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RAZING OF BUILDINGS NOW A BUSINESS SCIENCE.

What Becomes of the Material Taken Out by Wreckers—Tremendous Chances Taken in Handling Big Jobs—A Study in Commercial Economics.

By ALLEN E. BEALS.

P HRENOLOGISTS point to a prominence behind the human ear and call it the bump of destruction. If they were to seek the outward visible symbol of the housewrecking craftsman's occupation their first clue would be a noticeable protrusion directly over the subject's money pocket. This, however, would not necessarily indicate affluence; merely the reward of enterprise and ingenuity, qualities, distinctively American.

The housewrecker's calling is too new

The housewrecker's calling is too new for him to have inherited any experience from others, because in the last generation, his vocation was comparatively unknown and entirely undeveloped. He is therefore the product of the age; the creature of increment and the skyscraper. He is the very imbodiment of sagacity, nerve and shrewdness and by the application of these three business attributes he has turned topsy-turvy the first rule of science that destruction signifies only waste. His is the mighty hand that sweeps away "white elephants" from the path of Capital, and makes possible the changing of losing investments into profitable ones. The niche he occupies in the construction world is therefore, an honorable and important one.

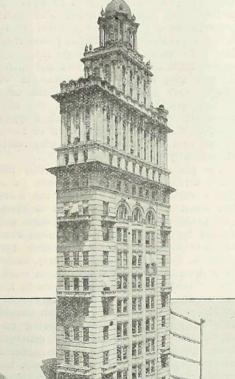
In the last twenty-one years the purchases of old buildings in New York City Some idea of wrecking values may be gathered from the fact the hospital building at Twenty-third street and Lexington avenue was sold to one company for \$250, with the understanding that it would be removed from the site in twen-

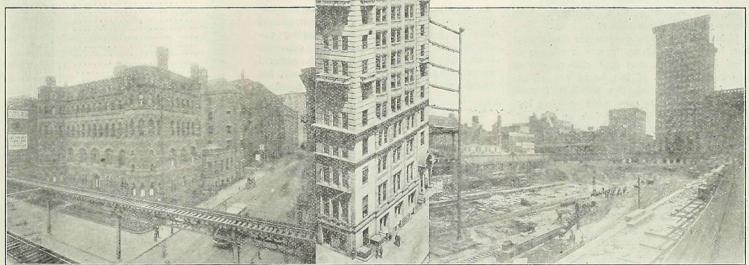
was a massive brewery containing vast tonnages of machinery.

Buildings are razed in New York almost before the cement in the mortar joints is fairly set. When realty values reach levels that prohibit owners getting rentals commensurate with the value of their property the buildings must make way for larger and taller ones with more modern facilities.

Within the last ten years 8,000 buildings have been demolished in Manhattan alone. Some of these have been individual structures, although there have been times when whole areas have been swept away, notably, the Hudson terminal site, the two square blocks upon which the Pennsylvania station now stands in Seventh, Eighth and Ninth avenues, from 32d to 34th streets, the Grand Central station site covering almost half a square mile in the heart of Manhattan, the various bridge plazas, the Municipal building and the Woolworth building block.

Until the last ten years it was a rarity to encounter a steel skeleton building being razed. The first conspicuous building of that type to come down was the predecessor of the Heidelberg tower at Broadway and 42nd street. The Gillender building is the most recent example. This





THE SCOPE OF THE HOUSE WRECKERS' BUSINESS.

At the left is a view of doomed buildings covering a square block and a half. The Gillender building, 22 stories high, of steel skeleton construction stood only 15 years and was razed in 45 calendar days. On the right is shown a part of the space cleared by wreckers for the new Grand Central Station.

by wreckers, aggregate more than \$25,-000,000. This represents an average of about \$1,190,000 a year, but, as will be seen by the table at the end of this article, the heaviest volume of this kind of business has been done within the last ten years. Fully 80 per cent. of the buildings wrecked were in Manhattan.

It will be noticed that the real development of the wrecking business came within the last seven years. Eight years ago there were only seven housewrecking companies in the city. To-day there are 200. Some of them do a gross business of \$200,000 a year. In this, as in other business enterprises, system and organization count.

ty-one days. It proved to have a steel grillage foundation worth \$1,500. The same company will, on June 1, begin to tear down the Hospital for the Ruptured and Crippled, the Grand Central Palace and twenty other four and five story buildings running from Depew place to Lexington avenue, and from 42d street almost to 44th street. All these buildings represent a wrecking value of about \$10,000. When the Delancey street plaza was bid in by wreckers, one company took the contract at \$54,000. The Gillender building, was sold to wreckers for \$50,000, although it cost \$500,000 to build. One company tore down forty-two buildings in fifty-two days, and among them

structure stood where the Bankers Trust Building is now going up at Wall and Nassau streets. It was twenty-two stories high and was built not more than fifteen years ago. It was brought to street level in forty-five calendar days.

Although the Pennsylvania site was cleared by a score of small companies working on individual buildings, only one company cleared the way for the new Grand Central Terminal buildings. This was an operation that took one year and was completed only four weeks ago. The old Grand Central station and fifty-five other structures were demolished. Within a fortnight work will begin on tearing out the remainder of the plot.

HOW CONTRACTS ARE TAKEN AND LET.

The system of taking wrecking contracts is different in almost every locality. Here in New York the owner never has to pay for the removal of a building. In Baltimore the owners of the "News" building paid \$22,000 to a contractor to remove the building and sold the salvage rights to one man for \$4,500.

The destruction of a building requires more consideration than the mere matter of getting it down as quickly as possible. Dynamite could be used for that purpose, provided the building was far away from other structures and pedestrians did not have to be protected.

In the case of the Grand Central station only one man was killed. He operated an elevator against the express orders of the contractor. During all that time throngs continually passed along the street, and in the subway and through the subterranean steam railway terminal platforms, and provision had to be made by the wrecker to permit 400,000 patrons of the railroad to pass safely through the old station while it was being demolished. This is, indeed, a triumph of engineering skill.

It will be seen, therefore, that the wrecker must have great resourcefulness and a perfect organization in spite of the fact that his help is almost always of the unskilled labor class.

When an architect or general contractor calls in a wrecker to figure on tearing down a building no longer economically profitable, the prospective sub-contractor looks over the building. He must be a keen judge of building material values to know whether there is any market today for black marble mantle pieces, iron gas and water pipe, oak window sashes, mahogany stair railings and steps, hardwood flooring of the type used ten, fifteen, twenty, perhaps fifty years ago; he must know what the market for brownstone is, for old heating apparatus, elevators, if the building contains such a device, and other material. If it is an office building that is to be razed he must know whether there is at the time 'a good demand for second-hand girders and cast iron columns, iron shutters, iron stairs and old vault lights.

If the prospective contractor finds that the building is of an irregular shape, so that the cross beams and girders are of different lengths, if the doors are of extra large size and the window frames smaller than those now used or even larger or the floor is badly cut up by partitions, it is very likely that his bid will be low.

WHAT BECOMES OF THE OLD MATERIAL?

It has been shown that material taken from dismantled structures has a value. Common brick, when cleaned of mortar, will be sold to a second hand material dealer for \$2 a thousand and they will eventually find their way into the interior walls of many modern buildings at approximately \$3 a thousand. Since so called new light-hard brick are no longer permitted to be used in new buildings, the demand for second hand brick has increased continually and, in fact, the supply is often considerably behind the demand.

The only waste is the mortar between the joints, the plaster and the old bats that cannot be sold again as brick. These are carted to debris scows at the city docks and towed out to sea or used to fill in marsh land on Long Island Sound or in New Jersey. While the Grand Central terminal was being demolished the contractors shipped 100,000 old brick a day for almost a year to various points along the Hudson where the New York Central railroad had some filling in to do.

In this case no attempt was made to save the brick taken from these operations.

The wrecker generally maintains material yards where all salable salvage is carted until disposed of. Frequently, however, buyers appear at the scene of operations and select what materials they want as they are being lowered to the sidewalk bridge. A buyer will pick up what he wishes, paying spot cash for it, thus taking advantage of all possible discounts.

This, naturally results in large quantities of culls, especially if it is lumber. The city requires that all material shall be removed from the street at once so this scrap wood has to be carted off. Here is where the kindling wood man comes in for his share of profit. He drives up with a large two-horse truck and loads up with the short bits for which he pays \$5 a load. He chops it up into kindling wood lengths and retails it at the rate of five barrels for a dollar, said barrels, by the way, being the smallest he can find, so that he makes about 25 per cent. on his investment.

The steel girders are also a source of barter. When they are standard shapes, they are practically as good as new. A little emery wheel grinding and some waterproofing paint, makes them every whit as good as the kind that comes from the mills direct, and they go into suburban mills and factories and not infrequently into speculative apartments of the cheaper grade. If, as in the case of the Grand Central Station, the sections are in odd sizes, they are shipped back to the mills as scrap iron or steel, or are sold to junk men here who resell them finally to local foundries.

The percentage of profit afforded the sub-contractor in netting a profit on a If he strikes the marjob is variable. ket when the supply of brick is slack and prices are high and steel mills are calling for scrap, then he is almost sure to clear from fifty to seventy-five per cent. on salvage although he may make very little on the actual demolition work. Out of that figure he must maintain his organization. If he meets adverse conditions and the cost of demolition should run up by reason of encountering exreinforced concrete ceptionally hard floor arches or girders, or the general contractors follow him up too closely, his profits may shrink to practically nothing.

THE HOUSEWRECKERS' ORGANIZATION.

The secret of the wrecker's success is in the organization he maintains. Most of the leading companies, the ones that take the really big contracts, have a most perfect system, ensuring economical demolishing.

They have several picked foremen who are expert appraisers of second-hand material. Under these foremen from fifty to a hundred cheap laborers are employed. They are generally a cosmopolitan lot, German, Jew, Italian, Hungarian Irish. and Pole all working together. They are with crowbars, hammer or provided sledges, according to the type of work to be torn down and the proportion of that which is to be saved. There are usually to be found among them an expert iron worker who directs the careful removal of marketable steel girders and columns. Marble, granite and other building stone is also carefully taken out by these trained men.

Some companies have a co-operative basis of working with its foreman. This gives him an incentive for more carefully removing material. The laborer, as a rule, works for low wages, but he is valuable to the wrecker according as he is a speedy, yet careful, operator.

A CHARACTER STUDY OF THE HOUSEWRECKER

The personality behind the destroyer of buildings is a study worthy of more extended description. We have already seen that he is a product of the congested city which is the genesis of increment, and the mother of the skyscraper.

First of all he is a man of iron nerve. There is absolutely no infallible rule for judging the value of a building destined for destruction. When the New York Central decided to tear down every building on its terminal site, it did not even have a copy of the specifications of the building. How then, could any man judge the value of its contents?

The contractor in this case took a blind chance. It was six months before he knew whether he was going to come out with a profit or a deficit. As it happened, it proved to be a liberal profit, but as he said: "It was a gambler's chance."

Coupled with what might be called a nerve trained by intuition, is a highly developed selling ability. As a rule the head of one of these big companies is a big hearted, hard headed, clean cut business man, alive with a nervous energy born of the present day demand for speed. He is accustomed to dealing in big figures and in large quantities, often on verbal orders. His whole business is a chance. True, he loses sometimes, but his resourcefulness and continued optimism challenges, for their continuity, these virtues in leaders in many other lines of business where the risk is not nearly as great.

On one hand he is pressed continually for speed and on the other the city demands uninterrupted traffic and safety for pedestrians, and out of it all he must make a profit.

If "by their works ye shall know them," the following table showing wrecking values of structures in this city razed by Demolition Engineers might truly give them this title clear:

	1890	 \$190,000
	1891	 203,000
	1892	 240,000
	1893	 200,000
	1894	 230,000
	1895	 260,000
	1896	 312,000
	1897	 470,000
	1898	
	1899	 660,000
	1900	
	1901	 890,000
	1902	 040 000
	1903	 1,000,000
	1904	 1,500,000
	1905	 1,700,000
	1906	 1,900,000
	1907	 1,300,000
	1908	 3,700,000
	1909	 4,900,000
	1910	
(207 000 000
		\$25,996,000

It is a business, contrary to general belief, far removed from the paltry and the parsimonious. Conducted as it is by well-financed companies, with unlimited resources and organization, it deserves a more dignified designation than that of mere "housewrecking." It would seem to have earned for itself a lofty position in the professional field and its leaders might well be called Demolition Engineers.

A Notable Contribution.

The contribution of the Jew toward the physical development of the city is notable. Thirty years ago there were just two or three Jewish builders of houses. To-day, almost the entire army of apartment house builders are Jews. The Fifth avenue loft district, as real estate men will remember, is entirely due to the daring and remarkable foresight of one man, a Jew. Many of the young architects who are doing some of the finest work in the city, and adding to its beauty, are Jews. Not alone that, but the carpenters, plumbers, painters and decorators, the iron men, and men of the allied building trades have a large portion of their union membership of the Jewish faith, and they stand together in a strike loyally, with absolute self-sacrifice.—Elias A. Cohen, in "City Life."

THE CRUSADE AGAINST ENCROACHMENTS

Public to Have More Room on the Sidewalks in Business Streets—Extent to Which Roadway and Sidewalk Widths Are to Be Changed Under Present Orders

ALL the privileges and permits that have been granted in times past under any authority, for steps, areas, fences or any other projection or encroachment over the building line, are being revoked by the Board of Estimate in the case of a number of business streets in the Borough of Manhattan. At the same time, Borough President McAneney is being directed to have all encroachments removed, and in several instances to also change the width of roadways and sidewalks. Certain ornamental projections, which were specified in an order of the Superintendent of Buildings under date of January 3, of this year, are not to be disturbed.

This action is in accordance with the policy adopted by Borough President Mc-Aneney to give back to the public the full width of the sidewalks in business streets, as the need therefor becomes apparent. The policy has the support of the city's Law Department, as promulgated in a recent opinion by the Corporation Counsel.

It is not proposed to widen the road-way in every instance. The portions of streets where encroachments are to be removed, with no change in existing road-way widths, are: Fulton, between Broadway and William; Ann, between Park Row and William; Park Row, between Ann and Spruce streets; West 32d street, between Sixth and Seventh avenues; Broadway, east side, and Seventh avenue, west side, between 42d and 45th streets; Broadway, west side, and Seventh avenue, east side, between 45th and 47th streets.

Lafayette street, between Great Jones street and Astor place (which is the block where the Astor Library stands); 14th street, between Third and Sixth avenues, and Broadway, between 24th and 33d streets, are to have wider roadways and be relieved of encroachments as well.

All these blocks are now devoted to business. Most of them lost their standing as residential streets many years ago, but in numerous cases stoops, areas and cellar steps of former dwellings survive to make the "encroachments" which are now deemed a hindrance to traffic, and which it is the policy of the Borough President to recover for public use.

So well justified in the public mind is this policy that no objections have been made to the proceedings in the Board of Estimate on the part of property owners, except in two or three instances. In the case of East 14th street, the German Savings Bank and the Steinways opposed the improvement without avail, and protests have also been made in the case of Ann street.

In the past the city, from time to time, allowed much latitude for encroachments. For example, the Astor Library building

During all the years that 14th street has been a retail trade center, with thousands of people thronging it daily, some flagrant instances of architectural irregularities have been tolerated. In one case an amusement hall occupies just one-half of the sidewalk space, or fifteen feet. There are other encroachments of five to ten feet on the north side, while on the south side, between Fifth and Sixth ave-



BROADWAY, NORTH FROM 24TH STREET.

has a double flight of steps which takes up more than one-half of the sidewalk in Lafayette street. On the same block the DeVinne Building has a platform which takes 13.5 feet of the sidewalk space for a distance of about 90 feet. A chiropodist's building considerately shares half the sidewalk with the public, and in front of old No. 28 steps encroach 12 feet over the line.

Lafayette street is legally 100 feet wide. The roadway is now 40 feet in width, and the sidewalks 30 feet where they are clear of encroachments. The roadway is to be made 55 feet wide and the sidewalks are to be reduced to 22 feet and 6 inches each. But as this sidewalk space is to be entirely clear under the new dispensation, there will actually be more room than before for public use.

nues, there is a continuous show window extending more than 300 feet and projecting over four feet into the street.

THE SUBWAY KIOSKS.

There are six subway entrances occupying the sidewalks of this street. At the southeast corner of Fourth avenue only eleven feet of available sidewalk is left between the subway entrance and the steps of the Germania Savings Bank. On the opposite side of 14th street 12.5 feet is left between the subway structure and the basement steps of the corner building. The buildings encroach 10 to 11 feet in each case. Fourteenth street being 100 feet wide, the intention is to widen the roadway from 40 to 53 feet, and give each sidewalk a clear space of 23.5 feet.

CENTRAL BROADWAY.

Broadway, between Madison and Greeley squares, is 75 feet in width, with a roadway of about 39 feet and sidewalks of 18 feet. It is proposed to widen the roadway to 43 feet and leave sidewalks of 16 feet. The encroachments on this street are not so conspicuous as on the streets covered by the other resolutions. The abutting owners have for the most part realized that all the sidewalk space was required for traffic. The worst encroachment is that of the entrance to Wallach's Theatre, which extends nearly eight feet beyond the building line, leaving only about ten feet available for public use. At the northeast corner of 25th street an entrance to a building takes 7 feet from the sidewalk and leaves but 11 feet free. Between 25th to 29th streets there are scarcely any encroachments, except show windows. On every other block, except the one along Greeley square, there are projections of from 3 to nearly 7 feet of various kinds.

AT TIMES SQUARE.

Broadway and Seventh avenue, from 42d to 47th streets, are each 100 feet in width, with roadways of 60 feet each.



FULTON STREET, FROM WILLIAM TO BROADWAY.

The treatment proposed by the Borough President here is simply to remove sidewalk obstructions. The most serious of these are the two subway entrances on the east side of Broadway, just north of 42d street, where there is but six feet of unobstructed sidewalk. And this in the heart of the theatre district and at one of the busiest corners in the world.

In the same vicinity the Hotel Cadillac, and the Criterion and New York theatres take up more or less of valuable side-

BUILDING MATERIALS IN STEEL CONTROL.

Corporation's Power Extends to Many Commodities and Several Large Realty and Title Interests In Business Here.

THE power that the United States Steel Corporation and other interests, controlled or participated in by J. P. Morgan & Co., have gained over building material commodities, realty and title companies in New York was made apparent at a

showing the ramifications of the United States Steel Corporation, the total capitalization of which figured up to \$15,857,629,339. In the list of financiers controlling these companies there appeared the names of many large corporations, such as railroad and transatlantic steamship lines, mining properties and water companies, but there were also the names of building material firms.

The list, giving the names of men allied with J. P. Morgan & Company holding stock in building material and real estate concerns follows:

George F. Baker.—Atlas Portland Cement Co., Guaranty Trust Co. of New York, the Metropolitan Opera and Real Estate Co.

Henry Walters.—Lackawanna Steel Co. William E. Corey.—American Sheet and Tin Plate Co., American Steel & Wire Co., Carnegie Steel Co., Claictod Steel Co., Federal Steel Co., National Tube Works (pipe), and Troy Steel Products Export Co.

Percival Roberts, Jr.—Land, Title & Trust Co.

Edmund C. Converse. — Westinghouse Electric and Manufacturing Co.

James A. Farrell.—U. S. Steel Products Export Co.

Elbert H. Gary.—American Bridge Co., American Sheet and Tin Plate Co., American Steel and Wire Co., American Steel Foundries Co., Carnegie Steel Co., Federal Steel Co., Union Steel Co., and the Universal Portland Cement Co.

Robert Winsor. — Rockland - Rockport Lime Co., Washburn Wire Works Co.

Alford Clifford.—Hydraulic Press Brick

Samuel Mather. — Corsica Iron Works

J. P. Morgan.—Madison Square Garden, Metropolitan Opera and Real Estate Co., Atlas Portland Cement Co., and Aetna Fire insurance Co.

It was said during the hearing that this was the first time that a complete compilation of the kind had ever figured in litigation. When the company's statistician was called to the stand he said that in preparing the chart he used, in the case of common carriers and manufacturing companies, the aggregate par value of bonds and stocks outstanding,



EASTERLY SIDE OF BROADWAY, NORTH FROM 42D STREET.

walk space. On the other side of the square the Hotel Astor has curbed in about six feet of the sidewalk for the whole length of the block.

In Fulton street it is not proposed to make any change in the present curb line, but to remove encroachments from the sidewalk, and the worst of these encroachments are the subway klosks, which leave only 7 feet available for the public use. The most serious other encroachments are stairways to basement stores, as only seven or eight feet of sidewalk is left. In Ann street the conditions, are similar to those in Fulton street, and only six or seven feet of sidewalk is available for public use.

On each street the Borough President proposes that the order of the Superintendent of Buildings, dated January 3, 1911, permitting of certain ornamental projections shall stand, but that all encroachments beyond the lines named in that order shall be removed.

New York Showed the Way.

The Research Laboratory of the Department of Health in the City of New York was the first of its kind to be established by any city. Instituted in 1895, through the initiative of the present general medical officer, Dr. Hermann M. Biggs, the laboratory has been of the first importance in establishing and maintaining the reputation of this city for progressive sanitary work. * * * (The laboratory) covers the entire field of preventable diseases. The New York City Department of Health early announced as a fundamental principle that the field of the Board of Health is not confined to infectious and epidemic diseases, but should properly include the investigation of and the campaign against all preventable maladies.—"Monthly Bulletin of the Department of Health."

—Dr. Rudolph Hering, 170 Broadway, New York, has been selected by the Board of Contract and Supply of the city of Albany, N. Y., as consulting engineer for the design and construction of a new intercepting sewer, which has been recently authorized. recent hearing before a special examiner of the Interstate Commerce Commission. The hearing was on the complaint of the Alpha Portland Cement Co., of 50 Church street. It was alleged that the Baltimore & Ohio Railroad Company was controlled by the same group of financiers that controlled the United States Steel Corporation, of which the Universal Portland Cement Company, a competitor of the Alpha Company, is a subsidiary company. The complainant averred that the railroad company gave preferred rates to the Universal and denied the same privilege to the Alpha Company on Western shipments.

Louis H. Porter, counsel for the complaining company, submitted a chart



FOURTEENTH STREET, BETWEEN THIRD AND FOURTH AVENUES.

and in the case of the banking companies he used the stock, surplus, undivided profits and deposits. When figuring insurance companies, he said he used their admitted assets. His total estimate of \$15,857,629,339 is therefore conservative, according to views expressed by financial authorities.

Since the hearing started, other interests have tried to join in the case. H. H. Smith, of Detroit, counsel for several Michigan cement companies, opposed any reduction permitting Eastern companies entering the Western field, citing, in his contention, the Alpha, Atlas and Edison companies. He said:

"The Eastern mills are now getting better freight rates than we Western companies are. They are paying not more than three mills on the Lehigh Valley, while we are paying one cent freight per ton per mile."

Mr. Smith was told he could not enter the action, but that he could file a statement which will be submitted to the Interstate Commerce Commission in Washington.

The defendant railroad company alleged that it gave the Alpha every reduction it was able to give it and keep within the Interstate Commerce law until the Western shippers complained.

The hearing now stands temporarily adjourned.

New York City's Growth.

A bulletin issued by the Census Bureau shows that in 1790 there were only 49,401 souls within the present confines of the Greater New York City. The 1910 population was 4,766,993, or more than ninety-six times the population of 120 years ago. The present population of the entire State is only twenty-seven times that of 1790, while the entire population of continental United States is only a little more than twenty-three times that of 1790.

Of the 49,401 souls in enumeration in 1790, what is now Greater New York, 33,131 were in the present Borough of Manhattan. The Bronx then had only 1,781; Brooklyn, 4,495; Queens, 6,159; and Richmond, 3,835. The Borough of Manhattan in the 120 years has jumped from 33,131 to 2,331,542, and Brooklyn has grown from its modest proportions of 1,790 to a population of 1,634,351.

Architects' Election.

The members of the New York Society of Architects have re-elected Samuel Sass, of Manhattan, president; Constantine Shubert, of Brooklyn, vice-president, and Louis Berger, of Brooklyn, treasurer. At the same time a new officer was elected in the person of William T. Towner, of Manhattan, as secretary. Five new directors to serve three years were elected, namely: Charles Schaefer, Jr., Gustave Erda, William T. Towner, Oscar Lowinson and Edward Wherlin. The society is composed of both New York and Brooklyn architects, who meet in the Engineering Building at 25 West 39th st.

On the Calender.

National Housing Association.—The first National Conference on Housing in America will be held in New York City June 3-6. The program includes some papers of interest to sanitary engineers. The Secretary is Mr. John Ihlder, 105 East 22d st, New York City.

The annual meeting of the Water Works Manufacturers' Association will be held at the Powers Hotel, Rochester, N. Y., on Thursday, June 8, in connection with the American Water Works Association.

PROGRESS OF BUILDING CODE REVISION

Objections Entered by the Building Trades Employers' Association Against Fireproof Wood—Protest from Reinforced Concrete Interests

T is expected that the Building Committee will report to the Board of Aldermen on the new revision of the Building Code at the regular meeting on Tuesday, June 13. Since the ordinance containing the code was introduced by Alderman Kenneally, the committee has held a number of public hearings and also has been receiving written briefs and communications suggesting modifications.

Opposition has developed to a number of the provisions. Builders were surprised to find the old requirement for fireproof wood retained. Some years ago a general protest was made against the compulsory requirement for fireproof wood in the existing code, and the Board of Aldermen passed an ordinance repealing this requirement. Mayor McClellan, in vetoing the ordinance, advised a revision of the whole code. The revision commission of 1907 was then organized. The revision now before the Aldermen contains some of the amendments recommended at that time.

One of the officers of the Building Trades Employers remarked this week that the association as a whole and as represented by committee was opposed to the continued recognition of fireproof wood in the building code. He also said that they objected to the apparent intention to ignore certain branches of concrete construction.

OBJECTIONS FROM CONCRETE INTERESTS.

A characteristic example of this discrimination against concrete is the following clause: "The depth of flat arches of stone or cinder concrete shall be not less than ½ in. for each foot of span between the beams, this not to include any portion of the slab projecting below the lower side of the reinforcing steel. The total depth shall in no case be less than ½ in." This refers to reinforced concrete floors, because there is another clause requiring all such flat arches to have at least 1 lb. of reinforcement steel per square foot of floor area. The requirement being in defiance of the standard practice of 3½ in., it has provoked opposition from certain concrete interests.

Mr. J. P. H. Perry, manager of the contract department of the Turner Construction Company, said that Sections 17, (Subdivision "C"), 121, and 122 of the revised Building Code as printed in the "City Record" for May 18, 1911, governing the design and erection of reinforced concrete buildings in this city, were unnecessarily rigorous and might be said to be prohibitive. Their effect would be pretty surely to eliminate reinforced concrete construction for building purposes from the building market of the greater city. When it was realized that there are at the present time in the neighborhood of 200 reinforced concrete buildings within the city limits which are giving perfect satisfaction, it was hard to see the justice in the Building Code as proposed. From the further views expressed by Mr. Perry, the reinforced concrete contractors' position may be stated somewhat as follows:

"Reinforced concrete buildings have been put in New York City for the past 13 years. All these years there has been no restriction on the height of this class of construction and in the Boroughs of Brooklyn, Queens and Richmond, the Building Departments have accepted as satisfactory plans and specifications based on standard reinforced concrete practice the country over. Even in the Borough of Manhattan, where the restrictions to

design have been severe, there has been no limitation to height. To-day, after all the knowledge gained by a great volume of reinforced concrete work actually erected, it is proposed to place a limitation on height at 100 feet and to make the restrictions of design even more severe than at present exist for the borough of Man-It seems almost like putting the hattan. cart before the horse. If in the early days of reinforced concrete construction the City Fathers had thought it best to place some restrictions on that type of construction, there might have been some basis for their position, but to-day there certainly is none.

"If the proposed Code becomes a law in its present shape, the cost of reinforced concrete industrial buildings such as the great factories and warehouses of the Bush Terminal Company, The Robert Gair Company, Thompson-Norris Company, The Sweeney Manufacturing Company, Frederick Loeser Company, The Metal Stamping Company, Brewster & Company, Packard Automobile Company, Ford Automobile Company, Arbuckle Bros. Cavanaugh Bros., J. B. King & Co., etc., etc., will be increased from 25% to 40% and nothing will be gained by this increase. These percentages are not mere wild statements but are based on careful calculations made by the architects and engineers who designed and built most of the concrete buildings in this territory, based upon the plans and specifications for the buildings as they at present stand, and then as compared with the designs called for by the proposed Code.

"What this increase in cost means is a state of affairs diametrically opposed to what is said to be the condition aimed at by the Board of Aldermen in its proposed Code and that is the creation of more fireproof manufacturing conditions in this City. Very nearly all of the severe fires in which loss of life have occurred have been in manufacturing plants or in warehouses. The average manufacturer is not willing to pay the difference in cost between brick and wood or mill construction and fireproof structural steel construction. He is willing, as demonstrated by the large number of reinforced concrete buildings at present under construction in this City, to pay a little more for a fireproof building. Reinforced concrete has met this requirement admirably. If the proposed Code becomes a law, this most valuable type of construction will as before intimated, be eliminated from the building materials, and many buildings which would probably be built of fireproof concrete construction, would be constructed in brick and wood so that instead of increasing the safety to lives by their proposed Code, the Board of Aldermen is really increasing the hazard to life.

"All that the reinforced concrete companies ask is the codification of existing conditions in the Borough of Brooklyn, where 90 per cent. of the reinforced concrete buildings in the Greater City are to be found. They do not ask for the legalization of any new and untried methods; all that they request is that they be allowed to design and erect fireproof, economical, modern industrial buildings of reinforced concrete construction as they have in the past ten years throughout the country and especially in the Borough of Brooklyn."

⁻The public arxiety over the water supply was somewhat allayed by Wednesday's prolonged rainfall.

THE MODEL CITY FOR AMERICAN CONDITIONS.

How Shall Its Tenement Streets Be Planned?—Comment on Lawrence Veiller's Suggestion for Permanent Tenement Zones with Shallow Lots—Interviews with Real Estate Experts.

S OME of the possibilities of the cities of the future, as they will be remodeled from existing ones or built from the start in accordance with modern needs, were indicated in the paper read by Lawrence Veiller at the National Conference of City Planners at Philadelphia and reproduced in the Record and Guide last week.

When laying out a new section, is it best to set aside a zone for private residences, another for tenements and a third for business buildings, and to make a law that the tenement quarter shall always remain the tenement quarter, and the high class residence section shall remain for all time exclusively for the residences of the well-to-do?

This was one of the revolutionary plans which received Mr. Veiller's approval. But what would be the effect upon land values and the consequence to real estate speculation of a law preventing residential or tenement property from ever being acquired for business purposes?

This question occurred to many who read Mr. Veiller's paper, and other comments were drawn forth by the Record and Guide during the week on Mr. Veiller's impeachment of the backyard in tenement districts. He would assign to the houses of the poor only the amount of land which such families could pay for without carrying upon their shoulders an undue portion of rent. For tenement houses he would have lots not to exceed in depth twenty-five or thirty feet.

The criticism has been made against city planners that their recommendations put a charge on the rentpayer that largely, if not wholly, nullifies the object sought for. This criticism was, indeed, made during the past week by the head of one of the largest suburban development firms in the country, who at the same time said that he was in entire sympathy with the desire of good men to better housing conditions.

"IMPOSSIBLE," SAYS MR. CRIMMINS.

Another very practised man in real estate affairs, John D. Crimmins, when interviewed for the Record and Guide, said he would not discuss the suggestion that tenement rows should be restricted to a depth of twenty-five or thirty feet because it was not practical in our situation

But Mr. Crimmins saw a great deal of merit in the suggestion that cities should be laid out in zones, whereby the residence quarter should always be the residence quarter, the tenement quarter the tenement quarter, and the factory quarter the factory quarter.

"There have been settlements destroyed by factories and by other objectionable buildings coming in," he said. "But I do not know that a law could be enacted which would require that before a factory building could be erected in the vicinity, the consent of seventy-five per cent. of the property owners within a certain area would have to be obtained. Too frequently whole streets are destroyed by the erection of tenements where private houses had been exclusively erected.

"As to limiting the height of buildings," continued Mr. Crimmins, "no tenement located in a sixty-foot street should be more than five stories in height. High tenement buildings create congestion. In fact, I think it would be well to limit them to four stories, which is now being done in the out-lying boroughs.

"Small areas should be provided in tenement districts, one in every two blocks, where the children may play. These areas should contain not less than four city lots, and they might be designated as small parks. I refer to sections where there are no parks convenient."

"WOULD BE A FAILURE"—JOHN W. PARIS.

John W. Paris, president of the Real Estate Exchange of Long Island and a large suburban developer, said it was impossible to imagine the principle of permenent zones being applied to New York City. The most vivid imagination did not seem capable of comprehending the growth and development of this city twenty, thirty, forty or fifty years hence, he said.

In the growth and development of cities natural forces and conditions had to be considered. Immediately a factory section became congested, under the restricted zone plan, values would go skyward. Immediately a tenement house section became congested, and if the tenements could not spread into other sections a similar result would follow, and so on through the whole classification. Mr. Paris continued:

"Real estate has a value based only on the purpose for which it may be used. If it is to be restricted forever to a detached cottage development, its value is fixed for all time to come, unless the section is so confined as to make a congestion of population and a forced demand. Such condition is not desirable nor healthful.

"Much consideration has been given to the solving of the problem of tenement house congestion. The suggestions for curing this evil most universally heard is limiting the heights of buildings. By this means it is hoped to force the population out of these congested centres into sections of less congestion, and likewise to prevent future congested centres. Our present congested centres should be relieved and future possible congested centres should be found a natural way in which these results might be accomplished.

"After carefully studying the situation for some years, I feel most strongly that the only way to cure these evils and prevent their repetition is to study the question of freight traffic, whereby our places of employment may be distributed and the employees thereby also distributed, which would bring about a natural distribution of their places of residences.

"The city has spent many millions, and is planning to spend many more in providing passenger transit lines with the thought in mind of transporting the laborer from the great congested laboring centre of lower Manhattan to the outlying sections where he may reside. Would it not be much more reasonable to study the problem and spend some millions on the improvement and extension of freight terminals into these, outlying districts where the laboring man may find employment, with the natural result that his residence will be in the same locality?

"I am firmly convinced that Mr. Veiller's idea, as might be applied to New York City, would be a failure. In some of the smaller and less rapid growing cities where there are no barriers existing, which must be overcome, and where the population can spread equally in any direction, it might be feasible, but certainly not as applied to New York City."

NOT CONCERNED ABOUT REAL ESTATE SPECULATION.

Elgin R. L. Gould, president of the City and Suburban Homes Company, said of Mr. Veiller's paper that it was a very definite and clear statement of views not usually presented at meetings of this kind. Mr. Gould added:

"The establishment of 'zones' is not a new thing abroad. On the whole, I believe it is a good thing. I am not concerned with its effects on real estate speculation, because we should always consider the advantage of the many as more important than the opportunities of the few. Slums and bad housing grow out of the present system very much in the way Mr. Veiller has pointed out, whereas there is not the same opportunity for housing evils under the 'zone' regime.

"I do not agree with Mr. Veiller as regards the size of lots. He has correctly stated the bad features of the alley system and the disadvantages of a uniformly designed lot and block plan for a city, but I am not at all prepared to see 'plain people' housed in buildings rising like piles of boxes from the street and covering the whole lot area.

"I agree with Mr. Veiller that houses two rooms deep are far better than even the best type of tenement construction which is possible upon New York city lots, but I think that lots thirty feet in depth are not sufficient to provide the esthetic opportunity which should never be absent from a well conceived city plan.

"Personally, I should be very glad indeed to see speculation in land reduced to a minimum. I have never held radical views in relation to land owning and land taxation, but I cannot help feeling that land speculation is responsible for many of the evils incident to the housing of city masses, and particularly for unwarrantly high rents."

GERMAN FEATURES COULD NOT BE REPRODUCED HERE.

Ernest Flagg, the architect, said:

"Mr. Veiller has evidently made a careful study of the subject of which he treats and understands that almost insurmountable difficulties stand in the way of improving our cities. Much of what he says is of a purely academic interest, because under present conditions the reforms he speaks of could not be carried out and there is not the least likelihood that these conditions will change for many years to come so as to make them practical.

"For instance, he is quite right, I think, in saying that except in special cases tall buildings are not desirable for cities, yet how can any practical man expect that a limit of 60 feet will be placed on them so long as it is the dearest ambition of every little town to have the highest building in the State? Or, what hope is there that cities will be divided into zones for different classes of buildings so long as we retain our present notions regarding the rights of individuals?

"The wonderful improvements which have been effected in German cities have been brought about by Socialistic methods which do not find favor with us, and will not find favor here so long as we hold to the doctrine that the inalienable liberty of one should overlap the liberty of another. In Germany the municipalities own a very large percentage of the land within their borders and under such

conditions regulations can be made which are for the good of all; but I fear no such doctrine is likely to take root here and little in the way of improvement can be done without it. We hold to the belief that everyone should have the right to build on his own land as he chooses without regard to the interest of his neighbors

"Mr. Veiller does me the honor to refer to the plan I have suggested for securing light for buildings and streets of cities, but he evidently has not grasped its full scope, for he says 'it would not insure the protection of the light and ventilation of adjoining buildings.' My plan is as follows:

"Limit the vertical height at the building line to a height equal to once the width of the street, except that at corners of streets there shall be no limit for a distance from the corner on each street equal to one-half the width of that street or one-half the width of any open square on that side of the building.

"In all other places permit the building to a greater height than once the width of the street over one-quarter of the area of every lot, provided that no part of the building extends beyond a line drawn at an angle of 75 degrees from a point in the centre of the street and inclined towards the building."

THE HOUSING PROBLEM AND LAND VALUES.

Grosvenor Atterbury, architect of the Forest Hills development, said:

"It has long been recognized in Europe that the economic solution of the housing problem is only possible where a rapid and uneven increase in land values is substantially prevented either by laws aimed at the direct prevention of land speculation or the control of the uses of the property in what have been called zones or quarters, which indirectly accomplishes the same end. Mr. Veiller's position in this matter is by no means new, but has on the contrary the support of probably the best examples of City Planning and Housing in Europe.

"The worst features of our tenements to-day are due to the attempt to meet rapid increment of value in the land by enlarging the accommodations of old buildings so as to house a correspondingly greater number of people to the acre. This is, of course, made doubly necessary by the fact that property immediately adjoining tenements is permitted to be developed with high buildings and in consequence the tenement property must, under our system of taxation, either increase its rents, reduce the size or increase the number of its rooms in order to meet this commercial competition. The limitation of the use of the property in certain zones to certain distinct purposes has for its principal object the elimination of this difficulty, as well as the suppression of speculation at the expense of the poorer classes.

"In answer to the question which the Record and Guide raises, as to whether restriction of land in certain zones to use for certain purposes would not tend to hurt speculation, I would say yes; and that on the whole such resultant reduction in speculative value would be a most desirable result. While speculative operation's are undoubtedly one of the means by which the housing accommodations are provided for a great city, there is in my mind no question but what the ultimate effect of such rapid rise in prices as we usually see in city and suburban property in this country is very harmful in its effect, not only in the methods generally employed therein, but in the results that are almost sure to follow.

"As to the specific limitation in depth which Mr. Veiller suggests in the case of small tenements for the workingman, I am inclined to agree with him in princi-

ple, though I consider the depth of 25 feet insufficient in all probability for a proper housing unit. I do not think that his intention is to substitute houses without parking or yards as homes, for those who now occupy dwellings with such spaces, but rather to give the poorest classes an opportunity of obtaining a home, which while shorn of every urnecessary element involving increase of rental, shall provide rooms properly li and ventilated, and with the necessary sanitary equipment, and which can be so provided at a cost at least as low as that of the badly planned and absolutely unsanitary tenement giving an unkempt yard or court."

GEORGE B. FORD'S VIEW.

George B. Ford, of George B. Post & Sons, architects, said, regarding Mr. Veiller's paper, that it was a limited conception of city planning that would have it touch the housing problem at only three points, i. e., height of building, depth of lots, and alleys. How about the widths of streets, the orientation of streets, the housing that Mr. Veiller talks about later, the percentage of lot covered, the apportionment of play spaces, and the whole big question of transit? Mr. Ford asked. order to understand the housing problem," he continued, "we should consider its different phases all the way from the separate house in its garden to the tightly built-up six-story tenements. The first Mr. Veiller condemns as out of the reach of the working man. But, as is being constantly proved abroad, this can be done, provided you go far enough from the center of the city and do not waste too much money on unnecessarily wide streets. This implies, however, the best of transit or such excellent transportation of goods that manufacturers will be induced to move into the near neighborhood. This is where transit enters largely into the housing problem.

"Again, Mr. Veiller says that the workingman, whom he confounds here with the day laborer, would not use a garden if he had it. In the majority of cases this does not seem to be borne out by the facts.

"Further, it is quite possible to avoid neglect in the rear garden by the methods used at Port Sunlight, England. There the rear garden space is all pooled and divided up into allotment gardens, eight to the acre, where anyone who wishes may rent one or more plots. There are no vacancies, and there is strong competition among the renters as to the appearance of their gardens.

"Mr. Veiller is quite right when he says that 'Few builders leave sufficient space between houses to make the detached house worth while.' In the English garden suburbs the difficulty is met by building the houses in charmingly designed groups or rows of from two to six or eight houses. These are so varied and so disposed as to avoid utterly that deadly monotony which characterizes the brick row in Philadelphia."

THE OPEN-STAIR TENEMENT FIGHT.

Henry Atterbury Smith, the architect of the Open-Stair Tenements, regretted that Mr. Veiller does not give more prompt and enthusiastic support to matters in hand of immediate importance right at home, as well as settling the matters of the nation.

"I refer to his attitude relative to the elimination of a certain shaft in openstair tenement type of houses," said Mr. Smith, "upon which subject your paper has taken a sympathetic and friendly attitude. We have had this matter before the Tenement House Committee of the Charity Organization Society. Finally, at great effort, we succeeded in getting Mr. de Forest to view the buildings in .East 77th and 78th streets about a week ago, and we are requested to have patience, that he is now to have some committee give our trouble attention. It is assumed it will be again dominated by Mr. Veiller.

"Mr. Veiller has a very prominent position in our community and one that he justly deserves for his years of study upon his subject; yet his attitude is most narrow, unreasonable, unscientific and unprogressive upon this shaft matter.

"Upon this subject he stands out alone, disagreeing with every other individual, that several of us have come across or sought in two and a half years. When I say we, I mean the Tenement Economies Society, of 20 Broad street, a group of prominent citizens who have volunteered to assist vigorously in preventing the error that Mr. Veiller would have us produce again and again.

"It may be that he is as unbalanced upon the subjects that you have brought before me, but I think not. In general, I think his address must have been help-There are many radical changes that he offers, but these we surely need. Many of us, who have grown used to be burdens of large cities, unscientifically preconceived as New York, do not realize what might have been. We have made and are making colossal errors as to light and ventilation, as to height of building and amount of lot that can be covered. Restrictions of the most sweeping nature should surely be accepted by small towns where the evils of congestion have not set in. In our old communities, absolutely without doubt, we should try to be more natural and rational, and should have a strong and constant leaning toward restriction.

"We of large cities do not realize what a damage we are doing not only to ourselves, but any number of smaller communities who imitate us. All through the West not only does the hotel rear up two or three times the average height of the town, but so does the apartment. This is without necessity; merely the fashion; it is what New York is doing.

"I cannot see any trouble whatever with any of the suggestions made by Mr. Veiller, provided they are started in good season. But the trouble is we allow our evils to be enormous before we awake to the danger, and then that produces breathless anxiety forever."

WOULD MAKE FOR STABILITY IN VALUES.

The Record and Guide has received the following letter from a famous city planner, Charles Mulford Robinson, of Rochester:

"Mr. Veiller's paper is so suggestive, and opens such interesting lines of thought, that it is difficult to discuss it in a few words. In reply, however, to your specific questions, I do think there would be great advantages, from a housing standpoint, in districting our cities, as the Germans do, into distinct zones or 'quarters' for distinct purposes; and I do not think that the effect upon real estate values in so doing would be disastrous.

"For one thing, it would make for stability in values. In the long run this is a good thing for investment properties. A guaranteed five-per-cent, stock is likely to sell at a higher average price through a term of years than is a stock paying average five-per-cent. dividends, but subject to speculative fluctuations. For another thing, it would make possible a reduction in the carrying charges on property which does not pay exceedingly high returns. This would be accomplished by fitting street provision to known needs, rather than to speculative possibilities.

"For example, if a man owns a tract

cut up into lots for humble homes, he is now often required to make his streets sixty to eighty feet wide, because there is the possibility that some day wide streets will be needed there. If it were known that the character of the district would not change, he could be allowed to put in streets only twenty-four feet wide. In the case of higher-class property, whether for business or residence purposes, it is well known that a purchaser is willing to pay a special price for a lot on a given street if it is the sort of street he wants, and if he is sure the character of the street will not change. But I went into this subject in my own paper at the Philadelphia Conference more thoroughly than is practicable in this interview.

"As to Mr. Veiller's suggestion that in the poorer quarters of industrial towns lots should not exceed twenty-five or thirty feet in depth, it is important to keep in mind the fact that his reference is only to the HOUSING OF THE POOR-EST PAID LABOR. From the social standpoint, this would be a much better provision than is offered by the high tenement. Yet I do not accept this, because I think still better provision is possible. For instance, one-family houses might be built in a continuous row around three sides of an open court or grass plat. As Raymond Unwin said, in discussing the suggestion, if it be desired to provide open space, why provide it in the most costly, the most unhealthy, and the most disagreeable form-which is a street? At the same time, Mr. Veiller has done American town planning a service in so strikingly calling attention to the need for shallow lots in poor sections.

"With reference to the height of buildings, I agree with Mr. Veiller in thinking that their height should not exceed the width of the street on which they stand.

"There is one point in the paper which is not covered by these questions, and on which I disagree with the writer. He says that there are but three ways in which city planning touches the housing problem: 'The height of buildings, the depth of lots, and, finally, alleys.' In my judgment, the street plan has most vital connection with the housing problem. For example, to name but a single feature, a provision of direct and broad radial highways may so widen the residential area available to low-paid labor, and, of course, to all higher classes of labor, as to have a very marked effect on the housing situation.

"CHARLES MULFORD ROBINSON." Rochester, N. Y., May 30.

THE HOUSING PROBLEM.

First Annual Conference of National Association Continues Next Week.

"The Tenant's Responsibility," which some owners firmly believe is non-existant, except as a theory, is looming large upon the investment horizon these days when loans for certain types of housing structures are made only after searching investigation as to the class of occupant the finished structure will cater to. Deep cuts have been made in apartment earnings by reason of heavy repair bills caused by tenants driving tenpenny nails into bird's-eye maple door and wall panels, or have ruined tiled walls by driving heavy screws into them. And these are only minor instances of irresponsibility of tenants.

Emily W. Didwiddie, inspector of dwelling houses of Trinity Church Corporation, has made a careful study of this subject and will read a paper on it at the Monday evening session of the first National Conference on Housing in America, which will be held under the auspices of

the National Housing Association in the assembly hall of the United Charities Building, 22d street and Fourth avenue, to-day, Monday and Tuesday.

The topics to be considered this afternoon (Saturday) are: "A Housing Program," by Lawrence Veiller, Secretary of the National Housing Association; "The Problem of the Small House," by Otto W. Davis, Superintendent of the Associated Charities of Columbus, O.; and this evening, "Housing Reform Through Legislation," by Paul Feiss, chairman of the Housing Committee, Chamber of Commerce, Cleveland, O.; and "Privy Vaults," by Charles B. Ball, Chief Sanitary Inspector, Health Department, Chiegge

On Monday morning, the delegates will be taken on a trip through the Italian and Jewish quarters, and in the afternoon "City Planning and Housing" will be the subject of a paper by Frederick Law Olmsted, President of the National City Planning Conference, of Brookline, Mass.; and "Alleys" will be the subject of another paper by Mrs. Albion Fellowes Bacon, of Evansville, Ind. In the evening, "Law Enforcement" will be discussed by Commissioner John J. Murphy, of the New York Tenement House Department, and the paper already referred to will be read by Emily W. Dinwiddie.

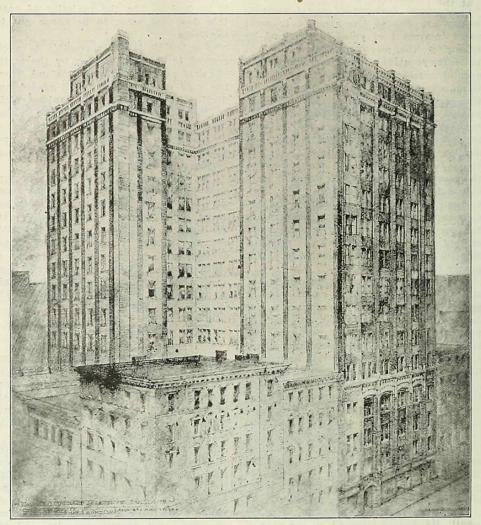
An inspection trip to model tenements will be the feature of Tuesday morning's program and in the afternoon "Best Types of Small Houses," by Miss Helen L. Parish, Director of Octavia Hill Association, of Philadelphia; and "Garbage and Rubbish," by Luther E. Lovejoy, Secretary of the Housing Commission, Detroit, will be the papers for general discussion. On Tuesday evening, "Housing Evils in Smaller Cities" will be the subject of a paper by Elmer S. Forbes, chairman of the State Housing Committee, of Boston, followed by a general discussion on "Sanitary Inspection," a paper by Edward T. Hartman, Secretary of the Massachusetts Civic League, Boston.

The meetings are open to the public.

Largest Telephone Building.

The largest telephone exchange building in the world, which is about to be constructed by the New York Telephone Company in the crowded downtown district of the city, will have splendid light, air and ventilation arrangement. As seen the illustration herewith. southwest from the corner of Church and Lispenard sts, the court planning of the building is one of the principal factors of interest, taking into consideration that large percentage of valuable floor area has been sacrificed on all floors of the building to provide for a court 42x66 feet in dimensions, the lining of which is to be of white enameled brick. Covering a plot of about 22,000 square feet, it will extend from Lispenard to Walker Nos. 18 to 24 Lispenard st, between Church and West Broadway. As planned by the architects, Messrs. C. L. W. Eid-litz & McKenzie, Voorhees & Gmelin, 1123 Broadway, the owners will construct seventeen stories at first, with foundations adequate for one of twenty-five stories, the ultimate height of the building. structure, which is to be equipped with a double bank of fifteen elevators, will be used by the company for its main long distance switchboard, which will have 200 positions, provide work for 200 operators, and be the largest switchboard in this country. It is planned to have three boards to take care of 20,000 subscribers and provisions have been made for the handling of calls of 60,000 local subscribers when the building is complete. All the switchboards are to be ventilated by three large blower fans, which will keep the air in circulation. There will be ducts in the sidewalls for the carrying of telephone cables from the street to the in-terior of the building. It will be ready for occupancy on or about March 1. investment of the company in this operation will approximate \$2,000,000, incluling

One feature of this operation is that the service will change from one "central" to another without interruption.



BUILDING TO BE ERECTED FOR N. Y. TELEPHONE COMPANY. View from the corner of Church and Lispenard streets, showing the court side.

NOTABILITIES IN THE CURRENT NEWS

Men of Mark in Suburban Development



TIMOTHY L. WOODRUFF

Who is winning new business laurels as the active head of Garden City Estates and Jamaica Estates, both flourishing home colonies within the commuting zone.



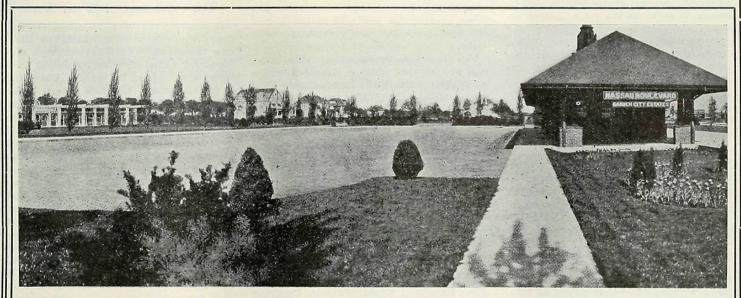
WM. H. REYNOLDS

Whose development of Long Beach is one of the triumphs of ocean resort building. Mr. Reynolds is also a developer of suburban residence parks.



T. B. ACKERSON

Whose 1,000-acre development, known as "Brightwaters," at Bay Shore, is one of the notable real estate enterprises of Long Island in quality as well as size.



RAILWAY STATION AT GARDEN CITY ESTATES, L. I.

A good example of the care taken nowadays to make a favorable impression upon the suburban visitor as he steps from the train. Suburban developers realize not only that first impressions are frequently the decisive ones with prospective buyers, but that in small modern communities the railway station has supplanted the town hall as a chief centre of public interest. There is ample justification, consequently, for emphasizing the importance of the "depot square" in modern landscape effects.



CHARLES E. BAYLISS

Vice-President of Dean Alvord Co., which has made notable developments on Long Island. Among these are Belle Terre and the Roslyn Estates.



WILLIAM G. MORRISEY

Who is an active broker in Bath Beach properties and is president of the Brooklyn Board of Brokers. One of the realty pioneers in Bensonhurst.



H. STEWART McKNIGHT

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Young William Waldorf Astor, of Cliveden, Bucks, England, does not, according to report, share the opinion commonly entertained over here that the New York Inheritance Tax Law is a failure.

A newspaper despatch from Washington says that the House committee investigating expenditures in the Treasury Department has discovered a new trust, to wit, the American Institute of Architects. The despatch does not say whether the trust is "reasonable" or "unreasonable."

Property owners expressed themselves strongly in favor of the contemplated resumption of ferry service between Grand street, Manhattan, and Broadway, Brooklyn, at a hearing this week before the Controller and the President of the Board of Aldermen. This town needs all the facilities it can get for wagon traffic across the East River, even if passenger traffic is largely diverted from the ferries there by new under river tubes.

The report submitted by John N. Carlisle to Gov. Dix on the Public Service Commission is a remarkable document. It contains no violent tirades and no indiscriminate condemnations. Even the rapid transit monopoly is discussed with indulgent regard for facts. "By constantly adding new improvements and safety devices," says the report, the octopus has "developed a train service that is marvellous." There is much to be said for Mr. Carlisle's way of looking at things without emotional disturbance.

Now that the Auctioneers Association has put into effect a plan for listing real estate securities, a common interest is provided which should enable that association to cooperate with the Board of Brokers towards building an exchange worthy of a great staple market. There must be some vitality left in the idea which gave rise to the old Liberty street exchange. It is out of question for brokers, auctioneers and property owners, as represented notably by the Allied Real Estate Interests, to get together once more?

One of the useful innovations introduced in the Bronx by Borough President Miller is a bureau of information relating to local improvements. Borough President McAneny is now considering a plan for an information bureau in Manhattan which shall cover a wider field of subjects. Local bureaus would be a convenience in all the boroughs. They might be so modeled as to supplement and cooperate with a general bureau, maintained, say, by the Board of Estimate. Such a bureau might, as one of its functions, publish a municipal year-book, compiled exclusively with a view to its practical value as a work of reference.

Accident Compensation by Agreement.

Two laws relating to compensation of employees by employers in cases of industrial accidents, were enacted by the Legislature in 1910. One, the Workmen's Compensation Act, which applied only to certain trades, made compensation compulsory. It was recently, apparently on this ground, declared unconstitutional. The other law, the Employers' Liability Act, applies to all trades and provides voluntary contractual agreements as to compensation, the rates to be fixed according to the principles laid down in the Workmen's Compensation Act. current "New York Labor Bulletin" points out that the Employers' Liability Act remains in force and gives a form of contract valid under it according to an opinion obtained from the Attorney-General. As yet only one employ-ing concern, a factory in this city, has taken action under the law.

Where Does the Borough President Stand?

So far as can be judged by the newspaper reports there is little chance that a combination of the best parts of the two competing plans for subway extensions will be effected. The Mayor is the only responsible public official who has indicated any preference for such a combination and this fact is in itself an additional indication that from the beginning to the end of this controversy he has been working for the best settlement of the matter possible under existing conditions.

The Borough President of Manhattan has not at this writing indicated where he stands. There is some chance that inasmuch as Mr. McAneny, like the Mayor, has throughout the controversy been interested chiefly in doing the best he could for the whole city, he may favor in his report a combined plan.

The City's Strong Position.

Both of the competing companies are firm in their published opposition to project of compromise; but when their probable grounds of opposition are analyzed the conclusion is inevitable that they could be forced into accepting a fair distribution of subway extensions. The Brooklyn Rapid Transit Company scorns a compromise now, because it evidently expects to benefit by the unpopularity of its rival and secure all the extensions on terms which secures to it half the profits of the new lines without risking the unprofitable expenditure of a Yet, only a couple of months ago it was eager for the Broadway-Seventh Avenue Manhattan line and certain Brooklyn extensions, and would have been entirely satisfied therewith. It would be equally well satisfied now-in case it had to be.

The Interborough Company declares itself unalterably opposed to the construction of a Broadway-Seventh Avenue line because such a line would divert a very large proportion of the most profitable Manhattan traffic away from its system. The argument is intellegible, but it is far from conclusive even in its bearing upon the interests of that corporation. A Broadway-Seventh Avenue line which does not run north of 59th street is precisely the line most needed to accomodate lower Manhattan traffic and relieve the congestion of the other subways. there is every reason to believe that it can be operated without hurting except for a brief period the highly profitable operation of both an East and a West side subway.

The proposed subway extensions on the upper East and the lower West sides

will probably develop an enormous amount of wholly new traffic, which will, within a few years after they are opened, make them as congested as the existing subway; and the proposed Broadway-Seventh Avenue line will not only carry the population of Brooklyn to that part of Manhattan which nineteen out of every twenty will want to reach, but it will provide for a large volume of local Manhattan traffic and leave the longer Manhattan subways to their proper function of accommodating long distance passengers.

Of course, the net earnings of the Interborough Company will be reduced but not as its President claims to an unprofitable extent. Surely a threat of granting everything to its rival would bring the Interborough Company to a more pliable frame of mind. In case the Brooklyn Rapid Transit Company gets all it asks, the situation of the existing subway system would be really precarious. Its line between 42d street and the City Hall would be paralleled not once, but twice, and it would lose almost all of its existing traffic except that which is dependent on its West side, Bronx and Brooklyn lines. It would be subjected to a far severer competition, and would be deprived of any effective means of meeting

Neither company, as a matter of fact, is in a position to resist a fair compromise proposed by the city.

The Psychology of Water Waste.

It might have been supposed that the scarcity of water with which the city is now threatened would have created a demand for some effective regulation of its consumption, that is, for the installation of a general and effective system of meters. But that remedy no one dares even to propose, because of its unpopularity; and it is perfectly evident that so long as water consumption is not measured by meters, there will inevitably be flagrant and costly waste.

It is useless to ask people to be economical in the use of a service for which they pay a fixed sum. A certain proportion of consumers will be reasonably conscientious; but an equally large proportion will be as wasteful as their convenience dictates. And with extensive plumbing systems in every house, there are enormous opportunities of waste, which may for a long time escape the attention of even conscientious people. There might be some sense in this absence of regulation, provided anybody really ben-The water fited; but nobody benefits. merely runs away, and, consequently, millions of dollars of the city's investment in land, aqueducts, reservoirs and pipes counts for nothing.

It is extravagance of this kind, helplessly accepted and indefinitely continued, which makes one despair of the economic future of the country. Every case of such extravagance merely puts a premium on carelessness and unthrift; and it is costly not merely in money, but in individual effort and moral training.

The Week in Real Estate.

The private sales reported this week make, all things considered, a very good showing. At the beginning of the week business was practically suspended for two days, so far as the larger Manhattan brokerage offices were concerned. Yet a substantial volume of trading has been closed and a large proportion of it consists of transactions in high grade property—mercantile buildings, elevator apartment houses and choice building sites.

Practically all of the leading thoroughfares were represented in the brokerage news. On Fifth avenue the fur houses of Clark & Weinberg took a long term lease of the old Flower mansion just north of 48th street. A six-story business building is to be erected on the site for the lesses.

A significant feature of the transaction is that Clark & Weinberg have been for many years in lower Fifth avenue. In moving northward they have elected to settle in a part of the avenue which has only recently come into prominence as a shopping center. The stretch from 42d street to the Plaza at 59th street has in a surprisingly short time taken on the character of shopping exclusiveness formerly presented by the Union Square section of Broadway.

Union Square was succeeded by the Waldorf-Astoria neighborhood of Broadway as the principal center for fashionable retail houses. At present, however, this neighborhood has a formidable rival in the rapidly developing center north of 42d street.

A number of causes have been in operation to promote the rise of this latest center of fashion in retail trade. Such trade is largely local and depends for prosperity upon being convenient to customers arriving in carriages. Recently, however, 42d street has become so congested as to discourage carriage shoppers from venturing southward of it. The residence quarters of people of wealth south of 42d street are less popular than they were. The bulk of the population upon which high-class local shops depend is north of that thoroughfare.

Broadway, Fourth avenue, Madison avenue and, in fact, pretty nearly all the prominent thoroughfares that have been active of late contributed their share of the week's brokerage news. There was a good demand for high grade investment property and not a few important building operations were foreshadowed in purchases of valuable sites.

North of the Harlem trading was comparatively light. What there was of it was sporadic in character and widely distributed. Investors and operators alike are apparently marking time in the Bronx until the subway question is settled. The dealing there was mostly in vacant lots and two-family dwellings. The inquiry for flats was relatively small.

BROOKLYN AND BEYOND.

The real estate market in Brooklyn was featureless, and sales were few in number. A large sale of Long Island City property to the General Electric Company was closed early in the week. It is understood that the company, the headquarters of which are in Schenectady, will erect a plant on the property and the sale is looked upon as another example of the industrial expansion going on in Queens.

Another big transaction was the purchase of a tract in Garden City, by Wesley C. Bush of Brooklyn, a former Superintendent of Buildings in that borough. It is Mr. Bush's first speculative operation outside of Brooklyn and marks the first building operation of consequence in Nassau county by a city builder.

The Building Material Market.

While building material of all kinds was very sluggish this week, probably not more than 50 per cent. of the total weekly volume moving, the price war in the steel market was not by any means entirely responsible for it. With Monday sandwiched in between Sunday and a holiday, and with the Tobacco Trust case decision hanging like a pall over it, and then a depressing opening day, Wednesday, only Thursday and Friday were left for normal business.

There was naturally some concern as

to how the Stock Exchange would open and close on Wednesday, not only because of the decision, but because of the announcement that steel prices had been cut to meet the list of the independents. Following the market rally strong business seemed to get into definite shape, but half the week had gone by that time, and the volume could not reach normal.

A fair volume of brick was sold on Monday, Tuesday was out of the reckoning, Wednesday weather conditions shut off demand effectually, and week-end sales were without feature. Portland cement, lumber, stone, lime and plaster and every other building commodity suffered the same stagnation.

So far there has been no yielding of prices in other lines following the cut in steel, and if there had been a full week in which to recover, materials would probably have shown little effect from the war now waging.

It is not believed that the resultant low prices will bring out general increased building activity, for the reason that many new projects, which had been delayed pending the Standard Oil and Tobacco decisions, have not moved forward sufficiently to be ready for figures, and that by the time they have reached the specification stage a price settlement will have been reached.

In the suburbs, the building situation is clearer. There are minor strikes among some artisans in smaller towns like Plainfield and Elizabeth and Jamaica, but for the most part labor is well employed and pacific. Lending companies here and in the outlying sections are freer with loans on well-secured investments.

The Law of Dumbwaiter Shafts.

Editor of the RECORD AND GUIDE:

I notice that in your issue of Saturday last considerable space has been given to the decision of the Appellate Term of the Supreme Court, just handed down, in the case of the City of New York, plaintiff, against Morton H. C. Foster, defendant, interpreting Section 97 of the Building Code governing the fireproofing of dumb-waiter shafts in tenement houses; and the able opinion of Mr. Justice Seabury, part of which you quote, will lead most of your readers to believe that there is only one side to this question. I deem it necessary, therefore, that the attitude of the property owners should be known by your readers, and hence write you these few lines.

Whilst the words, "All dumbwaiter shafts," used in Section 97, seem at first glance to be all comprehensive and to include dumbwaiter shafts in tenement houses erected before the Building Code went into effect, it is well known among lawyers that in interpreting a statute or ordinance the court must view it in its totality in order to ascertain the true intention of the lawmaker.

In the learned opinion of Mr. Justice Seabury, of the Municipal Court, who decided the case in favor of the defendant. he states that the defendant "should not be subjected to a penalty for failure to comply with the provisions of a section which neither by its terms nor on consideration of other sections of the act clearly indicates that the requirements are applicable to old as well as to new structures." And the learned justice below, carefully considering all the provisions of the Building Code, held that a close examination of its different sections shows that the Board of Aldermen have taken the view that "old buildings are not in all cases to be held to the strict regulations required in cases of new buildings, even when such regulations are eminently reasonable and dictated by sound public policy."

The contention of the United Real Es-

tate Owners' Associations, at whose request I have defended this test case, is that Section 97 of the Building Code applies only to dumbwaiter shafts in tenement houses erected after the Building Code went into effect; and as there is a serious question as to the true meaning of said Section 97, it is my intention to move at an early day before the Appellate Term of the Supreme Court for leave to appeal to the Appellate Division. In the case of Lantry vs. Mede, where the Fire Commissioner of the City of New York, under alleged authority given to him by Section 780 of the Greater New York Charter, sought to compel owners of old tenement houses to fireproof the dumbwaiter shafts, in which case I also had the honor to act as counsel for the defendant, the Appellate Term of the Supreme Court decided that the Fire Commissioner had such power and reversed the decision of the Municipal Court on this point. Upon appeal, however, the Appellate Division, by a vote of three to two, reversed the Appellate Term, and the Court of Appeals unanimously affirmed the decision of the Municipal Court against the city. If history repeats itself, the property owners may ultimately be successful, even though the Appellate Term has rendered decision against them.

We maintain that it is a useless expenditure of money to line a dumbwaiter shaft from the cellar to the roof with asbestos and metal, because it is well known that the only thing which causes a spread of fire is a draught; and if a fire starts at the bottom of a dumbwaiter shaft and the doors from the dumbwaiter shaft leading to the various floors are not opened the flames will strike the roof, and no damage will be done to the sides of the shafts; if the doors are opened the fire will spread to the floors, whether the sides of the dumbwaiter shaft are lined with fireproof construction or not.

We do appreciate, however, that fire may start in a cellar and creep to the dumbwaiter shaft, and this causes in many cases serious damage to life and property; and we are therefore in favor of having fireproof construction in the cellar, so that any fire starting in the cellar will never reach the dumbwaiter I have had interviews with Superintendent Miller of Manhattan, and Superintendent Thatcher of Brooklyn in reference to this question, and they are both satisfied to have Section 97 of the Building Code amended so that it shall require owners of old tenement houses to provide fireproof construction in the cellar and not require them to line the sides of the dumbwaiter shaft with fireproof material. I have prepared an amendment to that effect and submitted it for the consideration of the Board of Superintendents of Buildings for all the boroughs.

I might also mention that in the new Building Code, Section 30, which provides for the fireproofing of dumbwaiter shafts, only requires the fireproofing in the cellar in connection with such houses now existing. The other minor provisions in the proposed Section 30 of the new Building Code also meet with the approval of the members of my association, with slight modification as to detail. I say this, so that the readers of your publication should thoroughly understand that the property owners are ready and willing at all times to make necessary alterations and improvements in their houses so as to safeguard the lives and property of the thousands of tenement house dwellers in our city; but the United Real Estate Owners' Association will always contest in the courts, if necessary, the exercise of official authority where we believe that such exercise means only the expenditure of large sums of money, with no good to either owners, tenants or the community at large. IRA J. ETTINGER.

REAL ESTATE SECTION

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

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 47, of which 20 were below 59th st, 18 above, and 9 in the Bronx. The sales reported for the corresponding week last year were 67, of which 15 were below 59th, 21 above, and 30 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 171, as against 133 last week, and in the Bronx 127, as against 125 last week. The total amount was \$6,721,904, against \$4,910,228 last week.

The amount involved in the auction sales this week was \$2,015,247 and since January 1, \$25,368,010. Last year the total for the week was \$733,600, and from January 1, \$33,216,952.,

Chatsworth in a Trade.

The Johnson-Kahn Co. and the Paran Stevens estate have completed one of the largest realty deals of the year. property involved is the Victoria Hotel property at Broadway, 5th av and 27th st, and the Chatsworth apartment house through to 71st st opposite Riverside together with the 8-sty apartment house at 342 West 72d st, on plot 70x100.

The Victoria is 8-stys in height, was built about thirty years ago, and has frontages of 105.9 feet on Broadway, 254.1 feet on the south side of 27th st, and 62.4 feet on 5th av. The Chatsworth is a 12-sty structure, occupying a plot of about eight lots, with frontages of 101.2 feet on 72d st, 89 feet on 71st st, and measuring about 208 feet along its westerly side, overflowing the river.

It was built five or six years ago and has generally been regarded as one of the finest structures of its type on the west side. Together with the adjoining 8-sty house it has been valued at about \$2,000,000. This year's tax assessment lists place valuations of \$1,890,000 on the Victoria hotel and \$1,205,000 on the Chatsworth and the adjoining structure. De Selding Brothers and Frank E. Smith were the brokers.

The Park Estate Sells.

The Trenor L. Park estate is reported to have sold its block on Central Park West facing Columbus Circle. The property has a frontage of 318.4 feet on Broadway, 195 feet on 61st st, 361.8 feet on Central Park West, and 37.11 facing The estate is represented by the Circle. Frederick B. Jennings of the law firm of Stetson, Jennings & Russell.

The block is probably one of the choi-

cest in the city. Situated alongside of one of the main entrances to Central Park at the head of Broadway, it affords a clear view down to Times Square, and far up Eighth av.

Last year the assessed valuation on the properry was \$1,600,000. The new sessment for this year is \$1,800,000. The new as-

CITY ISLAND TAXPAYERS once more applied to the Public Service Commission for better transportation. The Monorail built between Bartow and City Island, which was expected to do such excellent service, has proved itself very unsatisfactory to the people. A single car is run between these two points at a double fare to accommodate the island residents, which are growing daily in numbers.

PRIVATE REALTY SALES.

South of 59th Street.

BLEECKER ST.—G. Tuoti & Co. sold for a client 165 Bleecker st, a 5-sty tenement, on lot 25x100. The buyer will alter it for business use.

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GREENWICH ST.—George Alexander MacDonald sold to an investor 719 and 721 Greenwich st, a new 6-sty loft building, on a plot 74x39x82x37.6. Mr. MacDonald recently leased the building for a term of five years to the Continental Warehouse Company.

GREENWICH ST.—E. H. Ludlow & Co. have concluded negotiations with the North Western Trust Co., of St. Paul, for the sale of 200 Greenwich st, a 5-sty building, 26x76, part of the Smith & McNell hotel property, and the only part of the large plot occupied by the hotel not owned by Thomas McNell. This is the first sale of the parcel since 1843, and the price is approximately \$40 per sq. ft. J. F. A. O'Donnell, the buyer, will probably continue the lease to the company now operating the hotel.

NORFOLK ST.—Lowenfeld & Prager sold 110 Norfolk st, a 5-sty tenement, on lot 25x100.

9TH ST.—Horace S. Ely & Co. sold for Iarriet B. Hoffman 11 East 9th st, a 4-ty dwelling, on lot 25x92.3, to David B.

24TH ST.—A. L. Mordecai & Son (Inc.) purchased through N. A. Berwin & Co., the premises 121 East 24th st from the Dye estate and the premises 123 East 24th st from John Palmer; the two properties being on plot 50x100. This is the first sale of 121 East 24th st since 1874.

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30TH ST.—A. Coleman Smith sold to William J. Fitzgerald 9 East 30th st, a 4-sty altered building, on a lot 21.5x85. The building is separated by one lot from the 5th av plot recently bought by Benjamin Altman, from the Marshall Field Estate.

Sand Arman, from the Marstan Trease Estate.

39TH ST. — Manheimer Brothers sold for William Wetstein to Selig Manheimer for investment 257 to 261 West 39th st, three 5-sty flats, on plot 76.6x98.9.

39TH ST.—Leon S. Altmayer and Harry N. Kohn sold for the Vigouroux Estate the 5-sty business building known as 14 West 39th st, just west of 5th av, on lot 22x98.9. The property was purchased by Maurice Mandelbaum.

39TH ST.—Pease & Elliman sold for Gen. Howard Carroll 35 and 37 West 39th st, two old 4-sty dwellings, on plot 40x 98.9, between 5th and 6th avs. The buyer is Judson S. Todd. The plot will be improved with a high-class office structure. Permanent light will be assured the new building on the east, as the property is separated by a ten-foot alleyway from the new 15-sty Engineering Society building.

39TH ST.—Pease & Elliman sold for Mrs. Morris Wilkens 60 West 39th st, a 5-sty store and apartment building, on lot 21x98.9, to an investor. The property is located 147 ft. east of 6th av.

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41ST ST.—Frederick Fox & Co. sold to Philip Lewisohn for Frederick C. Gilsey and William L. Sutphin 118 West 41st st, a 3-sty and basement dwelling, on lot 20x98.8. Last week Mr. Lewisohn purchased, through the same brokers, the two dwellings to the east at 114 and 116, and secured from Alfred C. Clark Mendelssohn Hall, abutting in the rear at 109 to 113 West 40th st. Mr. Lewisohn now controls a plot of 14,000 square feet, which he will resell to a builder for improvement with a loft building. The plot measures 80 feet on 40th st and 60 feet on 41st st. on 41st st.

45TH ST.—Mooyer & Marston sold for the Bloomingdale estate 55 West 45th st, a 3-sty dwelling, on a lot 18.9x100.5, to a client who will remodel the building for business purposes.

50TH ST.—Ames & Co. sold for the Rudolph Wallach Co. the 4-sty building 352 West 50th st, on lot 25x100.5. It will be altered into a loft building.

57TH ST.—Walter T. Hildreth, former proprietor of the Hotel Breslin, sold his residence at 333 West 57th st, a 4-sty and basement stone front dwelling, on lot 20.5x100.5, between 8th and 9th avs.

2D AV.—John M. Reid sold for the Estate of Abraham Maze to Frederick Vogel, 615 and 617 2d av, two 4-sty single flats and business property with stores, same being about 43 ft. from the southwest corner of 34th st and 2d av.

2D AV.—Mooyer & Marston sold for the Estate of Caroline A. Brundage the northwest corner of 2d av and 50th st, a 4-sty building, on lot 25.5x70.

4-sty building, on lot 25.5x70.

4TH AV.—Leo Hess sold for the 407 to 413 Fourth Avenue Company to Charles A. Christman 407 to 413 4th av, old 4-sty buildings, on a plot 90x85. The property is located 46 ft. north of 28th st. Nos. 407 and 409 4th av is leased to the O. L. Cushman Company until 1919.

North of 59th Street.

78TH ST.—Schindler & Liebler sold for acob Kern 164 East 78th st, a 5-sty flat, Jacob Kern 16 on lot 25x100.

Sacob Kern 104 East 15th St, a 3-sty hat, on lot 25x100.

S1ST ST.—Miss Georgianna White sold 6 East S1st st, a 4-sty dwelling, on a lot 20.7x102.2, about 141 feet east of 5th av. The property was held at about \$75,000.

S3D ST.—S. Osgood Pell & Co. sold for Louisa A. Koenig the 4-sty and basement dwelling 28 West 83d st, between Central Park West and Columbus av, on lot 18x 102.2. The buyer will occupy.

S6TH ST.—Froman & Taubert have sold for Hyman Sarner "The Alcazar," a 6-sty and basement elevator apartment house, known as 120-122 East 86th st, on plot 51.1x102, to a client for investment. This property is a few feet west of the proposed Lexington av Express Subway station at 86th st, and has not changed hands in 20 years.

S6TH ST.—Federation of Russian Polish Hebrews of America purchased the block front in East 86th st, between East

86TH ST.—Federation of Russian Polish Hebrews of America purchased the block front in East 86th st, between East End av and Henderson pl. A building on a plot 72x90, will be erected by the buyers for the Beth David Hospital. The structure will be six stories high and will contain 150 beds, free to the poor.

105TH ST.—Biloon & Ostroff have bought from Andrew Feeney, through H. Bloom, 58 East 105th st, a 5-sty tenement, on lot 25x100.11, near Madison av.

118TH ST.—Isaac Sargent sold to Jos. Russo 406 East 118th st, a 3-sty building, on lot 14.1x100.11.

126TH ST.—Albert Schalkenstein sold 225 East 126th st, a 5-sty and basement building, on lot 17x99.11, to Abraham Fisch, who gave in exchange the 5-sty building, on lot 18.9x100.11, at 14 East 113th st.

113th st.
135TH ST.—L. C. Whitfield sold for Samuel J. Bettman 118 West 135th st, a 5-sty flat with stores on lot 25x100.
137TH ST.—Benedict & Co. resold for Jacob Frankenthaler to a client for occupancy 223 West 137th st, a 3-sty dwelling, on lot 18x99.11.

ing, on lot 18x99.11.

AMSTERDAM AV.—Harry B. Davis resold through George E. Baldwin the plot, 81.6x150, at the southeast corner of Amsterdam av and 120th st. The buyer is a well-known construction company, which will erect immediately on the site a high-class 10-sty apartment house. The property was acquired only ten days ago by Mr. Davis from the Charter Construction Co. (Bing & Bing), who took in part payment the plot 100x114.6 on the west side of Jerome av, 162.5 ft. south of Kingsbridge road.

BROADWAY.—Klein & Jackson bought

side of Jerome av, 162.5 ft. south of Kingsbridge road.

BROADWAY.—Klein & Jackson bought the vacant plot at the northeast corner of Broadway and 81st st, 102.2x145.1, together with the four 5-sty flats adjoining, at 203 to 213 West 81st st, 150x102.2, the combined properties measuring 102.2 ft. on Broadway and 295.1 ft. on the street. The plot on the Broadway corner, which has been held at \$450,000, was bought by Klein & Jackson from the estate of Eliza M. Bailey, through the brokerage firm of Cammann, Voorhees & Floyd and Edgar A. Manning. Edward C. Williams negotiated the sale of the adjoining 81st st flats for William W. Skiddy. These properties have been held at \$260,000. The entire plot, which will probably be resold for apartment house improvement, extends to within 100 ft. of Amsterdam av. At its easterly end any new building on the site will probably have an unobstructed outlook, owing to the library building on Amsterdam av, just north of 81st st. The Bailey estate, which sells

the Broadway plot, is also the owner of the opposite (southeast) corner at 81st st.

MANHATTAN AV.—Arnold, Byrne & Baumann sold for the Nagrom Realty Co. 2 Manhattan av, northeast corner of 100th st, a 6-sty flat with stores, on lot 25.11 x95.

PARK AV.—Duff & Conger sold for Dr. Augustus Miller to Harry C. Hart the 5-sty double flat, No. 1227 Park av; size, 25x90.

RIVERSIDE DRIVE.—Bert G. Faulhaber & Co. sold for Mrs. Harriet D. Crane \$25 Riverside Drive, running through to 158th st, a 3-stv and basement private dwelling, size 20.9x84.9.

2D AV.—E. E. Tisch & Co. sold 1109 2d av, opposite the Queensboro Bridge, for estate of Annie Leyesersohn to a client

client.

7TH AV.—Lowenfeld & Prager sold the southwest corner of 7th av-and 149th st, a 5-sty tenement, on lot 24.11x100.

Bronx.

147TH ST.—Anthony F. Burger sold for O. Taussig three lots on the south side of 147th st, about 300 ft. east of Willis

152D ST.—Anthony F. Burger sold for a Mr. Nacke 419 East 152d st, a 3-sty dwelling on lot 25x100.

a Mr. Nacke 419 East 152d st, a 3-sty dwelling on lot 25x100.

169TH ST.—Froman & Taubert sold for Alfred Lewis "The Bronx View," a 5-sty and basement apartment house, known as 622-624 East 169th st, on plot 50x147, to a client for investment. This property is in McKinley Square section.

197TH ST.—Stubenvoll Brothers sold the 3-sty dwelling on the north side of 197th st, 29 feet east of Briggs av.

GRANT AV.—L. C. Whitfield sold for the Waverly Construction Co. (J. A. Pinchbeck, president) 901 Grant av, a 6-sty new law house, on plot 50x127.

HONEYWELL AV.—Eugene J. Busher sold for the Rockland Realty Co. the plot 150x80 on the west side of Honeywell av, 50 ft. north of 180th st, to the Edward Muller Building Co., which will immediately erect five 5-sty double flats. The same broker has secured a building loan of \$80,000 for the buyers.

diately erect five 5-sty double flats. The same broker has secured a building loan of \$80,000 for the buyers.

STEBBINS AV.—Edward Polak sold for Edward Curry 1302 Stebbins av, 4-sty double flat with stores, on a lot 25x100; also a 2-sty two-family house, No. 2208 Glebe av, on a lot 68x108x87, irregular; also lot No. 53 on Gifford st, Waring Estate, Throggs Neck, 25x100, for John R. Peterson; and No. 1728 Washington av, a 2-sty two-family house, on a lot 25x S9, for David Kraus.

UNDERCLIFF AV.—Ernst & Cahn resold for Curtiss P. Byron to George H. Janss the plot, 36x100x irregular, at the northeast corner of Undercliff av and 176th st.

VYSE AV.—Moses Rosenthal sold for Frederick M. Kahle to Philip Doering, 1147 Vyse av, a 2-family dwelling, on lot 20x100.

WASHINGTON AV.—Ernst & Cahn sold for Helene Matthias 2058 Washington av, a 2-sty frame dwelling, on lot 18.9x95, to a client for occupancq.

Leases.

M. M. HAYWARD and DENZER BROS. have leased for a long term of years the four lofts, 50x100, in the Delaware, Lackawanna & Western Railroad Building at 427-429 Broadway, to the National Carpet Co., who will occupy same on or about July 1.

same on or about July 1.

GOODWIN & GOODWIN rented for Mrs. Russell Sage to Anna Lovinger the 5-sty American basement private dwelling at 131 West 117th st, also for Gertrude A. Forman to the Home Daughters of Israel the private residence at 32 East 119th st, both for a term of years.

LOUIS SCHRAG, has leased for Madame O. Brand, to The Boudoir Co., the store and basement at 9 East 46th st, for a term of years; for Joseph Keen, the fourth loft in the same building, to the Misses Quinn; for the Royal Moving Picture Company, to Anast Topousis, the store in building 379 6th av.

SENIOR & STOUT have leased for

store in building 379 6th av.

SENIOR & STOUT have leased for Emily J. Coster and Frances S. Barnes, the 4-sty dwelling, 120 West 43d st, to Frieda Kruse, for a term of three years. Also for A. W. Pupke the 2-sty garage, 153 West 56th st, to Alexander Faure, for a term of five years. Also for Frieda Kruse, the basement floor, 120 West 43d st, to Thomas Wilson, for three years.

THE ALLWIN REALTY CO., Adolph Humpfner, Pres., have leased for the Hamilton Fish Corporation, the 4-sty

brownstone private dwelling, situated at 147 East 16th st, for a term of years to a client of theirs, who will occupy the said premises, at a yearly rental of fourteen hundred (\$1,400) dollars; for Halstead H. Frost, Jr., the 4-sty brownstone private dwelling situated at 244 East 19th st, for a term of years, at the yearly rental of fifteen hundred (\$1,500) dollars.

19th st, for a term of years, at the yearly rental of fifteen hundred (\$1,500) dollars. FREDERICK FOX & CO. have leased for Leo D. Schwartzreich the eighth loft containing 12,000 sq. ft. of space, at 54-62 West 21st st, to Morris Kashowitz; for the J. J. Astor Estate the first loft containing 10,000 sq. ft. of space, at 145-51 Greene st, to Rafelson & Morris; for the Criterion Construction Co., the top loft containing 8,500 sq. ft. of space at 114-120 West 26th st. to Levy & Co.; for Gimbel Bros., the eighth loft, northwest corner Broadway and 12th st, to Harry J. Schiffer & Co.; for the Estate of John Walton, the sixth loft, 147-149 West 25th st, to Klosty & Schiller; for the National Post Co., the second loft, 29-31 East 22d st, for F. A. Hardy & Co.; for H. L. Laster, the store and basement at 36 West 26th st, to Harry Halperin and for Schmitt Bros., in conjunction with Cruikshank Co., the entire building 331 4th av to Roseno Bros.

Suburban.

Sicarborough. N. Y.—William A. White & Sons sold for Hans Winterfeldt his country estate at Scarborough, N. Y., known as The Crossways. The property has a large frontage on Scarborough road and is opposite the estates of James Spever and V. Everit Macy. The buyer is Hubert E. Rogers, of this city, who has also purchased several acres of the George N. Griffin property, adjoining, through the same brokers.

· Richmond.

WESTERLEIGH.—Cornelius G. Kolff has sold for a client of Pittsburgh, Pa., lot No. 159 on the northwest corner of Neal Dow av, Westerleigh, to Thomas J. Wearren, a builder, who will immediately improve the property.

WEST NEW BRIGHTON, S. I.—The Staten Island Holding Company has purchased through Cornelius G. Kolff of Benedict Parker, 6 lots comprising plot 150x100 on the south side of Myrtle av, between Brooks av and Elizabeth st, East New Brighton, N. Y.

Law of Earned Commissions Fx'ended.

A decision just announced by the Court of Appeals marks the termination of five years of bitterly fought litigation. Judge writing the opinion, affirms judgment in favor of the firm of L. Tanenbaum, Strauss & Co., real estate brokers, against the firm of Boehm & Coon, real estate operators. The judgment with accrued interest and costs will exceed \$30,000 and is the largest judgment that has been handed down for real estate brokerage commissions upon a lease.

This decision for the first time applies in the highest court of the State the doctrine of real estate brokerage law to the effect that a broker is entitled to his commissions where he brings the parties to a meeting of the minds on the terms of a lease even though the same not consummated, provided that the failure to consummate is due to the party employing the broker. This doctrine had long ago been applied to the case of sales of real estate and the logical extension of it is a matter of great importance to the real estate brokers of New

The attorneys for the plaintiffs were Strouse & Strauss, ex-Judge Ernest Hall acting as counsel. The defendants were represented by George L. Shearer with ex-Judge Edward W. Hatch as counsel.

Trinity's Annual Report.

The annual report of the Trinity Church Corporation, just issued, shows that the taxable value of its productive property is \$13, 693,500. It spent last year \$341,116 for the maintenance of its ten churches and eleven schools, which is about \$13,000 less than its expenses for these purposes in 1909. It turned into the city treasury for taxes and water rent \$157,000, or about 9 per cent. more than the total for

Receipts from rents alone were \$751,-269, which is the largest item of its total income of \$863,719. The receipts from pew rents, which are collected in part in only four of its churches, amounted to \$16,626. The corporation's total expenditures, exclusive of the cost of new buildings, were a little more than \$1,000,-000, so that there is a deficit for last year. The total amount set apart for The total amount set apart for new buildings is \$950,978, which was offset by an increase in note obligation.

The Rev. Dr. William T. Manning, the rector, in his report, refers to the fact that the vestry of Trinity has continued its policy of canceling the mortgages on other churches which have been held by Trinity parish, some of them for long periods. This item has been reduced from nearly \$400,000, the figure last year, to \$121,910.

To Sell Weinstein Estate.

L. J. Phillips & Co. will offer at auction in the Vesey st salesroom on Thursday, June 8, the 6-sty elevator apartment house, with stores, on plot 101x108, at the southwest corner of St. Nicholas av and 145th st; also the southeast corner of Park av and 96th st, a 6-sty elevator apartment house, with stores, on a plot 100.8x90, and the two 5-sty apartment

houses at 507 to 511 West 138th st.

The sale is to be held by order of Charles H. Friedrich as attorney for executor of the Simon Weinstein estate.

Fire Waste for 1911 Excessive.

The fire losses in the United States and Canada for 1911 will probably exceed \$260,000,000. The figures for the first four months of the year show a total of \$87,-577,000, as compared with \$67,222,100 during the same period last year. The losses for 1910 were \$234,406,650, and if the present ratio of increase continues throughout the year, the 1911 losses may approach \$300,000,000. This will exceed any year in the history of the country except those of the San Francisco and Baltimore conflagrations.

Government officials, underwriters and fire fighting authorities agree that the majority of these fires are due to carelessness and are easily preventable. All of the recent fires, which have attracted public attention because of the heavy loss of life with which they were accompanied, were aue to the carelessness and indifference of the owners, occupants or municipal autherities.

The country cannot go on indefinitely burning up hundreds of millions each year, merely for lack of proper individual and municipal responsibility. New York has been spending \$10,000,000 a year for fire extinguishment and only \$10,000 for fire prevention. A score of fire insurance companies have retired from the field already this year because of the heavy losses in 1910 and the unfavorable outlook, two of the number being companies over a hundred years old.

CHARLES EDELSON has removed his office from 2470 7th av to 2490 7th av, between 144th and 145th sts.

GEORGE NEIMAN, after many years' association with M. & L. Hess is establishing a general real estate brokerage business under his own name. He has just leased for five years, through J. Edgar Leaycraft, a corner loft at the northeast corner of 5th av and 33d st, and he will have a complete organization ready for business shortly.

New Real Estate Corporations.

Edmund Realty Co., 43 Cedar st, N. Y.; inc. April 3, 1911; capital, \$5,000; directors, E. Drohen, 219 West 104th st, N. Y.; Geo. W. Percy, 798 Quincy st, Brooklyn, N. Y.; Morris H. Siegel, 761 Trinity av, Bronx.

Elliott Mortgage Co., 277 Bway, N. Y. C.; inc. Apr. 12, 1911; capital, \$10,000; directors, Maxwell H. Elliott, Marion R. Elliott, Adeline Haller, 277 Bway, N. Y. C.

Elmont Construction Co., 558 W 158th st, N. Y.; inc. Apr. 10, 1911; capital, \$5,000; directors, Wm. H. Bulman, 23 Ft. Wash. av, N. Y. C.; Arthur S. Mauger, 557 W. 159th st, N. Y. C.; M. Carl Levine, 182 Bay 28th st, Bklyn.

Ettar Realty Co., 87 Nassau st, N. Y. C.; inc. Apr. 11, 1911; capital, \$10,000; directors, Meyer Iscar, 1826 Bathgate av, Bronx; Abraham Iscar, 21 E. 117th st, N. Y. C.; Louis Scheuer, 204 W. 140th st, N. Y. C.

Ewing, Bacon & Henry, 30 Church st, N. Y. C.; inc. Apr. 8, 1911; capital, \$50,000; directors, Blaine Ewing, 4 W. 53d st, N. Y. C.; F. T. H. Bacon, 611 W. 158th st, N. Y. C.; Seton Henry, 11 E. 45th st, NYC

E. W. Realty Co.; inc. Apr. 10, 1911; capital, \$7,000; directors, Mendel Eotwein, 364 Sutter av, Bklyn; Louis Topkin, 66 Orchard st, N. Y. C.; Esther Wiltchik, 86 Second av, N. Y. C.

David Falconer Contracting Co., 183 Jamaica av, L. I. C.; inc. Apr. 3, 1911; capital, \$3,000; directors, Edmund directors, Edmund Speerschneider, 203 William st, L. I. C.; Elizabeth Falconer, 183 Jamaica av, L. I. C.; David Falconer, 183 Jamaica av, L. I. C.

Fifty-five W. Thirty-sixth Street Company; inc. Apr. 12, 1911; capital, \$700; directors, Wm. H. Mack, 620 Atlantic av, Bklyn; Michael J. Callahan, 157 E. 89th st, N. Y.; Chas. B. Coates, 496 Mansfield pl, Bklyn, N. Y.

Fifty-Eighth Street Realty Co., 149 Bway, Y.; inc. April 10, 1911; capital, \$20,-000; directors, John F. Olive, 9 W. 58th st, N. Y. C.; Lewis M. Ludlum, 9 W. 58th st, N. Y. C.; E. A. Leavy, 620 W. 116th st, N. Y.

Fifth Avenue and Forty-Sixth Street Co.,

59 Wall st, N. Y.; inc. Apr. 6, 1911; capital, \$10,000; directors, Arthur C. Blagden, 176 E. 70th st, N. Y. C.; Eugene A. Donahue, 149 Bway, N. Y. C.; Joseph F. Dempsey, 275 Macon st, Bklyn, N. Y. Fillmore Construction Co.; inc. Mar. 31,

1911; capital, \$500; directors, Alfred T. Tompkins, 153 W. 91st st, N. Y. C.; Millard E. Tompkins, 236 Maple st, Bklyn; James B. Mackie, 2733 35th st, Bklvn.

Gescheit Land and Improvement Co., 135 Bway, N. Y. C.; inc. Apr. 4, 1911; capital, \$20,000; directors, Adolf Gescheit, 518 W. 143d st, N. Y. C.; Chas. Korn, 745 Trinity av, Bronx; Samuel Zuckerman, Jr., 610 W. 152d st, N. Y.

Greystone Securities Co., 100 Bway, N. Y.; inc. Apr. 3, 1911; capital, \$1,000; directors, Elliott C. Smith, Orange, N. J.; C. K. Clegg, West Orange, N. J.; James T. Bunt, 100 Bway, N. Y.

Gross & Herbener Realty Operating Co., 427 W. 127th st, N. Y.; inc. Apr. 10, 1911; capital, \$1,000; directors. Geo. Herbener, Conrad R. Gross, Eugene G. Herbener, 558 W. 158th st, N. Y. C.

G. & S. Realty Co.; inc. Mar. 31, 1911; capital, \$500; directors, Hyman Shatzkin, 358 E. 149th st, Bronx; Maurice E. Goldfein, 358 E. 149th st, Bronx; Michelangelo Vernini, 291 E. 149th st, Bronx.

Mammoth Securities Company, 215 Montague st, Brooklyn, N. Y.; inc. March 17, 1911; capital, \$600; directors, Frank M. McIntire, John McIntire, Mary B. McIntire, Brooklyn, N. Y. Hartman Construction Co., 68 William st,

N. Y.; inc. Apr. 12, 1911; capital, \$1,000; directors, Isaac Hauben, 68th st and

10th av, Bklyn; Michael H. Marks, 518 W. 135th st, N. Y. C.; Rae Hartman, 175 Floyd st, Bklyn.

Herbst Realty Co.; inc. April 6, 1911; capital, \$2,000; directors, A. H. Herbst, 624 East 135th st, Bronx; C. L. Herbst, 624 East 135th st, Bronx; G. W. Herbst, 148 East 126th st, N. Y.

Hillenbrand Realty Co., 316 East 87th st, N. Y.; inc. April 7, 1911; capital, \$20,-000; directors, Christopher B. Hillenbrand, 961 St. Nicholas av, N. Y.; Elizabeth Hillenbrand, 316 East 87th st, N. Y.; Catherine H. Meyer, 316 East 87th st, N. Y.

D. & W. Holding Company, 2 Rector st, Y. C.; inc. Apr. 7, 1911; capital, \$500; directors, Edwin C. Dusenbury, 2 Rector st, N. Y. C.; Louis Dusenbury, 222 4th av, N. Y. C.; Eliza N. Whiteside, 2 W. 83d st, N. Y. C. Holyoung Realty Co., 7 E. 17th st, N.

C.; inc. Apr. 11, 1911; capital, \$4,000; directors, Albert M. Hollstein, Samuel Young, G. M. Hollstein, 7 E. 17th st, N. Y. C.

Housah & De Leeuw (Incorporated), 15 Broad st, N. Y.; inc. Apr. 12, 1911; capital, \$500; directors, Selig Housah, 353 W. 51st st, N. Y. C.; Rudolph M. De Leeuw, 660 W. 180th st, N. Y. C.; Julia Housah, 353 W. 51st st, N. Y. C.

Knickerbocker Estates (Incorporated), 200 5th av, N. Y.; inc. March 31, 1911; capital, \$25,000; directors, Wm. L. Mercer, 200 5th av, N. Y.; Herbert L. Coffin, 2 Rector st, N. Y.; Geo. S. Ludlow, 2 Rector st, N. Y.

Mae-Vera Company, 192 Montague st, Brooklyn; inc. April 11, 1911; capital, \$2,400; directors, Josephine A. Schuller, 183 VanBuren st, Brooklyn; Arthur Harris, 435 5th av, Brooklyn, N. Y.; John P. Kissling, 743 Jefferson av, Brooklyn, N. Y.

Louis May Realty Co., 26 Court st, Brooklyn; inc. April 6, 1911; capital, \$5,000; directors, Louis May, 446 81st st, Brooklyn, N. Y.; Pearle May, 446 81st st, Brooklyn, N. Y.; Blanche Kaiser, 29 Schermerhorn st, Brooklyn, N. Y.

Metropolitan Hall Association; inc. April 8, 1911; capital, \$500,000; directors, John H. Atkins, 1240 46th st, Brooklyn; Geo. W. Aitkins, 1240 46th st, Brooklyn; Henry Hilliard, 524 Midwood av, Flatbush, Brooklyn.

Midland Heights Realty Co., 22 William st, N. Y.; inc. April 11, 1911; capital, \$10,000; directors, Geo. T. Van Valkenburgh, Walter Laier, Isaac A. Levy, 22 William st, N. Y.

Montauk Investing Co.; inc. April 11, 1911; capital, \$10,000; directors, W. I. Throckmorton, Sewaren, N. J.; Berthold H. Wunder, Bergenfield, N. J.; P. S. Halstead, 430 West 116th st, N. Y.

Nappi Contracting Co.; inc. April 3, 1911; capital, \$5,000; directors, Saverio Nappi, Guiseppi Nappi, Victoria Nappi, 404 East 108th st, N. Y.

Netling-Becker Company; inc. March 31, 1911; capital, \$50,000; directors, Chas. A. Dearborn, 201 Hawthorne av, Brooklyn; Ambrose F. Becker, 360 West 130th st, N. Y.; Wm. F. Netling, 2179 Ocean av, Brooklyn.

New Improvement Co., 52 William st, N. Y. C.; inc. March 17, 1911; capital, \$500,000; directors, R. E. McMath, 600 West 192d st, N. Y.; G. F. Ravenel, 107 Waverly pl, N. Y.; Chas. Runyon, 52 William st, N. Y.

North Side Investing Co., 1 Madison av, N. Y.; inc. March 21, 1911; capital, \$60,000; directors, Morell B. Beals, 118 West 123d st, N. Y.; Douglas Nicholson, 1 Madison av, N. Y.; J. Turner Grieve.

The Ocean Boulevard Realty Co., Montague st, Brooklyn; inc. April 6, 1911; capital, \$15,000; directors, Wm. S. Munro, 153 Hancock st, Brooklyn; John J. Haggerty, 215 Montague st, Brook-lyn; James H. Scrimgeour.

Obelisk Realty & Construction Co., 149th st & 3d av, N. Y.; inc. March 17, 1911; capital, \$15,000; directors, Mario Lorini, 88 Highland av, Yonkers, N. Y.; Edward J. Lorini, 643 Crotona Park North, N. Y. C.; Terence A. Brady, 15 Alexander av, Yonkers, N. Y. Palmer Construction Co., 41 Park Row, N. Y. inc. April 5, 10114, parkly \$10.

N. Y.; inc. April 5, 1911; capital, \$10,-000; directors, Montague Palmer, 114 Liberty st, N. Y.; Leonard Palmer, 41 Park Row, N. Y.; Samuel F. Frank.

Pelham Improvement Co., 120 Westchester Sq., N. Y.; inc. Apr. 12, 1911; capital, \$5,000; directors, Benj. Gainsberg, 144 W. 113th st, N. Y.; Frieda M. Buehrle, 582 Morris Park av, N. Y. C.; Albert Finkelstein, 33 W. 114th st, N. Y

Post Avenue Construction Company, 2169 3d av, N. Y.; inc. Apr. 5, 1911; capital, \$2,500; directors, John J. Dowling, 127 E. 106th st, N. Y.; Richard O'Connor, 2169 3d av, N. Y.; Geo. K. Caffrey, Chestnut st and Chichester av, Richmond Hill, N. Y.

President Realty Co.; inc. Apr. 8, 1911; capital, \$10,000; directors, Joseph Catanzaro, 466 75th st, Bklyn; Florence A. Argue, 49 W. 9th st, N. Y. C.; Worden E. Winne, 151 W. 97th st, N. Y. C. Prospect Boulevard Realty Co.; inc. Apr.

11, 1911; capital, \$50,000; directors, John Burba, 323 E. 116th st, N. Y.; Lawrence S. Folger, 18 Bway, N. Y.; Margaret K. Folger, 518 14th st, Boro Queens.

Prudential Investing Co.; inc. Mar. 31, 1911; capital, \$25,000; directors, Nicholas Kessel, 1 Union sq, N. Y. C.; Chas. Kessel, 21 E. 14th st, N. Y. C.; Ernest H. Juergens, 76 William st, N. Y. C.

Purvis Estate (Inc.); inc. Apr. 4, 1911; capital, \$10,000; directors, Mary Purvis, 424 54th st, Bklyn; Harry H. Purvis, 678 E. 4th st, Bklyn; Jennie Purvis, 424 54th st, Bklyn.

Queens Boulevard Land & Improvement Co.; inc. Apr. 11, 1911; capital, \$150,000; directors, John G. Wischerth, 1076 Bedford av, Bklyn; Fred A. Baker, 12 Warren st, N. Y. C.; Paul R. Stillman, 148 Hancock st, N. Y. C.

Ramilana Realty Corporation, 309 Bway, N. Y.; inc. Mar. 31, 1911; capital, \$2,500; directors, Wm. S. Sussman, 908 Kelly st, Bronx; Ray Sussman, 908 Kelly st, Bronx; Matthew Sussman, 605 E. 135th st. Bronx.

The Renven Realty Co., 1239 Bway, N. Y.; inc. Mar. 31, 1911; capital, \$50,000; directors, Leander S. Sire, 1237 Bway, N. Y.; Richard J. Donovan, 234 9th av, N. Y. C.; Fredk. J. Kelly, 1239 Bway, N. Y. C.

Runkle Realty & Construction Co., 149 Bway, N. Y.; inc. Apr. 6, 1911; capital, \$1,000; directors, Maurice Runkle, 149 Bway, N. Y.; Barton Zabin, 68 W. 117th st, N. Y.; Fredk. H. Wilson, 45 W. 34th st, N. Y.

Rural Estate Co., 60 Wall st, N. Y.; inc. Apr. 5, 1911; capital, \$5,000; directors, Watson B. Robinson, 323 W. 77th st, N. Y. C.; George Barmore, Paterson, N. J.; George J. Johnstone, Passaic, N. J.

Salem Centre Realty Co.; inc. Mar. 31, alem Centre Realty Co.; inc. Mar. 31, 1911; capital, \$2,000; directors, Hugo Jaeckel, 16 W. 32d st, N. Y.; Hugo F. Jaeckel, Jr., 16 W. 32d st, N. Y.; Theo. Jaeckel, 55 Bway, N. Y.

Saratoga Improvement Co., 1779 Pitkin av, Bklyn, N. Y.; inc. Mar. 31, 1911; capital, \$25,000; directors, Jacob Goell, 1400 Pitkin av, Bklyn; Moses Ginsberg, 1464 Eastern Parkway, Bklyn; Herman Feitelberg, 52 E. 122d st, N. Y. C.

The Sphere Realty Co.; inc. Feb. 20, 1911; capital, \$1,000; directors, Morris Bloch, Elias Goodman, Nathan Gross, 629 West 135th st. N. Y.

The T. & B. Leslie Co., 229 Tompkins av, Brooklyn, N. Y.; inc. March 30, 1911; capital, \$1,000; directors, Thomas Leslie, 235 Kosciusko st, Brooklyn; Benj. P. Leslie, 1409 Sterling pl, Brooklyn; Benj. Ackland, Rosedale, L. I.

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 con-

templated by city officials.

[I 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 operty 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 WEST BROADWAY.

Monday, June 5.

ST. LAWRENCE AV.—Opening, Westchester av to Clason Point rd; 10.45 a. m.

ST. GEORGE'S CRESCENT.—Assessment, 206th st to Van Cortlandt Park;

Il a. m.

GILBERT PL.—Opening, Hunters Point rd to Faile st; 1 p. m.

GLEBE ST.—Opening, etc.; 3 p. m.

BOSTON RD.— Assessment, White Plains rd to nodthern boundary of city; 3 20 p. m.

3.30 p. m.
A NEW STREET.—Opening, Bowery to
Compare of (Manhattan); 4 p. m. Elm st (Manhattan); 4 p. m. SEAMAN AV.—Academy st to Dyck-man; 4 p. m.

Tuesday, June 6.
LUDLOW AV.—Assessment, from Tremont av, near Av A, to Whitlock av; 11

mont av, near Av II, a. m.

a. m.

ZEREGA AV.—Assessment, from Castle Hill av, near Harts st, to same, near West Farms rd; 1 p. m.

GRAND BOULEVARD.—Opening, 158th st to 164th st; 2.30 p. m.

THROGS NECK BOULEVARD.—Opening, from Eastern Boulevard to Shore Drive; 2.45 p. m.

Wednesday, June 7.

Wednesday, June 7.

WHITE PLAINS RD.—Opening, from
West Farms rd to bulkhead of East
River; 10 a. m.

HAVEN AV.—Opening, from West
170th st to Fort Washington av; 10.30

p. m.

BEACH AV.—Opening, from Gleason av to Bronx River av; 11 a. m.

GUN HILL RD.—Opening, from Webster av to Elliott av; 12.15 p. m.

PATTERSON AV.—Opening, from Bronx River to Pugley's Creek; 2 p. m.

UNNAMED STREET.—Opening, from Fort George to Dyckman st, Manhattan; 2 p. m.

2 p. m.
GARFIELD ST.—Opening, from West
Farms rd to Morris Park av; 3.15 p. m.
EAST 172D ST.—Opening, from Jerome
av to Morris av; 3.30 p. m.

Thursday, June 8.

TIBBETT AV.—Opening, from 230th st to 240th st; 10 a. m.
UNNAMED STREET.—Opening, from Riverside Drive to West 177th st; 3 p. m.

Friday, June 9.

11TH AV (Albert st). — Opening, from Jackson av to Flushing st, Queens; 2

p. m.

UNNAMED ST. — Assessment, from Riverside Drive to 177th st; 3 p. m.

McGRAW AV.—Opening, from Beach av to Unionport rd; 3.45 p. m.

BY PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.
Monday, June 5.
LONG ISLAND R. R. CO.—Investigation into rights and franchises.—Commissioner Bassett; 2.30 p. m.
EDISON ELECTRIC ILLUMINATING CO., OF BROOKLYN.—Special rates for electricity.—Commissioner Maltbie; 2.30 p. m. CO., OF be electricity.

p. m.

Tuesday, June 6.

BONDHOLDERS' COMMITTEES METROPOLITAN STREET RY. CO.—Application for approval of reorganization and
issue of securities thereunder.—Commissioner Maltbie; 2.30 p. m.

Wednesday, June 7.

KINGS COUNTY LIGHTING CO.—
Rate for gas.—Commissioner Bassett;
2.30 p. m.

KINGS COUNTY LIGHTING CO.—
Application for approval of sliding scale
for rates of gas.—Commissioner Bassett;
2.30 p. m.

2.30 p. m.

Thursday, June 8.

LONG ISLAND R. R. CO.—Alteration of grade crossing at 18th st, Whitestone,
—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at 5th av, Whitestone.

—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Merrick rd, Springfield.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossings at Fresh Pond rd and Metropolitan av, Bushwick Junction.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Farmers av, Hollis.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Hamilton st, Hollis.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossing at Hempstead and Jamaica Turnpike, Queens.—Commissioner Bassett; 2.30 p. m.

LONG ISLAND R. R. CO.—Alteration of grade crossings at Lawrence, Old Lawrence and Bridge sts, Flushing.—Commissioner Bassett; 2.30 p. m.

Friday, June 9.

Friday, June 9.

NEW YORK CENTRAL & HUDSON RIVER R. R. CO.—Change of motive power on West Side Division.—Commissioner Eustis; 2.30 p. m.

NEW YORK & QUEENS COUNTY RY. CO.—Service and equipment.—Commissioner Bassett; 2.30 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISALS, AT 258 BROADWAY.

Monday, June 5.

15TH AND 18TH STS.—North River Dock; 2.30 p. m.

Tuesday, June 6.
LOOP NO. 6.—Rapid transit; 11 a. m.
BROOKLYN BRIDGE ARCHES; 2 p. m.

Wednesday, June 7. 15TH AND 18TH STS.—North River Dock; 2.30 p. m.

Thursday, June 8.

BROOKLYN BRIDGE ARCHES; 2 p. m. BROADWAY FERRY (Brooklyn); 2

p. m. 57TH 57TH AND 61ST STS. (Brooklyn).— Dock; 3.15 p. m. Friday, June 9.

15TH AND 18TH STS.—North River Dock; 2.30 p. m.

LOCAL BOARD DOINGS.

CHESTER DISTRICT.

VIRGINIA AV.—Acquiring title to the lands necessary for Virginia av, from the Public pl at the intersection of Westchester av and 177th st, to Ludlow av. Adopted.

FIELDSTON RD.—Acquiring title to Fieldston rd, from Mosholu av south to land of the Northern Broadway Realty Associates. Adopted.

NEWTON AV.—Acquiring title to Newton av, from West 233d st, to West 260th st. Adopted.

st. Adopted.

233D ST.—Paving with Bituminous pavement. Adopted.

244TH ST.—Acquiring title to the lands necessary for the widening of 244th st, from its intersection with Spuyten Duyvil Parkway and Fieldston rd to Waldo av; and of Waldo av, from its intersection with 24th st, to 242d st; and of 242d st, from its intersection with Waldo av to Broadway; and of Corlear av, from its intersection with 242d st to Broadway and to 246th st; and of Broadway from its intersection with 242d st to Corlear av; and for the small public park bounded by Corlear av, Broadway and 242d st. Adopted.

STEVENS PL.—Regulating, grading, etc., from East 187th st to East 189th st, together with all work incidental thereto. Adopted.

233D ST.—Regulating, grading, etc., from Broadway to Albany rd and all

thereto. Adopted.

233D ST.—Regulating, grading, etc., from Broadway to Albany rd, and all work incidental thereto. Adopted.

236TH ST.—Constructing a sewer bet

Broadway and Putnam av west, together with all work incidental thereto. Adopted.

with all work incidental thereto. Adopted. 234TH ST.—Regulating, grading, etc., from Kingsbridge av to Albany rd, and all work incidental thereto. Adopted. CEDAR AV.—Paving with granite blocks from Sedgwick av to W 179th st, and the roadway of 179th st, from Cedar av to Sedgwick av, and of 177th st, from Cedar av to the bridge over the N. Y. C. & H. R. R. tracks, setting curb where necessary, and all work incidental thereto. Adopted.

to. Adopted.

GRAND AV.—Paving from Tremont av to Burnside av, from bituminous macadam to bituminous pavement on concrete foundation; also in Perry av, from Bedford Park boulevard to Mosholu Parkway South. 188th st, from 3d av to Beaumont av and in 236th st, from Mt. Vernon av to Webster av. Adopted.

MORRISANIA DISTRICT.

TIFFANY ST.—Paving with sheet asphalt, from the present pavement near Beck st, to the Southern Boulevard.

14STH ST.—Furnishing and erecting guard rail at the southwest corner of 148th st and Park av. Adopted.

CROTONA DISTRICT.

152D ST.—Paving with asphalt blocks from Park av to Morris. Adopted.
Paving with asphalt blocks from Crotona av to Clinton av. Adopted.

CONDEMNATION PROCEED-INGS.

REPORTS COMPLETED.

REPORTS COMPLETED.

JEROME AV.—Opening from Cameron pl to 184th st. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and deposited same with the Bureau of Street Opening for inspection. Objection must be filed on or before June 10, hearings will begin June 13. Report will be submitted to the Supreme Court for confirmation June 30.

PROPOSED ASSESSMENT.

PROPOSED ASSESSMENT.

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 June 27, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

177TH ST.—Sewer from Fort Washington av to Riverside Drive.

BILL OF COSTS.

MANHATTAN BRIDGE APPROACH, between Forsyth st and East Broadway.

NORTH RIVER, between 15th & 18th

PIERS 32 & 33, EAST RIVER.—Bills of costs will be presented to the Supreme Court for taxation June 9.

FINAL REPORTS.

120TH ST.—Opening from Bronx River to West Farms rd.

UNNAMED ST.—Opening located south of Boscobel pl and extending from Undercliff to Aqueduct av.

TAYLOR ST.—Opening, from East River to Westchester av. The final re-ports of Commissions of Estimate and Assessment will be presented to the Su-preme Court for confirmation June 9 for 180th st and June 12 for other.

BUILDING SECTION

Complete List of Plans Filed for Building Operations in Manhattan and the Bronx, together with Advance Building News.

PLANS FILED FOR NEW CON-STRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENE-MENTS.

MENTS.

PARK AV, s e cor 60th st, 12-sty brick and stone apartment house, 60x90.5, plastic roof; cost, \$340,000; owner, John J. Hearn Const. Co., 505 5th av; architects, Denby & Nute, 333 4th av. Plan No. 358. J. J. Hearn president, Alfred N. Cohen, treasurer. Owner builds.

172D ST, s s, 100 w Audubon av, two 5-sty brick and stone tenements, 62.6x80, slag roof; cost, \$100,000; owner, Paterno & Son Contracting Co., 3058 Heath st, architects, Nast & Springsteen, 21 W. 45th st. Plan No. 359. Owner builds.

DWELLINGS.

73D ST, n s, 73 w Madison av, 7-sty brick dwelling, 20x80; extension, 9.7x 15.5, slag and tile roof; cost, \$50,000; owner, Judson S. Todd, 11 Pine st; architects, George & Edward Blum, 505 5th av. Plan No. 371. av. Plan Not let.

MISCELLANEOUS.

LEXINGTON AV, s w cor 116th st, sign to plot; cost, \$300; owner, Consolidated Gas Co., 4 Irving pl. Plan No. 632.

MANHATTAN AV, s w cor 109th st, sign to plot; cost, \$450; owner, Estate I. & S. Bernheimer, 32 Broadway. Plan No. 363 363

CORLEARS ST, s w cor Monroe st, 3-sty brick and concrete car barn, 145.8x 175, extension 50.6x49.4, tar and gravel roof; cost, \$100,000; owner, Frederick W. Whiteridge, 130th st and 3d av; architect, W. P. Seaver, 322 5th av. Plan No. 369. Not let.

MADISON AV, No. 168, 7-sty brick and stone studio building, 25.4x48, extension, 20.4x3, slag roof; cost, \$40,000; owner, The 168 Madison avenue Realty Co., 1133 Broadway; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 368. Henry Lowenthal, treasurer, A. Shapiro, president. Not let.

42D ST, s s, 414.6 e 1st av, 1-sty brick oil storage, 19.4x14.4, slag roof; cost, \$1,400; owner, the New York Edison Co., 55 Duane st; architect, Wm. Weissenberger ,Jr., 55 Duane st. Plan No. 372.

STABLES AND GARAGES.

66TH ST, No. 116 E., 3-sty brick and stone garage, studios and apartments, 25x 89.9, copper and slag roof; cost, \$25,000; owner, Mrs. Chas. F. Clark, 831 Madison av; architects, E. R. Bossange and Butler & Rodman, 16 E. 23d st. Plan No. 364.

60TH ST, Nos. 229-231 West, 6-sty brick garage and storage, 50x90, slag roof; cost, \$100,000; owner, Annette Benjamin, 514 East 23d st; architects, Bernstein & Bernstein, 246 23d st. Plan No.

STORES, OFFICES AND LOFTS.

57TH ST, No. 518 W., 8-sty brick and stone loft, 60.9x99.6, slag roof; cost, \$100,-000; owner, Gustav Schock, 518 W. 57th st; architect, J. Broome, 123 Liberty st. Plan No. 360. Turner Const. Co., 11 Plan No. 360. Turne Broadway, has contract.

MADISON AV, No. 250, 4-sty brick office building, 94.10x74.4, tar and gravel roof; cost, \$90,000; owner, Geo. F. Baker, Jr., 258 Madison av; architects, Walker & Gillette, 128 E. 37th st. Plan No. 361. C. T. Wills, contractor.

LAFAYETTE ST, s e cor Howard st, 11-sty brick and stone loft, 111.9x57.6, slag and gravel roof; cost, \$125,000; owner, Iveness Realty Co., 49 Wall st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 365. One building will be demolished, Thomas G. Day, president, C. H. Haus, secretary and treasurer. Not let.

26TH ST, s s, 475 w 6th av, 12-sty brick and stone store and loft, 45.2x90, extension, 43.4x4.9, slag roof; cost, \$150,-000; owner, A. & S. Const. Co., 1133 Broadway; architect, C. B. Meyers, 1 Union sq. Plan No. 366. A. Gordon, president, S. Gordon, treasurer, Samuel Greenberg, secretary. Owner builds.

5TH AV, No. 146, 14-sty brick and stone store, loft and office, 26x90, extension, 26x10, slag roof; cost, \$200,000; owner, 146 Fifth Avenue Co., 220 Broadway; architect, H. Craig Severance, 21 West 45th st. Plan No. 367. W. J. Atwood, president, E. D. Atwood, treasurer and secretary. Not let.

WEST BROADWAY, Nos. 248-250, 8-sty brick and stone loft, 42.11x95.1, tar and gravel roof; cost, \$50,000; owner, Heirs of Wm. B. Welsh, 256 Broadway; architect, Frederic P. Kelley, 3 West 29th st. Plan No. 370.

Not let.

BROADWAY, s e corner 58th st, 20-sty brick and stone office, 108x125.11x 85.11, tile and slag roof; cost, \$250,000; owner, U. S. Rubber Co., 42 Broadway; architects, Carrere & Hastings, 225 5th av. Plan No. 374. The Norcross Bros. Co., 103 Park av, have general contract.

APARTMENTS, FLATS AND TENE-MENTS,

MENTS.

145TH ST, s s, 215 West Brook av, two 5-sty brick tenements. plastic slate roof, 51.3x88; total cost, \$90.000; owner, Joel Realty Co., Jos. Lese, 35 Nassau st, president; architect. Chas. Schaefer, Jr., 401 Tremont av. Plan No. 377.

EAGLE AV, e s. 200 s 156th st, 4-sty bk tenement, 21x59, slag roof; cost, \$15,000; owner, John Piccirillo, 704 Eagle av; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 386.

WHITLOCK AV, n w cor Barretto st, three 5-sty brick tenements, sizes irreg, slag roof; total cost, \$105,000; owners, Tully Construction Co. Michael J. Tully, 953 Whitlock av, pres.; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 387.

DWELLINGS.

225TH ST, s s. 180 w White Plains av, 2-sty frame dwelling, tin roof, 21x50: cost, \$7.000; owner, Wm. Greenhalgh, 435 E. 165th st; architect. Fred Hammond, 391 E. 149th st. Plan No. 381.

246TH ST. n s. 257.8 e Livingston av, 2½-sty brick dwelling, shingle roof, 44x 50 6: cost, \$10.000; owner, Edw. C. Delafield Est.: architects. Mann & MacNeille 12 E. 45th st. Plan No. 382.

239TH ST, s s, 220 w Keppler av, 2-sty and attic frame dwelling, slate roof, 23x 41.10; cost. \$3,000; owner, Annie Cobban, 518 E. 240th st; architect, Geo. W. Cobban, 518 E. 240th st. Plan No. 383.

FACTORIES AND WAREHOUSES.

HARLEM RIVER R. R. YARD, near Willis av and 132d st, 2-sty brick warehouse, 1021.4x37.8; cost, \$100,000; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, Chas. W. Lord, New Haven, Conn. Plan No. 388.

STABLES AND GARAGES.

HERSCHELL ST, s s. 50.6 w Halsev pl, 2-sty frame stable, 30x40; cost, \$500; owner, John Noonan, — Herschell st; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 378.

211TH ST EAST, No. 740, 1-sty brick stable, 20x37, tar and gravel roof; cost, \$1,000; owner J. Maddi, on premises; architect, J. G. Harlach, 790 East 180th st. Plan No. 385.

STORES AND DWELLINGS.

LANE AV, w s, 31 s Benson av, 3-sty brick store and dwelling, 25x65, plastic slate roof: cost. \$6,500; owner, Chas. Van Riper, 367 Walton av; architects, Moore & Landsiedel, 148th st & 3d av. Plan No.

STORES, OFFICES AND LOFTS.

FORDHAM RD, s s, 112.3 w Andrews av, 1-sty frame store, tin roof, 29x55; cost, \$800; owners, McLernon Realty Co, 128 Fordham rd; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 280

THEATRES.

3D AV, w s, 94 s 183d st, 1-sty brick moving picture exhibit, tin roof, 28x100; cost, \$3,000; owner and architect L. C. Maurer, 1493 Broadway. Plan No. 379.

PLANS FILED FOR ALTERA-TION WORK.

Manhattan.

BANK ST, No. 119, toilets to 5-sty brick tenement; cost, \$200; owner, A. C. Grimme; architect, W. S. Boyd, 561 Hudson st. Plan No. 1431.

BETHUNE ST, No. 39, 1-sty brick rear extension, 20x16, to 3-sty brick office and factory; cost, \$350; owner, Zurich Silk Finishing Co., premises; architect, T. J. McCullough, 227 Waverly pl. Plan No. 1398.

CHRISTOPHER ST. Nos. 24-26, alter walls to 7-sty brick loft; cost, \$590; owner, the Fellows Co., 24 Christopher st; architect, R. J. Mansfield, 49 Claremont av. Plan No. 1429.

er, the Fellows Co., 24 Christopher st; architect, R. J. Mansfield, 49 Claremont av. Plan No. 1429.

CLINTON ST, n w cor Delancey st, partitions, plumbing fixtures, stairs to 6-sty brick store and tenement; cost, \$300; owner, Morris Weinstein, 22 Mt. Morris Park West; architect, S. Sass, 32 Union sq. Plan No. 1412.

CHURCH ST, Nos. 315-317, Lispenard st, elevator, plumbing, steam heat, electric lights, iron columns, beams, to 5-sty brick store and loft; cost, \$4,000; owner, Ess Eff Realty Co., 122-124 East 25th st; architect, Fredk. S. Keeler, 140 Cedar st. Plan No. 1419.

CHRYSTIE ST, No. 167, columns, girders, to — sty. brick shop and office; cost, \$250; owner, Estate H. C. Miner, 1402 Broadway; architect, Geo. Keister, 12 West 31st st. Plan No. 1421.

CHRYSTIE ST, Nos. 190-192, partitions to 6-sty brick tenement; cost, \$300; owner, J. Seligman, 190-192 Chrystie st; architect, O. Reissmann, 30 1st st. Plan No. 1401.

EAST ST, No. 17, brick wall to 4-sty briek stere.

EAST ST, No. 17, brick wall to 4-sty brick store and tenement; cost, \$150; owner, Estate Bache McE. Whitlock, 59 William st; architect, B. E. Stern, 7 West 38th st. Plan No. 1422.

West 38th st. Plan No. 1422.

EAST BROADWAY, No. 40, 1-sty brick rear extension, 25x22, to 5-sty brick store and loft; cost, \$400; owner, Hyman Cohen, 103 Forsyth st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1414.

EAST BROADWAY, No. 147, erect sun parlor, partitions, to 4-sty brick store and dwelling; cost, \$1,200; owner, Isser Reznick, 83 Eldridge st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1416.

HOUSTON ST, No. 453 East, alter partions, stairways, walls to 6-sty brick tenement; cost, \$3,000; owners, I. Beck and H. Birnbaum, 1928 Bergen st, Brooklyn. Plan No. 1382.

LUDLOW ST, No. 158, oven to 5-sty brick store and tenement; cost, \$300; owner, M. Josephson, 105 Stanton st; ar-chitect, L. A. Sheinart, 194 Bowery. Plan No. 1413.

PEARL ST, No. 458, 4-sty brick rear extension, 22.6x28.6, to 3-sty brick storage and store; cost \$2,000; owner, David Freed, premises; architects, Bernstein & Bernstein, 24 E. 23d st. Plan No. 1389.

PRINCE ST, Nos. 103-107, tank to 2-sty brick postoffice; cost, \$350; owner, Chas. Lane, 38 Fulton st; architect, T. W. Lamb, 501 5th av. Plan No. 1380.

UNION SQ, No. 4 East, erect sign to 4-sty brick store and office; cost, \$100; owner, D. Brubacher, 6 Union sq; architect, Geo. M. McCabe, 96 Union sq. Plan No. 1379.

WATTS ST, No. 46, partitions, windows to 3-sty brick tenement; cost, \$1,000; owner, Genarro Vesce, 35 Watts st; architect, C. H. Dietrich, 1112 2d av. Plan No. 1406. 1ST ST, No. 119, partitions, toilets, alter chimney to 4-sty brick dwelling; cost, \$150; owner, F. Noeglin, 119 1st st; architect, O. Reissmann, 30 1st st. Plan No. 1399.

7TH ST, No. 13 E., partitions, windows toilets to 5-sty brick tenement; cost \$1,-500; owner, G. T. Ernst, 12 E. 7th st; architect, O. Reissmann, 30 1st st. Plan No. 1400.

13TH ST, No. 118 W., erect stairway to 3-sty brick residence; cost, \$1,100; owner, Ladies' Christian Union, 118 W. 13th st; architect, Vernon Jarboe, 238 12th st, Brooklyn. Plan No. 1392. Cauldwell-Wingate Co. has contract.

15TH ST, No. 607 East, partitions, windows, to 5-sty brick tenement; cost, \$3,000; owner, Charles S. Terrett, 613 Monroe av, Asbury Park, N. J.; architect, John J. Devoe, 310 East 18th st. Plan No. 1433.

No. 1433.

16TH ST, Nos. 205-207 E., platform, steel beams, cut openings to 7-sty brick church and parish house; cost, \$2,000; owner, St. George's Church Corp., 209 E. 16th st; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 1375.

17TH ST, No. 237 East, elevator shaft, partitions, heating plant, fire escapes, to 4-sty brick residence; cost, \$5,000; owner, St. Andrew's Convalescent Hospital, 237 East 17th st; architect, R. A. Van Houten, 5 Willow pl, Mt. Vernon, N. Y. Plan No. 1423.

20TH ST. No. 424 East, windows, par-

20TH ST, No. 424 East, windows, partitions, skylights, to 4-sty brick tenement; cost, \$1,200; owner, Catherine E. McKenna, 147 4th av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1415.

23D ST, No. 130 West, show windows, stairs, volumns, to 3-sty brick studio and store; cost, \$1,500; owner, Estate of E. H. Cushmore, 240 West 23d st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1432.

Plan No. 1432.

23D ST, No. 146 West, brick walls, partitions, show windows, doors, to 4-sty brick office and studio; cost, \$500; owners, Walter, Emily and James W. McGucken, 1 West 93d st and Elizabeth K. Sherwood, 3456 Broadway; architect, W. C. Reid, 1023 Summit av. Plan No. 1417.

23D ST, No. 268 W., alter doors, stoop to 3-sty brick store and office; cost, \$500; owner, B. J. Smith, 266 W. 23d st; architect, P. F. Brogan, 119 E. 23d st. Plan No. 1385.

No. 1385.

31ST ST, s e corner East River, elevator shaft, walls, to 2-sty brick market; cost, \$800; owner, Swift & Co., 32 10th av; architect, owner. Plan No. 1428.

34TH ST, No. 169 W., sign to 1-sty brick store and tenement; cost, \$75; owner, L. Morris, 242 W. 102d st. Plan No. 1396.

35TH ST, No. 3 E., 1-sty brick rear extension, 22x27.6, piers, windows to 4-sty brick office and store; cost, \$2,000; owner, Wm. Waldorf Astor, London, Eng.; architect, J, E. Burrows, 410 West 34th st. Plan No. 1377. John Downey, 410 W. 34th st, has contract.

45TH ST, No. 459 W., staircase, elevator

has contract.

45TH ST, No. 459 W., staircase, elevator shaft, cut doors to 6-sty brick factory; cost, \$3,500; owner, Wessell, Nickel & Gross, 459 W. 45th st; architects, Werner & Windolph, 27 W. 33d st. Plan No. 1405.

54TH ST, No. 34 E., partitions, doors to 4-sty brick dwelling; cost, \$1,500; owner, Marion W. Flint, 34 E. 54th st; architect, S. E. Gage, 340 Madison av. Plan No. 1397.

1397.

54TH ST, No. 267 West, alter beams, partitions, steel girders, show windows, to 4-sty brick hotel and store; cost, \$3,500; owner, John Padester, 20 University pl; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 1420.

59TH ST, No. 242 E., 2-sty brick front extension, 20x5.6, partitions, entrance stair to 3-sty brick dwelling; cost, \$1,000; owner, Arcade Realty Co., 155 E. 59th st; architects, Buchman & Fox, 11 E. 59th st. Plan No. 1407.

extension, 20x3.0, parto 3-sty brick dwelling; cost, \$1,000; owner, Arcade Realty Co., 155 E. 59th st; architects, Buchman & Fox, 11 E. 59th st. Plan No. 1407.

68TH ST, No. 215 W., alter stairs to 5-sty brick school; cost, \$4,000; owner, City of New York; architect, C. B. Snyder, 500 Park av. Plan No. 1387.

76TH ST, No. 5 W., partitions, iron girders to 4-sty brick dwelling; cost, \$350; owner, Oscar Straus, 5 W. 76th st; architect, Ernest Lowenbein, 586 5th av. Plan No. 1384. C. P. Hutchings Co., 322 St. Nicholas av, masonry.

77TH ST, No. 167 W., alter stairs to 5-sty brick school; cost, \$750; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1386.

78TH ST, No. 106 E., 1-sty brick rear extension, 7.4x13.5, to 3-sty dwelling; cost, \$750; owner, Geo. P. Lies, 106 E. 78th st; architect, Wm. E. Walsh, 1135 Broadway. Plan No. 1404.

96TH ST, Nos. 107-109 W., new columns, windows to 4-sty brick warehouse;

96TH ST, Nos. 107-109 W., new columns, floors, windows to 4-sty brick warehouse; cost, \$30,000; owner, Mrs. H. E. O'Connor, 580 West End av; architect, J. K. L'Hommedieu, 400 Riverside Drive. Plan No.

1374.

112TH ST, No. 307 W., steps, windows to 3-sty brick dwelling; cost, \$500; owner, Samuel Aberlof, 31 Liberty st; architect, H. Zlot, 230 Grand st. Plan No. 1390.

115TH ST, Nos. 411-413 E., alter shafts to two 4-sty brick tenements; cost, \$200; owner, R. D'Onofrio, 413 E. 115th st; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 1381.

122D ST, Nos. 171-173 E., 1-sty brick side extension, 20x32.6, to 2-sty brick gar-

age; cost, \$1,200; owner, Mrs. Marie Dages, 174 E. 123d st; architect, Nathan Langer, 81 E. 125th st. Plan No. 1383.

125TH ST, Nos. 111-113 West, sign to 3-sty brick store and dwelling; cost, \$400; owner, N. Y. Operating Co., 111 West 125th st; architect, Eugene Schone, 25 West 42d st. Plan No. 1436.

125TH ST, Nos. 61½-63 E., cut openings to two 4-sty brick stores and dwellings; cost, \$150; owner, Hudson Realty Co., 115 Broadway; architect, J. C. Cocker, 2017 5th av. Plan No. 1408.

130TH ST, No. 122 E., alter stairs, entrance to 3-sty brick dwelling; cost, \$200; owner, Payne Estate, 158 E. 126th st; architect, H. Zlot, 230 Grand st. Plan No. 1403.

133D ST, Nos. 60-62 West, partitions.

133D ST, Nos. 60-62 West, partitions, to 4-sty brick stable; cost, \$3,000; owner, New York Transfer Co., 1354 Broadway; architect, Andrew Galbraith, 407 West 35th st. Plan No. 1418.

35th st. Plan No. 1418.

145TH ST, No. 513 West, alter stairs, girders, partitions, brick walls, windows, to 5-sty brick tenement; cost, \$1,500; owner, Edward Alexander, Hotel Albany, Broadway and 41st st; architect, C. B. Meyers, I Union sq. Plan No. 1425.

BROADWAY, Nos. 1628-1630, sign to two 3-sty brick stores and hotel; cost, \$200; owner, J. Weinstraub, premises. Plan No. 1395.

BROADWAY, No. 1550, erect sign to 4-sty brick store and tenement; cost, \$200; owner, J. P. Outcalt, 235 West 75th st. Plan No. 1434.

LENOX AV, No. 287, 1-sty brick rear extension, 19x35, partitions, walls, to 3-sty brick store and dwelling; cost, \$5,000; owner, Geo. Ehret, care of Schmidt & Donohue, 291 Lenox av; architects, Sommerfield & Steckler, 31 Union sq. Plan No. 1424.

LEXINGTON AV, No. 824, alter stoop, elevator shaft, skylight to 4-sty brick parish home; cost, \$1,500; owner, Anna M. Galbraith, 824 Lexington av; architect, J. Odell Whitenack, 231 W. 18th st. Plan No. 1376.

Plan No. 1376.

1ST AV, No. 2294, 2-sty brick rear extension, 19x22.6, partitions to 4-sty brick store and tenement; cost, \$1 500; owner, Mrs. C. Schwetz, 32 Hamilton av, Paterson, N. J.; architects, A. L. Kehoe & Co., 1 Beekman st. Plan No. 1402.

1ST AV, Nos. 2284-2286, partitions, to two 5-sty brick tenements; cost, \$250; owner, R. D'Onofrio, 413 East 115th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1411.

1ST AV, Nos. 1708-2224 ft 1-sty brick

1ST AV, Nos. 1708-2224,fl 1-sty brick front extension, 22x8, to 3-sty brick store; cost, \$200; owner, J. Balmore, 2224 1st av; architect, A. Bartoccini, 261 Broadway. Plan No. 1430.

3D AV, No. 1855, toilets, shaft to 5-sty brick store and tenement; cost, \$3,000; owners, S. Wies and B. R. Schiff, 29 W. 111th st; architect, Samuel Levingson, 29 W. 42d st. Plan No. 1391.

4TH AV, e s, 32d to 33d sts, erect sign to 1-sty brick car barns; cost, \$900; owner, Metropolitan Rwy. Co. 621 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 1378.

5TH AV No. 695, stairs, beams, en-

5TH AV, No. 695, stairs, beams, entrance windows, to 5-sty brick residence; cost, \$18,000; owner, Mrs. Benjamin Brewster, 695 5th av; architects, Stephenson & Wheeler, 2 West 45th st. Plan No. 1426.
Not let.

5TH AV, No. 693, entrance, partitions, alter stoop, to 4-sty brick dwelling; cost, \$3,000; owner, J. T. Brice, 693 5th av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 1435.

5TH AV, n w corner 115th st, fire escapes to 4-sty brick dwelling and office; cost, \$300; owner, State Bank, 378 Grand st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1427.

6TH AV, Nos. 450-452, 7-sty brick rear extension, 39.6x28.10, add 2 stories, partions, stairs, elevator, front wall to two 5-sty brick tenements; cost, \$40,000; owner, Max Radt, 73 5th av; architect, Samuel Sass, 32 Union sq. Plan No. 1388.

Not let.

6TH AV, No. 822, 1-sty brick rear extension, 20x40 partitions, plumbing fixtures, glass fronts to 4-sty brick store and tenement; cost, \$4,000; owner, Mary T. Cremins, Pelham Manor, N. Y., and Katherine G. Roche, Pelham Heights, N. Y.; architects, Smyth & Gillen, 864 E. 169th st. Plan No. 1393.

7TH AV, Nos. 448-450, sign to two 3-sty brick stores and dwellings; cost, \$350; owner, W. A. Robinson, 116 W. 80th st. Plan No. 1394.

8TH AV, No. 42, partitions, skylights, plumbing, to 4-sty brick tenement; cost, \$1,000; owner, Estate P. E. Guerin, 123

Jane st; architect, John H. Knubel, 318 West 42d st. Plan No. 1410. 11TH AV, No. 837, partitions, windows to 3-sty brick tenement; cost, \$850; own-ers, Mrs. K. B. Flaherty, 219 W. 80th st, and Miss E. Tyrell, Ponce, Porto Rico; architect, James Higham, 2231 Broadway. Plan No. 1409.

Bronx.

SEABURY PL, No. 1045, new beams and posts, etc., to 2-sty frame store and dwelling; cost, \$500; owner, Wm. Ebeling, 650 St. Ann's av; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 241.

23STH ST, s s, 245 w Veris av, 2-sty frame extension, 29x7, to 2½-sty frame dwelling; cost, \$1,500; owner, Philip J. Cogan, on premises; architect, Geo. W. Lockwood, 78 East 236th st. Plan No. 252.

BARNES AV w s, 55 s 230th st, move 1-sty frame stable; cost, \$50; owner, Mrs. Ida Schrul, on premises; architect, M. V. B. Ferdon, 749 East 230th st. Plan No. 247.

BROOK AV, No. 1112, new brick walls, etc., to 2-sty brick factory; cost, \$2,500; owner, Giles Whiting, 2 West 45th st; architect, Richard Berger, 309 Broadway, Plan No. 242.

CASTLE HILL AV, w s, 305 n Starling av, 1-sty frame extension, 18.5x14.1 1 sty and attic frame dwelling; cost, \$1,000; owner, Frederick Hertfelder, 2223 Haviland av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 249.

EASTCHESTER ROAD, e s, 507 s Saratoga av, 3-sty frame extension, 6.8x11, to 3-sty brick dwelling; cost, \$1,500; owner, Maria Sabatini, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 248.

No. 248.

JEROME AV, n e cor. 177th st, new foundation to 2½-sty frame dwelling; cost, \$2,000; owner, Armin Hermann, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 250.

VYSE AV, w s, 100 n Jennings st, 1-sty frame extension, 20x13.6, to 3-sty frame dwelling; cost, \$400; owner, Chas. Reilly, 271 East 127th st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 246.

WASHINGTON av, No. 1728, 1-sty

E. Rogers, 5 East 42d st. Plan No. 246.

WASHINGTON av, No. 1728, 1-sty frame extension, 21x9.8, to 3-sty frame dwelling; cost, \$600; owner, David Kraus, 246 East 129th st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 251.

WOOD AV, n e cor. Leland av, new partitions, &c, to 2-sty frame store and dwelling; cost, \$300; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 245.

ZEREGA AV, s e cor. Glebe av, 1-sty frame extension, 16x5, to 2-sty frame dwelling; cost, \$500; owner, Mrs. J. Gereghty on premises; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 244.

3D AV, n w corner 150th st, 6-sty brick

3D AV, n w corner 150th st, 6-sty brick extension, 100x27.11 to 5-sty brick store; cost, \$80,000; owners, Ebeling Realty Co., 103 East 125th st; lessee, L. M. Blumstein, 453 West 141st st; architect, M. J. Garvin, 3307 3d av. Plan No. 243.

ADVANCE BUILDING NEWS.

Manhattan.

33RD ST.—George Provot, architect, 105 West 42d st, has completed plans for the nurses' home in West 33rd st, between 9th and 10th avs, for the French Hospital, of 450 West 34th st, and will take estimates on the general contract about the middle of June.

PARK AV.—Pickering & Walker, architects, 103 Park av, have plans on the boards for a 12-sty, fireproof, brick, stone and terra cotta apartment house, 139x100 ft., at the northeast corner of 82d st and Park av, for the 969 Park Ave. Co., of which George P. Walker is pres. The W. J. Taylor Co., 5 East 42d st, has the general contract.

which George P. Walker is pres. The W. J. Taylor Co., 5 East 42d st, has the general contract.

FIFTH AV.—John H. Duncan, architect, 208 Fifth av, has been selected architect for the 8-sty fireproof brick and stone office building to be erected at the northeast corner of 5th av and 52d st, by Robert E. Dowling, of 165 Broadway. No contracts have yet been placed.

46TH ST.—Work was started this week tearing down the five private dwellings in the north side of 46th st, where an 18-sty addition to the Ritz-Carlton Hotel is to be built at once. It will increase the present capacity of the hotel about one-third, adding 10,000 sq. ft., and when completed will cover more than half of the entire block bounded by Fifth and Madison avs., 46th and 47th sts. It was originally planned that the addition to

the hotel would be a low structure, the chief feature of which would be a ball-room extending through the block from 46th to 47th sts, with an 80 ft. frontage, adjoining the rear of the hotel. The Ritz-Carlton at present has a frontage on Madison av, of 200.10 ft. and 140 ft. in both streets. Its total square foot area will be increased from 28,000 sq. ft. to 38,000, adding 100 extra sleeping rooms. Warren & Wetmore, 3 East 33d st, have prepared the plans.

51ST ST.—Geo. Fred Pelham, 507 5th av, is preparing plans for a 9-sty apartment house, in the north side of 51st st, between Broadway and 8th av, for the Janpole & Werner Const. Co., to contain eight families on each floor.

eight families on each floor.

12TH ST.—Mrs. M. E. Alexander, 12
West 40th st, who has plans prepared
for altering No. 36 West 12th st, reports
that there will be a new studio floor added in connection with other alterations
as reported in issue of May 27. Terra
cotta tile and blocks will be used.

142D ST.—The Emkarr Realty Co., 42
West 114th st, wlll soon start work on a
6-sty, 36-family apartment house, 100x
100 ft., in the north side of 142d st, 100 ft.
west of Broadway, from plans by Geo.
Fred Pelham, 507 5th av. The owner will
handle all contracts. Officers are K.
Frank, president; R. Frank, secretary;
and Meyer Frank, treasurer.

OLD BROADWAY.—Frank Hausle, ar-

Frank, president; R. Frank, secretary; and Meyer Frank, treasurer.

OLD BROADWAY.—Frank Hausle, architect, 81 East 125th st, has plans in progress for a 5-sty brick and limestone tenement with stores, 25x100 ft. on the east side of Old Broadway, 75 ft. south of Lawrence st. The architect will take bids on separate contracts. The cost is estimated at \$16,000.

HOUSTON ST.—About June 30, bids will be taken by architect Thomas W. Lamb, 501 5th av, on the general contract for the 7-sty fireproof theatre, 86x155 ft., which the Minsky Realty Co., 236 Eldridge st, will erect at Houston and Chrystie sts, costing approximately \$250,000. Brick, limestone and terra cotta, seating capacity 2,000. There will also be a roof garden and stores on the ground floor.

HENRY ST.—In about one week plans will be ready for figures for the 6-sty brick school, 43x75 ft. to be erected at Nos. 155-157 Henry st, near Rutgers st, by Jacob Joseph, of 197 Henry st. Adolph Martin, 34 West 28th st, is completing the plans.

MADISON AV.—Work will probably be

the plans.

the plans.

MADISON AV.—Work will probably be started by fall on the 20-sty fireproof, marble and terra cotta loft building, southeast corner of 25th st and Madison av, 74 ft. on Madison av, 175 ft. on 25th st, and 98 ft. depth in rear. Charles A. Valentine, 346 4th av, is architect, the Cauldwell-Wingate Co., 381 4th av, the general contractors, and A. Fillmore Hyde, 381 4th av, the owner. The store, basement and four upper floors have been leased to Frederick Vietor & Achelis (dry goods), of 66 Leonard st. The cost will be \$1,300,000. It will also include a power plant.

150TH ST.—The New York Telephone

power plant.

150TH ST.—The New York Telephone Co., of No. 15 Dey st, will put up a new exchange telephone building on a plot 50 x100 ft. in the southside of 150th st, 200 ft. east of Courtlandt av, the Bronx. C. L. W. Eidlitz, architect, No. 1123 Broadway, usually prepares plans. Officers of the company include: Union N. Bethell, president; Weldron Hoppings, secretary; Ford Huntington, treasurer. The site was purchased last week.

RIVERSIDE DRIVE.—Emery Roth, ar-

purchased last week.

RIVERSIDE DRIVE.—Emery Roth, architect, 18-20 East 42d st, has plans under way for a 10-sty brick, limestone and terra cotta apartment house, 100x105 ft. at the southeast corner of Riverside Drive and 148th st for Harry Aronson, owner, of 159th st, and St. Nicholas av. The owner will build. Cost, about \$200,000.

23D ST.—Otto Strack, owner and architect, 214 East 23d st, will place contracts at once on the addition to the loft building at 214-220 East 23d st. It will consist of 9 additional stories, 22x98 ft. to 212 East 23d st and 9-stys, 33x98 ft. to 222-224 East 23d st. The cost will be \$100,000.

PARK AV.—The John J. Hearn Const.

PARK AV.—The John J. Hearn Const. Co., 505 5th av, owner, will award all subcontracts for the 12-sty apartment house, 60x90.5 ft., to be erected at the southeast corner of Park av and 60th st, at a cost of \$340,000. Denby & Nute, 333 4th av, prepared these plans. John J. Hearn is president and Alfred N. Cohen treasurer.

president and Alfred N. Cohen treasurer. MADISON AV.—Wallis & Goodwille, architects, 346 4th av, will have plans ready in about three weeks' time for the 12-sty loft building to be erected at the northeast corner of Madison av and 32d st, by the Empire Holding Co. Cost, \$450,000. The Backer Const. Co. is general contractor. contractor.

BOSTON ROAD.—Harry T. Howell, architect, 149th st, and 3d av, has plans

for three 5-sty brick tenements with stores, 30x98 and two 43x93 ft., on the west side of Boston Road, 237 ft. north of 168th st, for the Hoffman Deyerberg Construction Co., of 493 East 162d st. The owner will handle the construction and take estimates on sub-contracts. Approximate cost about \$130,000.

LAFAYETTE ST.—Plans are ready for the 11-sty loft building, 111.9x57.6 ft., which the Iveness Realty Co., 49 Wall st, will erect at the southeast corner of Lafayette and Howard sts, to cost \$125,000. One building on the site will be demolished. Frank H. Quinby, 99 Nassau st, is the architect. Thomas G. Day, president, C. H. Haus, secretary and treasurer.

BROADWAY.—H. L. Long, owner, will make extensive alterations to the 5-sty flat, No. 2532 Broadway, from plans by Henry Andersen, 1181 Broadway.

AMSTERDAM AV.—The 5-sty flat, 25x 85 ft., at No. 8 Amsterdam av, Stern & Saalberg Realty Co., 307 West 93d st, owner, will be altered from plans by J. H. Knubel, 318 West 42d st.

111TH ST.—J. B. Snooks Son, architects, 73 Nassau st, have plans for changes to the 5-sty tenement house, 144 East 111th st, for Hugh P. Skelly, 24 West 83d st.

East 111th st, for Hugh P. Skelly, 24
West 83d st.

142D ST.—Geo. Fred Pelham, 507 5th
av, has plans ready for a 6-sty flat, 100x
85.11 ft., for the Emkaar Realty Co., 42
West 114th st, to be erected in the north
side of 142d st, 100 ft. west of Broadway ,to cost \$125,000.

86TH ST.—Mayer & Mayer, Inc., 120
West 86th st, will soon erect a 12-sty
high-class elevator apartment house, in
the south side of 86th st, 185 ft. west of
Columbus av, 60x87.10 ft., to cost approximately \$325,000. Geo. & Edward Blum,
505 5th av, are completing the plans.
This is the first apartment house in this
side of 86th st, which is entirely given
to private residences. Demolishing is
now under way.

HAVEN AV.—Adolph Mertin, 34 West
28th st, has completed plans for the 6sty flat, irregular in size, for the Hanover
Building Co., 150 Nassau st, to be erected at the northeast corner of Haven av
and 169th st, to cost \$125,000.

147TH ST.—The Saranac Const. Co., 443
West 151st st, will erect a 6-sty flat, 125x
81.10 ft., in the southside of 147th st,
100 ft. east of Amsterdam av, to cost
\$120,000. Gross & Kleinberger, Bible
House, have made plans.

FRANKLIN AV.—Architect Edward J. Byrne, 3029 3d av, has been commissioned to prepare plans for an office building, 2-stys brick, 29x34 ft. (owners name withheld), to be erected on the east side of Franklin av, 98 ft. south of 169th st, costing about \$10,000.

235TH ST.—Fred Hammond, architect, 391 East 149th st, is preparing plans for a 2-sty modern club house on the north side of 235th st, 210 ft. west of Katona av, 32x88 ft., for the Woodlawn Club, now at 237th st and Katona av, owners. John W. Kavanagh, 125 East 236th st, is president. is president.

is president.

STEBBINS AV.—Charles Schaefer, Jr., architect, 401 Tremont av, is taking bids for a brick and limestone church and rectory, 50x100 ft., at the southeast corner of Stebbins av and Chisholm st, for the German P. R. Zion Congregation, of which the Rev. Albert Hahn, 1033 Cauldwell av, is pastor. Cost will be about \$35,000.

WEBSTER AV.—John V. Van Pelt, architect, 381 4th av is taking bids for the 3-sty brick and limestone church and school, 65x86 ft.; seating capacity about 600, at the northeast corner of Webster av and 171st st, for Our Lady of Victory, Rev. Father Bart Galligan, 1512 webster av, pastor. The cost will be \$50,000.

Brooklyn.

Brooklyn.

15TH ST.—R. Marzari, W. 6th st, Coney Island, Brooklyn, has plans for a 3-sty brick residence and store, 20x55 ft., in the west side of West 15th st, 40 ft. south of Mermaid av, Coney Island, for Marie Fannelli, of West and 15th sts, Brooklyn, who will receive bids on sub-contracts and materials. The cost will be \$6,000.

WEST ST.—F. J. Dessau, architect, 1373 Broadway, Brooklyn, has started plans for nineteen 2-sty brick residences, 18x36 ft., on the east side of West st, 180 ft. north on Av C, eight in the west side of West st, north of 35th st. The Humphries Const. Co., owner, on premises, will build and take bids on all sub-contracts and materials. The total cost will be about \$72,000.

BOROUGH PARK.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans under way for a 3-sty frame residence, 25x55 ft. and garage, 20x20 ft. at Borough Park, for Harris Wilner, 4102 12th av, Brooklyn. The cost is estimated at \$12,000.

\$12,000.

BALTIC ST.—The Hartman Const Co. has started excavating at Nos. 311-19 Baltic st, for two 5-sty brick and limestone tenements, 50x90 ft. for M. Rosenthal, 35 Nassau st, N. Y. C. The architects are Harrison & Sackheim, 230 Grand st, N. Y. C. The cost will be \$40,000.

SAND ST.—Harrison & Sackheim, architects, 230 Grand st, N. Y. C., have plans for a 6-sty brick and limestone loft building, 20x100 ft. to be erected at 172 Sand st, for H. Meagher. The general contract was awarded to the Mason Contracting Co., of 286 Brook av, N. Y. C. The cost will be \$25,000.

YORK ST.—B. F. Hudson, 319 Ninth st.

will be \$25,000.

YORK ST.—B. F. Hudson, 319 Ninth st, Brooklyn, owner and architect, has plans for a 2-sty brick shop, 40x53 ft., to be erected at the north west corner of Fulton and York sts, for A. Haines, 87 Fulton st, Brooklyn. Bids on the general contract will soon be taken. Cost to be \$10,000.

49TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have been commissioned to prepare plans and supervise the construction for a stucco residence, 2 stories, 43.10x26 ft., and garage, 1 story, 18x18 ft., in the north side of 49th st, 100 ft. east of 13th av, for Harris Wilner, owner.

exact cast of 15th av, 15th Haftis winner, owner.

EAST 15TH ST.—The Bay Ridge Construction Co. will shortly commence operations on two 4-sty brick apartment houses at the northwest corner of East 15th st and Foster av. The entrance to each building will be attractively arranged with ornamental high gateways, electric lamps, floral plots and the reception hall floors will be finished in imitation Caen stone in a Greek design. Electric and gas lighting combination, telephone service, garbage closets in kitchens, refrigerator closets, wall safes and chamberlain weather strips, vacuum cleaning system, steam heating and hot water supply. Estimated cost is about \$100,000. Shampan & Shampan, 772 Broadway, Brooklyn, are the architects. the architects.

the architects.

43D ST.—Shampan & Shampan, 772
Broadway, Brooklyn, have been commissioned to prepare plans for a school building in the north side of 43d st, 100 ft. east of 13th av, Brooklyn, 3 stories, brick and limestone, 100x100 ft. The facade will be designed in an Ionic classic style with a background of tapestry brick set in a Flemish bond with black raked joints and trimmed with Indiana limestone. There will be a lecture hall, gymnasium and an open court for athletic purposes.

SURF AV.—Stubenbord & Son, of Surf

open court for athletic purposes.

SURF AV.—Stubenbord & Son, of Surf av and 9th st, contemplate the erection of a hotel at Surf av and 9th st, to cost in the neighborhood of \$70,000. The architect has not yet been announced.

CLINTON ST.—William A. Boring, architect, 32 Broadway, N. Y. C., has plans in hand for a 3-sty, fireproof, brick and concrete garage, 100x121 ft., at 8-14 Clinton st, for the Clinton Garage Co. Plans are not yet ready for bidders.

BEDFORD AV.—Jackson & Rosencrans, architects, 1328 Broadway, N. Y. C., have plans for an addition to the Y. M. C. A. building on the east side of Bedford av, 100 ft. east of Gates av, for the Bedford Branch Asso. Contractors are now submitting bids.

FULTON ST.—F. A. Rooke, architect,

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489 5th av, N. Y. C., has plans out for the 4-sty brick stable, 100x107 ft., in Fulton st, between Brooklyn and New York avs, for the Sheffield Farms, Slaw-son Decker Co., of 524 West 57th st.

Queens.

COPIAGUE.—The general contract has been awarded to A. S. Austin, of Copiague, for a 2-sty frame school, 40x40 ft. at Copiague, L. I. (Suffolk Co.) for the Board of Education. Inglee & Hart, of Amityville, L. I., are the architects. Cost about \$12,000.

AMITYVILLE, L. I.—A national bank building has been planned by architects Inglee & Hart of Amityvlle. It will be located at the corner of Ocean av, and Main st, of fireproof construction and cost over \$10,000. Carleton Brewster, is the owner, and the bank will lease it from

WOODSIDE, L. I.—Plans are being prepared by Rose & Son, of Elmhurst, L. I., for a 2½-sty frame residence, 21x48 ft., for Carl Muehlichen, owner, 405 13th av, Astoria, L. I., on the south side of Riker av, 25 ft. west of 2d av, to cost \$4,000.

Richmond.

NEW BRIGHTON, S. I.—Plans have been completed by John Davies, architect, of Tompkinsville, S. I., for a 3-sty brick store and residence, 39x65 ft., on the west side of Jersey st, south of Brighton av. Cost about \$10,000.

Out of Town.

PERTH AMBOY, N. J.—The Hyme Co., 146 Smith st, will soon start work on a 2-sty picture theatre at this place to cost about \$12,000. H. Rosensohn, 800 Broad st, Newark, is architect. Plans have been completed.

BLOOMFIELD, N. J.—Architect John F. Capen, 45 Clinton av, Newark, has just been retained to prepare plans for a memorial hall to be erected here at a probable cost of \$65,000.

able cost of \$65,000.

HARTFORD, CONN.—Donn Barber, architect, 25 East 26th st, N. Y. C., has plans ready for the bank building, 9 stories, for the National Hartford Bank, to be erected in Main st, this city. Burdett & Co., 16 East 33d st, N. Y. C., are consulting engineers. Contracts will be issued at once.

consulting engineers. Contracts will be issued at once.

NEWARK, N. J.—William E. Lehman, 738 Broad st, has completed plans for a 5-sty brick apartment house, 111x90 ft., at the northeast corner of Clinton av and Stratford pl, for Levi Weingarten, 405 High st. William L. Blanchard Co., of 760 Sherman av, has the mason work. Estimated cost is about \$135,000.

TUXEDO PARK, N. Y.—The general contract for a 1-sty, stone dwelling, 40x 60 ft., at Tuxedo Park, N. Y., for A. G. Carhart. owner, has been awarded to the Gillies-Campbell Co., of 1 Madison av, N. Y. C. Trowbridge & Livingston, 527 5th av, N. Y. C., are the architects.

NEWARK, N. J.—R. Bottelli, 191 Market st, has completed plans for two 4-sty brick tenements, 50x50 ft. for Antonio Lambiasi, 79 Nichols st, to be erected at 76 and 78 Nichols st.

KEARNY, N. J.—The Board of Education is taking bids until June 9, for an extension to public school No. 6, at Halstead st and Bellgrove drive. H. K. Conklin, 655 Broad st, Newark, is the architect. The cost will be about \$30,-000.

PATERSON, N. J.—H. B. Crosby, Jr.

PATERSON, N. J.—H. B. Crosby, Jr., architect, First National Bank Bldg., Paterson, N. J., has plans underway for a fireproof brick theatre, 1½-stys, 75x100, and 40x40 ft., with a seating capacity of 1,400, to be erected in West st, for John H. Rowley. Mr. Crosby will be ready for estimates on the general construction about June 30. The estimated cost will be about \$70,000.

BINGHAMTON, N. Y.—Preliminary plans will soon be made for extensive improvements to the Armory here, which will include the installation of a passenger elevator and other interior changes. The New York State Armory Commission, F. A. McNeeley, Secty., Capitol, Albany, N. Y., is the owner. Probable cost, \$10,000.

FORT TOTTEN, N. Y.—The contract

FORT TOTTEN, N. Y.—The contract for the installation of a heating plant in barracks, at Fort Totten, for the U. S. Government, has been awarded to the Newport Contracting and Engineering Co., of 408 Silsby Bldg., Newport News,

PATERSON, N. J.—W. T. Fanning, architect, Colt Bldg., Paterson, has completed plans for a 3-sty brick business building, 25x60 ft., for Martin Scanlon of

341 Market st, to be erected in Carrol st, this city. The architect will take bids. Cost about \$12,000.

ROCHESTER, N. Y.—The Board of Contract and Supply, City Hall, Rochester, have ideas of erecting a building, 2-stys, brick, stone, as an art gallery, at exposition park. Gordon & Madden, 300 Sibley Bldg., this city, have been selected as architects.

Bids Wanted.

Bids Wanted.

27TH ST.—The Lowell Construction Co., Louis Levy, president, formerly located at 189 Montague st, Brooklyn, has opened offices at No. 1165 Broadway, room 300, Manhattan, where he will receive all estimates for the erection of a 12-sty loft building at 135-37 W. 27th st. M. Zipkes, 103 Park av, is the architect.

29TH ST.—Hallahan & Ahern, 271 West 125th st, have received the general contract to erect the 2-sty, fireproof, brick and concrete storage building, in the north side of 29th st, west of 1st av, for the Mohegan Realty Co. W. Higginson, 13-21 Park row prepared these plans. Bids are now wanted by the general contractors.

67TH ST.—Walter B. Chambers, architect, 109 Broad st, has completed plans for the 5-sty fireproof, stone residence, 20x90 ft., to be erected at 45 East 67th st, for J. R. Sheffield, of 67 East 75th st. Excavating has been started and the architect will take estimates on mason work

GRAND ST.—Charles Faderman, own er, 261 Kent av, Brooklyn, is taking esti mates for alterations, consisting of nev store fronts and partitions, to the 4-sty tenement at Berry and Grand Sts. Horen burger & Bardes, 122 Bowery, are tharchitects. The cost will be \$10,000.

HACKENSACK, N. J.—The Hackensack School Board will close bids June 7 for the erection of new Public School No. 3. W. L. Stoddart, 30 West 38th st, N. Y. C., is

Contracts Awarded.

ST. NICHOLAS AV.—John B. Roberts & Co. have received the general contract for alterations and additions to the church at 122d st and St. Nicholas av, for the Fourth Reformed Presbyterian Church, Rev. R. M. Sommerville, 325 West 50th St., pastor. Cleverdon & Putzel, 41 Union square, are the architects. Estimated cost about \$12,000.

NASSAU ST.—The Hanover National

cost about \$12,000.

NASSAU ST.—The Hanover National Bank has just awarded to Donald Mitchell, of 306 West 53d st, the general contract to erect the 2-sty addition, 8x42 ft. to the bank and office building at the southwest corner of Pine and Nassau sts. The cost is about \$10,000. John A. Hamilton, 32 Broadway, architect.

BRONX PARK.—Joseph Balaban, 2065 Ryer av, has received the contract to erect the new Zebra House, brick, 1-sty, 174x33 ft. at the Bronx Zoo, for the City Department of Parks, to cost about \$35,000. La Farge Morris, 23 East 26th st, architects.

000. La Farge architects.

RIVERDALE, N. Y.—The general contract has been awarded to the Jones Construction Co., of 1 Union sq., for the erection of the residence of Mrs. H. H. Janeway, of Independence av, at Riverdale, near 246th st, from plans by William Emerson, 281 5th av. Stone and frame, 2½-stys, 47x35 ft., with all best interior equipment. equipment.

23D ST.—Mulcahy & Gibson, 381 4th av, have received the structural steel work for the 12-sty loft building which Charles Kaye, 1133 Broadway, will erect at the northwest corner of 23d st and Lexington av, to cost \$225,000. Buchman & Fox, 11 East 59th st, are the architects.

11 East 59th st, are the architects.

MORRISTOWN, N. J.—Sturgis Bros., of this place, recently received the general contract to erect the Morristown School gymnasium, 45x81 ft., to cost approximately \$35,000. Charles A. Valentine, 346 4th av, Manhattan, is the architect.

MADISON AV.—Chas. T. Wills, Inc., 286 5th av, has received the general contract to erect the office building, 94,10x74.4 ft., for Geo. F. Baker, Jr., 258 Madison av, at No. 250 Madison av, from plans by Walker & Gillette, 128 East 37th st. Estimated cost is \$90,000.

57TH ST.—Gustav Schock, 518 West

57TH ST.—Gustav Schock, 518 West 57th st, owner, has awarded to the Turner Const. Co., 11 Broadway, the general contract to erect the 8-sty loft building, 60.9x 99.6 ft., at No. 518 West 57th st, to cost about \$100,000. J. Broome, 123 Liberty st is architect st, is architect.

7TH ST.—Robert E. Kelly, 219 East 39th st, has received the contract for masonry, ironwork, carpenter work and plastering for extensive alterations, including a new

tower, to the Greek Ruthenian Catholic Church of St. George, Nos. 24-28 East 7th st, from plans by Reiley & Steinback, architects, 481 5th av.

3D AV.—Robert E. Kelly, 219 East 39th st, has received the general contract for alterations to the building No. 874 3d av, including a 2-sty rear extension, for Danl. Foley, owner, 640 3d av.

Foley, owner, 640 3d av.

SIMPSON ST.—Thos. J. Tully, general contractor, 1473 Longfellow av, Bronx, has received the general contract to erect the 4-sty brick extension to the apartment house in the east side of Simpson st, 40 ft. south of 167th st.

NEWARK, N. J.—The Geo. A. Fuller Co., 115 Broadway, has just received the general contract to erect the department store at Market, Halsey and Washington sts, for Bamberger & Co., to cost approximately \$2,000,000. Jarvis Hunt, of Chicago, is architect, and M. C. Schwab, State st, Chicago, consulting engineer. The building will measure 235 ft. in Halsey st, 144 ft. in Market st, and 116 ft.

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CONEY ISLAND.—John Thatcher, 60 Park av, Brooklyn, has received the general contract to erect the temporary substation at Coney Island, for the Edison Electric Illuminating Co., of 360 Pearl st, Brooklyn. Construction will be frame, 1-

Brooklyn. Construction will be frame, 1-sty, 30x45 ft.

CANAL ST.—The following contracts were awarded during the week for the new Jarmulowsky Bank at the southwest corner of Canal and Orchard sts, estimated to cost \$350,000. The Radley Steel Const. Co., 624 East 19th st, steel (900 tons), Peter Coombs, masonry, National Elevator Co., 24 Stone st, elevators, Raisler Heating Co., 1966 Broadway, heating, and the New Jersey Terra Cotta Co., 149 Broadway, terra cotta. Myron Falk, 30 Church st, is engineer. The Princeton Const. Co., general contractor, and Rouse & Goldstone, architects.

28TH ST.—J. H. Scheier, 314 Madison

& Goldstone, architects.

28TH ST.—J. H. Scheier, 314 Madison av, has received the general contract for alterations at No. 45 East 28th st, for E. A. Turner, owner, also Nos. 95-7-9 Cliff st, and 14-16-18-20-22 Jacob st, for the estate of Harriot B. Morse and Marie B. H. Curran.

rie B. H. Curran.

PARK AV.—The Passaic Steel Co., Straight St., Paterson, N. J., has received the steel work on the 12-sty fireproof, brick, terra cotta and limestone apartment house at the southeast corner of Park av and 60th st, for the John J. Hearn Construction Co., of 505 Fifth av, from plans by Denby & Nute, 333 4th av, and Gunvald Aus, 11 East 24th st, steel engineer. engineer.

engineer.

57TH ST.—H. H. Vought & Co., 340
Madison av, has received the general contract to erect the 1-sty brick and stone,
garage and shop, 250x100 ft. in the north
side of 57th st, between 10th and 11th
avs, for the estate of L. Appleby, of 192
Broadway. Clinton J. Warren, of Boston, Mass., is the architect, and The
White Co., Broadway and 62d st, the

Municipal Work.

MANHATTAN.—Estimates will be received by the Park Board until Tuesday, June 8, for furnishing and delivering glass for the American Museum of Natural History.

CASTLETON, N. Y.—The Department of Public Charities will open bids on Wednesday, June 7, for materials necessay for the interior finishing, fixtures and all other work as set forth in the drawings and specifications for the entire completion of a dormitory for female inmates of the New York City Farm Colony, Manor rd, Castleton, Richmond.

Government Work.

SUFFOLK, VA.—Sealed proposals will be received at the office of the Supervising Architect at Washington, until June 28, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures, of the U. S. Post Office at Suffolk, Va., James Knox Taylor, Supervising Architect, Washington.

WASHINGTON, N. C.—Sealed proposals.

Architect, Washington.

WASHINGTON, N. C.—Sealed proposals will be received at the office of the Supervising Architect, Washington, D. C., until July 5, for the construction, including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures, of the U. S. Post Office and Court House at Washington, N. C., in accordance with drawings and specifications, copies of which may be obtained from James Knox Taylor, Supervising Architect, Washington, D. C.

Personal and Trade Gossip.

PORT MORRIS ROOFING CO. has opened offices at 676 East 133d st, Bronx. LEVERING & GARRIGUES will sublet the contract for 6,000 tons of structural steel for the Telephone Building.

PERSON & COMPANY, dealers in front brick and tiles, have moved to the ninth floor of the Fourth Avenue Building, 381 4th av.

WALTER H. BUNN, Commissioner of Public Works in Queens, predicts that the population of Queens will be 500,000 by 1915 and 900,000 by 1920.

THE RADLEY IRON WORKS have obtained the contract for supplying 900 tons of structural steel for the McGibbon loft building in West 31st st.

SNARE & TRIEST CO., with a bid of \$220,980, was the successful contractor, out of eleven bidders, for the construction of a pier at the end of 33d st, Brooklyn, which will measure 1,800 feet in length.

THE CORRUGATED BAR COMPANY has purchased the General Reinforcement Company of Youngstown, Ohio, and will operate their plant as the Youngstown plant of the Corrugated Bar Company.

ATLAS WOODWORKING CO. has recently enlarged its office and factory at 508-512 Cherry st, taking a large part of a building immediately at their rear, in Grand st. They make a specialty of office partitions, store fixtures and saloon fixtures.

THE UNITED STATES RADIATOR CORPORATION, Dunkirk, N. Y., has just issued its new 1911 catalogue. The book is in the form of a reference work for use in architect's offices especially, and one will be sent upon application in writing to the general offices at Dunkirk, N.

MONELL METAL MANUFACTURING CO.-At the annual meeting of the Monell Metal Manufacturing Co., held last week, W. A. Bostwick was elected a director, to succeed E. C. Converse. Other directors were re-elected. Mr. Bostwick succeeds Ambrose Monell as president, and John A. Ashley, the treasurer, was elected secretary and treasurer. F. S. Jordom will be assistant secretary and assistant treas-

THE TRUSSED CONCRETE STEEL CO., Detroit, Mich., is sending to architects, a copy of their 1911 "Hy-Rib" hand book. The book is sub-divided into sections covering general data on "Hy-Rib," application to floors and roofs, walls and sidings, partitions, ceilings and furring, building construction in general, special tools and clips, etc. The work is well il-lustrated, and as a handbook it is of especial value to engineers and architects.

CIVIL ENGINEERS.-Engineers in New York City expecting to attend the annual convention of the American Society at Chattanooga, Tenn., June 13-16, should communicate with Mr. L. J. Ellis, Eastern Passenger Agent of the Norfolk & Western Railway, 355 Broadway, New York City. No special excursion rates have been authorized, but it is planned to organize a party to travel together so as to take advantage of rates usually granted to large parties. If a large enough party is secured arrangements will be made for a special train.

THOMAS & SMITH, 116-118 North Carpenter st, Chicago have just published under the title "Suggestive Specifications" covering Economy Pumping Machinery of their manufacture, a set of specifications which includes pumping machinery, especially adapted for fire purposes, automatic water supply, seepage ejection, etc. These are arranged in a very convenient manner and are designed to relieve him of much detail and labor in the preparation of specifications. A copy may be secured by architects and engineers upon

DAHLSTROM METALLIC DOOR CO. -Announcement comes from the company's executive offices and factory at Jamestown, N. Y., that Alva A. Griner, formerly Western manager, has been transferred and placed in charge of the New York offices at 299 Broadway, and that A. T. Hansen will take his place as manager of the Chicago office. company has opened new offices in Cleve-land, Detroit and Pittsburgh. W. D. Callinan is in charge of the Cleveland office at 905 Garfield Building; S. C. Malmberg will manage the Detroit office, at 1314 Ford Building, and L. H. Gibson will have the Pittsburgh field, with headquarters at 2435 Henry W. Oliver Build-

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' AS-SOCIATION.

BUILDING DEPARTMENT.

Bulletin No. 21-1911.

MODIFICATION-SECTIONS 27, 31 AND 36, BUILDING CODE.

In re Application No. 308, Alterations 1911; premises, Nos. 308-310 West 58th street.

It is proposed to raise the height of a nine-story fireproof hotel by adding one story, thereby raising the height of the building from 98 feet 4 inches to 107 feet 6 inches. This additional story is of a less area than the story immediately below and is located near the middle portion of the building. It is proposed to increase the height of the brick side walls, and to enclose the front, rear and a portion of the west side of the new story with fourinch terra cotta covered with one inch of cement mortar. The present side walls are not of sufficient thickness for the increased height, lacking four inches in thickness throughout the several stories. These walls are of sufficient strength for the additional loading and are not loaded in excess of fifteen tons per square foot.

A modification of Sections 27, 31 and 36 of the Building Code is requested and hereby granted, to permit the use of the existing walls without lining the same, inasmuch as the walls are of sufficient strength to carry the additional load, and to make them of lawful thickness would sacrifice valuable space, securing practically no additional strength. Modification is also granted to permit the construction proposed for the front and the rear walls, and the front portion of the west side wall, as it is lighter than would be secured by a strict compliance with the Building Code, and is sufficient for the purpose of an enclosure wall, and does not increase the fire hazard.

Bulletin No. 23-1911. MARQUISES.

At the exits and entrances of railway stations, theatres and buildings of a public character, where the doors are grouped together, and it is desired to erect a marquise as a shelter from the weather, one large marquise may be erected in place of a number of separate marquises, one for each door, when the total widths of the piers between the doors does not exceed the total width of the doors. such marquise, however, shall extend more than two feet six inches beyond the doors at either end.

Dated New York, May 5, 1911. RUDOLPH P. MILLER, Superintendent of Buildings.

WATER DEPARTMENT.

Water Rents and Extra Charges.

The Board of Aldermen shall hereafter have all power, on recommendation of the Commissioner of Water Supply, Gas and Electricity, to fix and to establish a uniform scale of rents, and charges for supplying water by the City of New York, which shall be apportioned to different classes of buildings in said city in reference to their dimensions, value, exposures to fires, ordinary use for dwellings, stores, shops, private stables and other common purposes, number of families or occupants, or consumption of water, as near as may be practicable, and modify, alter,



amend and increase such scale from time to time, and to extend it to other descriptions of buildings and establishments. All extra charges for water shall be deemed to be included in the regular rents, which shall become a charge and lien upon the buildings which they are respectively imposed, and if not paid, shall be returned as arrears to the Collector of Assessments and Arrears. Such regular rents, including the extra charges above mentioned,

against any building in which a water meter may have been or shall be placed as provided in this act. In all such cases in which a water meter may have been or shall be placed in any building as provided in this act, except as hereinaffer provided, the charge for water shall be determined only by the quantity of water actually used as shown by said meters, except as otherwise provided by section four hundred and seventy-five of this act.—Section 473, N. Y. City Charter.

Do not allow any person claiming to be a Water Inspector to enteryour premises unless he wears the regulation uniform of the Department and shows the official Department badge with the words "Water Inspector" and his number thereon.

Where Special Inspectors are detailed to make examinations, when not in uniform, they are required to present a letter from the Water Registrar that the bearer is an employee of the Department.

All Inspectors are required to wear the official badge of the Department.

A NEW PARK SLOPE MANSION.

P ETER WINCHESTER ROUSS, the prominent wholedale merchant of Manhattan, recently completed, at the south corner of Prospect Park West and Garfield pl, the finest private dwelling built in Brooklyn during the last decade. Designed and planned by Wm. J. Dilthey, of 1 Union Square West, Manhattan, the Rouss mansion has marked lines of individuality. It cost approximately \$150,-000 exclusive of fixtures and furniture. The general design is a modern treatment of the Louis XVI, period. Fronting 110 ft. in Garfield pl, the house is 53 ft. in depth and has parked marginal spaces at the front and ends, as well as yard space in the rear, that give it distinction. The fascades are of red pressed brick on a

DUSTY CEMENT FLOORS.

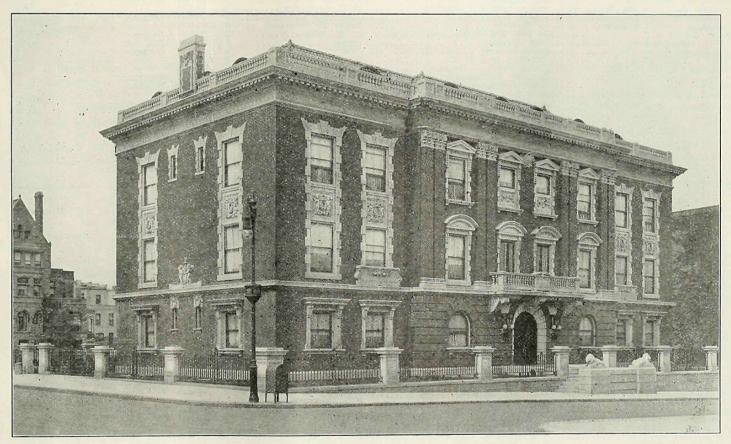
Cement Engineer Tells How This Annoyance Can Be Avoided. BY ALBERT MOYER.*

Cement floors, particularly in office buildings or warehouses, which do not have the advantage of obtaining the necessary moisture from the atmosphere such as outside floors and sidewalks on which the dew falls at night, if not properly protected and kept damp, become prematurely dry and are, therefore, more or less porous and weak, causing easy abrasion under foot traffic, or what is commonly known as "dusting."

Care should be exercised in keeping such floors damp by covering with wet sand, wet hay or straw, for a week or more until the floor has properly hardened. If this has not been done and the floors are found to dust under foot traffic, the following remedy will be found very easy to accomplish, economical and effective.

Wash the floor thoroughly with clean water, scrubbing with a stiff broom or scrubbing brush, removing all dirt and loose particles. Allow the surface to dry. As soon as dry apply a solution of one part water-glass (sodium silicate) of 40° Baume, and 3 to 4 parts of water, the proportion of water depending upon the porosity of concrete. The denser the concrete the weaker the solution required. Stir well, and apply this mixture with a brush (a large white-wash brush with long handle will be found the most economical).

If this solution is sufficiently thin, it will penetrate the pores of the concrete. Allow the concrete surface thus treated to dry. As soon as dry, wash off with clean water, using a mop. Again allow surface to dry and apply the solution as before. clean water, using a mop. As soon as the Allow to dry and again wash off with



NEW HOME OF P. W. ROUSS ON PROSPECT PARK WEST, BROOKLYN.

shall be collected from the owners or occupants of all such buildings, respectively, which shall be situated upon lots adjoining any street or avenue in said city in which the distributing water pipes are or may be laid, and from which they can be supplied with water. Said rents, including the extra charges aforesaid, shall become a charge and lien upon such houses and lots, respectively, as herein provided, but no charge whatever shall be made

granite base, with limestone trim and cornice as well as roof balustrade. The stoop is of granite, while the fence posts are limestone set on a granite base. The opening of the main doorway is of limestone trim with radiating grooves to match the brick work. The vestibule is oval in shape and the walls are paneled to the ceiling with Pavonasia marble, while the ceiling itself is a series of diamond shaped Pavonasia marble blocks.

Wm. J. Dilthey, Architect. surface is again dry, apply the solution as before. If the third coat does not flush to the surface apply another coat as above.

The sodium silicate which remains on the surface, not having come in contact with the other alkalies in the concrete, is readily soluble in water and can therefore be easily washed off, thus evening up the color and texture of the floor.

*Assoc. Am. Soc. C. E., and Manager of Sales Department, Vulcante Portland Cement Co.

PRINCIPAL OFFICE AND LOFT BUILDINGS ABOUT TO BE ERECTED.

Together	Owner.	Architect. Stories. C	ost.	Contractors.
Location. Bway, w s, Park pl, Barclay st	Bway Park Pl Co	Cass Gilbert 51 3.500	0.000	Thompson-Starrett, g. c.
Maiden Lane, No 80	Aeolian Co	Warren & Wetmore 16 1,500	0,000	Thompson-Starrett, g. c.
42d st, bet 5th & 6th avs Lispenard st, Nos 18-24 Madison av, Nos 169-71 Bway, n e c 42d st	A. F. Hyde.	C. A. Valentine 20 1,300 Clinton & Bussell 20 1,000	0,000	Thompson-Starrett, g. c. Cauldwell-Wingate Co., g. c.
Bway, n e c 42d st	Henry Corn	Maynicke & Franke 18 70	0,000	C. L. Gray Co., g. c.
5th av, n e cor 12th st			0,000	To readvertise.
26th st, n s, 144 e 7th av	Empire Holding Co	Wallis & Goodwillie 12 450	0,000	Owner. Backer Const. Co.
5th av, s e cor 47th st	Phoenix Holding Co	G F Pelham 19 40	0,000	Chas. T. Wills, g. c.
Hudson st	Whin & Taskson	Rouse & Goldstone 12 40	0,000	Oddie & Stafford, g. c.
Irving pl, s e cor 16th st	Plack Store & Frost	Carrere & Hastings 5 35	0,000	Owner. John Downey, g. c.
5th av, s w cor 48th st			0,000 0,000	Not let.
4=11 -4	Van Bouran Estate	C VOIZ 12 50	0,000	Edwin Outwater, g. c.
29th st, Nos 129-35 W	Adams Express Co	G K Hooper 10 30	0,000	Owner. Not let.
35th st, Nos 29-33 W	20 W 36th St. Co.	Samuel Sass	0,000	Owner.
36th st, Nos 20-26 W	Midwest Realty Co	. Wm. H. Birkmire 12 27	5,000 0,000	Cauldwell-Wingate Co., g. c. Owner.
Madison av, s w cor 41st st	S. Jarmulowsky	Rouse & Goldstone 12 25	0,000	Wm. Crawford, g. c. Princeton Const. Co., g. c. Dawson & Archer, g. c.
East Broadway, Nos 173-5	25th St. Const. Co	F. C. Zobel	0,000 5,000	Owner. Not let.
0.0 1 777	Inline Stonnfold	(2 A B) B) III 12 22	5.000	Not let.
Broome st, s e cor Lewis st	D Abbata	Wm H Birkmire 12 20	0,000	Owner.
45th st, Nos 62-4 W	Placmingdala Pros	Ruchman & Fox 12 20	0,000	Owner.
Broome st, s e cor Lewis	Harrison Estates	Starrett & Van Vleck 10 17	5,000	Not let
23d st, Nos 49-51 W	Engdonish Avon	Maynicke & Franke 12 16	5,000 5,000	Not let. Not let.
46th st, Nos 65-69 W	Desder Adden & Veeb Co	Cohwartz & Cross 19 15	5,000 0,000	Not let. Owner.
5th av, n e cor 34th st	R. J. Turnbull Estate	. C. B. Meyers 10 15	0,000	Marc Eidlitz & Son, g. c.
Murray st, Nos 73-75	D. E. Seybel	Schwartz & Gross 12 15	0,000	Cauldwell-Wingate Co., g. c. Owner.
Courtlandt av, n w cor 148th st	Lowis & Conger Re	nwick Asninwall & Tucker 8 15	0,000	Cauldwell-Wingate Co., g. c.
17th st, Nos 230-4 W	. Ream Const. Co	Mulliken & Moeller 12 12	$0,000 \\ 5,000$	Owner.
42d st, Nos 236-242 W	Pway & 96th St Realty Co	T W Lamb	5,000 0,000	Not let. Libman Co., g. c.
42d st, Nos 427-31 W	W C Langdon	Trowbridge & Livingston 6 10	0,000	Owner. Wm. Crawford, g. c.
33d st, Nos 49-51 W	Louis Marx	. Hunter & Murgatroyd 10	000,00	Marc Eidlitz & Son, g. c. Owner.
48th st, Broadway & 7th av	Julliard Estate	Schwartz & Gross 10 S	0,000 0,000	Not let. Not let.
Coenties Slip, s w cor Water st	Baker, Carver & Morrell	Goldner & Goldberg 6	0,000	Owner.
26th st, n s, 196.6 w 10th av	.H. H. UIIS	C E Birge 12	5,000	Owner.
23d st, Nos 222-4 E	. Otto Strack	Chag M Straub 8	0,000 30,000	Not let. Owner.
Grand st, Nos 137-9	Estate Hugh I Grant	J. G. Glover	60,000 55,000	
2d av, s w cor 2d st	Weinstein Realty Co	.G. F. Pelham 7	50,000 50,000	Figuring. Owner.
25th et Nos 338-40 E	New York Asso. of Blind	.G. H. Griebel o	60,000 45,000	C. T. Wills, g. c.
Delancey st, Nos 140-4	E. G. Gilbert	Butler & Rodman 5	10,000	E. Corning Co., g. c.
23d st, No 212 E	A C Polifeme	McKim, Mead & White. 6	0,000	Not let. Not let.
65th st, No 252	Bowling Green Van Co	H S Lion 6	000,01	
Westchester av, Forest to 156th st	. Meenan Const. Co	O Reissmann 6	10,000	Owner.
36th st, No 147 W	.H. R. Drowne	Gross & Kleinberger 6	40,000 38,000	
			35,000 35,000	
101 100	Ernest Flagg . Alex Grant Const Co	Cillornio & Carrel b	35,000 35,000	Owner.
Grand st, Nos 589-599	A. Goldberg	Gronenberg & Leuchtag 7	35,000 35,000	Not let.
Grand st, No 33	Froma Bldg Co	Goldner & Goldberg 1	30,000	Owner. Owner.
10th av, w s, s 24th st	.S. Goldstein	Geo F Pelham 2	30,000	
24th st, No 56 W	.M. A. Gordon	Thomas H. Styles 5	30,000 25,000	Owner.
1st st, Nos 49-51 E	. Chas. A. King	Goldner & Goldberg 2	25,000 25,000 25,000	Kennedy & Son, g. c.
11th av, s e cor 21st st	.J. R. Floyd	I C Westervelt 3	25,000	
Greenwich st, No 546	Susanna Benton	E Roth 7	25,000 25,000	Not let. Not let.
38th st No 26 W	. Wm. H. Wheeler	. Walker & Hazzard	25,090 20,000	Jones Const. Co., g. c.
444 at No C1	J. & H. Bauman. E. D. de Plasse & others.	M. A. Cantor	20,000	Not let.
52d st, Nos 148-50	Alice H. Wallace	M Muller 5	18,000 18,000	
7th ov No 569	I G Wendel	.J. B. Shook's Sons o	18,000 16,000	Not let.
44th et Nos 71-73 W	.H. M. Cahoune .B. Rosenberg .Wm. Rafel & others.	. A. N. Allell	15,000 15.000	Wm. Rafel, g. c.
Broadway, No 5233	D. F. Mahoney, Jr	J. Wolf	10,000	Mahoney Bros., g. c.
6th av. e s. 42 s 31st st	Philip Bumb		10,000	Common Sense Const. Co., g. c.
Poorl st Nos 373-5	. Wingold Realty Co	. Starrett & Van Vleck 2	10,000	Tidewater Bldg. Co., g. c. Not let.
Broadway, s e cor Liberty st	.Guaranty Trust Co	. York & Sawyer not . Carrere & Hastings 20 not	given	Not let. Norcross Bros. Co., g. c.
D Iway c o cor agth ct	Franklin Simon & Co	. Ed Negarsilliner 12 not	given	Leddy & Moore, g. c.
0.1th at Nos 235-37 W	L. H. Slawson Louis Levy John Burlington	. Not given not	given	Not let.
Grand st, n e cor Clinton st	. Sires & Malzman	. Not given not	given	Not let.

FURTHER BREAK IN BAR MARKET EXPECTED.

Because Every Other Line Has Practically Worked Out Over-Supplies, Other Departments Should Hold Firm.

PROSPECTIVE builders should not defer operations because of the price war in the steel market. There is no basis for the belief that material prices in general will crumple, because there is nothing fundamentally wrong with the material situation as a whole, and the cut announced last week merely indicates that the battle for business among certain steel companies, which has been going on under the surface since the Carnegie Steel Co. decided to dispense with the jobbers and sell direct to consumers, has finally been brought to the surface.

The only interests likely to benefit from the slashing of prices are heavy purchasers of concrete reinforcing bars, so it can readily be seen that, in relation to other departments of the material market, the rate cuts are limited in their effect upon structural commodities.

Other building material lines are gaining strength every day. The Portland cement outlook is especially bright, stimulated, perhaps, by cheaper reinforcement material. Lumber is moving in faster as a result of the increasing volume being distributed in the district.

The volume of all kinds of materials that moved from Wednesday to Wednesday was, of course, below normal, but the inquiry for June delvery in all commodities excepting roofing, paints and interior stones was heavier than in the corresponding week last year.

Owing to the holiday and the rainy one following it, the effect of the Tobacco case decision upon the general market was not apparent. Business as a whole feels a sense of relief that the important decisions are known and general relaxation should follow in building as in other

Steel Prices Demoralized.

A new schedule of steel prices went into effect this week and will continue in operation for all deliveries up to October 1. The base price on steel billets was cut a dollar a ton and this includes sheet bars, steel plates and structural shapes. Blue annealed steel sheets is \$2 a ton cheaper, steel bars are down \$3 a ton and black and galvanized sheets are \$4 a ton lower.

These are base prices f. o. b. Pittsburg. Competition in the steel trade continues active, but the price war does not seem to have brought out any new business not scheduled to come out. The most important movements this week was the submission of bids for the Hell Gate Bridge and for the Williamsburg Bridge tower, the latter requiring about 3,000 tons.

The reduction per ton made by the steel interests to meet the cut announced last week by the Republic Steel & Iron Co., follows:

Billets 4X4	
Sheet bars	
Steel plates	
Structural	Shapes 1.00
	No. 28 sheets 4.00
Steel bars	3.00
Current	prices as of June 1 follow:
Billets 4x4	\$21.00

Billets 4x4 \$23	1.00
Sheet bars 25	
	1.35
	1.35
	3.00
	£.50
	2.00
	.25
11.10	0.00
	.80
Plain wire	
Galvanized 15 ets ev	

The cut on galvanized sheets is the same as black sheets, 10 cents per 100 pounds.

The immediate result of the steel price war was to make the market nervous.

on Friday and Saturday of last week. Whether it would have strengthened on Monday is doubtful inasmuch as the decisions in the Tobacco Trust case was expected on that day. Tuesday was a holiday and Wednesday was depressing. That left only Thursday and Friday for fullday business and few contracts move toward the week end even under ordinary conditions.

In view of all these circumstances it is no wonder that the volume of business handled by building material interests fell away 50 per cent. this week, but it was not all due to the disruption of the steel list. Hardly any brick moved on Wednesday, none was sold, of course, on Tuesday, but Monday's transactions were strong.

The fact is, however, that steel consumers are literally at sea. They are uncertain whether to let their new business come out at prevailing prices or to postpone operations indefinitely, which may mean that building operations that do not go ahead this year will be postponed well into 1915. By that time, they argue, the President election will be over, business will have become thoroughly reorganized and the tariff will have been, it is hoped, finally revised.

The Republic Iron and Steel Company's reduction on bars was met independently by other bar mills, but there was evidence that a more comprehensive movement was necessary to restore confidence in the trade. Keener competition for business among smaller manufacturers of steel sheets followed by greater concessions, was an unsettling factor, and it was determined on Saturday to readjust sheets as well as bars through cooperative action. Some other irregularities were also disturbing alike to consumers and pro-

A WORD TO SPECIFIERS.

Architects and general contractors specifying structure material must issue their specifications at present prices on orders placed in time to allow of rolling and shipment before October 1. If consumers respond promptly a quickening in mill and furnace capacity operations may be expected even during the dull summer.

All of the steel companies rolling bars have met, either openly or secretly, the competition of the Republic Company on the basis of \$1.25, but are not so far soliciting business as manufacturers nearby requirements are well covered and stocks are more than ample for present needs.

STEEL CONTRACTS PENDING.

It was stated this week that there is a well-defined tendency to hold back on certain big steel contracts, notably the one for the Bamberger store in Newark, which will take 6,000 tons; the Aeolian Building which will use 4,200 tons; the American Express Company's warehouse, on which 1,200 tons have been specified and the American Radiator Company's warehouse, which will take 600 tons. Fabricators, however, as previously stated, are taking raw material without hesitation, so that it would appear as though well informed interests are not seriously concerned about the present flurry.

ATTITUDE OF MANUFACTURERS.

For several months very low prices have been made for fabricated structural steel used in the construction of buildings and bridges, due to active competition, but a large volume of business has developed as a result of the reduced prices. More

recently lower prices have been evident in the steel sheet trade, but only the smaller mills have found it necessary to reduce prices \$2 and \$3 per ton.

Prices for finished steel products, generally speaking, are \$5 to \$6 a ton lower than in 1908

Brick Sales About Fifty Per cent. Off.

Sales of common brick in both the Hudson and Raritan markets fell off about 50 per cent. this week, owing to the holiday and inclement building weather on Wednesday. Thursday opened strong, however, but prices were the same as last week, New brick is expected in the market in very limited quantities next week. Manufacturers would like to put the price up a shilling or two on this product, but whether this will be done depends upon the demand.

The labor situation up the river has cleared, all strikes being settled on the basis of slight concessions to the laborers. Transactions last week follow:

Left over, May 20-2.

Man 2.															Arrived	1.	Sold.
Monday .				٠	•	٠							9		25		19
Tuesday		14		12											0		8
wednesda	v														10 -		10
Thursday		-													1.0		13
rriday															11		9
Saturday		٠	٠	•											11		7
															76		

Left over, May 27-12.

Left over, May 27—12.

Arrivals in corresponding week last year were 67 and sales 59, with 8 on hand from preceding week and 3 left over. Prices were: Hudsons, — to \$6; Raritan, \$6.00 to \$6.25.

Current quotations: Hudsons, \$5.75 to \$6; Raritans, \$5.75 to \$6.

Condition of market, June 1: Demand strengthening after brief lull; prices unsteady.

Portland Cement Active.

There is a firmer tone to the Portland cement market. While prices are still holding at the levels recently announced, the undertone is such as to warrant the feeling of optimism now prevalent. One company reports having sold its output for this year, and another announces that it is now running its mill to capacity, and contemplates extensions to take care of the increasing demand for its product. All the companies having local agencies are selling more cement in this market than they did last year, and almost as much as they did in 1909.

There is uneasiness in the trade regarding the outcome of the Building Code legislation in the Board of Aldermen. No one would talk for publication on this matter this week, but there is a disposition in the trade to bring every influence to bear to defeat any effort to legislate against this material in fireproofing. The National Association of Portland Cement Manufacturers has been asked to watch this code in its passage through the Board, and it is prepared to take up the cudgels against discrimination if it should be attempted.

Consumers will find quotations running from \$1.43 to \$1.48 carload lots alongside dock, with \$1.08 in carloads and \$1.25 yard, in Newark.

Building Stone in Better Demand.

The season has not yet progressed quite far enough for the full volume of stone to come out, but the business that is moving is of a character to warrant the firm undertone now prevailing.

The call for granite is particularly gratifying to interests handling this material, and this is doubtless due to the fact that the times are not propitious for the speculative builder, and therefore

OFFERS WANTS



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Assets, \$10,000,000.00 Capital, \$3,950,000

A N investor should make his money earn all it safely can. The investment, however, should be protected by every legal safeguard, and behind it should be a stable security, with no possible chance of a downward fluctuation. Such an investment is offered by this Company in its

3% gold mortgage bonds DENOMINATIONS \$100 \$500 \$1000

These bonds are sold at par and interest and are These bonds are sold at par and interest and are secured by a mortgage which covers the entire assets of the company and its future investments in mortgages and property. The New York Real Estate Security Company invests in the highest class of income producing New York property.

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M. M. HENNING

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Onyx Discovered Deposit For Sale

An Army Officer, while patrolling Mexican border, has recently discovered deposit of finest quality Onyx. Will sell twenty acre claim for \$2500 and 's interest in company to be organized. For the above consideration he will give in addition to his claim information which will enable interested parties to procure an Onyx deposit, the outcroppings of which cover about 400 acres. Deposit is one mile from railroad. The Onyx may be quarried in pieces at least four feet square. Immediate action necessary. Address W. E. Miller, Caples Building, El Paso, Texas. necessary. Paso, Texas.

REAL ESTATE MORTGAGES

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ONE OF THE LEADING and most progressive real estate brokerage houses of the commercial district will sell part interest to high class man of character, brains and successful brokerage experience.

BOX 35, c/o Record and Guide.

WANTED—Properties, sale or rent; send particuars; satisfactory results assured.

DUFF & CONGER Madison Ave. Cor 86th STENOGRAPHER, real estate experience, desires position with good concern; salary \$15.00. BOX 20, Record and Guide.

FOR SALE—Records and Guides, bound complete, thirteen years, 1887 to 1899, inclusive. GEORGE E. JOHNSTON, 146 Broadway.

LEWIS PHILLIPS, AUCT'R,

Executor's Sale

to close estate Simon Weinstein, dec'd.
Valuable investment properties.
6-STORY ELEVATOR APARTMENT HOUSE,
WITH SEVERAL STREET STORES.

S. E. Cor. Park Av.-96th St.

on land 100 ft. 8½ in. by 90 ft. 6-STORY ELEVATOR APARTMENT HOUSE, CONTAINING SEVERAL STORES.

S. W. Cor. St. Nicholas Av. & 145th St.

on land 101 ft. 4 in. by average 108 ft. 507 to 511 West 138th St.

near subway station,
two 37½ ft. wide five-story thoroughly
equipped Apartment Houses.
Will be sold at auction, 12 o'clock noon, at
Exchange Salesroom, 14 to 16 Vesey St., N. Y. C.
on

Thursday, June 8, 1911

by L. J. PHILLIPS & CO., Auctioneers.
Particulars of CHAS. H. FRIEDRICH, Esq., Attorney for Executors, 35 Nassau st., New York city, or of Auctioneers, 158 Broadway.

NEW BUSINESS
Can be obtained by advertising in the RECORD AND GUIDE.

BARGAINS in one, two and three family houses; some can be obtained with \$200 cash. Will exchange for mortgages.

I offer a selection of 300 farms for sale or

exchange. Four plots, each 100x100, fronting Bronx Park on So. Boulevard, below market price.

> J. PETER DROTLEF REAL ESTATE, INSURANCE

Tel. 4326 Tremont 2111 So. Boulevard

higher grades of material have the call. The same is true of limestone to a certain extent, but limestone is a speculative builder's commodity more or less, and therefore there is a decreased volume of this material moving in this city at present.

Prices are firm at the list quotations as of January, and buyers will find distributors prepared to make deliveries on very short notice.

A Tradesman's Apartment Directory.

Confusion resulting from wrong deliveries via the dumbwaiter in apartment houses has caused owners of such buildings to seek a directory providing for easy changing of names, and at the same time prevent tampering with it. Such a device has recently been put upon the market by the Tablet & Ticket Company, 381 Broad-

way, manufacturers of Willson's Office Building Directory. The device is similar in many respects to the office building directory, except that the letters are made of metal, in which a tongue is attached. These tongues slip between black face-boards, where they are locked in place from the top so that they cannot be removed except by a key. Space is provided for the name of the occupant, his floor number and suite letter. At the recent building show this device attracted a great deal of attention from owners of apartment houses because of its simplicity. This type of bulletin is applicable for use as baseball and other types of scoreboards, sailing or railroad schedules, store announcements and window placards. The letters come in all sizes and the boards come either as wall plaques or with standards

A Concrete Bungalow Competition.

The Cement Products Exhibition Co., 72 West Adams st, Chicago has announced a prize competition for plans and specifications for a concrete bungalow to cost not more than \$4,000. This competition is open to everybody and will be closed at noon, June 17. The site of the bungalow is a suburban lot with a north frontage of 73 ft. and a depth of 190 ft. The \$4,000 is not expected to include heating apparatus, plumbing, electric wiring or fixtures.

A certificate of incorporation of the Larchmont Real Property Co. has been filed with the State Department. The capital stock is \$50,000, and the directors are E. M. Hyde, Elizabeth, N. J.; J. J. Daly, S. Lipman and E. M. Early, New York City.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

		USURE S	UITS, LIS PENDENS, LIENS,	ETC.	
MANHATTAN AN CONVEY			Total No. for Manhattan, for	166	
1911. May 26-June 1 inc		1910 7-June 2, inc.	May Mannattan, for	\$6,976,383	236
No. with consideration 29	Total No. for Mannattan No. with consideration.	21	May The Bronx, for	54	\$9,859,832
Amount involved	Amount involved Number nominal	£1,037,200 213	Total Amt. for The Bronx, for May	\$616,050	49
	1911.	1910	PROJECTED		\$580,404
Total No. Manhattan, Jan. 1 to date No. with consideration, Manhattan, Jan.		4,913		1911	1910
1 to date Total Amt. Manhattan, Jan. 1 to date	\$20,045,664	\$26,391,717		27-June 2, Inc. May	28-June 3, inc.
1911.		1910	The Bronx	15	17 41
May 26-June 1, inc. Total No. for the Bronx 130	Total No. for the Bronz	7-June 2 inc.	Grand total Total Amt. New Buildings:	33	58
No. with consideration 7	No. with consideration. Amount involved	11	Manhattan The Bronx	\$2,222,150	\$1,937.700
Number nominal	Number nominal	111	Grand total	341,800	727,800
Total No., The Bronx, Jan. 1 to date	1911 3,123	1910 3,043	Total Amt. Alterations: Manhattan	\$2,563,950	\$2,665,500
Total Amt. The Bronx, Jan. 1 to date	\$1,759,739	\$2,342,688	The Bronx	\$193,865 90,850	\$676,560 24,840
Bronx, Jan. 1 to date	7,502	7,956	Grand total	\$284,715	\$701,400
Total Amt. Manhattan and The Bronx, Jan. 1 to date		28,734,405	Manhattan, Jan. 1 to date	410	433
Total No. for Manhattan for May	934	903	Mnhtn-Bronx, Jan. 1 to date	501	898
Total Amt. for Manhattan for May	\$3,407,979	\$6,708,195	total Amt. New Buildings.	911	1,331
Total No. Nominal	867	811	Manhattan, Jan. 1 to date	\$45,100,830 7.892,825	\$55,993,745 19,055,220
Total Amt. for The Bronx, for		625	Mnhtn-Bronx, Jan. 1 tc date Total Amt. Alterations:	\$52,993,655	175,048,965
May Total No. Nominal	\$272,355 609	\$795,041 588	Minhtin-Bronx, Jan. 1 to date	\$6,047,541	\$6,370,638
Assessed Value			Total No. New Bldgs., Man- hattan, for May	126	
(From assessmen	1911.	1910	hattan, for May		\$12,347,575
rotal No. with consideration	y 26-June 1, inc May 2'	21	Bronx, for May	156	
Amountinvolved	\$2,979.850 \$1,905,500	\$1.037,200 \$872,500	Total Amt. New Bldgs., The Bronx, for May	\$2,681,720	201
Total No. nominal	\$16,796,500	18,913,800	BROOKL		\$4,178,455
Total No. with consid., from Jan. 1 to date Amount involved	\$20,045,664	\$26 391,717	CONVEYAL		
Assessed value	\$17,503,700 4,016	\$22,571.800 4,452		1911.	1910.
Assessed value		278,139,530	Fotal Number	451	26-June 1, inc. 502
1911 May 26. June 1, inc	16	010 ne 2 Inc	Amount involved Number nominal	\$155,707	\$206,825
	Bronx. Manhattan	Bronx 154	Total number of Conveyances, Jan. 1 to date	424	469
Amount involved \$5,220,556	\$1,501,348 \$4,151,315	11,172,684	total amount of Conveyances.	10,885	11,675
No. at 12%	\$4,678 46 52	39	Jan. 1 to date Total No. of Conveyances for	85,545,975	\$6,913,541
Amount involved \$545,006	\$582,140 \$416,618 11 2	\$325,224	May	2,402	2,517
Amount involved \$724,000	\$92,000 \$330,000 22 40	\$34,000	May Total No. of Nominal Convey-	\$1,228,741	\$889,778
Amount involved \$1,073,600	\$270,980 \$811,937	\$572,600	ances for May	2,242	2,373
No. at 4½	35 \$1,228,750	\$20,000	Total numberMORTGAG	444	465
No, at 4¼%			Amount involved No. at 6%	\$1,746,201 248	\$2.152,540 227
No. at 4%	\$5,000		Amount involved	\$675,184 63	\$625,813 39
No. withinterest not given 39 Amount involved \$2,104,700	47 58 \$552,150 \$1,359,010	\$220,260	Amount Involved	\$253,750	\$488,049
No. above to Bank, Trust and Insurance Companies 41	14 49	18	Amount involved	2	
Amountinvolved \$1,738,50	\$203,500 \$1,426,581 1911 =	\$817 000 1910.	Amount involved	\$1,500 96	166
Total No., Manhattan, Jan. 1 to date Total Amt., Manhattan, Jan. 1 to date	3,377	4,028 155,718,737	Amount involved	\$600,735 1	\$952,483 1
Total No., The Bronx, Jan. 1 to date Total Amt., The Bronx. Jan 1 to date	2,622	2,975	Amount involved	\$900	\$550
Total No., Manhattan and The		£28,330,200	Amountinvolved		
Bronx. Jan. 1 to date	5,999	7,003	Amount involved	34	
Bronx. Jan. 1 to date	\$138,608,756 \$18	4,048,937	Amount involved	\$214,102	\$90,645
May Tot Manhattan for	763	790	Jan. 1 to date	9,412	11,131
Total No. for The Bronx, for		4,252,392	Jan. 1 to date	\$46,768,927	\$58,950,463
Total Amt. for The Bronx, for	573	675	Total No. of Mertgages for	2,317	2,399
May EXTENDED MO		6,541,893	Total Amt. of Mortgages for	\$5,925,137	\$9,628,942
1911.	19	910.	PROJECTED BUI		
May 26.June 1,in Manhattan. 47	Bronx. Manhattan	Bronx	No. of New Buildings Estimated cost	\$674,885	\$777,860
Amount involved \$2,676,500	\$193,200 \$3,072,500	\$78,379	Total No. of New Buildings,	\$38,245	\$ 195,845
No.at 6 %	\$23,300 \$4 04,500	\$17,500	Jan. 1 to date Total Amt. of New Buildi, gs.	2,197	2,995
No. at 5½%	\$30,000 \$18,000	\$7,500	Jan. 1 to date	\$13,144,860	817,540,562
No. at 5¼%		*******	Jan. 1 to date	\$1,365,053	\$2,234,906
No. at 5%	\$138,100 \$544,000	\$39,880	for May	751	574
No. at 4½%	\$1,241,000		ings for May	\$4,640,816	\$8,327,229
No. at 4¼%	\$700,000		QUEEN PROJECTED BU		
No. at 4%	\$18,000			1911	1910 27 June 2 Apa
No. with interest not given 3 Amount involved \$54,500	\$1,800 \$147,000	\$13,499	No. of New Buildings	26.June 1, inc. May 2	171
No. above to Bank, Trust and Insurance Companies 4	3 31		Estimated cost	\$157,875 \$9,085	\$570,400 \$37,278
Amountinvolved \$1,738,000	\$114,800 \$1,979,000 1911	1910	Total No. of New Buildings, Jan. 1 to date	2,231	1,834
Total No Mannattan, Jan. 1 to date Total Amt, Manhattan, Jan. 1 to date	1,105	1,116 547,024,888	Total Amt. of New Buildings, Jan. 1 to date	\$9,626,869	\$6,466,117
Total No., The Bronx, Jan. 1 to date Total Amt., The Bronx, Jan. 1 to date	\$4,260,379	286 \$3,808,785	Total Amount of Alterations, Jan. 1 to date	\$363,770	\$397,498
Total No Manhattan and The Bronx, Jan. 1 to date	1,377	1,402	Total No. of New Buildings for May	430	460
Fotal Amt. Manhattan and The Bronx, Jan. 1 to date		0,833,673	Total Amount of New Build- ings for May	\$1,851,796	\$1,638,485
and the same of th			Addition and appeal the Addition	All Photo because	

HE TITLE INSURANCE CO., OF NEW YORK 135 Broadway, Manhattan and 203 Montague St., Brooklyn CAPITAL AND SURPLUS, \$3,000,000

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

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SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

June 5.

BRYAN L. KENNELLY.

June 5.

Beaver st, No 19 n s, 26.10 e New st, runs e
New st, No 64 27.3 x n 66.8 x w 39 to New
st, x s w 15.1 x e 17.4 x s 59 to beg, 4-sty
bk loft & str bldg.

Lexington av, No 1661, e s, 90.10 n 104th st,
15.10x70, 3-sty & b stn dwg.
125th st, Nos 45 & 47, n s, 345 e Lenox av, 40x
99.11, 4-sty bk bldg with strs.
Amsterdam av, Nos 1889 & 1891, e s, 49.11 s
154th st, 50x99.11, two 2-sty fr tnts with strs.
Amsterdam av, Nos 2010 to 2014, w s, 49.11 s
160th st, 50x100, 2-sty fr tnt with str & two
1-sty fr strs.
12th av|s e cor 132d st, 99.11x100, vacant.
132d st
12th av|s e cor 132d st, 99.11x100, vacant.
132d st
12th av|s w, block front bet 134th & 135th sts,
134th st
139.10x1.4x201x23.1, vacant.
135th st|
Nelson av|s w cor 172d st, 99.3x96.4x99.8x96.6,
172d st | vacant.
Aqueduct av|e s, 250 s Merriam av, 50x146 to
Merriam av | Merriam av, x50x133, vacant.
Lind av, e s, 276.7 s 169th st, 75x100, vacant.

JOSEPH P. DAY.

June 8.

JUNE 8.

25th st, Nos 212x214 E, 53x98.9, two 5-sty bk & stn tnts.

9th st, Nos 3 & 5 E, -x-, two 4-sty & b bk dwgs.

84th st, No 523 E, 25x100, 4-sty & b bk & stn tnt.

Katonah av a 5 - 20x14

84th st, No 523 E, 25x100, 4-sty & b bk & stn tnt.

Katonah av, e s, — n 234th st, 175x200, vacant. 71st st, Nos 117 to 121 W, 75x100, three 5-sty & b bk & stn tnts.

Washington av, e s, 80.11 s 179th st, 69.9x93.2, vacant.

Lind av, No 1066, 23x112.5, 3-sty fr dwg.
Nelson av, e s, 120 n 168th st, 75x135.2x50x117 x irreg, vacant.

15th st, No 44 W, 28.6x103.3, 4-sty & b bk stable. 7th av, No 2226, 25x75, vacant.
161st st n w cor Elton av, 63.1x137x irreg Elton av| 2-sty fr bldg.

St Pauls pl|s e cor Brook av, 77x100, fr dwg.
Brook av | 116th st, Nos 75 to 79 E, 50x100.11, three 3-sty stn dwgs.

Southern Boulevard, e s, 25 s Jennings st, 50x 100, vacant.

Garrison av|s e cor Irvine st, 57x96x irreg, valivine st | vacant.

St Nicholas av, e s, 35.1 n Sylvan pl, 25.5x117.4 x irreg, vacant.

ADVERTISED LEGAL SALES.

June 3

No Legal sales advertised for this day. June 5.

June 5.

Broome st, Nos 73 & 75, s s, 79.9 e Columbia st, 49.5x100, two 5-sty bk tnts & strs.

Willett st, No 82, e s, abt 105 n Rivington st, 25x100, 5-sty bk tnt & str & 4-sty bk tnt in rear.

Lewis st, No 108, e s, 148 n Stanton st, 27x 100, 5-sty bk tnt & strs.

Sheriff's sale of all right, title, &c, which Abraham Berkowitz had on March 16, 1909, or since; Milton J Gordon, att'y, 198 Bway; John S Shea, sheriff. By Daniel Greenwald.

June 6.

June 6. oth st, No 108, s s, 80 w Columbus av, 20x 100.5, 4-sty & b stn dwg. Wilbert Garrison

et al agt Rose Dunn et al; Robt W Bernard, att'ys, 258 Broadway; Geo H Turner, ref. (Amt due, \$4,508; taxes, &c, \$455.47; sub to a mort of \$24,000.) By Joseph P Day. 124th st, No 247, n s, 80.6 w 2d av, 28x100.11, 5-sty stn tnt. Henry A Stahl agt Mary A Costello et al; Sigmund Wechsler, att'y, 32 Bway; John H Judge, ref. (Amt due, \$5,-382.05; taxes, &c, \$51.) By Bryan L Kennelly. 42d st, No 338, s s, 241.8 w 1st av, 16.8x98.9, 3-sty & b stn dwg. Laurence P Dalton agt Jas L Dalton et al; E V B Getty, att'y, 206 Bway; Lucius N Manley, ref. (Partition.) By Joseph P Day.

Monroe st, No 272, s s, 25 w Jackson st, 25x 89.7x25x88.10, 6-sty bk tnt & strs. Mary F Wustrow agt Sigmund Leinhardt et al; Action No 1; Henry J Davenport, att'y, 375 Pearl st; Bklyn; Geo W Collins, ref. (Amt due, \$7,-332.65; taxes, &c, \$1,204.20; sub to a mt of \$28,000.) By Joseph P Day.

Monroe st, No 270, s s, 50 w Jackson st, runs s 88.10 x w .2 x n 10.6 x w 23.9 x n 77.4 x e 25 to beg, 6-sty bk tnt & strs. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$7,055.62; taxes, &c, \$1,057.67; sub to a mt of \$23,000.) By Joseph P Day.

123d st, No 235, n s, 255 w 2d av, 25x100.11, 3-sty bk dwg. Elise Boyd agt Jacob Cohen et al; Johnston & Johnston, att'ys, 256 Bway; Chas L Hoffman, ref. (Amt due, \$9,984; taxes, &c, \$754.38.) By Joseph P Day.

Brook av, No 998, e s, 229 s 165th st, 25.9x120.4 x24.2x129.3, 5-sty bk tnt. Empire City Savings Bank agt Woronoco Corp et al; Chas W Dayton, Jr, att'y, 27 William st; Geo Burnham, ref. (Amt due, \$1,233.55; taxes, &c, \$977.47.) By Joseph P Day.

Broadway, No 595 w s, 152 s Houston st, 25x Mercer st, No 168 | 200 to Mercer st, 5-sty bk loit & str bldg. Francis K Pendleton as trustees agt Louvre Realty Co et al; P Chauncey Anderson, att'y, 25 Broad st; Jas W Osborne, ref. (Amt due, \$18,123.88; taxes, &c, \$2,-455.26.) By Joseph P Day.

June 7

147th st, No 618, s s, 150, 6 w Bway, 24x99.11, 3-sty & b bk dwg. Sheriff's sale of all right, title, &c, which Cole Ullman had on April 10, 1911, or since; Harry W Newburger, att'y, 2 Rector st; John S Shea, sheriff. By Daniel

title, &c, which Cole Ullman had on April 10, 1911, or since; Harry W Newburger, att'y, 2 Rector st; John S Shea, sheriff. By Daniel Greenwald.

54th st, No 432, s s, 383.4 e 10th av, 16.3x53.6 x16.8x52.2, 1-sty str & dwg. Metropolitan Savings Bank agt C N Shurman Investing Co et al; A S & W Hutchins, att'ys, \$4 William st; S Howard Cohen, ref. (Amt due, \$4,477.32; taxes, &c, \$97.88.) By Samuel Marx.

Sheriff st, No 3, w s, 80 n Grand st, 19x100, 5-sty bk tnt. Ada B Gardiner et al exrs agt Sophie Schlepokoff et al; Lot C Alston, att'y, 45 Broadway; E Rosenberg, ref. (Amt due, \$5,754.43; taxes, &c, \$881.79; sub to a first mt of \$15,000.) By Joseph P Day.

Chambers st, No 143, n s, 50.1 w Hudson st, 25 x76.3, 5-sty stn loft & str bldg, leasehold. Twelfth Ward Bank of the City of N Y et al agt Wm Ferris et al; Allen W Ashburn, Jr, att'y, 52 Wm St; Archibald A Gulick, ref. (Amt due, \$13,175.92; taxes, &c, \$3,398.99.) By D Phoenix Ingraham.

184th st, No 509, n s, 100 w Amsterdam av, 50x99.11, 5-sty bk tnt. Nathan Katz agt Von Orden Construction Co et al; Saml Hoffman, att'y, 320 Bway; John S Shea, sheriff. (Sheriff's sale of all right, title, &c, which said company had on July 1, 1910, or since.) By Daniel Greenwald.

June 8.

Bassett av, w s, 494.4 n Saratoga av, 24.7x100x 25.10x100, Eastchester. T Emory Clocke agt Bendikte C Gundersen et al; Thos J Reidy, att'y, 2022 Boston rd; Sumner Gerard, ref. (Amt due, \$3,628.91; taxes, &c, \$70.18.) By Joseph P Day.

College av, No 1340, e s, 459.10 s 170th st, 16.8 x100, 2-sty fr dwg. Fanning C T Beck agt Bertha Knauf et al; Oakes & Schurz, att'ys,

DISSOLUTION NOTICE

McNally & Cochran, doing a general Real Estate Brokerage business at 21 West 34th Street, has this day been dissolved by mutual consent. GEORGE V. McNALLY WILLIAM R. COCHRAN George V. McNally will continue in the business and has moved to 47 West 34th Street.

49 Wall st; Cambridge Livingston, ref. (Amt due, \$3,882.60; taxes, &c, \$130.22.) By Herbert A Sherman.
26th st, No 225, n s, 275 w 2d av, 25x98.9, 3-sty bk tnt & 3-sty bk tnt in rear. Jno J Welstead agt Lillian Hague et al; Harold Swain, att'y, 176 Bway; John F Cowan, ref. (Amt due, \$682.29; taxes, &c, \$920.24; sub to two mts aggregating \$15,127.25.) By Joseph P Day.

Henry st, No 95, n s, 110.2 w Pike st, 25x100, 4-sty bk tnt & strs & 5-sty bk tnt in rear. Mary Brennemann agt Chas Brennemann et al; Coudert Bros, att'ys, 2 Rector st; Henry J Goldsmith, ref. (Partition.) By Joseph P Day.

Day.

Madison av, No 1929 s e cor 124th st, 20.6x80, 124th st
Schenck et al agt Alfred Furst et al; Reginald H Schenck, att'y, 45 Broadway; Algernon S Norton, ref. (Partition.) By Joseph P Day.

June 9.

June 9.

90th st, No 67, n s, 100 e Columbus av, 18.9x 100.8, 3-sty & b stn dwg. Abraham Sartorius agt Jas E J Martin et al; Horwitz & Wiener, att'ys, 346 Bway; Maurice B Blumenthal, ref. (Amt due, \$6,014; taxes, &c, \$1,250; sub to a prior mt of \$16,000.) By Joseph P Day.

Minford pl, No 1446, e s, 325 n Jennings st, 37.6 x100, 2-sty fr dwg & 2-sty fr bldg in rear. Thos Schneider agt Katonah Construction Co et al; T Emory Clocke, att'y, 2022 Bostor rd; Jno A McEveety, ref. (Amt due, \$2,306.03; taxes, &c, \$163.63; sub to a first mt of \$5,000.) By Saml Marx.

June 10.

No Legal Sales advertised for this day.

June 12.

June 12.

114th st, No 62, s s, 275 e Lenox av, 16x100.11, 3-sty & b stn dwg. Tylrae Co agt Isidor Harlam et al; Francis B Sanford, att'y, 165 Bway; Michael J Mulqueen, ref. (Amt due, \$1,704.57; taxes, &c, \$193.36; sub to a first mt of \$13,-600.) By Joseph P Day.

Wales av, n w s, 100 n e St Josephs st, late Grove st, 50x100, 2-sty & b bk dwg, 1-sty fr bidg & vacant. Valentine Haffen agt Jacob Haffen et al; Wager & Acker, att'ys, 287 Bway; Wm H Peck, ref. (Partition.) By Joseph P Day.

Home st, No 1051, on map No 1053, n s, 86.5 e Longfellow av, 50x100, 4-sty bk tnt. Max Stahl agt Home Street Realty Co et al; Jacob C Brand, att'y, 132 Nassau st; Wm K Payne, ref. (Amt due, \$1,540.09; taxes, &c, \$128; sub to a first mt of \$30,000.) By Samuel Marx.

Sheriff st, No 77, w s, 81 n Rivington st, runs w 25 x s 2 x w 25 x n 21 x e 50 x s 19 to beg. 6-sty bk loft and str bldg. Morris Rock agt Markus Weil et al; B Koenigsberg, att'y, 93 Nassau st; H G Rabinowitz, ref. (Amt due, \$10,779.39; taxes, &c, \$—.) By Joseph P Day.

Commonwealth av|n w cor Tremont av, 23.4x Tremont av | 54.11x59.8, gore, vacant, Van Nest. Saml C Master agt Emil R Thiefes et al; Lawrence E French, att'y, 41 Park Row; Chas S Fettretch, ref. (Amt due, \$432.04; taxes, &c, \$36.15.) By Joseph P Day.

Burnside av, No 277 (561), n s, 90.11 w Ryer av, 28.8x58.1x24x73.8, 2-sty fr dwg. Kate L Nugent agt Henry L Davis et al; Sam Crook, att'y, 93 Nassau st; Jas Oliver, ref. (Amt due, \$4,436.58; taxes, &c, \$93.37.) By Bryan L Kennelly.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 2, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

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#Riverside Drive, No 539, old No 547, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty bk tnt. (Amt due, \$20,580.) Wm D Ward

*Str. (Amt due, \$8,768.57; taxes, &c, \$524.) To be readvertised.

*Riverside Drive, No 539, old No 547, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty bk tnt. (Amt due, \$207,896.75; taxes, &c, \$10,854.14.) Jas 8 Lawson. 200,000

*3d av, No 396, w s, 25 n 28th st, 24.4x63.2x24.4x63.7, 5-sty bk tnt & str. (Amt due, \$8,768.87; taxes, &c, \$53.75; sub to a first mt of \$20,500.) Wm D Ward ...30,247

*Church st, Nos 214 & 216 w s, 25 n Thomas st, runs n 50.1 x w 100 x Thomas st, Nos 51 to 57 | n 25.5 x w 76.6 x s 100.1 to Thomas st, x e 101.1 x n 50.2 x e - x s 25.3 x e 50.2 x n 50.1 to beg, 5-sty bk & stn. loft & str bldg. (Amt due, \$311,814.20; taxes, &c, \$4,714.05.) Mary B Brandegee

*10th av, No 368 n e cor 31st st ,24.8x60, 3-sty bk tnt & str & 1-sty bk 31st st, No 459 | str in st. (Amt due, \$15.279.99; taxes, &c, \$6.30.)

*Central Park West, Nos 17 to 20|s w cor 62d st. 100.5 x100.4 december 15,550

Central Park West, Nos 17 to 20|s w cor 62d st, 100.5x100, 4-sty bk dwg 2d st, No 2 | & 3-sty bk rear bldg. (Amt due, \$356,849.02; taxes, &c, \$3,664.19.) Wm R Morgan et al......325,000

Notice is hereby given that infringement will lead to prosecution.

June 3, 1911.

SAMUEL GOLDSTICKER.

CHARLES A. BERRIAN.

D. PHOENIX INGRAHAM.

146th st, s s, 100 e 7th av, 150x99.11, vacant. (Amt due, \$31,626.88; taxes, &c, \$738.30.) Adj to June 13.....

 Total
 \$2,015,247

 Corresponding week, 1910.
 733,600

 Jan. 1st, 1911, to date.
 25,368,010

 Corresponding period, 1910
 33,216,952

REAL ESTATE RECORDS

RECORD AND GUIDE

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. ment 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.

Sth.—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.

System.

CONVEYANCES

BOROUGH OF MANHATTAN.

May 26, 27, 29, 31 and June 1.

Mar 6. Mar 29, 1911. 1:265-10 & 45. A \$\$\text{\$05.000}\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$100
Eldridge st, Nos 141 & 143|s w cor Delancey st, 48.11x100, 6-sty bk Delancey st, Nos47 to 53 | tnt & strs. Security Holding Co to Morris Weinstein, 22 Mt Morris Park West. Mt \$155,000. June 1, 1911. 2:419-63. A \$\$9,000-\$145,000. O C & 100 Forsyth st, No 188, e s, 75 s Stanton st, 25x100, 5-sty bk tnt & strs. David Aronson to Sarah R Mann, 46 W 129th st. All liens, May 26, 1911. 2:421-52. A \$\$21 000-\$30,000. 100 Forsyth st, Nos 213 & 215, w s, 102.2 s Houston st, 27.2x125.7, 6-sty bk tnt & strs. FORECLOS, May 29, 1911. Lewis J Conlan ref to Preston Realty Co, 65 Bleecker st. May 29, 1911. 2:422-20. A \$\$25,000-\$55,000. 2.000 Greenwich st, No 183, e s, abt 45 s Dey st, 25.11x50.3x25x61.6, n s, 5-sty stn loft & str bldg. Anna L Healy to Helen E Duchemin, 2403 7th av. Mt \$25,000. May 31, 1911. 1:61-16. A \$\$31,600-\$40,000.

Greenwich st. No 200, w s, abt 50 s Vesey st, 24.10x69.6x23.9x 76.9, s s, 5-sty bk restaurant. Hart F Momsen to Ernestine Domizlaff, 5 Detmoldstrasse, Hanover, Germany- All title, B & S. Mar 20. May 29, 1911. 1:83—15. A \$35,000—\$41,000.

Greenwich st, No 625, e s, 74.5 n LeRoy st, runs e 44 x n 8 x e 22 x n 18.2 x w 63.3 to st, x s 26.4 to beg, 6-sty bk loft & str bldg. Greenwich Investing Co to Louis Canter, 69 W 138th st. Mt \$65,000. May 29, 1911. 2:602—56. A \$8,000—\$—. O C & 100

Greenwich st, No 200, w s, abt 50 s Vesey st, 24.10x69.6x23.9x 76.9, s s, 5-sty bk restaurant. Olga M Kolff to Henry A Wingert, 907 Grove st. Elizabeth, N J. 1-24 part. All title. C a G. Apr 26. May 31, 1911. 1:83—15. A \$35,000—\$41,000. nom Same property. Helen N Morison et al to same. All title. Feb 4, 1911. May 31, 1911. 1:83. O C & 100 Same property. Emily L Kolff by Cornelius G Kolff to same. 1-24 part. All title. May 29. May 31, 1911. 1:83. 1,916.67 Greenwich st, Nos 719 & 721, e s, 58.4 n Charles st, 37.6x76.7x 41.4x92, 6-sty bk loft bldg. Geo A Macdonald to John Sanders, 62 Clinton pl. Mt \$40,000. May 11. May 31, 1911. 2:632—39. A \$16,000—\$50,000. nom

Hamilton pl,Nos 90 to 96 begins 141st st, n s, 446.1 e Bway, runs 141st st | n 99.11 x e 7.1 x n 9.11 x e 47.10 x n 0.1 x e 15.2 to w s Hamilton pl, x s w 32.2 to w s old Blooming-dale rd, x s w 88.5 to n s, 141st st, x w 20.7 to beg, 7-sty bk tnt Gault Realty Co to Florence K Hoppie, 83 Hamilton pl. Mts \$104,500. May 26. May 27, 1911. 7:2073—20. A \$25,000—895 000.

\$95 000.

Hudson st, No 599, w s, abt 20 n Bethune st, 28.8x76x—x78.6, 3-sty bk tnt & strs with 1-sty fr ext. Hetty F Fischer et al to Michael & Thos Donnelly, both at 597 Hudson st. All title. May 26. May 31, 1911. 2:624—20. A \$16 000—\$18,500. nom Same property. John Corse INDIVID & TRUSTEE Henry Corse, deed et al to same. All title. May 29. May 31, 1911. 2:624.

Same property. Frank De K Huyler to David Huyler, 207 W 86th st & Coulter D Huyler, 260 W 76th st. % parts. Mts \$600,000.

Irving pl, Nos 58, 62 & 64.
18th st. Nos 128 to 136 East.
72d st, No 8 West.
West End av, Nos 263 & 265.
(For descriptions of these properties see conveyances in this issue.) General release of dower Rosa F Huyler widow to Frank De K Huyler, 265 West End av. David Huyler, 207 W 86th st. Coulter D Huyler, 260 W 76th st; Jno S Huyler, 301 W 72d st, individ & EXRS, &c, of Jno S Huyler decd. June 1, 1911. 3:-873; 4:1124; 4:1184.

Mott st, Nos 118 & 120, e s, 45.5 n Hester st, runs n 54.7 x e 43.5 x s 43.8 x w 17 x s 9.8 x w 27.3 to beg, 2, 4-sty bk tnts with strs. Maria Murgolo & ano to Giuseppe Molea, 212 Lafayette st. Mts \$30,500. May 26. May 27, 1911. 1:238—1 & 2. A \$26,500—\$32,000. Oc & 100 Mott st, Nos 118 & 120. Agreement cancelling two agreements recorded in mts on May 12, 1911. Carmela wife Antonio Caruso, 08 Grand st with Maria Murgolo, 116 Mott st. May 26. May 7, 1911. 1:238. nom

Macombs pl, No 30 (Macombs Dam rd), e s, 69.2 s 151st st, 44.3x 106.1x39x85.1, 6-sty bk tnt. Wille Const Co to Specialist Realty Co, 241 W 125th st. Mts \$39,750. May 29, 1911. 9:-0 C & 100 Mulberry st, Nos 224 & 228, e s, 102.2 n Spring st, 75.3x98.9, 3-sty bk stable, 3-sty bk tnt & strs & 4-sty bk tnt & str with 2-sty bk factory in rear. Thos F Farrell to Honora McN Farrell, 147 W 93d st. ½ part. All title. Mt \$17,000. May 19. May 29, 1911. 2:494—1 to 3. A \$52,500—\$58,000. 100 Mott st, No 39 (37), w s, abt 200 s Bayard st, 22x89.2x28x88, n s, 5-sty bk tnt & str & 3-sty bk tnt in rear. Jos L Buttenwieser to Jas Campora, 36 Mott st & Victor Fioresi, 24 Mott st. All liens. June 1, 1911. 1:164—31. A \$13,500—\$20,000. O C & 100 Mangin st, No 26 e s, 125.4 n Broome st, 25x200.2 to w s Tompkins st, No 19 Tompkins st, 1 & 2-sty bk stables. Isaac Lewenthal et al to Kauffman & Lewenthal Realty Co, 320 Bway. All liens. May 27. June 1, 1911. 2:322—37 & 50. A \$20,000—\$21,000. mom Maiden lane, No 126, s s, 84.5 w Water st, 20.5x65.4x20.5x64.10, 5-sty bk loft & str bldg. 1:39—24. A \$18,200—\$25,500.

Conveyances

All liens. May 27. June 1, 1911. 2:322—37 & 50. A \$20,000—\$21,000.

Maiden lane, No 126, s s, 84.5 w Water st, 20.5x65.4x20.5x64.10, 5-sty bk loft & str bldg. 1:39—24. A \$18,200—\$25,500.

Beekman st, Nos 110 to 116, e s, 33.5 n Water st, 66.8x25, 6-sty bk loft & str bldg. 1:98—17. A \$22,100—\$35,000.

Pearl st, No 230, s s, 40.4 w Burling slip, 20.3x70.6x20.3x67.8, 4-sty bk loft & str bldg. 1:70—28. A \$16,200—\$20,000.

Pearl st, No 281, n s, 33.3 w Beekman st, 25x100, 5-sty bk loft & str bldg. 1:70—28. A \$16,200—\$20,000.

Pearl st, No 6 | s w cor Elm st, 24.6x45x23.9x45, 5-sty bk loft Elm st, No 14 | & str bldg. 1:154—21. A \$37,000—\$42,000.

Roland S Pettit to Jas W Adams, 1228 Dean st, Bklyn. All title. May 18. June 1, 1911.

Pearl st, No 6 | s e s at s w s Old Slip, 19x45.8, 4-sty bk tnt Old Slip, Nos 3 & 5 | & str. 1:30—18. A \$32,000—\$36,000.

Wall st, No 120 | n e cor South st, 38x30.2x39.10x30, 4-sty bk South st, Nos 59 & 60 | tnt & strs. 1:37—53. A \$51,000—\$55,000.

4th st, No 14 | s e cor Mercer st, 22x80.5, 8 & 9-sty bk loft & Mercer st, No 256 | str bldg. 2:535—47. A \$43,000—\$55,000.

Anna R Schutte & ano to Ranken Realty Co, 2d National Bank Bldg, Hoboken, N J. B & S. Mts \$95,000 & all liens. Feb 24. May 27, 1911.

Stanton st, No 249, s s, 75 w Sheriff st, 25x75, 5-sty bk tnt & strs. Sophia Mayer to Sarah Weinstein, 249 Stanton st. Mts \$35,000.

Stanton st, No 249, s s, 75 w Sheriff st, 25x75, 5-sty bk tnt & strs. Sarah Weinstein to Sophia Mayer, 41 E 72d st. Mt \$35,-

Stanton st, No 249, s s, 75 w Sheriff st, 25x75, 5-sty bk tnt & strs. Sarah Weinstein to Sophia Mayer, 41 E 72d st. Mt \$35,000. May 25. May 27, 1911. 2:339-56. A \$20,000-\$30,000

st. 2-3 parts. May 29. June 1, 1911. 2:596—17 to 20. A \$45,500—\$49,000.

Washington st, No 479, e s, 182.6 s Spring st, 20.4x80 with all title to alley adj, 7-sty bk loft & str bldg. Greenwich Investing Co to Max Canter, 1 W 133d st. All liens. Jan 18. May 27, 1911. 2:595—61. A \$8000—\$—. 100

1st st E, Nos 88 & 90, n s, 187 e 1st av, 42x105.11, 6-sty bk tnt & strs. Julius Tishman to Geo Hornberger at Elmwood av & East 3d st, Bklyn. Mts \$65,000. May 31. June 1, 1911. 2:-429—59. A \$33,000—\$65,000. May 31. June 1, 1911. 2:-429—59. A \$33,000—\$65,000. O C & 100

7th st E, No 67, n s, 275 w 1st av, 25x92.6, 4-sty bk tnt. Maria Berliant to Saml Horn, 61 E 3d st. Mts \$24,250 & all liens. May 26, 1911. 2:449—48. A \$20,000—\$27,000. nom 8th st E, No 47, the business. Power of atty. Annie Lessler to Jos Lessler. 47 E 8th st. May 31, 1911. — 9th st E, Nos 423 & 425, n s, 300 e 1st av, 33.4x85, one 5 & one 4-sty bk tnts. Henry Regelmann & ano INDIVID. EXRS. &c. Christian Regelmann to Rae Levy, 400 Manhattan av. Mts \$11,000 & all liens. May 29. May 31, 1911. 2:437—40 & 41. A \$20,000—\$28.000. 9th st E, No 718, s s, 233 e Av C. 25x93.11, 5-sty bk tnt. Harris Wolf et al to Jno A Clayton, 694 Putnam av. Bklyn. Mt \$30,-750 & all liens. May 19. June 1, 1911. 2:378—16. A \$16,000—\$27,000. O C & 100 10th st E, No 274, s s, 325 e 1st av, 25x99.7, 4-sty bk tnt. & strs. Louisa Neuenstein to Max H & Natzy Hazay, 274 E 10th st. Mt \$10,000. May 31. June 1, 1911. 2:437—18. A \$18,000—\$20,000.

10th st E, No 272, s s, 300 e 1st av, 25x99.7, 4-sty bk tnt. Geo E Lapp to Lewis Leining, 355 E 19th st. Mt \$14,000. June 1, 1911. 2:437—17. A \$18,000—\$21,000. O C & 16. 11th st E, No 58 (26), s s, 230.8 e University pl, 21.4x94.9x21.5x 94.9, 8-sty bk loft & str bldg. FORECLOS, Apr 25, 1911. Wm C Arnold, ref. to Louis Jerkowski at Rue Daviond, Paris, France. Mt \$70,000. May 25. May 26, 1911. 2:562—13. A \$35,000—\$75,000. 3.00. 100

\$75,000.

\$75,000.

\$3,000

12th st E, Nos 641 & 643, on map No 643, n s, 108 w Av C, 37.6x

103.3, 6-sty bk tnt & strs. David Jacobowitz to 133 W 19th st, a corpn at 35 Nassau st. Mts \$44,500. May 31. June 1, 1911.

2:395—40. A \$22,000—\$50,000.

100

14th st E, No 521, n s, 291 e Av A, 25x103.3, 6-sty bk tnt & strs.

FORECLOS, May 18, 1911. Richard H Clarke, Jr, ref, to Rexton Realty Co, 37 Liberty st. May 31, 1911. 3:972—15. A \$13,500

\$25,000.

17th st E, No 17, n s, 216,10 w Brown Trans.

Realty Co, 37 Liberty st. May 31, 1911. 3:972—15. A \$15,300 23,000 17th st E, No 17, n s, 216.10 w Bway, runs n 79.9 x e — x s 25 x again s 58.10 to st x w 25 to beg, 6-sty bk loft & str bldg. Daniel K De Beixedon & ano EXRS, &c, Helen S Kingsland to Lina Weil, 19 w 98th st. May 29. May 31, 1911. 3:846—14. A \$47,000—\$52,000. 45,000 17th st E, No 530, s s, 380.5 e Av A, 23.5x92, 5-sty bk tnt. Eliza Fritz to Magdalena Althoff, 530 E 17th st. Mt \$10,200. Mar 17. May 31, 1911. 3:974—44. A \$7,000—\$12,000. mom 18th st E, No 534, s s, 95.6 w Av B, 43.9x92, 6-sty bk tnt. Paul Hellman & Margt his wife to Lena Hellmann, 160 E 66th st. 1-3 part. Mt \$30,000. June 1, 1911. 3:975—32. A \$12,500—\$44,000. 18th st E, No 530, s s, 183 w Av B, 43.9x92, 6-sty bk tnt & strs. Paul Hellman & Margt his wife to Margt Hellman, 160 E 66th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000. 18th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000. 18th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000. 18th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000. 18th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000. 18th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000. 18th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000. 18th st. Mt \$30,000. June 1, 1911. 3:975—36. A \$12,500—\$44,000.

21st st W, Nos 218 & 220, s s, 235 w 7th av, 46.10x105.5, 7-sty bk tnt. Martin Holding Co to Standard Holding Co, 128 Bway. Mt \$85,000. May 31, 1911. 3:770—51. A \$32,000—\$95,000.

O C & 100

23d st W, No 352, s s, 200 e 9th av, 25x98.9, 4-sty stn dwg with
2-sty ext. Daniel Rosenbaum to Henry Rousby, 46 Lee av,
Bklyn. Mt \$15,000 & all liens. May 19. May 26, 1911. 3:746-70. A \$18.000-\$25,000. O C & 100

25th st W, No 313, n s, 130 w 8th av, 24x98.9, 4-sty bk tnt with
3-sty bk tnt in rear. Robt J Walsh to Margt R Walsh, 713 Burke
st. All liens. May 31. June 1, 1911. 3:749-31. A \$10,000

-\$14 000.

26th st E, No 336, s s 125 w 1st av 25x98.9 5-sty bk tnt fig. streetens.

26th st E, No 336, s s, 125 w 1st av, 25x98.9, 5-sty bk tnt & strs.
FORECLOS, May 25, 1911. Jas R Deering ref to Peter Donald,
39 W 46th st. May 31. June 1, 1911. 3:931—36. A \$10,000
—\$24,000.

39 W 46th st. May 31. June 1, 1911. 3:931—36. A \$10,000 —\$24,000.

30th st E, No 9, n s, 185.9 e 5th av, runs n 81.2 x e 14.3 x n 3.10 x e 7.2 x s 85 to st, x w 21.5 to beg. 3-sty & stn bldg & str with 1-sty ext. A Coleman Smith to Wm J Fitzgerald, 547 W 45th st. C a G. Morts \$68 500. May 31. June 1, 1911. 3:860—9. A \$57,000—\$68,000. nom 31st st W, Nos 39 & 41 ln s, 500 w 5th av, runs n 98.9 x w 15.8 x 32d st W, Nos 38 & 40 ln 98.9 to s s 32d st x w 41.4 x s 98.9 x e 7 x s 98.9 to 31st st x e 50 to beg. 16-sty bk & stn loft & str bldg. Arena Constn Co to Martin Holding Co, 1 Mad av. Mt \$975,000. May 31, 1911. 3:833—19. A \$—\$—. O C & 100 33d st E, No 322, s s, 250 e 2d av, 25x98.9, 4-sty bk tnt & strs. Fredk Vogel to Jno Courtney, 140 E 31st st. May 31. June 1, 1911. 3:938—54. A \$10,500—\$13,000. nom 33d st W, Nos 257 & 259 on map Nos 261 & 265, n s, 100 e 8th av, 60x98.9, vacant. Zachariah Zacharias to 260 West 34th St Co, 149 Bway. Mt \$130,000. May 1. June 1, 1911. 3:783—6 to 8. A \$58,500—\$58,500. 34th st W, No 260, s s, 159 e 8th av, 14.6x98.9, 4-sty stn dwg. Zachariah Zacharias to 260 West 34th St Co, at 149 Bway. Mt \$40,000. May 1. June 1, 1911. 3:783—78. A \$30550—\$33,000.

34th st W, No 262, s s, 144.6 e 8th av, 14.6x98.9, 4-sty stn dwg. Leo M Klein et al to Klaxon Holding Co. 149 Bway. Mts \$29,500. Mar 30, 1909. June 1, 1911. 3:783-79. A \$30.550-\$33.000. nom

34th st W, No 262, s s, 144.6 e 8th av, 14.6x98.9. 4-sty stn dwg. Klaxon Holding Co to 260 West 34th St Co, 149 Bway. Mt \$35,-000. May 1. June 1, 1911. 3:783-79. A \$30,550-\$33,000.

34th st W, No 470, s s, 78 e 10th av, 21.6x88. 3-stv stn dwg. Louis J Lipset to Jules S Bache, 8 E 67th st, & Henry Wollman, 1 W 70th st. Mt \$13,000. May 29. May 31, 1911. 3:731. S2. A \$14,500—\$17,500. O & 100

Same property. Ida J wife Louis J Lipset to same. B & S, dower & all title, &c. May 23. May 31, 1911. 3:731. nom 36th st W, No 52, s w s, 330 e 6th av, 20x98.9. 4-stv & b stn dwg. Matilda L wife Fredk W Satterlee to Mary E Strong, 502 W 143d st. B & S. June 1, 1911. 3:837—74. A \$56,000—\$63.-000.

000.

37th st E, No 232, s s, 185 w 2d av, 20x98.9, 4-sty bk tnt & str.

August Wolf to Otto Grimmer at Armour Villa Park, Yonkers,

N Y. May 31. June 1, 1911. 3:917—41. A \$8,000—\$11,000.

O C & 100

O C & 100

38th st W, Nos 230 & 232, s s, 254 w 7th av, 38.11x98.9, 4 & 5sty bk hospital. The New Amsterdam Eye & Ear Hospital to
Harry Ferguson, 306 W 81st st. Mt \$33,000. May 26, 1911.
3:787-59 & 60. Exempt—Exempt. 69,000

39th st W, No 416, s s, 225 w 9th av, 25x98.9, 5-sty bk tnt &
str, with 3-sty bk tnt in rear. Richard Grant to Henry Poschmann, 106 10th av. Mts \$17,000. May 25. May 26, 1911. 3:736-44. A \$10,000-\$17,000. O C & 100

39th st W, No 14, s s, 237 w 5th av, 22x98.9, 4-sty stn loft &
str bldg. Emile V Vigouroux to Theresa Abelson, 150 W 120th
st. May 26, 1911. 3:840-57. A \$70,500-\$81,500. O C & 100

Same property. Theresa Abelson to Maurice Mandelbaum, 12 W
87th st. B & S. Mt \$66,000. May 25. May 26, 1911. 3:840.
O C & 100

39th st W, Nos 257 to 261 n s, 150 e 8th av, 76,6x98.9, 3, 5-sty

O C & 100

39th st W, Nos 257 to 261, n s, 150 e 8th av, 76.6x98.9, 3, 5-sty
bk tnts. Aaron Coleman to Wm Wetstein. Mts \$92,000. Oct
11, 1905. Re-recorded from Oct 13, 1905. June 1, 1911. 3:789—11 to 13. A \$67,500—\$117,000. O C & 100

Same property. Wm Wetstein to Seligman Manheimer, 212 E 60th
st. Mts \$67,500. June 1, 1911. 3:789. O C & 100

45th st W, Nos 25 to 33, n s, 325 w 5th av, 100x100.5, 5, 4-sty
stn bldgs & strs. Tilden Investing Co to Century Holding Co,
1182 Bway. Mt \$300,000. May 29, 1911. 5:1261—21 to 24,
A \$266,000—\$293,000.

46th st W, No 9, n s, 164.4 w 5th av, 215x100.5, 4-sty & b stn

A \$260,000-\$295,000.

46th st W, No 9, n s, 164.4 w 5th av, 21.5x100.5, 4-sty & b stn dwg. Harry Hubbard to Henry L Maxwell, 94 8th av, Bklyn. All liens. May 29, 1911. 5:1262-30½. A \$67,000-\$75,000.

O C & 100

Notice is hereby given that infringement will lead to prosecution.

RECORD AND GUIDE

46th st W, Nos 16 & 18, s s, 264 w 5th av, 44x100.5, 2, 4-sty str bldgs. Arthur W Saunders to Minturn P Collins at Purchase N Y. All liens. June 1, 1907. May 27, 1911. 5:1261—48 & 49 A \$130,000—\$150,000.

A \$130,000—\$150,000.

A \$130,000—\$150,000.

O C & 100

G C & 100

Same property. John Corse INDIVID & TRUSTEE Henry Corse deed et al to same. All title. May 29. May 31, 1911. 4:

deed et al to same. All title. May 29. May 31. 1911. 4:1040. 12,862.50
51st st W, No 11, n s, 250 w 5th av, 25x100.4, 4-sty & b stn dwg.
5:1267—27. A \$88,000—\$107,000.
51st st W, No 133, n s, 425 w 6th av, 25x120, 2 & 3-sty bk stable.
4:1004—15. \$33,000—\$40;000.

Sarah A Woodward et al EXRS, &c, Wm Woodward, Jr to Wm
Woodward, 9 E 56th st. May 23. May 29, 1911. O C & 100
51st st E, No 43, n s, 202 e Mad av, 22x100.5, 5 & 6-sty & b bk
dwg. Carrie H wife Eugene de Raimbouville to Eliz W wife
Geo E Dunscombs, 14 E 60th st. B & S & C a G. May 10.
May 27, 1911. 5:1287—29. A \$44,000—\$91,000. O C & 100
52d st W, No 546, s s, 275 e 11th av, 25x100.5, 4-sty bk tnt.
Herman H Ausderoh. Jr et al to Dordan-Butler Realty Co, 103
Park av. Mt \$6,000. Dec 20, 1910. (Re-recorded from Dec
21, 1910.) May 26, 1911. 4:1080—53. A \$9,000—\$14,000.

O C & 100

21, 1910.) May 26, 1911. 4:1080-53. A \$9,000-\$14,000. O C & 100
52d st E, No 46, s s, 218 e Mad av, 18x100.5, 5-sty & b bk dwg.
Charles Brendon Co to Chas Buek, 1 W 72d st. B & S. May
23. May 26, 1911. 5:1287-42. A \$38,000-\$72,000. O C & 100
52d st W, No 228, s s, 103.11 w Bway, 25x100.5, 4-sty stn dwg.
Albertina D Koschel to Henry R Stern, 808 West End av. Mt
\$20,000. June 1, 1911. 4:1023-48. A \$40,000-\$44,000. nom
55th st W, Nos 150 & 152, s s, 181.3 e 7th av, 50x100.5, 2, 3-sty
bk stables. Alfred H Ackers to Frederic J Middlebrook, 2030
Bway. Mt \$79,000. May 31. June 1, 1911. 4:1007-56 & 57.
A \$60,000-\$74,000.

55th st W, No 136, s s, 400 w 6th av, 25x100.5, 2 & 4-sty bk stable. Elsie D Hogencamp, INDIVID, EXTRX, &c, Wm H Hogencamp, decd, et al to Philip Krauss, 159 E 92d st. Mav 29,
1911. 4:1007-49. A \$30,000-\$37,000. O C & 100
55th st W, No 136, s s, 400 w 6th av, 25x100.5, 2 & 4-stv bk
stable. Philip Krauss to Herald Square Holding Co, 1182 Bway.
Mt \$26,250. May 29, 1911. 4:1007-49. A \$30,000-\$37,000.
O C & 100
55th st W, Nos 508 to 516, s s, 175 w 10th av, 100x100.5.

0 C & 10
55th st W, Nos 508 to 516, s s, 175 w 10th av, 100x100.5.

50th st W, No 352, s s, 225 e 9th av 25x100.5.

Hudson st, No 599, w s, 28.8x76x—x78.6.

Power of atty. Chas E Fischer et al to John Corse, 129 W 94th st. All title. May 31, 1911. 2:624; 4:1042 & P A.

55th st W, Nos 150 & 152, s s, 181.3 e 7th av, 50x100.5, two 3-sty bk stables. Barney Estate Co to Alfred H Ackers, 233 W 128th st. Mt \$50,000. May 31, 1911. 4:1007—56 & 57. A \$60,000—574,000.

56th st W, No 326, s s 333.8 w 8th av 20.8x100.5, 4-sty & b stn

574,000. OC & 166th st W, No 326, s s, 333.8 w 8th av, 20.8x100.5, 4-sty & b stn dwg. Wm F Palmer to Samuel Loewensohn, 100 W 141st st. Mt \$18,000. May 26, 1911. 4:1046—46. A \$13,500—\$20,000.

widow to City of N Y. All title. Q C. Mar 25. May 26, 5:1434.

61st st W. No 106, 6-sty bk tnt. Assignment of rents. Kath Gallaher to Royal Co. 93 Nassau st, composed of Philip & M H Sugerman, 136 W 118th st & F C Straat, 247 W 104th st. May 29. May 31, 1911. 4:1132. 2,800.

63d st W, No 234, s s, 250 e West End av, 37.6x100.5, 6-sty bk tnt. FORECLOS, Apr 26, 1911. Abr R Lawrence, ref. to Julius B Fox, 520 Ocean av. Jersey City, N J. May 26, 1911. 4:1154—54. A \$10,000—\$35,000. 36,900.

Same property. Julius B Fox to Julius Bacharach, 32 W 87th st. Mt \$23,000. May 26, 1911. 4:1154. O C & 100. 64th st E, No 169, n s, 180 e Lex av, 16x100.5, 3-sty & b stn dwg. Jno I Middleton to Herbert C Pell at Tuxedo Park, N Y. Mt \$26,000. May 24. June 1, 1911. 5:1399—27. A \$14,500—\$24,-000.

65th st E, No 105, n s, 40 e Park av, 20x80, 3-sty & b stn dwg. Louise L Dudgeon to Jno A Barnard, 105 E 65th st. Mt \$20,000 & all liens. June 1, 1911. 5:1400-2½. A \$26,000-\$31,000.

65th st E, No 106, s s, 71 e Park av, 17x100.5, 5-sty stn dwg with 3-sty extension. Maurice Brill to Rhona M Brill his wife, 106 W 65th st. Mt \$41,000 & all liens. May 19. May 26, 1911. 5:1399—70. A \$25,000—\$40,000. nor 70th st W, Nos 305 to 311, n s, 100 w West End av, 80x100.5. 4, 3-sty & b bk dwgs. Edith Bryce to Reliant Holding Co, 160 Bway. May 18. June 1, 1911. 4:1182—26 to 28. A \$32,000—\$58,000. O C & 10 71st st W, No 140, s a 390 w Color 20x100.5.

#, 5-sty & b bk dwgs. Edith Bryce to Rehant Holding Co. 160

Bway. May 18. June 1, 1911. 4:1182—26 to 28. A \$32,000—
\$58,000.

71st st W. No 140, s s, 390 w Col av, 20x100.5, 4-sty & b bk dwg
with 3-sty extension. Jacob Mavers to Ellen Y Scott, 17 Reid
st, Jersey City, N J. Mt \$20,000. May 26, 1911. 4:1142—49.
A \$15,000—\$29,000.

71st st W. No 138, s s, 370 w Col av. 20x100.5.

71st st W. Nos 142 & 144, s s, 410 w Col av. 40x100.5.
three 4-sty & b bk dwgs with 2-sty extensions.

Herald Square Holding Co to Ellen Y Scott, 71 Reid av, Jersey
City, N J. Mts \$72,000. May 26, 1911. 4:1142—48. A \$15,000—\$28,000; 49½ & 50. A \$30,000—\$56,000. O C & 100

71st st W. Nos 138 to 144, s s, 370 w Col av, 80x100.5, four 4-sty
& b bk dwgs, with 2-sty extensions. Ellen Y Scott to Allendale
Building Co, 135 Bway. Mts \$117,000. May 26, 1911. 4:1142—
48 to 50. A \$60,000—\$113,000.

72d st W. No 8, s s, 175 w Central Park West, 25x102.2, 4-sty &
b stn dwg. Coulter D Huyler et al EXRS, &c, Jno S Huyler
to Coulter D Huyler, 260 w 76th st. Mar 31. June 1, 1911.
4:1124—40. A \$45,000—\$70,000.

Same property. Coulter D Huyler to Frank De K Huyler, 265 West End av & David Huyler, 207 W 86th st. 2-3 parts. Mt \$75,000. Mar 31. June 1, 1911. 4:1124. O C & 100 T3d st W, No 150, s s, 290 e Ams av, 20x102.2, 4-sty & b stn dwg. Geo H Clarke to Lizzie C Gennert, 150 W 73d st. Mt \$18,000. June 1, 1911. 4:1144-53. A \$14,000-\$25,000. 100 T8th st W, s s, 45.2 e Bway, 25x102.2, 1-sty fr shop. Margt Watson & ano to Alice Carlin, 234 W 78th st. Q C. June 1, 1911. 4:1169-46. A \$25,000-\$25,500. 250 T8th st E, No 261, n s, 97.6 w 2d av, 13.10x102.2, 3-sty bk dwg. Edwin D Hewitt to Bella Inkelas, 206 E 78th st & Sabina Zilz, 426 E 79th st. May 23. May 27, 1911. 5:1433-21. A \$5,500-\$6,500. O C & 100 S0th st W, No 152, s s, 105 e Ams av, 23x102.2. S0th st W, No 154, s s, 188 e Ams av, 20x102.2. S0th st W, No 150, s s, 228 e Ams av, 22x102.2. dwgs.

80th st W, No 150, s s, 226 e Ams C., dwgs.

Henry R Hoyt et al HEIRS, &c Saml N Hoyt to Peter J Shields, 65 Prospect pl. Q C. May 26. May 29, 1911. 4:1210—55 to 57 & 60. A \$49,100—\$91,000.

80th st W, No 162, s s, 105 e Ams av, 23x102.2.

80th st W, Nos 150 to 156, s s 168 e Ams av, 82x102.2, 5, 4-sty & b stn dwgs.

Peter J Shields to Tourneur Realty Co, 299 Bway. May 25. May 29, 1911. 4:1210—55 to 57½ & 60. A \$61,000—\$113,000.

O C & 16 O C & 100

O C & 100

80th st E, Nos 505 & 507, n s, 123 e Av A, 50x102.2, 2, 5-sty bk loft & str bldgs. Ricka Kaufman to Carrie B Towne at Stamford, Conn. Mt \$19,750. Apr 18. May 29, 1911. 5:1577-6 & 7. A \$15 000—\$50,000.

80th st W, No 156, s s, 168 e Ams av, 20x102.2, 4-sty & b stn dwg. Release dower. Rosina E Hoyt widow to Peter J Shields, 65 Prospect pl. May 23. May 29, 1911. 4:1210—57½. A \$11,500—\$22,000.

82d st W, No 137, n s, 325 e Ams av, 25x77.3x25x79.2, 5-sty bk tnt. Marie J wife Martin J Ward to Martin J Ward, 137 W 82d st. Mt \$24,000 & all liens. Apr 16. May 26, 1911. 4:1213—14. A \$12,500—\$25,000.

84th st W, No 206, s s, 150 w Ams av, 20x100.2, 5-sty stn tnt. City Equity Co to Fred Schulz Co, 146 Water st. B & S & C a G. Apr 20. May 26, 1911. 4:1231—39. A \$11,000—\$21 500.

85th st E, No 225, n s, 325 e 3d av, 25x102.2, 4-sty bk tnt & strs.

85th st E, No 225, n s, 325 e 3d av, 25x102.2, 4-sty bk tnt & strs. 86th st E, No 228, s s, 325 e 3d av, 25x102.2, 4-sty stn tnt &

Strs.

Frank Wuttge et al to Kreutzer Quartett Club, 69 St Marks
Mt \$38,000. May 26. June 1, 1911. 5:1531—14 & 35. A \$2

Mt \$38,000. May 26. June 1, 1911. 5:1531—14 & 35. A \$25.—000—\$35.000. 38.000

85th st E, No 115, n s, 195.6 e Park av, 20x102.2, 3-sty stn dwg. Martin J Grossman & ano EXRS, &c, Martin Grossman to Society of the Helpers of the Holy Souls, 115 E 85th st. June 1, 1911. 5:1514—9. A \$12,500—\$14,500. 18,750

86th st E, No 333, n s, 295 w 1st av, 25x100.8, 5-sty bk tnt. Anton Heller INDIV & as EXR Katharina Koeber to Andrew Stahl, 128 Midwood st, Bklyn N Y. June 1, 1911. Mt \$18,000. 5:1549—15. A \$10,000—\$20,000. 0 C & 100

87th st W, No 320, s s, 260 w West End av, 20x100.8, 3-sty & b stn dwg. Eliz J Bennett to Reliant Holding Co, 160 Bway, June 1, 1911. 4:1248—43. A \$12,000—\$22,000. 0 C & 100

87th st W, No 136, s s, 350 w Col av, 20x100.8, 4-sty & b stn dwg. Oscar Kress to Abr L Godman, 263 w 113th st. Mt \$22,000. May 23. May 26, 1911. 4:1217—46½. A \$12,000—\$23,500. 0 C & 100

87th st W, No 265, n s, 90 w Bway, 35x100.8, 3-sty bk stable.

\$23,500. O C & 100 87th st W, No 265, n s, 90 w Bway, 35x100.8, 3-sty bk stable. Fredk A Clark to Mary T Donovan, 302 W 105th st. B & S. Mt \$30,000. May 29. May 31, 1911. 4:1235—9. A \$25,000— \$35,000. O C & 100

\$35,000.

88th st W, No 254, s s, 100 w Bway, 18x100.8. 3-sty & b stn dwg. Sophie Sterns to Nannette W Blum, 342 W 88th st. Mt \$11,000. June 1, 1911. 4:1235—56. A \$10,500—\$18,500. O C & 100 89th st E, No 430 s s, 257 w Av A, 25x100.8, 5-sty stn tnt. Mary Ryan to Max Beniamin, 51 E 88th st. Mt \$10,000, May 29. June 1, 1911. 5:1568—35. A \$8,500—\$19,000. O C & 100 90th st W, No 305, n s, 64 w West End av, 18x83.5, 4-sty & attic bk dwg. Jno E Nicholson to Sidney Blumenthal, 329 W 87th st. Mt \$22,000. May 24. May 29, 1911. 4:1251—17. A \$10-000—\$32,000.

91st st W, No 70, s s, 142 e Col av, 21x100.8, 3-sty & b stn dwg. Jno P Nolan to L & M Holding Co, 35 Nassau st. Mt \$16,000. May 31. June 1, 1911. 4:1204—58. A \$13,500—\$20,500. O C & 100 92d st E, No 26, on map No 24, s s, 320.7 e 5th av, 22x100.8, 4-

May 31. June 1, 1911. 4:1204—58. A \$13,500—\$20,500. O C & 100 92d st E, No 26 on map No 24, s s, 320.7 e 5th av, 22x100.8, 4-sty stn dwg. Plainfield Land & Bldg Co to Marie B Reynolds, 305 W 90th st. Mt \$42,000. May 20. May 31, 1911. 5:-1503—59. A \$44,000—\$56,000. nom 93d st W, No 147, n s, 320 e Ams av, 20x81.4 to s s Apthorps lane (closed), x20x82.3, with all title to s ½ of said lane in rear of above, 3-sty & b stn dwg. Thos F Farrell to Nora A Farrell. ½ part. All title. Mt \$12,000. Jan 5, 1909. May 29, 1911. 4:1224—14. A \$11,000—\$19,000. O C & 100 93d st E, Nos 58 & 60, s s, 120 e Mad av, 50x100.8, two 5-sty stn ths. Ernest H Herb to Ernest A Herb, 2 W 94th st. May 25. May 26, 1911. 5:1504—47 & 48. A \$42,000—\$72,000. O C & 100 93d st W, No 47, n s, 266.8 e Col av, runs n — to c 1 Apthorps lane x w — to pt 250 e Col av x n — to c 1 of blk x e 25 x s — to c 1 said lane x e — to pt 283.4 e of av x s — to st x w 16.8 to beg, 3-sty & b stn dwg. Tourneur Realty Co to Peter J Shields, 65 Prospect pl. Mt \$10,000 & all liens. May 25. May 31, 1911. 4:1207—11½. A \$6,500—\$9,500. O C & 100 93d st W, Nos 37 to 43, n s, 425 w Central Park West, runs w 75 x n 44.4 to s s former Apthorps lane & still n 19.10 to c 1 of lane x w 25.10 x n — to c 1 of blk x e 100 x s 19.3 to n s of lane & still s 20.2 to c 1 of lane x e 0.8 to point 425 w of av x s 61.2 to beg, 8-sty bk tnt. Tourneur Realty Co to Peter J Shields, 65 Prospect pl. Mts \$180,000. May 25. May 31, 1911. 4:1207—15. A \$50,000—\$—. O C & 100 98th st E, No 215, n s, 235 e 3d av, 25.2x100.11, 5-sty bk tnt & strs. Irving Bachrach et al to Frame Realty Co, 130 Fulton st. All liens. May 18. May 29, 1911. 6:1648—10. A \$9,000—\$21,-000. O C & 100 99th st W, No 14, s s, 250 w Central Park West, 25x100.11, 5-100.

000.

99th st W, No 14, s s, 250 w Central Park West, 25x100.11, 5-sty bk tnt. Philip Krauss to Leonard Weill, 76 W 102d st & Isidor H Kempner, 343 W 87th st. Mt \$19,000. May 25. May 26, 1911. 7:1834—43. A \$13,000—\$25,000. nom 99th st W, No 8, s s, 150 Central Park West, 25x100.11. 5-sty stn tnt. Herman Alexander to Hattie Kasberg, 450 So 5th av, Mt Vernon. All liens. May 4. June 1, 1911. 7:1834—39. A \$13,000—\$26,000.

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102d st E, No 404, s s, 120 e 1st av ,25x100.11, 1 & 2-sty bk str.

Abr Rosenstein to Simon Epstein, 1851 7th av. Mar 15. June
1, 1911. 6:1695—45. A \$6,000—\$10,500. O C & 100
104th st E, Nos 231 & 233, n s, 200 w 2d av. 33.4x100.10. 2.
3-sty bk dwgs. Edmund Coffin to Union Theological Seminary
cor Bway & 120th st. May 25. May 29, 1911. 6:1654—16 &
16½. A \$11,000—\$14,000. nom
105th st E, Nos 217 & 219, n s, 179.2 e 3d av, 40.10x100.11, 6-sty
bk tnt & strs. Joseph & Wm Cohen to Adolph Goldner, 947 2d
av. Mt \$48,500. May 4. May 31, 1911. 6:1655—8. A \$15,000
—\$48,000. nom
107th st E, Nos 415 & 417, n s, 293 e 1st av, 50x100.11, 1-sty fr
bldgs. Geo A Reeber et al to Antony Cancro, 2070 1st av, &
Louis Curcio, 2066 1st av. Mt \$9,000 & all liens. May 26.
May 31, 1911. 6:1701—part lot 13. A \$—\$—. O C & 100
107th st E, Nos 419 to 425, n s, 343 e 1st av, 145x100.11, 2-sty
stn stable & 1-sty fr bldg. Geo A Reeber et al to Richard H
Handley at Hauppauge; Smithtown, Suffolk Co, L I. All liens.
May 26. May 31, 1911. 6:1701—18, 19 & part lot 13. A
\$—\$—.

O C & 100
111th st E, No 31, n s, 50 w Madison av, 25x100.11, 5-sty stn tnt.

\$85,000. May 31. June 1, 1911. 7:1829. nom

Same property. Michl Block to Leo Platt, 210 W 110th st. Mts

\$70,000. May 31. June 1, 1911. 7:1829. nom

13th st W, No 622, s s, 117.6 e Riverside Drive, 77x100.11, 8-sty

bk tnt. J J Steindler Co to Ferguson Bros & Forshay, 103 Park av.

Mt \$165,000. May 26, May 27, 1911. 7:1895—32. A \$56,000

—\$220,000. C & 100

13th st W, No 535, n s, 325 e Bway, 50x100.11, 8-sty bk tnt.

Paterno & Son Contracting Co to L Bojenhardt Eskesen, 39 Gordon st, Perth Amboy, N J. Mt \$120,000. May 31, 1911. 7:

1855—15 & 16. A \$30,000—\$—.

115th st W, No 32, s s, 469 e Lenox av, 20x100.11, 3-sty & b bk

dwg. Jos Newmark to Jos Isear, 1048 Grant av. Mt \$3,500.

Dec 10, 1910. May 26, 1911. 6:1598—52. A \$11,000—\$14,000.

O C & 100

115th st W, Nos 8 & 10, s s, 145 w 5th av, 50x100.11, 2, 5-sty stn

0 C & 10 0 C & 10 2, 5-sty stn st. Mts Dec 10, 1910. May 20, 1011.

115th st W, Nos 8 & 10, s s, 145 w 5th av, 50x100.11, 2, 5-sty str tnts. Raphael Lyons to Rose Heyman, 130 W 131st st. Mts \$47,750. May 31. June 1, 1911. 6:1598—12 & 43. A \$28,000 o C & 1

tnts. Raphael Lyons to Rose Heyman, 130 W 131st st. Mts \$47,750. May 31. June 1, 1911. 6:1598—12 & 43. A \$28,000. —\$54,000.

117th st W, No 417, n s, 204 e Ams av, 18x100.11, 5-sty bk dwg. Edw C Sheehy to Anna M Carpenter, 253 W 100th st. Mt \$16,000. June 1, 1911. 7:1961—47. A \$10,000—\$22,000. nom 117th st E, No 453, n s, 93 w Pleasant av, 25.11x95.7, 5-sty bk tnt. Rocco J Palazzo to Vincenzo Spagna, 11 Stanton st, & Antoinetta Di Lucia, 54 & 56 Sullivan st. May 26. May 31, 1911. 6:1711—20½. A \$7,000—\$21,000. nom 118th st E, Nos 106 & 108, on map Nos 104 & 106, s s, 50 e Park av, runs s 50.5 x e 40 x n 0.5 x e 0.6 x n 50 to st x w 40.6 to beg, two 5-sty bk tnts. Mary McCarthy to Elizabeth Smith, 106 E 117th st. All liens. May 31, 1911. 6:1645—69 & 69¼. A \$10,000—\$19,000.

118th st E, Nos 212 & 214, s s, 175.5 e 3d av, 37.6x100.5 two 3-sty stn dwgs. Wm C Eddy to Geo C Comstock, 313 W 86th st. ½ part. May 19. May 26, 1911. 6:1667—40 & 41. A \$13,000—\$19,000.

Same property. Geo C Comstock to Gault Realty Co, 170 Bway, all of. May 26, 1911. 6:1667. O C & 100 19th st E, No 330, s s, 300 w 1st av. 18.9x100.10, 2-sty bk dwg. Becky Meyers to Nicolo Lagiusa, 2087 2d av. Mt \$6,500. May 23. May 26, 1911. 6:1795—40. A \$5,000—\$7,000. O C & 100 120th st E, Nos 325 & 327, n s, 275 e 2d av, 50x100.11, 5-sty bk tnt. Friedman Constn Co to Annjeannette Seelig, 147 Hooper st. Bklyn. Mt \$47,000. May 24. May 26, 1911. 6:1797—13. A \$14 000—\$—.

121st st E, No 330, s s, 300.7 e 2d av. 24.4x100.10.

121st st E, No 330, s s, 300.7 e 2d av. 24.4x100.10.

121st st E, No 332, s s, 325 e 2d av, 25x100.11, 6-sty bk tnt. & strs. FORECLOS, June 1, 1911. Jos G Gay ref to Keats Co, 135 Bway. Sub to all liens. June 1, 1911. 6:1797—42. A \$22.000—\$82,000.

123d st E, No 341, n s, 220.3 w 1st av, 28.9x100.11 6-sty bk tnt & \$100,000.

-\$10,000.

121st st E, No 330, s s, 300.7 e 2d av 24.4x100.10.

121st st E, No 330, s s, 300.7 e 2d av 24.4x100.10.

121st st E, No 332, s s, 325 e 2d av, 25x100.11, 6-sty bk tnt & strs. FORECLOS, June 1, 1911. Jos G Gay ref to Keats Co, 135 Bway. Sub to all liens. June 1, 1911. 6:1797-42. A \$22.000-\$82.000.

123d st E, No 341, n s, 220.3 w 1st av, 28.9x100.11. 6-sty bk tnt & strs. Julius B Fox to Jacob Klingenstein, 102 E 79th st. Mt \$21,000. May 26. June 1, 1911. 6:1800-17. A \$9.000-\$32.500.

123d st E, No 354 to 364, s s, 82.2 w 1st av, runs s 86 x e 2.2 x s 14.10 x w 95 x n 100.11 to st, x e 92.10 to beg, 2, 6-sty bk tnts & strs.. 133 W 19th st, a corpn to David Jacobowitz, 233 7th st. Mt \$73.000. May 31. June 1, 1911. 6:1799-34 & 36. A \$29.000-\$104.000.

123d st E, No 341, n s, 220.3 w 1st av, 28.9x100.11, 6-sty bk tnt & strs. Jacob Klingenstein to Julius B Fox, 520 Ocean av, Jersey City, N J. Mt \$24,000. May 26. June 1, 1911. 6:1800-17. A \$9.000-\$32.500.

123d st W, Nos 543 & 545, n s, 175 e Bway, 50x100.11, 5-sty bk tnt. Ghas N Freedman to Mayer Jones, 1231 Park av. ½ part. All title. All liens, May 27. May 31, 1911. 7:1978-9. A \$24.000-\$60.000.

126th st E, No 238, s s, 105 w 2d av, 25x99.11, 5-sty bk tnt. Sophie Marmor to Louis Stockman, 341 E 119th st. Mt \$13,500. Mar 28. June 1, 1911. 6:1790-30. \$9.000-\$21,000. nom 126th st E, No 235, n s, 254.6 e 3d av, 17x99.11, 5-sty bk tnt. valued at \$10.001. 6:1791-1114. A \$5,700-\$16,000.

CONTRACT to exchange for, 113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty bk tnt. valued at \$10.001. 6:1618-63. A \$9.000-\$13.000. Albt Schalkenstein, 2012 Prospect av, with Abr Fisch, 129 Rivington st. May 16. May 29, 1911.

126th st E, No 31, n s, 85 w Mad av, 17.5x99.11, 3-sty stn dwg, Harriet Johnson to Gustav Rheinauer, 145 E 92d st. Mt \$8, 000. May 29. May 31, 1911. 6:1751-13½. A \$9.500-\$13.500. No of C & 100 127th st W, No 67, n s, 134.6 e Lenox av, 20.6x99.11, 3-sty & b stn dwg, Marret E Kenyon to Wm E Kenyon, Jan 22, 1907. May 27, 1911. 6:1724-65. A \$9.000-\$12

131st st W, No 163, n s, 125 e 7th av, 16x99.11, 3-sty & b stn dwg. Wells Holding Co to Julius H Seymour, 304 W 86th st. Mt \$9,000. May 29. May 31, 1911. 7:1916—7. \$7,000—\$11,-0 C & 100

000.

131st st W, No 130, s s, 390 e 7th av, 20x99.11, 3-sty & b stn dwg. Rose Heyman to Deborah Greenberg, 125 E 93d st. Mts \$11,500. June 1, 1911. 7:1915—47. A \$8,800—\$15,000. 100 131st st W, No 121. n s, 238 w Lenox av, 18x99.11, 3-sty & b stn dwg. Ella S West to Lea Knapp, 565 2d av. Mt \$9,750. May 24. June 1, 1911. 7:1916—22. A \$7,900—\$13,500. O C & 100 133d st W, No 9, n s, 160 w 5th av, 25x99.11, 5-sty bk tnt. Abr Kassel to Herman Cassel, at Albany, Georgia. Mt \$18,000. May 29. May 31, 1911. 6:1731—30. A \$9,000—\$20,000.

May 29. May 31, 1911. 6:1731—30. A \$9,000—\$20,000. O C & 100

133d st W, Nos 533 & 535, n s, 350 w Ams av, 50x99.11, 2, 5-sty bk tnts. Isidore Witkind to Sarah Goldberg, 261 Spring st, Hoboken, N J. Q C. Apr 15. May 29, 1911. 7:1987—17 & 18. A \$17,000—\$42,000. nom

133d st W, No 535, n s, 375 w Ams av, 25x99.11, 5-sty bk tnt. Sarah Goldberg to Sitta Fischer, 22 E 89th st. All liens, May 27. May 29, 1911. 7:1987—17. A \$8,500—\$21,000. O C & 100

133d st W, No 28, s s, 360 w 5th av, 25x99.11, 5-sty bk tnt. James C Thomas to Edward A Warren, 49 W 134th st. Mt \$22,000. Apr 29. June 1, 1911. 6:1730—51. A \$9,000—\$21,000. 23,750

000. Apr 29. June 1, 1911. 6:1/30-51. A \$9,000-\$21,000.

23,750
135th st W, No 205, n s, 125 w 7th av, 25x99.11, 5-sty bk tnt.
Dwyer & Carey Const Co to Jno H Hainhorst, 213 W 135th st.
Mt \$18,500 & all liens. May 31. June 1, 1911. 7:1941—26.
A \$12,000-\$24,000.

137th st W, No 223, n s, 285 w 7th av, 18x99.11, 3-sty & b stn dwg. Hannah Erlanger to Jacob Frankenthaler, 201 W 120th st. Mt \$14,000 & all liens. May 25. May 26, 1911. 7:2023—20. A \$7,900-\$16,000.

138th st W, Nos 141 & 143, n s, 100 e 7th av, 52x99.11, two 5-sty bk tnts. Jacob Frankenthaler to Michael Erlanger. 223 W 137th st. Mt \$50,000. May 25. May 26, 1911. 7:2007—6 & 7. A \$22,000-\$53,000.

138th st W, No 523, n s, 300 w Ams av, 50x99.11, 5-sty bk tnt.
Rose Weinstein et al EXRS, &c, Simon Weinstein to Edgar L Howe, 10 Stewart av, Mamaroneck, N Y. B & S. Mt \$65,000.
May 29. June 1, 1911. 7:2070—19. A \$16,000-\$50.000. O C & 100

141st st W, No 559, n s. 100 e Bway, 25.4x99.11, 3-sty & b bk dwg. Sylvester G Bryan to Rose Cooper, 91 Nassau av, Bklyn & Annie Levin, 426 E 57th st. Mt \$14,000 & all liens. Apr 26. May 29, 1911. 7:2073—6. A \$9,000—\$15,000. O C & 16 141st st W | s s, 550 w Bway, 38 to former e s Riverside Riverside Drive | Drive, x s 199.10 to n s, 140th st, x e 38 to Riverside Drive, present e s, x n 199.10 to beg, vacant. Release mt. Bowery Savings Bank to City of N Y. Apr 22. May 29, 1911. 7:2088 nom mt.

Riverside Drive, present e s, x n 199.10 to beg, vacant. Release mt. Bowery Savings Bank to City of N Y. Apr 22. May 29, 1911. 7:2088.

100 142d st W, s s, 492 w Bway, 19x219x50x205, vacant. Release mt. Union Dime Savings Bank to City of New York. Apr 22. May 29, 1911. 7:2088.

100 142d st W, Nos 631, to 635, n s, 350 w Bway, 45x99.10, 3, 3-sty sty & b bk dwgs. Wm Ash to Jules Dunk, 514 Vallev rd at Upper Montclair, N J. Mts \$21,000. May 31. June 1, 1911. 7:2089—16 to 17½. A \$15,300—\$30,000. O C & 10 142d st W, No 474, s s, 287 w Convent av, 16x99.11, 4-stv stn dwg. Hyman & Henry Sonn to Christine Dammann, 355 W 115th st. Mt \$12,500. June 1, 1911. 7:2058—26. A \$4,400—\$14,000. O C & 10

O C & 100

142d st W, No 476, s s, 303 w Convent av, 17x99.11, 4-sty stn dwg. Blanche Kaufman to Christine Dammann, 355 W 115th st. Mt \$12,000. May 29. June 1, 1911. 7:2058—27. A \$4,700—\$14,-000. O C & 10 143d st W, No 519, n s, 312.6 e Bway, 70.10x99.11, 6-sty bk tnt. West Side Const Co to Lloyd Const Co, 200 W 109th st. Mt \$83,-000. May 31. June 1, 1911. 7:2075—14. A \$28,000—\$95,000. \$14,-\$ 100

100
145th st W, No 450, s s, 94 w Convent av, 16x99.11, 3-sty & b stn dwg. FORECLOS, May 1, 1911. Adam Wiener ref to Susan M Tuthill, 450 W 145th st. May 27. May 29, 1911. 7:2059—51½. A \$5,700—\$12,500. 10.000
148th st W, No 544, s s, 291.8 e Bway, 16.8x99.11, 3-sty & b stn dwg. Henry T Dressner to Jesse P Miller, 516 W 149th st. Mts \$11,000. May 31. June 1, 1911. 7:2079—51. A \$6,500—\$13,000. 0 C & 100
149th st W, Nos 224 to 230, s s, 340 e 8th av, 80x99.11, 2, 6-sty bk tnts. Trebor Realty Co to Standard Plumbing Supply Co, 814 St Anns av. All liens. May 31. June 1, 1911. 7:2034—48 & 50. A\$22,000—\$88,000. 100

A\$22,000—\$88,000.

150th st W, No 279, n s, 331.9 w 7th av, 40.10x99.11, 5-sty bk tnt. Nicolo Lagiusa to Morris Meyers, 945 E 163d st. Mts \$38,000. May 22. May 26, 1911. 7:2036—18. A \$10.500—\$37,000. nom 151st st W, No 605, n s, 150 w Bway, 75x99.11, 6-sty bk tnt. Karnack Realty Co to Sarah M Brueck at Montclair, N J. Mt \$105,000. June 1, 1911. 7:2098—23. A \$=\$, O C & 100 156th st W. No 545, n s, 200 e Bway, 39.6x99.11, 5-sty bk tnt. FORECLOS, May 29, 1911. Jno F Cowan ref to Minnie Vincent, 628 W 114th st. Mts \$38,000. May 29, 1911. 8:2115—60. A \$16,000—\$44,000.

161st st W. No 552, s s, 332.6 e Bway, 16x99.11, 3-sty & b stn

\$16,000—\$44,000.

3,000

161st st W, No 552, s s, 332.6 e Bway, 16x99.11, 3-sty & b stn dwg. August Oppenheimer to Abram L Libman, 180 E 64th st. B & S. July 16, 1907. (Re-recorded from July 26, 1907.) Mt \$9,000. May 31, 1911. S:2119—21½. A \$5,200—\$10,500. 100

171st st W, n s, 125 w Ams av, 50x95, vacant. Arthur J Kantner to Placid Realty Co, 35 Nassau st. Mt \$10,000. June 1, 1911. S:2128—53 & 54. A \$12,000—\$12,000. nom

171st st W, n s, 100 w Audubon av, 75x95, vacant. Danl F Mahony to Placid Realty Co, 35 Nassau st. Mt \$15,000. May 31. June 1, 1911. S:2128—23 to 25. A \$18,000—\$18,000. O C & 100

172d st W, s s, 125 e St Nicholas av, 125x95, vacant. L Bojenhardt Eskesen to Paterno & Son Constructing Co, 3059 Health av. Mt \$12,500—May 31, 1911. S:2128—10 to 14. A \$30,000—\$30,000. O C & 100

172d st W, s s, 125 e St Nicholas av, 50x95, vacant. Release mt.

\$30,000.

72d st W, s s, 125 e St Nicholas av, 50x95, vacant. Release mt.

Mutual Life Ins Co to Paterno & Son Contracting Co, 3058

Heath av. May 31, 1911. 8:2128—10 & 11. A \$12,000—\$12,000.

7,500 172d st W. Mutual I

183d st W, Nos 568 to 572 on map No 570, s s, 100 e St Nicholas av, 75x104.11, 6-sty bk tnt. J J Steindler Co to Ferguson Bros & Forshay, 103 Park av. Mts \$111,000 & all liens. May 25. May 27, 1911. 8:2154—43. A \$24,000—\$106,000. O C & 100 Same prop. Ferguson Bros & Forshay to Edgar V Baker, 73 W 88th st. Mts 111,000. May 26. May 27, 1911. 8:2154. 100 Av A, Nos 1676 & 1678, e s, 21.5 n 88th st, 40x75, 2, 4-sty stn tnts & strs. Annie Klossk to Annie Kaplan, 526 E 68th st. 1-5 part. All liens. May 1. June 1, 1911. 5:1585—1½ & 2. A \$14,000—\$22,000.

Av D, No S4, s e s abt 70 s 7th st, 22.8x75, 7-sty bk loft & str bldg. Sarah Schuster to Ruth M Cohen, 124 W 112th st. 1/2 part. All title. All liens. May 26. May 29, 1911. 2:363—5. A \$12,000—\$25,000. A \$12,000—\$25,000.

Amsterdam av, Nos 1117 & 1119 | s e cor 115th st, 40.11x100, 6-115th st, No 424 | sty bk tnt & strs. Simon D Levy to Jeanette Untermeyer, 231 W 97th st. All liens. Oct 1, 1910. May 29, 1911. 7:1867—38. A \$44,000—\$90,000. non Amsterdam av, Nos 1960 to 1968 | n w cor 157th st, — to s s 158th 157th st, No 501 | st, x 100 x s — to c 1 of blk, x w 25 x s — to 157th st, x e 125 to beg, 6, 2-sty fr tnts & strs. Chas R Buckley et al EXRS, &c, Wm F Buckley to Cathleen Turney at Wheelock Mansion, Hudson River & 158th st. C a G. All liens. June 1, 1911. 8:2116—33, 37 & 41. A \$161,000—\$179,000.

Amsterdam av, Nos 1525 & 1527 e s 56 n 135th st. 43 11x100 broadway, No 439, w s, 58.6 n Howard st, 16.6x74.11, 4-sty t loft & str bldg. ½ part. All title. 1:231—41. A \$40.000 \$45,000. East End av, No 122, w s, 21.2 n 85th st, 27x98, 4-sty stn tnd Antoinette Bliss to Franziska Muller, 95 1st av. Mt \$12,000 a all liens. May 10. June 1, 1911. 5:1582—24. A \$11,000—\$19,000. Edgecombe av, No 58, e s, 92 n 137th st, 15.10x100, 4-sty stn tnt.

Grace L Cloos-Longo to Wm Fish, Jr, 305 W 104th st. All
liens. May 26. May 27, 1911. 7:2041—3½. A \$5,300—\$12,500. liens. May 20. May 21, 1611.

500.

C & 100

Edgecombe av, Nos 169 & 171, w s, 475 s 145th st, 40x100, 5-sty
bk tnt. Sarah Goldin, 1854 7th av to Sargold Realty Co. 625

Bway. Mt \$37,000 & all liens. May 12. May 31, 1911. 7:2051—81. A \$10,500—\$38 500. O C & 100

Lenox av, No 657 & 659 w s, 159.10 n 142d st, 40 to s s 143d st, x

142d st, No 100 100, 6-sty bk tnt & strs. Edw J Schevcik
to Arthur Frankenstein, 105 Bruce av, Yonkers, N Y. Mts \$76.000. May 31. June 1, 1911. 7:2011—36. A \$33,000—\$78,000. Lexington av, No 1205, e s, 42.2 s 82d st, 20x70, 4-sty stn dwg. James Walker to Anton Szilagyi, 149 E 82d st. Mt \$12,000. June 1, 1911. 5:1510-52. A \$13,500-\$16,500. O C & 10 Morningside av W, Nos 54 & 57|s w cor 116th st, 100.11x90, 6-sty 116th st, No 400 | bk tnt. FORECLOS, May 18, 1911. Herman Joseph ref to Jennie Helborn, 23 E 89th st. Mts \$190,-000. May 26. May 27, 1911. 7:1867-60. A \$105,000-\$215,-000. Manhattan av, No 439 n w cor 118th st, 100.11x100, 7-sty bk tnt 118th st, No 351 | & strs. FORECLOS, May 17, 1911. Chas J Leslie ref to Geo D Gregory, 628 E 32d st, Bklyn, N Y. Mt \$200,000. May 26. May 27, 1911. 7:1945—11. A \$65,000—\$230,000. \$230,000.

Manhattan av, No 2 | begins 100th st, n s, 275.3 w Central Park W, 100th st, No 23 | runs n 25.11 x w 94.8 to e s, Manhattan av, x s 25.11 to st, x e 94.8 to beg, 6-sty bk tnt & strs. Nagrom Realty Co to Reville-Siesel Co at n e cor So Boulevard & Westchester av. Mt \$52,000. May 31. June 1, 1911. 7:1836—21. A \$23,000—\$52,000.

Madison av, No 169 | n e cor 33d st, 24.8x100, 4-sty stn tnt & str 33d st, No 29 | with 2-sty ext. Herald Square Holding Co to Philip Krauss, 159 E 92d st. Mt \$140,000. June 1, 1911. 3:-863—27. A \$115,000—\$130,000.

Madison av, No 171, e s, 24.8 n 33d st, 24.8x100, 4-sty & b stn dwg. Ella A Rogers to Philip Krauss, 159 E 92d st. B & S. All liens. May 29. June 1, 1911. 3:863—26. A \$79,000—\$89,000.

Madison av No 169 & 171 | n e cor 33d st. 49.4x100. 4-sty stn tnt Madison av, No 169 & 171 n e cor 33d st, 49.4x100. 4-sty stn tnt 33d st, No 29 | & str with 2-sty ext & 4-sty & b stn dwg. Philip Krauss to Hubbard Holding Co, 17 Mad av. Mt \$240.000. June 1, 1911. 3:863—26 & 27. A \$194,000—\$219,-Riverside Drive, No 583 | begins 135th st, n s, 505 w Bway, 125 tt 135th st, No 635 | e s Riverside Drive, x102.5x102.2x99.11 6-sty bk tnt. Century Holding Co to Tilden Investing Co, 141 Bway. Mt \$200,000. May 29, 1911. 7:2002—2. A \$105,000—\$255,000.

Conveyances

\$48,000—\$48,000.

St Nicholas av, No 180 | begins 119th st, n s, 325 w 7th av, runs 119th st | n 50 x w 126.10 to e s St Nicholas av, x s e 59.9 to 119th st, x e 96.3 to beg, 7-sty bk tnt & strs. FORECLOS, May 23, 1911. Chas T Terry ref to Edw H Raynolds. June 1, 1911. 7:1925—13. A \$35,000—\$135,000. 139,60 St Nicholas av, Nos 182 & 184 | n e cor 119th st, e s, 59.9 n 119th 119th st | st, 58.8x158.2x50x126.10, 7-sty bk tnt. FORECLOS, May 23, 1911. Chas T Terry, ref. to Edw H Raynolds, 124 w 72d st. June 1, 1911. 7:1925—15. A \$34,-000—\$100.000. Wadsworth av, Nos 115 & 117 s e cor 179th st, 125x100, three 5179th st, No 622 sty bk thts. Rebecca H Golden &
ano to Saml Harris, 1627 50th st, Bklyn. Mts \$129,000. Feb
27. May 31, 1911. 8:2162—4 to 8. A \$51,900—\$145,000. I'
West End av, No 530, e s, 64.2 s 86th st, 19x80, 4-sty & b bk dwg.
Adrianna O'Connor to Leicestershire Realty Co, 2 Wall st. Mt
\$29,000. June 1, 1911. 4:1233—63. A \$13,500—\$26,000.

O C & 1 6—1 & 2. O C & 100 A \$20,000—\$20,000.

A \$20,000—\$20,000.

A \$20,000—\$20,000.

O C & 100

O C & 100

Stav, Nos 551 to 555 s w cor 32d st, 49.4x65, 7-sty bk tnt & strs.

32d st, No 356

3:937—38. A \$24,000—\$58 000.

Ist av, Nos 1496 & 1498 | n e cor 78th st, runs e 64 x n 39.2 x

78th st

again n — x w 64 to av, x s 52.2 to beg.

8-sty bk tnt & strs. 5:1473—1. A \$25,000—\$65,000.

Pincus Nathan to Leo & Hattie Kaplan, 378 Central Park W in trust. May 24. May 29, 1911.

Ist av, No 1093, parcel No 19 on damage map to open Blackwells Island Bridge. Release claim, award, &c, Mary O'Reilly, widow to City of N Y. All title. Q C. Mar 23. May 29, 1911. 5:1434.

3 292.19

Ist av, No 1089, parcel No 17 on damage map to open Blackwells Island Bridge. Release claims. 1911. 5:1434.
st av, No 1089, parcel No 17 on damage map to open Blackwells Island Bridge. Release claims, award, &c, Mary O'Reilly widow to City of N Y. All title. Q C. Mar 23, 1911. May 29, 1911. 5:1434. 1911. 5:1434. 1,011.2
2d av, No 671. w s, 67.11 n 36th st, runs n 18.6 x w 105 x s 12.4
x e 20 x s 6.2 x e 85 to beg, 3-sty bk tnt & str with 1-sty extension. Abr L Cohen EXR Rosa or Rosie Cohen to Dennis A McAuliffe, 312 E 57th st. May 25. May 26, 1911. 3:917-29.
A \$11.500-\$13,500. 0 C & 10
3d av, No 272, n w s, 88 s 22d st, 21.6x75, 3-sty bk tnt & str with 1-sty extension. Jacob Shipsey & ano EXRS, &c. John J Mathews to Louisa H Clausnitzer, 157 E 21st st. All liens. May 25. May 26, 1911. 3:877-47. A \$16,500-\$20,500. 20,00
3d av, No 1678|n w cor 94th st, 25.8x100, 5-sty bk tnt & str. Pauline H Von Soosten to Wm D Faris & Fanny B his wife, 202 Hancock st, Bklyn, as tenants by entirety. Mt \$31,000. May 31, 1911. 5:1523-33. A \$31,000-\$40,000. nor 3d av, No 396, w s, 24 n 28th st, 24.4x63.7, 5-sty bk tnt & str. FORECLOS, May 31, 1911. Howard C Lake ref to Wm D Ward at Morris Plains, N J. May 31. June 1, 1911. 3:884-40. A \$17,000-\$27,500. 1,011.23 \$17,000—\$27,500.

3d av, No 2362 | s w cor 128th st, 25x100, 4-sty bk hotel.

128th st, Nos 176 to 180 | Moses Goldsmith et al to Emilie Born,

320 W 139th st. All liens. May 18. June 1, 1911. 6:1776—40.

A \$35,000—\$50,000.

4th av, No 352, w s, 79 n 25th st, 19.9x75, 4-sty bk tnt & strs.

PARTITION, May 4, 1911. M Linn Bruce, ref, to Walter Trimble, 59 E 25th st, & Richard Trimble, 53 E 25th st. May 31.

1911. 3:855—21. A \$42,500—\$47,500.

5th av, No 338 | n w cor 33d st, 98.9x500, 5 ,11 & 12-sty bk & 33d st, Nos 1 to 31 | stn hotel (part of Waldorf Astoria), 8-sty stn loft & str bldg & 3, 5-sty bk office bldgs. Wm W Astor, of London, Eng, to Farmers Loan & Trust Co, 22 Wm st, in trust for Waldorf Astor, son of party 1st part. May 2. May 31, 1911.

3:835—19 to 24 & 28. A \$3,505,000—\$5,374,000. A \$——\$——nom 5th av, No 548, w s, 25.5 n 45th st, 25x100, 5-sty stn bldg & str.
Fredk Klingman to Isabelle A Robey, 202 Commonwealth av,
Boston, Mass. Mt \$215,000. May 31. June 1, 1911, 5:1261

—35. A \$295,000—\$315,000. Boston, Mass. Mt \$215,000. May 31. June 1, 1911. 5:1261

-35. A \$295,000—\$315,000. O C & 10

6th av, No 987, w s, 50.5 s 56th st, 25x70, 4-sty stn tnt & str.

Cornelius F Kingsland & ano EXRS, &c, Geo L Kingsland to

Cortlandt F Bishop, 15 E 67th st, David W Bishop at Jonchery
Sur-Vesle, District of Marne, France, & Herbert Parsons, 112 E

35th st, EXRS, &c, Matilda W White. May 29. May 31, 1911.

4:1008—34. A \$34,000—\$41000.

7th av, No 829 | s e cor 54th st, 100.5x100, six 3-sty & b

54th st, Nos 162 to 172 | stn dwgs & one 5-sty stn tnt & strs. Chas

E McManus Bldg & Operating Co to The Oregon Apartments Co,

45 E 42d st. B & S. All liens. Apr 22. May 31, 1911. 4:

1006—61 to 64. A \$216,000—\$228,000.

8th av | s w cor 151st st, 50x100, 6-sty bk tnt & strs.

151st st, No 300 |

8th av, Nos 2825 & 2827, w s, 50 s 151st, runs w 100 x s 49.11 8th av, Nos 2825 & 2827, w s, 50 s 151st, runs w 100 x s 49.11 x e — x n 0.1 x e 86.6 to av x n 49.10 to beg, 6-sty bk tnt & strs.

Adolph Riesenberg et al to Chas H Ehrenstrom, 131 Tompkins av, Bklyn. C a G. Apr 13. May 26, 1911. 7:2046—12 & 15. A \$42,000—\$133,000.

no ame property. Chas H Ehrenstrom to Asher Osterman, 652 West End av. C a G. Apr 14. May 26, 1911. 7:2046.

9th av, No 460, e s, 49.5 s 36th st, 24.8x100, 4-sty bk bldg & str & 2-sty fr tnt in rear. Geo Weaver as partner of R H & G Weaver & EXRS Reuben H Weaver to Geo Weaver INDIVID, 460 9th av. All title. Mts \$12,000 & all liens. May 26. May 27, 1911. 3:759—79. A \$20,000—\$24,000. 7.000 Parcel No 4 on damage map to open an unnamed st abt 200 ft w Bway, commencing at W 181st st & ending on w s Bway, nearly opposite Nagle av. Release mt. U S Trust Co to City of New York. Mar 12. May 29, 1911. 8:2180. nom Parcel No 1 on damage map to widen Riverside Drive bet 139th & 142d sts. Release mt. Metropolitan Trust Co to City of New York. Mar 24. May 29, 1911. 7:2087. nom Parcel No 12 on damage map to open Bennett av, 200 w of Bway, at 181st st & ending at w s of Bway, opposite Nagle av. Release mt. Bennet Bernstein & ano, EXRS, Max L Bernstein to City of N Y. Feb 7. May 29, 1911. 8:2180. nom Parcel No 5, on damage map to open Bennett av as above. Release mt. Francis B Robert to same. Apr 21. May 29, 1911. 8:2180.

Conveyances

8:2180.

Parcel No 1 on damage map to open W 187th st, from Fort Washington av to Northern av. Release mt. Jas G Bennett TRUSTEE Jas G Bennett decd to City of N Y. July 27, 1910. May 29, 1911. 8:2179.

Same property. Release mt. Same to same. July 27, 1910. May 29, 1911. 8:2179. nom

MISCELLANEOUS.

General release & surrender all estate R. T & I & claim under will of Thos Lewis, deed. Sarah D Lewis at Reno, Nev, to Jno A Lewis, 110 Park av. Apr 26. June 1, 1911. nom Power of atty. Nelly Henschel to Jos Henschel. July 21, 1909. June 1, 1911.

Power of atty. Jenny Gans to Levi L Gans, 18 Washington pl. May 26. June 1, 1911.

Power of atty. Same to same. May 26. June 1, 1911.

Power of atty. Fanny wife Meyer Jarmulowsky to said Meyer Jarmulowsky. June 2, 1910. May 27, 1911.

Power of atty. Ida wife Louis Jarmulowsky to Meyer Jarmulowsky. June 18, 1908. May 27, 1911.

Power of atty. Fredk W & Louisa Nelle to The German Society of City N Y, 147 4th av. May 17, 1909. May 27, 1911.

Power of atty. Sarah Zazeela to Louis Zasuly, of Bklyn. May 29. May 31, 1911.

BOROUGH OF THE BRONX.

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

Brown pl, No 166, e s, 33.4 n 135th st, 33.4x100, 5-sty bk tn Julius H Seymour to Wells Holding Co, 159 W 125th st. M Mt \$18,250 & all liens. May 31. June 1, 1911. 9:2263.

Mt \$18,250 & all liens. May 31. June 1, 1911. 9:2263.

Same property. Wells Holding Co to Carl Ernst, 316 W 95th st. Mt \$18,250. May 29. June 1, 1911. 9:2263. O & 100 Devoe Terrace, No 2452, or Park View pl, s s, 269 e Webb av, late Tee Taw av, 25x90, 2-sty fr dwg. Louisa A Keith widow to Monroe J Keith. Mts \$8,050 & all liens. July 14, 1908. May 26, 1911. 11:3219.

O C & 100 Same property. Monroe J Keith to Ida C Baker, 2435 Walton av. Mts \$6,500. May 25, 1911. May 26, 1911. 11:3219.

De Voe Terrace, w s, 455.8 s 190th st, runs w 82.5 x s 24.3 x — 3.7 x e 94.10 to st x n 25 to beg, 2-sty frm dwg. Wm D Cameron to Henry K Davis, 2471 De Voe Terrace. Mt \$5,750. May 26. May 27, 1911. 11:3219.

De Voe Terrace, w s, 430.8 s 190th st, runs w 70 x s w 52.2 x — 3.7 x e 94.10 to st x n 50 to beg, two 2-sty fr dwgs. Edna A Patton to Wm D Cameron, 2473 De Voe Terrace. Q C. May 12. May 27, 1911. 11:3219.

Devoe terrace, No 2469 n w s, 382.2 e Webb av (Tee Taw av). Park View pl | 50x94.10x52x108.4, 2-sty bk dwg & vacant. Michl Hannigan to Thos F McDevitt, 2469 Devoe terrace. Mt \$8,000. May 25. May 29, 1911. 11:3219. O C & 100 Elsmere pl, No 814, s s, 125 w Marmion av, 25x100, 3-sty bk dwg. Bertha Bernauer to Sophie Bonhagen, 274 E 144th st. Mt \$9,000. June 1, 1911. 11:2955.

Fox st, n s, 122.11 e Prospect av, runs e 76.10 x n w 107.5 x s w 132.1 to beg, 5-sty bk tnt. FORECLOS, May 9, 1911. Jos Pool ref to North American Mort Co, 100 Bway. Mt \$9,000. May 10. June 1, 1911. 10:2684.

*Garfield st, w s, 220 s Morris Park av, runs s 25 x e — to c 1 of st, x n 25 x w — to beg. Deed of Cession of land in bed of st. Geo Krahe et al to City of N Y. Jan 11, 1911. May 29, 1911. nom

*Garfield st, w s, 170 s Morris Park av, runs s 50 x e — to c 1 of st, x n 50 x e (?) to beg, error two east courses. Deed of Cession to land in bed of st. Wm Forbes et al to same. Dec 29, 1910. May 29, 1911.

*Garfield st, w s, 180 n Van Nest av, runs n 25 x e — to c 1 of st, x s 25 x w — to beg. Deed of Cession to land in bed of st. Victoria D'Andrea et al to same. Mar 7. May 29, 1911. nor *Garfield st, w s, 205 n Van Nest av, runs n 25 x e — to c 1 of st, x n 100 x w — to beg. Deed of Cession to land in bed of st. Herman Blau et al to same. Feb 24. May 29, 1911. nor *Same property. Release mt. Hattie F Kellogg to same. Feb 25, 1911. May 29, 1911. nor *Garfield st, w s, 450 s Van Nest av, runs s 100 x e — to c 1 of st, x n 100 x w — to beg. Deed ofCession to land in bed of st. Wm Forbes et al to same. Jan 6. May 29, 1911. nor *Garfield st, w s, 95 s Morris Park av, runs s 75 x e — to c 1 of st x n 75 x w — to beg. Deed dt cession of land lying in bed of st. Anna A Crafer et al to City of N Y. Nov 11, 1910. May 26, 1911.

26, 1911.

ome st, n s, 75 e Fox st, 25x89.2x21.4x91.8, vacant. Jesse Roberts to Eva Siegel, 1559 Vyse av. Mt \$3,200. May 26. May 27, 1911. 11:2974.

ome st, n s, 75 e Fox st, 25x89.2x21.4x91.8, vacant. Annie E Moffett to Jesse Roberts, 1165 Fox st. May 11. May 27, 1911. 11:2974.

o C & 1 ewitt n No 818 e s 96.7 n Longwood av. 40x100. 5 str. bl. tot.

Moffett to Jesse Roberts, 1100 Fox St. 111:2974.

Hewitt pl, No 818, e s, 96.7 n Longwood av, 40x100, 5-sty bk tnt.
Chas H Roe Estate to Margt F Johnson, 340 W 72d st. Mts
\$39,000 & all liens. May 24. May 31, 1911. 10:2696. 10
Jessup pl, No 1391 w s, at n e s Boscobel av, runs n 168.5 x w 100
Boscobel av | x s 98.1 x s e along Boscobel av, 122.3 to beg,
2-sty fr dwg & vacant. Wm S Patten to Jos H Davis, 312 W
109th st. Mt \$12,000. May 31. June 1, 1911. 11:2872.

O C & 100 , 25x100.

Welly st, No 1044, on map No 1042, e s, 230.3 n 165th st, 25x100, 4-sty bk tnt. Jos Reichwein, 1525 Minford pl, to Henry C Scheer, at Guilford, New Haven, Conn. Mt \$16,500. May 13. May 26, 1911. 10:2716.

Lowmede st (Mad av), e s, 474 s Gun Hill rd, runs s 29.7 x w 14 x s w — to c l Bronx River x n along river — x w 86.3 to beg now in bed of Lowmede st), deeds reads 25 s of line bet lots 16 & 17 on map of Lex pl at Wmsbridge Depot, runs s — to lot 150 in blk 3357 x w — to w s Mad av, x s — to c l Bronx River, x n e — x w parallel with sai d line bet lots 16 & 17, 96 ft to beg, being lots 148 & 150, blk 3357 & lot 52, blk 3359, vacant. Maude B Mitchell to Isaac T Flatto. Q C. All liens. Dec 27, 1907. May 29, 1911. 12:3357 & 3359.

Manida st, No 836, n e s, 338.10 n w Lafayette av, 25x100, 2-sty fr dwg. Henry W Weber to Theresa E Weber his wife, 838 Manida st. All title. All liens. June 1, 1911. 10:2740.

O C & 100

O C & 100

Manida st, No 725, e s, 206.8 s Spofford av, 20x70.10 to w s old

Hunts Points rd x20.2x67.11, with all title to said old rd, 3-sty bk

dwg. Leo Levinson to Carolyn W Crandall, 4241 Bway. Mts

\$6,500. Apr 14, 1910. May 31, 1911. 10:2768. O C & 100

Tiffany st, No 1089| w s, at s e s, 167th st, 94.5x38.6x75x69.1, 5
167th st | sty bk tnt & strs. Jane Kitchen to Kitchen

Impt Co, 2009 Bronxdale av. All liens. May 26. June 1,

1911. 10:2716. O C & 100

*Van Buren st, w s, 275 s Van Nest av, 25x100. Azzimiro Bollati & ano to Josephine Silva, 1617 Van Buren st. May 26. May 29, 1911.

White st, e s, 150 n, Seneca av, 100x100, vacant. Harry Kolbe to Schoenig & Co, composed of Gustav Schoenig, James J Beard & Marry Kolbe. All liens. Jan 28, 1909. May 29, 1911. 10:-2762.

2762. nom 134th st, Nos 530 & 532, s s, 250 w St Anns av, 50x100, 5-sty bk tnt. Nelly Henschel, 288 E 161st st to Jos Stumpf, 408 E 152d st. Mt \$39,500. May 31. June 1, 1911. 9:2261. nom 136th st, s s, 125 e Willow av, 25x100, vacant. Fredk Faber to Port Morris Land & Impt Co, 141 Bway. Mts \$3,000 & all liens. May 24. May 27, 1911. 10:2587. O C & 100 138th st, Nos 431 & 433 (689 & 691), n s, 290 e Willis av, 49.6x 100, 6-sty bk tnt & strs. Philip Wedeen et al to Jno J Brennan, 1849 2d av. Mts \$61,500. May 11. June 1, 1911. 9:2283. O C & 100

Intervale av, No 941| & strs. Revine-Steel
Realty Co, 41 Liberty st. Mt \$140,000. May 31. June 1, 1911.
10:2697. O C & 16
165th st, No 940|s e cor Kelly st, runs s 85 x e 50 x n 18.9 x n
Kelly st | 69.7 to 165th st, x w 45.3 to beg, 6-sty bk tnt
& strs. Seitz Realty Co to Jos Krach at Ocean Side Nassau Co,
L I. Mt \$50,000. May 31. June 1, 1911. 10:2715. ex
170th st, No 636, s s, 147.11 e Franklin av, 47x110.8x46.6x105.4,
5-sty bk tnt. Belwood Realty Co to John F Fayen & Johanna
his wife, as tenants by entirety, 573 W 183d st. B & S. All
liens. May 25. May 26, 1911. 11:2935. no
172d st No 1010, s s, 100 e Longfellow av, 25x100, 2-sty fr dwg.

n & Johanna B & S. All

172d st, No 1010, s s, 100 e Longfellow av, 25x100, 2-sty fr dwg. FORECLOS, May 11, 1911. Sidwell S Randall, ref, to Henry B Hathaway, 18 So Clinton st, East Orange, N J. May 25. May 26, 1911. 11:3008.

Same property. Henry B Hathaway to Augusta Saverin 438 F.

26, 1911. 11:3008.

Same property. Henry B Hathaway to Auguste Severin, 438 E 89th st. C a G. May 26, 1911. 11:3008.

172d st, No 1010, s s, 100 e Longfellow av, 25x100, 2-sty fr dwg. Auguste Severin to Henry Severin, both at 438 E 89th st. C a G. May 27. May 29, 1911. 11:3008.

194th st, No 261 | n e cor Briggs av, 25x100, 4-sty bk tnt & strs. Briggs av, No 2650 | Bedford Boulevard Const Co to Louis Behrman, 1359 Lyman pl. Mt \$22,000. May 26. May 31, 1911. 12:3294.

man, 12:3294.

12:3294.

201st st, No 203, n s, 19.5 e Grand Boulevard & Concourse, 50x 100, 2-sty fr dwg & vacant. James Lonsdale to Fred H Blood, 72 E 123d st. May 29. May 31, 1911. 12:3307. O C & 10 *225th st, n s, 28 w Bronxwood av, 100x114, Wakefield. Alema Realty Exchange Co to Perfect Home Co. 449 Willis av. Mt \$2,500. May 20. May 29, 1911.

240th st, No 410, s s, 100 e Martha av, 25x100, 2-sty fr dwg. Eugene H Hamond to Sidney O Weed & Bessie his wife joint tenants, 410 E 240th st. Mt \$4,500. May 26. May 31, 1911. 12:-3393.

O C & 10 Agreeduct av. a s, at a g Macamba Damy 4 may 2 s. 1224

Aqueduct av, e s, at e s Macombs Dam rd, runs s — to 183d st x w — to Macombs Dam rd x n — to av x n — to beg. Release easements & rights of way over above. Chas Buckbee with Careta A MacDougall, 2258 Aqueduct av, et al. Feb 1. May 26,1911. 11:3212.

Aqueduct av | s e cor Fordham rd, deeds reads Croton Aqueduct, s Fordham rd | w cor Fordham rd, runs s 88 x w 77.3 to e s Aqueduct av x n e along e s Aqueduct av & s Fordham road, 118.8 to beg, 1-sty fr str & vacant. Thos Walsh to Juliette Constn. Co, 128 Fordham road. Mt \$9,000. May 31, 1911. 11:3212. non *Country Club av. w s, 100 s John st x25x100.

Grant av. e s, 75 s John st, 25x100.

FORECLOS. Apr 27, 1911. Saml D Matthews, ref, to Michael J Egan, 1791 Bathgate av. Mt \$2,500. May 31. June 1, 1911.

1.273

Bryant av, No 805, w s, 150 n Lafayette av, 25x100, 2-sty bk dwg.

Jennie Tackney to Emily Lomar at Ridgewood, N J. Mts \$7,750.

May 24. May 26, 1911. 10:2764. 100

Bryant av, No 1344, e s, 85 s Jennings st, 20x100, 3-sty bk dwg.

Mort & Transfer Co to Jas A Kearney, 1460 Bryant av. Mts \$8,500. May 22. June 1, 1911. 11:2999. 0 C & 100

*Bartholdi av, s s, 75 w Pine av, 50x100, except parts for st or av. John Miller to G & S Realty Co, 406 E 149th st. Mt \$1,000.

May 25. May 26, 1911. 0 C & 100

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June 3, 1911.
                                                                                                                                              Conveyances
                                                                                                                                                                                                                                   RECORD AND GUIDE
      Belmont av s e cor 187th st, 70x100, vacant. Michi A Defeo, 2395
187th st | Belmont av, to De Feo & Del Gaudio Constn Co,
1910 Webster av. Mt $6,000. May 26. May 27, 1911.
    3074.

Boston rd, Nos 2145 & 2147 n w cor 181st st, 124 to s s 182d st, x 181st st | 100x130 to 181st st, x100, 2, 3-sty 182d st | fr dwgs & 1-sty fr bldg. U S Fidelity & Guaranty Co to Celeste B Levy, 166 West 129th st. ½ part. All liens. Apr 27. May 29, 1911. 11:3138. no Bailey av, e s, — s Kingsbridge rd, lots 105 & 106, blk 3239 (map of 1187), Bailey Estate, 50x100. Gustave Larsen to Tessier Bldg Co, 37 E 28th st. Mt $6,050. Nov 15, 1910. May 29, 1911. 11:3239. O C & 16. Rethreste av No. 2175, w s. 250 n 181st st. 29x147 6x29x145 2. 2-
     Bathgate av, No 2175, w s, 250 n 181st st, 29x147.6x29x145.2, 2-sty fr dwg & 2-sty fr stable in rear. Mary Peters to Virginio Bianchi, 133 White st. Mt $6,000. May 31, 1911. 11:3049.
   *Bassett av, w s, 248.11 n Saratoga av, 24.7x100x25.10x100. FORE-CLOS, Apr 27, 1911. Wm E Stillings, ref, to Hudson P Rose Co, 32 W 45th st. Mts $3,500. May 1. May 31, 1911. 350
*Bracken av, w s, 522.9 s Kingsbridge road, 50x100. Bracken av, w s, 422.9 s Kingsbridge road, 50x100. Edenwald. Pauline Morgenroth to Alexander C Anderson, 79 Cooper st, Bklyn, N Y, & Geo Downey, 1790 Walker av. Mt $1,000. May 29. May 31, 1911, nom Bedford Park Boulevard s w s at s e s Valentine av, 25x100, (Southern Boulevard) Valentine av
1,00
Daly av |s e cor 179th st, runs s 27.6 x e 100.4 x s 38.10 x e 71.5
179th st| x n 55.9 to s s 179th st x w 171.2 to beg, 1-sty fr bldg & vacant. Chas O Krabo to Obark Realty Co, 1009 E 180th st.
Mt $7,800. May 16. May 31, 1911. 11:3127. O C & 10
Daly av |w s, 100.2 n 180th st, runs w 105.8 x s 64.11 x w
Honeywell av | 80 to e s Honeywell av at point 35.1 n 180th st x n 150.2 x e 180.3 to Daly av x s 85.5 to beg, vacant. Release mort. Chas E & Edgar S Appleby TRUSTEES Leonard Appleby to Alonzo G McLoughlin, 5420 6th av, Bklyn, & Leo C
Stern, 58 W 72d st, N Y. May 29. May 31, 1911. 11:3125.
    *Doris av s w s, at s e s Lyon av, 75x101.9x75x101.8, except parts
Lyon av | for avs, Westchester. Baxter Howell Building Co to
James V Ganly, 2041 Westchester av. May 29. May 31, 1911
  *Same property. Dutchess Finance Co to Baxter Howell Building Co, 2283 Westchester av. May 25. May 31, 1911. nom

*Eastern Boulevard orls s, 305 w Zerega av, 100x166.1 to n s
Ludlow av (6th st) | Houghton av (5th st), Unionport. Sara K
Houghton av | Brush et al HEIRS Martha E Hodgman
to Berthold H Wunder at Bergenfield, N J. All liens. May 1.
May 29, 1911. 0 C & 100

Findlay av | s e cor 165th st, 94.7x35x96.11x35, 5-sty bk tnt
165th st, No 320| & strs. Release mt. Wm V Simpson to Hadden
Realty Co. May 26. May 31, 1911. 9:2432. nom
Findlay av | s e cor 165th st, 94.7x35x96.11x35, 5-sty bk tnt
165th st, No 320| & strs. Release mort. Wm V Simpson to The
F T Constn Co, 1060 Clay av. May 26. June 1, 1911. 9:2432.
      Fulton av, w s, 175 s 171st st, 100x146.9x100.1x141.11, vacant.

Joseph Stumpf to Nelly Henschel, 288 E 161st st. Mts $16,500.

May 31. June 1, 1911. 11:2927.

Fteley av, e s, 115.8 s Westchester av, 50x100. Simon Sicher to
Emlie Sicher, 241 E 57th st. ½ part. Apr 1, June 1, 1911.

11:2983.
  11:2983. 1,00

Grand Boulevard & Concourse, Nos 2169 & 2171, w s, 154 n 181st st, 52.9x70x50x52.11, being all R. T & I in real & personal estate of Tallmadge Baker, decd, 2-sty fr dwg & 1-sty fr 'dwg; also land at South Norwalk, Conn. Annie R Baker widow to Howard D & Edna Baker, all at Norwalk, Conn. Q C. Jan 22, 1910. May 27, 1911. 11:3162. nor Grant av | s e cor 165th st, 80.8x208 to Morris av x79.7x207, va-Morris av | cant. John P Grace at Atlantic City, N J, to Jennie 165th st | Helborn, 23 E 89th st. Mt $19,400. Mar 29. May 31, 1911. 9:2447. 10

Heath av, No 2868, e s, 40.8 n of c 1 229th st, 20.2x100.3x20.2x 101.10. Heath av, No 2870, e s, 60.10 n of c 1 229th st, 20.2x101.10x20.2
    Heath av, No 2870, e s, 60.10 n of c 1 229th st, 20.2x101.10x20.2 x101.3.
   Heath av, No 2872, e s, 81 n of c 1 229th st, 20.2x100.6x20.2x 100.10, three 3-sty bk dwgs.

Release mechanic's lien. Joseph Israel, 2482 2d av, to University Heights Realty Co, 2229 Andrews av. May 29. May 31, 1911. 12:3256.
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Same property. Release mechanic's lien. Colwell Lead Co to same. May 29. May 31, 1911. 12:3256. nom Heath av, w s, 60.9 s 230th st, 89.3x90, vacant. FORECLOS, May 8, 1911. Chas O Maas, ref, to Jas G Wentz, 335 West End av. May 31, 1911. 12:3260. 20,000 Honeywell av, e s, abt 35 n 180th st, 150.2x80, vacant. Alonzo G McLaughlin et al to Rockland Realty Co, 509 Willis av. May 26. May 31, 1911. 11:3125. 0 C & 100 Hughes av, No 1976 e s, abt 185 n Tremont av, 25x100 to Belmont Belmont av av, except part for Hughes av. Ann Graham to Eliz Haskin, at White Plains, N Y. June 1, 1911. 11:3079. O C & 100 Intervale av, Nos 1324 & 1326, e s, 212.5 n Freeman st, 50x88.9x 50.9x100.3, 5-sty bk tnt. FORECLOS, May 26, 1911. Lewis A Abrams, ref, to Chas T Jaeger, 10-16 Astor pl. Mt $41.000. May 31. June 1, 1911. 11:2976. 9,200 Jerome av n v cor 177th st, 221.11x—x—x105.3, vacant. Holland 177th st | Holding Co to Jerome Holding Co, 95 Liberty st. Mt $25,000. May 16. May 26, 1911. 11:2862. nom Jerome av, e s, 408.5 n 165th st, 90x113.4, vacant. Bedford Boulevard Constn Co, 245 E 200th st to Louis Behrman, 1359 Lyman pl. Mt $12,000. May 26. May 31, 1911. 9:2503. nom Keppler av, e s, 40 n 239th st, 40x100, vacant.
    Reppler avys e cor 259th st, 40x100.

239th st |

Keppler av, e s, 40 n 239th st, 40x100, vacant.

Release dower. Janet P wife Edw P Doyle to Elizabeth Lenehan, 86 E 236th st. Apr 18. May 26, 1911. 12:3379—3380. nom Keppler av|s e cor 239th st, 40x100, vacant. Rose E Magnus 239th st | INDIVID & as TRUSTEE to Eliz Lenehan, 86 E 236th st. Mt $1,100. Apr 7. May 26, 1911. 12:3379. 2,500 Morris av, w s, 85.8 s Tremont av, 50x135, vacant. August Jacob to August Jacob Constn Co, 2000 Morris av. B & S & C a G. May 26, 1911. 11:2828.

Morris av, Nos 949 & 951, w s, 153.6 n 163d st, 42x105, 3-sty & b fr dwg & vacant. Emil A A Popcke to Jno D McLaughlin, 1058 Walton av. All liens. May 29, 1911. 9:2446. nom Marmion av, No 1980, e s, 66.3 s 178th st, 33x85.7, 4-sty bk tnt. FORECLOS, May 25, 1911. Wm A Keener ref to Jos Seaman at Rockville Centre, N Y. Mt $17,500. May 29, 1911. 11:3117. 800
         3117.

Marmion av, No 1984, e s, 33.2 s 178th st, 33x85.7, 4-sty bk tnt.

FORECLOS, May 25, 1911. Wm A Keener ref to Jos Seaman at
Rockville Centre, L I. Mt $17,500. May 29, 1911. 11:3117.

800
    Mohegan av, e s, abt 209 s 180th st. runs e 145.2 x n 41 x n again 145.2 to av x s 41 to beg (probable error, two north courses) should be 41x145.2, 5-sty bk tnt. Michael A Giaquinto to Angelina Giaquinto his wife, 2316 Belmont av. All liens. May 24. May 26, 1911. 11:3123.

Nelson av, w s, 200.6 s 166th st, 25x63.8x25x65.5, vacant. Mary S Hynes to City of N Y. May 18. May 26, 1911. 9:2514. 3,00 Park av W, No 4467, w s, 93 s 182d st, 18x86.6x18x85.10, 2-sty fr dwg. Phillip Wattenberg to Eagle Savings & Loan Co, 186 Remsen st, Bklyn. Mt $4,750. May 25. May 26, 1911. 11:3030. nor Prospect av, No 780, e s, 124.9 s Longwood av, runs e 110.5 x s 24 x s e 16.9 x w 109.6 to av x n 37.6 to beg. 5-sty bk tnt. David Bloomberg to Bertha wife David Bloomberg, 780 Prospect av. B & S. ½ part. All liens. May 29. May 31, 1911. 10:-2688.

*Park or Willett av (3d st), w s, 100 n Flower st (1st st). 100x
  av. B & S. ½ part. All liens. May 29. May 31, 1911. 10:-2688.

*Park or Willett av (3d st), w s, 100 n Flower st (1st st), 100x 100, Olinville. Adelaide Burlando to Filomena Cipolla, 3615 Bronx Boulevard. ½ part. Mt $3,000 & all liens. May 19. May 31, 1911.

Prospect av|ses, 242.10 n e Tremont av, runs se 150.2 x s w Mapes av | 0.4 x se 150.2 to n w s Mapes av (Johnson av) x n e 52 x n w 150.2 x n e 0.4 x n w 150.2 to Prospect av x s w 52 to beg, except parts taken by city, vacant. Security Holding Co to Morris Steinberg, 2465 7th av. Mt $18,000. June 1, 1911. 11:3106.

Prospect av, No 701, w s, 27 s 155th st, 21x95x21x94.10, 4-sty bk tnt. Ida Groebsch to Isidor Rossberg, 116 & 118 W 117th st. Mt $14,000. May 31. June 1, 1911. 10:2675. O C & 100 Rider av, No 363|n w s, 468 s 144th st, 25x125, 2-sty bk office 144th st | with 1-sty fr ext. Release mt. Dollar Savings Bank to Katie Haiss, 205 Alexander av. Feb 17. May 29, 1911. 9:2345.

*Road from Westchester to Harlem Bridge at se cor land Chas
    9:2345.
*Road from Westchester to Harlem Bridge at s e cor land Chas Doty at Westchester, runs along land of Chas Doty. 264 to Sanders Doty's land, x n e 16 to land African Church, x s e along land of Jas Hyde, 99 x s e 174.9 to rd, x s w 50 to beg. Ann Burgess et al to Michl J, Cath & Mary Moran, all at 304 E 52d st. 1-3 of the R T & I. May 3, 1911. May 29, 1911. nom Southern Boulevard, No 559, n w s, 450 s w Av St John, 50x115, 6-sty bk tnt & strs. Mary M Trageser to C N Shurman Investing Co, 43 Exchange pl. Mts $36,000 & all liens. May 29, 1911. 10:2683.
O C & 100 Southern Boulevard, Nos 559 & 561 on map No 559, n w s, 450 s w Av St John, 50x115, 6-sty bk tnt & strs. C N Shurman In-
ing Co, 43 Exchange pl. Mts $36,000 & all liens. May 29, 1911. 10:2683.

O C & 100

Southern Boulevard, Nos 559 & 561 on map No 559, n w s, 450 s
w Av St John, 50x115, 6-sty bk tnt & strs. C N Shurman Investing Co to Sag Harbor Estates, 3806 Jamaica av, Richmond Hill, B of Q. Mt $36,000. June 1, 1911. 10:2683.

St Ann's av, No 356, e s, 300.4 n 141st st, 25x90, 4-sty bk tnt. Louisa Schlicht to Katz-Polacek Realty & Constn Co, 1358 1st av. Q C. May 29. June 1, 1911. 10:2556.

Same property. Katz-Polacek Realty & Constn Co to Nathan Schreibersdorf, 573 E 141st st. Mts $14,000. May 31. June 1, 1911. 10:2556.

Spuyten Duyvil rd, n w s, 111.7 from w s Division st. runs — 25.11 x s 21.4 to w s Division st, x — 25.9 x — 21.10 to beg, being parcel No 16 on damage map. Release mt. Elias M Johnson, EXR, &c, Isaac G Johnson to Wm J Maher, No — Spuyten Duyvil rd. Mar 13. May 29, 1911. 13:3407.

Seneca av |s e cor Longfellow av, 50x100, vacant. Henry Longfellow av| Dohrmann to Sykes Realty Corpn, 165 Bway. B & S. May 31, 1911. 10:2762.

Sedgwick av, e s, — s Fordham rd & bein lots 163 to 168 amended map Cammann Estate at Fordham Heights. Jno P Nolan to L & M Holding Co, 35 Nassau st. May 31. June 1, 1911. 11:3225.

O C & 100

Southern Boulevard, No 1070 e s, at n w s West Farms rd, runs n March Parks and runs n West Farms rd.
Southern Boulevard, No 1070|e s, at n w s West Farms rd, runs n West Farms road | 188.7 x e 122.5 to rd x s w 224.10 to beg, gore, 1-sty bk strs. Henry Morgenthau to Samson Lachman, 313 W 106th st, & Abraham Goldsmith, 50 W 75th st as joint tenants. B & S. May 31, 1911. 10:2744. O C & 100 Teller av, No 1059, w s, 179.5 n 165th st, 20x100, 3-sty bk dwg. Jennie Kamsler to Mary E & Susan F Daniels, 10 W 129th st. Mt $7,500. May 16. May 27, 1911. 11:2428 & 2433. O C & 100 Undercliff av n e cor 176th st, 36x100x3.11x105.2, vacant. Re-176th st lease mort. Regent Realty Co to Jos E Douglass, 242 W 132d st. May 26. May 31, 1911. 11:2877. 1,300 Same property. Jos E Douglass to Curtiss P Byron, 2224 Ams av. All liens. May 26. May 31, 1911. 11:2877. nom
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Leases 1074 Same property. Curtiss P Byron to Arden Realty & Mortgage Co, 140 Nassau st. Mt \$1,680. May 31, 1911. 11:2877. O C & 100 Co, 140 Nassau st. Mt \$1,680. May 31, 1911. 11:2877.

O C & 100
Union av | n e cor 161st st, 96.1 x 100, vacant. Louis E
161st st | Kleban to Spear Constn Co, 1130 Union av. Mts \$31.350. May 25. June 1, 1911. 10:2677. O C & 100
Union av, Nos 1009 & 1011 | s w cor 165th st, 80x20, 3-sty fr tnt &
165th st, No 804 | str, with 1-sty ext. Henry Battenfeld
to Lorenz Pfeifer, 1011 Union av. Mt \$6,500. May 31. June 1,
1911. 10:2669. O C & 100
Valentine av, late Williamsbridge road, s e s, abt 94 s w 196th
st, 25x96.6x25x96.4, except part for Valentine av, vacant. Peter
Vornlocher to Peter Vornlocher, 1911 Mozart st, Chicago, Ill.
Q C. May 5. May 27, 1911. 12:3300. nom
Same property. Mary Wesemann to Wm J Kelly, 59 E 196th st.
May 25. May 27, 1911. 12:3300. O C & 1,000
Valentine av, late Williamsbridge road, s e s, abt 119 s w 196th
st, 25x96.6x25x96.8, except part for Valentine av, vacant. John
Vornlocher to Peter Vornlocher, 1911 Mozart st, Chicago, Ill.
Q C. May 10. May 27, 1911. 12:3300. nom
Same property. Peter Vornlocher, 1911 Mozart st, Chicago, Ill.
Q C. May 10. May 27, 1911. 12:3300. nom
Same property. Peter Vornlocher, 1911 Mozart st, Chicago, Ill.
Q C. May 10. May 27, 1911. 12:3300. nom
Same property. Peter Vornlocher to Wn J Kelly, 59 E 196th st.
May 25. May 27, 1911. 12:3300. o C & 1,000
Valentine av | s, abt 94 s w 196th st, 50x186 to Briggs av x50x
Briggs av | 184. Agt as to dimensions of lots, &c. John & Peter
Vornlocher, Cath Wingrove & Mary Wesemann, each with the
other. May 5, 1911. May 27, 1911. 12:3300. Patk Sheridan to
Philip Sheridan, 352 E S6th st. Mt \$1,120. May 17. May 29,
1911. nom
Valentine av, No 2870, s e s. 205.9 n e 198th st, 25x99.11x25x Valentine av, No 2870, s e s. 205.9 n e 198th st, 25x99.11x25x 99, 2-sty fr dwg. Bertha Frey to Johanna Schlosser, 209 W 130th st. Mt \$8,000. Dec 5, 1910. May 27, 1911. 12:3302.

124.11 x n e 100 to av x s e 25 to beg. James V Ganly to Baxter Howell Building Co, 2283 Westchester av. May 29. May 31, 1911.

Washington av, No 2058, e s, 284.8 s 180th st, 18.8x95, 2-sty fr dwg. Sigmund Ernst to Helene Matthias, 133 E 113th st. Mt \$4 000. May 31. June 1, 1911. 11:3046.

O C & 100 Webster av, e s, 151.6 s 173d st, a strip, runs e 48.5 x n 1.4 x w 49 to av x s 1.4 to beg. Margt L Zborowski EXTRX Elliott Zborowski to Anna M Z de Montsaulnin, 5 Rue Nitot, Paris, France. ½ part. May 19. June 1, 1911. 11:2897.

*Watson av (9th st), n s, 255 w Castle Hill av, 25x108, Unionport. Thos Decker to Frank Gass, 2248 Powell av. May 27. June 1, 1911.

O C & 100 Westchester av, Nos 840 to 860|s e s at n e s Longwood av, runs (closed) x s e 105.5 x e 32.3 x s w 100 to av x n w along Longwood av, 167.5 to beg, 1-sty bk strs. Samson Lachman & ano to Longchester Realty Co, 165 Bway. B & S. May 29. May 31, 1911. 10:2689.

3d av, Nos 3400 to 3406|s e cor 166th st, former Spring pl, 75x70, 166th st, No 530 | three 3-sty fr tnts & strs: Henry I Smith son & HEIR Eliza M Smith to Emilie W Kerr, daughter & heir of Eliza M Smith, 22 W 56th st, 1-12 part. All liens. Sept 28, 1910. May 26, 1911. 10:2608.

Same property. Addison Smith HEIR Eliza M Smith to same. 1-12 part. All liens. May 24, 1911. May 26, 1911. 10:2608.

nom Same property. Adelia A wife Edw H Linnell & HEIR Eliza M

Adelia A wife Edw H Linnell & HEIR Eliza M e. 1-12 part. All liens. July 26, 1910. May 26

Same property. Adelia A wife Edw H Linnell & HEIR Eliza M Smith to same. 1-12 part. All liens. July 26, 1910. May 26, 1911. 10:2608.

*4th av |n w cor 229th st, 114x105, Wakefield. Bridget Maloney 229th st| et al HEIRS Robt Cowden to Kate A Albee, 9 Washington av, White Plains, N Y. May 8. June 1, 1911. 0 C & 100

*Same property. Kate A Albee to Wilmore Realty Co, 115 Bway. May 26. June 1, 1911.

*Lots 17 & 18 map (No 1099) 126 lots, being a sub-division of plot 23 of Clason's Point: Nathan Hutkoff to Selma Binde, at Clasons Point road. Mt \$3,600. May 31. June 1, 1911.

Parcel No 26 on damage map to open Clason Point rd from West-chester av to L I Sound. Release mt. EMIGRANT IND SAVINGS BANK to City of N Y. Mar 22. May 29, 1911. 10:-2760 & 2781.

Parcel No 4, 4A, 6 & 6A, on damage map to open Burnett pl, from Garrison av to Tiffany st. Release mt. Michl McAndrews to Jno J McAndrews. Feb 21. May 29, 1911. 10:2737.

*Parcel No 64 & 64A, on damage map to open Taylor st. from Morris Park av to West Farms rd. Release mt. Robt R Ellison to Wm Marion. June 28, 1910. May 29, 1911.

*Parcel No 4 on damage map to open Paulding av from 233d st to 222d st. Release mt. Martin J Keogh to City N Y. Oct 18, 1910. May 29, 1911.

Parcel No 7 on damage map to open 3d av bet Washington av & a point n of & near Lorillard pl. Release mt. M Lerman, lessee, to City of N Y. Feb 7, 1911. May 29, 1911. 11:3055. nom Parcel No 7 on damage map to open Jerome av from Cameron pl to East 184th st. Release mt. Andrew J Connick to City of New York. Feb 24. May 29, 1911. 11:3187.

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*Parcel No 15 & 15A on damage map to open Paulding av, from 222d st to 233d sts. Release mt. Jno H Bass to Annie L Mac Gregor, 2422 Lorillard pl. Dec 10, 1910. May 29, 1911. nor Parcel No 26 on damage map to open Clason Point rd from Westchester av to East River or L I Sound. Release mt. Emigrant Industrial Savings Bank to City of N Y. Mar —, 1911. May 29, 1911. 10:2760 & 2781.

*Parcel No 2D on damage map to open Railroad av from Unionport rd to Glebe av.

**Parcel No 177 on damage map to open Westchester av from Bronx River to Main st. Release mt.

Release mt.

Annie Barbanes, widow to City of New York. Sept 22. 1908

May 29, 1911.

Parcel No 27 on damage map to open Spuyten Duyvil rd from

May 29, 1911.

no analy 29, 1911.

no 27 on damage map to open Spuyten Duyvil rd from Spuyten Duyvil Parkway near the Spuyten Duyvil Depot to junction of Riverdale av & 230th st. Release mt. Bridget Oates to City of New York. Mar 28. May 29, 1911. 13:3402.

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.

BOROUGH OF MANHATTAN.

May 26, 27, 29, 31 and June 1.

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Same property. Subordination of lease as above. Same owner, & Solomon Mushnun, lessee, with same. May 24. May 26, 1911. 7:-2002.

Same property. Subordination of lease as above. Same owner, & not Same property. Subordination of lease as above. Same owner, & Herbert O Castor, lessee, with same. May 24. May 26, 1911. 7:2002.
2d av, No 2074, assign lease. Sophie Goldstein to Harry Joseph, 327 Vernon av, Bklyn. May 31. June 1, 1911. 6:1678......10
2d av, No 2349, str & part cellar. Fredk Deicke to Fredk Weiss, 2349 2d av; 5 yrs, from May 1, 1911. June 1, 1911. 6:1785...93
3d av, No 1020, all. Julius Jungmann to Hegeman & Co, 200
Bway; 10 yrs from June 1, 1911. June 1, 1911. 5:1395.......
3d av, No 1658, n str. Julia Mehrbach to Theo Bertsch on premises; 5 yrs from May 1, 1911. May 29, 1911. 5:1521...540 & 600 3d av, No 2378, str & b. Harry Golding to John J Mackey, 2378 3d av; 10 yrs, from June 1, 1911. May 31, 1911. 6:1777... 1,020 & 1,200
                                                                          ..5,000 & 6,000
3d av, No 615, str & b. Henry Hof to Oscar Ballschuss, 426 E 138th st; 4 11-12 yrs, from June 1, 1911. May 31, 1911. 3:-
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BOROUGH OF THE BRONX.

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.

May 26, 27, 29, 31 and June 1.

Abelson, Theresa to Emile V Vigouroux, 50 W 84th st. 39th st, No 14, s s, 237 w 5th av, 22x98.9. P M. May 26, 1911, due, &c, as per bond. 3:840. 66,000

Arcade Stable Co to EAST RIVER SAVINGS INSTN. 36th st. Nos 444 & 446, s s, 200 e 10th av, 50x98.9. Certificate as to above mt. May 29, 1911. 3:733.

Brooklyn L. I. City New York Hoboken Bayonne Staten Island New Jersey

1076

EP WATER-FRONT BULKHEADS WITH PIER PRIVILEGES FOR RENT

FACTORIES, FACTORY SITES, RAIL CONNECTIONS CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y. East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic River

Auto Service Bldg Co, 1968 Bway, to Marx Ottinger, 20 E 70th st, & ano. West End av, Nos 102 & 104, n e cor 64th st, 50.2x100. P M. May 26, due Oct 5, 1914, 6%. May 27, 1911. 4:1156.

30,000
Same to same. Same property. Certificate as to above mort.

May 26. May 27, 1911. 4:1156.

Arcade Stable Co to EAST RIVER SAVINGS INSTN. 36th st,
Nos 444 & 446, s s, 200 e 10th av, 50x98.9. May 29, 1911, 5 yrs,
5%. 3:733.

Ascough, Theo G & Emily R Partridge to Lawyers Mortgage Co,
59 Liberty st. 18th st, No 337, n s, 325 e 9th av, 25x92. May
31, 1911, 5 yrs, 5%. 3:742.

Ackers, Alfred H to American Mortgage Co. 55th st, Nos 150 &
152, s s, 181.3 e 7th av, 50x100.5. P M. Prior mt \$59,000.
May 31, 1911, 3 yrs, 6%. 4:1007.

Same to Barney Estate Co, 135 Bway. Same property. P M.
Prior mt \$71,000. May 31, 1911, due Dec 15, 1911, 6%. 4:1007.

8,000
Same to BOWERY SAVINGS BANK, 128 Bowery. Same property.

Prior mt \$71,000. May 31, 1911, due Dec 15, 1911, 6%. 4:1007. 8,000

Same to BOWERY SAVINGS BANK, 128 Bowery. Same property.

P. M. Prior mt \$50,000, May 31, 1911, 3 yrs, 4½%. 4:1007. 7,000

Aronson, Henry to Saml Aronson, 68 W 117th st, 77th st, No 337,

n. s, 375 e 2d av, 25x102.2. P. M. Jan 29, 1906, due Jan 29, 1910, 6%. May 31, 1911. 5:1452. 4,500

Alexander, Peter with Wm Ash. 142d st, Nos 631 to 635 W. Extension of three mts for \$7,000 each until May 1, 1914, at 5%. May 31. June 1, 1911. 7:2089. nom

Axelrod (W) Realty Co to Jacob Axelrod, at n e cor Riverside Dr & 92d st. Riverside Drive, s e cor 151st st, 103.7x125x99.11x 153.1. P. M. Prior mt \$147,000. May 31, due, &c, as per bond. June 1, 1911. 7:2097.

Abraham, Hannah with Henrietta G Krakower, 52 W 114th st. 114th st, No 52, s, 361 e Lenox av, 17.8x100.4. Extension of \$2,000 mt until June 1, 1914, at 6%. May 29. June 1, 1911. 6:1597.

6.1597

nom 430, s 6, 5%

\$2,000 mt until June 1, 1914, at 6%. May 29. June 1, 1911. 6:1597.

Benjamin, Max to Edw H Carle, 55 E 54th st. 89th st, No 430, s s, 257 w Av A, 25x100.8. P M. May 31, due June 1, 1916, 5%. June 1, 1911. 5:1568.

Banner, Minnie S to NATIONAL SAVINGS BANK of City of Albany, at Albany, N Y. 74th st, No 10, s s, 150 w Central Park West, 25x102.2. Prior mt \$32,500. May 31, due, &c, as per bond. June 1, 1911. 4:1126.

Bordowitz, Max, 541 E 12th st to Amelia Roche, 315 W 84th st, 12th st, No 541, n s, 130 w Av B, runs n 70 x e 0.½ x n 33.3 x w 17.11 x s 33.3 x w 0.½ x s 70 to st x e 17.11 to beg. May 29, 5 yrs, 5%. June 1, 1911. 2:406.

Barclay, Maud B to J Lawrence Degnan, 211 Carlton av, Bklyn, N Y. 10th st, Nos 361 & 363, n s, 243 e Av B, two lots, each 25 x94.9. Two mts, each \$5,000. Two prior mts, each \$28,000. June 1, 1911. 3 yrs, 6%. 2:393.

Block, Michl, 55 Mott st, to Jno Healey, 241 W 113th st. 113th st. Nos 241 & 243, n s, 325 w 7th av, 50x100.11. P M. Prior mt \$68,000. May 31, 3 yrs, 5½%. June 1, 1911. 7:1829, 10,000 Brindze, Bernard to Jacob Wiener, 609 W 115th st. 127th st, Nos 28 & 30, s s, 335 w 5th av, 50x99.11. Prior mt \$55,000. June 1, 1911, 3 yrs, 6%. 6:1724.

Born, Emilie to Moses Goldsmith, 334 W 89th st, & ano. 3d av, No 2362, s w cor 128th st, Nos 176 to 180, 25x100. P M. May 18, due June 1, 1916, 5%. June 1, 1911. 6:1776. 45,000 Bohling, John to Lion Brewery, 104 W 108th st. Park pl, No 28. Saloon lease. May 20, demand, 6%. May 26, 1911. 1:123. 5,000 Berliant, Maria to Saml Horn, 61 E 3d st. 3d st, No 73, n s, 350

Saloon lease. May 20, demand, 6%. May 26, 1911. 1:123. 5,000 derliant, Maria to Saml Horn, 61 E 3d st. 3d st. No 73, n s, 350 e 2d av, 25x96.2. Prior mt \$32,500, given to secure payment of mort covering No 67 E 7th st. May 26, 1911, due Feb 1, 1912, 6%. 2:445. 2,250 dlumenthal, Sidney to Rebecca Bendit, 783 5th av. 90th st. No 307, n s, 82 w West End av, 18x83.5. May 29, 1911, 3 yrs, 5%. 4:1251. 28,000 diascom. Geo J to Morland Mort Co. 120 Bway. 52d st. Nos 261

Blumenthal,

x w 28 to beg. 53d st, No 256, s s, 175 e 8th av, 18.9x100.5. Prior mt \$57,000. May 29, 1911, due, &c, as per bond. 4:1024. 12.000

Bernstein, Mary S to EMIGRANT IND SAVINGS BANK. Division st, Nos 19 & 19½, s s, 216 e Catherine st, 25x ½ blk. May 27, 5 yrs, 5%. May 29, 1911. 1:281. 12.500

Bauman Model Co et al to Frankel Display Fixture Co. Certificate as to chattel mort to secure notes for \$9,207.58. May 26. May 27, 1911.

Byrd, Wm & Anne H Byrd exrs Geo H Byrd with Selma Alexander, 338 E 15th st. 117th st, Nos 442 & 444, s s, 165 W Pleasant av, 36.10x100.11. Extension of \$25,000 mt until Feb 23, 1916, at 5%. Feb 23. May 26, 1911. 6:1710. nom Butler, Willard P of Morristown, N J, with Maud H Bogart. 103d st, No 245 W. Extens of \$14,000 mt until June 2, 1916, at 5%. May 19. May 31, 1911. 7:1875.

Barney Estate Co to KNICKERBOCKER TRUST CO, 358 5th av. Amsterdam av, s e cor Laurel Hill terrace, runs s 199.9 to n s 187th st, x e 245.11 to Laurel Hill terrace, runs s 199.9 to n s 187th st, x e 245.11 to Laurel Hill terrace, x n & w 362.4 to beg; Amsterdam av, s e cor 187th st, runs s 224.10 to n s 186th st x e 287.11 to Laurel Hill terrace x n 226.6 to 187th st, v w 264.6 to beg. May 31, 1911. 3; 1911, 3; yrs, 5½%. 8:2149. 125,000

Same to same. Same property. Certificate as to above mt. May 29. May 31, 1911. 8:2149.

Berls, Oswald, 18 Elm st. New Rochelle, N Y, with Geo & Mary Weisensee at 3d & Lamartine av, Bayside, L I. 50th st. No 527, n s, 350 w 10th av, 25x100.5. Extension of mort for \$10,-000 to June 1, 1916, at 5%. June 1, 1911. 4:1079. nom Clausnitzer, Louisa H to Bowery Savings Bank, No 128 Bowery. 3d av, No 272, n w s, 88 s 22d st, 21.6x75. P M. May 25, 3 yrs, 4½%. May 26, 1911. 3:877.

Crestwood Gardens Development Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort or deed of trust for \$275,000. May 1, 1911. May 26, 1911.

Cherokee Realty Co to Warren W Foster, 435 E 57th st, as trustee Chas S Loper. Certificate as to mort for \$15,000 on land at West Islip, L I. May 23. May 27, 1911.

Century Ho

Campora, Jas & Victor Fioresi with Leah Buttenwieser, 300 Central Park West. Mott st, No 39. Extension of \$10,000 mt until June 1, 1916, at 5%. June 1, 1911. 1:164. nom Crohn, Marcus to Frederic de P Foster, at Tuxedo Park, N Y. 5th av, No 1391, e s, 75.11 s 115th st, 24.11x100. June 1, 1911, 5 yrs, 4½%. 6:1620. 25,000 Campora, Jas & Victor Fioresi to Jos L Buttenwieser, 300 Central Park West. Mott st, No 39, w s, abt 200 s Bayard st, 22x 89.2x28x88, n s,. P M. Prior mt \$—. June 1, 1911, 5 yrs, 5%. 1:164. 15,000 Same to same. Same property. P M. Prior mt \$—. June 1, 1911, installs, 6%. 1:164. 5,000 Courtney, Jno to BOWERY SAVINGS BANK, 128 Bowery. 33d st, Nos 322 & 324, s s, 250 e 2d av, 50x98.9. May 31, 5 yrs, 4½%. June 1, 1911. 3:938. 16,000 Carpenter, Anna M to Trustees of Columbia College in City of N Y, 63 Wall st. 117th st, No 417, n s, 204 e Ams av, 18x 100.11. Prior mt \$16,000. June 1, 1911, 5 yrs, 5%. 7:1961. 4,000

Dineen, Hannah, 452 63d st, Bklyn, N Y, to Jas G McComb, 326 Carlton av, Bklyn, N Y. Cherry st, s w cor Market st, No 83 51x20. Prior mt \$—. May 31, installs, 6%. June 1, 1911 1:250.

51x20. Prior mt \$—. May 31, installs, 6%. June 1, 1911. 1:250.

Douglass, Geo A to Cornelius F Kingsland, at Babylon, L I, et al, exrs, &c, Geo L Kingsland. Charlton st, No 136, s e cor West st, Nos 319 to 321, runs e 86 x s 60 x w 21.11 x s 2.6 x w 63 to West st x n 62.6 to beg. P M. May 29, 3 yrs, 5%. June 1, 1911. 2:596.

Donovan, Walter J M to ALBANY SAVINGS BANK, at Albany. N Y. Broadway, Nos 3371 to 3379, s w cor 137th st, Nos 600 & 602, 99.11x125. May 26, 1911, 5 yrs, 4½%. 7:2002. 25,000 Donovan, Walter J M with ALBANY SAVINGS BANK at Albany, N Y. Broadway, Nos 3371 to 3379, s w cor 137th st, Nos 600 & 602, 99.11x125. Extens of \$215,000 mt until May 1, 1916 at 4½%. May 26. May 29, 1911. 7:2002. nom Donnelly, Michael, 468 Central Park West & Thos Donnelly, 597 Hudson st, to Hattie Kallman, 911 Park av. Hudson st, No 599, w s, abt 20 n Bethune st, 28.8x76x—x78.6. May 29, 3 yrs, 5%. May 31, 1911. 2:624.

Duchemin, Helen E to Henry Burden trustee Henry Burden at Cazenovia, N Y. Greenwich st, No 183, e s, abt 45 s Dev st, 25.11x50.3x25x61.6. P M. May 31, 1911, 5 yrs, 4½%. 1:61. 31,000

25.11x50.3x25x61.6. P M. May 31, 1911, 5 yrs, 4½%. 1:01.
31,000

Donovan, Mary T, 302 W 105th st, to Fredk A Clark at Cooperstown, N Y. 87th st, No 265, n s, 90 w Bway, 35x100.8. P M. May 29, 5 yrs, 4½%. May 31, 1911. 4:1235. 30,000

Denig, Rudolf to BOWERY SAVINGS BANK, 128 Bowery. 58th st, Nos 54 & 56, s s, 117.6 w Park av, 37.6x100.5. June 1, 1911, 5 yrs, 4½%. 5:1293. 50.000

East Twenty-Ninth Street Co, 49 Bway, to Walfrid Nelson, 121 Martense.st, Brooklyn, N Y. 29th st, Nos 319 & 321, n s, 240 e 2d av, 35x98.9. Prior mt \$33,000. May 18, 3 yrs, 6%. May 26, 1911. 3:935. 8,000

Same to same. Same property. Certificate as to above mort. May 6. May 26, 1911. 3:935. 8,000

Ealiss, Hannah, 236 Central Park West to Miriam H C Cannon, 323 West End av. 53d st, No 138, s s, 305 e 7th av, 19.6x100.5. May 29, 1911, 3 yrs, 5%. 4:1005. 3,000

Eclipse Bldg & Operating Co to Geo P Laible, 9 Highland av. Newark, N J. 117th st. No 242, s s, 160 w 2d av, 25x100.11. Prior mt \$14,500. May 29, 1911, 2 yrs, 6%. 6:1666. 1.500

Same to same. Same property. Certificate as to above mt. May 27. May 29, 1911. 6:1666.

Elmohar Company to TITLE GUAR & TRUST Co. Certificate as to mt for \$5,500 on land at Long Beach, L I. May 26. May 31, 1911.

1911.

Ess Eff Realty Co to BROADWAY SAVINGS INSTN, 5 & 7 Park pl. Church st, Nos 315 & 317, (219 & 221), e s, 18.8 s Lispenard st, runs s 48.10 x e 75 x n 68.1 to Lispenard st, No 38, x w 25 x s 18.2 x w 50.1 to beg. P M. May 31, 1911, due Nov 1, 1912, 5%. 1:194.

Eskesen, L Bojenhardt of Perth Amboy, N J, to Eckardt V Eskesen, 445 Riverside Drive. St Nicholas av, s e cor 172d st, 95x125. May 31, 1911, 3 yrs, 5%. 8:2128.

25,000

Fox, Julius B, 520 ocean av, Jersey City, N J, to American Mortgage Co, 31 Nassau st. 63d st, No 234, s s, 250 e West End av, 37.6x100.5. P M. May 26, 1911, 5 yrs, 5%. 4:1154.

23,000

Fahrenholz, Bertha of Jersey City, N J, to Jacob M Mandelbaum, 130 Av C. 168th st, No 516, s s, 120 e Audubon av, 25x95. Prior mt \$15,000. May 16, 2 yrs, 6%. May 26, 1911. 8:2123. 5,250

Fayen, John F, 573 W 183d st, to James T Barry, 1149 Boston rd. 183d st, No 573, n s, 100 e St Nicholas av, 20x99.11. Prior mt \$9,000. May 26, 1911, 3 yrs, 6%. 8:2154.

2,000

Friedland Realty Co to Herman E Winne. Certificate as to mort \$3,000 covering land in Queens Co, N Y. Sept 24, 1908. May 26, 1911.

Same to same. Certificate as to mort for \$4,000 covering land in

Friedland Realty Co to Herman E Winne. Certificate as to mort \$3,000 covering land in Queens Co, N Y. Sept 24, 1908. May 26, 1911.

Same to same. Certificate as to mort for \$4,000 covering land in Queens Co. Sept 24, 1908. May 26, 1911.

Frankenthaler, Jacob, 201 W 120th st, with Michl Erlanger, 223 W 137th st. 138th st, No 141, n s, 126 e 7th av. 26x99.11.

Extension of \$4,000 mt until Feb 1, 1915, at 6%. Mar 25. May 26, 1911. 7:2007.

Frankenthaler, Jacob, 201 W 120th st, with Michl Erlanger, 223 W 137th st. 138th st, No 143, n s, 100 e 7th av, 26x99.11. Extension of \$5,000 mt until Feb 1, 1915, at 5%. May 25. May 26, 1911. 7:2007.

Flower Caroline M to Wm Bankin 119 W 77th st. 83d st. No.

Flower, Caroline M to Wm Rankin, 119 W 77th st. 83d st. No. 225 n s, 225 w Ams av, 25x102.2. Prior mt \$24,500. May 26, 1911, 2 yrs, 6%. 4:1231. 2,500

Faris, Wm D of Bklyn, N Y to Pauline H Von Soosten, 1678 3d av. 3d av. No 1678, n w cor 94th st, 25.8x100. P M. May 31, 1911, 5 yrs, 5%. 5:1523. 31,000

1911, 5 yrs, 5%. 5:1523.

S1,000

Fluri Constn Co & Geo V& Chas A Fluri to Jno Whalen, 458 W 155th st, et al, trustees. St Nicholas av, n e cor 176th st, 99.11x100; St Nicholas av, s e cor 177th st, 99.11x100; Seaman av, n w s, at n e s 215th st, 50x100; 215th st, n e s, 100 n w Seaman av, 50x100; 188th st (proposed), s s, 95 w Wadsworth av, 50x94.11; Houston st, Nos 65 & 67, s w cor Wooster st, No 159, 50x95. Prior mt \$---. May 31, 1911, due, &c, as per bond. 8:2133, 2250, 2170, 2:515.

Same to same. Same property. Certificate as to above mt. May 31, 1911. 8:2133, 2170, 2250, 2:515.

HAND POWER ELEVATORS

suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPANY

BATTERY PLACE, NEW YORK

Foulard Realty Co, 700 W 180th st, with Simson Wolf, 22 81st, & ano, exrs Herrman Schiffer. Ludlow st, Nos 123 & 1 Extension of mt for \$43,000 to June 1, 1916, at 5%. June 1911. 2:410.

Extension of mt for \$43,000 to June 1, 1916, at 5%. June 1, 1911. 2:410.

First United Presbyterian Church, 16 W 108th st, to Geo W Dunn, 14 W 131st st, & ano, exrs, &c, Wm A Martin. 108th st, No 14, s s, 95 e Manhattan av, 75x100.11. May 31, 3 yrs, 5½%. June 1, 1911. 7:1843.

Fusco, Giuseppe, 409 E 116th st, & Saverio Persico, 340 E 112th st, with Margt Paulding, guardian Chas G Paulding, at Cold Spring, N Y. 112th st, Nos 340 & 342, s s, 137.6 w 1st av, 37.6 x 100.11. Extension of \$37,500 mt until Mar 30, 1914, at % as per bond. May 31, 1911. 6:1683.

Grossman, Mary wife Louis to Mary A Foy, 427 Pleasant av. Cherry st, No 480, n s, 49 w Corlears st, 27.8x50. Prior mt \$—. June 1, 1911, 5 yrs, 5%. 1:263. 12,000

Grimmer, Otto, at Armour Villa Park, Yonkers, N Y, to Irving Katz, 1025 Lex av. 37th st, No 232, s s, 185 w 2d av, 20x98.9. May 29, 3 yrs, 5%. June 1, 1911. 3:917. 11,000

Greenberg, Deborah to Rose Heyman, 130 W 131st st. 131st st, No 130, s s, 390 e 7th av, 20x99.11. P M. Prior mt \$9,000. June 1, 1911, 2 yrs, 6%. 7:1915. 2,500

Gault Realty Co to UNION TRUST CO, 80 Bway. 118th st, Nos 212 & 214, s s, 175.5 e 3d av, 37.6x100.5. P M. May 26, 1911. 3 yrs, 5%. 6:1667. 16,000

Same to same. Same property. Certificate as to above mort. May 26, 1911. 6:1667. 16,000

Gault Realty Co to Commonwealth Securities Co at Croton-on-the-Hudson, N Y. 141st st. n s, 446.1 a Bway runs n 99.11 y

P. M. Prior mt \$16,000. May 26, 1911, due June 1, 1912, 6%.
6:1667.

Gault Realty Co to Commonwealth Securities Co at Croton-onthe-Hudson, N. Y. 141st st, n. s. 446.1 e Bway, runs n. 99.11 x
e. 7.1 x n. 9.11 x e. 47.10 x n. 0.1 x e. 15.2 to w. s. Hamilton pl.
Nos 90 to 96, x s. w. 32.2 to w. s. old Bloomingdale rd x s. w. 88.5
to n. s. 141st st x. w. 20.7 to beg. Prior mt \$\sum_{\text{May}}\$ — May 26, due
June 1, 1916, 6%. May 27, 1911. 7:2073.

Same to same. Same property. Certificate as to above mort.
May 26. May 27, 1911. 7:2073.

Gottlieb, Israel & Abraham to GERMAN SAVINGS BANK, 157
4th av. Lewis st, Nos 85 to 89, w. s. 122.4 s. Stanton st, 54.3x
100. May 22, 5 yrs, 5%. May 27, 1911. 2:329.

Glenmore Milford Co to TITLE GUAR & TRUST CO. Certificate
as to mt for \$21,000 covering land in Kings Co, N. Y. May 26.
May 29, 1911.

Greenberg, Yetta, 314 W 101st st to Edw S. Thomas, 23 Clinton st,
Bklyn, N. Y. 101st st, No 314, s. s., 134 w. West End av, 17x
100.11. Prior mt \$23,000. May 26, 1 yr, 6%. May 31, 1911.
7:1899.

Gottlieb, Israel & Abraham to German and the West End av, 17x
100.11. Prior mt \$23,000. May 26, 1 yr, 6%. May 31, 1911.
7:1899.

Gottlieb, Israel & Abraham to German and the West End av, 17x
100.11. Prior mt \$23,000. May 26, 1 yr, 6%. May 31, 1911.

100.11. Prior mt \$23,000. May 26, 1 yr, 6%. May 31, 1911.
7:1899. 6,500

Hcm, Saml to Maria Berliant, 67 E 7th st. 7th st, No 67, n s, 275 w 1st av, 25x92.6. P M. Prior mt \$22,000. May 26, 1911. 5 yrs, 6%. 2:449. 7,000

Hagen, Winston H exr John S Tuttle with Jos Kantrowitz. Pleasant av, Nos 375 & 377. Extension of mort for \$32,000 to Jan 10, 1916, at 5½%. Jan 10. May 26, 1911. 6:1807. nom Herring, John G to National Surety Co, 115 Bway. Manhattan av, No 349, s w cor 115th st, No 350, 27x92. Prior mt \$28,000. May 15, 2 yrs, without interest. May 27, 1911. 7:1849. 3 000

Helly, Martha C to EQUITABLE LIFE ASSUR SOC OF U S. 163d st, No 306, s s, 119.3 w West End av, 20x100.11. Prior mt \$12,000. May 29, 1911, 3 yrs, 5%. 7:1890. 3,000

Hotel Arlington Co to Grace D Litchfield. Certificate as to chattel mt for \$15,000. May 25. May 29, 1911.

Hyams, Ida to Chas Jaeger, 893 Morris av. 129th st, No 163, n s. 123 e 7th av. 27x99.11. Prior mt \$25,000. May 31, 1911. 3 yrs, 6%. 7:1914.

Horton, Cath H with Roxbury Realty Co. 124th st, No 497 W.

3,500
Horton, Cath H with Roxbury Realty Co. 124th st, No 497 W. Extension of mt for \$5,000 to June 7, 1914, at 6%. May 10. June 1, 1911. 7:1965.

Huyler, Coulter D to Coulter D Huyler, 260 W 76th st, et al, exrs, &c, John S Huyler. 72d st, No 8, s s, 175 w Centrau Park West, 25x102.2. P M. Mar 31, due, &c, as per bond. June 1, 1911. 4:1124.

Same to same. Same property. P M. Prior mt \$50,600. Mar 31, due, &c, as per bond. June 1, 1911. 4:1124.

25,000
Huyler, David to Coulter D Huyler, 260 W 76th st, et al, exrs John S Huyler. West End av, Nos 263 & 265, n w cor 72d st, No 301, 61x115. P M. Prior mt \$150,000. Mar 31, due, &c. as per bond. June 1, 1911. 4:1184.

Same to same. Same property. P M. Mar 31, due, &c. as per bond. June 1, 1911. 4:1184.

Same to same. Same property. P M. Mar 31, due, &c. as per bond. June 1, 1911. 4:1184.

Hubbard Holding Co, 17 Mad av, to Geo Backer, 51 Hamilton terrace, et al. Mad av, Nos 169 & 171, n e cor 33d st, No 29, 49,4x100. P M. Prior mt \$240,000. June 1, 1911, due, &c. as per bond. 3:863.

Huyler, Frank De K, 265 West End av, to Coulter D Huyler, 260

per bond. 3:863. 77,500

Huyler, Frank De K, 265 West End av, to Coulter D Huyler, 260
W 76th st, et al, exrs, &c, John S Huyler. 18th st, Nos 126 to
136, s e cor Irving pl, Nos 58, 62 & 64, runs e 207.3 x s 92 x
w 100 x s 13 x w 107.3 to pl x n 26 x e 107.3 x n 26 x w 107.3
to pl x n 53 to beg. P M. Mar 31, due, &c, as per bond. June
1, 1911. 3:873. 500,000

Same to same. Same property. Prior mt \$—. Mar 31, due,
&c, as per bond. June 1, 1911. 3:873. 37,500

Hazay, Max H, 274 E 10th st, to METROPOLITAN SAVINGS
BANK, 59 Cooper Sq East. 10th st, No 274, s s, 325 e 1st av,
25x99.7. P M. May 31, 5 yrs, 5%. June 1, 1911. 2:437. 5,000

Same to Louisa Neuenstein, 276 E 10th st. Same property. P
M. Prior mt \$15,000. May 31, 6 yrs, 6%. June 1, 1911. 2:437.

Hyams, Ida, 13 W 114th st, with Ernest H Herb, 47 W 89th st 129th st, No 163, n s, 123 e 7th av, 27x99.11. Extension of me for \$25,000 to Nov 1, 1916, at 5%. May 16. June 1, 1911. 7:-

Inkelas, Bella & Sabina Zilz to Lawyers Mortgage Co, 59 Liberty st. 78th st, No 261, n s, 97.6 w 2d av, 13.10x102.2. May 26, 5 yrs, 5%. May 27, 1911. 5:1433. 5,000 Isear, Rebecca & David Lifland, 21 E 117th st, to Hebrew Orphan Asylum of City N Y at Ams av & 136th st. 117th st, No 21, n s, 85 w Mad av, 25x100.11. May 26, 5 yrs, 4½%. May 27, 1911. 6:1623.

Jarmulowsky, Meyer, 1186 Lex av to American Bonding Co of Baltimore, 84 Wm st. East Bway, No 165, s s, abt 30 e Rutgers st, 26.1x100. May 9, due, &c, as per bond. May 27, 1911, 1:-

284.

284.

100,000

Japanese Fan Co to CHATHAM & PHENIX NATIONAL BANK.

Broadway, Nos 2333 to 2339, s w cor 85th st, No 250, 102.5x
93.7x102.2x100.10. Certificate as to mt for \$80,000. May 26.

May 29, 1911. 4:1232.

Jarchow, Geo W to Valentine Ringle, 47 Highland av, Jersey City,
N J. 2d av, No 490, e s, 74.1 n 27th st, 24.8x100. Prior mt
\$16,000. May 31, 1911, 2 yrs, 6%. 3:933.

4,000

Jacobowitz, David with Jos L Buttenwieser, 300 Central Park
West. 12th st, Nos 641 & 643 E. Extension of \$9,500 mt until
Mar 15, 1920, at 6%. May 17. June 1, 1911. 2:395. nom

JEFFERSON BANK with Ray E Matshak, 542 W 112th st. 159th
st, Nos 517 & 519 W. Subordination agreement. June 1, 1911.

8:2118.

Jungmann, Julius, 500 Col. av. to Hercewers 2 C. 200 F.

Mar 15, 1920, at 6%. May 17. June 1, 1911. 2:395. nom JEFFERSON BANK with Ray E Matshak, 542 W 112th st. 159th st, Nos 517 & 519 W. Subordination agreement. June 1, 1911. 8:2118. nom Jungmann, Julius, 500 Col av, to Hegeman & Co, 200 Bway. 3d av, No 1020, w s, abt 100 n 60th st, 25x95. May 30, 21 yrs, 5%. June 1, 1911. 5:1395. 100 Jones, Thos to Mary S Maddock, Fishkill-on-Hudson, N Y. 156th st, No 544, s s, 375 w Ams av, 25x99.11. June 1, 1911, 5 yrs, 4½%. 8:2114. 18,000 Same & Wm Lubbert with same. Same property. Subordination agreement. June 1, 1911. 8:2114. 100 Jacobowitz, David to 133 West 19th St, a corpn, 35 Nassau st. 123d st, Nos 354 to 364, s s, 82.2 w 1st av, runs s 86 x e 2.2 x s 14.10 x w 95 x n 100.11 to st x e 92.10 to beg. P M. Prior mt \$73.000. May 31, installs, 6%. June 1, 1911. 6:1799. 2.500 Junction Realty Co to MUTUAL LIFE INSURANCE CO OF N Y. Bway, Nos 1914 & 1916, s e cor 64th st, runs e 50 x s 50.5 x w 20.8 to Bway x n 50.4 to beg. Prior mt \$\infty\$— May 25, due, &c, as per bond. June 1, 1911. 4:1116. 20,000 Same to same. Same property. Certificate as to above mt. May 18. June 1, 1911. 4:1116. Kelly, John S to Obermeyer & Liebmann, a corpn, 59 Bremen st, Bklyn, N Y. Bowery, No. 9. Saloon lease. May 25, demand, 6%. May 26, 1911. 1:289. 1000 Kracht, Bernardine M to Bertha Q Middendorf, 59 Montgomery pl. Bklyn, N Y, et al exrs Elvina Quast, Houston st, No 112, n s, 50 w Thompson st, 25x100. May 27, 1911, 5 yrs, 5%. 2:525. 20,000 Kessler, Jacob. to UNION DIME SAVINGS BANK, 701 6th av. 48th st, No 668, s s, 150 w 11th av, 25x100.5. May 29, 1911. due, &c, as per bond. 4:1095. ½ part. P M. May 29, 1911. due, &c, as per bond. 4:1095. ½ part. P M. May 29, 1911. 3 yrs, 4½%. 4:1007. 8, 750 Same to same as extrx Wm M Hogencamp. Same property. ½ part. P M. May 29. 1911, 3 yrs, 4½%. 4:1007. 8, 750 Same to same as extrx Wm M Hogencamp. Same property. ½ part. P M. May 29. 1911, 3 yrs, 4½%. 4:1007. 8, 750 Same to same as extrx Wm M Hogencamp. Same property. ½ part. P M. May 29. 1911, 3 yrs, 4½%. 4:1007.

at % as per bond. May 29, 1911. 2:346.

Koehler, Geo E to Jacob Ruppert, a corpn, 1639 3d av. 333 st. No 42 W. Saloon lease. May 31, 1911, demand, 6%. 3:834. No 42 W. Saloon lease. May 31, 1911, demand, 6%. 3:834. King, Abel & Isaac Schorsch with 133 West 19th st, a corpn, 35 Nassau st, & Max J Kramer, 323 E 50th st, & Geo F Palmer, at New Rochelle, N Y. 123d st, Nos 354 to 364, st, \$8, \$2.2 w 1st av, 92.10x60.11x irreg x85. Agt that there remains due on mt of \$12, c000 the sum of \$9,000 & same shall become due on June 1, 1914. at 6%. May 27. June 1, 1911. 6:1799. nom Kellar, Lillian, 111 W 11th st, to Rector, &c, Trinity Church, 187 Fulton st. Clarke st, Nos 16 & 18, e. s. 200 s Spring st, 50x90. P M. June 1, 1911, 3 yrs, 5%. 2:490. 20,000. Krauss, Philip to TITLE GUARANTEE & TRUST CO. Mad av, Nos 169 & 171. n e cor 33d st, No 29, 49.4x100. Prior mt \$140,020. June 1, 1911, due. &c, as per bond. 3:863. 100,000 Kahn, Saml, Henry & Hannah widow to EMIGRANT INDUSTRIAL SAVINGS BANK. 5th av, No 2173. e. s. 25 s 133d st, 24.11x90. June 1, 1911, 5 yrs, 5%. 6:1757. 17,000 Levy, Minnie N, admtrx Max Levy with Jas C Thomas, 80 W 134th st, 133d st, No 28 W. Extension of \$9,000 mt until May 25, 1914, at 6%. May 4, June 1, 1911, 6:1649. Leining, Lewis, 355 E 19th st, to Geo E Lapp, at Rockville Centre, L I. 10th st, No 272, s, 300 e 1st av, 25x99.7. P M. Prior mt \$14,000. June 1, 1911, 2 yrs, 6%. 2:437. 4,000 Leicestershire Realty Co to Adrianna O'Connor, 334 W 87th st. West End av, No 530, e. s. 83.2 s 86th st, 19x80. P M. Prior mt \$14,000. June 1, 1911, 2 yrs, 6%. 4:1233. 20,000 Leicestershire Realty Co to Adrianna O'Connor, 334 W 87th st. West End av, No 530, e. s. 83.2 s 86th st, 19x80. P M. Prior mt \$15,000. May 31.5 yrs, 6%. June 1, 1911. 7:2075. 17,000 Linder, Abraham, 232 W 76th st, twith Abraham Reisner, 39 Ludiows t, Mo 510, ns, 312,6 e Bway, 70.10x90.11. P M. Prior mt \$83,000. May 31.5 yrs, 6%. June 1, 1911. 7:2075. 17,000 Linder, Abraham, 232 W 76th st, with Abraham Reisner, 39 Ludiows t, Mo 514, s, 145 e Audubo

THE GEORGE A. JUST CO. 239 VERNON AVENUE NEW YORK LONG ISLAND CITY

IRON WORK FOR BUILDINGS

June 3, 1911.

Leonard, Ellen, Vincent L & Chas J, 340 W 46th st, with FRANK-LIN SAVINGS BANK. 8th av, No 781, w s, 100 n 47th st, 19.3x 100. Extension of mort for \$14,500 to May 16. 1916, at 5%. May 16. May 26, 1911. 4:1038. nom Leonard, Ellen, Vincent L & Chas J, 340 W 46th st, with FRANK-LIN SAVINGS BANK. 8th av, No 781, w s, 100 n 47th st, 19.3 x 160. Extension of \$3,500 mort until May 16, 1916, at 5%. May 16. May 26, 1911. 4:1038. nom Leahy (David P) Realty Co to Henry J Robinson, 54 E 66th st. Certificate as to mt for \$10,000, covering land in Queens Co. May 19. May 29, 1911. Levy, Rae to TITLE GUAR & TRUST CO. 9th st, Nos 423 & 425, n s, 300 e 1st av, 33.4x85. May 29, due, &c, as per bond. May 31, 1911. 2:437. 18,000 Manheimer, Seligman to Harris D Colt, 14 E 60th st, & ano trustees Richd 8 Elv. 30th st, No 250, s s, 150 e 8th av, 25x98.9. May 25, due July 1, 1916, 4½%. May 26, 1911. 3:779. 20,000 Meyer, Minnie extrx, & Wm F Grell exr Henry L Meyer, with Eliz Hahl, 416 W 39th st. 39th st, No 416, s s, 225 w 9th av, 25x 98.9. Extension of \$15,000 mt until Aug 8, 1915, at 5%. July 27, 1910. May 26, 1911. 3:736. nom Same with same. Same property. Extension of \$2,000 mt until Aug 8, 1915, at 6%. Sept 28, 1910. May 26, 1911. 3:736. nom Manheimer, Seligman to GUARANTY TRUST CO, 26 Nassau st. 60th st, No 214, s s, 410.2 w 2d av, 19.2x100.5. May 26, 1911, 5 yrs, 4½%. 5:1414

Mortgage Bond Co of N Y with Leonard J Obermeier. Lexington av, No 728. Extension of \$25,000 mt until Apr 14, 1914, at 5½%. Apr 13. May 26, 1911. 5:1313. nom Murphy, Elijah D to NEW YORK TRUST CO, 26 Broad st. Riverside Drive, e s, 75.8 n 87th st, 25x100. May 26, 1911, 3 yrs. 5%. 4:1249.

Maiden Lane Realty Co, 15 Maiden Lane, with METROPOLITAN LIFE INS CO, 1 Mad av. John st. Nos 18 & 22 & Maiden lane.

side Drive, e s, 75.8 n S7th st, 25x100. May 26, 1911, 3 yrs. 5%. 4:1249.

Maiden Lane Realty Co, 15 Maiden Lane, with METROPOLITAN LIFE INS CO, 1 Mad av. John st, Nos 18 & 22 & Maiden lane, Nos 15 to 19. Extension of \$1,220,000 mort until May 1, 1916. at 5%. May 25. May 26, 1911. 1:65. nom Murphy, Emma widow to Henry Newman, 404 1st av. 33d st, No 243, n s, 155 w 2d av, 15x98.9. Prior mt \$7,000. May 25, 1 yr, 6%. May 26, 1911. 3:914. 1,000

Maxwell, Henry L of Bklyn, N Y to FARMERS LOAN & TRUST CO, 22 Wm st. 46th st, No 9, n s, 164.4 w 5th av, 21.5x100.5. P M. May 29, 1911, 3 yrs, % as per bond. 5:1262. 76,500 MUTUAL LIFE INS CO OF N Y with TRUST CO of AMERICA, 37 Wall st. Broadway, No 135. Participation agt. May 25. May 29. 1911. 1:50. nom Morison, Andrew P with Chas Klingenstein, 1200 Mad av et al. Riverside Drive, Nos 610 & 612 on map No 614, n e cor 138th st, 100.8x132.6. Extens of \$45,000 mt until May 15, 1912, at 6%. Apr 27. May 29, 1911. 7:2087. nom Markowitz, Herman to POUGHKEEPSIE SAVINGS BANK at Poughkeepsie, N Y. Columbus av, Nos 828 to 838, s w cor 101st st, Nos 100 & 102, runs s 100.10 x w 68.2 x s 0½ x w 31.10 x n 100.11 to 101st st x e 100 to beg. May 31, 1911, due, &c. as per bond. 7:1855. May 8 & 80.5 s 48th st 20x84. Prior mt \$1.10 may 11 1011

per bond. 7:1855.

Murtha, Eugene I to MUTUAL LIFE INS CO of N Y. 6th av, No 839, w s, 80.5 s 48th st, 20x84. Prior mt \$---. May 31, 1911, due, &c, as per bond. 4:1000.

Martin Holding Co, 1 Madison av to Arena Const Co, 38 W 32d st. 31st st, Nos 39 & 41, n s, 500 w 5th av, runs n 98.9 x w 15.8 x n 98.9 to s s32d st, Nos 38 & 40, x w 41.4 x s 98.9 x e 7 x s 98.9 to 31st st x e 50 to beg. P M. Prior mt \$975,000. May 31, 1911, due, &c, as per bond. 3:833.

Markowitz, Herman & Central Bldg Impt & Investment Co to POUGHKEEPSIE SAVINGS BANK at Poughkeepsie, N Y. Columbus av, Nos 828 to 838. Subordination agt. May 22. May 31, 1911. 7:1855.

Mitchell, Jos W to TITLE INS CO of N Y. 43d st, No 342, s s, 400 e 2d av, 16.8x100.5. May 29, 3 yrs, 5%. May 31, 1911. 5:1335.

Martell, Martin J & Jno V Eitzpatrick to Jacob Puppert according to the second control of the second control

s s, 400 e 2d av, 16.8x100.5. May 29, 3 yrs, 5%. May 51, 1671.

5:1335. 6,000

Martell, Martin J & Jno V Fitzpatrick to Jacob Ruppert, a corpn, 1639 3d av. 10th av, n w cor Emerson st. Saloon lease. May 31, demand, 6%. June 1, 1911. 8:2219. 9,000

Manheimer, Seligman to Wm Wetstein, 125 E 82d st. 39th st. Nos 257 & 259, n s, 150 e 8th av, 76.6x98.9. P M. Prior mt \$75,-600. June 1, 1911, 3 yrs, 6%. 3:789. 30,000

Same to GREENWICH SAVINGS BANK, 246 6th av. Same property. P M. June 1, 1911, due, &c, as per bond. 3:789. 7,500

Miller, Jesse P to Henry T Dressner, 82 Willow st, Bklyn, N Y. 148th st. No 544, s s, 291.8 e Bway, 16.8x99.11. P M. Prior mt \$10,000. May 31, 1 yr, 6%. June 1, 1911. 7:2079. 1,000

Midas Realty Co, 505 5th av to METROPOLITAN LIFE INS CO, 1 Mad av. Central Park West, No 311, n w cor 91st st, No 1, 100.8x120. June 1, 1911, due Oct 1, 1916, 6%, until bldg is completed, & 5½% thereafter. 4:1205. 550,000

Same to same. Same property, Certificate as to above mt. June 1, 1911. 4:1205. Same to Eliz A Wilcox, at Jersey City, N J. Same property. P M. Prior mt \$550,000. June 1, 1911, due, &c, as per bond: 4:1205.

4:1205. McGuinness,

4:1205. 75,000

McGuinness, Leonard J to Eugene L Bushe, 114 W 78th st, et al, exrs Fredk T Adams. Mad av, No 295, e s, 23.5 s 41st st, 23.5x 85. P M. May 29, 5 yrs, 4½%. June 1, 1911. 5:1275. 145,000

Miller, Maynard H with Shepherd Knapp, individ & as trustee Shepherd Knapp. 3d av, No 1760, w s, 100.11 s 98th st, 25.3x 100. Extension of \$2,000 mt until June 30, 1914, at 5%. May 24. May 31, 1911. 6:1625. nom

Morewood Realty Holding Co, 71 Bway, with METROPOLITAN LIFE INS CO, 1 Mad av. Broadway, Nos 2689 to 2695, s w cor 103d st No 240, 100.11x120. Extension of mort for \$500,000 to Mar 1, 1916, at 5%. June 1, 1911. 7:1874. nom

Newcomb, Laura E, guardian Henry F Newcomb with Lizzie

to Mar 1, 1916, at 5%. June 1, 1911. 7:1874. nom Newcomb, Laura E, guardian Henry F Newcomb with Lizzie Meagher, 642 W 138th st. 138th st, No 642 (640), s s, 70 e Riverside Drive, 15x99.11. Extension of \$5,500 mt until Mar 16, 1914, at 5½%. May 12. May 31, 1911. 7:2086. nom New Netherlands Theatre Co to TITLE GUARANTEE & TRUST CO. 48th st, Nos 137 to 145, n s, 400 w 6th av, runs n 100.10 x w 80 x s 0.5 x w 20 x s 100.5 to st x e 100 to beg. Certificate as to mort for \$250,000. May 25. May 27, 1911. 4:1001. —New York Throat, Nose & Lung Hospital, a corpn to Trustees of The Syrian Protestant College, 45 Wall st. 57th st, Nos 229 to 233, n s, 200 w 2d av, 60x100.5. May 31, 1911, 5 yrs, 4½%. 5:1331.

New York Protestant Episcopal Public School with Eliza Cohn, 52 E 101st st. Park av, No 1672. Extension of \$14,000 mt until Jan 1, 1914, at 5%. May 26, 1911. 6:1623. nom O'Connor, Thomas H to EMIGRANT INDUSTRIAL SAVINGS BANK. 44th st, No 12, s s, 225 e 5th av, 25x100.5. May 25, 1 yr, 5%. May 27, 1911. 5:1278. 40,000 Openhym, Christine G et al, trustees Adolphe Openhym with Carmelo Yanni & Antonio Giardina. 49th st, No 235 E. Extension of mt for \$9,000 to June 30, 1914, at 5%. Apr 29. June 1, 1911. 5:1323. nom Ottinger, Nathan L to U S TRUST CO, 45 Wall st, exr Ezekiel J Donnell. 57th st, Nos 414 to 418, s s, 175 w 9th av, three lots, each 25x100. Three P M mts, each \$20,000. June 1, 1911, 5 yrs, 4½%. 4:1066. Padian, Cath with Amelia Roche, 315 W 84th st. 12th st, No 541 E. Subordination agreement. May 22. June 1, 1911. 2:406.

Placid Realty Co to Karnack Realty Co, 570 W 156th st. 171st st, n s, 125 w Ams av, 50x95. P M. Prior mt \$—. June 1, 1911. 1 yr, 6%. 8:2128. 5,000

Placid Realty Co to Danl F Mahony, 464 W 152d st. 171st st, n s, 100 w Audubon av, 75x95. P M. Prior mt \$15,000. May 31, due, &c, as per bond. June 1, 1911. 8:2128. 5,200

Plancer, Fishel to UNION TRUST CO, 80 Bway. Houston st, No 249, s s, 37.6 e Norfolk st, 18.9x75. May 25, 5 yrs, 5%. May 26, 1911. 2:355. 15,000

Same & Lillian B Stumpf with same. Same property. Subordination agt. May 23. May 26, 1911. 2:355. nom

Plancer, Fishel, 249 E Houston st & David Rader, 303 E 79th st with UNION TRUST CO. 80 Bway. Houston st, No 249 E. Subordination agt. May 25. May 26, 1911. 2:355. nom

Pease, Richd to M Groh's Sons, a corpn, 238 W 28th st. 7th av, No 298, s w cor 27th st. Saloon lease. May 3, demand. 6%. May 27, 1911. 3:776. 4,000

Potter, Abby A with Selma Alexander, 338 E 15th st. 117th st, No 440, s s, 201.10 w Pleasant av, 36.10x100.11. Extension of \$25, 000 mt until Feb 23, 1916, at 5%. Feb 23. May 26, 1911. 6: 1710.

Preferred City Real Estate Co to J de Milhau. Front st, Nos 67 & 69. Certificate as to above mt. Feb 15. May 29, 1911. 1:34. Preferred City Real Estate Co to J de Milhau. Front st. Nos 67 & 69. Certificate as to above mt. Feb 15. May 29, 1911. 1:34.

Powell, Thos to Jno J Campbell, 244 Riverside Drive. St Marks pl, No 28 (8th st), s s, 386 e 3d av, 26x126. May 29, 1911, due Oct 31, 1911, 5%. 2:463.

Potter, Evan S & Florence D to Hermann H Cammann, 165 W 58th st & ano exrs Edmund S Bailey. 79th st, No 223, n s, 268 w Ams av, 16x102.2. May 26, 5 yrs, 4½%. May 29, 1911. 4:-1227.

Pandolfno, Elizabetha, 241 E 106th st to Ruggiero Fragali at Merrick, L I. 107th st, No 339, n s, 71.10 w 1st av, 28.2x75.6. May 26, installs, 6%. May 29, 1911. 6:1679. 2,000 Prudish, Frank with Geo W Cane & ano exrs Blanche de Kerstat, 54 E 73d st. 77th st, No 302 E. Extens of \$17,000 mt until June 1, 1914, at 5%. May 26. May 31, 1911. 5:1451. nom Paterno & Son Contracting Co to City Mortgage Co, 15 Wall st. 172d st, s s, 125 e St Nicholas av, 125x95. Bldg loan. May 31, 1911, demand, 6%. 8:2128. 80,000 Same to same. Same property. Certificate as to above mt. May Same property. Certificate as to above mt. May

Same to same. Same property. Certificate as to above mt. May 31, 1911. 8:2128.

Quinn, Mary J to Lion Brewery, 104 W 108th st. 6th av, No 94, s e cor 8th st. Saloon lease. May 25, demand, 6%. May 26, 1911. 2:553.

Rubenstein, Nathan & Security Holding Co & Morris Weinstein with PUBLIC BANK, at Delancey & Ludlow sts. Delancey st, Nos 47-53. Agt that 3d & 4th morts shall be held as security for loans aggregating \$31,392.39. May 22. May 26, 1911. 2:nom

Renganeschi Restaurant Co to Saturnino Comollo, 210 W 10th s 10th st, No 139 W. Store lease. May 25, demand, 6%. Ma 26, 1911. 2:611.

26, 1911. 2:611. 1,000
Rousby, Henry, of Bklyn, N Y, to Daniel Rosenbaum, 1187 Lex av. 23d st. No 352, s s, 200 e 9th av, 25x98.9. P M. Prior mt \$15,-000. May 26, 1911, due, &c, as per bond. 3:746. 4,000
Ronca, Tommaso P to TRUST CO OF AMERICA, 43 Wall st. 34th st. Nos 331 & 333, n s, 340 e 2d av, 40x97.6. May 26, 3 yrs, 4½%. May 27, 1911. 3:940. 32,000
Rowan, Delia to Lion Brewery, 104 W 108th st. West st. No 222. Saloon lease. May 23, demand, 6%. June 1, 1911. 1:185. 2,563.38

2,363.3 Reliant Holding Co to Edith Bryce, 20 W 54th st. 70th st, Nos 305 to 311, n s, 100 w West End av, 80x100.5. P M. May 18, due Sept 1, 1912, 5%. June 1, 1911. 4:1182. 59,0 Robey, Isabelle A, of Boston, Mass, to FARMERS LOAN & TRUST CO, 22 Wm st. 5th av, No 548, w s, 25.5 n 45th st, 25x100. P M. June 1, 1911, due May 2, 1916, % as per bond. 5:1261. 51.000

Reliant Holding Co to LAWYERS TITLE INS & TRUST CO. 87th st, No 320, s s, 260 w West End av, 20x100.8; 87th st, No 316, s s, 220 w West End av, 40x100.8. June 1, 1911, 3 yrs, 6%. 4:-20,000

1248.

Same to same. Same property. Certificate as to above mt. June 1, 1911. 4:1248.

Raynolds, Edw H to Ann A Thomas, at Newport, R I, et al, extrx, &c, Saml Thomas. 119th st, n s, 325 w 7th av, runs n 50.11 x w 126.10 to St Nich av, No 180, x s 59.9 x e 96.3. P M. June 1, 1911, 5 yrs, 5%. 7:1925.

Robey, Isabelle A to American Mort Co. 5th av, No 548, w s, 25.5 n 45th st, 25x100. P M. Prior mt \$266,000. June 1, 1911, 3 yrs, 5½% for first yr &3% thereafter. 5:1261. 34,00 Rhonheimer, Falk, 299 E 7th st, to Jno Frankenheimer, 139 W 81st st, ano trustees Louis Gans. Sth st, No 386, s s, 402.5 e Av C, 24.7x97.6. May 31, 3 yrs, 4½%. June 1, 1911. 2:377.

Rosenberg, Leopold B. 119 E 81st st, with Wilson M Powell. 146th st, No 269, n s, 150 e 8th av, 25x99.11. Extension of \$16,000 mt until May 22, 1916, at 5%. Apr 24. May 31, 1911. 7:2032.

Roth, Bertha with Gustave Plonsky, 1391 Mad av. 52d st, No 347, n s, 110.6 w 1st av, 20x100.5. Extension of \$12,000 mt until May 25, 1916, at % as per bond. May 25. May 31, 1911. 5:-1345.

HECLA IRON WORKS

North 10th, 11th and 12th Streets BROOKLYN, NEW YORK

Architectural Bronze IRON WORK

Rosenfeld Realty Co to Rosalia Fibel, 247 W 111th st. 2d av, Nos 156-160, s e cor 10th st, Nos 198 to 204, 65.7x125. Prior mt \$115,000. May 26, due Aug 1, 1912, 6%. May 27, 1911. 2:-451.

451.

Same to same. Same property. Certificate as to above mort.

May 26. May 27, 1911. 2:451.

Rosen, Harry L to Saml Mann, 46 W 129th st & David Aronson, 420 Grand st. Forsyth st, No 188. Extension of \$7,000 mt until July 25, 1922 at 6%. May 26, May 29, 1911. 2:421. nom Roosa, Sarah E to LAWYERS TITLE INS & TRUST CO. 30th st, No 20, s s, 287.6 e 5th av, 18.9x98.9. May 26, 3 yrs, % as per bond. May 29, 1911. 3:859.

Rogge, Albert H & Jno H of South New Brunswick, N J, to TITLE GUAR & TRUST CO. 2d st, No 105, s s, 142.11 e 1st av, 20x 100.5. May 29, due, &c, as per bond. May 31, 1911. 2:429.

11 000

11,000

Reeber, Wm C & Geo A to TITLE INSURANCE CO of N Y. 107th
st, Nos 415 & 417, n s, 293 e 1st av, runs n 100 x e - x s - x
e - to pt 343 e 1st av x s 100.11 to st x w 50 to beg. May
25, 3 yrs, 5½%. May 31, 1911. 6:1701. 9,000

Raynolds, Edward H to Ann C Thomas at Newport, R I et al extrx,
&c, Saml Thomas. St Nicholas av, Nos 182 & 184, e s, 59.9 n
119th st, 58.8x158.2x50x126.10.. P M. June 1, 1911, 5 yrs, 5%.
7:1925. 65.000

Raynolds, Edward H to Ann C Thomas at Newport, R I et al extrx, &c. Saml Thomas. St Nicholas av, Nos 182 & 184, e. s, 59.9 n 119th st, 588x158.2x50x126.10.. P M. June 1, 1911, 5 yrs, 5%. 7:1925.

Scott, Ellen Y, 17 Reid av, Jersey City, N J, to Jacob Mayers, 73 E 92d st. 71st st, No 140, s s, 390 w Col av, 20x100.5. P M. Prior mt \$20,000. May 26, 1911, 3 yrs, 6%. 4:1142. 11,000 Scott, Ellen Y, 71 Reid av, Jersey City, N J, to Geo Backer, 51 Hamilton Terrace et al. 71st st, Nos 138 to 144, s s, 370 w Col av, 80x100.5. P M. Prior mt \$103,000. May 26, 1911, due, &c. as per bond. 4:1142. 14,000

Stafford, Bertha C with Henry B Stein, 214 W 78th st. Madison av, No 1340. Agreement modifying terms of mort. Apr 14. May 26, 1911, 5:1506. Strause, Geo, 408 E 50th st to National Academy of Design, 145 W 109th st. 105th st, No 56, s s, 70 e Mad av, 25x100.11. May 25, due, &c, as per bond. May 26, 1911. 6:1610. 15,000 Stokes, Mary A to EMIGRANT INDUSTRIAL SAVINGS BANK. 118th st, Nos 512 & 514, s s, 198 e Pleasant av, 50x100.10. Prior mt \$8,500. May 26, 1911, 5 yrs, 5%. 6:1716. 1.500 St Marks Restaurant Co to Rosenfeld Realty Co. 2d av, Nos 156 to 160, & 10th st, Nos 198 to 204 E. Certificate as to chattel mort for \$9,000. May 26, May 27, 1911.

Schlomowitz, Elias, 55 Lenox av to Martha Freundlich, 28 W 127th st. West End av, Nos 154 to 148, e s, 25.5 n 66th st, 100x100; West End av, Nos 154 to 148, e s, 25.5 n 66th st, 100x100; West End av, Nos 154 to 150 w Certificate as to mt for \$17.250 on property in 5th Ward. B of Q May 23. May 31, 1911. 4:1208.

Sill, Harold M & Thos H Dougherty trustee Pauline W Sill & ano with Giovanni Carrara & Virginia Dondero. 99th st, No 43, n s, 300 e Col av, 25x100.11. Extens of \$20,000 mt until June 8, 1914, a 55%. May 31, 1911. 7:1885. nom St Lukes Home for Aged Women, 2914 Bway, with Rosa Saberski. Stanton st. No 126, extension of \$20,000 mt until June 29, 1916, at 5%. May 25, June 1, 1911, 2:355.

Stein, Henry R to Albertina D Koschel, 228 W 52d st. 52d st. No 228, s s, 103.11 w Bway, 25x1

Stolts, Anna A et al with Eliz D White extrx Philip A White. 570 Quincy st, Bklyn, N Y. 2d av, No 43, w s, 89.9 n 2d st, 22x 100. Extension of \$30,000 mt until May 5, 1914, at 5%. Apr 29. June 1, 1911. 2:458.

Schlosser, Herman with Benjam or Benjamin Glasgow, 315 E 6th st. 6th st, No 315, n s, 220 e 2d av, 20x81.9. Extension of \$15,000 mt until June 1, 1916, at 5%. June 1, 1911. 2:448. nom Schlosser, Herman with Moses Zimmermann, 1109 Mad av. 3d st, Nos 400 & 402, s s, 90.9 e Goerck st, 45.4x82.9x45x88.6. Extension of \$8,000 mt until May 3, 1914, at 6%. June 1, 1911. 2:356.

2:356.

Tombacher, Israel J to Ray E Matshak, 542 W 112th st. 159th st, Nos 517 & 519, n s, 200 w Ams av, 50x99.11. June 1, 1911, due, &c, as per bond. 8:2118.

Tienken, Jno M & Jno H Wohltmann to Rosalie Hesslein, 126 E 75th st. 49th st, No 326, s s, 400 w 8th av, 25x100.5. P M. June 1, 1911, 3 yrs, 5%. 4:1039.

Turney, Cathleen to Chas R Buckley, 112 Montague st, Bklyn, et al exrs, Wm F Buckley. Ams av, s w cor 158th st — to c 1 blk bet 158th & 157th sts x 100. P M. June 1, 1911, due, &c, as per bond. 8:2116.

Thus Caroline to Danl K De Beixedon, at Amityville 1, 1 &

158th & 157th sts x 100. P M. June 1, 1911, due, &c, as per bond. S:2116.

Truax, Caroline to Danl K De Beixedon, at Amityville, L I, & ano, exrs Helen S Kingsland. West st, Nos 182 to 185, s e cor Chambers st, Nos 200 & 202, 95.2x96.7x94.6x96.7. P M. May 27, 5 yrs, 4¾... June 1, 1911. 1:138.

Turkeltaub, Leah to Moses M Valentine, 210 Riverside Drive. Broome st, No 300, n s, 75 e Forsyth st, 25x100; Clinton st, No 170, e s, 100 s Grand st, 25.2x100.3x25.1x100.3. Prior mt \$40,000. May 1, 4 yrs, 6%. June 1, 1911. 1:314, 2:419. 7,000

Tishman, Julius to David Tishman, 25 W 90th st. 1st st, Nos 88 & 90, n s, 187 e 1st av, 42x105.11. Prior mt \$—. May 31, 3 yrs, 6%. June 1, 1911. 2:429.

Turney, Cathleen to Chas R Buckley, 112 Montague st, Bklyn, N Y, et al, exrs, &c, Wm F Buckley. Ams av, Nos 1960 to 1968, n w cor 157th st, No 501, — to c 1 blk bet 157th & 158th sts x 125. P M. June 1, 1911, due, &c, as per bond. 8:2116. 100,000 Tourneur Realty Co to LAWYERS TITLE INS & TRUST Co. 80th st, No 162, s s, 105 e Ams av, 23x102.2. May 29, 1911, due Nov 29, 1911, 5%. 4:1210. Same to same. Same property. Certificate as to above mt. May 25. May 29, 1911. 4:1210. Taube, Karolina to I Atwood Davis, 29 E 83d st. Stanton st, No 64, n s, 50.8 e Eldridge st, 25.4x75. May 31, 1911, 3 yrs, 5%. 2:417. 25,000 Underhill, Zoe D extrx Walter M Underhill with Max Jacobs. Norfolk st, No 142. Extens of \$25,000 mt until June 4, 1914 at

2:417.
Underhill, Zoe D extrx Walter M Underhill with Max Jacobs.
Norfolk st, No 142. Extens of \$25,000 mt until June 4, 1914 at
5%. May 19. May 29, 1911. 2:354.

Neitch, Mina, 242 Dyckman st to Herman Cohen, 542 W 112th st.
Dyckman st, s, 263.11 w Riverside Drive (Boulevard Lafayette)
25x100. P M. Prior mt \$—. May 27, 2 yrs, 5%. May 29,
1911. 8:2246.

Van Deusen, Frank & Otto Kolb to Henry Elias Brewing Co, 403
E 55th st. 10th av, No 484. Saloon lease. May 25, demand,
6%. May 27, 1911. 3:735.

Signification of the company of

s s. abt 320 w Market st, 25x100. May 29, 1911, 5 yrs, 5%. 1:277. 31,000

Same & Laura Hansgen, 1137 Forest av, with same. Same prop. Subordination agreement. May 29, 1911. 1:277. nom Wingert, Henry A at Elizabeth, N J to Julia E Cameron, 31 E 38th st. Greenwich st, No 200, w s, about 50 s Vesey st, 24.10x69.6x 23.9x76.9, s s. P M. May 29, due, &c, as per bond. May 31, 1911. 1:83.

Weil, Lina to TITLE INS CO of N Y. 17th st, No 17, n s, 216.10 w Bway, runs n 79.9 x e - x s 25 x s 58.10 to st x w 25 to beg. May 31, 1911, 3 yrs, 5%. 3:846. 35,000 Wiegand, Jennie E wife Chas to Mary C Stewart, 28 St Johns pl, Bklyn, N Y. 136th st, No 118, s s, 209 w Lenox av, 16.6x99.11. Apr 21, 3 yrs, 5%. May 31, 1911. 7:1920. 10,000 Willets, Howard, at New Marlboro, Mass, et al, trustees for J Macy Willets, with Meyer Friedman, 29 Willet st. Lewis st, No 156. Extension of mt for \$25,000 to August 23, 1914, at 5%. May 31. June 1, 1911. 2:358. None 1, 1911. 2:358. Willets, Howard, at New Marlboro, Mass, et al, trustees for J Macy Willets, with Michl Tenzer, 191 Broome st. Montgomery st, Nos 26 & 28. Extension of mt for \$50,000 to Aug 14, 1914, at 5%. May 31. June 1, 1911. 1:269. nom Weisensee, Geo, of B of Q, N Y, to Oswald Berls, 18 Elm st, New Rochelle, N Y. 50th st, No 527, n s, 350 w 10th av, 25x100.5. June 1, 1911, 5 yrs, 5%. 4:1079. Same & Wm P Amend with same. Same property. Subordination agreement. May 26. June 1, 1911. 4:1079. nom

BOROUGH OF THE BRONX.

BOROUGH OF THE BRONX.

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

Altieri, Giuseppe to Alfred Dennis, 295 Alexander av. Concord av, w s, 115.11 s St Marys st, 100x100. May 27, due July 1, 1916, 5%. May 29, 1911. 10:2573. 4.000

American Real Estate Co to Lawyers Mortgage Co, 59 Liberty st. Simpson st, e s, S1.11 s Westchester av, runs e 100 x s 22 x e 4 x s 39.11 x w 104 to Simpson st x n 40 to beg. Apr 7, 5 yrs, 5%. May 31, 1911. 10:2725.

*Bonavia, Mildred wife Geo to Kate A Brennan, 157 E 36th st. 217th st, n s, 306 e White Plains av, Wakefield. May 25, due, &c, as per bond. May 26, 1911.

*Same to Kate S Metzger, 431 w 25th st. 217th st, n s, 256 e White Plains road, 25x114. May 25, due, &c, as per bond. May 26, 1911.

*Same to Theresa Foy, 699 2d av. 217th st, n s, 281 e White Plains road, 25x114. May 25, due, &c, as per bond. May 26, 1911.

*Same to Clara L Carolin, 58 W 96th st. 217th st, n s, 181 e White Plains road, 25x114. May 25 due, &c, as per bond. May 26, 1911.

1911. *Same to Clara L Carolin, 58 W 96th st. 217th st, n s, 181 e White Plains road, 25x114. May 25, due, &c, as per bond. May 1,000

*Same to Clara L Carolin, 58 W 96th st. 217th st, n s, 181 a White Plains road, 25x114. May 25, due, &c, as per bond. May 26, 1911.

Same to Ellen Skahan, 1829 Lex av. 217th st (3d av or st), n s, 281 e White Plains road, 50x114; 217th st (3d av or st), n s, 281 e White Plains road, 50x114. Prior mt \$5,300. May 25, due, &c, as per bond. May 26, 1911.

Benenson Realty Co to Greenwich Mortgage Co, 391 E 149th st. 163d st, s s, 225.6 e Melrose av, 50x100x50.1x100. Bldg loan. May 25, 1 yr, 6%. May 26, 1911. 9:2384. 20,000

Same to same. Same property. Certificate as to above mort. May 25. May 26, 1911. 9:2384. 20,000

Same to same. Same property. Certificate as to above mort. May 25. May 26, 1911. 9:2384. 25x100. May 27. May 28. May 28. May 28. May 29. May 26. May 29. May 29. May 29. May 29. May 26. May 26. May 29. May 29.

June 3, 1911.

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS of Stocking and House trim LUMBER OF ALL KINDS FOR BUILDERS of Stocking and House trim

Baxter Howell Bldg Co to Js V Ganly, 2041 Westchester av. Washington av, s w s, 273.6 s e 2d st, runs s w 100 x s e 50 x s w 32.4 x n w 6.7 x s w 171.3 xnw22 6.6 x n e 77.11 x n w 100 to 2d st, x s 50 x s e 100 x n e 25 x s e 20.3 x n e 46.9 x s e 124.11 x n e 100 to Washington av, x s e 25 to beg. May 29, 3 yrs, 5%. May 31, 1911.

13,600 ame to Dutchess Finance Co at Poughkeepsie, N Y. Same property. Prior mt \$13,600. May 25, due Aug 23, 1911, 6%. May 31, 1911.

2,500

Mortgages

Same property. Certificate as to above mt. May

*Same to same. Same property. Certificate as to above mt. May 25. May 31, 1911.

Baker, Ida C, 2435 Walton av, with Anna W Cummings, 52 Montgomery pl, Bklyn, & ano, exrs, &c, Chas C Cummings, decd, for benefit Louis C Cummings. Parkview pl, s e s, 702.10 s w 190th st, 25x90. Extension of mt for \$5,000 to Nov 23, 1914, at 5½%. May 10. May 26, 1911. 11:3219. nom *Cadilek, Frances to TITLE GUARANTEE & TRUST CO. Maclay av, No 2429, n w s, 273.11 n e Green av, 25x103. May 31, 10 yrs, installs, 5½%. June 1, 1911. 2,000.

Cilento, Gaetano, to Jennie Currier, 5 W 81st st, & ano, extrx Geo C Currier. 178th st, n s, 96.8 e Bryant av, 74.6x81x74.6x89, w s. June 1, 1911, 5 yrs, 5%. 11:3136. 45,000.

Cunningham (T J) Co to Jeanette F Bonner, 21 E 64th st. Crotona av, No 2323, w s, 350 n 183d st, 37.6x80. June 1, 1911, 5 yrs, 5%. 11:3103. 17,000.

Same to same. Same property. Certificate as to above mt. June

Same property. Certificate as to above mt. June to same

11:3103

1, 1911. 11:3103.
ordes, Johanne F M with DOLLAR SAVINGS BANK, 2808 3d av.
Robbins av, w s, 25 s 147th st.—x—. Agreement as to share
ownership in mort. May 26, 1911. 10:2557. nom
Dlare, Wm F to Eliz J Haynes, 122 W 49th st. West Farms road
(Westchester Turnpike rd), No 31, 44x100x27.8x102.7, except
part for road. P M. May 26, due Nov 26, 1914, 5½%. May
7, 1911. 8,000 part for 27, 1911.

27, 1911.

Signote State of the Many 20, due Nov 20, 1914, 5727t.

Signote State of New York to Gaetano & Jos Difiglio, care C A Weber, 410 E 149th st, transfer of tax lien for yrs 1874 to 1908, assessed to P Mannigan, covering lot 32 on Morris av, w s, bet 150th & 151st sts. Feb 20, 3 yrs, 12%. May 31, 1911. 9:2440, 4,078.08 Cheronnet, Paul, 1291 Shakespeare av to Lathrop Colgate at Bedford, N Y. Shakespeare av, No 1291, w s, 102.8 from old n s Orchard st, now 169th st, runs w 103.11 x s 23 x e 103.9 to av x n 23 to beg. May 29, 5 yrs, 5%. May 31, 1911. 9:2519, 4,000 Davis, Henry K, 2471 De Voe Terrace to Wm D Cameron, 2473 De Voe Terrace. De Voe Terrace, w s, 455.8 s 190th st, runs w 82.5 x s w 24.3 x — 3.7 x e 94.10 to De Voe Terrace x n 25 to beg. P M. Prior mt \$5,750. May 26, due, &c, as per bond. May 27, 1911. 11:3219. 1,000 De Feo & Del Gaudio Construction Co to Manhattan Mortgage Co, 200 Bway. Belmont av, s e cor 187th st, 70x100. Prior mt \$—. May 26, due, &c, as per bond. May 27, 1911. 11:3074. 48.000 Same to same. Same property. Certificate as to above mort. May 26. May 27, 1911. 11:3074. Same to Michl A De Feo, 2395 Belmont av. Same property. P M. Prior mt \$48,000. May 26, 2 yrs, 6%. May 27, 1911. 11:3074. 85.500

3074. S,500 Devermann, Chas E to Amory Eliot, 131 State st, Boston, Mass & ano exrs Rollin H Linde, Newbold av, ss, 156.3 e Castle Hill av, runs e 22.10 x s e 5.5 x s 103 x w 25 x n 108 to beg, except part for Newbold av. May 29, 1911, due Nov 1, 1914, $5\frac{1}{2}\%$.

Dupignac, B Howe with Lawyers Mort Co, 59 Liberty st. Beck st, No 724, e s, 125 s 156th st, 25x100. Subordination agreement. May 20. May 29, 1911. 10:2707. nom Duminuco Const Co to Enoch C Bell at Nyack, N Y. Washington av, s e cor 164th st, 100x101. Bldg Loan. May 15, 1 yr, 6%. May 29, 1911. 9:2568. 54,000

av, s e cor 164th st, 100x101. Bldg Loan. May 15, 1 yr, 6%. May 29, 1911. 9:2568. 54.000
Same to same. Same property. Certificate as to above mt. May 15. May 29, 1911. 9:2368.

*Doherty, Mary, 201 W 146th st, to T Emory Clocke, 520 W 183d st. Lot 163 map No 398, Sec 2 St Raymond Park. June 1, 1911, due, &c, as per bond. 4.800
Deutsch, Jacob to Margt Sullivan, 111 E 118th st. 3d av. No 3218, e s, 226.6 s 163d st, 25.2x123x25x120.1. Prior mt \$24,-000. May 31, 5 yrs, 6%. June 1, 1911. 10:2620. 2,000

*Del Gaudio, Rebecca to Valerie F Cooper, 987 Mad av. Gleason av, s s, 75 w 174th st, or Tyalor, 50x106.8. May 31, 3 yrs, 6%. June 1, 1911. 10:100. 1,500

European Constn Co to Manhattan Mortgage Co, 200 Bway. Hughes av, e s, 100 s 186th st, late William st, runs e 87.6 x s 23.1 to Crescent av x s w 34.9 x w 65.6 to Hughes av x n 50 to beg. Prior mt \$—. May 26, 1911, due, &c, as per bond. 11:3074.

Same to same. Same property. Certificate as to above mort.

May 26, 1911. 11:3074.

EXCELSIOR SAVINGS BANK with Anette A Olsen, 135th st, No 885 E. Extens of \$25,000 mt until June 30, 1916, at 5½%. May 19. May 31, 1911. 10:2548.

Farley, Thos to Lion Brewery, 104 W 108th st. Willis av, No 221, n w cor 137th st. Saloon lease. May 24, demand, 6%. May 26, 1911. 9:2300.

Fallon, Cappling M to TITLE CHARANTEE & TRUST CO. Lock

n w cor 137th st. Saloon lease. May 24, demand, 6%. May 26, 1911. 9:2300.

Fallon, Caroline M to TITLE GUARANTEE & TRUST CO. Jackson av, No 1122, e s, 273.5 n 166th st 24.10x87.6. May 24, due &c, as per bond. May 29, 1911. 10:2651. 8,000

Furrer Const Co to Manhattan Mort Co, 200 Bway. Garden st, n s, 315.2 w So Boulevard, 50x100. Prior mt \$---. May 24, due. &c, as per bond. May 29, 1911. 11:3100. 32.000

Same to same. Same property. Certificate as to above mt. May 24. May 29, 1911. 11:3100.

24. May 29, 1911. 11:3100.

Fusco, Giovanni & Clementina to Margt Paulding, gdn Chas G Paulding at Cold Spring, N Y. Morris av, w s, 125 s 155th st, 50x127.6 to Park av x 57.4x99.6; 154th st, n s, 70 w Morris av, 68 to Park av x 28 x 54 x 25. Prior mt \$37,000. Collateral mt. Apr 19, due, &c, as per bond. May 31, 1911. 9:2442. 7,50 Freudenmacher, Philipp. 327 E 154th st, to Constantin Wagner, 601 Beach terrace. Prospect av, Nos 568 & 570, s e s, 61.5 s Fox st, 46.1x131.5x37.6x158.3. Prior mt \$39,000. June 1, 1911, 3 vrs 6%. 10:2683.

601 Beach terrace. Prospect ac, Nos 568 & 570, s e s, 61.5 s Fox st, 46.1x131.5x37.6x158.3. Prior mt \$37,000. June 1, 1911, 3 yrs, 6%. 10:2683.

*G & S Realty Co to Jno Miller, 179 E 78th st. Bartholdi st. s s, 75 w Pine av, 50x100. P M. May 25, due Sept 25, 1911, 6%. May 26, 1911. 500
Giese, Jno C, of 75 Neptune av, New Rochelle, N Y, to Jos Stumpf, 408 E 152d st. 152d st. No 408, s s, 95 e Melrose av, 50x114.2 x50x114.3. Prior mt \$36,000. June 1, 1911, due, &c, as per bond. 9:2374. 8,000
Galiani, Giosue, 2078 Prospect av & Bronx Borough Bank, with Lawyers Mortgage Co, 59 Liberty st. Prospect av, No 2078. Subordination agt. May 25. May 26, 1911. 11:3109. nom Geer, Edmund S, Florence K, Ellen E & Ella E & Ethel W Foster to IRVING SAVINGS INSTN, 115 Chambers st. Anderson av, w s, 275 s 164th st, 50x100. May 29, 1911, 3 yrs, 5%. 9:2507. 6,500

6,500

nom

Same & Florence Geer with same. Same property. Subordination agreement. May 29, 1911. 9:2504 & 2507. not Geer, Edmund S, Florence K, Ella E & Florence & Ethel W Foster with IRVING SAVINGS INST, 115 Chambers st. Anderson av, w s, 275 s 164th st, 50x100. Subordination agreement. May 29, 1911. 9:2504 & 2507. not *Geiszler, Martin with Fredk C Tanner, 13 W 12th st. Carpenter av (2d st), w s, 774 s 224th st, 109.6x105, Wakefield. Extens of \$2,500 mt until June 1, 1914 at 6%. May 26. May 27, 1911. nom

av (2d st), w s, 774 s 224th st, 109.6x105, Wakefield. Extens of \$2,500 mt until June 1, 1914 at 6%. May 26. May 27, 1911.

anom Hatton, Winifred M (also known as Winifred Wood) & Frank A Hatton (also known as Frank A Wood) to Jacob M Mandelbaum, 130 Av C. Forest av. w s, 121.4 n 165th st, 55x98.6. Prior mt \$10,600. May 25, 1 yr. 6%. May 27, 1911. 10:2650. 2,000 Mass, 0tto with Carrie Stonebridge, 4143 Park av. Washington av. n w s, 138 n e 188th st, 25x110. Extens of \$2,300 mt until May 26, 1914 at 5%. May 26. May 27, 1911. 11:3042. nom Hadden Realty Co to Prospect Investing Co at Purchase, N Y. Findlay av. s e cor 165th st, 94.7x35x96.11x35. May 27, 3 yrs. 5%. May 29, 1911. 9:2424 & 2432.

Hadden Realty Co to Louise Ebling, 803 Eagle av. Findlay av. s e cor 165th st, 94.7x35x96.11x35. Prior mt \$32,000. May 26 due, &c, as per bond. May 29, 1911. 8,000

*Hartigan, Anna M to TITLE GUARANTEE & TRUST CO. Walker av. n s; 161.8 w Bronx Park av, 26.11x124.2x25x114.3, May 29, 1911, due, &c, as per bond.

Hadden Realty Co to Prospect Investing Co. Findlay av, s e cor 165th st, No 320, 94.7x35x96.11x35. Certificate as to mt for \$32,000. May 26. May 31, 1911. 9:2432.

Same to Louise Ebling. Same property. Certificate as to mt for \$8,000. May 26. May 31, 1911. 9:2432.

Same to Adelaide K Rheinlander. 165th st, s, s, 70.8 e Findlay av, 35.8 x 99.5 x 35.8 x 101.11, e, s, Certificate as to mt for \$8,000. May 23. May 31, 1911. 9:2432.

Same to American Tract Society 165th st, s, s, s, 106.4 e Findlay av, 35.8x102. Certificate as to mt for \$23,-000. May 23. May 31, 1911. 9:2432.

Same de Prospect Investing Co with Louise Ebling, 803 Eagle av & Solomon Beringer., 760 St Anns av. 165th st, s, s, extends from Findlay av to Teller av. —x100. Subordination agt. May 26. May 31, 1911. 9:2424 & 2432.

Same with Adelaide K Rheinlander, 16 E65th st, s, s, extends from Findlay av to Teller av. —x100. Subordination agt. May 26. May 31, 1911. 9:2424 & 2432.

Same with same. Same property. Subordination agt. May 26. May 31, 1911. 9:2424 & 2

Bldg Loan. May 29, due Oct 1, 1911, 5½%. June 1, 1911. 10:2639.

Brown Realty Co to Geo J Brown, 1356 Teller av. Union av. w s, 64.3 n 147th st, 39.3x100. Prior mt \$—. May 25, 1 yr, 6%. May 26, 1911. 10:2582.

Same & Prospect Investing Co with same. Same property. Subordination agt. May 24. May 26, 1911. 10:2582. nom IRVING SAVINGS INSTN with Philip Wedeen. 138th st. n s, 290 e Willis av, 49.6x100. Extension of \$46,500 mt until June 5,1913, at 5%. June 3, 1910. June 1, 1911. 9:2283. nom Jacob (August) Constn Co to TITLE GUARANTEE & TRUST CO. Morris av, w s, 85.8 s Tremont av, 50x135. Bldg Loan. May 26, 1911, 1 yr, 6%. 11:2828. 32,000

Same to same. Same property. Certificate as to above mort. May 26, 1911. 11:2828.

Jacob, August to Barbara Forester at Cadosia, N Y. Morris av, n e cor 179th st 100x95. Prior mt \$6,750. May 26, 1911. 3 yrs, 6%. 11:2807. Jurist, Fannie & Joseph Frering with Rebecca M Lausen, 1946 Clinton av. Eagle av, No 687. Subordination agt. May 25. May 27, 1911. 10:2617. nom nom Juliette Constn Co, 128 Fordham rd to Isaac L Kip, 448 5th av & ano exrs &c. Cornelia B Kip. Aqueduct av, s e cor Fordham rd, mt rds Croton aqueduct, s w cor Fordham rd, runs s 88 x w 77.3 to e s Aqueduct av x n e 118.8 to beg. May 31, 1911. demand, 6%. 11:3212. 55,000

Same to same. Same property. Certificate as to above mt. May 31, 1911.

Jorgensen, Charles G. 1283 Hoe av to Hy C Rindlaub, 1641 Av A. Hoe av, w s, 158.7 n Freeman st, 25x100. Prior mt \$5.000.

Jorgensen, Charles G. 1283 Hoe av to Hy C Rindlaub, 1641 Av A. Hoe av, w s, 158.7 n Freeman st, 25x100. Prior mt \$5.000. May 29, due, &c, as per bond. May 31, 1911. 11:2980. 1,500 Joseph, Eva, widow, indiv & as admx Enos F Joseph to Wm E Howley, 191 Alexander av. Marion av or So Blvd, w s, 397 s 180th st (Samuel st), 66x150. May 31, 1911, 3 yrs, 6%. 11:3108.

3108. May 31, 1911, 3 yrs, 6%. 11:-6,250
Krabo-Ernst Realty Co to Arthur L Strasser, 308 W 71st st.
Vyse av, s w cor 180th st, 48.4x102.2x48x100. May 26, 1911, 3
yrs, 5½%. 11:3127. 48.000
Same to same. Same property. Certificate as to above mort.
May 22. May 26, 1911. 11:3127.
*Kempf (M) Realty Co to Rose Apt. Cedar av, w s, 200 s Chester av, 25x100, Westchester. Certificate as to mort for \$2,800.
May 27, 1911.
Krabo-Ernst Realty Co & Harr E N. 7

May 27, 1911.

Krabo-Ernst Realty Co & Hans F N Truelsen with Arthur L
Strasser, 308 W 71st st. Vyse av, s w cor 180th st, 48x102x48
x100. Subordination agt. May 23. May 27, 1911. 11:3127. nom
Knaus, Lena with John Muth, 425 E 162d st. 162d st, n s, 233.9
e Melrose av, 37.6x100. Extension of \$5.000 mort until May
16, 1914, at 6%. May 17. May 29, 1911. 9:2384. nom

Notice is hereby given that infringement will lead to prosecution.

June 3, 1911.

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E. THIELE, Sole Agent, 99 John St., New York.

Tress, Henry to Nicolaus Kessler, 176 E 7th st. Newton av. e s, about 171 s 256th st, 50.4x85.9x52.5x97.8. May 31, 1911, 3 yrs, 5½%. 13:3421. 5,000 telly, Wm J, 59 E 196th st, to Emma Lange, 223 Col av. Valentine av, late Williamsbridge rd, s e s, abt 94 s w 196th st, 25x 96.6x25x96.4, except part for Valentine av; Valentine av, late Williamsbridge rd, s e s, abt 119 s w 196th st, 25x96.6x25x96.8, except part for Valentine av. May 26, 3 yrs, 6%. May 27, 1911. 12:3300. 3.000

12:3300.

Kitchen Impt Co to Jane Kitchen, 2009 Bronxdale av. Tiffany st, w s, at s e s 167th st, 94.5x38.6x75x69.1. P M. Prior mt \$46,300. May 29, due, &c, as per bond. June 1, 1911. 10:2716. 3,500 Kellwood Realty Co with Jeanette F Bonner, 21 E 64th st. Crotona av, w s, 350 n 183d st, 37.6x80. Subordination agreement. June 1, 1911. 11:3103.

*Kitchen, Jane, 2009 Bronxdale av, to Herman Elfers, 201 W 101st st, & ano. Bronxdale av, s s, 50 e Hunt av, 25x—x25x115. Prior mt \$5,000. May 31, due, &c, as per bond. June 1, 1911.

Lisk, Thomas to Prospect Investing Co at Purchase, N Y. Marion av, n w cor 189th st, 97.4x50x95.1x50. May 26, due Dec 1. 1911, 6%. May 27, 1911. 11:3023, 3025 & 3026. 38 000 Lazar, Carrie to Lawyers Mortgage Co, 59 Liberty st. Beck st, No 724, e s, 125 s 156th st, 25x100. May 29, 1911, 5 yrs, 5%. 10:2707. 8,000

Lazar, Carrie to Lawyers Mortgage Co, 59 Liberty st. Beck st, No 724, e s, 125 s 156th st, 25x100. May 29, 1911, 5 yrs, 5%. 10:2707. 8,000

*Lindh, Hulda Marie, 202 W 108th st to Achille P Louis, 206 W 80th st. Seton av, e s, 212.6 n Randall av, 37.6x100. May 27, 5 yrs, 6%. May 29, 1911. 1.000

LAWYERS TITLE INS & TRUST CO with Arthur H & Herbert N Chute. Boscobel av, No 1420. Extens of \$3,000 mt until May 6, 1914, at 5%. May 15. May 31, 1911. 11:2874. nom Levinson, Leo to Candee Smith & Howland Co at foot E 26th st. Franklin av, s e s, 265 n 169th st; also at line bet lots 101 & 104, runs n e 36.3 x s e 145 x s w 61.3 x n 145 to av, x n e 25 to beg, part lots 101 104, map Morrisania. Prior mt \$12,200. May 31, 1911, 1 yr, 6%. 11:2933. Longchester Realty Co to City Real Estate Co, 176 Bway. Longwood av, Nos 849 to 865, n e cor Westchester av, Nos 840 to 860, runs e 167.5 x n 100 x w 32.3 to c 1 Leggetts lane, x n w 105.6 to Westchester av x s 174.7 to beg. May 29, due, &c, as per bond. May 31, 1911. 10:2689. 180,000

Same to same. Same property. Certificate as to above mt. May 29. May 31, 1911. 10:2689. 180,000

*Longchester Realty Co & S Realty Co, 406 E 149th st. Lots 51 & 52 map No 426 of bldg lots near Williamsbridge, each lot 25x 100. Two P M mts, each \$750. Two prior mts, each \$4,500. May 25, due, &c, as per bond. June 1, 1911. 1,500

Lauten, Geo J to Emil W Klappert, 873 West End av. 176th st, n s, 140.4 e Prospect av, 50x100. Prior mt \$9,500. June 1, 1911. 2 yrs, 6%. 11:2954. 2,500

Lawyers Mort Co with Isaac Rosinsky. Valentine av, No 2096. Extension of mt for \$3,300 to May 17, 1916, at 6%. May 4. June 1, 1911. 11:3144. *Marquardt, Franz, 2449 Maclay av, to Frank Gass, 2248 Powell av. St Raymond av, e s, 100 n e St Peters av ,20x100. June 1, 1911, 3 yrs, 6%. 400

McNulty, Jno to TITLE GUARANTEE & TRUST CO. Belmont av, e s, 300.5 s Tremont av or 177th st, 50x110.3. June 1, 1911, due, &c, as per bond. 11:2946. 40.00

Maze Realty Co to TITLE GUARANTEE & TRUST CO. Fox st, n s, 191.3 e Av St John, 2 lots, ea

mts, each \$22,000. May 31, 1 yr, 6%. June 1, 1911. 10:2684.

44,000

Man, Regula to Manhattan Mort Co, 200 Bway. Waverly st, n s, 100 w Elton av, 50x100. Prior mt \$\leftarrow\text{...} June 1, 1911, due, &c, as per bond. 9:2381.

McHugh, Marie to Hannis Distilling Co, 27 Wm st. Crotona av, w s, 50.2 s Garden st, 100.4x132.1x100.8x152.3. May 27. 3 yrs, 6%. May 29, 1911. 11:3084. 3,000

McLaughlin, John D to Emil A A Popcke, 951 Morris av. Morris av, Nos 949 & 951, w s, 153.6 n 163d st, 42x105. P M. May 29, 1911, 5 yrs, 5%. 9:2446. 8,000

Murray, Jno F, Francis J, Felix P, Cath M A, Agnes M E & Lorretta J & Emma J wife Wm J Murray, to TITLE GUAR & TRUST CO. 201st st, s s, at s e s Valentine av, 126.10x143.10 x110x80.8. May 15, due, &c, as per bond. May 31, 1911. 12:3303. 10,000

*Mooney, Isabelle, 99 E 116th st to Mary J Haviland, 6 Morningside av. Barnes av, e s, 204.1 n Tilden st, 20.1x—x13.9x93.11. May 29, due, &c, as per bond. May 31, 1911. 2,500

*Manhattan Mortgage Co with Mary J Haviland, 6 Morningside av. Barnes av, e s, 204.1 n Tilden st, 20.1x—x13.9x93.11. Subordination agt. May 27. May 31, 1911. nom

Nelson, August, 193 W 168th st to Oscar Hentschel, 1177 Forest av. Valentine av. Way 31, 1911, 3 yrs, 6%. 12:3304. 6,000

Nagrom Realty Co to Reville-Siesel Co, at S Boulevard & Westchester av. Intervale av, n w cor 163d st, 125x85. P M. Prior mt \$140,000. May 31, due, &c, as per bond. June 1, 1911. 10:2697. 4,000

10:2697.

NEW YORK TRUST CO to Bronx Investment Co. S Boulevard, Nos 559 & 561. Certificate as to reduction of mt. June 1, 1911. 10:2683.

Nissen, Chas to Nanny Reese. Morris Park av, s e cor Taylor st, 45x95, except part for st. Prior mt \$4,400. Sept 30, 1908, 3 yrs, 5%. June 1, 1911.

NEW YORK TRUST CO with Jane & Andrew Kitchen, 2009 Bronx-dale av. Tiffany st, w s, at s e s 167th st, 94.5x38.6x75x69.1. Extension of \$43,300 mt until May 31, 1914, at 5%. May 23. June 1, 1911. 10:2716.

O'Rourke, John to Manhattan Mortgage Co. 200 more

June 1, 1911. 10:2716.

O'Rourke, John to Manhattan Mortgage Co, 200 Bway. Hull av, No 3288, e s, 75 s 209th st. 25x100. Prior mt \$—. May 27, due, &c, as per bond. May 29, 1911. 12:3351. 5,000

Obark Realty Co, 1009 E 180th st to Van Dyck Estate, 503 5th av. Daly av, s e cor 179th st, runs s 27.6 x e 100.4 x s 38.10 x e 71.6 x n 55.9 to st, x w 171.2 to beg. Bldg loan. Prior mt \$7,800. May 27, due Nov 18, 1911, 6%. May 31, 1911. 11:3127.

Same to same. Same property. Certificate as to above mt. May 27. May 31, 1911. 11:3127.

Picone Realty Co, 547 So Blvd & Louis Maconsey, 738 E 180th st, with Bronx Investment Co, 128 Bway. Marion av, e s, 150 n 189th st, 50x—. Subordination agt. May 29. May 31, 1911.

Picone Realty Co, 547 So Blyd & Louis macousey, 155 B 150 n with Bronx Investment Co, 128 Bway. Marion av, e s, 150 n 189th st, 50x—. Subordination agt. May 29. May 31, 1911. 11:3025 & 3026.

Pirk Realty Co to TITLE GUARANTEE & TRUST CO. Decatur av, s e cor 199th st, 49.6x100. Bldg loan. May 26, 1 yr, 6%. June 1, 1911. 12:3279.

Same to same. Same property. Certificate as to above mt. May 26. June 1, 1911. 12:3279.

Presch, Rudolph of Elmhurst, Pa, to Julius Heiderman, 783 Elton av. Garrison av, s e cor Longfellow av, 25x100. May 24, 3 yrs, 6%. June 1, 1911. 10:2762. 1,500

Pfeifer, Lorenz to Henry Battenfeld, 1029 Union av. Union av. s w cor 165th st, 20x80. P M. May 31, due, &c, as per bond. June 1, 1911. 10:2669.

Rockland Realty Co with Marie Krabo & Johanna R Ernst, 1056 Grand av. Bryant av, e s, 73.2 s 181st st, 38x115x38.11x109.10. Extension of \$5,000 mt until Feb 14, 1914, at 6%. May 24. May 26, 1911. 11:3138.

Roberts, Jesse, 1165 Fox st. to Annie E Moffett, 237 14th st. Bklyn, N Y. Home st, n s, 75 e Fox st, 25x89.2x21.4x91.8. P M. Prior mt \$---. May 11, 1 yr, 5%. May 27, 1911. 11:2974.

*Ruskin Realty Co to Augusta Thierbach, 27 Audubon av. White Plains av, No 3735 (Old Boston road), w s, 37.6x146.3x37.6x150. Prior mt \$6,000, due, &c, as per bond. May 27, 1911. 1.00 *Same to same. Same property. Certificate as to above mort.

Prior mt \$6,000, due, &c, as per bond. May 21, 1311.

*Same to same. Same property. Certificate as to above mort.
May 27, 1911.

*Reiss, John E to Rosa Spiehler, 800 Elsmere pl. 8th st. s s, 130 w Av B, 25x136, Unionport, except part for 177th st. May 26, 3 yrs, 5%. May 29, 1911.

Severin, Auguste, 438 E 89th st, to Henry B Hathaway, 18 So Clinton st, East Orange, N J. 172d st, No 1010, s s, 100 e Longfellow av, 25x100. P M. May 26, 1911, 3 yrs, 5½%. 11:-5,000.

Strasser, Arthur L with LAWYERS TITLE INS & TRUST CO.
Vyse av, s w cor 180th st, 48x102x48x100. Agreement as to share ownership in mort. May 26, 1911. 11:3127.

Seattle Realty Co to Ephraim Samuels at Mt Vernon, N Y. Trinity av, w s, 166 s 160th st. 40x102.10. Certificate as to mort for \$29,000. Apr 17. May 29, 1911. 10:2630.

Same & Greenwich Mortgage Co, 391 E 149th st. with same. Same property. Subordination agt. Apr 17. May 29, 1911. 10:2630.

Seattle Realty Co. & MENERGE Age.

Seattle Realty Co & JEFFERSON BANK, 166 Grand st, with same. Same property. Subordination agt. Apr 17. May 29, 1911. 10:2630. nom

Seattle Realty Co & JEFFERSON BANK, 166 Grand st, with same. Same property. Subordination agt. Apr 17. May 29, 1911. 10:2630.

*Schill. Edw A to Abraham Stolwein, 427 E 158th st. Columbus av, s s, 240 w Bronxdale av, 50x66.8x50.6x73.10. May 25, 2 yrs, 6%. May 26, 1911.

Simpson, Wm V with Adelaide K Rheinlander, 16 E 55th st. 165th st, s s, 70.8 e Findlay av, 35.8x101.11x35.8x99.5. Subordination agt. May 23. May 31, 1911 9:2432. nom

Steurer Publishing Co at Bergen av & 149th st, to Fred A Wurzbach, 381 E 165th st, 149th st, s e cor Bergen av, runs e 82 x s 49.4 x w 18.8 x n w 77.11 to av x n e 19.6 to beg. May 29, due, &c, as per bond. May 31, 1911. 9:2293. 12.000

Same to same. Same property. Certificate as to above mt. May 29. May 31, 1911. 9:2293. 25.000

Schroeder, Otto P, 243 E 236th st to Warren B Sammis at Huntington, L I. 239th st, s s, 160 w Katonah av, 60x100. May 31, 1911, 3 yrs, 6%. 12:3379. 2,500

Schrank, Louise M, 1842 Harrison av to Franz Sigel, S97 Crotona Park North. 3d av, ws, 150.6 n 136th st, 25x100; Harrison av, e s, abt 434 n Tremont av, 26.11x115x25x125.2, lot 34 map 71 lots, Kingsland Estate, 26.11x125.2x26x115; also 1-5 part of the following road leading from village West Farms to Hunts Point, s e s, at w cor land late of Widow Kelly, runs s w 180 x s e 50 to c 1 Bronx River x n e 172 x n w 75 to beg. May 31, 1911, due, &c, as per bond. 9:2320; 11:2869 & 3021. 1,200

Schreibersdorf, Nathan, 573 E 141st, st to Katz-Polacek Realty & Const Co, 1358 1st av. St Anns av, No 356, e s, 300.7 n 141st st, 25x90. P M: Prior mt \$14,000. May 31, due, &c, as per bond. June 1, 1911. 10:2556. 1,500

Simpson, Wm V, with American Tract Society, 150 Nassau st. 165th st, s s, 106.4 e Findlay av, 35.8x101.11x35.8x104.4. Subordination agt. May 23. June 1, 1911. 9:2424 & 2432. nome to same. Same property. Certificate as to above mt. May 31. June 1, 1911. 10:2715.

Same to same. Same property. Certificate as to above mt. May 31. June 1, 1911. 10:2715. 6,000

Sallinger, Geo M with Ella B Remington, 107 Lenox

s e cor 199th st, —x—. Subordination agt. May 26. June 1. 1911. 12:3279.

Sallinger, Geo M with Ella B Remington, 107 Lenox av. Jackson av. w s, 240 n 163d st & at c 1 lot 13, runs s 106.5 x w 75 x n 106.5 x e 75 to beg, being part lots 12 & 13, map Woodstock. Subordination agt. May 26. June 1, 1911. 10:2639.

St Christopher Home, a corpn, at Dobbs Ferry, N Y, with Sophie Blum, 565 W 144th st; Gussie Spingarn, 1478 7th av; Benj Kalmus, 565 W 144th st; August Kalmus, 500 W 111th st; Jennie Luhs, 241 6th av & Ida Auerbach, 542 W 112th st. 3d av. No 2980, e s, 50 n 153d st (Grove st), 35x85. Extens of \$20,000 mt until Apr 27, 1914, at 5%. May 31, 1911. 9:2363. nom Spear Const Co to City Mort Co, 15 Wall st. Union av, n e cor 161st st, 96.1x47. Bldg loan. May 25, demand, 6%. June 1, 1911. 10:2677.

Same to same. Same property. Certificate as to above mt. May. 31. June 1, 1911. 10:2677.

Same to same. I61st st, n s, 47 E Union av, 53x96.1. Bldg loan. May 25, demand, 6%. June 1, 1911. 10:2677.

Same to same. Same property. Certificate as to above mt. May. 31. June 1, 1911. 10:2677.

Same to same. Same property. Certificate as to above mt. May. 31. June 1, 1911. 10:2677.

Sag Harbor Estates, a corpn, to C N Shurman Investing Co. 43 Exchange pl Southern Blvd, n w s, 450 s w Av St John 50x 115. P M. Prior mt \$36,000. June 1, 1911, due, &c, as per bond. 10:2683.



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Schafer, Mary to Philip Gerlach, 228 E 48th st. Summit av, No 1001, w s, 461.7 s 165th st, 30x87.6. June 1, 1911, 3 yrs, 5%.

Mortgages

Trask Building Co to Sophie Stroh, 1107 Park av. Bathgate av, n w cor 182d st, 25x97. Prior mt \$---. May 26, 1911, due May 1, 1914, 6%. 11:3050. 5,000

ame to same. Same property. Certificate as to above mort. May 26, 1911. 11:3050.

Tesoro, Jos to Wm C Niglutsch, 25 7th st. Crescent av, s w cor Belmont av, 128.9x45x100x126.5, except part for Crescent av. Prior mt \$40,000. May 16, 2 yrs, 6%. May 27, 1911. 11:3087.

Tessier Building Co, 37 W 28th st to Paragon Mortgage Co, 507 Tremont av. Bailey av, e s, — s Kingsbridge rd, 50x100 & being lots 105 & 106 blk 3239 map No 1187 Bailey Estate. Bldg loan. May 29, 1911, due Nov 29, 1911, 6%. 11:3239. 12,00 Same to same. Same property. Certificate as to above mort. May 29, 1911. 11:3239.

May 29, 1911. 11:3239.

Tonjes, Johanne to TITLE GUARANTEE & TRUST CO. Fairmount pl, No 743, n e s, 150 n e Prospect av, 25x100. May 31, 1911, due, &c, as per bond. 11:2951. 8,000
University Heights Realty Co, 2229 Andrews av to Amelia Roche, 315 w 84th st. Heath av, No 2868, e s, 40.8 n prolongation of c 1 229th st, 20.2x101.3x20.2x101.10. May 29, due, &c, as per bond. May 31, 1911. 12:3256. 7,500
Same to same. Heath av, No 2872, e s, 81 n prolongation of c 1 229th st, 20.2x100.6x20.2x100.10. May 29, due, &c, as per bond. May 31, 1911. 12:3256. 7,500

st, 20.2... 1 1911.

May 31, 1311. 12:3250. 7,500

Same to same. Heath av, No 2870, e s, 60.10 n prolongation of c l
229th st, 20.2x100.10x20.2x101.3. May 29, due, &c, as per bond.
May 31, 1911. 12:3256. 7,500

ame to same. Heath av, Nos 2868 to 2872, e s, 40.8 n prolongation c 1 229th st, 60.6x100.6x60.8x101.10. Certificate as to three morts for \$7,500 each. May 24. May 31, 1911. 12:3256. nom ame & Emanuel Glauber, 100 W 121st st, with same. Same property. Subordination agt. May 29. May 31, 1911. 12:-3256.

Prendelken, Diedrich to Smith Williamson individ & as exr Abbie J Cooper, at White Plains, N Y. Ford st, s s, 100 w Webster av, 25x110.6x25x111.6. May 25, due July 1, 1914, 5½%. May 26, 1911. 11:3143. 2,50

26, 1911. 11:3143. 2,500
Wattenberg, Philip to Max Cohen, 1185 Fulton av. Boston rd,
No 1258, s e s, 302.7 s w 169th st, 70.5x139.11x70.5x125. Prior
mt \$17,500\$. May 18, due Oct 18, 1911, 6%. May 26, 1911. 10:2663. 12,000

mt \$17,500. May 18, due Oct 18, 1911, 6%. May 26, 1911. 10:-2663.

Wasserman, Harry to Henry Pistchal, 1 W 111th st. Arthur av, e s, old line, e s, 203.9 n 179th st, 16.8x128x16.8x126.6, except part for av. May 27, 1911, 5 yrs, 5½%. 11:3069. 3,000

Weisker, Ellis, 153 E 178th st, to Chas Meisel individ & as exr Anna C Meisel, 458 W 142d st. Jerome av. e s. 132.7 n Gun. Hill road, 50x100. P M. Prior mt \$3,000. May 25, 3 yrs, 6%. May 26, 1911. 12:3328.

Weed, Sidney O to Eugene H Hammond, 408 E 240th st. 240th st, No 410, s s, 100 e Martha av, 25x100. P M. May 26, due, &c, as per bond. May 31, 1911. 12:3393. 1,350

Weilandt, Nicholas to Amelia Kappes, 169 W 130th st. Summit av, No 997, w s, 521.7 s 165th st, 28.9x92. June 1, 1911, 3 yrs, 5%. 9:2523. 16,000

*Wellman Finance & Realty Co to Henry Stellman trustee Unionport Lodge No 859, I O O F, 2172 Westchester av. Edwards av, n w cor, Marrin st, No 401, 50x100. May 11, 3 yrs, 6%. June 1, 1911.

*Same to same. Same property. Certificate as to above mt. May 11. June 1, 1911.

JUDGMENTS IN FORECLOSURE SUITS.

May 25.

Rockfield st, n s, 350 e Marion av, 25x127.3. Geogina Nelson agt Sebastino Nardillo et al; B W B Brown, att'y; Roger A Pryor, ref. (Amt due, \$5,223.24.)

May 26 & 27.

No Judgments in foreclosure filed this day. May 29.

May 29.

259th st, s e cor Tyndall av, 50x100. Sophie C Hohle agt Ida Brantman; Mortimer W Byers, att'y; Max S Levine, ref. (Amt due, \$3,113.16.)

3d av, s w cor 73d st, 102.8x100. John M Mossman agt James W Halstead; Baldwin, Wadhams, Bacon & Foster, att'ys; Peter L Mullaly, ref. (Amt due, \$101,888.88.)

lally, ref. (Amt due, \$101,888.88.)

May 31.

Home st, s s, 211 e Stebbins av, 17x69.2. Herman Cramer agt Henry Demmerle; Elfers & Abberly, att'ys; Leo L Leventritt, ref. (Amt due, \$3,144.38.)

Home st, s s, 228.2 e Stebbins av, 24.10x42.8. Edw C Van Altena agt Henry Demmerle; Elfers & Abberley, att'ys; Leo L Leventritt, ref. (Amt due, \$3,139.79.)

62d st, Nos 35 & 37 East. Mutual Life Ins Co of N Y agt Eleanor I Keller; Fredk L Allen, att'y; Hyman Tuchin, ref. (Amt due, \$133,240.29.)

Liberty st, n w cor Nassau st, —x82.1x irreg. Harold Godwin agt Liberty Nassau Bnilding Co et al; Maurice Deiches, rec'r; Arthur H Van Brunt, ref. (Amt due, \$476,686.81.)

Vestry st, No 11. Elias N Mallouk agt New town Construction Co et al; att'ys, Ferris & Dannenberg.

town Construction Co et al; att'ys, Ferris & Dannenberg.

May 29.

61st st, n s, 175 e West End av, 25x100.5. People, &c, agt Abraham Berney; notice of levy; att'y, C S Whitman.

5th av, w s, 71 s 132d st, 19x75. Same agt same; notice of levy; att'y, C S Whitman.

105th st, n s, 97.6 e 3d av, 40x100.11. People of the State of N Y agt Morris Steiner; notice of levy; att'y, C S Whitman.

May 31.

33d st, s s, 325 w 9th av, 15x98.9.

33d st, s s, 340 w 9th av, 15x98.9.

33d st, s s, 350 s 9th av, 45x98.9.

Sullivan st, e s, 84 n Broome st, 77x100x 1rreg.

35th st, n s, 350 e 7th av, 75x98.9.

33d st, s s, 355 s 9th av, 45x98.9
Sullivan st, e s, 84 n Broome st, 77x100x irreg.
35th st, n s, 350 e 7th av, 75x98.9.
11th av, e s, half way bet 45th & 46th sts, runs e 100 x s 25.1 x w 100 x n 25.1 to beg.
Cornelia st, No 23.
Leonard M Thorn, Jr, agt Conde R Thorn et al; amended partition; att'ys, Martin, Fraser & Speir.
23d st, Nos 153 to 157 West. Grossman Bros & Rosenbaum agt Irving Fischel Construction Co; notice of levy; att'y, S B Pollock.
Lots 143 & 144, map of Van Nest Park, J Reeber's Sons Co agt Mary Gasparrini; notice of levy; att'y, J P Fallon, Jr.
Aqueduct av, e s, 5965 n w Boscobel & Plympton avs, 37.10x15.9x irreg. Michael Lakner agt Fredk S Myers; action to foreclose mechanics lien; att'ys, A I Sire.
30th st, No 233 East. Michael McCormick agt Kathryne A B Smith et al; partition; att'y, J E Kelly.
Marion av, No 2466. Annie Hilbert agt Minnie H Adams; action to set aside deed; att'ys, Bailey & Sullivan.

June 1.

June 1.

152d st, n s, 450 w Courtlandt av, 50x100. Arthur S Cox agt Jas C Austin et al; specific performance; att'ys, Frankenthaler & Kaufmann.

June 2.

June 2.

221st st, n s, 230.6 e Barnes av, 25x114.4. Francesca Merendino agt Dante Imperatrice et al; action to foreclose mechanics lien; att'y, 0 E Davis.

14th st, s s, 34 e 5th av, 33x103.3. Rutherford Realty Co agt Fredk T Van Beuren et al; specific performance; att'ys, Wells & Snediker.

60th st, No 25 West. Herman Weiss agt Nannie Montgomery; specific performance; att'y, W L Levy.

FORECLOSURE SUITS.

FORECLOSURE SUITS.

May 27.

Crotona av, w s, 100 n Oakland pl, 25x125.
Fredk A Southworth, trustee, agt Kate Reilly et al; att'y, W R Brinckerhoff.

113th st, No 565 West. Martha M Dederer agt N Y Delta Ass'n et al; att'ys, Thompson & Ballantine.

3d st, Nos 387 & 389 East. Saml Weil agt Jos Liebenthal et al; att'y, I S Heller.

Manida st, Nos 828 & 830. Sarah Jacobs agt Margaret Pettit; att'y, M Wolff.

28th st, No 20 East. Wm F Havemeyer agt Mitchell A C Levy et al; att'y, W B Aitken. Valentine av, w s, 76 s 182d st, 200x200 to Ryer av. Fannie M Wallace agt Jas Fanto et al; att'y, J H Rogan.

Minford pl, n e cor 172d st, 75x100. Bernard Himmelblau agt Ole Olsson et al; action to foreclose mechanics lien; att'ys, Wescher & Rothschild.

May 29.

May 29.

May 29.

121st st, No 232 West. Jno J Fallon agt Julia Swartz et al; att'y, M B Mendell. Sherman av, Nos 127 to 135; five actions. Madison Trust Co agt Hanover Realty & Construction Co; att'ys, Parsons, Closson & McIlvain. 15th st, Nos 153 to 159 West. Etha F Wolfson agt Lenray Construction Co et al; att'ys, James, Schell & Elkus. 52d st, s s, 218 e Madison av, 17.6x100.5. Lawyers Mortgage Co agt Chas Brandon Co et al; att'ys, Cary & Carroll. Grant av, e s, 72.8 n 165th st, 25x102.4. Adelaide Walter agt Augusta H Beyer et al; att'y, R J Culhane.

May 31.

117th st, Nos 527 & 429 East. David Gordon agt Emma C Knowlton et al; att'ys, Engel Bros.
103d st, Nos 139 & 141 East. Rubin Fish agt Fannie Goldberg et al; att'ys, Shapiro & Levy. Forest av, n w cor 158th st, 100x87.6. Victor E Chabert agt Wm F Rohrig Co et al; att'y, M Sulzberger.
120th st, n s, 150 w 1st av, 37.6x100.11. Mary A H Glasson et al agt Rosie Apsel et al; att'y, W M Powell.
39th st, No 536 West. Lillie B Lillenthal agt Moses Valenstein et al; att'y, S Wechsler.
94th st, No 21 East. Moses Shoenberg et al agt Jos King et al; att'ys, Vogel & Vogel. Findlay av, n e cor 169th st, 19.10x90. Edith H Oddie gdn agt Thornton Bros Co et al; att'ys, Miller, King, Lane & Trafford.
Valentine av, e s, 152.8 n 181st st, 20x118.3. Moses Seelig agt Katharine S Umsted et al; att'y, H J Robert.

att'y, H J Robert.

June 1.

Sidney st, s s, 126.3 e Westchester av, 29.1x 358.11x irreg. Frances H Bond agt Dora M Lesley et al; att'y, D W Hageman.

Washington av, s e s, lot 113, map of Bassford Estate, Bronx, 50x112.8. Manhattan Mortgage Co agt Michael Murtha et al; att'ys, Carrington & Pierce.

Washington av, No 1651. Julius Kaufman agt Francis W Greene; att'y, L Livingston.

Intervale av, w s, 341.11 s 167th st, 50x95. Charlotte Blumenthal agt Leo Levinson et al; att'ys, Lachman & Goldsmith.

Spring st, n e cor Mott st, 23.3x114.5. Pincus Lowenfeld et al agt Nathan Rubenstein et al; att'ys, Arnstein, Levy & Pfeiffer.

Beck st, n s, 100 w Av St John, 117.6x18.10x irreg. Wm C Cox agt Altro Realty Co et al; amended; att'ys, Weschler & Rothschild.

amended; att'ys, Weschler & Rothschild.

June 2.

20th st, No 209 East. Richard J Couch agt
Thos F Lynch et al; att'y, T E Rush.
5th av, n w cor 113th st, 100.10x120. Margaret
A Jenkins agt Pierre C Carroll et al; att'y,
Irving S Carmer.

Westchester av, n s, adj lands of N Y, N H &
H R R Co, 143.6x425.3. Mary T Grace agt
Elizabeth A Heaney et al; att'y, P J Britt.

West st, s e cor Harrison st, 24x74.6. Chas F
Mattlage agt Mary B Spellmeyer et al; att'y,
H Aplington.

Cathedral Parkway, n s, intersec of prolongation line of property of Interborough Rapid
Transit Co, 60x22; leasehold. Florence E
Pelletreau agt Loumet Leasehold Co et al;
att'y, T P McKenna.

173d st, s s, 100 e Park av, 50x100. Louis E
Kleban agt Minnie Levy et al; att'ys, Merrill
& Rogers.

103d st. No 141 East. Henrietta Cohn agt Saml

& Rogers.

103d st, No 141 East. Henrietta Cohn agt Saml
Goldberg et al; att'ys, Lindsay, Kalish &

Goldberg et al; attys, Lindsay, Kalish & Palmer.
65th st, n s, 250.2 w Av A, 75.2x100.5; two actions. Washington Trust Co of City of N Y agt Jos Isaacs et al; att'y, W M Powell.
138th st, n s, 300 w Amsterdam av, 50x99.11.
Andrew Wilson, trustee agt Isaac Levy et al; att'y, R M Rowe.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

29 Basch, Jos, Ottella or Tillie—H Fleissner.

29 the same—the same 187.72
29 Buckner, Arthur P—O A Wurm et al. 119.66
29*Blickman, Saul et al—U T Hungerford
Brass & Copper Co. 76.65
29 Blum, Theresa—H Moraff 310.13

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29 Buckholtz, Mary-People, &c161.91	1 Casey, Michael- 1 Cohen, Jacob—(
29 Bleistift, Abram I—A Sokolski et al. 424.90	1 Cohen, Jacob—(1 Corey, Margare
23 Betjeman, John C—Henry Meyer Co (Inc)	1 Comfort, Willar 1 Cohen, Nathan- 1 Clark, Jas—Ber
29 Bergmann, Sigmund E-N Y Telephone Co.	1 Clark Jas-Ber
20 Powmer Henrig & Jacob the	1 Conforti, Nicho
29 Brady, Wm A—S Eschelman 170 90	Co
31 Benjamin, Alfred N-N D Putnam241.70	1 the same—
31 Bendit, Edw E-C S Furst	1 Collins, Jos—C 1 Caleca, or Comp
31 Bremen, Julia D-J C A Ritchie66.12	1 Caleca, or Comp 2 Cohn, Johanna
or Barthelmess, Max F—Manhattan Leasing Co	2 Chibbaro, Anton
31 Bass, Benj C et al-Borough Bank of Bklyn	2 Cohn, Johanna 2 Chibbaro, Anto 2 Cary, Josiah W 2 Cooke, Albert S
21	2 Cooke, Albert S 2 Cohen, Abrahan
31 Bandman Clyde E—Packard Motor Can Co	2*Callaghan, Step
of N Y	ing Co 2 Carey, Daniel (2 Coriell, Ephria
1*Brandenberg, Broughton et al-M J Drum-	2 Carey, Daniel C 2 Coriell. Ephria
1 Barnet Jones M. N. V. Edison Go. 14.06	N Y
1 Bogulx, Abraham—W Belcher 249.06	2 Carter, Ada E
1 Black, Madeleine-M Lacroix942.76	27 Duffy, John J-
1 Berry, Chas A-A W Sanbern84.59	27 Darcy, Margare 27 Damon, Chas H
1 Barry, Richard—R J Armstrong25.06	
1 Browning, Edw F-M L Sire, costs 132.06	27 Dorfman, Louis 29 Dresing, Herma
1 Butterfield, Milton G et al-G W Bromley	29 Dresing, Herma
et al	29 De Casarte, Em
1 Bass Bani C et al Borough Bank of Pklyn	29 Doolittle, Elizal
1 Bass, Belly C et al—Bolough Bank of Briyn	29 Dunham, Ernes
1 the same—the same26.58	29*Donovan, Danl
1 Berg, Louis R—F M Jencks2,169.74	29 Daly, Wm-Mur
2 Barba Francesco—Albro Realty Co. 249.72	29 Davidow, Hyma
2 Biedermann, Anne-N Gumbinner128.85	29 Davidow, Hyma 29 Delaney, Martin 29 Dewey, Jessie
2 Brady, James E et al—Actograph Co. 39.65	29 Dewey, Jessie .
2 Biedenkapp, Curt. Frederick Henry &	29 Doherty, Jos L
Siegfried—same	29 De Witt, Justu 29 Doherty, Jos L 29 Dorgeloh, Henry 29 Deutscher, Berry 21 Deutscher, Berry
2 Burns, James—C W Strowger48.16	31 Dangerfield, Re
2 Butterfield, Wilton G et al-G R Suther-	Co
land426.93	Co Thos S
2 Blank Nathan N V Importation Co. 282.08	1 Dlugo, Benj—N 1 Daussa Louis—l
2*Brown, James et al—N Y Importation Co.	1 Daussa, Louis—1 1 Dutton, Ira J et
	1 Dwyer, Frank-1 1 Davis, John V
2 Berndt, Valentine H-Equitable Trust Co	Cotta Co
2 Babst, Joseph—same	Cotta Co 2 Davis, John L, —E Bernstein
2 Baker, William-M C Meyer et al53.03	
2 Buckman, Nat, Jr—C Stursberg17.22	2 the same e 2 Denton, Alice—I 2 Dobie, Duncan o 2 Dimond, Chas F 2 Dutton, Ira J e 2 Dunn, Mary F— 2 D'Angelo, Anton
2 Bietto, John et al—S Abramson48.60	2 Dobie, Duncan o
27 Craigie, A Walpole-Globe Wernicke Co.51.69	2 Dimond, Chas F
27 Cook, Wm M—S L Kirkpatrick et al219.81	2 Dutton, Ira J e
27 Cerkoff, Bertha—F O Vogel et al33.01	2 D'Angelo, Anton
27*Coombs, John et al-W R Smith et al72.24	2 D'Angelo, Anton 2 Dewitt, James 2Durant, Lawren
27 Cawley, Mary—I M Finkelsteincosts, 116.00	2Durant, Lawren
27 the same—Erie R R Co costs, 22.93	2 Diamond, Louis-
29 Clarke, Ernest V et al-J T Blake et al.	2 Donigan, Thoma
00 0 5 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2 Demarest, Chas
	2 Davis, Grace E-
29 Conte, Alfred et al-H Kramer et al46.01	2 Dooley, Frank I
29 Clark, Agnes M-N Y Telephone Co70.21	tile Agency C
29 Craddock Edw S—Taylor & Co 150 15	29 Empting, Wm— 29 Engelsberg, Sam
29 Caccioppoli, Antonio-M Dohrmann171.00	31 Engel, Harry et
29 Chester, Philip—A Luchow	31 Engel, Harry et 1 Ehrgott, Geo M
31 Cann. Geo W—Federal Printing Co. 90 97	2 Eckhardt, Fred Chelsea Excha
31 Carey, Thos J-Perkins & Squire Co. 269.47	27 Flanagan Bartle
21 Coule In In Dishardson of Done of	00 TX TY T
of Carle, Jno Jr-Richardson & Boynton Co.	29 Flore, Jos-W F
31 Campagna, Louis & George* et al-Jes L.	29 Friedman, Clare 29*Fitzgerald John
31 Campagna, Louis & George* et al—Jas L Gibney & Bro	29 Fiore, Jos—W F 29 Friedman, Clare 29*Fitzgerald, John
31 Campagna, Louis & George* et al—Jas L Gibney & Bro	29 Friedman, Maur
171.32 31 Campagna, Louis & George* et al—Jas L Gibney & Bro	
	29 Berkowitz, Philip—S Klugman

1	Casey, Michael—the samecosts, 67.82 Cohen, Jacob—City of N Y
1	Corey Margaret H Schneider 22.40
1	Comfort, Willard et al-People, &c500.00
1	Clark, Jas—Bernheim Distilling Co. 136 49
1	Conforti, Nicholas et al-George Colon &
1	the same—A Siegel 2 071 96
î	Collins, Jos-C T Van Steenberg64.72
$\frac{1}{2}$	Cohn. Johanna A-M Hefter 509.72
2	Chibbaro, Antonio O-R Finizio234.75
2	Cooke, Albert S-Upjohn Co27.51
2	*Callaghan Stephen et al—Broadway Puild
-	ing Co179.53
2	Coriell Ephriam—Equitable Trust Co of
	N Y
27	Duffy, John J—H Spear et al395.53
27 27 27 27	Darcy, Margaret—D Rogers
21	Damon, Chas E—R foung Bros Feed Co.
27	Duffy, John J—H Spear et al
40	
29	De Casarte, Emanuel—W T Doran149.15 Doolittle Elizabeth M—I I Merritt 79.57
29	Dunham, Ernest F-W E White53.53
29	*Donovan, Dani et al—M J Drummond Com
29 29	Daly, Wm-Municipal Filtration Co86.96
29	Delaney, Martin J-N Y Telephone Co.33.24
$\frac{29}{29}$	De Witt, Justus—the same
$\frac{29}{29}$	Doherty, Jos L—the same19.01
29	Deutscher, Bernard B-A Mohr291.85
31	Dangerfield, Reverly J-Twenty-Eighth St
31	Duncan, Thos S-M Pusar et al49.41
1	Daussa, Louis—H W Munroe et al5.242.96
1	Dutton, Ira J et al-G W Bromley et al.149.41
1	Davis, John V S et al—South Amboy Terra
2	Cotta Co
	-E Bernstein
2	Denton, Alice—N Y Telephone Co30.53
2	Dobie, Duncan or Daniel-City of N Y.398.70
2	Dutton, Ira J et al—G R Sutherland436.96
2 2	Dunn, Mary F—E N Perkins et al402.48 D'Angelo Antonio—J J Kiely
2	Dewitt, James A-A Joachim133.31
2	Diamond, Louis—J G Spalding & Sons Co.
2	Donigan Thomas F et al—N Whitman et
-	al
2	Davis, Grace E—Burns Bros32.54
2	Dunham, Ernest F—W E White 53.53 *Donovan, Danl et al—M J Drummond Com
29 29	Empting, Wm—H D Gobber27.65
29 31	Engelsberg, Saml—A Lalli
1	Ehrgott, Geo M-G W Bromley et al. 69.41
2	Chelsea Exchange Bank
27	Dooley, Frank L—North American Mercantile Agency Co
29	Friedman, Clarence—H Trenhold50.04
29*	Fitzgerald, John J et al—Coal Boulet Co.
29	Friedman, Maurice et al—S S Zwerdling.
29	Fleischmann, Jacob H et al—People, &c.

29 Fischer, Chas—the same
31 Fellows, Jno A—R E Hastings et al. 1,116.11 31 Folabella, Pasquale—M Messina 287.22 31 Farber, Saml—G Laubentracht 15.36 1 Fox, Aaron et al—H B Newton 232.41
f Friedman, Paul—N Y Edison Co32.79 1 Ferran, Stephen B—Fifth Avenue Coach Co
Farrell, Edw D Jr—L Kirwan
the same—Powell Bros Shoe Co99.57 the same—Morse & Rogers314.41
2 Fleisch, Hannah—E K Jeantet 41.31 2 Friedman, Robert et al—F Descours et al
27 Gooch, Margaret E—J P Paret
27 Gallina, Arcangelo—Eastern Brewing Co.
27 Gallagher, Wm H-Fredk Keppel & Co.33.01 27 Goggins, Ernst B et al-W R Smith et al.
the same—Clark Hutchinson Co. 183.00 2 Foster, Frank T—W Plender et al. 2 Fleisch, Hannah—E K Jeantet
Co
31 Graham, Mary gdn—Graham-Chisholm Co.
3f Glick, David—J Alexander et al
1 Gray, Wm—R S McGowan et al
1 Glassman, Isaac et al—A Davidoff 195.95
33,90 Glassman, Isaac et al—A Davidoff. 195,95 Gitlin, Meyer—I Schwartz 24.65 Gelefsky, Harry—A H Joline et al Gillingham, Mary M & Chas N—M Schlossman 29,57 Grover, James K—D W Boviard et al. 128,03 Gassner, Leopold—City of N Y 40,23 Gelbstein, Murry H—the same 29,19 Gill, Philip S—the same 45,34 Graboys, Samuel—the same 58,10
2 Gillingham, Mary M & Chas N-M Schloss-
2 Grover, James K-D W Boviard et al. 128.03
2 Gelbstein, Murry H—the same
2 Graboys, Samuel—the same
2 Greenwald, Morris—the same
2 Green, Woolf—the same28.58
2 Gruberger, Joseph—J M Gottlieb
2 Grover, James K—D W Boviard et al. 128.03 2 Gassner, Leopold—City of N Y
2 Gill, Philip S—the same. 45.34 2 Graboys, Samuel—the same 58.10 2 Greenwald, Morris—the same 33.95 2 Gribeschack, Emil—the same 208.72 2 Green, Woolf—the same 170.72 2 Gruberger, Joseph—J M Gottlieb 46.65 2 Garber, Simon—P G Kemp 106.16 2 Goldstein, Samuel—J Abelson et al. 77.65 2 Gregory, Robert—Equitable Trust Co of N 90.86 2 Gisin, Emil A—the same 89.11

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2	Halper, John M—the same32.04
5	Hess, Ludwig—the same
5	Hertzenberg Abraham or Alexander—the
-	same
2	Holden, Geo A—the same588.67
2	Holtz, Henry—the same
5	Hunton Honny C the same
5	Haas Cristine—A Miller
2	Hairston, Thomas G-E Kaufman et al.39.69
2	Hauersen, Sophie-F L Mitchell156.56
2	*Herter, Otto J & Peter J et al-North
.)	Herschenhein Lena or Neckamever—M W
-	Solomon
27	Isaacs, Gabriel-City of N Y215.33
27	Irwin, Jas—the same
29	Ives, Wm M et al—J T Blake et al. 5,216.15
31	Isola Robt & Amelia A Klein 194 26
27	Johnston, Jas R—H W Rose169.76
27	Janvrin, Geo M-City of N Y215.33
27	Jackman, Frank H—the same215.33
27	Jones, Mrs Louis W-M M Toch52.41
27	Joyce, Edw-City of N Y
27	James Isador et al-Elite Distributing Co.
29	Goldwater, John L—Northern Bank of N Y
29	the same—E Landsmancosts, 64.30
-0	the same—E Landsmancosts, 64.30 Jenkins, Saml A—R J Mahoney et al
31	Jacoff, Eli-City of N Y215.33
31	John, Walter—the same215.33
31	Johnson, Unas—the same
31	Jourdan August—the same 215.33
31	Joyce, Jas J—the same215.33
31	Jurist, Morris—the same38.41
1	Joseph, Samuel-N Y Edison Co31.07
1	* Jones, Mariette G-H L Cowles84.39
1	2.786.30

D. T. L. Bloom J. City of N. W.	00 50
2 Johnston, Thomas J—City of N Y 2 Johnson, David or Jacob—the same. 2 Jackier, Sidney—M C Meyer et al 2 Johnstone, Tobas B et al—F Descour al	.215.33
2 Jackier, Sidney-M C Meyer et al	.119.01
2 Johnstone, Tobias B et al—F Descour	rs et .560.60
27 Kraus, Geo-Italian American Auto Co	99.64
21 Kanscher, Sam—Browning, King & Co.	00.10
27 Kraus, Geo-Hannar American Auto Co 27 Kalischer, Sam-Browning, King & Co 27 Kinstler, Leon-M Schwarz et al 27 Kelly, Jennie M-City of N Y	.25.39 $.215.33$
27 Kelly, Jas—the same	.215.33
27 Ketcham, Philip-City of N Y	.215.33
27 Kinstler, Leon-M Schwarz et al. 27 Kelly, Jennie M-City of N Y. 27 Kelly, Jas—the same 27 Ketcham, Philip—City of N Y. 27*Kaplowitz, Saml & Jacob—C Adler 27*Knepper, Herman et al—Wm T Hool (Inc) 27 Korn, Louis—F Cohn 29 Korn, Louis—F Cohn 29 Korn, Louis—F Cohn 29 Korn, Louis—G F Rabell. 29 Korn, Louis—G F Rabell. 20 Korn, Louis—G F Rabell. 20 Klein, Frank—John Eichler Brewing 20 *Kalikow, Jos et al—W Feder 31 Kalil, Shikrey—City of N Y 31 Kelting, Wm R—the same 31 Kerrigan, Wm—the same 31 Kerrigan, Wm—the same 31 Kiely, Jas W—the same 31 King, Geo—the same 31 King, Geo—the same 31 King, Robt W—the same 31 Kirchner, Henry—the same 31 Kiselgoff, Max—the same 31 Klayanski, Gustav—the same 31 Klayanski, Gustav—the same 31 Klein, Jos J—the same 31 Klien, Wm—the same 31 Klien, Wm—the same 31 Kloppenberg, Geo E—the same 31 Klons, Ralph—the same 31 Koos, Ralph—the same 31 Koos, Ralph—the same 31 Krofhage, Chas—the same 31 Kroog, Henry—the same	20.70
(Inc)	394.25
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31 King, Geo—the same	.215.33
31 Kin Robt W—the same	.215.33
31 Kirchner, Henry—the same	.215.33
31 Kiselgoff, Max—the same	.215.33 $.215.33$
31 Klayanski, Gustav—the same	.215.33
31 Klein, Jos J—the same	.215.33
31 Kline, Wm—the same	.215.33 215.33
31 Kohn, Isaac—the same	.215.33
31 Koos, Ralph—the same	.215.33
31 Korfhage, Chas—the same	38.41
31 Kroog, Henry—the same	.643.08
31 Karcher, Frank J-Washington Heig	hts
Development & Construction Co	.285.51 $.78.42$
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1 Kuhlken, Wm H-N Y Edison Co	21.55 –J
Taylor	.326.35
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Co	118.18
1 Knorr, Harry E-L O Lindsley	.105.35
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31 Kohn, Isaac—the same 31 Koos, Ralph—the same 31 Korfhage, Chas—the same 31 Kroog, Henry—the same 32 Kroog, Henry—the same 33 Klepner, David—A Weill 31 Karcher, Frank J—Washington Heig Development & Construction Co 31 Knox, Maggie—S Quallercosts, 31 Kerhoulas, Peter—M Aronson 1 Kates, Edw J et al—M J Drummond 1 Kuhlken, Wm H—N Y Edison Co 1 Karambelas, Christ, Louis* & Peter* Taylor 1 Kram, Harry—J Shyevcosts, 1 Kallenberg, Chas W—Roebling Constructo	73.00
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nagen, minnie 5-3 B brown et al. 1911.107.08

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Hatton,	Winifred	M—Sin	ipson Cr	awford	Co.
¹ Holbro ¹ Hartm 1910	Winifred ok, Edw—l an, John &	E G Was	sey et al. Goldfarb-	. 19105 -People, 5,0	31.49 &c. 00.00
Joline, —A	Adrian H W Sanbein	& Doug . 1908.	las Robi	nson, red	'rs 34.40
Kohreit Korth, 1911	Adrian H W Sanbein Wm J K- ter, Nathar Chas W-	-D P H	nkel. 190 arris Ha	92 rdware	\$2.37 Co.
Keating	g, Jas T—	Chas T	Garrigue	s Co. 19	11. 33.51
Leu, F	redk—Oster	weis Br	os (Inc)	et al. 19	11. 77.81
Lacova Lee, J Leffing	ra, Domeni ohn T—P A well, Wm	ico—V R Hill. 19 E—Impo	Canuso. 004 rters & '	19111 2,4 Fraders 1	63.47 82.32 Na-
Lyon, Same	Mary—W : —same. 1	1898 Young. 911	1908	2	96.89 93.24 08.93
1911	r, Solomon	& Jacon	·· ····		1ps 88.20
Levy,	—same. 13 Jacob—Ame Morris & H	rican Ra Harry—H	adiator C	o. 1911.1 19112	\$9.55 93.32
3Lordi, McLau 1910	Giovanni– ghlin, Edw	-P Paoli J—W	no. 190 O Freder	94 iburg et 1	30.14 al. 54.06
Mulvey	, Peter-Je vitz, Ancel	tter Bre	wing Co.	. 1911 19111	76.40 18.65
Murray	r, Jos F—J r, Jos F—I —N V Tele	Gallagh	ier, 1908 Fink C	o. 1910.4	72.72 03.73 36.41
Murray Murray 1908	ran Domeniohn T—P A well, Wm lal Bank, Mary—W '	A Edel. Richards	1911 son & F	Boynton 4	68.64 Co. 37.53
Same- Mannir	—American ig, Henriet	Radiate ta—A F	or Co. 1 Brugma	9081,8 n. 1911	79.33 90.45
Moore, Same- Mack,	mara, Henricat Casimir d —G Sartira Michael J & mara, Jos I er, Max—C r, Jno A— rt, Albt C— Milton C— hal. Levi I	e R—J i ana. 19 & Frank	B Voelm: 10 N Glover	y. 1910 —J S Du	79.82 79.25 ffy.
McNan	nara, Jos I	—E С 7	Vells. 19	102	39.41
3Parker Reinha	er, Max—C r, Jno A—. rt. Albt. C-	A L Fit	zgibbon. N Y.	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	60.00 09.53 46.23
Roach, Rosent	Milton C- hal, Levi I	E H W	Jagner. 1 binowitz.	9091,5 19115	75.64
Sulliva Apell	hal, Levi I on, Wm J- n, Timothy oaum—Germ	D, Tho	s Powell hange B	& Harry ank. 191	28.64 M 0
Scanlor Samuel	n, Edw—J s, S Livin	P Holm	es. 1911. K Sin	1 pson. 19	04.31
⁶ Segal, ⁶ Sternb	Sarah—P erg, Maur Henry—Bel	W Culli	nan. 190 V M Mc	41,8 Cann. 19	12.78 008.
Sonn, & Su	Henry-Bel	mont A:	utomobile	& Stor	age 54.04
Selner, Co. Straus,	pply Co. 1 Max & Lo 1910 Nathan	uis Kahi & Clara-	-Acme (weight So	ale 52.65 Co.
Schoen Same	holtz, Mori —same. 1	ris—L S 911	Stewart.	1911	27.41 86.41
Travis,	J Adrian	ice—John	Wanan	1010 1	56.27
Valenti Weill, Weisbe	holtz, Morr —same. 1 J Adrian Dietrich—I ine, Frank Emil—J H rrg, Dora ns, Isaac C	—People, [olland. & Sam	&c. 19 1911	19101 114 vaede. 19	50.24 59.41 00.00
Willian	ns, Isaac C	—J J н	arrington	et al. 18	80.76
		• • • • • • • • • • • • • • • • • • • •		1	40.41

Wolf,	Edward-H Levine.	1911175.00
Wells,	Fullerton-Borough	Bank of Brooklyn.
1911		143.65

CORPORATIONS.

Brogan, Chas (Inc)—J Madden. 1911435.62 Brownsville Fruit Distilling Co—S Mutterpeil. 1911
W W Oliver Mig Co-Edw Rowan (Inc). 1911
Examiners Realty Co—M Rosenbluth et al. 1909 529.37 N Y Central & H R R R Co—M M Reilly. 1910
Forward Ass'n—P Brownoff. 1908. 190.00 Lord & Taylor—C L Bayer. 1909. 119.58

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

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May 31.

June 1.

June 2.

2–88th st, No 47 East. Same agt John Hirsch ... 28.75
3–178th st, Nos 865 & 867 East. John A McCarthy & Bro agt Securities Holding Co & Nathan Rubenstein ... 3,085.15

BUILDING LOAN CONTRACTS.

May 29.

June 1.

SATISFIED MECHANICS' LIENS.

May 27.

May 29.

May 29.

53d st, Nos 143 to 147 East. Eugene Frank agt P Joseph Groll et al. (March 9, 1911).

293d st, Nos 37 to 43 West. Bockman & Shepard agt Tourneur Realty Co et al. (Jan 7, 1911).

248th st, No 137 West. American Bar Lock Co agt F T Nesbit & Co (Inc) et al. (May 26, 1911).

May 21

May 31.

102d st, No 404 East. Jacob Felson agt Abraham Rosenstein et al. (March 8, 1911)

June 1.

June 2.

¹Discharged by deposit. ²Discharged by bond, ³Discharged by order of Court.

ATTACHMENTS.

May 25.
No Attachments filed this day.
May 26.

Wolfram Lampen Aktien Geselschaft; M Auerbach et al; \$500; Foulds & Galland.

May 27.

American Tanning Co; Edmund W Mudge & Co; \$317.97; L E Ginn.

May 29 & 31.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

May 25, 26, 27, 29 and 31.

Fluri Construction Co. 149th st, s s, e Amsterdam av, Central Chandelier Co. Chandeliers.

20 West 22d Street Realty Co. 20 to 26 W 22d..Otis Elevator Co. Elevator. 19,000

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