr 10, 1911. 1:52. 3,000 to 3,500  
Liberty st, No 55, rooms 1204 & 1205 in 12th sty. Maurice Deiches as RECVR et al to Carl H Fowler, 338 W 72d st, & ano; 1 yr, from May 1, 1911. Apr 10, 1911. 1:64. 1,350  
Morton st, Nos 38 & 40, all. Marcus Rosenthal to Jno Gianninoto, 59 Thompson st; 3 yrs from Apr 1, 1911. Apr 7, 1911. 2:583. 5,050  
Mulberry st, No 20, assign lease. Giuseppe C Micheli to Theresa Micheli, 20 Mulberry st. Jan 4, 1911. Apr 12, 1911. 1:161. nom  
Sheriff st, Nos 82 & 84, all. Sun Construction Co to Herman Weisner, 111 E 7th st; from Feb 1, 1911 to Jan 31, 1914 (privilege 2 yrs renewal). Apr 12, 1911. 2:334. 5,800.50  
Vesey st, No 102, rear of store floor. Thos E Fitzgerald to Louis Jorel, 101 Columbia av, W Hoboken, N J; 3 yrs from May 1, 1911. Apr 7, 1911. 1:84. 480  
Vesey st, No 98, assign lease, chattels, &c. Francis J McCooley to Frank Mann, 60 King st. Apr 7. Apr 13, 1911. 1:84. nom  
Same property. Re-assign lease. Arthur G Freeland to same. All title. Mt \$1,700. Apr 13, 1911. 1:84. nom  
William st, No 128, all. Anne D Thomson by ATTY to James G Shaw, 29 Montgomery pl, Bklyn. N Y, et al, firm Thurston & Braidich; 5 yrs, from May 1, 1911. Apr 12, 1911. 1:77. 5,500

9th st, No 238 East, 4-sty house. Louise W Knecht to Franziska Daur, 238 E 9th st; 4 yrs, from May 1, 1912. Apr 12, 1911. 2:464. 1,740  
10th st, No 92 E. Assign lease (with release & consent by the Hamilton Fish Corpn). Eliza J Hyatt to Jacob Hodel, 311 Ditmas av, Bklyn. Mar 1. Apr 10, 1911. 2:555. nom  
10th st, Nos 94 & 96 E | assigns 11 leases (with release & consent by Hamilton Fish Corpn). Chas 3d av, Nos 30 to 46 | sent by Hamilton Fish Corpn). Chas 9th st, Nos 111 & 113 E | E Annett INDIVID & TRUS Stephen C Burdett to Jacob Hodel, 311 Ditmas av, Bklyn. Mar 1. Apr 10, 1911. 2:555. nom  
10th st, Nos 429 to 433 | n s, 22 e Dry Dock st, runs n 75 x w 22 Dry Dock st, Nos 3 & 5 | to e s Dry Dock st, x n 114.6 to s s 11thst, Nos 726 to 730 | 11th st, x e 71.7 x s 90.1 x e 34.4 x s 24.4 x w 22 x s 75 to n s 10th st, x w 42 to beg, all. Wm L Marshall to Wm L Marshall (Lim), a corpn, 433 E 10th st; 5 yrs from Mar 14, 1911. Apr 13, 1911. 2:380. taxes, &c, & 8,000  
14th st, No 140 E w str floor. Simon Sarnoff et al to Abner S Cutler, 148 E 28th st; 10 yrs from Feb 1, 1911. Apr 11, 1911. 2:559. 3,000 to 3,750  
18th st, No 405 E, all. Estate John Bickman to Vienna Pressed Yeast Co, 51 Greenwich av; 5 yrs, from May 1, 1911, with 5 yrs renewal. Apr 10, 1911. 3:950. 1,600  
18th st, No 224, s w s, 283 n w 2d av, 18x80, surrender of lease & bill of sale of bldg. Mary Mundorff to Winthrop C Rutherford at Allamuchy, Warren Co, N J as TRUSTEE Lewis M Rutherford. All title. Mar 22, 1911. Apr 7, 1911. 3:898. 9,000  
19th st, No 447 W, n e s, 25x91.11, the land. Francis L Ogden to Edw N Sheppard; 21 yrs from May 1, 1910 (option of renewal). Apr 7, 1911. 3:717. taxes, &c, & 400 to 600  
20th st, No 26 W. Assign lease. Hyman L Laster to Saml N Katz, 1556 51st st, Bklyn. All title. Mar 29. Apr 10, 1911. 3:821. 2,000  
22d st, No 107, n s, 105 w 6th av, 20x98.9, all.  
23d st, No 112, s s, 81.8 w 6th av, 21.8x98.9, all.  
23d st, No 114, s s, 103.4 w 6th av, 21.8x98.9, all.  
Abbie L Whiteman to Julius S Ehrich; No 114, for 23 1-12 yrs, from Apr 1, 1902, at net \$9,500; Nos 107 & 112 for 21 yrs, from May 1, 1904, at net \$7,500. Apr 12, 1911. 3:798. 2,2d st, No 109, n s, 125 w 6th av, 16.8x98.9, the land. Annie L Van De Water to Jules S Ehrich, firm Ehrich Bros; 21 yrs, from May 1, 1907. Apr 12, 1911. 3:798. taxes, &c, & 1,750  
22d st, No 105, n s, 85 w 6th av, 20x98.9, all. Evelyn L Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, from Apr 10, 1911 to Apr 30, 1925. Apr 13, 1911. 3:798. taxes, &c, & 2,550 & 4,550  
22d st, No 103, n s, 65 w 6th av, 20x98.9, all. Jules S Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, from Apr 10, 1911 to Apr 29, 1926. 3:798. taxes, &c, & 5,500  
22d st, No 107, n s, 105 w 6th av, 20x98.9, all.  
23d st, No 112, s s, 81.8 w 6th av, 21.8x98.9, all.  
23d st, No 114, s s, 103.4 w 6th av, 21.8x98.9, all.  
Julius S Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, No 114 from Apr 10, 1911 to Apr 29, 1925 at net rent of \$9,500 & Nos 107 & 112 from Apr 10, 1911 to Apr 29, 1925 at net rent of \$7,500. Apr 13, 1911. 3:798. 22d st, Nos 111 to 117, n s, 141.8 w 6th av, 66.8x98.9, all. Evelyn L Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, from Apr 10, 1911 to Apr 30, 1925. Apr 13, 1911. 3:798. taxes, &c, & 1st yr \$8,000 & thereafter 12,000  
22d st, No 109, n s, 125 w 6th av, 16.8x98.9, all. Assign lease. Jules S Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill. Apr 10. Apr 13, 1911. 3:798. nom  
23d st, No 116, s s, 125 w 6th av, 25x98.9, all. Evelyn L Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, from Apr 10, 1911 to Apr 30, 1925. Apr 13, 1911. 3:798. taxes, &c, & 1st yr \$5,000 & thereafter 8,000  
23d st, Nos 71 to 77 W, str floor & b. Surrender lease dated, Oct 31, 1893. Garfield Safe Deposit Co to TRUSTEES of the Masonic Hall & Asylum Fund. All title. July 31, 1909. Apr 8, 1911. 3:825. nom  
Same property. Surrender lease, dated Jan 26, 1894. Garfield National Bank to TRUSTEES of the Masonic Hall & Asylum Fund & the Garfield Safe Deposit Co. All title. July 31, 1909. Apr 8, 1911. 3:825. nom  
23d st, No 79 W, str floor.  
6th av, No 386, str.  
Surrender lease, dated Oct 31, 1893.  
Garfield National Bank to TRUSTEES of the Masonic Hall & Asylum Fund. All title. July 31, 1909. Apr 8, 1911. 3:825. nom  
Same property. Surrender lease date Jan 26, 1894. Garfield Safe Deposit Co to Garfield National Bank & the TRUSTEES of the Masonic Hall & Asylum Fund. All title. July 31, 1909. Apr 8, 1911. 3:825. nom  
27th st, No 34 W, 1st floor. Max Webber to Wolkind & Levin on premises; 2 yrs from Feb 1, 1910. Apr 11, 1911. 3:828. 900  
28th st, No 45, n s, 78 w 4th av, 22.6x98.9, all. Kath C Bagley et al TRUSTEES Jno A Bagley to Ernest A Turner, 34 E 28th st; 21 yrs from May 1, 1911; 21 yrs renewal. Apr 13, 1911. 3:858. taxes, &c, & 3,000 & 3,300  
36th st, No 42 W, all. Annie E P Allin to Dora Hendricks, from Apr 1, 1909, until party of first part dies. Apr 12, 1911. 3:837. taxes, &c, & 600  
40th st, No 343 W, all. Eliz Breuer EXTRX Margart Stengel to Isidor H Kempner, 343 W 87th st; 5 yrs, from May 1, 1911. Apr 10, 1911. 4:1031. 2,000 & 2,100  
41st st's s, 200 w 11th av, runs w 400 x s 98.9 x e 150 x s 98.9  
40th st | to n s 40th st, x e 20 x n 98.9 x e 230 x n 98.9 to beg, all. Chas E Appleby to Weehawken Stock Yard Co at foot of Pavonia av, Jersey City, N J & New York Stock Yards Co at West End av & 60th st; 15 yrs from May 1, 1915. Apr 11, 1911. 4:1088. taxes, &c, & 8,400  
42d st, No 7 W, str, 14x38. Jos P McHugh & Co to Barrett, Nephews & Co, 334 Canal st; 11 yrs, from May 1, 1911. Apr 10, 1911. 5:1258. 5,000 to 8,000  
45th st, Nos 265 & 267 W, all. Henry Lewis et al TRUSTEES for Henry Astor, under deed of trust to Eva E Greenfield, 26 W 119th st; 5 yrs from May 1, 1911. Apr 11, 1911. 4:1017. taxes, &c, & 1,400  
46th st, No 73 W, all. Philip A Fitzpatrick & ano, GUARDIANS Grace Fitzpatrick to Jos Scholleben, 822 6th av; 5 yrs from May 1, 1911. Apr 7, 1911. 5:1262. 1,800  
47th st, Nos 224 & 226 W, e str. Martin Beck to Jos Ryan, 506 Ams av; 7 yrs from May 1, 1911. Apr 13, 1911. 4:1018. 2,500 to 3,000

55th st, No 618, ss, 225 w 11th av, 25x100.5, assign lease. Mary E Carney, 722 S Adams st, Peoria, Ill to Horatio G Cozzens, 44 W 10th st. Mar 27. Apr 10, 1911. 4:1102. ....nom  
 55th st, n s, 200 w 9th av, runs w 50 x n 100 x e 25 x n 12.4 x s e 25.2 x s 109.7 to beg, assign lease. F B Stearns Co, a corpn of Ohio to F B Stearns Co, a N Y corpn, 1769 Bway. Mar 27. Apr 10, 1911. 4:1065. ....nom  
 59th st, No 162 E, all. Schaefer Co to Adolph Suesskind, 145 E 58th st; 5 yrs, from May 1, 1911. Apr 10, 1911. 5:1313. ....1,400 to 1,600  
 63d st, Nos 314 & 316 E, assign lease. August Kampfer to Henry Ahnemann, 316 E 63d st. Mar 20. Apr 11, 1911. 5:1437. ....nom  
 78th st, Nos 334 & 336 E, all. Solomon Feiner to Rachel Feldman, 222 Broome st; 3 yrs from Jan 1, 1911. Apr 8, 1911. 5:1452. ....4,000  
 78th st, No 311 W, all. Alfred J Johnson to Ernest A Herb, 2 W 94th st; 5 yrs, from Oct 1, 1911. Apr 12, 1911. 4:1186. ....2,500  
 99th st, No 317 W, apartment on 7th floor. M R L Bldg Co to M Tracy, 315 W 79th st, 5 mos from May 1, 1911. Apr 7, 1911. 7:1888. ....for term 750  
 Same prop. Same to same; 1 yr from Oct 1, 1911. Apr 7, 1911. 7:1888. ....1,250  
 99th st, Nos 137 to 141, n s, 400 w Col av, 64.10x 1/2 bl& x 62x 100.11, all. Wm E Walters to Jno T Reilly, 131 E 121st st; 5 yrs from Apr 1, 1911, option 5 yrs renewal at \$6,000. Apr 8, 1911. 7:1854. ....5,500  
 100th st, No 183 & 185 E, surrender lease. Bernard Sussler to S & F Realty Co, 320 Bway. Mar 1, 1911. Apr 11, 1911. 6:1628. ....nom  
 110th st No 78 E, stoop str. Max Vogel to Jacob Balbus, 85 E 110th st; 2 yrs from Feb 17, 1910. Apr 11, 1911; 1 yr renewal. 6:1615. ....180  
 112th st, Nos 210 & 214 E, all Isaac Holtzberg to Saml Derfner, 21 E 110th st; 3 yrs from Apr 1, 1911. Apr 8, 1911. 6:1661. ....4,000  
 135th st, No 200 W, str & front cellar.  
 135th st, No 202 W, all.  
 Minnie H Mesny et al to Frank Schmitt, 200 W 135th st; 5 yrs, from May 1, 1911. Apr 10, 1911. 7:1940. ....2,100  
 144th st, No 520 W, 6 rooms on 4th floor. Rebecca I Goldsmith to Saml Blum, on premises; 2 3/4 yrs from Nov 1, 1910. Apr 7, 1911. 7:2075. ....1,150  
 148th st, No 310 W, str & b. Mary Nally to Frank Mangold, 310 W 148th st; 3 yrs from June 1, 1911. Apr 8, 1911. 7:2045. ....420  
 Amsterdam av | n w cor, all. Eliza McMahon to Margt J Potts, Lawrence st, No 81 | 10 Bradhurst av; 5 yrs from Nov 1, 1910. Apr 7, 1911. 7:1983. ....1,500 & 1,620  
 Amsterdam av, No 773, store & basement. A L & F A Wessell to Geo Nathan, on premises; 5 yrs from May 1, 1911. Apr 7, 1911. 7:1852. ....600 & 660  
 Amsterdam av | s w cor. Assign lease and bill of sale. Margt Lawrence st, No 81 | J Potts to Arthur G Freeland, 556 W 149th st. Apr 4. Apr 7, 1911. 7:1983. ....nom  
 Same prop. Assign lease and bill of sale. Arthur G Freeland to Hugh Smullen, 519 W 131st st. All title. Mts \$6,803.45. Apr 7, 1911. 7:1983. ....nom  
 Broadway, No 1648, top loft. A Maynard Lyon to Floyd Grant, 44 Marion pl, Rockville Centre, L I; 5 yrs from May 1, 1911, (5 yrs renewal). Apr 7, 1911. 4:1022. ....2,500  
 Broadway, No 3520 n e cor 144th st. Assign lease. Jno Dietrich 144th st | to Ora B Coates, 515 Cathedral Parkway. Mar 31. Apr 8, 1911. 7:2076. ....nom  
 Broadway | w s 74 s 115th st, str & part cellar. Paterno Bros to 115th st | O A Wurm & Son, 2879 Bway; 5 yrs from Oct 1, 1911. Apr 8, 1911. 7:1896. ....2,250 to 2,600  
 Bowery, No 245, assign lease. Henry Hollmann to Gottlob Simon-det, 245 Bowery. Apr 6. Apr 11, 1911. 2:426. ....nom  
 Bowery, No 245 | s w cor Stanton st, all. Marcus Sackett & ano Stanton st | TRUSTEES Henry W Lee to Henry Hollman; 245 Bowery; 5 yrs from May 1, 1909. Apr 11, 1911. 2:426. ....4,800  
 Broadway, No 3407, store & basement. Sophie Werner et al to Arthur Liess, 3407 Bway; 5 yrs, from Mar 1, 1912. Apr 12, 1911. 7:2087. ....1,800  
 Park av, No 1714 | s w cor 120th st. Assign lease. Eliz Lloyd to 120th st | Michl Kivlon, 75 E 120th st. Mt \$5,900. Apr 7, 1911. 6:1746. ....nom  
 Pleasant av, No 346, north store. Ray Beckon to Lee Hong, on premises; 3 yrs, from Mar 1, 1911. Apr 10, 1911. 6:1815. ....240  
 St Nicholas av | e cor 181st st, —, subordination of lease to mt 181st st | for \$60,000. Edw Rafter, 43 W 86th st et al with Lawyers Title Ins & Trust Co, 160 Bway. Apr 6. Apr 11, 1911. 8:2153. ....nom  
 West End av, No 214, str & b. Kathryn Shanley to Dennis Ryan, 307 W 70th st; 2 1/2 yrs, from Apr 1, 1911. Apr 10, 1911. 4:1161. ....1,800  
 West Broadway, No 48, w s, 50 s Murray st, 25x49.6, the land. TRUSTEES Columbia College in City New York to Fannq E Mc-Vickar, at Morristown, N Y, TRUSTEE Wm A McVickar, decd, & et al; 21 yrs, from May 1, 1911 (option of renewal). Apr 12, 1911. 1:127. ....taxes, &c, & 1,200  
 1st av, No 1589, north str, apartment above str & part b. Jennie Levy to Wm Lang, 1589 1st av; 3 yrs, from Mar 1, 1911. Apr 10, 1911. 5:1545. ....876  
 1st av, No 32 | n e cor 2d st, str, &c. Wilhelmina Miller et al to 2d st | Alfred Throckmorton, 100 2d st; 3 yrs from May 1, 1911. Apr 11, 1911. 2:430. ....2,400  
 1st av, No 32, assign lease. Alfred Throckmorton to Peter C Jensen, 32 1st av. Feb 26. Apr 11, 1911. 2:430. ....nom  
 2d av, No 1101, str & b. Albt Iden to Jno Tantillo, 1100 2d av; 3 yrs from May 1, 1911. Apr 7, 1911. 5:1331. ....1,200  
 2d av, No 2155, s str. Pasquale Roseigno to Louis Kracker, 2155 2d av; 2 yrs from May 1, 1909; 2 yrs renewal. Apr 11, 1911. 6:1660. ....480  
 2d av, No 2415, cor str. P Henry Dugro & ano TRUSTEE Anthony Dugro to Jno W Murphy; 5 yrs from Dec 1, 1910. Apr 11, 1911. 6:1788. ....1,320  
 2d av, No 2262, assign lease. Jno J Haggerty to Jno H Godfrey & Michl H Houlihan, both at 510 E 135th st. Apr 11, 1911. 6:1688. ....nom  
 2d av, No 120, store floor. John Kent to Gustav Gross, on premises; 3 yrs, from May 1, 1911. Apr 12, 1911. 2:449. ....1,860  
 3d av, No 1301, str & b. Joel Kraus to Otto Richter, 823 Knicker-bocker av, Bklyn & ano; 5 yrs from May 1, 1911. Apr 11, 1911. 5:1429. ....1,080  
 3d av, No 373 | e cor 27th st, store & part basement. Eureka 27th st | Realty Co to Wm Kroupa, 57 W 28th st; 5 8-12 yrs & 21 days, from Apr 10, 1911. Apr 12, 1911. 3:907. ....3,000  
 Same property. Assign lease. Wm Kroupa to Arthur Jost, 159 W 129th st. Apr 11. Apr 12, 1911. 3:907. ....nom

4th av | n w cor 20th st, runs n 184 to s s 21st st x w 100 x s 20th st | 92 x w 25 x s 92 to n s 20th st x e 125 to beg, all. 21st st | Arthur A Carey to 252 4th Av Co; 21 yrs from May 1, 1912 (with renewals). Apr 7, 1911. 3:849. taxes, &c, & net 40,000  
 4th av, Nos 251 to 255, str & b. Chas Brogan, Inc, a corpn, to M C Migel & Co, 465 Broome st; 5 3-12 yrs from Nov 1, 1911. Apr 7, 1911. 3:876. ....12,000  
 4th av | s e cor 18th st, rooms 2003 to 2005 on 20th floor. Henry 18th st | Corn to Martin Sachs et al firm Sachs, Sanger & Salomon on premises; 3 yrs from Feb 1, 1911. Apr 8, 1911. 3:873. ....1,900  
 4th av | n w cor 18th st, 6th floor. The Belvedere Bldg Co to 18th st | Louis Dusenbury & Co, 222 4th av; 4 10-12 yrs from Apr 1, 1911. Apr 13, 1911. 3:847. ....5,500  
 5th av, Nos 349-353, leasehold. Order of court enjoining & restraining of alterations to str during pendency of action, etc. Jacob Holzman etal plffs against Hegeman & Co of N Y & W W Harrison Co Dftts. Apr 10, 1911. Apr 13, 1911. 3:863. ....  
 5th av, No 516, str, b & 1st floor above str. Widbern Realty Co to Maurice Co, 516 5th av; 6 yrs from Mar 1, 1911. Apr 7, 1911. 5:1259. ....30,000  
 Same prop. 3d floor. Same to same; 5 9-12 yrs from May 1, 1911. Apr 7, 1911. 5:1259. ....5,000  
 5th av, No 1367, str floor. Louis Siegman to Barnett Brody; 5 yrs from May 1, 1911. Apr 7, 1911. 6:1619. ....1,560  
 6th av, No 361, w s, 55.9 n 22d st, 24x65, all. Charlotte V Bacon to Jules S Ehrich, firm Ehrich Bros; 15 yrs, from May 1, 1910. Apr 12, 1911. 3:798. ....taxes, &c, & 10,500  
 6th av, No 371, w s, 26.9 s 23d st, 18x60, the land.  
 6th av, No 367, w s, 62.9 s 23d st, 18x60, the land.  
 Agnes W Peck to Julius S Ehrich; 21 yrs, from May 1, 1904. Apr 12, 1911. 3:798. ....taxes, &c, & 12,550  
 6th av, Nos 363 & 365 | w s, 80.9 s 23d st, runs w 60 x n 80.9 to s s 23d st, No 110 W | 23d st x w 21.8 x s 98.9 x e 16.8 x s 19.4 x e 65 to w s 6th av x n 37.4 to beg, all. Ida M Powell to Julius S Ehrich; 21 yrs, from May 1, 1904. Apr 12, 1911. 3:798. ....taxes, &c, & 21,050  
 6th av, No 359, w s, 28.9 n 22d st, 27x65, all. Evelyn L Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill; from Apr 10, 1911, to Apr 30, 1925. Apr 13, 1911. 3:798. ....taxes, &c, & 1st yr \$8,000 & thereafter 12,000  
 6th av, No 371, w s, 26.9 s 23d st, 18x60, all.  
 6th av, No 367, w s, 62.9 s 23d st, 18x60, all.  
 Julius S Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill; from Apr 10, 1911 to Apr 29, 1925. Apr 13, 1911. 3:798. ....taxes, &c, & 12,550  
 6th av | n w cor 22d st, 28.9x65, all. Evelyn L Ehrich to Jacob L 22d st | Kesner, 4756 Grand Boulevard, Chicago, Ill; from Apr 10, 1911 to Apr 30, 1925. Apr 13, 1911. 3:798. ....taxes, &c, & 10,000 & 14,000  
 6th av, No 361, w s, 55.9 n 22d st, 24x65, all. Jules S Ehrich firm Ehrich Bros to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, from Apr 10, 1911 to Apr 30, 1925. Apr 13, 1911. 3:798. ....taxes, &c, & 10,500  
 6th av, Nos 363 & 365 | w s, 80.9 s 23d st, runs w 60 x n 80.9 to 23d st, No 110 West | s s 23d st, x w 21.8 x s 98.9 x e 16.8 x s 19.4 x e 65 to av, x n 37.4 to beg, all. Julius S Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, from Apr 10, 1911 to Apr 30, 1925. Apr 13, 1911. 3:798. ....taxes, &c, & 21,050  
 6th av, No 369, w s, 44.9 s 23d st, 18x60, all. Julius S Ehrich to Jacob L Kesner, 4756 Grand Boulevard, Chicago, Ill, from Apr 10, 1911 to Apr 29, 1927. Apr 13, 1911. 3:798. taxes &c & 6,100  
 7th av, No 360, cor str & str adj on av. Coleman Constn Co to Abraham Taub, 925 Union av; 10 yrs from May 1, 1911. Apr 13, 1911. 3:779. ....4,000 to 6,000  
 7th av | cor 42d st, str, 19x34.  
 42d st |  
 42d st, w of entrance to b str, 16x18, in bldg at junction of Bway, 42d st & 7th av.  
 Lankershire Realty Co to Julius Gumpel, 29 W 94th st, et al; 19 yrs, from May 1, 1911. Apr 10, 1911. 4:994. ....12,000 to 14,000  
 8th av | s e cor 16th st, 25x93.6, the land. U S Trust Co et al, 16th st | TRUSTEES Caroline S Wilson will Wm Astor, to Mary McKay, 116 8th av; 20 yrs from May 1, 1911 (privilege of renewal). Apr 7, 1911. 3:765. ....taxes, &c, & 1,875  
 8th av, No 669, str & b, surrender lease. Wm Volk & ano to Miriam & Louis Harlem, 171 W 81st st. All title. Mar 25. Apr 11, 1911. 4:1033. ....nom  
 8th av, No 736, all. Henry Lewis et al TRUSTEES for Henry Astor under deed of trust to Jno C Forster & Chas Beirne, 724 8th av. Apr 11, 1911. 4:1017. ....taxes, &c, & 1,200  
 8th av, No 2113, str floor & part b. Paul B & Lazare Bader to Louisa Keiflin, 2113 8th av; 5 yrs from May 1, 1911. Apr 13, 1911. 7:1848. ....1,800  
 10th av, No 450, Assign lease. Michl Donnelly to Chas Koch, 450 10th av. Apr 6. Apr 7, 1911. 3:733. ....nom  
 Same prop. Assign lease. Chas Koch to Arthur Jost, 159 W 129th st. Apr 6. Apr 7, 1911. 3:733. ....nom  
 10th av, No 488, str, &c. Nathan Moss to Martin Reihsmann, 488 10th av; 5 yrs from May 1, 1911. Apr 11, 1911. 3:735. ....1,140  
 11th av, No 571, all. Adolph Duncker to David L Stemmer & Jacob A Goodman, both at 1015 Trinity av; 10 yrs from May 1, 1911. Apr 7, 1911. 4:1091. ....1,500 & 1,680  
 11th av | n w cor 40th st, runs n 197.6 to 41st st, x w 200 x s 98.9 40th st | x e 50 x s 98.9 to 40th st, x e 150 to beg, all. Chas E Appleby to Weehawken Stock Yards Co at ft of Pavana av, Jersey City, N J & New York Stock Yard Co at West End av & 60th st; 15 yrs from May 1, 1915. Apr 11, 1911. 4:1088. ....taxes, &c, & 9,000

BOROUGH OF THE BRONX.

169th st, No 596 E, west str floor. John Uhl to Louis Panman, 586 E 169th st; 2 yrs & 11 1/2 months, from Sept 15, 1910. Apr 10, 1911. 10:2612. ....420  
 180th st, No 577 E. Assign lease. Ebling Brewing Co to Mamie W Strahlendorff, 577 E 180th st. Apr 3. Apr 7, 1911. 11:3062. ....nom  
 180th st, No 577 (861) E. Assign lease. Mamie W Strahlendorff to Jno Leykam, 74 E 119th st. Mar 27. Apr 7, 1911. 11:3062. ....nom  
 180th st, No 577 (861) E, str. Jas Doris to Jno Leykam, 74 E 119th st; 7 yrs from Apr 1, 1912. Apr 7, 1911. 11:3062. ....1,890 & 2,000  
 Brook av, No 911 | s w cor Elton av, str floor & part cellar. Gesine Elton av | Entelmann INDIV & GUARDIAN Rubine & Amalie Entelmann & et al to Jno Muller, 911 Brook av; 5 yrs, from May 1, 1911. Apr 11, 1911. 9:2384. ....1,440



Brooklyn  
L. I. City  
New York  
Hoboken  
Bayonne  
Staten Island  
New Jersey

# DEEP WATER-FRONT.

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.

East River  
Newtown Cr.  
Hudson River  
Kill von Kull  
Arthur Kill  
Hackensack  
Passaic River

Brook av, Nos 1000 & 1002, all. Sadie Jacobs to David L Gurley, 1000 Brook av; 3 yrs from May 1, 1911. Apr 8, 1911. 9:2386.  
.....3,550  
College av, No 489, cor str floor & b. Maria A Berti to Ebling Brewing Co, 760 St Anns av; 5½ yrs from Apr 1, 1911. Apr 8, 1911. 9:2329. ....720 & 900  
Fulton av | n w cor 172d st, 100x100, all. Jno Moonan to Thos J 172d st | McGrath & Jcs Ranko, both on premises; 5 mos from May 1, 1911. Apr 7, 1911. 11:2929. ....for term 300  
Southern Boulevard, No 937, store & basement. Henry Morgen-thau Co to Chester Cohn, 1468 Commonwealth av; 1 7-12 yrs, from Mar 1, 1911 (option of 3 yrs renewal at \$600 to \$900). Apr 12, 1911. 10:2723. ....420 & 480  
Tremont av, Nos 505 & 507 (765 & 767) part of, surrender lease. Orion H Cheney as supt of Banks of State N Y as successor of the Hamilton Bank to Martin Walter, 1935 Grand Boulevard, Bronx. Mar 4. Apr 13, 1911. 11:3043. ....nom  
3d av, No 2558, str & cellar. Horace P Whitney to Jacob David-son, 1159 Fulton av & ano firm Davidson Bros; 3 yrs from May 1, 1911. Apr 8, 1911. 9:2314. ....1,200

B B Realty Co to Henry M Toch, 19 W 94th st, 10th st, No 85, n s, 150 w 3d av, 25x94.7. Prior mt \$50,000. Jan 18, demand, 6%. Apr 7, 1911. 2:556. ....17,000  
Same to same. Same property. Certificate as to above mt. Jan 18. Apr 7, 1911. 2:556. ....  
Berliner, Hattie, 71 Central Park West, to Ernest J Wile, 340 W 72d st. 1st av, No 62, e s, 23.10 s 4th st, 24x94.11. Prior mt \$—. Apr 10, 1911, due, &c, as per bond. 2:431. ....16,000  
Berlinger, Milton & Simon P Hamelburger to METROPOLITAN LIFE INS CO, 1 Mad av. Riverside Drive, Nos 594 & 596, s e cor 137th st, 102.6x122.10x99.11x100. Bldg loan. Apr 7, due Nov 1, 1915, 5½%, until Nov 1, 1912, & 5% thereafter. Apr 7, 1911. 7:2002. ....15,000  
Bo, Florenzo & Louise Bielli to Ferdinand Munch Brewery, 283 Vernon av, Bklyn, N Y. 43d st, No 118 W. Saloon lease. Feb 3, demand, 6%. Apr 11, 1911. 4:995. ....1,400  
Benjamin, Morris & Julius Sieradzki to Wm Macneven Purdy, 32 E 63d st & ano trus Jno Purdy for benefit Rose Macneven Jones for life. 12th st, No 718, s s, 258 e Av C, 25x103.3. Apr 10, 5 yrs, 5%. Apr 11, 1911. 2:381. ....11,000  
Bernard, Wm M, 930 West End av with Wilbert Garrison. 69th st, No 108, s s, 80 w Col av, 20x100.5. Agreement as to owner-ship in bond & mt. Mar 2, 1909. Apr 11, 1911. 4:1140. ....  
Brogan (Chas) Inc to State Realty & Mort Co, 11 Pine st. 4th av, Nos 251 to 255, n e cor 20th st, No 101, 69x90. Prior mt \$—. Apr 10, 1 yr, 6%. Apr 11, 1911. 3:876. ....15,000  
Same to same. Same property. Certificate as to above mt. Apr 10. Apr 11, 1911. 3:876. ....nom  
Bloch, Henry M, 12 E 97th st & Louis Bloch, 416 W 122d st to Israel Bloch, 18 E 97th st. 4th st, Nos 340 & 342, s s, 212.10 w Av D, 37.2x96x36.11x96. Prior mt \$40,000. Apr 11, 1911, 5 yrs, 6%. 2:373. ....10,000  
Connfelt, Oscar G with Edw N Sheppard. 19th st, No 447 W. Extension of \$3,000 mt until July 1, 1915, 5%. Apr 7, 1911. 3:717. ....nom  
Campbell, Jno J to Henrietta Kahn, 17 W 75th st, et al, exrs Moses Kahn. 94th st, No 176, s s, 65 e Ams av, 35x91.6x35x 90.3. Apr 7, 1911, 5 yrs, 5%. 4:1224. ....30,000  
Casteras, Jean M to Henry Steintert, 667 Lex av. Lex av, No 667, e s, 80.5 s 56th st, 20x78. P M. Prior mt \$—. Apr 6, 5 yrs, 5%. Apr 7, 1911. 5:1310. ....8,000  
Cavanagh, Hugh, of Bklyn, N Y, to Morris S Thompson, 76 W 86th st, & ano trustees. 30th st, Nos 245 & 247, n s, 100 w 2d av, 50x98.9. Apr 7, 1911, due May 1, 1914, 5%. 3:911. ....54,000  
City of N Y to Selig Edelman, 132 Nassau st, transfer of tax lien for yrs 1889 to 1891 on lot 40 on 2d st, n s bet Avs A & B, as- sessed to Eliza B McBarron. June 10, 1909, 3 yrs, 6%. Apr 11, 1911. 2:398. ....99.63  
Christie Iron Works, 166-168 11th av to Eliz Christie at Orange, N J. 11th av, Nos 164 & 166, e s, 49.4 n 22d st, 49.4x75. Lease- hold. Apr 8, 5 yrs, 6%. Apr 11, 1911. 3:694. ....5,000  
Catalano Realty Co to Maria Romanelli at Hackensack, N J. 13th st, No 531, n s, 245 w Av B, 25x76.3. P M. Prior mt \$15,000. Apr 4, 3 yrs, 6%. Apr 12, 1911. 2:407. ....1,500  
City of N Y to Louis Gero, 206 Bway, transfer of tax lien for yrs 1902 to 1907, assessed to T McPeters, covering lot 46 on 131st st, s s, bet Old Bway & Ams av. Oct 14, 1909, 3 yrs, 9 3-4%. Apr 12, 1911. 7:1985. ....731.72  
Cummings, Cath to Edw S Murphy, 1205 Park av. Wadsworth av, s w cor 175th st, No 650, 63x20x61.10x19.11. Apr 12, 1911, due, &c, as per bond. 8:2143. ....4,000  
Cohen, Mary to Jos N Finkelstein, 1364 47th st, Bklyn. 138th st, No 609, n s, 192 w Broadway, 16x99.11. Apr 12, due, &c, as per bond. Apr 13, 1911. 7:2087. ....7,500  
Cohen, Jacob, 212 E 117th st to Meyer Jarmulowsky, 1186 Lex av. 95th st, Nos 307 to 317, n s, 137.6 e 2d av, 187.6x100.8. P M. Prior mt \$—. Apr 12, due Oct 12, 1911, 6%. Apr 13, 1911. 5:1558. ....3,000  
Carey, Jno R to EMIGRANT INDUS SAVINGS BANK, 51 Chambers st. Elizabeth st, No 238, e s, abt 175 n Prince st, 20x88.8. Apr 13, 1911, 3 yrs, 5%. 2:507. ....2,000  
Dick, Helen C to Grace W Shepard, 310 W 79th st. 70th st, No 244, s s, 442 w Ams av, 16x100.5. P M. Apr 7, 1911, 5 yrs, 5%. 4:1161. ....15,000  
Drohen, Ella with Faultless Constn Co. 127th st, Nos 611 to 617, n s, 192.8 w Bway, 100x150. Extension of \$30,000 mt until Apr 7, 1914 at 6%. Apr 7, 1911. 7:1995. ....nom  
Dongan (Herbert) Constn Co to Realty Co of America, 2 Wall st. St Nicholas av, s w cor 175th st, Nos 600 to 604, 65x75. P M. Prior mt \$28,000. Apr 7, due, &c, as per bond. Apr 8, 1911. 8:- 2143. ....12,000  
Drohen, Ella with Abel King, 148 E 65th st & Isaac Schorsch, 38 W 97th st. 127th st, Nos 611 to 617, n s, 192.8 w Bway, 100x 150. Agreement as to share ownership in mt. Apr 7, 1911. 7:1995. ....nom  
Delancey-Suffolk Co to Gibraltar Mortgage Co, 52 Wm st. Suf- folk st, No 75, s w cor Delancey st, Nos 139 to 147, 25x99.11 x24.11x99.6. Apr 10, 1911, 5 yrs, 5%. 2:352. ....77,000  
Same to same. Same property. Certificate as to above mt. Apr 10, 1911. 2:352. ....  
Same & Edward & Louis M Friedman, Isidor Mishkind, Wm Fein- berg, & Alexander Singer with same. Same property. Sub- ordination agreement. Apr 10, 1911. 2:352. ....nom  
Dimick, Jere W with BANK FOR SAVINGS, 280 4th av. Madi- son av, No 31, e s, 49.4 n 25th st, —x—. Extens of mt for \$70,000 to Feb 15, 1914, at 4½%. Mar 27. Apr 12, 1911. 3:855. ....nom  
Darrow Realty Co, 650 W 47th st, to Wm Rankin, 119 W 77th st. Manhattan st, Nos 172 & 174, s s, 466.3 w Bway, 50x150. Prior mt \$65,000. Apr 12, 1911, 3 yrs, 6%. 7:1995. ....15,000  
EAST RIVER SAVINGS INSTN with Reliant Holding Co, 160 Bway. Claremont av, Nos 182 to 186. Extension of 3 mts for \$39,000 each until May 1, 1914 at 5%. Apr 7, 1911. 7:1993. ....nom  
EMIGRANT INDUSTRIAL SAVINGS BANK with Richd C Eveanna, Sarah J & Margt F Kipp & Cath L O'Connell, all at 1046 Lex av. Lexington av, No 1046, w s, 68.2 s 75th st, 17x80. Exten- sion of \$9,500 mt until Apr 7, 1916 at 4½%. Apr 6. Apr 7, 1911. 5:1409. ....nom  
Easton, Marion A of Bklyn, N Y to Chas E Jefferson, 121 W 85th st. 45th st, No 603, n s, 75 w 11th av, 25x75. Apr 10, 5 yrs, 5%. Apr 11, 1911. 4:1093. ....10,000  
Elton Realty Co to TITLE GUARANTEE & TRUST CO. Certifi- cate as to mt for \$20,000 on property in Bklyn. Apr 10. Apr 11, 1911. ....

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Mortgage against Bronx property will be found altogether at the foot of this list.

### BOROUGH OF MANHATTAN.

April 7, 8, 10, 11, 12 and 13.

Alexander, Seraphin to FRANKLIN SAVINGS BANK, 656 8th av. 29th st, No 218, s s, 250.9 w 7th av, 24.10x98.9. Apr 6, 5 yrs, 5%. Apr 7, 1911. 3:778. ....17,000  
Altman, Herman & QUEENS CO TRUST CO with METROPOLITAN SAVINGS BANK, 1 3d av. 44th st, No 305 E. Subordination agreement. Mar 25. Apr 7, 1911. 5:1337. ....nom  
Same with Jos Zimit, 245 Utica av, Bklyn, N Y. Same prop. Sub- ordination agreement. Mar 25. Apr 7, 1911. 5:1337. ....nom  
Apollo Mineral Water Co to Mary Berman. Consent & certificate as chattel mt dated Mar 31, 1911. Mar 31. Apr 7, 1911. ....  
Ahmann, Henry to Consumers Brewing Co of N Y, Ltd, 1011 Av A. 63d st, Nos 314 & 316 E. Saloon lease. Mar 20, demand, 6%. Apr 11, 1911. 5:1437. ....2,454.83  
Aurora Investing Co, 30 Broad st with Jno T Willets trustee Saml Willets. 111th st, Nos 213 & 215, n s, 200 w 7th av, 50x100.11. Extension of mt for \$58,000 to Feb 15, 1916 at 5%. Mar 28. Apr 10, 1911. 7:1827. ....nom  
Allen Constn Co with Lawyers Mort Co, 59 Liberty st. St Nicholas av, Nos 1364 to 1372, e s 50 n 178th st, 100x100. Sub- ordination agreement. Apr 10. Apr 11, 1911. 8:2153. ....nom  
Addie, Frank & Jno De Querquis to Ferdinand Munch Brewery, 283 Vernon av, Bklyn, N Y. 18th st, No 26 W. Saloon lease. Mar 20, demand, 6%. Apr 11, 1911. 3:819. ....2,500  
Agar, Jno G, trustee for Jas W Dixon, with Laird Realty Co. 82d st, No 424 E. Extens of \$20,000 mt until Mar 1, 1914 at 5%. Mar 20. Apr 12, 1911. 5:1561. ....nom  
Arnold, Eva (formerly Eva Stich), widow & devisee Chas Stich to Emma Moss et al at Long Branch, N J. 175th st, Nos 514 & 516, s s, 150 w Ams av, 37.6x99.8; Manhattan av, No 345. w s, 63.11 s 115th st, 37x74.7; 96th st, Nos 53 & 55, n s, 100 e Madison av, 50x100.11; 96th st, Nos 57 & 59, n s, 150 e Madison av, 50x100.11. Prior mt \$—. Apr 12, 1911, 2 yrs, 6%. 8:2131; 6:1602; 7:1849. ....10,000  
Albee, Mary R to Mary V West, 263 Boulevard Raspail, Paris, France, widow. Wooster st, Nos 14 & 16, e s, 181.11 n Canal st, 43.11x100.2x43.10x100.2. Prior mt \$31,000. Feb 16, due upon remarriage or death of party 2d part, —%. Apr 13, 1911. 1:- 229. ....16,000  
Baumert, Edw C, 27 Beekman pl to Henry Bahr, 313 E 162d st. Beekman pl, No 27, e s, 60.5 n 50th st, 20x100. Prior mt \$9,000. Apr 11, due, &c, as per bond. Apr 13, 1911. 5:1362. ....6,000  
BROADWAY SAVINGS INSTN to Henry Oestreicher. 103d st, Nos 108 & 110, s s, 150 w Col av, 42x100.11. Certificate as to reduction of mt. Apr 13, 1911. 7:1857. ....  
BOWERY SAVINGS BANK with Stuyvesant Wainwright at Rye, N Y. 55th st, No 108, s s, 90 e Park av, 18.9x100.5. Extension of \$21,000 mt until Apr 11, 1916 at 4½%. Apr 11. Apr 12, 1911. 5:1309. ....nom  
Ball (Alex) Co to August O Hoddick & Carl Behn. Consent of stockholders to mt for \$11,000 on machinery, etc. Apr 6. Apr 8, 1911. ....  
Battershall, Fredk S to Theo Bitterman. 10th st, Nos 387 & 389 E. Certificate as to receipt of payment of \$3,300 on a/c of as- signment of mt. Dec 18, 1903. Apr 7, 1911. 2:393. ....  
Berlinger, Milton & Simon P Hamelburger, both at 596 Riverside Drive to METROPOLITAN LIFE INS CO, 1 Madison av. River- side Drive, Nos 594 & 596, s e cor 137th st, 102.5x122.10x99.11x 100. Extension of \$165,000 mt until Nov 1, 1912 at 5½%. Apr 5. Apr 7, 1911. 7:2002. ....nom  
Brenan, Mary A to Jno McKeon & ano exrs Jno McManus. 130th st, No 166, s s, 115 e 7th av, 20x99.11. Prior mt \$13,000, given as collateral security for note of \$900. Mar 26, 1910, due Sept 25, 1910, 6%. Apr 8, 1911. 7:1914. ....900  
Baker, Jennie E C, Marietta Jones, Anastasia Smith & Clara L or Clara Carolin children & devisees Thomas Carolin to Wilson M Powell, 324 W 58th st. 79th st, No 408, s s, 144 e 1st av, 25x102.2. Apr 10, 2 yrs, 4%. Apr 10, 1911. 5:1473. ....6,000  
Bright Realty Co, 31 Nassau st, to Margt Cameron, 241 W 120th st. 170th st, No 555, n s, 100 w Audubon av, 75x100. P M. Prior mt \$90,000. Apr 10, 1911, 3 yrs, 6%. 8:2127. ....10,000

# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze AND IRON WORK

East 30th St Const Co to State Realty & Mort Co, 11 Pine st. 29th st, Nos 129 to 135 & Pacific pl, Nos 2 to 6, n s, 406 e 7th av, runs n 98.9 x e 65.10 x s 43.11 x e 3.10 x s 56 to st, x w 74.4 to beg. Apr 10, 1 yr, 6%. Apr 11, 1911. 3:805. 148,000

Same to same. Same property. Certificate as to above mt. Apr 10, Apr 11, 1911. 3:805.

Same to same. Same property. P M. Prior mt \$148,000. Apr 10, 1 yr, 6%. Apr 11, 1911. 3:805. 80,000

Elterman Realty Co, 102 & 104 Delancey st to Alfred Hahn, 1242 Mad av. Orchard st, Nos 102 & 104, s e cor Delancey st, Nos 85 & 87, 61.8x87.6x61.10x87.6. Prior mt \$—. Apr 10, demand, 6%. Apr 11, 1911. 2:409. 2,500

Same to same. Same property. Certificate as to above mt. Apr 10, Apr 11, 1911. 2:409.

Ernst, Moritz L, 152 W 122d st; Carl Ernst, 316 W 95th st & Jacob Marx, 2102 Bway to Edw Marx of Demopolis, Alabama. Broome st, Nos 521 & 523, s s, 110 e Sullivan st, 40x60 to alley, 3 ft wide or Watts st. All title to said alley. Prior mt \$—. Apr 11, 4 yrs, 6%. Apr 13, 1911. 2:476. 12,000

Etkin, Lezee or Lizzie to Gustave Topper, 235 W 112th st. 112th st, No 137, n s, 120.3 e 7th av, 20.3x100.11. Prior mt \$—. Apr 7, 2 yrs, 6%. Apr 12, 1911. 7:1822. 1,200

Eschmann, Fredk W R to Sound Realty Co, 128 Bway. St Nicholas av, Nos 849 & 851 & 153d st, No 402 W. Agt as to asst of rents to secure mt for \$22,000. Apr 11. Apr 12, 1911. 7:2067. nom

Feldman, Elias, 108 Av A, to Isaac Handler, 153 Stanton st. 49th st, No 342, s s, 150 w 1st av, 25x100.5. Prior mt \$15,000. Mar 31, 2 yrs, 6%. Apr 7, 1911. 5:1341. 1,700

Fresh Pond Realty Co to Emily A Carley, 34 Linden st, Bklyn. Certificate as to mt for \$10,000 on land in Boro of Queens. Apr 1. Apr 8, 1911.

Flacks, Harvey L to Moses Gutman, 1184 Lex av. 3d st, No 308, s s, abt 230 w Av D, 22.7x106. Prior mt \$19,000. Apr 10, 1911, 1 yr, 6%. 2:372. 4,000

Fusco, Luigi to Jno McClure, 358 W 55th st. 1st av, No 2319, w s, 50.5 s 119th st, 25.2x100. Prior mt \$17,000. Apr 8, 3 yrs, 6%. Apr 11, 1911. 6:1795. 1,000

530 W 113th St Co to Benj Mordecai, 319 W 105th st. 113th st, No 530, s s, 400 e Bway, 50x88.8x—x113.2. Prior mt \$125,000. Apr 10, due, &c, as per bond. Apr 11, 1911. 7:1884. 15,000

Same to same. Same property. Certificate as to above mt. Apr 10, Apr 11, 1911. 7:1884.

GREENWICH SAVINGS BANK with Jno Long, 100 7th av. 8th av, No 131. Extension of \$15,000 mt until Apr 9, 1914 at 4½%. Apr 10. Apr 13, 1911. 3:740. nom

Glorieux, Jules & Marie with METROPOLITAN LIFE INS CO. 104th st, No 135, n s, 350 e Ams av, 50x100.11. Extension of \$85,000 mt until June 1, 1914 at 5%. Apr 10. Apr 12, 1911. 7:1859. nom

Goldfield, Jos A with SEAMENS BANK FOR SAVINGS in City of N Y, 76 Wall st. 145th st, Nos 532 & 536, s s, 200 e Bway; 2 lots, each 37.6x ½ blk. Extension of 2 mts for \$45,000 each until Aug 3, 1916 at 5%. Apr 6. Apr 13, 1911. 7:2076. nom

Goldfield, Jos A with SEAMENS BANK FOR SAVINGS in City of N Y, 76 Wall st. 145th st, Nos 538 to 542, s s, 100 e Bway; 2 lots, each 50x ½ blk. Extension of 2 mts for \$60,000 each until Aug 3, 1916 at 5%. Apr 6. Apr 13, 1911. 7:2076. nom

Georgia Development Co a corpn, of N J to TITLE GUARANTEE & TRUST CO. Madison av, No 672, n w cor 61st st, Nos 19 to 25, runs n 25.5 x w 73.4 x n 25 x w 21.8 x s 50.5 to 61st st x e 95 to beg. Mar 28, due, &c, as per bond. Apr 7, 1911. 5:1376. 100,000

Same to same. Same prop. Certificate as to above mt. Apr 7, 1911. 5:1376.

Gude, Walter E with Louisa Minturn at Dark Harbor, Me. 6th av, No 816. Extension of \$35,000 mt until Apr 23, 1914 at 5½%. Mar 22. Apr 8, 1911. 5:1262. nom

Gehring, Wm G & Adolph Hell to Fredk G Potter, 44 W 44th st, trustee Wm Henry Potter. 52d st, No 521, n s, 275 w 10th av, 25x100.5. Apr 10, 1911, 5 yrs, 4½%. 4:1081. 14,000

Guttman, Fannie to Marcus L Goodman, 328 E 4th st. St Marks pl, No 60 (8th st), s s, 300 w 1st av, 25x93.6. P M. Prior mt \$—. Jan 4, 5 yrs, 6%. Apr 10, 1911. 2:449. 3,000

Garland, Edw S with Rose Elsasser, 302 W 109th st. 52d st, No 427 E. Agreement as to share ownership in mt. Apr 10, 1911. 5:1364. nom

Gruen, Fanny to Louise C McCreery, 350 Lex av. 77th st, No 343, n s, 175 w 1st av, 25x102.2. Apr 10, 1911, 5 yrs, 5%. 5:1452. 12,000

Green, Michl to Solomon Plaut, 135 Central Park West. 69th st, No 217, n s, 296 e 3d av, 28x100.5. Apr 10, 1911, 5 yrs, 5%. 5:1424. 20,000

Greenberg, Jacob & Chas to Geo S Runk, 10 W 77th st et al exrs Jacob Schlosser. 106th st, No 71, n s, 75 w Park av, 25x100.11. P M. Prior mt \$20,500. Apr 1, 3 yrs, 6%. Apr 11, 1911. 6:1612. 2,750

Galiani, Gustave to Whipple Security Co, 170 Bway. 100th st, Nos 183 & 185, n s, 145 e Lex av, 50x100.11. P M. Prior mt \$48,000. Apr 10, due Mar 20, 1914, 6%. Apr 11, 1911. 6:1628. 11,000

GREENWICH SAVINGS BANK with Emma Hammel, 3007 McKinley av, Milwaukee, Wis, widow & devisee Henry Hammel. 127th st, No 35 W. Extension of \$7,000 mt until Mar 15, 1916 at 4½%. Apr 1. Apr 11, 1911. 6:1725. nom

Goodman, Henry D with Harris Schonzeit, 15 W 115th st. Av C, Nos 107 & 109, n w cor 7th st, No 229, 39.4x63. Extension of \$9,000 mt until Apr 1, 1917, 6%. Apr 10, 1911. 2:390. nom

Gerspacher, Fritz to Anna B Pfening, 973 Trinity av. 95th st, No 234, s s, 98.9 w 2d av, 25x100.8. Prior mt \$11,000. Apr 11, 2 yrs, 6%. Apr 12, 1911. 5:1540. 2,000

Greenwich Investing Co to Arthur D Truax, trustee Sarah A Buckley, 2115 5th av. Broome st, Nos 521 & 523, s s, 100 e Sullivan st, 40x60. Apr 11, 3 yrs, 5%. Apr 12, 1911. 2:476. 40,000

Same to same. Same property. Certificate as to above mt. Apr 11. Apr 12, 1911. 2:476.

Ginsberg, Simon with Seymour Schussel exr Alex Schussel, 37 W 74th st. Madison st, No 102. Extens of \$15,500 mt until June 1, 1914, at 5%. Apr 11. Apr 12, 1911. 1:276. nom

Gruen, Fanny to Jonas Weil, 613 Madison av, Lakewood, N J. 77th st, No 343, n s, 175 w 1st av, 25x102.2. Prior mt \$12,000. Apr 10, 5 yrs, 6%. Apr 12, 1911. 5:1452. 2,500

Going, Fredk R of Cranford, N J, to Adelaide Mills, 101 E 95th st. Lexington av, No 310, w s, 24.9 s 38th st, 24.8x100. Prior mt \$20,000. Apr 11, 3 yrs, 5½%. Apr 12, 1911. 3:893. 15,000

Holzman, Selina with Ambrose G Murray Jr, trus Robt C Kemp, &c, will Maria J K Cooke, at Goshen, N Y. Columbia st, No 115. Extension of \$20,000 mt until Apr 3, 1916, 5%. Apr 3. Apr 7, 1911. 2:335. nom

Hyams, Sarah to Wolf Mellis, 3 E 119th st. 114th st, No 13, n s, 227.6 w 5th av, 17.6x100.11. Prior mt \$15,000. Apr 6, 1 yr, 6%. Apr 7, 1911. 6:1598. 3,000

Harris, Mollie G to Isaac Goldberg, 50 E 96th st. 3d av, No 1829, n e cor 101st st, No 201, 25.11x90. P M. Prior mt \$—. Apr 6, 3 yrs, 6%. Apr 8, 1911. 6:1651. 1,500

Hunt, Jno J to Jacob Ruppert, 1639 3d av. 50th st, No 216 W. Saloon lease. Mar 21, demand, 6%. Apr 11, 1911. 4:1021. 10,144.65

Hershfield, Henrietta widow to BOWERY SAVINGS BANK, 128 Bowery. 64th st, No 159, n s, 320 w 3d av, 20x100.5. Apr 13, 1911, 5 yrs, 4½%. 5:1399. 20,000

Hoffman, Mary G extrx Wm B Hoffman with Simon Levy. Cherry st, No 258. Extension of \$20,000 mt until May 4, 1914 at 5½%. Feb 21. Apr 13, 1911. 1:256. nom

Hyams, Jos & Benno to Kate E Boran, 15 W 128th st. 2d av, No 1990, e s, 75.11 n 102d st, 25x100. Apr 12, due May 1, 1914, 5%. Apr 13, 1911. 6:1674. 16,500

Herriman, Susan C to American Mort Co. 54th st, No 65, n s. 125 w Park av, 21x100.5. Apr 12, demand, 5%. Apr 13, 1911. 5:1290. 10,000

Holcombe, Eliz Q Frances L Quackenbush & Vesta Q Van Trump, all of Lee, Mass, to Christopher Moller, 5 E 50th st. 86th st, No 223, n s, 275.2 e 3d av, 16.6x100.8. Apr 8, due, &c, as per bond. Apr 13, 1911. 5:1532. 5,000

Herman, Jos, 1735 1st av to Elias Rosenbaum, 953 Prospect av. 78th st, No 351, n s, 125 w 1st av, 25x73.1x25.4x68.7. Prior mt \$7,500. Apr 13, 1911, 3 yrs, 6%. 5:1453. 3,500

Interboro Sign Co, 3d av & 121st st to Cowperthwait & Sons. Consent of stockholders to mt for \$20,000. Apr 2. Apr 13, 1911.

IRVING SAVINGS INSTN to whom it may concern. North Moore st, Nos 38 & 40, s s, 100.1 e Hudson st, 50x87.6. Certificate as to receipt for payment of \$30,000 on a/c of mt. Apr 11. Apr 12, 1911. 1:189. nom

Investors & Traders Realty Co to Fredk A Booth exr Emma L L Booth, 41 W 10th st. West End av, No 227, w s, 24.4 s 73d st, 20x115. P M. Apr 11, 1911, 3 yrs, 4½%. 4:1184. 30,000

Jaeger, Charles with Chas A Ashmead at Tarrytown, N Y. 116th st, No 129, n s, 325 w Lenox av, 25x100.11. Extension of \$5,000 mt until Feb 3, 1912, at 6%. Apr 6. Apr 13, 1911. 7:1901. nom

Jacobs Constn Co to Leonard L Rothstein, 16 E 97th st. 99th st, Nos 307 & 309, n s, 125 w West End av, 75x100.11. Prior mt \$—. Apr 7, 1911, due, &c, as per bond. 7:1888. 35,000

Same to same. Same prop. Certificate as to above mt. Apr 7, 1911. 7:1888.

Jahelka, Maximilian J of Boro of Queens, N Y to Union Theological Seminary in City N Y at cor Bway & 120th st. 105th st, No 244 s s, 166.8 w 2d av, 16.8x100.9. Apr 1, 3 yrs, 5%. Apr 8, 1911. 6:1654. 6,000

Jacoby, Morris to Jos Specter, 241 E 68th st. 50th st, Nos 242 to 246, s s, 100 w 2d av, 50x100.5. Prior mt \$—. Apr 3, due Oct 3, 1911, 6%. Apr 11, 1911. 5:1323. 4,000

Jensen, Peter C to Consumers Brewery Co of N Y (Lim), 1011 Av A. 1st av, No 32. Saloon lease. Feb 26, demand, 6%. Apr 11, 1911. 2:430. 4,000

Kelsey, Carolyn T to Jos N Carpenter, at Natchez, Miss. 29th st, No 44, s s, 120.10 w 4th av, 20.10x98.9. Prior mt \$36,000. May 23, 1908, due, &c, as per bond. Apr 7, 1911. 3:858. 10,000

Kipp, Richd C, Eveanna, Sarah J, Margt F & Cath L O'Connell to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 1046, w s, 68.2 s 75th st, 17x80. Apr 7, 1911, 5 yrs, 5%. 5:1409. 2,500

Klinker, Marion, Louise Bell & Betty Behrend heirs Henry Strover to Louis Hubener, 364 E 158th st & ano. 42d st, No 449 to 453, n s, 240 e 10th av, 60x100.5. Apr 7, 3 yrs, 6%. Apr 8, 1911. 4:1052. 15,000

Kuhn, Eliz to Solomon Plaut, 135 Central Park West. 95th st, No 26, s s, 299 w Central Park West, 18x100.8. Apr 10, 1911, 3 yrs, 5%. 4:1208. 20,000

Kahn, Johanna & Kathinka Rosenstock to American Mortgage Co, 31 Nassau st. Lenox av, No 515, w s, 41.7 s 136th st, 16.8x75. Apr 10, 1911, 5 yrs, 5%. 7:1920. 12,500

Kuchmann, Geo to Hermann Heuer, at Valley Stream, L I. 90th st, No 323, n s, 325 e 2d av, 25x100.8. Apr 10, 1911, due Jan 1, 1916, 5%. 5:1553. 3,000

Kaegelbehn, Margt, 801 Wash st, Hoboken, N J, to Otto Kaegelbehn, 787 Boulevard Loop, Weehawken, N J. Pearl st, No 74, s e cor Coenties slip, runs e 24 x s 61.10 x w 7.3 x n 29.8 x w 16.3 x n 32.6 to beginning, except a triangular piece on n w cor of above, being 5 ft on Coenties slip & 10.3 on Pearl st. Apr 6, 5 yrs, 6%. Apr 7, 1911. 1:30. 16,000

Kommel, Robt to American Mort Co, 31 Nassau st. Park row, No 223, s s, 51.7 e James st, 21.1x77.8 to New Bowery, No 60 x 39.8x102.4. P M. Apr 11, 1911, 5 yrs, 5%. 1:117. 29,000

Same to Saml Greason, 173 W 99th st. Same property. P M. Prior mt \$29,000. Apr 11, 1911, demand, 5%. 1:117. 7,000

Lavenberg, Saml N to Steinhardt Bros Co, 29 9th av. 7th av, No 2467, str lease. All title. Mar 24, demand, 6%. Apr 7, 1911. 7:2012. 1,200

Linck (Jno M) Constn Co, Inc to LAWYERS TITLE INS & TRUST Co. 181st st, Nos 714 & 716, s s, 140.6 e Fort Washington av, runs e 100 x s 139.7 x w 100.6 x n 150 to beg. Apr 7, 1911. 3 yrs, 5%. 8:2176. 145,000

Same to same. Same prop. Certificate as to above mt. Apr 7, 1911. 8:2176.

Lawyers Mort Co with Jos Dub Anna W Levy & Lippman Schnurmacher. 1st av, Nos 1229 & 1231. Extension of \$42,000 mt until Feb 16, 1916 at 5%. Mar 8. Apr 8, 1911. 5:1441. nom

# THE GEORGE A. JUST CO. IRON WORK

## 239 VERNON AVENUE FOR BUILDINGS

### LONG ISLAND CITY NEW YORK

- Labriola, Guseppe, 415 E 116th st with Frederic deP Foster at Tuxedo Park, N Y & ano trus for Ann A Sands et al will Sarah A Sands. 1st av, No 2233. Extension of \$9,000 mt until Mar 24, 1916 at 5%. Mar 25, Apr 8, 1911. 6:1686. nom
- Levy, Abraham A to Kesil Liebowitz, 61 E 3d st. 3d st, No 69, n s, 305 e 2d av, 20x96.2. Prior mt \$18,000. Apr 8, 3 yrs, 6%. Apr 10, 1911. 2:445. 2,500
- Lawyers Mortgage Co with Annie Greenberg, 13th st, No 207 E. Extension of \$9,500 mt until Apr 4, 1914, at 4 1/2%. Apr 3, Apr 10, 1911. 2:469. nom
- Ludeman, Herman to Marguerite M Trail, 102 Broad st. 13th st, No 149, n s, 220 e 7th av, 20x103.3. Prior mt \$12,000. Apr 8, due, &c, as per bond. Apr 10, 1911. 2:609. 2,500
- Livingston, Leopold with Lazarus Sternberg, 911 Belmont av. 136th st, No 6, s s, 110 w 5th av, 25x99.11. Agreement as to share ownership in mt. Mar 3, Apr 8, 1911. 6:1733. nom
- Lawyers Mortgage Co with Maurice M Strauss, 2d av, No 2266. Extension of mt for \$15,000 to Mar 24, 1916, at 6%. Feb 24, Apr 10, 1911. 6:1688. nom
- Latour, Geo to Wilson M Powell, 324 W 58th st. 80th st, Nos 433 & 435, n s, 227.11 w Av A, 53.7x102.2. Apr 11, 1911, 3 yrs, 5%. 5:1560. 45,000
- Lyons, Julia with Frederic de P Foster at Tuxedo Park, N Y & ano trus for Evelina W Strong will Julia Bedell. 5th av, No 1447. Extension of \$18,000 mt until Mar 29, 1916 at 4 1/2%. Mar 15, Apr 11, 1911. 6:1623. nom
- V Loewers Gambirinus Brewery Co to TITLE GUARANTEE & TRUST CO. Certificate as to mt for \$4,000 covering land in Queens Co. Apr 7, Apr 11, 1911. —
- Lackawanna Real Estate Co to UNION TRUST CO of N Y, 80 Bway. Pearl st, No 67, n s, 139.1 e Broad st, runs n 84.4 x w 0.6 x n — to Stone st, Nos 32 & 32 1/2 x e 26.11 x s 39.5 x w 6.10 x s 4 x w 3.4 x s 73.2 to Pearl st x w 20.4 to beg. Apr 4, due May 1, 1916, 5%. Apr 12, 1911. 1:29. 30,000
- Same to Geo A Dowden, 125 Lincoln av, Newark, N J. Same property. Prior mt \$30,000. Apr 1, 3 yrs, 6%. Apr 12, 1911. 1:29. 30,000
- Same to same. Same property. Certificate as to above mt. Apr 12, 1911. 1:29.
- Liberty Storage & Warehouse Co with SEAMEN'S BANK FOR SAVINGS, 76 Wall st. 64th st, Nos 43 to 47 W. Extens of mt for \$125,000 to Sept 22, 1916, at 4 1/2%. Apr 6, Apr 12, 1911. 4:1117. nom
- Lawyers Mortgage Co with Costa Rica Fruit Co. 80th st, No 130 W. Extens of \$20,000 mt until Apr 1, 1916, at 5%. Apr 12, 1911. 4:1210. nom
- Loewenthal (E) & Son, Inc to Jacob Streifler Co, 1340 Wilkins av. 120th st, No 51, n s, 300 w Park av, 17x100.11. P M. Apr 12, 1911, due June 12, 1911, 6%. 6:1747. 1,150
- Ludlam Mabel A of Phila, Pa, to Amy A C Montague, 105 E 19th st. 100th st, No 237, n s, 170 e West End av, 15x100.11. Prior mt \$18,000. Apr 10, due Oct 12, 1912, 6%. Apr 12, 1911. 7:1872. 2,500
- Ludlam, Mabel A of Phila, Pa, to First Church of Disciples of Christ in City N Y, 142 W 81st st. 100th st, No 237, n s, 170 e West End av, 15x100.11. Apr 10, 3 yrs, 5%. Apr 12, 1911. 7:1872. 18,000
- Leavy, Edw A to Caroline E B Condit, 221 W 57th st. 58th st, No 23, n s, 395 e 6th av, 20x100.5. P M. Apr 13, 1911, 3 yrs, 5%. 5:1274. 55,000
- Lackawanna Real Estate Co, a N J corpn to UNION TRUST CO of N Y. Pearl st, No 67 & Stone st, Nos 32 & 32 1/2. Certificate as to mt for \$30,000. Apr 12, Apr 13, 1911. 1:29.
- Lenox Baths (& Morris Somach & Louis Wolpin in bond) to Mitral Realty & Consn Co, 132 Nassau st. 115th st, n s, 500 w Lenox av, 40x100.11. P M. Prior mt \$18,000. Apr 12, 3 yrs, 6%. Apr 13, 1911. 7:1825. 6,500
- Same to same. Same property. Certificate as to above mt. Apr 12, Apr 13, 1911. 7:1825.
- Leverich, Annie F to Jos Kucher at Rivervale, N J. 60th st, No 32, s s, 220 e Madison av, 20x100.5. P M. Apr 13, 1911. 4 yrs, 4 1/2%. 5:1374. 36,500
- Meyers, Chas with Morris L Woolf, 147 4th av. 96th st, Nos 53 & 55, n s, 100 e Mad av, 50x100.11. Agreement as to share ownership in mt. June 21, Apr 12, 1911. 6:1602. nom
- M R L Bldg Co to Benj Levy, 671 Kelly st. 99th st, Nos 311 & 313, n s, 200 w West End av, 75x100.11. Prior mt \$185,000. Apr 1, 2 yrs, 6%. Apr 13, 1911. 7:1888. 30,000
- Same to same. Same property. Certificate as to above mt. Apr 1, Apr 13, 1911. 7:1888.
- Manhattan Real Estate Co to Wm F Moore, 111 W 11th st. 8th av, No 352, e s, 50 e 28th st, runs e 107.7 x n 50 to s s 28th st, No 260 x w 21.2 x s 25 x w 85 to av, x s 25 to beg. Apr 12, due, &c, as per bond. Apr 13, 1911. 3:777. 8,500
- Same to same. Same property. Certificate as to above mt. Apr 12, Apr 13, 1911. 3:777.
- Miller, Isaac with Bendheim Costn Co, 128 Bway. Pinehurst av, s e cor 179th st, 100x100.1. Subordination agreement. Apr 8, Apr 13, 1911. 8:2177. nom
- Mulligan, Martin J to Jos Ratzer, 4510 Finley av, Los Angeles, Cal. 47th st, No 606, s s, 125 w 11th av, 25x115.4. P M. Mar 23, 5 yrs, 5%. Apr 7, 1911. 4:1094. 7,875
- Macdonald, Lucy B, 511 Lenox av to Mortgage Holding Co, 71 Nassau st. 60th st, No 249, n s, 125 e West End av, 25x100.5. P M. Prior mt \$ —. Mar 28, 2 yrs, 6%. Apr 8, 1911. 4:1152. 2,000
- McGinty, Margt, 239 W 129th st, to Mary E Boden, 174 W 137th st. 129th st, No 239, n s, 368.9 e 8th av, 18.9x99.11. Prior mt \$9,500. Apr 10, 1911, 1 yr, 6%. 7:1935. 2,000
- McInerney, Patk, 70 Wilson st, Bklyn, N Y, to Jos Weber, 151 Keap st, Bklyn, N Y. Water st, No 651, s s, abt 405 w Jackson av, 16.8x70. Apr 7, 5 yrs, 6%. Apr 10, 1911. 1:243. 4,500
- Menken-Krauss Realty & Consn Co to TITLE GUARANTEE & TRUST CO. Certificate as to mt for \$45,000 on property in Brooklyn. Apr 10, Apr 11, 1911. —
- Martin, Newell to TITLE GUARANTEE & TRUST CO, 176 Bway. 66th st, n s, 100 w West End av, 40x100.5. Apr 10, due, &c, as per bond. Apr 11, 1911. 4:1178. 8,500
- MUTUAL LIFE INS CO of N Y with Max A Singer, 14 E 28th st. 17th st. Nos 130 to 134, s s, 425 w 6th av, 50x92. Extension of \$100,000 mt until June 1, 1914, at 5%. Apr 3, Apr 10, 1911. 3:792. nom
- Maneri, Salvatore to Consumers Brewing Co of N Y, Ltd, 1011 Av A. Elizabeth st, No 259. Saloon lease. Mar 3, demand, 6%. Apr 11, 1911. 2:508. 1,200
- Mansfield, Eliz to Lawyers Mortgage Co, 59 Liberty st. Division st, No 85 & 85 1/2, s s, 235.1 w Pike st, 25x55x25x—. Apr 7, 5 yrs, 5%. Apr 10, 1911. 1:282. 17,000
- Madden, I Marie, 1353 Boscobel av to METROPOLITAN SAVINGS BANK, 59 Cooper Sq E. Greenwich st, No 696, w s, 45 s 10th st, runs w 40.1 x w 32.3 x s 16.3 x e 69.7 to Greenwich st x n 19.11 to beg. P M. Apr 7, 1911, 5 yrs, 5%. 2:630. 8,000
- Moss, Benj S with Josephine M Chamberlin. 112th st, No 133, n s, 175 e 7th av, 30x100.11. Agt as to share ownership in mt. Apr 6, Apr 11, 1911. 7:1822. nom
- Meuser, Kath L with Jas McClenahan at Portchester, N Y. Greenwich st, No 477, southerly cor Canal st, No 500. —x—. Extens of \$14,000 mt until April 10, 1916, at 5%. Apr 10, Apr 11, 1911. 2:594. nom
- Moran, Ida M with Abraham Goldsmith, 50 W 75th st & ano, trustees Saml Scholle. 121st st, No 254 W. Extens of \$8,000 mt until May 1, 1914, at 5%. Mar 21, Apr 12, 1911. 7:1926. nom
- North River Realty Co to Henry S Mattern, 157 Decatur st, Bklyn, N Y. 48th st, No 344, s s, 525 w 8th av, 25x100.5. Apr 1, 3 yrs, 6%. Apr 7, 1911. 4:1038. 6,000
- N Y Society for the Relief of Widows & Orphans of Medical Men with Marie L Kottman, 205 Edgecombe av. Edgecombe av, No 201, w s, 341.8 s 145th st, 16.8x100. Extension of \$3,000 mt until Mar 27, 1913, at 5%. Mar 27, Apr 8, 1911. 7:2051. nom
- Nicholas, George, 527 5th av, to Chas E Warren. 39th st, No 7, n s, 245 w 5th av, 15x98.9; 39th st, No 9, n s, 260 w 5th av, 20.10x98.9. Sub to mts for \$140,000. Agreement making deed a mt, same being held in escrow to secure notes for \$30,000. Dec 22, 1908. Rerecorded from deeds of Dec 22, 1908. Apr 11, 1911. 3:841. O C & 100
- Neudewitz, Wm C, 148 W 15th st, to Fredk Kanning at St James, L I. 15th st, No 152, s s, 165 e 7th av, runs s 103.3 x e 10 x n 3.3 x e 10 x n 100 to 15th st x w 20 to beg. P M. Prior mt \$9,000, due Oct 6, 1913, 5%. Apr 12, 1911. 3:790. 5,000
- New York Taxicab Co to Chas Mascart, 27 Rue de Londres, Paris, France, trustees under deed of trust. 57th st, Nos 616 to 634, s s, 275 w 11th av, 225x144.11; 57th st, s s, 500 w 11th av, —x144.11x25x144.11. Leasehold. April 1, due Dec 31, 1914, 6%. Apr 12, 1911. 4:1104. gold bonds \$895,160
- Same to same. Same property. Certificate as to above mt. Apr 11, Apr 12, 1911. 4:1104.
- Newport Realty Co, 35 Nassau st, to Philip Schulang, 141 W 119th st, 123d st, Nos 214 & 216, s s, 205 e 3d av, 43x100.11. P M. Prior mt \$41,000. Apr 10, due Oct 10, 1913, at 6%. Apr 12, 1911. 6:1787. 5,000
- Napier, Margt E to American Mortgage Co. 131st st, No 151, n s, 225 e 7th av, 20x99.11. Apr 12, 1911, 5 yrs, 5%. 7:1916. 11,500
- Oppenheimer, Solomon to Philip Lewisohn, 923 5th av. Lex av, No 1032, w s, 85.2 s 74th st, 17x93.9. P M. Apr 4, 5 yrs, 4 1/2%. Apr 7, 1911. 5:1408. 17,000
- O'Connor, Annie, 231 W 121st st to Thos O'Connor, 231 W 121st st. 121st st, No 231, n s, 400 w 7th av, 25x100.11. Prior mt \$21,000, 1 yr, 6%. Apr 12, 1911. 7:1927. 3,000
- Oakley, Walter W, with Jno J McCarthy, 150 W 97th st. 97th st, No 150 W. Extens of \$10,000 mt until Apr 1, 1916, at 5%. Feb 27, Apr 12, 1911. 7:1851. nom
- Oestreicher, Henry & Barbara Lowenstein with GREENWICH SAVINGS BANK, 246 6th av. 103d st, Nos 108 & 110, s s, 150 w Col av, 42x100.11. Sub ordination agreement. Apr 13, 1911. 7:1857. nom
- Olson (Jno E) Consn Co to Peter S Rigney, 1575 Union st, Bklyn, N Y. Av B, No 295, n e cor 17th st, Nos 601 to 607, 36x100. Prior mt \$35,000. Apr 7, due July 5, 1911, 6%. Apr 13, 1911. 3:985. 20,000
- Same to same. Same property. Certificate as to above mt. Apr 7, Apr 13, 1911. 3:985.
- Olson (Jno E) Consn Co to Peter S Rigney, 1575 Union st, Bklyn, N Y. Av B, No 301, s e cor 18th st, Nos 600 to 606, 36x100. Prior mt \$35,000. Apr 7, due July 5, 1911, 6%. Apr 13, 1911. 3:985. 20,000
- Same to same. Same property. Certificate as to above mt. Apr 7, Apr 13, 1911. 3:985.
- Pettit & Reed, a corpn to Chas Reed at Yonkers, N Y. North Moore st, Nos 38 & 40, s s, 100.1 e Hudson st, 50x87.6. Prior mt \$30,000. Apr 12, 5 yrs, 6%. Apr 13, 1911. 1:189. 30,000
- Same to same. Same property. Certificate as to above mt. Apr 12, Apr 13, 1911. 1:189.
- Prisk, Jos H to MANHATTAN SAVINGS INSTN, 644 Bway. Madison av, No 1997, e s, 33.7 n 127th st, 16.7x60. Apr 13, 1911, due, &c, as per bond. 6:1752. 8,000
- Peoples Co-operative Property Co to Walter Lewisohn, 780 5th av et al trus Leonard Lewisohn. 27th st, Nos 146 to 152, s s, 232.4 e 7th av, 67.8x98.9. Apr 13, 1911, 5 yrs, 5%. 3:802. 260,000
- Prescott, Edw C to Frederic deP Foster at Tuxedo Park, N Y. 105th st, No 148, s s, 325 e Ams av, 25x100.11. Park 7, 1911. 5 yrs, 5%. 7:1859. 22,500
- Post Av Consn Co to City Mortgage Co, 15 Wall st. Post av, s s, 100 w Emerson st, runs w 100 x s 100 x e 90 x n 25 x e 10 x n 75 to beginning. Bldg loan. Apr 8, demand, 6%. Apr 10, 1911. 8:2219. 53,000
- Same to same. Same property. Certificate as to above mt. Apr 8, Apr 10, 1911. 8:2219. nom
- Same to Realty Operating Co, 15 Wall st. Same property. P M. Prior mt \$53,000. Apr 8, demand, 6%. Apr 10, 1911. 8:2219. 31,000
- Peller, Isaac H to Emma M Levy, 57 W 75th st. 5th av, No 381, e s, 74.4 s 36th st, 24.5x100; also interior plot begins 100 e 5th av & 74.4 s 36th st, runs e 25 x s 24.5 x w 25 x n 24.5, together known as No 381 5th av. Leasehold. Apr 8, 5 yrs, 6%. Apr 10, 1911. 3:865. 15,000
- Pelgram, Chas R & Caroline M Fleming trustee Eliza M Pelgram with BANK FOR SAVINGS, 280 4th av. Fort Washington av, n w cor 180th st, 100x108.5x104.10x109.8. Extension of \$117,500 mt until Apr 10, 1916, at 4 1/2%. Apr 10, 1911. 8:2177. 75,000

# INTERIOR MARBLE

## CORK & ZICHA MARBLE CO., 325-327 East 94th St., New York

Material and work the standard for 14 years. Our reputation the best positive evidence as to our superiority.

- Realty Holding Co to Mary E Pinchot, at 1615 Rhode Island av, Washington, D C. 40th st, Nos 212 & 214, s s, 171.6 w 7th av, 28.6x98.9. Apr 7, 1911, 3 yrs, 5%. 3:789. 24,000
- Rogowski, Julius to Christian Rennemuller, 2807 8th av. 8th av, No 2807. Receipt for \$2,000 on acct of mt. Apr 7, 1911. 7:2045.
- Realty Holding Co to Mary E Pinchot. 40th st, Nos 212 & 214, s s, 171.6 w 7th av, 28.6x98.9. Certificate as to mt for \$24,000. Apr 7. Apr 8, 1911. 3:789.
- Realty Holding Co to Hattie Bloomingdale, 21 E 63d st. et al, exrs, &c, Lyman G Bloomingdale & ano. 27th st, Nos 36 & 38, s s, 223 e 6th av, 46x98.9. P M. Prior mt \$34,000 on No 36. Apr 10, 1911, 1 yr, 5½%. 3:828. 81,000
- Same to same. Same property. P M. Prior mt \$115,000. Apr 10, 1911, 1 yr, 6%. 3:828. 30,000
- Rafter, Edward to LAWYERS TITLE INS & TRUST CO. St Nich av, Nos 1416 to 1420, s e cor 181st st, 100x25. Apr 7, 1911. 5 yrs, % as per bond. 8:2153. 60,000
- Reinlieb, Geo, 27 W 111th st, to Henry P Gardner, 529 West End av. 95th st, Nos 317 & 319, n s, 287.6 w West End av, 62.6x 100.8. P M. Prior mt \$95,000. Apr 10, due Apr 1, 1920, 6%. Apr 11, 1911. 4:1253. 42,500
- Real Const Co to Max Kobre, 43 E 123d st. Bway, Nos 2540 to 2548, n e cor 95th st, Nos 211 to 217, 125.10x121.3 to e 1 Bloomingdale road x-127.7. Leasehold. Apr 10, demand, 6%. Apr 11, 1911. 4:1243. 23,000
- Same to same. Same property. Certificate as to above mt. Apr 10. Apr 11, 1911. 4:1243.
- Rosen, Abraham to David Frankel, 531 W 179th st. Rivington st, Nos 75 & 77, s s, 58.1 e Allen st, 42.2x77. Prior mt \$—. Apr 10, due, &c, as per bond. Apr 11, 1911. 2:415. 3,000
- Reich, Bernard to STATE BANK, 376 Grand st. 58th st, Nos 308 & 310, s s, 142 w 8th av, 41.11x100.5x41.9x100.5. Prior mt \$174,000. Apr 10, installs, 6%. Apr 12, 1911. 4:1048. 25,000
- Rose, Rose, wife of Richd Rose, of Phila, Pa, to FRANKLIN SAVINGS BANK, 656 8th av. 23d st, No 238, s s, 162.6 w 2d av, 20.10x98.9. Apr 12, 1911, 5 yrs, 5%. 3:903. 2,000
- Rothfeld, Bettie, Jno Frankenheimer, Aug Oppenheimer & Robt B Rothfeld, trustees Sigmund Rothfeld, with Danl G Griffin, 563 St Marks av, Bklyn, N Y. 134th st, No 600 W. Extens of \$48,000 mt until April 1, 1916, at 5%. Mar 20. Apr 12, 1911. 7:2000. nom
- Rauth, Bertha with Jacob A Rauth. 9th av, No 87, s w cor 16th st, Nos 400 to 406, 25x100. Extens of mt for \$— (paper don't give amount), until Oct 22, 1915, at 6%. June 9, 1909. Apr 11, 1911. 3:713. nom
- Same with same. Same property. Agt as to renewal of above extens until party of 2d part shall sell property. June 9, 1909. Apr 11, 1911. nom
- Richmond Hill Realty Co to TITLE GUARANTEE & TRUST CO. Certificate as to mt for \$21,500 covering land in Queens Co, N Y. Apr 10. Apr 12, 1911. nom
- Romanelli Realty Co with Peter Diel. 12th st, No 541, n s, 130 w Av B, 17.11x103.3. Extension of \$5,000 mt until Mar 1, 1913 at 5½%. Feb 9. Apr 12, 1911. 2:407. nom
- Staack, Louis J with Herman Schmonsees. 42d st, No 348 E. Extension of \$21,000 mt until Jan 14, 1914 at 5%. Jan 6. Apr 13, 1911. 5:1334. nom
- Strauss, Saml, 24 St Marks pl; Katie Spitz, 66 Irving pl; Mary Abramson, 427 7th av; Benj Cohen, 1 Essex st to Lillian S Babcock at Cranford, N J. 3d st, No 416, s s, 131.1 w Tompkins st, 40.4x68x40x62.11. Apr 11, 3 yrs, 5½%. Apr 13, 1911. 2:-356. 18,000
- Same to Louis Kean with same. Same property. Subordination agreement. Apr 11. Apr 13, 1911. 2:356. nom
- Scudder, Jno H to whom it may concern. 125th st, No 525 W. Declaration that mt of \$2,750 is a lien on above premises. Mar 30. Apr 13, 1911. 7:1980. nom
- Seiferd, Louis to Eva Hagemeyer, 57 Wildev st, Tarrytown, N Y. 90th st, No 322, s s, 275 w 1st av, 25x100.8. Apr 6, 5 yrs, 4½%. Apr 7, 1911. 5:1552. 15,000
- Siris, Jacob & Pincus Malzman to Wm C Hill, 323 W 87th st, & ano. Grand st, Nos 408 & 410, n e cor Clinton st, Nos 156 to 160, 50x100. P M. Prior mt \$79,000. Apr 6, 3 yrs, 6%. Apr 7, 1911. 2:346. 21,000
- Siegel, Rebecca, 202 W 37th st & Sarah Barr, 159 W 31st st to Herman Shapiro, 219 W 34th st. 47th st, Nos 308 & 310, s s, 150 w 8th av, 50x100.5. Prior mt \$50,750. Apr 7, due, &c, as per bond. Apr 8, 1911. 4:1037. 2,000
- Schuster, Wm with A Frances M Clark at Saranac Lake, N Y. 98th st, No 42 E. Extension of \$8,000 mt until Mar 22, 1914 at 4½%. Mar 15. Apr 8, 1911. 6:1603. nom
- Southack, Emily L to TITLE GUARANTEE & TRUST CO. 64th st, No 128, s s, 135 w Lex av, 15x100.5. P M. Apr 10, 1911. due, &c, as per bond. 5:1398. 18,000
- Schonzeit, Harris, 15 W 115th st, with Henry D Goodman, 64 E 79th st. Av C, Nos 107 & 109, & 7th st, No 229 E. Agreement modifying mt. Apr 10, 1911. 2:390. nom
- Solomon, Sidney H, 3681 Bway, with Gibraltar Mortgage Co, 52 William st. Delancey st, Nos 139 to 147, s w cor Suffolk st, No 75, 99.6x24.11x99.11x25. Agreement as to share ownership in bond and mt. Apr 10, 1911. 2:352. nom
- Schreiner, Arthur to Henry Hillebrand, 515 Pearl st, 115th st, No 69, n s, 225 e Lenox av, 25x100.11. Prior mt \$28,000. Apr 4, 1 yr, 6%. Apr 7, 1911. 6:1599. 1,000
- Simondet, Gottlob to Consumers Brewing Co of N Y, Ltd, 1011 Av A. Bowery, No 245. Saloon lease. Apr 6, demand, 6%. Apr 11, 1911. 2:426. 5,000
- Silberstein, Wm & Dora Katzenberg to EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av, No 1248, e s, 75.5 n 65th st. 25x75. Apr 11, 1911, 5 yrs, 5%. 5:1440. 14,000
- Same & Mollie Miller with same. Same property. Certificate as to above mt. Apr 5. Apr 11, 1911. 5:1440. nom
- Schaffler, Louis to Maurice Simmons, 1314 53d st, Bklyn, N Y. Av D, Nos 8 to 12, e s, 37.2 s 3d st, runs e 70 x s 0.11 x e 20 x s 37.2 x w 90 to Av D x n 56.1 to beginning. Prior mt \$66,800. Apr 8, demand, 6%. Apr 11, 1911. 2:357. 4,000
- Smith, Bertha A with Hannah A Sammons. Pleasant av, No 414, e s, 50.3 s 122d st, 25.4x98x25.5x irreg. Extens of \$5,000 mt until Apr 8, 1912, at 5½%. Mar 20. Apr 11, 1911. 6:1818. nom
- Seaman, Sarah A with METROPOLITAN LIFE INS CO. Audubon av, No 289 & 291, s e cor 180th st, No 516, 38x95. Extension of \$40,000 mt until May 1, 1916, at 5%. Apr 10. Apr 11, 1911. 8:2152. nom
- 227 W 17th St Co to Fredk Lewisohn et al, exrs Leonard Lewisohn. 17th st, Nos 227-239 W. Certificate as to mt for \$115,000. Apr 5. Apr 7, 1911. 3:767.
- 227 W 17th St Co & Otto M Eidlitz with Fredk Lewisohn, 524 5th av, et al, exrs Leonard Lewisohn. 17th st, Nos 227-239 W. Subordination agreement. Apr 5. Apr 7, 1911. 3:767. nom
- 227 W 17th St Co & Leon Tuchman with same. Same prop. Subordination agreement. Apr 5. Apr 7, 1911. 3:767. nom
- Thom, Jas, 570 W 183d st to Genaro Carfolite, 260 Wadsworth av. Ams av, e s, 1250.4 n Laurel Hill terrace, 100x271.5 to Ft George Park x101.3x255.6, except part for Ft George Park. Prior mt \$12,600. Apr 5, due Aug 11, 1911, —%. Apr 7, 1911. 8:2149. 5,000
- Same to same. Same prop. Prior mt \$12,600. Apr 5, due Aug 11, 1912, 5%. Apr 7, 1911. 8:2149. 4,600
- Twenty-Fifth Constn Co to State Realty & Mort Co. 11 Pine st, 29th st, Nos 137 to 141 & Pacific pl, Nos 1 to 7, n s, 346.1 e 7th av, 60.6x98.9. Prior mt \$50,000. Apr 5, 1 yr, 6%. Apr 8, 1911. 3:805. 60,000
- Same to same. Same prop. Certificate as to above mt. Apr 5. Apr 8, 1911. 3:805.
- Thorn, Miriam C, 931 Park av to Rosa Herzog, 983 Park av. 3d av, Nos 1156 to 1162, w s, 25.5 s 68th st, 100x100. P M. Prior mt \$100,000. Mar 31, 1 yr, 6%. Apr 8, 1911. 5:1402. 20,000
- Trustees of the Masonic Hall & Asylum Fund, a corpn to LAWYERS TITLE INS & TRUST CO. 6th av, Nos 376 to 382, n e cor 23d st, Nos 71 to 79, runs n 98.9 x e 95 x n 98.9 to s s 24th st, Nos 46 to 54, x e 89 x s 98.9 x w 43 x s 98.9 to 23d st, x w 141 to beg. Mt or deed of trust. Prior mt \$1,200,000. Mar 31, due Sept 18, 1918, 6%. Apr 8, 1911. 3:825. gold bonds 1,200,000
- Tow, Harris to Annie Tow, 12 E 127th st. 110th st, Nos 21 to 25, n s, 143.9 w Mad av, 56.3x100.10. Prior mt \$60,000. Apr 11, 1911, due June 1, 1913, 6%. 6:1616. 8,000
- Tacoma Const Co to Lawyers Mortgage Co, 59 Liberty st. St Nich av, Nos 1364 to 1372, e s, 50 n 178th st, 100x100. Apr 11, 1911, 5 yrs, 5½%. 8:2153. 150,000
- Same to same. Same property. Certificate as to above mt. Apr 11, 1911. 8:2153.
- Tierney, John J with Helen E H Bennett, 693 West End av extrx Wm H Bennett. Riverside Drive, Nos 544 to 547, s e cor 127th st, 116x95. Extension of \$170,000 mt until Apr 10, 1916, at 5%. Apr 10, 1911. 7:1994. nom
- Thorn, Miriam G with Rosa Herzog, 983 Park av. 3d av, No 1156 to 1162. Agt as to payment of interest. Apr 10. Apr 12, 1911. 5:1402. nom
- Urban, Adolph H to Adolph Bloch, 911 Park av. 88th st, No 217, n s, 200 w Ams av, 25x100.8. Prior mt \$25,000. Apr 10, 2 yrs, 6%. Apr 11, 1911. 4:1236. 2,500
- Van Cott, Mary C, 883 St Nicholas av with Louisa Minturn at Dark Harbor, Me. Amsterdam av, No 1745. Extension of \$25,500 mt until Jan 2, 1914 at 4½%. Mar 23. Apr 8, 1911. 7:-2061. nom
- Vogler, Geo & Michl to Lion Brewery, 104 W 108th st. Col av, No 920, n w cor 105th st. Saloon lease. Mar 31, demand, 6%. Apr 10, 1911. 7:1860. 6,571.40
- Vandewart, David, 2116 8th av, with METROPOLITAN LIFE INS CO. 151st st, No 462, s s, 100 e Ams av, 50x99.11. Extension of \$45,000 mt until June 30, 1914, at 5%. Apr 7. Apr 8, 1911. 7:2065. nom
- Vanderpoel, Maria L with Saml Levy. 67th st, No 434 E. Extension of \$35,000 mt until Mar 26, 1916 at 5¼%. Apr 4. Apr 13, 1911. 5:1461. nom
- Wolf, Jos G to EMIGRANT INDUS SAVINGS BANK. 11th av, No 598, e s, 75.3 n 44th st, 25x100. Apr 11, 5 yrs, 5%. Apr 13, 1911. 4:1073. 2,000
- Willets, Howard trus Robt R Willets with Morris Jacoby, 285 Central Park West. 7th st, No 198. Extension of \$27,000 mt until May 1, 1914 at 5%. Apr 5. Apr 13, 1911. 2:389. nom
- Walsh, Robt J to Ethel V Walsh, 311 W 33d st. 25th st, No 313, n s, 130 w 8th av, 24x98.9. Prior mt \$—. Apr 7, 1911, 1 yr, 6%. 3:749. 500
- Wuttge, Frank & Wm Conrad to Wm T Innes, 116 E 30th st. 85th st, No 225, n s, 325 e 3d av, 25x102.2. P M. Mar 30, 3 yrs, 5%. Apr 7, 1911. 5:1531. 12,000
- Wuttge, Frank & Wm Conrad to Crescent Star Realty Co, 211 E 55th st. 85th st, No 225, n s, 325 e 3d av, 25x102.2; 86th st, No 228, s s, 325 e 3d av, 25x102.2. P M. Prior mt \$—. Apr 6, 5 yrs, 5%. Apr 7, 1911. 5:1531. 12,000
- Wuttge, Frank & Wm Conrad to Henry L Center, of Rye, N Y et al, exrs Susan W Center. 86th st, No 228, s s, 325 e 3d av, 25x 102.2. P M. Mar 30, 3 yrs, 5%. Apr 7, 1911. 5:1531. 14,000
- Warshauer, Aaron, Hattie & Dora & Rachel Karmel to TITLE GUARANTEE & TRUST CO. Av D, No 35, w s, 52.9 s 4th st, 17.7x62. Apr 4, due, &c, as per bond. Apr 7, 1911. 2:373. 4,000
- Wilmore Realty Co to Jno Englis, 196 Clinton av. Bklyn, N Y. Central Park West, Nos 414 & 415, n w cor 101st st, Nos 1 & 3, 100.11x149.11. Prior mt \$215,000. Mar 31, 1 yr, 6%. Apr 7, 1911. 7:1837. 10,000
- Warner, Helen M, 320 W 83d st & Mabel H Smith, 320 W 83d st & Ethel S Hazen, 66 W 56th st with an Assoc for the Relief of Respectable Aged Indigent Females, 891 Ams av. 72d st, No 218 W. Extension of \$20,000 mt until May 1, 1914 at 5%. Apr 3. Apr 8, 1911. 4:1163. nom
- Same with same. Same property. Extension of \$1,000 mt until May 1, 1914 at 4½%. Apr 8, 1911. 4:1163. nom
- Wolf, Hulda to UNION SQ SAVINGS BANK, 20 Union sq. 90th st, No 210, s s, 185 e 3d av, 25x100.8. Apr 10, 1911, 1 yr, 5%. 5:1535. 2,000
- Washington, Alfred H to Wm H Berghold, 76 St Pauls pl, Bklyn, N Y, et al exrs, &c, Margt Berghold. 127th st, No 148, s s, 228.6 e 7th av, 15.6x99.11. P M. Apr 10, 1911, 3 yrs, 5%. 7:-1911. 7,000
- Wainwright, Stuyvesant, of Rye, N Y, to BOWERY SAVINGS BANK, 128 Bowery. 55th st, No 108, s s, 90 e Park av, 18.9x 100.5. Prior mt \$—. Apr 11, 1911, 5 yrs, % as per bond. 5:1309. 7,000
- Williams, John M, of Greenwich, Conn, to TITLE GUARANTEE & TRUST CO. West Bway, No 535, w s, 125 n Bleecker st, 25x100. Apr 11, 1911, due, &c, as per bond. 2:536. 18,000
- Winternitz, Albert, 237 E 72d st, to BANK OF EUROPE, 1429 1st av. 72d st, No 237, n s, 192.6 w 2d av, 17.6x102.2. Apr 11, 1911, 1 yr, 5%. 5:1427. 10,000
- Weiss, Henry, 124 W 114th st, to Sarah A Kerr, 825 Argyle rd, Bklyn. 42d st, No 229, n s, 205 w 2d av, 20x100.5. Apr 12, 1911, 5 yrs, 5%. 5:1316. 18,000

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Wolf, Jos E with EMIGRANT INDUSTRIAL SAVINGS BANK, 11th av, No 598, e s, 75.3 n 44th st, 25x100. Extension of \$6,000 mt until Apr 11, 1916, at 5%. Apr 11, Apr 13, 1911. 4:1073. nom  
 Young, Wm to Martin H Meyerhoff, 219 W 13th st. 13th st, No 219, n s, 262.6 w 7th av, 20.10x75. P M. Apr 10, 6 yrs, 5%. Apr 12, 1911. 2:618. 10,000

## BOROUGH OF THE BRONX.

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

American Real Estate Co to Lawyers Mort Co, 59 Liberty st. Westchester av, No 1026, s s, 75 e Simpson st, runs s 68.4 x s 3.3 x e 24.4 x n 60.7 x n 31.2 to av, x w 50 to beg. Apr 7, 1911. 5 yrs, 5%. 10:2725. 35,000  
 Same to same. Simpson st, No 1032, e s, 121.11 s Westchester av, 40x104. Apr 7, 1911, 5 yrs, 5%. 10:2725. 30,000  
 American Real Estate Co with Park Mortgage Co, 41 Park row. Longfellow av, e s, 41.6 n Bancroft st, 39x80. Subordination agreement. Apr 7. Apr 8, 1911. 10:2755, 2757. nom  
 Same with Marion D Carrere, at White Plains, N Y. Longfellow av, e s, 80.6 n Bancroft st, 39x80. Subordination agreement. Apr 7. Apr 8, 1911. 10:2755, 2757. nom  
 American Real Estate Co to MUTUAL LIFE INS CO of N Y. Westchester av, s w cor Southern Boulevard, runs n e & e — to Bronx River x s — to land formerly J B Herrick, x w 140 x s w 1021 x s e — to s Franklin lane x s w 685.7 to Southern Boulevard x n — to beginning, all title to land under water Bronx River except part conveyed to N Y, N H & H R R Co & Harlem River & Portchester R R Co, also part taken for sts & avs. Apr 11. due, &c, as per bond. Apr 12, 1911. 10:2742, 2743, 2746, 2748, 2749, 2750, 2756, 2757 & 2759. 150,000  
 Same to same. Same property. Certificate as to above mt. Apr 6. Apr 12, 1911. 10:2742, 2743, 2746, 2748, 2749, 2750, 2756, 2757 & 2759.  
 Brown, Isaac to Prospect Investing Co, at Purchase, N Y. Jerome av, e s, 50 n 175th st, 90x100. Prior mt \$75,000. Apr 7, due Oct 7, 1911, 6%. Apr 8, 1911. 11:2850. 2,000  
 Board of trustees of the Fordham Methodist Episcopal with Annie Goggin. Wendover av, n s, 121.6 e Park av, 43.6x99.7. Extension of mt for \$3,000 to Sept 1, 1914 at 5%. Mar 27. Apr 12, 1911. 11:3087. nom  
 \*Barnett, Lena, 13 W 115th st, to Christina Winkler, 4539 Matilda av. Edison av, w s, 350 s Tremont road, 50x95. Apr 7, 3 yrs, 6%. Apr 10, 1911. 1,000  
 Bull, Chas H to Wm C Bergen, on 180th st, s s, — w Andrews av, 176th st, n s, 250 e Mt Hope av (Monroe av), 19x100. Oct 21, 1910, due, &c, as per bond. Apr 11, 1911. 11:2802. 6,000  
 Building Assoc of the Woodlawn Club, 220 E 236th st, to Emil Hermanni, 330 E 236th st, & ano, exrs Henry Munch, 235th st (Willard av), n s, 210 w Katonah av, 50x100. P M. Apr 10, due, &c, as per bond. Apr 12, 1911. 12:3376. 1,000  
 Bernard Const Co to Greenwich Mortgage Co, 3025 3d av. Webster av, e s, 158.3 n 169th st, runs n 74.7 x e 90.7 x s 82.10 x w 25.8 x s 2.8 x w 65.9 to beginning. Bldg loan. Apr 12, 1911. 1 yr, 6%. 11:2893. 44,000  
 Same to same. Same property. Certificate as to above mt. Apr 10. Apr 12, 1911. 11:2893.  
 \*Christiansen, Terkel G to Mary G Daniels, 3937 Amundson av. Amundson av, w s, 400 s Randall av, 25x100. Apr 8, 3 yrs, 6%. Apr 10, 1911. 500  
 Cunningham (T J) Co to John McLaughlin, 1115 Mad av, & ano, trustees Minnie Murphy. Crotona av, No 2315, w s, 275 n 183 st, 37.6x80. Apr 10, 1911, due, &c, as per bond. 11:3103. 17,000  
 Same to same. Same property. Certificate as to above mt. Apr 4. Apr 10, 1911. 11:3103.  
 Cahn, Rebecca to Lawyers Mortgage Co, 59 Liberty st. Brook av, No 419 (Clifton av), w s, 100 n 144th st, 25x100, except part for Brook av. Apr 7, 5 yrs, 5%. Apr 11, 1911. 9:2289. 14,000  
 Same & Ellen Mulhare with same. Same property. Subordination agreement. Apr 7. Apr 11, 1911. 9:2289. nom  
 \*Cohen, Jacob to Jas E Dougherty, 881 Crotona Park North, exr Wm D Reilly, White Plains road, w s, 330 s Westchester av, 50x159.11x50x160.9. Apr 6, due, &c, as per bond. Apr 7, 1911. 1,500  
 Diener, Louisa B, 1768 Gleason av to Alwell Realty Co, 68 Wm st. Intervale av, s e s, 151.1 s w Tiffany st, runs s e 83.6 x s w 25 x s 7.4 x w 12.5 x s w 10.10 x n w 80 to av x n e 50 to beg. Mar 14, due, &c, as per bond. Apr 7, 1911. 10:2706. 7,500  
 \*D'Angelo, Antonio to John V Irwin, 130 E 67th st. Maple av, s e cor Ruskin st, 51.5x74.9x47.7x58.6. Apr 1, 3 yrs, 5½%. Apr 8, 1911. 13,000  
 \*Same & BRONX BOROUGH BANK with same. Same property. Subordination agreement. Apr 6. Apr 8, 1911. nom  
 \*Dietrich, Eliz wife of & Philip at Hackensack, N J to KNICKERBOCKER TRUST CO, 358 5th av. Tompkins st, w s, 289.5 n Davis st, 95.3x100.11x109.3x100. Apr 4, 3 yrs, 5%. Apr 12, 1911. 2,500  
 Dickson, Sarah J & Lucy both at No 1331 Prospect av, to NORTH SIDE SAVINGS BANK, 3230 3d av. Prospect av, w s, 112.3 s 169th st, runs w 151 x s 10 x w 8.3 x s 15 x e 160 to av x n 25 to beginning. Apr 7, due May 1, 1912, 5%. Apr 8, 1911. 10:2682. 1,250  
 Diamond (Jos) Constn Co to City Mortgage Co, 15 Wall st. 178th st, s s, 69.2 e Mapes av, 76x72.11. Building loan. Apr 10, demand, 6%. Apr 11, 1911. 11:3107. 32,000  
 Same to same. Same property. Certificate as to above mort. Apr 10. Apr 11, 1911. 11:3107.  
 Same to same. Mapes av, s e cor 178th st, 73x69.2x72.11x69.2. Building loan. Apr 10, demand, 6%. Apr 11, 1911. 11:3107. 38,000  
 Same to same. Same property. Certificate as to above mort. Apr 10. Apr 11, 1911. 11:3107.  
 D'Auria Constn Co to DOLLAR SAVINGS BANK, 2808 3d av. 188th st, n e cor Belmont av, 95x50. Apr 19, due June 1, 1914, 5%. Apr 11, 1911. 11:3075. 34,500  
 Same to same. Same property. Certificate as to above mort. Apr 10. Apr 11, 1911. 11:3075.  
 \*Di Maio, Andrea & Rocco Scarpinato, 1927 Barnes av, to August Stolz, 269 S 1st st, Mt Vernon, N Y. Town Dock road, s s, 25 w Wilcox st, 50x100. P M. Apr 11, 3 yrs, 6%. Apr 12, 1911. 700

D'Andrea Const Co, 1719 Garfield st, to Jacob Falter, 945 Grant av. Prospect av, Nos 2325 & 2327, w s, 250 n 183d st, 50x95. Apr 12, 1911, 3 yrs, 5%. 11:3102. 28,000  
 Same to same. Same property. Certificate as to above mt. Apr 12, 1911. 11:3102.  
 Elterich, Marie, A S, 801 E 242d st, to HARLEM SAVINGS BANK, 124 E 125th st. 135th st, n s, 150 w Cypress av, 74.11x100. Prior mt \$24,000. Apr 7, 1911, 1 yr, 5%. 10:2548. 3,600  
 \*Ericson, Eric & Carl to J August Fredrikson, 1173 Stebbins av. Plot begins 690 e White Plains road at point 1,075 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beg, with right of way over strip to Morris Park av. Apr 4, 3 yrs, 6%. Apr 11, 1911. 400  
 \*Friedberg, Jos & Harry Klein of Bklyn, N Y to Philander R Jennings at Merrick, L I et al. Burdett av, n s, 209.4 w Ft Schuyler rd, 50x100; Ft Schuyler rd, w s, 50 s Lamport av, 75x— & being lots 54 to 56, map 1098, Tremont Heights. Mar 5, installs, 6%. Apr 8, 1911. 1,650  
 Galewski, Ida 145 W 127th st with UNION SQUARE SAVINGS BANK, 20 Union sq. Courtlandt av, Nos 622 & 624, e s, 75 n 151st st, 2 lots, each 20.4x100. Subordination agreement. Apr 11. Apr 12, 1911. 9:2398. nom  
 Same with Bernard Galewski, 26 W 120th st. Same property. Subordination agreement. Apr 11. Apr 12, 1911. 9:2398. nom  
 \*Griego, Antonio, 527 Morris av to Edw McK Whiting, gdn Jno S Wilson. 606 W 116th st. Beech av, s s, 226 w Corsa av, 50x100. Apr 7, 3 yrs, 6%. Apr 8, 1911. 1,000  
 Gruen, Fanny to Annie R Gilbert, 563 Park av, & ano, trustees Riley M Gilbert. Cauldwell av, Nos 720 & 722, e s, 140 s 156th st, 40x102.4x40x101.6. Apr 6, due, &c, as per bond. Apr 7, 1911. 10:2628. 25,000  
 Same to same. Cauldwell av, Nos 712 & 714, e s, 220 s 156th st, 40x103.11x40x103.1. Apr 6, due, &c, as per bond. Apr 7, 1911. 10:2628. 25,000  
 Same to same. Cauldwell av, Nos 716 & 718, e s, 180 s 156th st, 40x103.1x40x102.4. Apr 6, due, &c, as per bond. Apr 7, 1911. 10:2628. 25,000  
 Same & Sophia Mayer with same. Cauldwell av, Nos 712 to 722. Subordination agreement. Apr 6. Apr 7, 1911. 10:2628. nom  
 Gruen, Fanny & Jonas Weil & Bernhard Mayer with same. Same prop. Certificate as to above mt. Apr 6. Apr 7, 1911. 10:2628.  
 Gamache, David J to Peter Otten, 1321 Clinton av. 149th st, Nos 305 & 307, n s, 370.3 e Morris av, 25x100, except part for 149th st. Apr 10, 3 yrs, 5½%. Apr 11, 1911. 9:2331. 3,000  
 Ginsburger, Emil to Pauline Altrocchi at Florence, Italy. 183d st, n s, 71 e Beaumont av, 29x75. Apr 10, 5 yrs, 5%. Apr 11, 1911. 11:3103. 8,000  
 Same & Isidore Londner with same. Same property. Subordination agt. Apr 11, 1911. 11:3103. nom  
 Henry, Chas to Herbert E Crandall, of Bradford, Pa. 152d st, No 319, n s, 350 w Courtlandt av, 50x100. Nov 13, 1909, due, &c, as per bond. Apr 7, 1911. 9:2412. 5,000  
 \*Herold, Geo E, 247 E 111th st, to N Y Catholic Protectory, 415 Broome st. Westchester av, s s, 375 w Pugsley av, runs w 69 x s 70 x e 18 x s — x e 50 x n 80 to beginning; Tremont av, n s, abt 238 e Public pl, runs e 79 x n 102.11 x w 50 x n — x w 18 x s 74.6 to beginning. Apr 6, 5 yrs, 5%. Apr 8, 1911. 5,600  
 Higgins & Stanton Const Co, 876 Macy pl, to Nora Stanton, 876 Macy pl. Macy pl, s w cor Hewitt pl, 50x90. Prior mt \$42,000. Apr 8, demand, 6%. Apr 10, 1911. 10:2695. 7,500  
 Same to same. Same property. Certificate as to above mt. Apr 6. Apr 10, 1911. 10:2695.  
 Hartman, Katie to Geo A Luipold, 1073 Forest av. 136th st, n s, 471.10 e Southern Boulevard, 25x100. Apr 8, 3 yrs, 6%. Apr 10, 1911. 10:2565. 5,000  
 Hadden Realty Co to Wm V Simpson, at Matawan, N J. Findlay av, s e cor 165th st, 94.7x160.3x108.11x185.2. Prior mt \$—. Apr 8, demand, 6%. Apr 10, 1911. 9:2424 & 2432. 10,000  
 Same to same. Same property. Certificate as to above mt. Apr 8. Apr 10, 1911. 9:2424-2432.  
 Hammel, Hannah A T wife Henry Hammel to Wm H Wright & Son Inc at 3d av & 148th st. Briggs av, No 2686, e s, 483.7 n 194th st, 23.2x83.11x23.4x84.11. P M. Prior mt \$4,500. Apr 10, 5 yrs, 5½%. Apr 11, 1911. 12:3294. 2,400  
 Herbst, Abram W to TITLE GUARANTEE & TRUST CO. Morris av, No 1005, w s, 190.6 n 164th st, 24.6x105x24.7x105. Apr 11, 1911, due, &c, as per bond. 9:2447. 7,000  
 Hass, Paul E, 220 W 127th st, with Guisepe Carnesale, 451 Morris pl. Morris pl, No 3, n s, 86 e Park av (Vanderbilt av), 16x90. Extension of \$2,400 mt until Mar 22, 1916, 5%. Apr 4, Apr 12, 1911. 11:2901. nom  
 Ibrov Realty Co to Prospect Investing Co at Purchase, N Y. Union av, w s, 25 n 147th st, 275x100. Prior mt \$29,400. Apr 7, due Oct 7, 1911, 6%. Apr 11, 1911. 10:2582. 3,000  
 Same to same. Same property. Certificate as to above mort. Apr 7. Apr 11, 1911. 10:2582.  
 Ibrov Realty Co to Geo J Brown, 1356 Teller av. Union av, w s, 260.9 n 147th st, 39.3x100. Prior mt \$3,900. Apr 7, 1911, 2 yrs, 6%. 10:2582. 900  
 \*Jones, Edwin C to Fred Bach, 1847 Victor st. Green av, n s, 100 w Mapes av, 75x100. Prior mt \$2,000. Apr 8, 2 yrs, 6%. Apr 10, 1911. 1,000  
 Johnson, John F to Elisabeth M Claggett, 550 West 144th st. West Farms rd, No 1521, n w s, at n e s 172d st, 42.9x115.1x33.11x96.10. P M. Apr 6, due, &c, as per bond. Apr 11, 1911 11:3014. 1,600  
 Joseloff, Saml, Morris Epstein & Robert Joselovskv, of South Norwalk, Conn, to Eliz M Anderson, at Greenwich, Conn. Webster av, s w cor 201st st, 46.1x112.11x58.5x100.8. Apr 8, 4 yrs, 5%. Apr 12, 1911. 12:3280. 15,000  
 Knoepke, Wm with Viola C Shelley, 406 E 140th st. 140th st, Nos 408 & 410 E. Extension of two mts for \$4,500 each until Mar 31, 1916, at 5%. Mar 29. Apr 11, 1911. 9:2284. nom  
 Kurzman, Ferdinand to Geo F Fernschild, of New Rochelle, N Y. Tremont av, n w cor Daly av, 43.1x143x39.4x142.11. P M. Prior mt \$—. Apr 6, 1 yr, 6%. Apr 10, 1911. 11:3121. 10,000  
 Kellwood Realty Co with John McLaughlin, 1115 Mad av, & ano, trustees Minnie Murphy. Crotona av, No 2315, w s, 275 n 183d st, 37.6x80. Subordination agreement. Apr 10, 1911. 11:3103. nom



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- Krabo-Ernst Realty Co to Hans F N Truelsen. 180th st, s s, 100 w Vyse av, 2 lots, each 40x110; 2 certificates as to 2 mts for \$3,500 each. July 26. Apr 13, 1911. 11:3127.
- Koster, Margt, 1893 Washington av to Louis Richter, 2032 Mad av. Webster av, e s, 148 s 176th st, 40x143.6. Prior mt \$5,000. Apr 8, 1 yr, 6%. Apr 13, 1911. 11:2900. 1,000
- Lustgarten, Simon & Irma E with BOWERY SAVINGS BANK. Prospect av, No 740. Extension of \$5,500 mt until Mar 29, 1916, at 5%. Apr 13, 1911. 10:2687. nom
- Leddy, Margt, Jno J, Jas M, Jos F, Mary A Toher & Margt E Myers to Elsie J Dickinson at Montclair, N J trus Hannah M Dickinson. Arthur av, No 2441, w s, — n 187th st, 25x121.6x25 x121.8 s s, except part for av. Apr 10, 3 yrs, 5%. Apr 11, 1911. 11:3066. 1,000
- LAWYERS TITLE INS & TRUST CO with Jennings Realty Co. Wilkins av, n e cor Jennings st, 50.6x100x44x100.2. Extension of \$47,000 mt until Apr 11, 1916 at 5%. Apr 11. Apr 12, 1911. 11:2977. nom
- Same with same. Wilkins av, e s, 50.6 n Jennings st, 53x100. Extension of \$39,000 mt until Apr 11, 1916 at 5%. Apr 12, 1911. 11:2977. nom
- Leykam, Jno to Lion Brewery, 960 Col av. 180th st, No 577 E. Saloon lease. Mar 27, demand, 6%. Apr 7, 1911. 11:3062. 4,000
- Linsmann, Henry to Peter Otten, 1321 Clinton av. Elm pl. No 2480, e s, 290.1 s Fordham road, 25.5x78.1x25x78.10. Apr 8, due, &c, as per bond. Apr 10, 1911. 11:3023 & 3026. 4,000
- LAWYERS TITLE INS & TRUST CO with Geo J Murphy. Bathgate av, No 1682. Extension of \$3,500 mt until Apr 13, 1916, at 5½%. Apr 3. Apr 12, 1911. 11:2921. nom
- LAWYERS TITLE INS & TRUST CO with Crotona Av Realty Co, 176th st, s s, 80 e Crotona av, 40x91.1. Extension of mt for \$25,000 to Apr 8, 1916, at 5%. Apr 8. Apr 11, 1911. 11:2949. nom
- Same with same. Crotona av, s e cor 176th st, 50x80. Extension of mt for \$36,000 to Apr 8, 1916, at 5%. Apr 8. Apr 11, 1911. 11:2949. nom
- Mt Vernon Builders Supply Co to Central Mortgage Co, 60 Wall st. 235th st, Nos 264 to 268, s s, 185 w Katonah av. 3 lots, each 25x100. 3 P M mts, each \$4,500. Apr 10, due May 1, 1914, at 5½%. Apr 10, 1911. 12:3375. 13,500
- Same to same. 234th st, No 269, n s, 185 w Katonah av. 25x100. P M. Apr 10, 1911, due May 1, 1914, 5½%. 12:3375. 4,500
- Same to same. 234th st, No 267, n s, 210 w Katonah av. 24.10 x100. P M. Apr 10, 1911, due May 1, 1914, 5½%. 12:3375. 4,500
- Same to same. 234th st, No 265, n s, 234.10 w Katonah av. 25.2 x100. P M. Apr 10, 1911, due May 1, 1914, 5½%. 12:3375. 4,500
- METROPOLITAN SAVINGS BANK with Max Weiss, 139 1st av. Lincoln av, No 165, n w cor 135th st, Nos 259 & 265, 25x100. Extension of \$12,500 mt until Apr 1, 1916, at 5%. Mar 30. Apr 11, 1911. 9:2318. nom
- Same with same. Lincoln av, No 167, w s, 25 n 135th st, 25x100. Extension of \$7,500 mort until Apr 1, 1916, at 5%. Mar 30. Apr 11, 1911. 9:2318. nom
- Mahony, Mary E to Thos Freston, 422 E 145th st. Willis av, No 368, e s, 110 n 142d st, 20x100. Prior mt \$7,000. Apr 10, due, &c, as per bond. Apr 11, 1911. 9:2287. 2,000
- Mapes, Clara E, of Flushing, N Y, to Manhattan Mortgage Co, 200 Bway. Park av, s e cor 172d st, runs s 109.9 x e 100 x n 50 x w 5 x n 59.7 to st x w 95 to beginning. Prior mt \$—. Apr 11, due, &c, as per bond. Apr 12, 1911. 11:2904. 10,000
- Mayer, Mary, 2090 Webster av, to Mary A Langbein, 505 E 175th st. Tremont av, s s, 74.6 e Mt Hope av (Monroe av), 25.6x—x 25.6x—, except part for av— P M. Prior mt \$—. Apr 13, 1911, 5 yrs, 5%. 11:2804. 4,000
- Nouskajian, Charlotte I to Geo P Laible, 1303 Lex av. Vyse av, No 1490, e s, 200 s 172d st, 25x100. P M. Apr 6, 2 yrs, 6%. Apr 7, 1911. 11:2995. 1,750
- Nelson Black Constn Co to Jacob Koch, 1703 2d av. Honeywell av, e s, 76.10 s 179th st, 44x100. Prior mt \$28,000. Apr 10, due Oct 10, 1913, 6%. Apr 11, 1911. 11:3122. 3,000
- Same to same. Same property. Certificate as to above mort. Apr 10. Apr 11, 1911. 11:3122.
- Ney, Julia to Max Weiss, 139 1st av. Lincoln av, No 165, n w cor 135th st, Nos 259 & 265, 25x100. P M. Prior mt \$12,500. Apr 8, 1, 5 yrs, 6%. Apr 11, 1911. 9:2318. 8,000
- Same to same. Lincoln av, No 167, w s, 25 n 135th st, 25x100. P M. Prior mt \$7,500. Apr 1, 5 yrs, 6%. Apr 11, 1911. 9:2318. 4,000
- Onyx Realty & Const Co to UNION SQ SAVINGS BANK, 20 Union sq. Courtlandt av, Nos 622 & 624, e s, 75 n 151st st, 40.8x100. Apr 11, 5 yrs, 5%. Apr 12, 1911. 9:2398. 32,000
- Same to same. Same property. Certificate as to above mt. Apr 11. Apr 12, 1911. 9:2398.
- Same to Bernard Galewski, 26 W 120th st. Same property. Prior mt \$32,000. Apr 11, due as per bond, 6%. Apr 12, 1911. 9:2398. 14,000
- Same to same. Same property. Certificate as to above mt. Apr 11. Apr 12, 1911. 9:2398.
- Psaty, Rebecca to David Rosing, 61 W 113th st. Crotona av, No 1844, e s, 50 s 176th st, 41.4x80x41.2x80. Prior mt \$26,000. Apr 1, 4 yrs, 6%. Apr 11, 1911. 11:2949. 5,500
- Phillips, Isidor to S F Myers Realty Co, No 52 Bway, room 427. Lots 25-36, 53 & 55 to 69, map sec 2 Bronx Terrace. Apr 1, demand, 6%. Apr 13, 1911. 3,500
- Reliant Realty & Const Co to John J Tully Co, 929 Whitlock av, Wilkens av, s w cor 170th st, 69.1x121.3x68.1x105.4. P M. Prior mt \$77,500. Apr 6, 2 yrs, 6%. Apr 8, 1911. 11:2965. 10,000
- Same to same. Same property. Certificate as to above mt. Apr 6. Apr 8, 1911. 11:2965.
- Reeber, Wm C to TITLE GUARANTEE & TRUST CO. 3d av, Nos 2579 & 2581, w s, 17.11 n 139th st, 33.2x53.3 to e s Morris av x37.9x35 to beginning. Apr 5, due, &c, as per bond. Apr 8, 1911. 9:2321. 10,000
- Rafferty, Mary T to Saml P White, Jr, at 447 Fort Washington av. Crotona av, No 1934, e s, 100.3 s Tremont av (177th st), 16.8 x70. Apr 8, due, &c, as per bond. Apr 10, 1911. 11:2950. 3,000
- Roemer, Matilda to Caroline Wellner, 211 E 237th st. 234th st (Clinton av), n s, 325 e Katonah av (2d st), 100x150. Apr 6, 3 yrs, 6%. Apr 7, 1911. 12:3383. 4,000
- \*Reichelt, Wm, 1654 Zerega av, to Wm H Weygandt, 1046 Greene av, Bklyn, N Y. Zerega av, No 1654, e s, 139 s Maclav av, 19x100. Apr 6, 3 yrs, 6%. Apr 10, 1911. 2,000
- Swain, Harold to Eliz H Childs, at Rye, N Y. Eden av, s w cor 174th st, runs s 71.11 x w 177.11 to e s Grand Boulevard & Concourse x n 39.11 to st x e 166.5 to beginning. Mar 30, due &c, as per bond. Apr 12, 1911. 11:2823. 10,000
- Smyth, Hugh D, of Bklyn, to Louis Hartman, 63 W 91st st. Valentine av, e s, 176.5 n 184th st, 100.1x115; Boyd av, e s, 250 n Edenwald av, 50x100; Boyd av, e s, 150 n Edenwald av, 75x100; Fox av, w s, 200 n Edenwald av, 25x100, all; road leading from N Y to Boston, adj land now or late of A Arnou, runs n e 195 x n w 475 x n w 234.6 x s 150 to road x n e 91 x n e 450.6 to beginning, contains 3 600-1,000 acres, 1-3 part, except part in bed of 5th av, except part conveyed to City & County Contract Co; also lots 2 to 5, 25 to 27 map Cebrie Park, 1-3 part; lots 253 to 255 map 370 lots of McGraw Est. Cottage Grove av, w s, 100 s McGraw av, 50x— to Tremont av x—x96, 1-3 part. Apr 10, 5 yrs, 6%. Apr 12, 1911. 11:3147 & \*. 10,000
- Streifler (Jacob) Co to Louis F Saumenicht & ano trustees. 165th st, n s, 50 e Stebbins av, 25x113.4. Certificate as to mt for \$20,000. Mar 23. Apr 12, 1911. 10:2691. nom
- Sinnott Co to Manhattan Mort Co, 200 Bway. Hall pl, w s, 299.11 s 167th st, 44x113.9x46.5x117.8. Prior mt \$—. Apr 5, due, &c, as per bond. Apr 7, 1911. 10:2691. 32,000
- Same to same. Same prop. Certificate as to above mt. Apr 5. Apr 7, 1911. 10:2691.
- Schmidt, Henry, 535 E 146th st to Augusta Fiegel, 134 W 97th st. 146th st, n s, 225 w St Anns av, 25x100. Apr 6, due, &c, as per bond. Apr 7, 1911. 9:2273. 5,000
- Schumacher, Peter G, 404 E 154th st, to Wm Crampton, 165 E 95th st. Jackson av, No 713, w s, 108.4 s 156th st, 18.2x74.11x 18.2x75.1. Apr 7, 1911, 5 yrs, 5%. 10:2635. 6,000
- Siebert, Henry with Valentin Klein, 444 E 179th st. 179th st, No 450, s s, 83 e Park av, 33x83. Extension of \$12,000 mt until July 1, 1914, at 5%. Apr 6, Apr 8, 1911. 11:3035. nom
- Schmitt, Jacob with Caroline V Fey. Prospect av, w s, 158 n 165th st, 50x175, except part for av. Extension of \$3,000 mt until May 28, 1914, at 6%. Mar 27. Apr 7, 1911. 10:2679. nom
- \*Silbereisen, Emma B, 54 W 118th st to Annie R Daily, 1525 Zerega av. 6th st, n s, 305 w Av B, 100x108, Unionport. Apr 6, 3 yrs, 6%. Apr 7, 1911. 2,000
- Thorn, Wesley, 541 W 142d st to WILLIAMSBURGH SAVINGS BANK, 175 Bway, Bklyn, N Y. Park av, s e s at s 166th st, 255x192x238 to 166th st, x 97. Apr 12, 1 yr, 5%. Apr 13, 1911. 9:2387. 125,000
- Temme, Oscar to TITLE GUARANTEE & TRUST CO. 202d st, No 410, s s, 100 e Webster av, 25x100. Apr 8, due, &c, as per bond. Apr 10, 1911. 12:3330. 2,500
- Tobias Realty Co to TITLE GUARANTEE & TRUST CO. Bathgate av, e s, 97.10 n Weadover av, 2 lots, each 100x39.5. Two P M mts, each \$7,500. Apr 10, due, &c, as per bond. Apr 11, 1911. 11:2919. 15,000
- Tannura, Guiseppe, 2337 Decatur av to Chas A Appleton at Dobbs Ferry, N Y. Prospect av, s w cor 183d st, 93x29.2x95x9.10. Apr 10, due, &c, as per bond. Apr 11, 1911. 11:3101. 4,000
- Topping Avenue Co to Manhattan Mortgage Co, 200 Bway. Topping av, No 1757, w s, abt 270 n 174th st, 50x100, except part for av. Apr 10, 1911, due, &c, as per bond. 11:2798. 24,000
- Same to same. Same property. Certificate as to above mort. Apr 10, 1911. 11:2798. nom
- \*Thorpe, John F, of Middletown, N J, to Eliz H Smith, 203 W 80th st. Matthews av, w s, 275 s Brady av, 25x100. Apr 10, 3 yrs, 6%. Apr 13, 1911. 750
- TITLE GUARANTEE & TRUST CO with Anna Moosbrugger. Decatur av, w s, 125 s 209th st, 25x100. Extension of \$5,000 mt until Feb 8, 1913, at 5%. Feb 8, 1910. Apr 13, 1911. 12:3351. nom
- Thomas, Rowland W with Jacob H Amsler, 1616 Crosbv av. & Herman Schoenlank, 2874 Valentine av. Decatur av, w s, 125 s 209th st, 25x100. Extension of \$21,000 mt until Apr 12, 1913, at 6%. Apr 12, Apr 13, 1911. 12:3357. nom
- Usona Constn Co to Park Mortgage Co, 41 Park row. Longfellow av, e s, 41.6 n Bancroft st, 39x80. Apr 7, 5 yrs, 5%. Apr 8, 1911. 10:2757 & 2755. 21,000
- Same to same. Same property. Certificate as to above mt. Apr 6. Apr 8, 1911. 10:2757 & 2755.
- Same to Marion D Carrere, at White Plains, N Y. Longfellow av, e s, 80.6 n Bancroft st, 39x80. Apr 7, 5 yrs, 5%. Apr 8, 1911. 10:2757 & 2755. 21,000
- Same to same. Same property. Certificate as to above mt. Apr 6. Apr 8, 1911. 10:2755 & 2757.
- Usona Constn Co to AMERICAN SAVINGS BANK, 115 W 42d st. Lowell st, Nos 1038-1042, s s, 80 e Longfellow av, two lots, each 39x100; 2 mts, each \$22,000. 5 yrs, 5%. Apr 11, 1911. 10:2755. 44,000
- Same to same. Same property. Certificate as to above mts. Apr 10. Apr 11, 1911. 10:2755.
- Usona Const Co & American Real Estate Co with AMERICAN SAVINGS BANK, 115 W 42d st. Lowell st, s s, 80 e Longfellow av, 78x100. Subordination agreement. Apr 11. Apr 12, 1911. 10:2755 & 2757. nom
- Vornlocher, Jno to Herman Steinkamp, 110 E 86th st. Briggs av, No 2709, also strip in front of, also described as 1st av, n w s, — s 196th st & at s e cor lot 22, runs n w 96.8 x n e 25 x s e 96.6 to av x s w 25 to beg; being part lot 22 map Farm of Jno Cromwell at West Farms; Briggs av, w s at n s land conveyed to Jno Vornlocher, July 30, 1902 if prolonged, runs w — to w s 1st av, as on said map, x s 25 x e — to w s Briggs av, x n — to beg, being strip lying bet w s Briggs av as legally opened & w s 1st av on said map. Apr 13, 1911, 5 yrs, 6%. 12:3300. 500
- Vaczy, Edw of Bklyn, N Y to Loeb-Hill Realty Co, 391 E 149th st. Teller av, No 1055, w s, 139.6 n 165th st, 20x100. P M. Prior Mt \$8,000. Apr 1, due Oct 1, 1912, 6%. Apr 13, 1911. 9:2428 & 2433. 1,250
- Same to same. Teller av, No 1057, w s, 159.6 n 165th st, 20x100. P M. Prior mt \$7,500. Apr 1, due Oct 1, 1912, 6%. Apr 13, 1911. 9:2428 & 2433. 1,250
- Same to same. Teller av, No 1065, w s, 239.6 n 165th st, 20x100. P M. Prior mt \$8,000. Apr 1, due Oct 1, 1912, 6%. Apr 13, 1911. 9:2428 & 2433. 1,250

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Vacsy, Edw of Bklyn, N Y to Loeb-Hill Realty Co, 391 E 149th st. Teller av, w s, 199.6 n 165th st, 2 lots, each 20x100; 2 P M mts each \$1,250; 2 prior mts \$7,500 each. Apr 1, due Oct 1, 1912, 6%. Apr 13, 1911. 9:2438 & 2433. 2,500

Waverly Const Co with METROPOLITAN LIFE INS CO. Grant av, w s, 55.6 s 162d st, 50x113.2x52.6x128.5. Extension of \$45,000 mt until Mar 3, 1914, at 5%. Apr 7. Apr 8, 1911. 9:2444. nom

JUDGMENTS IN FORECLOSURE.

SUITS.

April 6.

119th st, n s, 325 w 7th av, 96.3x118.5. Ann A Thomas agt Edw H Reynolds; Miller, King, Lane & Trafford, att'ys; Chas T Terry, ref. (Amt due, \$230,706.66.)

April 7.

Carpenter av, w s, lot 1123, map of Village of Wakefield, Bronx. Wm H A Weylafe agt Gustave Blass; Neier & Vanderveer, att'ys; Denis A Spelling, ref. (Amt due, \$1,055.)

April 8.

No Judgments in Foreclosure Suits filed this day.

April 10.

133d st, n s, 450 w Amsterdam av, 50x99.11. Fanny Korn agt Chas C Dow; Lese & Connolly, att'ys; Myron Sulzberger, ref. (Amt due, \$17,443.66.)

April 11.

78th st, No 52 East. Jno J Albright agt Franklin Haines et al; Battle & Marshall, att'ys; Henry S Hooker, ref. (Amt due, \$27,622.23.)

April 12.

152d st, n s, 205 w College av, 25x74.6. Maria L Boggs agt Clara Moss et al; Brewster & Farries, att'ys; Chas Kaufmann, ref. (Amt due, \$3,102.66.)

LIS PENDENS.

April 8.

Lot 80, map of Numbered lots in 24th Ward near the Williamsbridge Station, Bronx. Luigi G Mascolo agt Francesco Mascolo et al; action to declare trust; att'y, J B Hatting.

April 10.

130th st, No 28 East. Genna Sperra agt Thos J Keane; notice of levy; att'ys, Barnet & Jarblow.

April 11.

16th st, n s, 100 e 8th av, 23x106.3. 24th st, n e s, 375 w 8th av, 24.9x28.4x irreg. Lots 9 & 10, map of lands in 16th Ward.

57th st, s s, 120 e 6th av, 25x100.5. Robt T Oliver agt Anna T Fliess et al; amended partition; att'ys, Goldsmith, Cohen, Cole & Weiss.

April 12.

11th st, Nos 504, 508 & 510 East. Reuben Sattenstein agt Harris L Rosenthal et al; action to set aside deed; att'y, L Schfran.

April 13.

Pearl st, s e cor City Hall Place, 15.6x47.8, & other property in Kings County. Wm G Reinecke agt Francis C Feldmann et al; amended partition; att'y, E G Schmidt.

April 14.

Lot 46 1/2, Block 1985, Sec 7. Clyde Realty Co agt Mary Fitzgerald et al; foreclosure of transfer of tax lien; att'ys, Wolg & Kohn.

FORECLOSURE SUITS.

April 8.

Lot 88, map of Daily Estate, Bronx. Antonio Rizzo agt Rosario Ligana et al; att'y, F X Kelly.

April 10.

105th st, No 169 East. Jno F Ambrose agt Julia Swartz; att'ys, Butts & Vining.

Amsterdam av, w s, 25 s 161st st, 24.11x100. Minnie Hummel agt Denis Fenton et al; att'y, J Whalen.

April 13.

Crotona av, No 2157. Martin J Grossman et al agt Giugliano Realty & Construction Co; att'y, L S Goebel.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor.

Table with columns for debtor names and judgment amounts, including entries like S\*Ackley, Chas S et al-N Y Telephone Co.

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tion.

12 Altman, Martha L—J Abrahams.....	48.41	13 Collier, Wm H—H Vervacke.....	378.68	12 Godisky, Philip—E Reibstein et al.....	costs, 73.33											
13 Austin, Edw—I Siegel.....	costs, 33.03	13 Coleman, David—T Allison.....	110.09	12 Grossman, Michael & Esther et al—Union	Exchange National Bank of N Y.....	137.15										
14 Avallone, Jos et al—Harlem River Lumber	Wood Working Co.....	1,557.20	14 Chasins, Solomon L—J Martinband.....	108.12	12 Goldman, Henry—Cram Art Metal Works	.....	costs, 98.13									
14 the same—the same.....	1,658.93	14 Cohnfeld, Mary A—L Blumenthal.....	costs, 48.53	13 Gray, C L et al—P Mackay.....	488.85	13 Guggenheim, Grace B—W Guggenheim.....	costs, 227.81									
14 the same—the same.....	1,628.93	14 Coates, Chas L et al—Mutual Bank.....	5,581.10	13 Guttman, Alexander J—A L Young.....	230.51	13 Greenfield, Jacob—I Samuels et al.....	costs, 98.49									
14 the same—the same.....	1,620.33	14 Ceely, Geo F—G F Mason.....	33.76	13 Gershal, Geo—S Metzendorf et al.....	286.94	13 Gomprecht, Clarence—H P Lincoln et al.....	78.24									
14 the same—the same.....	1,612.24	14 Cohen, Frank et al—J Magnus.....	80.16	13 Gallagher, Wm J—Ludwig Baumann & Co.....	113.51	13 Grico, Geo—H Tolk et al.....	costs, 64.80									
14 Altieri, Angelo et al—the same.....	1,164.75	14 Cook, Geo, Sr, et al—Thos F Martin Realty	Co.....	292.52	14 Grossmann, Edw—S Rubinstein.....	61.91	14 Goodwin, Patrick—M Levine.....	161.15								
14 Antonello, Rocco—J P Ward et al.....	12.41	S Dunn, Jno J—N Y Telephone Co.....	46.65	14 Greenfield, Wm J—H Karger.....	70.91	14 Gruver, Saml—Wm Herron & Co.....	46.62									
8*Beach, Howard et al—N Y Telephone Co.....	65.30	10 Daig, Geo et al—Webster Iron Works.....	339.09	8 Hassell, Jno A—H E Graban.....	costs, 68.64	8 Hale, Wm H—T M McCarthy et al.....	251.87									
8 Bertie, Jas L—Hennegan-Bates Co.....	159.66	10 Douglass, Jas—T C Curtis, Jr.....	1,428.06	8 Harlan, Moses et al—A J Schlesinger.....	121.72	10 Hoadley, Geo W—O Hitchens.....	618.47									
8 Buttner, Simon et al—G Fusco.....	264.67	11 Dunnigan, Ellen—N Y Telephone Co.....	25.09	10 Hulkan, Geo M—Laura M—H Eising et al.....	476.46	10 Herschel, Fanny—H J Waterhouse et al.....	836.04									
8 Blum, Solomon or Salomon—S Tomberg.....	324.48	11 Delafeld, Elizabeth—Mark Cross Co.....	15.93	10 Hoelzle, Mary A et al—G C Smith et al.....	costs, 66.47	10 Huggins, Louise M—Realty Leasing Co.....	180.31									
8 Boyajian, Harry K et al—H W Hunter	Hoecker Co.....	525.15	11 Dann, Geo L—N Y Telephone Co.....	15.93	10 Hobbs, Edw A—Development Securities Co	of N Y.....	195.41									
10 Buetter, Andrew et al—A P Bigelow et al.....	473.63	11 Durant, Lawrence T—the same.....	73.38	10 Heyman, Isaac or Isadore—City of N Y.....	305.01	10 Hatoff, Louis—French American Wine Co.....	63.81									
10 Broder, Julius et al—H L Harmatz.....	124.55	11 Driscoll, Clement J—the same.....	199.67	10 Hoelzle, Mary A et al—G C Smith et al.....	costs, 66.47	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51									
10 Besch, Robt—City of N Y.....	84.81	11 Dangler, Katie—Lloyd Construction Co.....	47.31	10 Hoops, Wm T—B L Harden.....	10,240.08	10 Hart, Benj—G Bauer.....	29.91									
10 Becker, Louis E—the same.....	62.78	11 Daily, Geo et al—Golden's Metal Weather	Strip Co.....	535.12	10 Hull, Wm B—J M Wood.....	540.94	10 Hauser, Jos—J Hennessy.....	2,135.32								
10 Brayton, H Reeve or Reeve H—the same.....	325.02	12 De Mille, Carrie B—Dana T Bennett Co.....	160.73	10 Hulick, Geo M—Laura M—H Eising et al.....	476.46	11 Harlam, Lena—A Berger.....	431.55									
10 Bass, Abt R & Benj C—E V Harman & Co.....	1,796.46	12 Davis, Louis H—T M McCarthy et al.....	73.91	11 Handwerker, Wm H—J M Blumberg.....	120.11	11 Hurlwitz, Chas et al—M Linelsky et al.....	114.59									
10 Boyd, Wm et al—Fritz Handrich & Sons	(Inc).....	45.03	12 Daufkirchs, Henry—City of N Y.....	125.28	11 Hagens, Richard H—L P Heppburn.....	106.06	11 Higby, Porter et al—C W Gandineer.....	25.66								
10 Bowersock, Fred H—M J Flam.....	50.60	12 Decker, David H Jr—E French.....	3,213.85	11 Halpern, Louis N—Schieffelin & Co.....	34.41	12 Hamilton, Mortimer W—City of N Y.....	125.28									
10 Bassen, Henry—E W Dunstan Co.....	254.01	12 Dempewolf, Wm J et al—People, &c.....	500.00	12 Hamahan, Wm—the same.....	125.28	12 Haman, Wm—the same.....	125.28									
10 Brown, Frank H—A G Richardson.....	149.40	12 Douglass, Harry et al—the same.....	500.00	12 Hade, Patk H—the same.....	125.28	12 Hendrickson, Jno—the same.....	234.15									
10*Bier, Carl et al—E Saubiack et al.....	76.31	12 Davis, Lewis K—Pettis Dry Goods Co.....	479.19	12 Holcomb, Herbert—the same.....	125.28	12 Heilman, Chas S—the same.....	125.28									
11 Bernstamm, Jacques—S Feuer.....	127.95	12 Durant, Paul—Francis H Leggett & Co.....	73.80	12 Heilman, Morris B—N Y Telephone Co.....	52.24	12 Herman, Bernard—B Weisendanger.....	264.67									
11 Brilliant, Henry—Jno Wanamaker, N Y.....	596.88	13 Dessauer, Simon G—A L Kohn.....	66.31	12 Harlam, Moses—Fairbanks Co.....	543.84	12 Herman, Armin—V L Maison.....	37.96									
11 Berman, Jacob et al—M Lubelsky & Son.....	114.59	13 Dorf, Jos—O Maier.....	236.94	12 Hicks, Alice M—Monarch Typewriter Co.....	205.55	12 Honig, Benjamin—Century Holding Co.....	392.15									
11 Baldwin, Geo E—J D Rourke.....	102.73	13 Dutton, Ira J et al—Lawyers Printing Co.....	78.41	12 Hock, Katharine et al—F Hein.....	206.91	12 Hunt, Jas E—G M Minzesheimer et al.....	12,073.47									
11 Bodin, Robt—N Y Telephone Co.....	25.97	13 Doelger, Jos—S Lewald et al.....	96.84	12 Herzig, Anton—Penton Pub Co.....	107.16	12 Hurley, Frank C—S L Pakas.....	2,588.47									
11 Brown, Max—the same.....	26.58	13 Danziger, Adolph—I S Danziger.....	189.90	13 Haims, Louis—B H Kaufman.....	352.24	13 Hensch, Peter—City of N Y.....	40.77									
11 Benson, Wm W—F B Schanne.....	520.20	13 Davenport, Butler—M Kesten.....	132.42	13 Hackett, Walter—A Tanty.....	195.40	13 Hirsch, Wm—S Kosven.....	94.50									
11 Burns, Michael P et al—J Bates.....	97.10	14 de Racan, Mae—Lewis & Conger.....	85.51	13 Harris, Annie N extr—Broadway Sav-	ings Institution of the City of N Y.....	742.68										
11 Beckner, Carrie—I W Nash.....	300.00	14 de Bobula, Titus—Gorham Co.....	88.65	13 Hammond, Jas B—H G Allen.....	100.00	13 Hirsch, Wm—S Kosven.....	94.50									
11 Burchill, Allen C—J H Weastell.....	482.91	14 Dexter, Corydon J—W G Koeppen.....	74.21	13 Harris, Isaac et al—E L Mayer et al.....	3,792.51	13 Hitt, Homer A—C M Snyder.....	426.06									
11 Buggy, Wm A—H Packer et al.....	57.63	14 Demo, Frank—M Kraus.....	156.74	13 Hillenbrand, E Francis—E S Hill.....	385.06	14 Hess, Chas—Conron Bros Co.....	79.28									
12 Brown, Daniel—City of N Y.....	83.36	8*Epstein, Julius et al—M Hochberg.....	228.35	13 Haas, Abraham U—F Meyer.....	11.67	14 Haskins, Jno B—Northern Bank of N Y.....	2,066.37									
12 Byrne, Jas—the same.....	83.36	10 Everett, Geo W—Dorsett De Marrais Co	(Inc).....	366.34	14 Hertz, Emanuel—H Zalkin.....	44.41	14 Hoffmann, Fred—G Bovy.....	685.42								
12 Bowne, Harry C—the same.....	125.26	10 Engle, David S—C J Doherty.....	88.57	10 Fallon, Thos—McDermott Dairy Co.....	41.65	14 Hillenbrand, E Francis—E S Hill.....	385.06									
12 Baretta, Pietro—L Baretta.....	92.50	10 Eller, Maurice—H K Bourne.....	49.67	10 Frackman, Jacob—M Keonig.....	1,207.04	14 Hess, Chas—Conron Bros Co.....	79.28									
12 Blumstein, David B—Jas Y Watkins Co.....	109.36	11 Elkwitz, Herman—H Ilkowitz.....	521.24	10 Fuchs, Frank J—Interborough Rapid Tran-	sit Co.....	69.88	14 Haar, Abraham U—F Meyer.....	11.67								
12 Boehm, Chas J W—Crandall & Godley Co.....	132.05	11 Enlund, Kanute A—P J Ferguson.....	176.71	11 Feldman, Saml—N Y Telephone Co.....	41.43	14 Haskins, Jno B—Northern Bank of N Y.....	2,066.37									
12 Berenson, Benjamin—City of N Y.....	64.72	12 Eisenhardt, Wm—F H Ihlo.....	74.07	11 Fox, Walter W—A Berni.....	325.32	14 Herzig, Anton—Penton Pub Co.....	107.16									
12 Barnett, Abraham M—M J Bernstein.....	102.34	12 Eribsaum, Bessie—H Blatt.....	604.66	11 Frieduccio, Dionisio—Geo Ringler & Co.....	26.55	13 Hurlley, Frank C—S L Pakas.....	2,588.47									
12 Balanza, Louis—United Clay Companies.....	67.08	13 Eaton, Geo T—City of N Y.....	61.86	11 Friedman, Robt et al—J Newstate.....	118.70	13 Haims, Louis—B H Kaufman.....	352.24									
12 Breno, Flario—I Blumenthal et al.....	33.01	13 Edelman, Saml—L Feldman.....	309.85	11 Friedelman, Max—N Y French Range Co.....	74.61	13 Hensch, Peter—City of N Y.....	40.77									
13 Buchler, Louis—Rudolph Wurplitzer Co.....	221.41	13 Edelman, Saml—L Feldman.....	309.85	12 Fallon, Jno J—City of N Y.....	125.28	13 Hackett, Walter—A Tanty.....	195.40									
13 Butele, Thos—I Frankfurter.....	135.71	8 Fusco, Luigi et al—N Y Telephone Co.....	28.12	12 Friedman, Jeno—Ideal Petticoat & Mfg Co.....	64.16	13 Harris, Annie N extr—Broadway Sav-	ings Institution of the City of N Y.....	742.68								
13 Butterfield, Milton G et al—Lawyers Print-	ing Co.....	10 Fenichel, Chas H—J Smolensky.....	32.72	12 Fasano, Guisepppe—C Haverty et al.....	costs, 69.26	13 Hammond, Jas B—H G Allen.....	100.00									
13 Burrows, Bion L—City of N Y.....	235.17	10 Friedman, Mano—J K Demeter.....	546.83	12 Feinstein, Meyer—E Reibstein.....	costs, 73.50	13 Hirsch, Wm—S Kosven.....	94.50									
13 Bryant, Saml—Wm E Kleine & Co.....	52.41	10 Ferruccio, Dionisio et al—Geo Ringler & Co	.....	12 Fidelmann, Morris—J Peters.....	73.33	13 Harris, Isaac et al—E L Mayer et al.....	3,792.51									
13 Bernstein, Louis—V Mosher.....	141.61	12 French, Robt J et al—National Fireproof-	ing Co.....	601.73	12 French, Robt J et al—National Fireproof-	ing Co.....	601.73	13 Hitt, Homer A—C M Snyder.....	426.06							
13 Blair, Mary et al—People, &c.....	2,000.00	12 Feldman, Ephraim et al—S Strom.....	36.65	12 Fennel, Jos D—C J Leeger.....	175.91	13 Hillenbrand, E Francis—E S Hill.....	385.06	14 Hess, Chas—Conron Bros Co.....	79.28							
13 Brown, Maximilian—Home Life Ins Co.....	170.53	13 Fallon, Henry J—J Morris Jr.....	217.91	13 Feibusch, Chas P—J Madden.....	200.51	14 Haas, Abraham U—F Meyer.....	11.67	14 Haskins, Jno B—Northern Bank of N Y.....	2,066.37							
13 Blanck, Max et al—E L Mayer.....	3,792.51	13 Fennen, Jos D—C J Leeger.....	175.91	13 Ferguson, Jennie B et al—People, &c.....	2,000.00	14 Haas, Abraham U—F Meyer.....	11.67	14 Hertz, Emanuel—H Zalkin.....	44.41							
13 Blue, Edw F—Van Nest Woodworking Co.....	742.33	13 Feibusch, Chas P—J Madden.....	200.51	14 Frawley, Patrick—D Grieme Coal Co.....	144.24	14 Haas, Abraham U—F Meyer.....	11.67	14 Hoffmann, Fred—G Bovy.....	685.42							
14 Brenner, Annie—G A Williams.....	178.40	13 Friedman, Jeno—Ideal Petticoat & Mfg Co.....	64.16	14 Frankel, Abraham M—J Friedlander & Bro	.....	14 Haas, Abraham U—F Meyer.....	11.67	14 Hillenbrand, E Francis—E S Hill.....	385.06							
14 Bauer, Paul—N Y Telephone Co.....	50.96	12 Friedman, Harris—N Y Telephone Co.....	3.46	14 Fackner, Edw et al—Mutual Bank.....	5,581.10	14 Haskins, Jno B—Northern Bank of N Y.....	2,066.37	14 Hitt, Homer A—C M Snyder.....	426.06							
14 Banks, Jos F—the same.....	176.47	12 Fasano, Guisepppe—C Haverty et al.....	costs, 69.26	14 Freedman, Saml et al—Thos F Martin	Realty Co.....	392.52	14 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	14 Hoffmann, Fred—G Bovy.....	685.42						
14 Benson, Wm W—the same.....	60.26	12 Feinman, Meyer—E Reibstein.....	costs, 73.50	14 Fesler, Joel B—W P Sheridan.....	costs, 28.24	14 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	14 Huggins, Louise M—Realty Leasing Co.....	180.31	14 Hock, Katharine et al—F Hein.....	206.91					
14 Bond, Fredk—C Bond.....	costs, 150.00	12 Fidelmann, Morris—J Peters.....	73.33	14 the same—the same.....	69.91	14 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hunt, Jas E—G M Minzesheimer et al.....	12,073.47				
14 Benjamin, Max—J Lubitz.....	39.65	12 French, Robt J et al—National Fireproof-	ing Co.....	601.73	8 Goldenberg, Chas—Interborough Rapid Tran-	sit Co.....	72.38	10 Hoelzle, Mary A et al—G C Smith et al.....	costs, 66.47	14 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59			
8 Coite, G Mason et al—N Y Telephone Co.....	25.95	12 Feldman, Ephraim et al—S Strom.....	36.65	8 Gordon, David et al—N Y Telephone Co.....	93.39	10 Hoolick, Geo M—Laura M—H Eising et al.....	476.46	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Huggins, Louise M—Realty Leasing Co.....	180.31	14 Hurley, Frank C—S L Pakas.....	2,588.47			
8 Craig, Alvin M—J S Watson.....	3,045.77	12 Feldman, Ephraim et al—S Strom.....	36.65	8 Geggors, Fredk et al—J A Powers.....	228.92	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59		
8 Collin, Richard H—F Gens.....	67.69	13 Fallon, Henry J—J Morris Jr.....	217.91	8 Gurfeln, Nathan & Jos—S Oliner et al.....	93.51	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59		
10 Corbett, Owen D—Jas McCreery & Co.....	66.19	13 Fennen, Jos D—C J Leeger.....	175.91	8*Glick, Abraham et al—M Hochberg.....	228.35	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59		
10 Conoway, Harvey P—City of N Y.....	51.78	13 Feibusch, Chas P—J Madden.....	200.51	8 Goldstein, Irving et al—the same.....	228.35	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59		
10 Cummings, Edw—the same.....	238.95	13 Ferguson, Jennie B et al—People, &c.....	2,000.00	8 Gianattasio, Chas—M W Del Gaudio.....	137.51	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59		
10 Cohn, Casper L—C Hubert.....	63.08	14 Frawley, Patrick—D Grieme Coal Co.....	144.24	10*Griffon, Walter et al—Rosenfeld Kissam	Co.....	50.86	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59	
10 Castle, Chas H—Delaware, Lackawanna &	Western R R Co.....	116.75	14 Fackner, Edw et al—Mutual Bank.....	5,581.10	10 Groves, Jno E—J Jones.....	2,681.37	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59	
10 Chillemi, Giuseppe et al—Geo Ringler & Co	.....	82.34	14 Freedman, Saml et al—Thos F Martin	Realty Co.....	392.52	10 Golding, Jos et al—Weber McLaughlin Co.....	337.23	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59
10 Carlson, Jno et al—Webster Iron Works.....	339.09	14 Fesler, Joel B—W P Sheridan.....	costs, 28.24	10 Greenberg, Henry—Fifty-Ninth Street Mad-	ison Avenue Co.....	64.93	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59	
10 Coyle, Oscar I—M Rosen Co.....	264.06	14 the same—the same.....	69.91	10 Goff, Jos C—Merchants National Bank of	Brownsville, Texas.....	653.47	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59	
10 Cohen, Philip et al—J Levine et al.....	1,835.56	8 Goldenberg, Chas—Interborough Rapid Tran-	sit Co.....	72.38	10 Gilman, Edw R et al—J Levine et al.....	1,835.56	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59	
10 Corn, Paul J—Robt Griffin Co.....	35.88	8 Gordon, David et al—N Y Telephone Co.....	93.39	10 Ginsburg, Simon, Harris, Ester & Essie—	American Woolen Co of N Y.....	1,560.53	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59	
10 Clarke, Mary—E J Moore.....	costs, 131.88	8 Geggors, Fredk et al—J A Powers.....	228.92	11 Greif, Louis & Saml*—the same.....	945.24	11 Gitterman, Michael J—R P Wardwell.....	245.42	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59
10 Cutler, J Henry—Amsterdam Rubber Co.....	237.95	8 Gurfeln, Nathan & Jos—S Oliner et al.....	93.51	11 Gabel, Philip—B K Bloch.....	132.40	12 Grott, Frank—N Y Telephone Co.....	33.88	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59
10 Cairns, Geo—B Burghmeier et al.....	141.51	8*Glick, Abraham et al—M Hochberg.....	228.35	11 Goldman, Max—Broadway Trust Co.....	585.50	12 Germansky, Max—the same.....	26.43	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59
10 Cohen, Saml—the same.....	72.81	8 Goldstein, Irving et al—the same.....	228.35	11 Gurfeln, Nathan—H Pomrinse.....	46.40	12 Goldman, Henry—the same.....	39.98	10 Hoadley, Geo W—Long Bell Lumber Co.....	514.51	10 Hoops, Wm T—B L Harden.....	10,240.08	14 Hobbies, Edw A—Development Securities Co	of N Y.....	195.41	14 Hurlitz, Chas et al—M Linelsky et al.....	114.59
11 Clark, Olive H—N Y Telephone Co.....	30.16	8 Gianattasio, Chas—M W Del Gaudio.....</														





The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceilings and plastering with King's Windsor Cement?

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Table listing various companies and their associated costs or values. Includes entries like '13 Salerno, Roberto-N Morante . . . 342.91', '11 Ward, Anna-J R Hasbrouck . . . 99.72', and '10 Richmond Insole Co-H B Claflin Co. . . 53.41'. A section titled 'CORPORATIONS.' is also present.

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## EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

13 Columbian Board of Brokers—D Mintz	402.91
13 Van Orden Construction Co et al—O Meltsner	319.75
13 M Ettlinger & Co—I Levison et al	costs, 106.82
13 Tri-State Land Co—P McKay	34.65
13 Russian-American Rectifying Co—City of N Y	84.81
13 Potter & Putnam Co—the same	209.18
13 N Y Taxicab Co—G A Quailey	1,250.00
13 The Abbaye—Heinman Bros	735.43
13 the same—the same	465.81
13 Jno McClave Co—Lucas E Moore Stave Co	581.76
13 C L Gray Construction Co et al—P McKay	488.85
13 Sillon Construction Co—Paul Schneider Iron Works	489.19
13 Magnesia Cement Co & American Silohite Co—W Black	96.81
13 F H Schule Co—C Hummel & Sons	81.99
13 Manhattan & New Jersey Real Estate Co—W R H Martin	239.41
13 Jackson Bros Realty Co et al—H Audley	1,749.30
13 Padlow Construction Co—Raffaele Di Lizia Co	427.21
14 Delaware Ins Co of Philadelphia—J Jackson et al	310.59
14 Poldow Construction Co—F Scolaro	472.74
14 Federal Sanitary Clearing & Refining Co—M Loeb	costs, 108.70
14 N Y Taxicab Co—N Roattino	450.00
14 the same—D Oldham	250.00
14 Duffner & Kimberly Co—E Deutsch	2,469.18
14 City Plumbing Co (Inc)—Jiffy Fire Hose Rack Co	192.71
14 Abbaye Co—A Cardini	84.91
14 Austria Pub Co et al—H B Alexander	364.38
14 Belmont Realty & Construction Co—L Mar-ion	975.12
14 Kahn Stern Co—E Rothschild	10.51
14 W M P Motor Co—A S Luria	66.52
14 Metropolis Amusement Co—Ess Ess Pub Co	84.65
14 the same—Town Topics Pub Co	73.55
14 Conveyancers, Realty Co—R V Cadmus	292.73
14 Case Concern—A M Bainbridge	104.16
14 Grand Machine Button Co—W F Marshall et al	71.29
14 Wakeham & Miller—Roman Catholic Church of St Paul	costs 1,541.40
14 Fackner-Coates Construction Co et al—Mutual Bank	5,581.40
14 Katonah Construction Co et al—Harlem River Lumber & Wood Working Co	1,557.20
14 the same	1,628.93
14 the same	1,620.33
14 the same—the same	1,612.24
14 Bankers Surety Co—W W Farley	1,864.67
14 Altro Realty Co et al—Harlem River Lumber & Woodworking Co	1,164.75
14 Sillon Constn Co et al—Murtha & Schmol Co	1,416.00
14 the same—the same	1,358.83
14 the same—the same	1,556.83

### SATISFIED JUDGMENTS.

April 8, 10, 11, 12, 13 and 14.

Abrams, Wm—National Wall Paper Co	1903
Aaronson, Abraham—J Holzman	1911
Adlerblum, Morris—M Jaffe et al	1911
Alexander, Michael R—Reliance Electric Inspection Co	1910
Bernstein, Harris & Etta—L S Davis	1911
Birnbaum, Saml—H Javerbaum	1910
Block, Jno—L Settiner	1908
Bonner, Robt E—Borden's Condensed Milk Co et al	1909
Same—N Y C & H R R R Co	1909
Bull, Jas K—U S Radiator Co	1909
Butterstein, Martin—T P Kane	1911
Block, Jno—E Kempster	1908
Brown, Nicholas T—S Cooper	1911
Baudouine, Jno F—F N Gilbert	1908
Bryan, Jno H, Louis O Gasteiger, Fredk Northrop, Ernest A Henle, Richard S Kaufman & Sophie L Kaufman—G R Rubin	1908
Cannatta, Alexander & Geo L Kramer—J Berrets	1911
Cohen, Isidore—N Y & Albany Lighterage Co	1910
Connor, Nathan—I Loewenthal	1907
Cipola, Carmine—A P Dienst Co	1911
Calvacca, Vincent—Interborough Rapid Transit Co	1909

Capers, Wm W Jr—H D Cruikshank	1911
Dunn, B Sherwood—Wilkes-Barre Realty Co	1909
Driggs, Louis L—Paul B Pugh & Co	1902
Davis, Agnes—J B Pearceco	1911
Ehrlich, Morris—I Singer	1911
Feinstein, Moe—Louis Meyer & Co	1910
Farrell, Patrick S—City of N Y	1906
Gottlieb, Abraham—J Roberts	1911
Same—H J Roberts	1911
Gomberg, David—S B Devega	1907
Same—Jacot Music Box Co	1908
Gaffunkel, Morris—C Strauss	1907
Gardner, Mary E—Gorham Co	1910
Goldman, Max—S Baumann et al	1903
Hoag, Adeline K or Lena K—J A Behan	1910
Harrington, Matthew J & Frank C Schaeffler—General Kompolite Co	1911
Harrington, Matthew J—J P Duffy Co	1911
Heim, Selma S—T J Quinn et al	1908
Hoffberg, Saml M—H W Bell	1907
Same—Church E Gates & Co	1907
Same—J C Gaffney	1907
Same—Jefferson Bank	1909
Hagan, Chas & Jno Ruefer—G Gordon et al	1911
Huntington, Byron O—Granite State Ins Co	1910
Joline, Adrian H & Douglas Robinson—L Budner	1910
Jones, Sebastian—Eugene Dietzgen Co	1910
Jacobs, Jos—M Levy et al	1909
Jones, Thos H—Wm H Henry & Co	1911
Joel, Emil & Costas Stokas—People, &c	1911
Kremer, Irving I—M s Falk	1911
Knepper, Sophie—J Droisen et al	1911
Kamens, David, Harry & Louis—H Meitzer	1910
Koller, Jos—A Altman	1911
Klinger, Jacob—L Spinner	1903
Same—same	1903
Karp, Michael—D Ratner	1911
Karin, Geo & Emil Tausig—I Goldstein	1909
Same—same	1910
Kinsella, Michael V—E W Scarborough Co	1909
Klotz, Adolph—S Bernstein	1908
Kirk, Wm F—E E Beardsley	1910
Leeds, Wm S—Siegel Cooper Co	1910
Leo, Edgar F—B L Peck	1910
Lagattata, Geo & Benj—People, &c	1911
Levy, Abraham—D M Frank et al	1911
Levin, Harry & Gus Fass—People, &c	1911
Morris, Moses—P H Thorn	1910
Maley, Claude & Danl Woertz—H I Lewis	1911
McManus, Frank J—F H Brown et al	1911
McNalley, Edw B—Frank J Lennon Co	1910
Martin, H A Smythe—Eronell Realty Co	1911
Miller, Sampson I—Reid Ice Cream Co	1911
McGrath, Wm J—J Brodie	1911
Metz, Otto—Natlional Stone Renovating Co	1911
McKenna, Jno A—Sickels-Loder Co	1911
Mosher, Chas H—B Schlesinger	1910
Mills, Harriet A R—B Sheldon	1911
Moore, Wm J—W L Flagg et al	1909
National Trading Co & Paul C Grening—Uvalde Asphalt Paving Co	1908
Patton, Albt B—G Leopold	1911
Pulis, Saml C—L T Duryea et al	1910
Paddell, Timothy F—City of N Y	1906
Same—same	1907
Same—same	1906
Same—Chas A Cowen & Co	1909
Pennell, Geo C & Edw A Rogers—E C Potter	1902
Same—same	1903
Same—same	1903
Periman, Jacob—Peerless Garter Mfg Co	1911
Petzoldt, Louis B & B Petzoldt Co—Germania Bank	1911
Reilly, Jas P—W Eckenfelder	1910
Rowe, Wm V—Southern Pacific Co	1911
Rosman, Jacob—I Schmeidler et al	1911
Reynal, Sarah C—F N Dowling	1911
Richardson, Bainbridge—V B Corkrey	1910
Rosiello, Louis—Sargent & Co	1910
Rafter, Edward—A Violet et al	1909
Riley, Edw F—National Alumni	1908
Reichman, Jennie—M N Clement	1910
Siegmann, G Wm & Henry O—I Lehmann	1910

Southard, J Bennett—Baker, Voorhies & Co	1911
Smith, Clement H—L A Peyrot	1909
Silberman, Abraham—A Danziger	1909
Shera, Ethelinda—A De Pinna Co	1910
Sweetsner, Wm A & John J Finn—Tribune Assn	1911
Steckloff, Max—E Shulkin	1911
Sheehan, Jno C, Mayer L Sire & Henry B Sire—Mechanics Bank	1904
Thompson, Josiah—R Levers	1910
Trieb, Otto & Maximilian J Voll—McAllister Steamboat Co	1911
Temple, Chas R—I Marks	1911
Taylor, Frances N—Metropolitan Fireproof Storage Warehouse Co	1910
Uberaco, Angelo & Guiseppa Ala—People, &c	1908
Villa, Peter—Borden's Condensed Milk Co	1911
Verini, Michael A—S Tomaseni	1911
Vernon, Walter F—C J Henderson	1911
Whitridge, Fredk W—E H Crowhourt	1911
Wiesenfeld, Saml—W Karon et al	1910
Wassermann, Jos A—T C A Bingham	1909
Wilkins, Leroy—E R Williams	1911
Williamson, Harry—W P Healy	1911
Same—E F Briscoe	1911

### CORPORATIONS.

Northwestern Realty Co—F Solomon	1907
Hudson Terra Realty Co, Lawrence Kelly & Jno Steron—Wotherspoon Plaster Mills, Inc	1911
Rodney Realty Co—B Jackle	1910
Altro Realty Co, Angelo Altieri & Aaron Miller—Chas A Lefferts & Co	1910
Engeman, Wm A & Brighton Beach Racing Assn—American Bank Note Co	1910
Harlem Contracting Co—F B Reynolds et al	1911
N Y Transportation Co—I McCahill	1911
Same—same	1909
Fairview Home Co—E E Vreeland	1911
N Y Transportation Co—I McCahill	1908
Osterweis, Leo L & Osterweis Bros (Inc)—F Leu	1910
Jas B Brady Co—A Levin	1911
Manhattan Ladies Hat Co—W Menke et al	1911
Commonwealth Trust Co—O A Samuels	1911
Borough Park Co—E Koles et al	1911
Consolidated Rosendale Cement Co—K A Fox	1910
Columbus Circle Hotel Co—I Dobrociznsh	1908
State Realty & Mortgage Co—Gren Shrier Co	1908
State Realty & Mortgage Co—Green-Shrier Co	1910
Le Roy Clark Co—S G Flagg et al	1911

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied by appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

### MECHANICS' LIENS

April 8.

70—1421 st, s s, 100 w Lenox av, 100x99 11. Jno H Symmers agt Dutchess Construction Co	\$1,650.00
71—Valentine av, s w cor Fordham rd, 110 1 x134.6. Sigfried Parson agt Le Roy Construction Co	103.00
72—141st st, n s, 100 w Lenox av, 100x100. Max Wolfson agt Diva Realty Co	1,325.00
73—183d st, s e cor Crotona av, 35x90. Frabcesco Balascio agt Chas Lembach & Jas Rusciano	42.25
74—Same property. Vincenzo Miele agt same	43.00
75—Same property. Antonio Guglielmo agt same	49.50
76—Same property. Francisco Caruso agt same	51.25
77—Same property. Guiseppa Miele agt same	42.00
78—184th st, Nos 507 to 513 West. Niagara Wood Working Co agt Van Orden Construction Co	3,045.34
79—44th st, No 154 West. Louis Herman et al agt Louis & Hortense Steckler & Benjamin Z Stanger	47.00
80—Perry st, Nos 161 to 165. Arthur S Gavnor agt McSweeney Realty Co	763.75

# Luxfer

The Gorham Co.'s magnificent new building is equipped with LUXFER floor lights and LUXFER reinforced concrete prismatic vault lights.

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81—Gilbert pl, n w cor Faile st, 25x100. Max Muller agt Jesse M Samilson.....150.00  
82—Hudson st, Nos 127 to 133. N Y Slate Works agt Trinity Corp. Protestant Episcopal Society for Promoting Religion, &c, & Thos Kirkwood Co.....1,073.00

April 10.

83—184th st, n s, 100 w Amsterdam av, 100x99.11. Chas Kreienberg agt Van Orden Construction Co.....352.00  
84—25th st, Nos 148 & 150 West. Harlem Wire Works agt Orange County Milk Association, John Fabre & Jas Schneider.....30.50  
85—Beck st, Nos 581 to 587. Alemaeo Tozzini et al agt Altro Realty Co.....962.50  
86—158th st, No 473 West. Sidney Sragow agt Sun Construction Co & Benj Nieberg.....26.15  
87—Broadway, No 3675. Same agt same.....29.35  
88—141st st, n s, 100 w Lenox av, 100x100. Jas McBride Co agt Diva Realty Co.....114.50  
89—Riverside Drive, n e cor 151st st, 104x154. Wm H Dewey agt Sillon Construction Co.....3,405.15  
90—Pinehurst av, s w cor 178th st, 130x88. Kertscher & Co agt Peto Realty.....9,750.00  
91—36th st, Nos 53 to 57 West. Platt Iron Works Co agt Falkner Cooks Construction Co & Mack & Co.....226.00  
92—Ludlow st, No 49. Hyman Harrison agt Reuben Satenstein.....74.00  
93—112th st, No 500 West. Elmo L Cook agt Arabella B Vail & S Green.....34.00  
94—3d av, s e cor 175th st, 138.2x113.10. Chas Kreienberg agt Codae Realty Co.....586.00  
95—Northern av, n w cor 181st st, 78x127. Same agt same.....1,232.69  
96—Courtland av, Nos 705 & 707. A W R Electric Construction Co agt A Hopfel's Sons, Workmen's Educational Assn, lessees & Mr Gaul.....273.31  
97—141st st, n s, 100 w Lenox av, 100x100. Piscitello & Gogliano agt Diva Realty Co.....1,275.00  
98—Hoe av, e s, 75 n 172d st, 50x100. Max Wolfson agt Ole Olsson.....615.00  
99—184th st, Nos 507 & 509 West. Shapr & Gunn agt Van Orden Construction Co.....1,878.00  
100—5th av, No 509. August Mugler agt Thos T, Geo W M, Jas S, Grace, Susan & Elizabeth Sturges, Alfred Walton & Bernhard L Buge, Inc.....200.00

April 11.

101—184th st, Nos 507 to 513 West. J Rosenblum & Co agt Van Orden Construction Co.....415.00  
102—112th st, No 11 East. Alexander Levin agt Henrietta J & Emma Bruno & Edwin W Bruno.....152.50  
103—Pinehurst av, s w cor 178th st, 130x87.2. Michael J Callahan agt Peto Realty Co.....2,394.00  
104—62d st, No 129 East. Potterton Bros agt Martin H Goodkind.....612.81  
105—136th st, Nos 24 to 28 West. Roof Maintenance Co agt Avenue Realty Co & Madison Roofing Co.....36.00  
106—Pinehurst av, s w cor 178th st, 130x88. Jno A McCarthy & Bro agt Peto Realty Co, Jno Farber & Jas Fedler.....2,595.04  
107—184th st, Nos 507 & 509 West. Wm Strianese agt Van Orden Construction Co.....1,400.00  
108—Cruger av, w s, whole front between Bronxdale av & 187th st, 30.10x34.2x irreg x 50. 187th st, e s, whole front between Cruger av & Bronxdale av, 46.9x55x irreg x37.5. Church E Gates & Co agt Eugene Buckley, Mary F Buckley & Chas Bailey.....508.61  
109—141st st, n s, 100 w Lenox av, 100x100. Jos Reznik agt Riva Realty Co & Passman-Daure Co.....130.00  
110—36th st, Nos 53 to 57 West. Jas R Stevenson agt Fackner Coates Construction Co.....4,117.80  
111—Satisfied.  
112—Satisfied.  
113—Satisfied.  
114—221st st, n s, 230.6 e Barnes av, 25.1x 114.4. Nicolaus Liess agt Dante Impeatrice & Francesca Merendino.....40.00  
115—Webster av, n w cor 182d st, 100x100. Same agt Bernard Schultz.....79.55

April 12.

116—Northern av, n w cor 181st st, 100x100. Savoy Glass Co agt Codae Realty Co.....250.00  
117—Riverside Drive, No 740. Shiren & Silberberg agt Sillon Construction Co.....2,725.00  
118—25th st, No 127 West. Jos Tino et al agt Jno E Olson Construction So & Russo & Stolce Construction & Building Co.....42.75  
119—Lenox av, s w cor 126th st, 25x100. Theodore C Wood agt Rose Fray & Brooks & Kantowitz (renewal).....230.99  
120—City Island av, No 208. Anchor Corrugating Construction Co agt Navins Shipping Co, Jno Monks & Sons & Hudson Structural Steel Co.....415.00  
121—184th st, n s, 100 w Amsterdam av, 100x99.11. Wm Williams & Co agt Van Orden Construction Co.....600.00  
122—36th st, n s, 195 e 6th av, 60x100. David Isseks agt Fackner-Coates Construction Co & Mack & Co.....122.00  
123—36th st, Nos 53 to 57 West. New Jersey Clay Products Co agt Fackner-Coates Construction Co.....806.73

124—44th st, No 154 West. A F Galilgan & Co agt Louis Steckler & Stranger & Dietrich.....40.00  
125—36th st, Nos 53 to 57 West. Garfien Sheet Metal Works agt Fackner-Coates Co.....700.00  
126—St Nicholas av, n e cor 172d st, 94x125. Geneva Tile Co agt Collier Construction Co.....950.00

April 13.

127—187th st, s s, whole front bet Bronxdale & Cruger avs, 46.9x irreg.....2,711.00  
Cruger av, w s, whole front bet 187th st & Bronxdale av, 30 x irreg.....2,711.00  
W A Mallett Co agt Eugene Buckley & Mary Buckley & Chas Bailey.....117.73  
128—21st st, Nos 136 & 140 West. E E Dey & Sons Co agt Riley Brice Realty Co.....471.62  
129—36th st, Nos 53 to 57 West. Standard Damp-Proofing & Roofing Co agt Fackner-Coates Construction Co.....502.50  
130—Same property. Globe Fire Proof Door & Sash Co agt same.....2,711.00  
131—180th st, No 813 East. Frank McGarry agt Jno Falco & Stephen Porpora & Jno Marx.....85.00  
132—Cruger av, w s, whole front bet 187th st & Bronxdale av, 30.10 x irreg.....187th st, s s, whole front bet Cruger & Bronxdale avs, 46.9 x irreg.....Pasquale Jannette agt Eugene & Mary F Buckley & Chas Bailey.....105.00  
133—36th st, Nos 53 & 57 West. Wm Mack et al agt Fackner-Coates Construction Co.....3,826.55  
134—Same property. Jas J Brown agt same.....12,800.00  
135—Beck st, n s, 100 w Av St Johns, 65x100. B Masor & Co Inc agt Altro Realty Co.....385.00  
136—Elsmere pl, n w cor Marmion av, 25x100. Morris Manacher agt J C Cook Co & Jno C Cook.....25.00  
137—Same property. Same agt J C Cook Co & John C Cook.....99.00  
138—Satisfied.  
139—142d st, s s, 100 w Lenox av, 100x99.11. Kahn & Malkin Co agt Dutchess Construction Co.....65.00  
140—36th st, n s, 195 e 6th av, 60x100. Same agt Fackner-Coates Construction Co.....60.00

April 14.

141—21st st, Nos 136 to 140 West. Hull Grip-pen & Co agt Riley Brice Realty Co.....170.33  
142—5th av, Nos 2022 to 2030. Dimock & Fink Co agt International Amusement & Realty Co & Thos Swain.....52.71  
143—Cauldwell av, w s, 148.3 n 158th st, 50x118. F N DuBois & Co agt Tuchman Bros Construction Co & P & H Tuchman & R V Stevens.....1,724.30  
144—Cruger av, e s, 152.5 s Bear Swamp rd, 25x100. Hudson Woodworking Co agt Louis C Rose & Michael La Gonia.....198.89  
145—3d st, Nos 387 & 389 East. Jacob Victor agt Jacob Klein, Morris Posner, Annie Klein & Sarah Posner.....220.00

### BUILDING LOAN CONTRACTS.

April 8.

No Building Loan Contracts filed this day.

April 10.

Topping av, w s, 270 n 174th st, 50x100. Manhattan Mortgage Co loans Topping Avenue Co to erect a — sty bldg; — payments.....\$24,000

April 11.

29th st, n s, 406.7 e 7th av, 74.1x98.9. State Realty & Mortgage Co loans East 30th Street Construction Co to erect a — sty bldg; — payments.....148,000

April 12.

Post av, s s, 100 w Emerson st, 100x100. City Mortgage Co loans Post Avenue Construction Co to erect four 5-sty apartments; 10 payments.....53,000

April 13.

Mapes av, s e cor 178th st, 73.1x69.2. City Mortgage Co loans Diamond Construction Co to erect a 5-sty apartment; 11 payments.....33,000  
178th st, s s, 69.2 e Mapes av, 76x72.11. Same loans same to erect a 5-sty apartment; 11 payments.....27,000

April 14.

Daly av, s e cor 180th st, 100.10x51.7x irreg. Ver Planck Estate loans Krabo Ernst Realty Co to erect a 5-sty apartment; 12 payments.....45,000  
180th st, s s, 51.7 e Daly av, 40x100. Same loans same to erect a 5-sty apartment; 12 payments.....28,000  
180th st, s s, 91.7 e Daly av, 40x110. Same loans same to erect a 5-sty apartment; 12 payments.....28,000  
Starling av, n w cor Olmstead av, 25x100. Fredk A Southworth, att'y, loans Westchester Woodworking Co to erect a — sty bldg; — payments.....5,250  
Washington av, e s, 240 n 167th st, 50x137. Manhattan Mortgage Co loans Venice Realty Co to erect a 6-sty apartment; 11 payments.....40,000  
24th st, n s, 204 e 4th av, 46x98.9. Lawyers Title Ins & Trust Co loans 117 East 24th Street Co to erect a 12-sty stores & lofts; 11 payments.....180,000

### SATISFIED MECHANICS' LIENS.

April 8

Prospect av, w s, 77.3 n 160th st. Automatic Switch Co agt Adelaide P Ehrich et al. (March 25, 1911).....\$262.13  
Forest av, n w cor 160th st. Henry Mencher & Co agt Emma M S Mestanz et al. (March 8, 1911).....500.00

April 10.

No Satisfied Mechanics Liens filed this day.

April 11.

Kingsbridge rd, s s, whole front bet Aqueduct & Tee Taw avs. Robt A Keasbey Co agt Hebrew Infant Asylum et al. (Aug 10, 1910).....1,579.00  
Same property. Wm Hoehn agt same. (Aug 18, 1910).....67.30  
Same property. Johnson Service Co agt same. (Aug 17, 1910).....1,210.00  
Same property. Standard Steam Specialty Co agt same. (Aug 12, 1910).....198.54  
Same property. Howard & Morse agt same. (Aug 13, 1910).....2,900.00  
Same property. McMann & Taylor Co agt same. (Aug 16, 1910).....425.00  
Same property. American Radiator Co agt same. (Aug 9, 1910).....1,249.22  
Honeywell av, e s, 76.9 s 179th st. P & F Corbin of N Y agt Nelson Block Construction Co et al. (Feb 25, 1911).....197.00  
Cherry st, Nos 407 & 409. Myer Rubin et al agt Jennie Furst et al. (Nov 5, 1910).....150.00  
Same property. Barnet Levine agt Celina Furst et al. (Oct 11, 1910).....550.00  
Riverside Drive, n e cor 98th st. F N Du Bois & Co agt Barkin Construction Co et al. (April 5, 1911).....3,327.98  
146th st, n s, 227.10 w Courtlandt av. Schlesinger & Gilman agt Dumenisico Construction Co et al. (Feb 16, 1911).....250.00  
Same property. Schlesinger & Gilman agt same. (Feb 16, 1911).....400.00

April 12.

Marble Hill av, n e cor 225th st. Empire Floor Tile Co agt Hudson Terrace Realty Co et al. (Oct 4, 1910).....950.00  
Same property. Sirrine Tile Co agt same. (Nov 12, 1910).....350.00  
Main st, e s, 50 n Orchard st, City Island. Church E Gates & Co agt Saml S Miller. (March 22, 1911).....233.71  
Jerome av, e s, 50 n 175th st. Jos Sciacca agt Isaac Brown et al. (March 21, 1911).....900.00  
Cathedral Parkway, s e cor Grand Boulevard. Breitholz-Krumholz Construction Co et al agt Josephine Schmid et al. (Nov 18, 1910).....2,337.50  
128th st, Nos 208 & 210 East. Harlem Supply Co agt Jacques Pachteau et al. (March 30, 1911).....363.10

April 13.

22d st, Nos 118 to 124 West. Cross, Austin & Ireland Lumber Co agt Max Solomon et al. (Jan 21, 1911).....340.00

April 14.

6th av, Nos 127 to 131. Alfred E Norton Co agt Jno E Olson Construction Co et al. (March 30, 1911).....28,100.50  
53d st, Nos 406 to 412 East. Danl J Skelton agt American Distilled Water Co et al. (Aug 2, 1910).....199.50  
Washington st, Nos 48 & 50. Alberene Stone Co agt Estate of Robt Goelet et al. (April 13, 1911).....232.25  
West End av, s e cor 90th st. Keystone Fireproofing Co agt 89-90 Co et al. (April 11, 1911).....778.88  
Broadway, n w cor 92d st. Same agt York-shire Realty & Construction Co et al. (April 11, 1911).....46.50  
West End av, n e cor 89th st. Same agt West End Construction Co et al. (April 11, 1911).....499.88

### ATTACHMENTS.

April 6 and 7.

No Attachments filed these days.

April 8.

Hayman, Morris H; Hatie Mossler; \$2,700; C W Lewis.  
Ohio Ins Co of Indiana; Isaac Bernstein; \$818; W O Badger, Jr.

April 10.

Property Insurance Co of London, England; W M Lambert; \$960; W O Badger.

April 11.

Security Generale Ins Co, Ltd; Pierson Dry Goods Co; \$1,734.67; W O Badger, Jr.  
United London & Scottish Ins Co; Pierson Dry Goods Co; \$1,734.67; W O Badger, Jr.

### CHATTEL MORTGAGES.

April 6, 7, 8, 10, 11 and 12.

AFFECTING REAL ESTATE.

Altro Realty Co. 581 & 587 Beck st. Anton Larsen & Son. Refrigerators. 45 at.....\$8.50  
Diva Realty Co. North side 141st st, 100 ft n of Lenox av. Colonial Mantel & Refrigerator Co. Refrigerators.....420  
Gingold Realty Co. West side Amsterdam av bet 176th & 177th sts. Otis Elevator Co. Elevator.....4,900  
Mazza, Louis Construction Co. Mapes av, e s, N 179th st. Elite Gas & Fixt Co. Chandeliers.....363