Prices of securities continue to rise. There are many small reactions; but one after another the leading railway stocks are forced higher and higher. They are all selling now on a basis, which makes them yield somewhere between three and four per cent., but of course the expectation is that they represent a value larger for the time being than the rate of dividend distribution. Such is undoubtedly the case; but it is also true that the prices of these securities has for the most part pretty well discounted any increase in the rate of distribution which the railway stocks are likely to earn. The increase from year to year does not look as if the prices of railway shares could be forced very much higher during the present spring. On the other hand there is a margin for a further advance in certain of the best industrial issues—unless the steel trade again loses its balance and exerts pressure on the prices payable to the consumer. There is certainly no reason why good stocks just now, for high as is their price they may go a little higher before they go lower; but on the other hand the amount of money still to be made on the bull side during the current year cannot be very great. The only contingency which might produce trouble would be a steady increase in the money rates.

The speculation in lots on Washington Heights is for the time being about, and we shall be able to judge in a few weeks what its results will be. There has been some disposition to criticize the people who have participated in it, but this speculation on the ground that they have been taking away from the inhabitants of New York any advantage which the latter might have derived, in the way of cheaper rents and better accommodations for the money, from the building up of Washington Heights; but such criticisms are unnecessary. The speculation which has been in progress is based on the increased value of places on the Heights to a level as near as possible that of the West Side; and it has been to a large extent successful. But this level of prices cannot be maintained unless it can be justified by economic conditions; and if it is not justified by economic conditions, the speculators will have to pay a mistake in judgment. It is their business to anticipate price movements, but they cannot create a level of prices in any section which is not warranted by the permanent value of that section for business or residence. We shall be able to tell this spring whether their judgment was or was not sound, because much of this property is weakly held, and must be disposed of to builders without any considerable delay. Thus far the announcements for new buildings in this section have not come up to expectations. Apart from the diminished number of sales on the west side of Madison Avenue as an act of protest, the demand has been reasonably wholesome. The demand for business property of all kinds is excellent, and residences also are in excellent demand. If the outlook for peace in the building trades continues good during the next months, we expect to see the sudden development of a large number of plans for fireproof buildings, which have been accumulating since the summer of 1904.

The purchase of the former building of the Knickerbocker Athletic Club, situated at the corner of 49th St. and Madison Ave., by the Tiffany Studios, raises interesting questions about both Madison and Fourth Ave. In which the Tiffany Studios is now situated—between 32d and 33d Sts.—has never possessed very much business importance. The only sort of trade, which has collected on these streets is that in "Antique" furniture and the like; and it is improbable that the avenue will preserve a character adapted to that kind of retail store. Unless all signs fail, the streets running off this part of Fourth Ave. will be the next streets to be occupied by loft buildings. and the buildings which will go up on the corners will resemble the building on the southwest corner of Fourth Ave. and 23d St. The "antique" shops will have to go elsewhere, presumably on the side streets nearer Fifth Ave. The Tiffany Studios in deciding to move away is only anticipating the time, when that vista will be obstructed by the wholesale trade. Whether the part of Madison Ave. south of 90th St. will also be occupied by wholesale business is more doubtful. Commercial it will certainly become; but its eligibility for the retail trade is such that it is most likely to be transformed into a less expensive copy of 5th Ave. As to the rest of Madison Ave., its fate is much more dubious. There is a disposition for its accommodation to the hill section—between 24th and 42d Sts.—will inevitably be commercialized. Perhaps it will eventually; but there is every indication that it will resist the process for a good many years. Residence property is strongly held thereabouts, and is so expensive that it cannot be attractive to any business that cannot pay very high rents. We suspect that this part of Madison Ave. will not change radically in the near future—particularly if, as is intimated, Mr. J. P. Morgan proposes to erect a new residence on the block front he owns between 36th and 37th Sts. North of 42d St., up to, at least as far as 55th, it looks as if business trade will not creep slowly but constantly in. The case of the Tiffany Studios, is, indeed, the first instance of the purchase by an important concern of a location in this part of Madison Ave.; but the proximity of the new and enlarged Grand Central Station, and of the clubs, restaurants and hotels in that vicinity all tend to give it a character, which makes it attractive for the wholesale trade; and the increase of values on the Heights to a level as near as possible that of the West Side; and it has been to a large extent successful. But this level of prices cannot be maintained unless it can be justified by economic conditions; and if it is not justified by such conditions, the speculators will have to pay a mistake in judgment. It is their business to anticipate price movements, but they cannot create a level of prices in any section which is not warranted by the permanent value of that section for business or residence. We shall be able to tell this spring whether their judgment was or was not sound, because much of this property is weakly held, and must be disposed of to builders without any considerable delay. Thus far the announcements for new buildings in this section have not come up to expectations. Apart from the diminished number of sales on the west side of Madison Avenue as an act of protest, the demand has been reasonably wholesome. The demand for business property of all kinds is excellent, and residences also are in excellent demand. If the outlook for peace in the building trades continues good during the next months, we expect to see the sudden development of a large number of plans for fireproof buildings, which have been accumulating since the summer of 1904.
able difficulties, a temporary connection by an elevated structure should be made; but this structure should be really temporary. As the Evening Post points out, it would be the worst kind of waste to build a Baxter at elevated road; costing with damages somewhere between $600,000 and $300,000 for a use limited to five years. If constructed in a permanent manner would never be abandoned. The alternative is to erect a temporary wooden connection through Centre and Delancey sts, and at the same time to eliminate the Brooklyn Bridge entirely from the problem by providing for a four-track subway under the River, parallel to the Brooklyn Bridge, and connecting the two ends of the Williamsburgh Bridge. This would constitute a complete solution of the difficulty and would have the advantage of being economical, compared to the results achieved, and of making temporary that which is to be permanent, and permanent that which is to be temporary.

The New Hall of Records.

O R, rather, why "new"? For the old Hall of Records, so-called, was not in the least worthy to be so-called. Nothing could have been more absurd, or more calculated to bring the whole demand for the preservation of our antiquities, such as they are, into disrepute than the clamor which arose from certain sentimentalists, for the preservation of that hateful ridiculous object, a plastered sham with a plastered colonnade of no merit whatever, which had been, moreover, filled up to make more room. The verdict of the judicious and the aesthetic, when it was decided to demolish the absurdity, was "a good riddance to bad rubbish." And the maiudlin sentimentals had nothing to say for themselves excepting that the lilac of the old place had some historic interest as having once been a set of dungeons, and having incidentally served as a political prison in the time of the Revolution, which the actual superstructure of much post-laterality had ruined. That is not exactly excusable, in the decade or so of life and practice that remained to him, to make a considerable mark in the architectural activities of the city. He began by winning a remarkable number of open competitions, especially for churches, the best of which were the rather flat and, to say, hidebound, but nevertheless direct, impressive Gothic Baptist church in Fifty-seventh street, between Sixth and Seventh avenues, and a spirited and picturesque Methodist "auditorium church" of brick, in upper Seventh avenue, of which the custodians have done what in them lay to spoil its exterior effect by painting it. But his chief successes were in the armories which so comparatively little is worthy of the model. The whole front bearing that unmistakable stamp of style and statuesque which the word calls up, is not that which first detaches the eye of the state or of the city? Specifically, and perhaps most of all, is it not the palaces that confront the Place de la Concorde, with their high arcaded basements, their superposed orders extending through two stories, and their pedimented wings, the whole front bearing that unmistakable stamp of style and statuesque which is so eminently what we mean when we say Parisian? It is those qualities that have made the buildings of Paris in general, and these masterpieces of Gabriel in the early eighteenth century and the reign of Louis XV, the models of so much of the European and extra-European architecture of which so comparatively little is worthy of the title. The palaces of Gabriel, occupied now, the one as the Ministry of Marine and the other as the club of the Rue Royale, are the most typical of the secular work of the later Louisian period, as the Nouvel Opera is the most typical of the Second Empire. It is the power that the Hall of Records comes nearer than any other public building in New York to recalling. Very few American architects, it will be agreed, have come near to recalling it, not to say of rivalling it, as the architect of the Hall of Records has come, in spite of his difficulties and his limitations. The works of the Greek revival of the thirties and forties of the last century, including Isaiah Rogers's Merchants' Exchange, now fulfilling the term of its provisional service as a Custom House, and Seth Geer's Colonnade Row in Lafayette Place, now doomed to demolition, are of a simpler and more primitive inspiration, and if they have any "Italian" prototype, that prototype is the Bourse which is one of the monuments of the First Empire. It is by its resemblance, a resemblance rather of spirit than of detail to such edifices as the Hotel de Ville and the First Empire, It is by its resemblance, a resemblance rather than of detail to such edifices as the Hotel de Ville and the much better armory of the Eighth in upper Park avenue, which remains, with its conforming addition in the armory of Squadron A, distinctly the most successful example of military architecture the city possesses, and it possesses so many, done by designers of repute, that the achievement may safely be assumed to be considerable. It is one of the most effective achievements of its kind, that we have to show. But the kind is as different as that of the possession of any other capital, being simply an effective composition in free architecture, which by its thick round twin towers, reminded a traveled observer of the Castle of San Angelo, of which the designer had never happened even to hear.

The manner of Mr. Thomas's appearance as an exponent of the French official style was, in the consecrated phrase, equally creditable to all parties. There had been a competition for a new City Hall in City Hall Park, under the authorization or the pretense, of extending the old City Hall, as nearly as we can remember. To this competition Mr. Thomas contributed a design, of which the general manner and some of the peculiar features are perpetuated in the Hall of Records, and which may roughly be described as an Americanization of the old Hotel de Ville of Paris, being also tremendously mansarded. Doubtless there were a considerable number of the pupils of the French school in the competition. But the fact neverthe-
difficult modern building has retained so much of the character added and "brazened out," but that the designer of the more of the order more striking. The big "bow wow" attic had to be the effect, in comparison, of "spindling" was an effect very dif- mill subordin ate attic which should render the predominance of it, but he was persuaded, by his imposed advisers, to suppress this continuation, and also to give more importance to the en- trance than he had originally proposed, doubtless to the benefit of the result. Upon the subordinate Centre street facade, which, unlike the principal front, made no pretence of a triple elevation, the architectural details were less decided, and the central stoop, which had been a feature of the original design, was subordinated very nearly to the extent of being ef- faced.

We have described the building as a reproduction, so far as the conditions allowed, of the effect of those palaces of the Place de la Concorde, meaning of the effect of the height of the modern building being much greater than that of Gabriel's palaces, and, on the other hand, the height of the modern building is much greater, so that the elevation of the principal front, made no pretence of a triple eulevation, the architectural details were less decided, and the central stoop, which had been a feature of the original design, was subordinated very nearly to the extent of being ef- faced. The commission was not for nothing. Mr. Thomas's original design carried the colonnade of the Chambers Street front across the curtain walls, with an effect of huddle, consid- ering the height of the building, when Gabriel built was out of the practical purview of an architect. It is well settled that three stories are the maximum that can be accommodated at all by the unassisted human powers of ascension. The elevator has changed all that. In the design of a new public building, at the end of the nineteenth century, and in New York, the architect had a perfect right, in stopping at seven stories, to "stand astonished at his own moderation." Of course there was more than that in it. The big mansard was a necessity, the attic and the basement, the height of the front and of the rear facade, to a second necessity. We may add that the raising of the in- clined stories of the order from two to three was a fourth neces- sity. Mind, we are not pleading that the architect's view of his problem was the right one. We are only assuming the problem that he assumed, and considering the question in the light of his view. So considering, how little there is to blame, and how much there is to praise! Because, as we have been all along saying, he has reproduced the effects of monuments de- signed under much simpler conditions. His basement has been raised from one story to two without intolerably stitting it. His height, to include three stories instead of two without intolerably stitting that and even while preserving it as the "feature" of his front. The newspapers, by the way, acclamed the columns of the order, when they were put in place, as the largest monoliths in New York. The claim is doubtless nearer than the fact, for the columns of the correspondent of the Record and Guide has been pub- lished with each conveyance the assessed value of the property conveyed; all transfers recorded since that date will contain this information. Conveyance number 597 pages, and the fifth over 750 pages. Every year the per- centage of increase has varied between 12 and 20 per cent, and this percentage has been largest of all during the last year. The increase in the real estate transactions has been almost 100 per cent. between 1900 and 1904; and by the end of 1905, they have much more than doubled. It looks as if the increase in the number of papers recorded in 1905, would represent the largest yearly increase over the preceding year that has ever taken place. Thus up to and including March 2, there have been 6, 555 Manhattan conveyances and mortgages recorded against the Bronx and Brooklyn, and the number of transfers during the first two months of 1904, while the number of mort- gages recorded during the same period has increased from 621 in 1904 to 2,092 in 1905. Thus the Bronx recorded transactions have been 300 per cent. larger in 1905 than they were throughout the first two months of 1904. There seems to be no limit to the possible expansion of the real estate business in the Manhattan, the Bronx and Brooklyn; and the pressure put upon the re- sources and facilities of everyone whose business it is to handle
The Proposed Amendment to the Tenement House Law.

To the Editor of the Record and Guide:

Section 100 of the Tenement House Law was incorporated for the purpose of having the objectionable "school sink" removed from tenement buildings and modern water closets substituted therefor. The law, however, leaves it optional with the owner of that class of dwelling to place these-toilets either in the yard or on every separate floor of the house. Owing to the increased cost of maintaining such toilets in a sanitary condition—when placed in the yard—by reason of freezing and other destructive processes, owners would prefer to place them where they properly should be, in the hallways on each floor, were it not for the drastic conditions imposed by the letter of the law.

The law as it stands makes it obligatory on the part of the owner to employ one of two systems in complying with its requirements: one, the construction of a brick air-shaft having an area of 20 square feet in the interior of the building, extending from the cellar to the roof, uncovered at the top for through and through ventilation; the other, the toilet apartments must be planned along the line of this shaft, and be provided with windows of 3 square feet let into the walls thereof; the other is, to place the toilet apartments against the front or rear of the house, with similar windows cut through the brick or stone piers.

In the erection of new buildings this arrangement may be provided for in the plans, so as to harmonize with the living rooms surrounding it, and at the same time place the water-closets where they will not occupy space necessary for more important purposes. But in old houses constructed at a time when the maintenance of a "school sink" was permissible, neither of the above-mentioned systems is always feasible nor practicable on account of the lack of space for the living rooms, thereby practically resulting in a confiscation of a portion of the property, and on the other hand destroying the light and air which may be so necessary to the tenants, and otherwise creating other equally objectionable conditions.

Another system which is advocated by the Master Plumbers' Association and the United Real Estate Owners' Association is as follows: to construct the toilet apartments (one for every two families) in the halls, place therein modern sanitary water-closets set upon a polished slate base with sides of the same, and flush from overhead cisterns. In this arrangement there are no pipes showing in the apartment, but all pipes are placed in the ventilating shaft behind them, where they are easily reached should they require to be repaired. Behind these compartments, and constructed of fireproof material, is the ventilating shaft, having an area of 3 square feet, provided with two hinged glazed sashes opening outward into the shaft, which extends through the roof and is covered with a curved skylight opening to the external air. The rear wall of the ventilating shaft is made of an iron frame, into which is hermetically set a wire-wooden gutter which conveys the water-closets to the dwelling apartments on either side, as shown in the diagrams. Furthermore, they are lighted by a glass transom over the door of the toilet apartment.

The writer, who for twenty years was an inspector in the Health Department, is familiar with plumbing and ventilation. After an inspection of this system in practical operation in an old-class tenement, and the wholesome sanitary conditions surrounding it, he does not hesitate to pronounce it more practicable for old houses than those systems required by the present law, for the following reasons: (1) That it complies with the spirit of the law; (2) that it affords an abundance of light from front and rear by night as well as by day; (3) that the toilet apartments are well ventilated by the constant upward current of air in the ventilating shaft, as shown by the flame test; (4) that it also provides ventilation for the public hallway; (5) that it is more easily installed, and when repairs are necessary, it can be taken apart without invading the several living apartments of the tenancy; (6) that it places the water-closets where they will be under the supervision of the janitor of the premises as well as of the persons using them.

The parties interested in the matter intend to apply to the Legislature for an amendment to the present law, that it may be possible to use this system whenever it is not feasible to comply with the letter of the law as at present constituted. There certainly can be no very strong objection to this slight modification, inasmuch as the intention of the law will be fulfilled, and the sanitary condition of the premises greatly improved.

G. F. MORRIS, M. D.

Ten cents a copy will be paid for the following numbers of the Record and Guide, delivered at our office in good condition; Nos. 610, 619, 702, 417, 532, 605, 693, 679, 677, 678, 670, 681, 701, 762, 711, 712, 722, 730 and 1801.

Good Investments in Short Lots.

The designs herewith represent good investments in new-law tenements for improving profitably small and odd-sized lots.

PLAN NO. 1

Plan No. 1 shows a 6-sty tenement with stores, now in course of erection at Nos. 338 and 339 East 23rd st., to accommodate five families, with baths on each upper floor, on a lot 25 x 40. The scheme shows a handsome return on the cost of land and improvement. It was planned expressly for a thickly populated district on the lower East Side.

PLAN NO. 2

Plan No. 2 shows a 6-sty building on a lot 72 x 82, four families on each floor. No stores. Each suite contains five rooms and bath, to be built on West 104th st, near 9th av, by the Edward Smith Construction Company. This plan was one of the most difficult to develop, for the reason that the lot was extra short for a 6-sty layout five-rooms deep. The law requires 13 ft. for a yard, the same as on the 100-ft. lot.

PLAN NO. 3

Plan No. 3 shows a layout of a 36-ft. house on a lot 75 ft. deep. The plan covers the full 75 per cent., according to the law. Four suites of rooms on each floor; one 6-room, one 5-room and two 4-room suites; nineteen rooms in all, exclusive of bathrooms. The design was made to improve the short lots of 30 ft. to 45 ft., caused by the widening of the street, and shows an excellent return on the investment estimated on the value of land and improvement.

45 West 21st St.

THOMAS GRAHAM, Architect.
The Lower West Side.

The day of the Lower West Side is dawning. More and more business interests looking toward the Hudson River, whence comes a considerable portion of the water supplies and rivulets of our day, and most of the buyers from other States and other lands. High over the Lower East Side of the island has had the preference. The East River commerce and traffic, with the Brooklyn and Manhattan bridges, have made it, while the unfavorable nature of the land on the Lower West Side invited no rivalry.

But the rising of the Great West in the scale of wealth and population, together with the building up of large cities and populous districts in the Jerseys, is gradually turning the face of Father Knickerbocker in that direction. "The Lower West Side more than any other part of the city is not a brick-yard," he plain enough in a year or two. Old St. Paul's Churchyard, one of the few squares where the sun can shine all day, will be the first center from which the improvements will radiate. The open glades of the custom House to the middle line of the city is virtually a gain for the West Side. The moving of the Evening Post and the Real Estate Auctioneers' Association to Vosy are significant of the raising favor for that side of the line. Big operations break out suddenly in New York when they come. The immense amounts of money involved make it so.

The greatest accommodation, when we consider only local travel, is the lower Broadway subway, the new section, which will transport us not only up and down the Bronx, but also under the East River to Brooklyn. It will practically bring Brooklyn not to street merely, as the ferries do, but to Broadway, and one of the projected trans-Hudson tunnels will perform a similar service for the Jersey shore. With the completed facilities the West Side will have as good a chance as the East, so far as local traffic is concerned, and at the same time it will have almost a monopoly of the Western and Southern railroads, and a location on the Sint. Churchyard, another Nassau, and other Lower West Side streets to correspond.

"The clay and sand deposits of this vicinity, which are... twice as big as the Po, are hard-pressed for the same material," says the Troy Times: "These conditions should be a matter of much interest to the people of Troy and vicinity, for the clay beds of Havertown, for many years the supply ground for the New York brick market, are well-nigh exhausted, and the time is fast approaching when the number of bricks made in that locality will be inconsiderable. Already the great hills formerly there have been moved to New York in the form of bricks, and the manufacturers are forced to go so far below the surface that they have now reached a depth where the constant flow of water renders the removal of the clay almost impracticable.

Mr. Diemer said the requirement that the inner court of 3-sty tenement houses, or next to none, had been built in North Hudson for seventy years, past, and sooner or later there will be something sensational.

The Brick Supply.

Several parties along the Hudson River, notably in the vicinity of St. Paul's Churchyard, have marked in the manufacture of bricks, encouraged by the unusually high price in this line during the past year. Once upon a time all the bricks that could be manufactured at New Windsor, Fishkill, Kingston Point and elsewhere along the river, were brought to the cities adjacent to the yards. None were shipped to New York, except in the form of surplus in locally dull years. The Hudson River towns were then thriving places, and the brick yards of New York were relatively small. Since the opening of the Great Western railway, the New York market has spread northward from Havertown, all along the river to wherever there are clay beds. In a number of districts the manufacture of bricks has spread northward by manufacturers who emigrated from Havertown. They have been improved in years of moderate or even normal building, for the production so far exceeds the requirement at such times that the net income for any grade of brick short of the best is too small to be attractive.

The present good market, or what will be a good market when brick-building is fully resumed in the spring, may be said to be secured by the construction of the great new tenement houses under the amendment of the Tenement House Law, and followed by the protracted strikes of 1901 and 1902, conspired and united to retard building in this city and manufacturing in the brick-yards, so that now, when the subway lines are in operation and a new living quarter is opening up in the Jerseys, the brick trade is paralyzed. In Brooklyn and the Jerseys, the workmen accepted the proportion of bricks that will not command the top quotations. The tenement houses, or next to none, had been built in North Hudson for seventy years, past, and sooner or later there will be something sensational.

Mr. Diemer said the requirement that the inner court of 3-sty tenements has been built in North Broadway, and one of the projected trans-Hudson tunnels will perform a similar service for the Jersey shore.

March 11, 1905

RECORD AND GUIDE

Bronx Auction Room.

The "Association of Bronx Real Estate Brokers" announces that the Special Bronx Auction Room in the Bronx will be open for auction sales on or about March 15th, on which date auction sales of Bronx property will be held at 10 a.m., enabling purchasers to attend auction sales both in the Bronx and downtown.

The auction room is at the Morris Building, southwest corner of 149th st and 3d av, directly at the Elevated Railroad and Subway Stations, and convenient to all cars from the Bronx and Manhattan.

The list of "Real Estate Auctioneers" is as follows:

- J. Clarence Davies, 14th st and 3d av; Benjamin F. McCraney, 14th st and 3d av; Julius H. Haas, 14th st and 3d av; Walter Wheeler, 606 Tremont av; Harry F. Shean, 149th st and 3d av; O'Farou Bros., 149th st and 3d av; Wm. A. King, 149th st and 3d av; Edward Polak, 4030 3d av; Geo. W. Bard, 149th st and 3d av; Walter Whewell, 686 Tremont av; Chas. P. Sharrott, 3855 3d av; O'Hara Bros., Bed- ford Park, N. Y. A. Curz, 3025 3d av; Chas. W. Howard, 4034 3d av; Edward Polak, 4030 3d av; Geo. W. Bard, 149th st and 3d av; Max H. Newman, 774 Union av.

The auction room will be formally opened. Invitations have been extended to all the prominent state and city officials.

New Jersey Tenement House Building.

New Jersey architects, builders, supply men and others interested in the building trades, attended a public hearing of the Duff bill, amending the Tenement House Commission act before the Judiciary committee of Trenton, on March 23. E. E. Phillips, of Jersey City, submitted a letter which he had received from Frederick Steiglitz, Inspector of Buildings in Hoboken, alleging that under the operations of the tenement house act, since March 1, 1901, sixty-two tenement houses had been erected in Hoboken for the erection of a tenement house, whereas during the period from April 1, 1901, to March 1, 1903, sixty-two tenement houses had been erected in Hoboken at a cost of $75,830. The inference was that the prosecution has made these restrictions so onerous as to paralyze the building industry, as far as the building of tenements is concerned.

Amandus S. Bayley of Hudson County, said that sections of the law which provided that there should be a 7 ft. air space inside, leading to the ceiling of a tenement house, was injurious. He advocated the amendment which allowed inside stairs going down cellar, provided of course that there would be fireproof lobbies, and the cellars doors close automatically.

architect Philip H. Diemer, 125 Humboldt st, Union Hill, and a Federal Cornish, of Union Hill, informed the committee that he had not made new plans for tenement houses ready, but that not one of them would be carried out unless the tenement-house law was amended. Last year, under the operation of the law, he had nine plans for tenement houses left on his hands. No tenement houses, or next to none, had been built in North Hudson since the law went into effect.

Mr. Diemer said that the inner court of 3-sty tenements is a depth where the constant flow of water renders the removal of the clay almost impracticable.
Terminal Co., at Chalmette, La., below New Orleans, on the Mississippi, $2,000,000. The foundations of the seawall are to be laid for the construction of the seawall and slip of the New Orleans Central Realty since its organization.

The seawall is designed so that ocean steamships of great draft can come to that point. The height of the wall, which consists of concrete, is 55 feet, and is 400 feet long in a depth of about 40 feet of water, resting on piles. The cost of the seawall and slip is to be $2,500,000. The construction of the foundation will be under the control of Mr. Morgenthau, who has been president of the Construction Co., of 35 Nassau st., New York, has recently made bids almost as low as the German company, the next low bid being from $.2,27 per barrel for the harbor improvements now being made here. It was finally decided to adopt the pneumatic process, and this company was awarded the contract.

The Foundation Co., has the plan approved, but its Foundation Co., of 35 Nassau st., New York, has recently made bids almost as low as the German company, the next low bid being from $.2,27 per barrel for the harbor improvements now being made here. It was finally decided to adopt the pneumatic process, and this company was awarded the contract.

Central Realty Merger Approved.

The Board of Directors of the Central Realty Bond & Trust Co. and the Central Realty Bond & Trust Company have approved the plan of the company for the sale of the assets of the two companies to the stockholders of the latter.

The merger is virtually a liquidation of the Central Realty Bond and Trust Co., its banking business being taken by the Lawyers', and its real estate holdings going to the syndicate to be formed by Mr. Morgenthau, who has been president of the Central Realty since its organization.

Important Work Given Out.

The Foundation Co., of 32 Nassau St., New York, has recently obtained two important contracts, one at New Orleans, La., for the construction of the seawall and slip of the New Orleans Terminal Co., at Chalmette, La., below New Orleans, on the Mississippi. This is part of the Great Southern terminal system, and the work is to be done for the owners of the railroad, by a contractor appointed by the terminal system, obtained by James Stewart & Co., amounted to over $2,000,000. The foundations of the seawall are to be laid for the construction of the seawall and slip of the New Orleans Central Realty since its organization.

Cement Contract.

The Alpen Portland Cement Co., of Hamburg, Germany, has been awarded the contract for 20,000 barrels of cement at a price of $.27 per barrel for the harbor improvements now being made at New Orleans. The delivery is to be made by April 1. Several American and other concerns with large capital competed for the work. Mr. Morgenthau made bids almost as low as the German company, the next low bid being from $.20 per barrel.

The Index to Volume LXXIV. of the Record and Guide, covering the period between July 1 and December 31, 1904, will be ready for delivery on Thursday, March 16, Price, 51 cents. The Index is a necessary and indispensable to every one engaged in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc. The Index is an indispensable guide to the buyer and the seller, and it is the only one in the market which every lawyer, every real estate broker, and every banker should have on his desk. The Index should be sent at once to the office of publication, 11 and 14 Vesey St.

Building Department's Successful Ball.

The big reception and ball that the Associated Employees of the Building Bureaus of the city gave on Monday night, March 6th, was by long odds the best and most enjoyable of the jollifications that the prosperous organizations have given. It was the third annual affair of the kind, and it crowded the Lexington Avenue Opera House, members coming from the five boroughs and bringing their friends and best girls to enjoy the merrymaking.

The large hall was decorated with artistic taste in white and green festoonery illuminated prettily with hundreds of sparkling electric lights. This elaborate ornamentation was the work of Artist Orlando C. Flynn, of the Manhattan Building Bureau. The work of art was the committee 'badges in blue enamel and fire gilt of beautiful design.

The throng of revelers made a long and joyous night of it, listening along with a vaudeville show of exceptional merit, the participants being professional entertainers. James A. Garvey led the grand march with Chesterfieldian grace that was admiringly submitted to the influence of the Philadelphia Gentleman of honor, Superintendent Isaac A. Hopper and his popular aide, Chief Bernard J. Gorman and the affable Assistant Superintendent John L. Jordan. Many of the former heads of the Department of the City that can be enjoyed among them ex-Commissioner Thomas J. Brady, ex-Superintendent John O'Dooner, John F. Walsh and Joseph Gordon, now a successful baseball magnate. The receipts went to the benefit fund of the organization, whose officers are: John F. Dolan, president; H. O. Donnell, vice-president; Orlando C. Flynn, treasurer; John L. Jordan, secretary; Louis Cottrell, sergeant-at-arms.

To Compromise About the Water Supply.

It is understood that efforts are being made by the New York City authorities to reach an agreement with the water companies in regard to water supply. By this time it should be apparent to the Metropolis that the water rights so greatly coveted cannot be taken by arbitrary confiscation, or in other words, by brute force. Any amount of money would compete among them ex-Commissioner Thomas J. Brady, ex-Superintendent John O'Dooner, John F. Walsh and Joseph Gordon, now a successful baseball magnate. The receipts went to the benefit fund of the organization, whose officers are: John F. Dolan, president; H. O. Donnell, vice-president; Orlando C. Flynn, treasurer; John L. Jordan, secretary; Louis Cottrell, sergeant-at-arms.
Building Operations.

Theatre for Jersey City.

J. B. McElfatrick, architect, and H. J. Muller, New York, have plans well advanced for a new $500,000 theatre for Jersey City, to be erected on Grove, Montgomery and Monroe streets, opposite the City Hall. The Klein Amusement Co. are the owners.

For an Addition to the Edison Building.

DUANE ST.—Thomas E. Murray, architect and engineer for the New York Edison Co., is of five Duane St., is receiving estimates for a 10-sty addition, 25x17, to the Edison Building. It is proposed to erect the new structure immediately to the west of the main building and on the plot now occupied by an old 4-sty building on the northeast corner of Duane and EIl st. The addition will be used for office purposes.

For a Ten-Story Printing House.

24TH ST.—Charles E. Birge, No. 5 West 31st st, will draw the plans for a 10-sty printing house to be built on a plot 25x100, at No. 236 West 31st st. The buildings will be erected for purposes of the Federal Dry Goods Co., 101 W 31st st, new office for the New York Edison Co., of 55 Duane st, is receiving estimates for a 7-sty addition, 25x125, to the Edison Building. It is proposed to erect the new structure immediately to the west of the main building and on the plot now occupied by a 4-sty building on the northeast corner of Duane and EIl st. The addition will be used for office purposes.

For an Addition to the Edison Building.

24TH ST.—Ralph Guggenheim, 39 Broad st, is improving for the Record and Guide that Philip Goellner, a New York builder, will build. The New York Edison Co., has plans for a 10-sty addition, 25x125, to the Edison Building. It is proposed to erect the new structure immediately to the west of the main building and on the plot now occupied by a 4-sty building on the northeast corner of Duane and Elm st. The addition will be used for office purposes.

Ten-Story Mercantile Building for Twenty-fourth Street.

24TH ST.—July 23, 1905, the Record and Guide that Philip Goellner, a New York builder, will build. The New York Edison Co., has plans for a 10-sty addition, 25x125, to the Edison Building. It is proposed to erect the new structure immediately to the west of the main building and on the plot now occupied by a 4-sty building on the northeast corner of Duane and Elm st. The addition will be used for office purposes.

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Four 4-sty houses will be demolished. No plans or architect have been selected. The property was purchased a few days ago by Mr. Guggenheim, through Jackson & Stern.

Apartments, Flats and Tenements.

1212 ST.—Geo. Fred Pelham, 500 5th av, is drawing plans for a 6-sty elevator apartment house, 75x20, to be built on the south side of 1212 5th av for the West Side Construction Co. at an estimated cost of $80,000.

1212 ST.—Geo. Fred Pelham, 500 5th av, is drawing plans for a 6-sty elevator apartment house, 50x100, to be built on the south side of 1212 st, 200 ft. west of Amsterdam av, for the West Side Construction Co., at an estimated cost of $50,000.

OLD BROADWAY.—Geo. Fred Pelham, 500 5th av, is drawing plans for a 6-sty fireproof flat, 50x80, for the New York Institution for the Instruction of the Deaf and Dumb, to be built on the south side of 165th st, 140 ft. east of Riverside Drive.

Estimates Receivable.

23rd ST.—Frederick C. Zehel, 24 East 21st st, is taking figures for a 19-sty office and studio building, 25x60, to be built at 25 East 23rd st, for F. A. Seaman & Co., of Madison, N. J.

59th ST.—Bradford L. Gilbert, 50 Broadway, is taking estimates for alterations and an addition to the riding academy at No. 105 East 21st st, for J. Reilly, to and alterations in Public School 104, to Walker & Chambers, at an estimated cost of $200,000.

59th ST.—Moore & Landsiedel, 3d av and 148th st, are making plans for a 5-sty flat, 50x68, for M. Miller, 2614 30th st, to be situated on the south side of 148th st, 405 ft. east of Park av, to cost $90,000.

CROTONA AV.—Moore & Landsiedel, 3d av and 148th st, is making plans for a 5-sty 11-family flat, 25x68, for Mary B. Housel, to be erected on the southeast corner of Crotona av and 170th st, at an estimated cost of $50,000.

WORTH ST.—Gillespie & Carrel, 1123 Broadway, have plans ready for extensive alterations to the 5-sty warehouse and loft building, Nos. 136-148 Worth st, for William D. Dana, 76th Pine st. No contracts have been let.

165th ST.—Henri Poucchau, of Broadway and 1623 st, is taking bids for a 3½-sty fireproof hospital building, 50x30, to be built on the south side of 1624 st, 150 ft. east of Riverside Drive for the New York Institution for the Instruction of the Deaf and Dumb.

BROOK AV.—Neville & Rogers, 217 West 123rd st, are taking estimates for a 5-sty factory, 50x50, to be built on the northwest corner of Brook av and Southern Boulevard, Bronx, for Anton Larsen, of Southern Boulevard and Bronx pl, at an estimated cost of $75,000.

LENOX AV.—Contractors are still figuring the plans of J. H. Freidelander, of 244 5th av, for the power house and also the ambulance station to be built for the Harlem Hospital which is being erected on the east side block front on Lenox av, from 120th to 121st st.

5TH AV.—Henry Ives Cobb, 115 Broadway, is receiving estimates for an 11-sty and basement bank and office building, 50x100, to be built on the southwest corner of 5th av and 44th st, and for the Forty-fourth Street and Fifth Avenue Building Corporation, of 15 Wall st.

113TH ST.—William J. Taylor, 5-7 East 42nd st, will receive estimates next week for all work for a 6-sty fireproofing house, 50x60, five stories and 40 ft. deep, and for the building of a 11-sty tile roof, ofiice building, 24.2x93.10, at No. 35 Maiden Lane, to Edward Clinton High School, to W. H. Spelman, at $45,411. Other bidders were: James Harley, $48,431; Christopher Nally, $51,000; Rossman & Bracken Co., $54,000.

Liberty ST.—Ernest Fling, 35 Wall st, is taking estimates for alterations in the “Bourne Building,” a 14-story structure in the rear of and connected with the Singer Building, on the northwest corner of Broadway and Liberty st. The top floor will be extended as to both front and rear for a 6-sty fireproofing house, 50x67 1/2, which he will build at Nos. 615-617 West 113th st, from plans by Pollard & Steinam, all improvements are at an estimated cost of about $45,000. The contract for the structural steel work has been let to J. Fischer Miller, of 1303 Broadway.

When Next you are putting down floors, Look into the question of

A Good Air-Valve is Cheaper THAN MAD TENANTS

The Norwall automatic air valve makes an ordinary steam-plant work all the time. Absolutely certain. Can't be tampered with. Send for sample free. Test it and forget your troubles.

NORWALL MFG. CO.
1123 Broadway
NEW YORK

A Floor made of “Hecla Fireproofing” has None of these Objections. It is as Durable as Stone, and as Elastic as Wood; also, it is Absolutely Fireproof.

When Next you are putting down floors, Look into the question of

A Floor made of “Hecla Fireproofing” has None of these Objections. It is as Durable as Stone, and as Elastic as Wood; also, it is Absolutely Fireproof.

Contracts Awarded.

17TH ST.—Ottler & Co., 3 East 34th st, have taken the general contract for extensive alterations to the 4-sty dwelling No. 54 East 57th st, for Josephine E. Carpenter, on premises. William E. Bloodgood, 8 York st, is the architect.

52ND ST.—Schwartz & Gross, 35 West 21st st, are drawing plans for extensive alterations and improvements to No. 350 Old Broadway, for Mr. Reilly, to Walker & Chambers, at an estimated cost of $200,000. Mr. Reilly has sublet the mason work to James Elger, Inc. Builders, 33 West 24th st.

The Delaware, Lackawanna & Western Railroad Co. has awarded to the Fort Pitt Bridge Works the contract for structural steel for the portion of its terminal at Hoboken, N. J., that will first be erected. The Snare & Trist Co., of 9 Cortlandt st, holds the general contract. Plans are by Kenneth Murchison, Jr., of No. 5 West 31st st.

MADISON AVE.—Larsen, of Southern Boulevard and Bronx pl, at an estimated cost of $150,000.

The Board of Education has awarded contracts as follows:

For the general construction, Item 1, also plumbing and drainage, Item 2, Public School 65, to (1) Richard E. Heningham, at $40,000. Other bidders were: George Hildebrand, $419,600; Waters & O'Connell, $450,000; Patrick Sullivan, $434,000; F. J. Walsh, $410,000; T. C. Hunter & Son, $418,000; F. J. Brennan, $410,000. (2) to William C. Ormond at $2,800. Other bidders were: Frank J. Fee, $2,888; Christopher Nally, $3,000.

For sanitary work and gas fitting of DeWitt Clinton High School, to W. H. Spelman, at $45,411. Other bidders were: James Harley, $48,431; Christopher Nally, $51,000; Rossman & Bracken Co., $82,950; William C. Ormond, $54,000.

For installing heating and ventilating apparatus for additions to and alterations in Public School 104, to Walker & Chambers, at $17,829. Other bidders were: Frank Dobson, $19,712; William C. Ormond, $54,000; P. J. Walsh, $20,700; Evans, Almiral & Co., $20,900.

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87th st, two 4-sty buildings on plot 51.1x100.8, fitting them up as for a 9-sty loft building to be erected at Nos. 24-26 East 12th st, drawn or architect selected. Jamin M. Lewis is the Branch secretary. No plans have been dormitories to be used in connection with the association. Benjamin S. 6th st, will make extensive alterations to Nos. 154-156 East windows, lighting fixtures, metal ceilings, cabinet work, etc.

March 11, 1905

For a 6-sty fireproof stable to be built at Nos. 172-176 Perry st, a plot 46.5x77, for the Middleboro Realty Co., of 16 East 12th st. Plans are out among local contractors for the Naval Prison to be erected at 32 and 34 1st avs, Bronx.

The date for the annual meeting of the Building Trades Employers' Association is April 11.

Considerable excavating for foundations has commenced along Prospect and Longwood avenues, in the Bronx. John H. Sheshan & Co., 100 37th av, builders, have secured the contract for the stackwork to be installed in the new Hall of Records.

Plans are out among local contractors for the Naval Prison to be built at the Brooklyn Navy Yard. They were prepared by the Chief Engineer of the Bureau of Yards and Decks.

No architect has yet been commissioned to prepare plans for the new building for the American Savings Bank, of Fifth av and 42d St., to be erected at No. 110 West 42d st, Edward V. Lowe is the bank's president.

William II. Masters, a Tremont contractor, has begun excavating for the new theatre building for the Rhesq Amusement Company, to be erected in 149th st, between Bergen and Westchester avs, Bronx.

The total number of new buildings projected from January 1 to March 4, this year, was exactly twice as many as in the corresponding period last year. In Manhattan this year's business has been two and a half times as great, in the number of buildings planned, for the first quarter, as last year.

No architect has yet been appointed for the alterations that Walter J. Selomn, 500 5th av, will make to the buildings on plot 45.10x200, at 25 and 27 West 42d st, and the abutting buildings in 43d St, making them over for business use. 25 is a 4-5-sty building, having in the rear a 3-sty frame structure in 43d St; 27 extends from street to street, 5-sty in 43d St and 3-sty in 43d St.

The statement is made in the office of Marc Eidlitz & Son, 480 5th av, general contractors for the Altman store, that this far none of the sub-contracts for that work has been given out. Messrs. Trowbridge & Livingston, the architects, 424 5th av, filed their plans last week. The work is estimated to cost $3,000,000, making this the most important building announcement of the year. The plans take in the whole 5th av front, not extending from street to street, 5-sty in 43d St. making them over for business use. 25 is a 4-5-sty building, having in the rear a 3-sty frame structure in 43d St; 27 extends from street to street, 5-sty in 43d St and 3-sty in 43d St.

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Thomas D. Conner, mason and general contractor, of 1123 Broadway, is finishing work upon the following contracts: 81 Thomas's Parish House, Bushwick av and Cooper st, Brooklyn, from plans by Dehli & Howard, at 1195 Broadway; Public School No. 125, at 51st st and 1st av, from plans by C. B. J. Snyder, of Park av and 50th st; remodeling for business, No. 500 West 23d st, from plans by S. S. McGrath, at 367 West 23d st.

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John Fox & Co., 223 Broadway, $78 per hydrant (low bidder). Other bidders were the Camden Iron Works, A. P. Smith, and the Ludlow Valve Co. Before there can be an award the sample hydrants must be tested, a task that will take several weeks to finish and to have a report made upon by the engineers of the department. It is expected that bids for the laying of the mains will be advertised for next week.

Brooklyn's Outlook for Building.

Builders and speculators in every suburban section of Brooklyn prophesy a great building boom for this spring. Apartment houses, stores, and dwellings are springing up on every hand, and fortunes are being made in building and real estate speculation. It is not unlikely, although impossible to prove, that there is more outside money being invested in Brooklyn than at any previous time, and in all likelihood the volume of buying by non-residents is greater than the investing being done by those who make Brooklyn their home. It is said by property owners that there is a better demand for undeveloped property at the present time than there was at any period last summer.

Edward Johnson, a
As a great injustice had been done to us, we immediately placed the matter in the hands of our attorney, the Hon. J. Edw. Swanson, and have caused to be brought before you ample proof of our ability and experience in bookstack construction; and we aver that the contract of Mr. Green, notwithstanding the fact that he has patented an invention which we consider to be by no means as efficient as ours; we are not deficient in the means of enjoying a good deal of money; for, although we have the experience and skill to build stackwork as required, as they had made an arrangement with Mr. Bernard Green, of Washington, who has patents for this purpose. The Abels-Gold Building Co. has bought seventy-five acres of land near the river, is rapidly finishing about thirty houses and already has six more under contract. Upon the whole, the outlook for a vast building boom is predicted.

The Library Stack Work.

One of the most interesting facts in the construction of the architectural iron work that has come up for award in this borough in many years is that for the Stackwork in the New York Public Library, on which the Board of Estimate and Apportionment, after examining the original plans and specifications of Mr. Bernard Green, of Washington, have determined shall be ourselves for the construction of the new Library Stackwork in the New York Public Library, according to the architects' plans and specifications. We are the lowest bidders for the work, and are in the opinion of many, entitled to the award. A very complete and interesting statement is contained in a letter which President Poulson, of the Hecla Iron Works, has addressed to the Board of Estimate, and which the Record and Guide is permitted to reproduce herewith.

Gentlemen:—On September 25th, 1894, we sent the Department of Parks an estimate for the book stack work for the New York Public Library, which was the lowest estimate in the competition; and we had the satisfaction of hearing from our experience in book-stack work that we consider the adoption of those plans as being aimed at the means of saving a great deal of money. However, through the threats from the Snead & Co. Iron Works, we would be prosecuted. The Snead & Co. Iron Works claimed to have some property, tore down the old building and prepared the matter in the hands of our attorney, the Hon. J. Edw. Swanson, and have caused to be brought before you that there were but two concerns in this, and we have been misinformed as to the ability of this concern.

As was stated to the Board of Estimate and Apportionment, at the former hearing and as now stated, the contract of the Hecla Iron Works, for the library work, which we have not in any recent or large experience in this mode of construction, and to which they have no recent or large experience in this mode of construction, they have no recent or large experience in this mode of construction, they have placed the matter in the hands of our attorney, the Hon. J. Edw. Swanson, and have caused to be brought before you that there were but two concerns in this, and we have been misinformed as to the ability of this concern.

Since my return to New York a few days ago I have read the communication sent to us from the Department of Finance, dated 16th, 1895. Very interesting. It is very well answered in a letter, so I will answer only a few points. The Board of Trustees of the New York Public Library, Astor, Lenox and Tilden Foundations, states:—

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they have already of their own accord formed a committee to investigate and they hold their first meeting the evening of the day you decided to re-investigate; the meeting was adjourned until such time as further action would be necessary.

The statement of the Board of Trustees which I have quoted is far from correct and theism must have been misstated. Would it not be better for them to examine us direct? We would soon be able to convince them that we are fully up to date in the so-called "science of advanced library construction," and that is shown to us in the case the contract would have been awarded where it belongs. At any rate, we are prepared to defend ourselves; it is not only the loss of the contract, on which we have already spent a great deal of money, but the reflection on our reputation and ability to do the work that we object to, and we, therefore, ask the Board of Trustees to make a more thorough examination in regard to our ability, for I think they will find we are quite up to date in the so-called "science of advanced library construction."

Yours respectfully,

N. POULSON.

"A Door in the Daytime."

The catch-phrase "It's a door in the daytime," refers to a new device that has recently come to our desks, and has attracted favorable attention from architects and contractors throughout the country. It is a door in the daytime—a door, console, mirror or any desirable ornament, but at night the "Portal Bed" transforms parlor, hall or library into a perfect bedroom, safe, simple and sanitary.

The portal bed is designed to be built into the partition wall of a building and to occupy no floor space when not in use. In the daytime it is, to all appearances, simply a door leading into another room, or representing the combination in the form of a console or a mirror, as indicated above. Only nineteen inches of wall depth is required to conceal a perfect bed, equipped with springs, mattress, and all necessary furnishings. When the bed is down or open, a panel door automatically closes the vacancy. So delicately is the bed counterbalanced that while it opens and closes as easily as an ordinary door, premature closing is absolutely impossible. As an added precaution for safety, a clever device automatically locks the bed when once in position for use.

The bed proper is exceptionally well made and can be had in any desirable pattern and degree of ornamentation. Since naming the bed "the Portal," the company has designed other ornaments to replace the door so that, if desired, a handsome mirror, rich mantel or beautiful console may be ordered to match any interior finish.

The "Portal Bed" is meeting with a ready sale, especially to erectors of apartment buildings and small-room flats. Nor is its use limited to houses. It can be easily installed in any building and is of considerable value in hotels and similar places where occasionally need auxiliary bedrooms. We believe architects will do well to take up this matter before drawing plans for any of the above-mentioned structures. As one instance the company points out the great utility of the bed in the nursery, where plenty of play room is wanted during the daytime.

The architect is expected to see that by its use, necessitating only nineteen inches of wall space, as before stated, the actual floor space gained in the room is twenty-eight square feet. With such a saving the rooms can be made smaller; consequently the building will either be smaller or have additional rooms, and the cost of the building will be lessened in proportion.

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IN THE REAL ESTATE FIELD

Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Protected Buildings for the corresponding weeks of 1904 and 1905:

<table>
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<tr>
<th></th>
<th>MANHATTAN</th>
<th>THE BRONX</th>
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<tbody>
<tr>
<td></td>
<td>1904</td>
<td>1905</td>
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<td>March 3 to 9, Inc.</td>
<td>Mar. 4 to 10, Inc.</td>
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<td>Total No. for Manhattan</td>
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<td>245</td>
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<td>Amount involved</td>
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<td>Number nominal</td>
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<td>Total No. for the Bronx</td>
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<td>161</td>
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<tr>
<td>Amount involved</td>
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<td>$118,068</td>
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<tr>
<td>Number nominal</td>
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<td>68</td>
</tr>
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<td>960</td>
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<td>Assessed Value</td>
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<tr>
<td>Assessed Value, Manhattan</td>
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<td></td>
</tr>
<tr>
<td>Amount involved</td>
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<td></td>
</tr>
<tr>
<td>Number nominal</td>
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<td></td>
</tr>
<tr>
<td>Assessed Value, The Bronx</td>
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<td></td>
</tr>
<tr>
<td>Amount involved</td>
<td>$2,630,360</td>
<td></td>
</tr>
<tr>
<td>Number nominal</td>
<td>489</td>
<td></td>
</tr>
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</table>

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PROJECTED BUILDINGS.

<table>
<thead>
<tr>
<th></th>
<th>MANHATTAN</th>
<th>THE BRONX</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1904</td>
<td>1905</td>
</tr>
<tr>
<td></td>
<td>Mar. 3 to 9, Inc.</td>
<td>Mar. 4 to 10, Inc.</td>
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<tr>
<td>Total No. for New Buildings</td>
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<tr>
<td>Amount involved</td>
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<td>Amount involved</td>
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<tr>
<td>Grand total</td>
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<td>Amount involved</td>
<td>$2,630,360</td>
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</tr>
<tr>
<td>Number nominal</td>
<td>489</td>
<td></td>
</tr>
</tbody>
</table>

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Two Big Deals of the Week.

A real estate deal involving nearly a million dollars, and to be followed by a building operation which will entail a very large expenditure, was closed yesterday by Parish, Fisher, Moneyoe & Co. They sold for The Lenox Realty Co. the Hotel Oxford, at the northwest corner of Park av and 58th st, a 10-sty granite, brick and limestone building, on a plot fronting 100 ft. in 58th st. The same brokers, ten days ago, leased this beautiful hotel for about $650,000, leaving the Oxford the five lots at the northwest corner of Central Park West and 73th st, a plot fronting 102.2 in Central Park West by 123.9 in 75th st. The lots figured in the deal at $324,000. The purchasers, Julian T. Sax and George Coon, whose corporate name is the Lenox Realty Co., contemplate the erection
of a 12-sty fireproof apartment house, whose distinguishing feature will be large suites of extra large rooms.

The Century Realty Co., and William F. Havemeyer have sold through Dennis & Preston to Charles P. and William V. M. Hoffman a 12-sty apartment house, which will be razed, on lot at the junction of Pearl and Beaver Sts. It has a frontage of 122 feet on Beaver and 138 feet on Pearl St. The price is about $1,250,000.

PRIVATE SECURITIES MARKET

The trading in vacant lots in the Washington Heights section has shown a very material falling off in the past week. Operations have, however, been transferred to the Drykorn district, and there appears to be renewed activity in the western section of the Bronx. The most of the dealing, however, was in Manhattan, the Harlem section showing a very material falling off in the past week.

A Railroad Officer Buys.

51ST ST.—E. de Forest Simmons and Dennis & Preston have sold for Mrs. Mary J. Dennis 42 West 51st st, a 5-sty dwelling, on lot 23x100.9. on Frank L. Shepard, general manager of the Pennsylvania Railroad.

Knickerbocker Clubhouse Goes to a Tiffany Company.

MADISON AV.—Albert B. Ashforth has sold for the Century Realty Co. to the Tiffany Glass & Decorating Co., the Knickerbocker Athletic Clubhouse, on the southeast corner of Madison av and 64th st. Size, 125x512.

Mr. Kennelly Completes a Plot.

47TH ST.—Bryan L. Kennelly has bought from Catherine G. Van Buren through Charles H. Easton & Co. for Robert E. McDonnell 57 West 47th st, a 6-sty dwelling, which makes, with his recent purchase of No. 39, a plot 40x100.

Mr. Guggenheimer to Raise a Twelve-Story Mercantile Building.

24TH ST.—Randolph Guggenheimer has bought from Jackson & Stern 54 to 52 West 24th st, four houses on a plot 85x98.9, adjoining the Klein Houses. Mr. Guggenheimer will erect on the site a 12-sty mercantile building.

Hotel Gallatin in a Deal.

46TH ST.—James Bailey has sold for the Municipal Realty Co. to Daniel S. McKelvey the Hotel Gallatin, a 6-sty dwelling, on plot 45x100.5, at 70 and 72 West 46th st. Daniel S. McKelvey gives to the Municipal Realty Co. 7 Riverside Drive, a 5-sty dwelling on lot 25x111.11x irregular.

Another Business Building for Fifth Avenue.

59TH AV.—The Century Realty Co. and the United States Realty and Construction Co. have sold the plot, 30x100, on the east side of 5th av, about 65 ft. south of 44th st. It is said that the buyer will erect on the site a 6-sty building to be used for business purposes.

Activity on Riverside Drive.

RIVERSIDE DRIVE.—John D. Beals has sold about a city block of land, being two lots, each somewhat more than 200 feet long by 100 feet deep, on the north and south sides of 10th av, between Riverside and the Boulevard Lafayette, which is now called, and the Hudson River, to Klein & Jackson. This is about one-third of Mr. Beals' holdings at this point. Charles Griffith Moses & Bro. and Sol Marcus were the brokers.

Benjamin Altman Buys a Residence.

57TH AV.—Geo. R. Reed & Co. have sold to Benjamin Altman for his own occupancy, for the Gurnee estate, the 4-sty mercantile building, for Edward Coffin to Franklin L. Froment, who gives in exchange 172 and 176 Perry st, about five city lots, with old buildings. These buildings are to be razed, and Mr. Coffin will erect a 6-sty fireproof stable building on the plot, which has been leased to the same brokers to the Z. T. Pierpont Company for a term of twenty-one years.

SOUTH OF FIFTH STREET.

DIVISION ST.—L. Frankel has sold to a Manick 268 Division st, a 4-sty store, on lot 21x34.6.

34TH ST.—The Charles P. Noyes Co. have sold for Harry M. Austin 180 Front st, southwest corner of Burtin st, a 5-sty store and loft building, on lot 24x68.5. J. Amspeilwai Hodge represented the seller.

GRAND AV.—Emmanuel Ehrenfeld has sold to Dr. Joseph Hulder 594 Grand st, a 5-sty tenement on lot 23x75.

HORATIO ST.—Woodcock & Britt have sold for Melville Stephen to George H. Bulke, a 3-sty and basement private house.

Desmore ST.—Frank L. Shepard, general manager of the Pennsylvania Railroad, has purchased the Horatio St. Realty Co. for $100,000, at the foreclosure sale held May 1.

69TH ST.—Flax, Brown & Ten have sold for David Levy 22-24 Leroy st, a 6-sty new tenement house, on lot 15x26.

18TH ST.—The Century Realty Co. and William F. Havemeyer have sold for James Bailey to the Municipal Realty Co. for $75,000. On May 1 the present structure will be removed and a 10-sty fireproof printing house erected, to be occupied by Styles & Cash.

28TH ST.—The Benjamin Lord estate has sold the 5-sty dwelling, 24 West 28th st, for $27,500.

31ST ST.—Ranald H. Macdonald & Co. have sold for James Slater to Styles & Cash 335 West 34th st, a 4-sty brick building, on lot 25x100.5, for $27,500. On May 1 the present structure will be removed and a 10-sty fireproof printing house erected, to be occupied by Styles & Cash.

35TH ST.—The Benjamin Lord estate has sold the 5-sty dwelling, 24 West 35th st, for $27,500.

38TH ST.—Ame & Co. have sold, together with Brooke & Georgia, the three 4-sty brownstone dwellings on plot 46x98.8, 34-36-38 West 36 st, for John M. Montgomery.

39TH ST.—J. D. Read & Co. have sold to Benjamin Altman 724 Fifth av, a 5-sty dwelling, on lot 25x100.11, for about $235,000.

42ST ST.—P. S. F. Treasury has sold for John F. Cookerill the three 3-sty flats 554, 556 and 558 West 42 st, on plot 75x111.11, near 11th av.

59TH ST.—The estate of Samuel Derickson has sold to George L. Elliott 67 East 59th st, a 4-sty dwelling, on lot 20x90.5.

4TH AV.—The Kearney estate is reported to have sold its holdings at the southwest corner of 4th av and 25th st. They comprise five 4-sty buildings, having a frontage of 98.9 ft. on the avenue, and are said to be the strongest buildings on the block.

5TH AV.—The Commonwealth Real Estate Co. has purchased from Walton M. Peckham 726 Fifth av, a 5-sty dwelling, on lot 25x100. It adjoins the Whitney holdings at the southwest corner of 57th st, and is at present occupied by the girls' school of Miss Meta D. Huger. The owner of 725 5th av, which adjoins it on the south, is Mrs. Mary R. Bierstadt, widow of the well-known artist. The Kempe estate owns the 56th st corner, for which $600,000 was paid at auction last year.

NORTH OF 59TH STREET.

68TH ST.—The Chamberlain estate has sold 32 East 69th st, a 1-sty dwelling on lot 20x65.6.5, to Louis G. Schiffer, the present tenant.

77TH ST.—Ruginger, Klinger & Co. have sold for I. Holberg 22-24 West 77th st, for $27,500.

84TH ST.—Samuel Kadin has bought from Justice Leon Sandford and others the new 6-sty apartment house at 115 West 88th st, between 6th av and Broadway, for $150,000.

103RD ST.—Louis Goldman has bought the 6-sty tenement in course of construction at 239 and 237 East 103rd st, 50x100.11.

106TH ST.—The estate of Richard Riker has sold 46 East 112th st, a 2-sty dwelling, on lot 16x100.11, to the Business Men's Realty Co.

109TH ST.—J. F. E. Murray have sold for I. Henry Harris and M. J. Quinan the two 3-sty flat and basement brownstone dwellings, 408 and 410 East 116th st, each 18x70.

117TH ST.—Grant Kelsey has sold to Max M. Pullman 180 East 117th st, a 4-sty tenement, on lot 25x100.

118TH ST.—Adolph Miller has bought from a Mrs. Drif the 5-sty double flat, 25x100, at 110 East 118th st, and has resold it to Mr. Mandelbaum.

102ND ST.—William & Shelton have sold for the Liggett estate 61 East 120th st, a 3-sty brownstone dwelling.
WASHINGTON HEIGHTS.

DICKMAN ST.—Paul Halpin has bought, through J. Romaine Brown & Co., from John C. Rodgers, the plot 50x220, on the south side of Dickman st, 300 ft. west of Sherman av. Frederick H. Gunson has resold the property for Mr. Halpin.

EMERSON ST.—Slawson & Hobbs have sold for Charles W. Grabill, the northwest corner of 7th av and 148th st, for the sum of $56,000.

SHERRM AN AV.—The Equitable Realty Co., sold for the Wadsworth Avenue Realty Co., the plot 100x100, on the east side of Emerson st, 110 ft. north of post av.

147TH ST.—Max Marx has sold to Dr. Frank A. Schmidt 420 West 147th st, a 5-sty and basement private dwelling, on lot 20x30.31.

105TH ST.—Gordon, Levy & Co. have bought 474 to 480 West 168th st, four frame buildings on plot 80x100.

176TH ST.—Slawson & Hobbs have sold for Shapiro & Shapiro to the Adammant Real Estate Co., the plot 175x107.5, on the south side of 176th st, 100 ft. west of Amsterdam av.

175TH ST.—Edward J. Murray has sold, through M. D. Morgan & Co., to Friedman & Feinberg a plot 50x100 on the south side of 176th st, 175 ft. east of St. Nicholas av.

SHERMAN AV.—The Equitable Realty Co., sold for the Wadsworth Avenue Realty Co., the northwestern corner of Sherman av and Emerson st, 100x100. Mr. Halpin gives in exchange the plot on the northeast corner of Sherman av and Elwood av, 100x245. The Wadsworth Avenue Realty Co., sold the northwest corner of Sherman av and Academy av, 100x100.

ST. NICOLAS AV.—Slawson & Hobbs have sold for the Adammant Real Estate Co., to the Atlantic Realty Co., the plot 100x100, on the east side of St. Nicholas av, 50 ft. south of 176th st.

SHERMAN AV.—Shaw & Hobbs have sold for D. S. Ramsay, president of the East River Savings Bank and vice-president of the Mercantile National Bank, has been elected a director of the United States Title Guaranty and Indemnity Co. of New York Co.

Mr. David Levy has formed a partnership with Robert Friedman, the builder, as real estate operators, and have opened offices in the Girard Building, 108 Broadway, suite 1001. The firm will deal in Manhattan and Bronx property, buying and selling for their own account, and are open for offers.

Marvin D. Stokem, real estate broker, has removed his offices from No. 741 Waverly av, to more spacious quarters, at No. 3008 8th av, just west of Inwood station. Mr. Stokem has for sale some choice Jerome av lots that should command the attention of builders and others.

Contrabulator Grout has won his point concerning the terms under which the property at 137th and Jerome av, has been sold for Frank B. Walker, two lots 50x100, for a total of $125,125, opposite the above, with abutting lot on 176th st. Plot 125x100, east side of Jerome av, 200 feet north of 158th st, from A. J. Connick, and adjoining plot, 125x100, from Colonel Moses.

RECORD AND GUIDE

March 11, 1905

REAL ESTATE NOTES

Eighty-dollars a square foot is the prohibitive price of a Vesey street corner.

Ares & Co. were the brokers in the sale of 49 West 37th st and 57 West 57th st, previously reported.

E. V. Pesca & Co. have leased for B. Altman the 6-sty tenement at 340-347 East 20th st, for a term of five years, at an aggregate rental of $25,400.

The roof of the Fifth Avenue Baptist Church has been condemned as unsafe, and will be repaired. In the meantime, no services will be held there.

The United States Title Guaranty and Indemnity Company has declared its fifth quarterly dividend of 15 per cent., payable April 1st, to stockholders of record on March 19.

A grocery store on Amsterdam av, north of 190th st, bears a sign expressive of the tenant's feelings in these words: "Removing because of excessive rent. Selling out below cost."

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EASTERN BOULEVARD.—Phillip A. Smyth has sold to the Warranty Realty Co. the tract of 19 acres bounded by the Bronx river, Pelham Parkway, Eastern Boulevard, and Pelham Bay Park, which it faces on the east for a distance of 1500 ft. The same buyers also bought from Philip Paul, George Zeck and Israel Gore the tract of 40 acres adjoining the foregoing on the west, with a frontage also on Pelham Bay Park.

TIEGEOU AV.—R. I. Brown's Sons have sold for Paul E. Moller, 236 Tiebout av, size 100x235, running through to Valentin av. This tract has been in the Moller family since 1890.

The Rentac Realty Company has been organized to operate in Bronx Borough. John Davis is president, Harry B. Cultner vice-president and Sidney Nordlinger treasurer. The new company has already purchased the following property: three lots on the east side of Jerome av, 176 feet north of Burns av, and three others, 231 feet south of the same av. From Jacob P. Paulson it has bought two more lots on the east side of Jerome av, 165 feet north of 176th st. The firm is conducting negotiations for the purchase of Mt. Hope pl, 125 feet east of Jerome av. Plot 125x125, opposite the above, with abutting lot on 176th st. Plot 125x100, east side of Jerome av, 200 feet north of 158th st, from A. J. Connick, and adjoining plot, 125x100, from Colonel Moses.

Private Sales Market Continued.

SOUTH OF 59TH STREET.

BLISS AV.—Edward C. Morton, who has sold for Reeser & Abbey 724 Bliss av to P. Alvina, 171 Bleecker st, northwest corner Sullivan st, a 5-sty and brick flat, with garret.

CENTRE ST.—The Colwell Lead Co. has sold the property 63 Centre st, about 50 feet north of Pearl st, 24x710, together with an abutting parcel having a frontage of about 90 feet on the east side of New Elm st. The company also recently sold its building at the northwest corner of Centre and Pearl st, in the name of Michael Coleman, who has since resold it.

PULTON ST.—Samuel Goldstatter & Collins & Collins have sold for William G. Hooper the southwest corner of Pulton av and Greenwich st, a 4-sty business building on plot 51x134.

FRONT ST.—Voorhees & Floyd have sold for John D. Murray 292 Front st, a 4-sty building, 25x17x25.

Fifth Street, 300 ft. east of St. Ann's av, 150x200x50x100x125x100. This is the first time in twenty years that the property has been sold.

159TH ST.—Henry M. Ribeth & Son, in conjunction with Barry & McLaughlin, have sold for Frank B. Walker, two lots 50x100, on the north side of 159th st, 02 ft. east of Cortland av, to F. H. Vocke.

THE BRONX.

105TH ST.—Billiard Veit sold to Herman Cohen and Abraham Ruth, for John W. Cornish, the plot on the south side of 138th st.

Private Sales Market Continued.

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GANSEVOORT ST.—Lee Hutter and John D. Duffy have sold to Holt & Durans 10 Gansevoort st, 5-sty front and rear buildings, on lot 25x25.

GEOGH AV.—A. D. Kevre has bought from Morris Cohen 23 Goerck st, a 6-sty tenement, with stores, on lot 25x125.

MONTGOMERY ST.—Lowenkold & Prager have sold to Bender & Baum the northwest corner of Montgomery and Monroe st, old buildings, on plot 75x125, 23.

MORTON ST.—Said to be owned by F. Sackett to Simon Levy, No 64
WANTS AND OFFERS

MANHATTAN MORTGAGE CO.
115 Broadway

During 1904 we loaned to builders in the Bronx over $500,000. We are prepared to loan $1,000,000 in 1905.

Morton St. Builders can save expenses by making applications directly to us.

M. & L. HESS

In the Seventies, East of Avenue A

100 Lots, ready for Improvement.

Terms easy.

THE BROADWAY RELIANCE REALTY COMPANY
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Telephone 7055 Cortlandt

is in the lead in the development and marketing of

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Company offers exceptional opportunities to

builders, developers, real estate boys from first

hands, dealing in large parcels for subdivision.

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will he received promptly. Send for our list.

Hundreds of Acres in Queens Borough

Fine Lots for subdivision, on line of trains

New York and Brooklyn.

RICHARD V. HARNETT & CO.

Incorporated, Auctioneers

Henry W. Tenney, Auctioneer, will sell by public

sale on Wednesday, Feb. 22, 1905

at 11 o'clock, next at the New York Realty

Salesroom, 116 Broadway.

275 West Broadway

Spalling South east Corner of Lippincott St.

2 story and attic, brick and frame, store and dwelling,

covering 17.385' x 20', with right of way through house.

J. J. Lowenfeld & Co., Auctioneers, 70 Liberty St.

BUSINESS building between 42nd and 43rd Ave.,

fronting on 14th Street, to be used for unencumbered

property.

THOMAS A. MCLINTIRE

To Real Estate Agents

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Erie Railroad Company

advises Real Estate Agents submitting

for the consideration of manufacturers

sites adjacent to railroad

will gladly furnish them with

full technical information in regard

to the reaching of such sites by side

tracks. No interference with clients.

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confidence. Every assistance freely

rendered agents in securing business.

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SALTER STUDIOS AND OFFICES

FORTY-SECOND STREET, west of Fiftieth Ave.

Attention is called to the vacancies recently

occurred in the various offices. Applications

advised.

JOSEPH P. McCHUdAR

RECORD AND GUIDE

March 11, 1905

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Record and Guide Yearly
For 1904

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100 x 100

67th STREET
West of Amsterdam

E. LOGAN, Attorney
106 Wall St., New York

LENDERS

Should have the Opinion of one competent to judge the Value before making loans on Real Property.

We have made a specialty of the Washington Heights Section for five years and are thoroughly posted, having given our entire time and attention to the district during that period. Reliable references if requested.

W. D. MORGAN & CO.
1685 Amsterdam Avenue, Near 144th Street

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Will save more of your valuable time than a telephone. Ask any first-class Real Estate man, and he will tell you that big or little you can't afford to be without it.

238 FIFTH AVE. * Phone, 802 Madison Sq.
75TH ST.—Frederick Zittel sold for A. T. Stanford 206 West 75th st, a 5-sty. 20x100.房.
325 ST.—Max Meyer has sold for Eugene Vallone to Louis Vogel 53 East 52nd st, a 5-sty. American basement dwelling on plot 25x100.
325 ST.—Harri Lepkowsky has sold to William Zuckermandl 424 West 32nd st, a 4-sty. 35x100.
77TH ST.—Elizabeth H. McKay has sold to the Young Men's Christian Association 154 and 158 West 77th st, 4-sty tenements, on plot 51.1x100.8.
77TH ST.—H. Furbush has sold for Joseph Blum and julius Blum 114 West 77th st, a 5-sty. 25x100.
78TH ST.—Sidney Nordlinger has sold to Joseph E. Schoenberg 21 East 94th st, a stone and brick dwelling 342 West 88th st, on lot 20x100.
78TH ST.—Sidney Nordlinger has sold to L. P. Hansen 67 West 100th st, a 4-sty. 25x100.
78TH ST.—Louis A. Zima has sold for Joseph H. Schonberg 21 East 94th st, a 4-sty. dwelling, on plot 20x100.
79TH ST.—John Williams has sold to a client of Sidney Nordlinger the plot 100x100.
79TH ST.—Sidney Nordlinger has sold for Lena Adler the 5-Ethy apartment house, sold for George R. Cannon the 4-sty. 25x75.
81ST ST.—Sidney Nordlinger has sold for a plot 50x100.
83RD ST.—Slawson & Hobbs have recently sold by the same broker.
83RD ST.—H. Furbush has sold for Dr. Samuel Bookman, to Leo B. Gutberle 6-8 West 133d st, known as 965-7 Park av.
83RD ST.—Chas. E. Duross has sold for Edw. A. Mann to Solomon Co. 322 and 324 West 135th st, a 4-sty tenement on lot 25x100.
83RD ST.—Sidney Nordlinger has sold for the Conservative Realty Co. the 6-sty. apartment house, sold for Mr. William Rankin to the northeast corner of Madison av and 65th st, on a plot 100x100, through from 149th to 150th st, 100 feet north of 116th st.
83RD ST.—Louis Bernstein has sold to H. C. Senior & Co. have sold for Henry L. Wolf 452 Columbus av, a 5-sty. flat, with stores, on lot 25x100.
83RD ST.—Sidney Nordlinger has sold for the Century Realty Co. on 3rd av. and 53rd st, known as 955-7 Park av.
83RD ST.—J. Rosenblum has sold to Barnett Sundelowitch for improvement, three 4-sty. buildings, on plot 60.6xl00.11.
83RD ST.—Sigmund Wechsler has sold for Mr. William Rankin to Mr. Cushman has occupied the property till the summer and then turn it over.
83RD ST.—Gordon, Levy & Co. have sold to Joseph Blum 104 and 106 Lenox av, a 4-sty. apartment house, with stores, on plot 50x100, between 115th and 116th st.
84TH ST.—Sidney Nordlinger has sold for Solomon Alter 1724-7 174 Madison av, a 5-sty. flat, with stores, size 41x100, 60 ft. north of 116th st.
85TH ST.—Porter & Co. have sold for the Century Realty Co. the 5-sty. brick and stone double flat 29 Manhattan av, on lot 27x100.
86TH ST.—Weiselberger & Knoerr has bought the All North Realty Co. and Charles T. Barney bought the All North Realty Co to Sigmund Levy the southwest corner of Madison av and 101st st at a 6-sty. triple flat with stores, on lot 27.10x100.
87TH ST.—Sidney Nordlinger has sold for Sigmund Kaufman the northeast corner of Madison av and 107th st. a 5-sty. flat, on lot 25x100.
87TH ST.—Sidney Nordlinger has sold for George H. Valentine has sold to and west of Sth av.
87TH ST.—Siegel Bros. have sold to Wm. Richtberg and M. Kaufman the plot 100x100, with T lots on the south side of 136th st, 225 feet west of Sth av, together with a plot 75x100.
91ST ST.—W. A. Marcus Company has bought 130 to 142 East 122nd st, two 5-sty. apartment houses in course of construction, on plot 50x100.
92ND ST.—Ann Brainin has sold 44 112th st, a 3-sty. dwelling, on lot 16x100, to the Business Men's Realty Co., owner of adjoining property.
101ST ST.—Wm. Reiberg and M. Kaufman, have bought the 4-sty. double flat on lot 25x100.
101ST ST.—Oak & Edelstein have sold to Ira B. Goldman 424 West 129th st, a 5-sty. apartment house, on plot 75x100.
102ND ST.—The Steimann Realty Co. has bought the 4-sty. apartment house, sold for Bernard Friend, in conjunction with Benjamin Englander, 8-10 West 133d st, known as 82d and 83d sts, known as 965-7 Park av.
102ND ST.—Louis Lese 331 and 339 East 121st st, two 4-sty. flats, on plot 50x100.
103RD ST.—Lowenthal & Prager have bought 322 and 324 East 121st st, two dwellings, on plot 37.6x100.
104TH ST.—Shaw & Co. have sold for Mrs. Matilda F. Fitz Simmons, 12 West 205th st, a 4-sty. and basement brownstone dwelling, 236x100.
104TH ST.—The Steimann Realty Co. has bought the 4-sty. flat on lot 25x100, 215 East 123d st, for improvement.
104TH ST.—A. B. Bachrach has bought the plot, 30x100, on the north side of 128th st, 88 ft. east of 9th av.
104TH ST.—The Steimann Realty Co. has bought the 5-sty. flat now in course of construction at 136 and 179 East 125th st, on lot 100x200.
104TH ST.—A. B. Bachrach has bought the plot, 30x100, on the north side of 128th st, 88 ft. east of 9th av.
104TH ST.—The Steimann Realty Co. has bought the 5-sty. flat now in course of construction at 136 and 179 East 125th st, on lot 100x200.
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WASHINGTON HEIGHTS.

HAWTHORNE ST.—Paul Halpin has bought the southeast corner of Hawthorne st and Vermilyea av, a plot 100x100 from Mrs. Evelyn H. Doty. Goodwin & Goodwin were the brokers.

158TH ST.—Chas. Griffith Moses & Bro. have sold for Henry T. Bulman the plot at the northeast corner of Audubon av and 153th st, a 5-sty flat, on lot 25x95.

Silverson the northeast corner of Audubon av and 153th st; for William F. Carter, 100x110.

ST. WAHRS—Chas. Griffith Moses & Bro. have sold for Henry T. Bulman the plot at the northeast corner of Audubon av and 153th st, a 5-sty flat, on lot 25x95.

ST. WAHRS—Joseph Polstein has sold to S. Littenberg the southeast corner of Audubon av and 150th st, at a plot 50x100.

AMSTERDAM AV.—Henry N. Goldberg has sold for S. Mandelsohn 2 lots on the northeast corner of Audubon av, 72 feet north of Washington bridge; also, for Louis Wendell the southeast corner of Audubon av and 158th st; for William F. Carter, 100x110.

AUDUBON AV.—Joseph Polstein has sold to S. Littenberg the southeast corner of Audubon av and 150th st, at a plot 50x100.

AMSTERDAM AV.—The Germany Realty Co. has bought from Schaff & Silverston the northeast corner of Audubon av and 157th st, a plot 100x275.

BROADWAY.—W. D. Morgan & Co. have bought the plot, 50x100, on the northeast side of Audubon av and 150th st, a plot 100x275.

BROADWAY.—Charles Griffith Moses & Brother have sold for Henry T. Bulman to the Sisters of the Visitation of the Blessed Virgin Mary, 90x110, on the northeast corner of Broadway and 150th st.

ST. WAHRS—Charles Griffith Moses & Brother have sold for Henry T. Bulman to the Sisters of the Visitation of the Blessed Virgin Mary, 90x110, on the northeast corner of Broadway and 150th st.

BROADWAY.—David Stewart and H. D. Baker & Brother have sold for over 20 acres lying west of Broadway at about 215th st, between the Intersection of Broadway and 214th st. The plot has a frontage of about 800 ft. on Broadway at a point directly opposite the junction of that thoroughfare with Naegle av, which runs through the property. The property extends about 1,200 ft. in depth and has a frontage of about 300 ft. on 190th st, which fronts on the northeast corner of Broadway and 190th st. The plot on the southeast corner has frontages of 75 ft. on Broadway and 190 feet on Fairview av, on a plot 250x100, to Lake & Braithwaite. Fairview av is now being opened, M. Morgenstern, Jr., & Co. were the brokers.

BROADWAY.—W. D. Morgan & Co. have sold to the Realty Transfer Co. the plot, 28x100, on the west side of Edgecombe av, between 142d and 143d sts; and at the northeast corner of Broadway and 146th st.

DYCKMAN ST.—The Equitable Realty Co. has sold to Paul Halpin to a client, the plot on the northeast corner of Dyckman st and Vermilyea av, 100x100.

AMSTERDAM AV.—Samuel Green has sold to Mr. Robert Miller the plot, 80x105, on the southeast corner of 147th st and Audubon av.

AMSTERDAM AV.—Mrs. Ethel Rottenberg to have sold for Mrs. Ethel Rottenberg to have sold to Peter Gilligan 531 West 152d st, a S-sty flat, on lot 25x99.11.

Lehi & Brother have sold for J. R. Agnew to Klein & Brother and Collins the northeast corner of Audubon av and 151st st, a new 5-sty flat, on plot 33.4x24.11x107.

AMSTERDAM AV.—Max Marx has bought the plot, 50x100, on the north side of 135th st, a 3-sty brick house on lot 25x95.

2D AV.—E. V. Pescia & Co. have sold for the Realty Transfer Co. the plot, 28x100, on the west side of Edgecombe av, between 142d and 143d sts; and at the northeast corner of Broadway and 146th st.

AMSTERDAM AV.—Max Marx has sold through J. Romaine Brown & Co. to Margaret Donnelly, the southwest corner of Amsterdam av and 140th st, a 5-sty flat with store, on lot 110x110.

AMSTERDAM AV.—John N. Goldberg has sold to S. Mandelsohn 2 lots on the east side of Amsterdam av, 72 feet north of Washington Bridge; also, for Louis Wendell the southeast corner of Audubon av and 158th st; for William F. Carter, 100x110, at a plot 100x275.

AMSTERDAM AV.—Mr. Kitzinger.

15TH ST.—Chas. Griffith Moses & Co. have sold for Henry T. Bulman to the Sisters of the Visitation of the Blessed Virgin Mary, 90x110, on the northeast corner of Broadway and 150th st.

139TH ST.—The Brokers Realty & Brother have sold for Henry T. Bulman the plot at the northeast corner of Audubon av and 153th st, a 5-sty flat, on lot 25x95.

AMSTERDAM AV.—Kirko La Shellie has bought from R. F. Kilpatrick the plot on the southeast corner of Naegle av and 150th st, a front of 250 feet, running through to Hillside st, in which it has a frontage of 124.2 ft. The plot has a south line of 255.5 feet and a north line of 253.5 feet; depth 150 feet.

15TH ST.—Chas. Griffith Moses & Co. have sold for Henry T. Bulman to the Sisters of the Visitation of the Blessed Virgin Mary, 90x110, on the northeast corner of Broadway and 150th st.

150 ON THE NORTHWEST CORNER OF BROADWAY AND 146TH ST.

AMSTERDAM AV.—The Central Realty, March 11, 1905

FORT WASHINGTON AV.—E. Osborne Smith & Co. have sold for the Webster Realty Co. the plot on the northeast corner of Broadway and 146th st, a 3-sty building, on a plot 25x100.

NAEGLE AV.—Kirko La Shellie has bought from R. F. Kilpatrick the plot on the southeast corner of Naegle av and 150th st, a front of 250 feet, running through to Hillside st, in which it has a frontage of 124.2 ft. The plot has a south line of 255.5 feet and a north line of 253.5 feet; depth 150 feet.

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15TH ST.—Chas. Griffith Moses & Co. have sold for Henry T. Bulman to the Sisters of the Visitation of the Blessed Virgin Mary, 90x110, on the northeast corner of Broadway and 150th st.
119th St at the northeast corner of Waddsworth av and 189th St.

WADSWORTH AV.—Paul Halpin has sold a lot 75x100 on the west side of Waddsworth av, 50 ft north of 17th St, to a Mr. Robinson.

9th St and 107th St.—Mrs. Schott and Frederick Grassnak have sold to Charles Leasenfeld the northeast corner of 9th St and 20th St, 90.11x100, and the southeast corner of 9th St and 201st St, 101.11x100. This property is at the site of the proposed approach to the 270th St bridge.

10th St.—J. H. Colman have sold the block front in the east side of 10th av, between 202d and 203d sts, 190.10x125, and four lots adjoining in 202d St, at the entrance property. Also, they have sold to Jacob Roseborg the four lots in the south side of 203d St, 125 feet east of 10th av, to square.

11th AV.—Gustave Bayere sold to R. R. Masten the northeast corner of 11th av and 210th St, 200x100, on the west side of 11th av.

10th AV.—Hall J. How & Co. have sold for a client the northeast corner of 10th av and 205th St, a plot of 48x100. W. R. Mattison, trustee, 48 Lorillard av.

10th AV.—Gustave Bayer sold to R. R. Masten the northeast corner of 10th av and 210th St, 200x100, on the west side of 10th av.

10th AV.—Jules P. Storm purchased from the City Investing Co., the plot at the junction of 10th av and 211th St, 211.43x100, for $5,000.

10th AV.—Mr. J. K. Sell has sold to J. B. Grossman & Rosenblum the block front in the east side of 10th av, between 304th and 305th Sts, 110.40x100, to Jacob Roseborg.

10th AV.—M. L. & C. Ernst, the Northwestern Realty Co. have sold for Henry Hackemeister the two 5-sty flats on plot 15x90, on the south side of 130th St, 50 ft. north of Avenue St. John.

110th AV.—Sarah M. Schotz and Frederick Grassnak have sold 165 St Ann's av, a 5-sty double flat; also the southwest corner of Tinton av and 158th St, 40x100, and the plot 9x100, on the south side of 128th St, 315 feet west of Westchester av.

110th AV.—Richard Dickson has sold for Mr. Steinberg the northeast corner of 10th av and 158th St, a plot 75x100; also for R. Clarence Dorsett the five lots in the north side of 139th St, 75x100.

180th ST.—W. A. Kirke La Shelle, who this week purchased from the City Investing Co., an irregular plot 191.02x122.17x187 ft. 99.8.

203d St.—H. G. Lehman & Co. have sold for Mrs. Carrie Schopp to William C. Bergeon the plot 47.8x100 at the northeast corner of 203d St and Valentine av, and also an adjoining lot to the same buyer.

240th ST.—John R. Stolzberg has sold to Philip Schnur the dwelling; on plot 128.40x100, on the south side of 240th St, 48 feet west of Marion St.

BATHGATE AV.—The Mineck-Feinberg Realty Co. has sold through F. J. Weil & Co. to Frederick Deutsch, an irregular plot of 75x95, to Wm. F. Pepper, with high-class apartments.

BELMONT AV.—C. F. Mehleit has sold for Amelia Eink a plot on 181st St, between 184th and 185th Sts, 55.49x100, to Mr. Julius Spies; also for Messrs. D. Brady and Paul Dannheuser, plot 75x125, on the north side of 183rd St, between 105th and Southern Boulevard, to Mr. Carl Ross.

BROOK AV.—Louis Lee has sold to Reiss & Rosenblum the block front on the east side of 191st St, between 139th and 139th Sts, a plot 20x100.

CAULFIELD AV.—Klein & Klein have sold a plot 50x200 running through from Caulfield to Eagle av, 492 ft. north of Westchester av.

FRANKLIN AV.—R. I. Brown's Sons have sold for Anna Stengele et al to Eva Jackson of 134 East 76th St, a 2-sty frame house, size 17x26.

INTERVALE AV.—Frederick Deutsch has sold to Mrs. Carrie Schopp, owner of family house bounding 100th and 105th Intervale av, a plot 43x100.

JEROME AV.—Edward N. Crosby, in conjunction with Edward C. Williams, has organized the State Investing Co., which will be to deal in second mortgages, in a capital of $500,000. Its principal object in acquiring the property. He acknowledged that he is present in New York for the purpose of arranging the details of the transaction, when asked regarding his plans for the property stated that he was not yet certain whether or not he would improve the property.

KADIN AV.—Harry Godstein has bought the nine lots, 225x100, at the northeast corner of 138th St and Cypress av.

150TH ST.—J. O. G. Glab, have sold the plot 100x100 on north side of 150th St, 110 ft. north of 149th St, for Mr. Hull, and the plot 105 St, Ann's av, a 5-sty double flat, also the southwest corner of Tinton av and 158th St, 40x100, and the plot 59x100, on the south side of 157th St, 115 feet west of Westchester av.

150TH ST.—Richard Dickson has sold for Mr. Steinberg the northeast corner of 150th av and 158th St, a plot 75x100; also for R. Clarence Dorsett the five lots in the north side of 139th St, 75x100.

180TH ST.—Wolf Burland has sold to Leonard J. Obermoser the block front on 182nd St, between 138th and 139th avs, an irregular plot 191.02x122.17x187 ft.

200TH ST.—H. H. Cantrell & Co. have sold for Mr. Curtis Clapp to William C. Bergeon the plot 47.8x100 at the northeast corner of 202d St and Valentine av, and also an adjoining lot to the same buyer.

240TH ST.—John R. Stolzberg has sold to Philip Schnur the dwelling; on plot 128.40x100, on the south side of 240th St, 48 feet west of Marion St.

Nelson & Co., were the brokers in the sale of 29, 22 and 24 Vesper st, reported in our issue of March 4th. The sellers are as follows: No. 29, Greenwood estate; No. 22, Hugh L. Fox, Esq; and No. 24, Robert L. How.

Tuesday night at 11 o'clock in the Council Chamber of the City Hall will be held a public hearing on the petition for the re-organization of the New York Waterworks, a new public company to take the place of some of the west side slaughter houses and fat rendering plants. The proposed site of the new slaughter houses is immediately to the north of the middle line of the block bounded by West 38th and 39th Sts. and the south side of West 41st St, between 11th av and the north line.

The firm of Brown & Sons has just organized the State Investing Co., which has been incorporated in New Jersey with a capital of $500,000. The principal object will be to deal in second mortgages, and in secondary interests in first mortgages and in prior interests in second mortgages. The directors of the company are George C. Stark, Edward A. Day, Robert E. Dowling, Charles R. Henderson, Charles W. Lawler, William A. Nash, B. Aymar Sands, Mr. Johnson is president. Kirke La Shelle, who this week purchased the buildings which are the subject of a suit for foreclosure, when asked regarding his plans for the property stated he was not yet certain whether or not he would improve the property. He acknowledged that he is considering negotiations toward the building of a row of 9 or 10 6-sty flats on his property.

March 11, 1905
Century Realty Company

135 BROADWAY

Deals in Selected Real Estate in Manhattan Borough

HOPKIN & WEEKS
REAL ESTATE

NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.

March 11, 1905

110th to 125th Sts., from Broadway to Riverdale Ave.

NOTICE TO PROPERTY OWNERS.

The Comptroller gives notice that assessments for the year 1905 are due and payable. Payments made on or before May 3 for West 148th st and May 6 for others will be exempt from interest; after that date the rate of 7 per cent per annum will be charged on the dates of the respective entries of the several assessments in the Record of Titles and Assessments.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS.

22d St., No. 89, 335 and 341 av, 509th St.

From March 11 to be made to the Supreme Court March 19 for the appointment of Commissioners of Estimate and Appraisal.

BILL OF COSTS.

Riverside Drive, from 135th st to Boulevard Lafayette.

From March 11 will be presented to the Supreme Court for taxation March 17.

CONSOLIDATED INVESTMENT COMPANY

160 BROADWAY, NEW YORK

Page 533
ADVERTISEMENT LEGAL SALES.
Referee's Sale to be held at 12 o'clock noon on the New York Real Estate Salesroom, 141 Broadway, where the same is to be conducted.
March 11.
No Sale advertised for this day.

March 12.
Morris av, No. 550, w. of 200 ft, 3-story brk tenement and store, J. B. Light, president, and others, for $8,500—$10,000. By E. S. Delafield.

March 13.
Grand av, No. 111, 5-story brick tenement and store, F. W. Seattle, trustee, for $50,000—$60,000. By Lewis M. Sayre and Co.

March 14.
B. B. Heywood, trustee, for $25,000—$30,000. By H. F. McVicker.

March 15.
Elwood av, No. 36, on map Geo. J. Thompson, 50x100. Henry Corn to Paul Halpin. Other consid and 100 other consid and 100

March 16.
No Sales advertised for these days.
[Document text not provided]
18th St. Nos 114 and 116. S S, 200 w Lexington av, 40x98, 9, 3 and 28th st, Nos 114 and 116. S S, 185 e 4th av, 40x98, 9, 3 and 4-sty.

43rd St. No 507, N S, 141.S w IOtb 1 39th St. No 42, S S, 340 e 61f av, 20x98, 9, 4-sty stone front tenement.

39th St. No 42, S S, 340 e 61f av, 20x98, 9, 4-sty stone front 38th st, Nos 443 and 445, N S, 240 e 8th av, 40x98, 9, 4-sty stone.

35tb St No 415, N S, 175 w 9tb av, runs w 24, 11 x n 71.2 x w 0.2.

42d St. No 326, S S, 373.10 w 8th av, 20.10 x98, 9, 4-sty brick tene 43d St. No 505, N S, 125 w IOtb 1 43d St, No 507, N S, 141.S w IOtb 1 45th St. No 247, N S, TOO w 2d av, 25x100.5, 5-sty brick tenement.

45th St. Nos 418 and 41S, S S, 215 W 8th av, 40x98, 9, 4-sty brick 45th St. Nos 418 and 41S, S S, 215 W 8th av, 40x98, 9, 4-sty brick.

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126th St. No 341, 6 x 50 at 25th Av, 125 x99.11, 5-sty brk frame dwelling.
123rd St. No 341, 6 x 50 at 25th Av, 125 x99.11, 5-sty brk frame dwelling.
123rd St. No 340, 6 x 50 at 25th Av, 125 x99.11, 5-sty brk frame dwelling.
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March 11, 1905

CONVEYANCES

RECORD AND GUIDE

Manhattan

541

1st av. No 1749 | n e cor 90th st, 25x464, 5-sty brk tenement and store, 90th St. No 401 | store, Israel Winograd et al to Charles Selig | $12,000, Feb 15, 1905.

21st St. No 1319 | n e cor 25th av, 10x202, 2-sty brk buildings, 25th av, n w cor 101st st, $60,000, Jan 30, 1905.

167th St. No 2157 | w s cor 123rd st, runs 26x103, 2-sty brk tenements and stores, 122nd st. No 312, 8x103, 3-sty brk hotel. Also property known as the Chas S. Brown Jewelry Co., 125th st. $3,000, Jan 1, 1905.

2nd av. No 9, 11x20 | 2-sty brk tenement and store, 2-3 parts, $800, Jan 27, 1905.

3rd av. No 749 | e s cor 172nd st, 10x201, 3-sty brk tenements and stores, 171st st. No 401, $3,000, Feb 26, 1905.

4th av. No 479, w s cor 167th st, 5-sly slone front tenement and store, 166th st. No 565, $3,500, Feb 24, 1905.

5th av. No 1343 and 1345 | s e cor Slst st, runs 26x101, 4-sty brk tenement and store, 1341 and 1345. $2,000, Jan 16, 1905.

8th av. No 323, e s abt 84th st, 10x100, 3-sty brk building and store, 83rd st. No 323, $10,000, Feb 21, 1905.


11th av. No 1014 | n e cor 117th st, 5-sty brk tenement and store. 111th st. No 1 and store, Emil Adler et al to Michael Ben son and Louis Wurtz | $3,000, Feb 26, 1905.

14th av. No 290 | w s cor 82nd st, 51x110, 4-sty frame tenement, 81st st. No 290, $9,750, Feb 22, 1905.

21st av. No 195, w s cor 83rd st, $500, Mar 1, 1905.

3d av, Nos 1431 and 1433 | s e cor Slst st, runs 26x101, 4-sty brk tenement and store, 1431 and 1433. $2,000, Jan 16, 1905.

5th av. No 2418 | n e cor 100th st, 10x100, 3-sty brk hotel. Also property known as Eileanor Court Club property, 99th st. $17,500, Jan 15, 1905.

For real estate, marine, and personal property, see Franklin & Frank's Record and Guide of Manhattan, April 15, 1905.

A. M. G.

1st av. No 317, w s cor 90th st, 25x464, 5-sty brk tenement and store, 90th St. No 401, store, Israel Winograd et al to Charles Selig | $12,000, Feb 15, 1905.

167th St. No 2157 | w s cor 123rd st, runs 26x103, 2-sty brk tenements and stores, 122nd st. No 312, 8x103, 3-sty brk hotel. Also property known as the Chas S. Brown Jewelry Co., 125th st. $3,000, Jan 1, 1905.

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4th av. No 479, w s cor 167th st, 5-sly slone front tenement and store, 166th st. No 565, $3,500, Feb 24, 1905.

5th av. No 1343 and 1345 | s e cor Slst st, runs 26x101, 4-sty brk tenement and store, 1341 and 1345. $2,000, Jan 16, 1905.

8th av. No 323, e s abt 84th st, 10x100, 3-sty brk building and store, 83rd st. No 323, $10,000, Feb 21, 1905.


11th av. No 1014 | n e cor 117th st, 5-sty brk tenement and store. 111th st. No 1 and store, Emil Adler et al to Michael Ben son and Louis Wurtz | $3,000, Feb 26, 1905.

14th av. No 290 | w s cor 82nd st, 51x110, 4-sty frame tenement, 81st st. No 290, $9,750, Feb 22, 1905.

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BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the city of New York.

Arthur st. n. s. lots 502 to 936 same map, 125x100. CONTRACT. 


Peterson pl or 48th st, No 399, n s, 125x190, vacant. Donnie Martin to Charlotte C. Sibert. Mar 6, 1905. 10:2716.


Belmont pl or 130th st, No 628, late Kingsbridge and West Farms road n s, 165x150, vacant. John M. F. Schurman to Margaret Stonebridge. Mar 6, 1905. 11:3197. 

Same property, with all title to strip old line of road and Bel- mont pl to 130th st. John M. F. Schurman to Margaret Stonebridge. Mar 6, 1905. 11:3197. 

Bryant st. e s. 250 n 172d st, 50x100. 


Bray, I. , 450 e 172d st, 25x100, 2-sty frame dwelling. John M Phillips in UDV and at 504, 150x190, 2-sty frame dwelling, John M Phillips in UDV and at 504, 150x190, 2-sty frame dwelling. 

Reno pl, No 316, s s, 375.11 w Anthony av, 27 x 100x100, 2-sty frame dwelling. Michael P Fehery to Joseph W. Nason. Mar 5, 1905. 10:2697. 

9th st, n e cor 50th st, 50 x 170x170, vacant. 

Bryant st. e s. 50 n 172d st, 50x100. 

Tony Terrace, n e cor 10th st, 112x100, Wakefield. Margaret Pierce st. e s. lot 205 s land Isaac G. Johnson, runs along Pierce st 30 

Macy pl, No 1054, s s, 193.11 e Prospect av. runs 

Lebanon st, s s, and being lots 185 to 187 23 map Neill estate, 

Kelly st, No 44, e s, 275 n 156th st, 25x100, 3-sty brk dwelling. John M. Buhler, Feb 28, Mar 3, 1905. nom 

* 10th St. s s. 205 w Av D. 33x105, Unionport.

Adolph Ealschun to Barbara Laurer. CONTRACT. Katharina Drechsel to Jacob. 

17 1/2, Mar 6, 1905. 10:2708. other consid and $100 

181st st. No 808. s s, abt 235 e St Anns av, and 037,6 w Home av. 

181st st. No 942, s s, 87.1 e Forest av, 25x125, 2-sty frame dwell- 

175th st. s s, 12.1 w Washington av. 75x103, vacant. Louis Lock- 

163d st. No 672, s s, abt 120 e Melrose av, 25x100, 2-sty frame 

164th st. No 1040, s s, 39 w Stebbins av, 23x73.6. 3-sty brk ten- 

150th st. s s, 350 e Brook av. 75x100. vacant. Henry Feuerstein &c.

152d st. late Elton st, n s, 150.3 e Morris av, 50x100, 2-sty frame 

3rd st. n s. 400 w Av B, 50x100, 2-sty frame dwelling. Richard Coffy to Louis Lese. Feb 1. Mar 6, 1905. 10:2715. nom 

10th st, n s, 350 e Brook av, 75x100, vacant, Henry Feuerstein &c.

141st st, n s. 5319 e St Ann av, 87.5x irreg 86x100, vacant. Emanuel Reiner et al to The Northwestern Realty Co. Mar 1. Mar 3, 1905. 10:2678. 

140th st, s s, 155 e Broadway, 25x100. vacant. 

135th st, No 527 and 529, n s, 100 e Lincoln av, 50x100, two 

Schumacher, John, S. Feb 21, Mar 7, 1905. 10:2705. 

131st st, Nos 527 and 529, n s, 100 e Lincoln av, 50x100, two 

135th st, Nos 522 and 529, n s, 100 e Lincoln av, 50x100, two 

134th st, s s, 205 w Willis av, 25x100, 3-sty brick ten- 

133rd st. No 26, 250 w Washington av, 50x100, 3-sty brick tenant. 

134th st, s s, 115.9 w Washington av, 20x102.2, 3-sty frame 

133rd st, s s, 85 w Washington av, 20x102.2, 3-sty frame 

134th st, s s, 130 w Washington av, 20x102.2, 3-sty frame 

130th st. No 942, s s, 87.1 e Forest av, 25x125, 2-sty frame dwell- 

133rd st. No 721, s s, 115.9 w Washington av, 35x100, 3-sty frame dwel- 

132nd st. No 722, s s, 140 w Washington av, 35x100, 3-sty frame dwel- 

131st st, s s, 125 w Washington av, 75x100, vacant. Louis Lock- 

130th st, s s, 110 w Washington av, 75x100, vacant. 

129th st, s s, 100 w Union av, 41x145.2, 3-sty frame dwell- 

129th st, s s, 100 w Union av, 41x145.2, 3-sty frame dwell- 

128th st. No 723, s s, 205 w Washington av, 25x100, 2-sty frame 

128th st. No 723, s s, 205 w Washington av, 25x100, 2-sty frame 

127th st. No 722, s s, 140 w Washington av, 35x100, 3-sty frame dwel- 

126th st. No 721, s s, 115.9 w Washington av, 35x100, 3-sty frame dwel- 

125th st, s s, 125 w Washington av, 75x100, vacant. Louis Lock- 

124th st. No 722, s s, 140 w Washington av, 35x100, 3-sty frame dwel- 

123rd st, s s, 100 w Union av, 41x145.2, 3-sty frame dwell- 

122nd st, s s, 90 w Union av, 40x145.2. 3-sty frame dwell-

121st st, s s, 85 w Union av, 40x145.2, 3-sty frame dwell-

120th st, s s, 80 w Union av, 40x145.2, 3-sty frame dwell-

119th st, s s, 75 w Union av, 39x145.2, 3-sty frame dwell-

118th st, s s, 70 w Union av, 39x145.2, 3-sty frame dwell-

117th st, s s, 65 w Union av, 39x145.2, 3-sty frame dwell-

116th st, s s, 60 w Union av, 39x145.2, 3-sty frame dwell-

115th st, s s, 55 w Union av, 39x145.2, 3-sty frame dwell-

114th st, s s, 50 w Union av, 39x145.2, 3-sty frame dwell-

113th st, s s, 45 w Union av, 39x145.2, 3-sty frame dwell-

112th st, s s, 40 w Union av, 39x145.2, 3-sty frame dwell-

111th st, s s, 35 w Union av, 39x145.2, 3-sty frame dwell-
Belmont ave, s e cor 179th st. runs e 130.11 x s w 101 x w 22.9 x s

Same property. Alfred Miller to William Nesbitt. Mort $5,000. Mar

Courtlandt av, No 929. w s. 175 n 162d st, 25x133,1x25,5x137.9, S-sly""

lo6th St. No 605 I S-sty frame tenements, store

Courtllandt av, Nos 742 and 746 | n e cor 156th st, 50x92,3 two

Clinton av | s e cor Crofona Park South, 10L3x89.11 to w s

*Bronxwcoa av, e s, and being lots 92 and 93 map (876) of Thomp­

*Boslon Post road, n w s, adj land Wm Shaw, runs n e to s w s road

Arthur av, No 1997, w s, 335.8 n Tremonl av, 16.8x90. 2-sty frame

*Co!umbus av, n e cor Van Buren st, 50x100. Josephine B Rez­

*Bartholdi av, n s. lots 107 and 108 map of building lots in 24th

Ward, near Williamsbridge, 50x100. CONTRACT. Ralph

1905. 11:3239. nom

Church st, now Kingshridge av, x 113 s proposed 234lh st', runs s

82.7, two 2-sty frame dwellings. Chas H and Etdw A Thornton to

1. Mar 1, Mar 8, 1905, 11:2945, 100


Mort $5,000. Mar 3. 1905, 11:3049. 100

H. to H Matilda Clark. Mar 9, 1905, 9:2508. 5,000

Teller av | Mort $58,500. Peb 28, Mar 8, 1905. 9:2433. 100

50 X w 100 to e s proposed Coriear av x n 50 x e 100 to beginning,

50 X w 100 to e s proposed Coriear av x n 50 x e 100 to beginning,

Michael H Hyland to Michael J Comerford and Mary A his wife'

50 x w 100 to e s proposed Coriear av x n 50 x e 100 to beginning,

Mar 1, Mar 7, 1905, 11:3079. 30.000

Mar 8, 1905. other eonsid and 100

1,600

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Teller av | Mort $58,500. Peb 28, Mar 8, 1905. 9:2433. 100

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Teller av | Mort $58,500. Peb 28, Mar 8, 1905. 9:2433. 100

50 X w 100 to e s proposed Coriear av x n 50 x e 100 to beginning,
Jerome av, No 2421, w 29 11.1 ft Fortham road, late Highbridge road, 20.10x100.25, 3-sty frame tenement and store, Wm F Holding to Edw D Sugden. Mort $10,000. Feb 28, Mar 3, 1905. 11:3190.

Jerome av, No 2423, n e cor North st, 100x100, 2-sty brick (ene.

Jerome av, No 2424, w 29 100 ft. Jerome av, 20.10x100.25, 3-sty frame tenement and store, Wm F Holding to Edw D Sugden. Mort $10,000. Feb 28, Mar 3, 1905. 11:3190.

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Mortgages

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagee, the next that of the mortgagor. The description of the property may be found on the face of the mortgage, the time for which it was given and the amount. The general notes will be found at the bottom of the page when the mortgage was handed into the Register’s office to be recorded.

Whenever the word "P. M." occurs, preceded by the name of a street, in these lists of mortgages, it means the property is Mortgaged, and for fuller particulars see the list of transfers of property from Register to Register. The first date is the date the mortgage was drawn, the second date the date the mortgage was recorded.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the Instrument as tiled.

Mortgages against Bronx property will be found altogether at the foot of this list.

March 7, 1905

BOROUGH OF MANHATTAN.

Aaron, Herman to Wm T. Hawley et al trustees Samuel Greenstein, 1st av, Nos 1,704 and 1,705, s e cor 75th st, 25,000, 3 yrs, from Mar 1, 1905, 4:1260. 5th av, 190, 3d cor 12th st, 25,000, 3 yrs, from Apr 1, 1905. 6:3724.

B. Montgomery to Fredk A. Toothman, March 11, 1905. 6:1570, 4%.

Blumberg, Isaac Berkowitz and Samuel Deitchman to Beer, Fredk C to LAWYERS TITLE INS CO. Sth av Nos 1,669 and 1,670, 200x100, P M, Mar 1, 1905, 4,110, 4%. 3:9000.

Bushman Terminal Co to TITLE GUARANTY AND TRUST CO. Certificate as to consent of stockholders to mort reissued in King’s Court.

March 7, 1905.

BROOKLYN.

Bertman, David and Jane Blumberg, Allen st, Nos 137 and 139, 50x70, 3 yrs, 6%.

Beer, Fredk C to LAWYERS TITLE INS CO. Sth av Nos 1,669 and 1,670, 200x100, P M, Mar 1, 1905, 4,110, 4%. 3:9000.

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Cavanagh, Albert, to TITLE GUARANTEE AND TRUST Co. Wadsworth av, n w cor 17th st, 124x100. Mar 8, 1900, due. 3% per annum. Mar 7, 1905.

Cavanagh, Albert, to TITLE GUARANTEE & TRUST Co. Wadsworth av, n w cor 93rd st, 94x100. Mar 8, 1900, due. 3% per annum. Mar 3, 1905.

Cuyler, H. C., to Bernstein & Schwartz, 6th av, No 18, 170x96. Mar 8, 1900, due. 3% per annum. Mar 3, 1905.

Cuyler, H. C., to Title Guaranty & Trust Co., s. av, No 160, 125x100.5. Mar 7, 1901, due. 3% per annum. Mar 8, 1905.

Same to same. Same property. P. M. Prior mort $4,000. Mar 5, 1905, due. 3% per annum. Mar 3, 1905.

Davidson, Julius, to Charles Wynne. 143d st, No 280, n s, 250x100. Mar 8, 1900, due. 3% per annum. Mar 3, 1905.

Dobkin, Joseph, to Samuel Adler and ano. 5th av, No 2121, w s, 125x100. Mar 8, 1900, due. 3% per annum. Mar 3, 1905.

Dobkin, Joseph, to Samuel Adler and ano. 5th av, No 2121, w s, 125x100. Mar 8, 1900, due. 3% per annum. Mar 3, 1905.

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Dobkin, Joseph, to Samuel Adler and ano. 5th av, No 2121, w s, 125x100. Mar 8, 1900, due. 3% per annum. Mar 3, 1905.

Di Renna, Nicola, to Eberhard & Schmidt, av no, No 270, 250x100. Mar 8, 1900, due. 3% per annum. Mar 3, 1905.

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March 11, 1905

Mortgages

RECORD AND GUIDE

Manhattan

549

1882 x 0.37 x 29 x 0.147 to st x x 25. P M. Mar. 2. 1905.

Friedman, Harry to LAWYERS TITLE INS CO. 121st st. No. 219, n w. P M. Mar. 2. 1905. due, 6%, as per bond. Mar. 7. 1905. 7:1501.

Goodman, Aaron to Abraham Nevin and sons. 119th st, No 222, s s, 234 w 110th st. 15% to 32%. P M. Mar. 3. 1905. due, 6%. Mar. 6. 1905. 1:1453. 15,000.

Grossman, Samuel to N Y SAVINGS BANK. 130th st. No 67, n e. 22 x 20 to 20 x 20.10. Prior mort $40.000. Mar. 3. 1905. due, 6%. 1:1677. 30,000.
March 11, 1905

Mortgages

RECORD AND GUIDE

Manhattan

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NATIONAL MORTGAGE & SECURITY CO. Lexing­
town av. No 250, 440x100. Feb 10, 1905, 2 yrs, 6%. Mar 3, 1905.

Nauheim, Carrie to N Y MORTGAGE & SECURITY CO, Lex­

Presentation Day Nursery of Blessed Virgin Mary with Mary Caccino, Mary to HARLEM SAVINGS BANK, 11th st. No 321. Mar 1, 1905, 6%. Mar 1, 1905.

Oppenheimer, Henry E to DRY DOCK SAVINGS INSTITUTION. Feb 25, 3 years, 4½%. Mar 3, 1905. 4:1156, 7,500.

Nally, Mary A to Blanche Landau, 10th st, No 241 n s. 200 e 25th pl. Feb 20, 5 years, 5%. Mar 3, 1905. 5:1672, 15,000.

Permansky, Gussie wife of Max to Eliza M Zerega et al trustees Permansky, Gussie to Harris Friedman and ano. 8th st. Nos 204 and 206. Mar 8, 1905, 3 years, 6%. Mar 9, 1905. 6:1786, 8,500.

Pandolfi, Charles to Geo Ringler & Co, 2d av. No 2162 n e cor 134th st. Mar 3, 1905. 5:1557, 16,000.

Pieulido, Donato to Samuel L Laderer, Broadway, n e cor 134th pl. Feb 27, 3 years, 4½%. Mar 3, 1905. 3:816, 80,000.

Quackenbush, Warren F to LAWYERS TITLE INS CO. Park av. Mar 3, 1905. 7:2033, 40,000.

Rosenberg, Isaac and Herman Weissberger to Pauline May. Feb 18, 1905, 2 yrs, 6%. Mar 3, 1905. 4:1160, 11,000.

Simiansky, Abram to Max I Rosenbaus, 6th st. No 218 s s 225 e 25th pl. Feb 25, 3 years, 6%. Mar 3, 1905. 7:1988, 12,200.

Silverstein, Joshua to Jacob Sweetman et al. Bradhurst av, n e cor 99th pl. Mar 3, 1905. 5:1760, 10,000.

Silverstein, Isaac and Herman Weissberger to Pauline May. Feb 18, 1905, 2 yrs, 6%. Mar 3, 1905. 4:1160, 11,000.

Rosenwasser, Isaac and Herman Weissberger to Pauline May. Feb 18, 1905, 2 yrs, 6%. Mar 3, 1905. 4:1160, 11,000.

Rapp, John W to Eugene Underhill and ano exrs and trustees. 94th st, Nos 323 to 327. n s. 325 e 2d av. Mar 9, 1905, 5:1557, 17,500.


Rapp, John W to William Schlemmer Sr with Eugene Underhill and ano exrs and trustees. 94th st, Nos 323 to 327. n s. 325 e 2d av. Prior mort $17,500. Subordination mort. Mar 9, 1905. 6:1757, 5,500.

Rosenwasser, Isaac and Herman Weissberger to Pauline May. Feb 18, 1905, 2 yrs, 6%. Mar 3, 1905. 4:1160, 11,000.

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**The Private Branch Telephone Exchange System**

The Private Branch Telephone Exchange System is particularly adapted to the requirements of LARGE HOTELS and APARTMENT HOUSES.

By means of a Private Branch Exchange the general telephone service, local, suburban and long distance, is available in every room and apartment. A complete interior service is also supplied, adding largely to the efficiency, and decreasing the cost of the hotel service proper.

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- III West 38th Street.
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**NEW YORK TELEPHONE CO.**
ELECTRIC METRE RATE

Mortgages

March 11, 1905

An interesting guarantee of 40% saving on electric light bills. Thos Cortlandt 4780, or a postal will bring our man.

THE STEELING ELECTRIC MFG. CO. 100 WILLIAM STREET
Borough of the Bronx.

Alterations.

Borough of Manhattan.

Manhattan

March 11, 1905

INDEX DEPARTMENT
THE ARCHITECTURAL RECORD CO.,
416 Vesey Street, New York;
120 Randolph Street, Chicago, Illinois.
Lumber of all kinds for Builders.

Fowler, 474 Col-jmhus av.—3.54.

Frisco, 30 1st St.—360.

Garrison, 53 1st av; cost, $2,500; A Bollmeyer, 444 E 19th st; art, O Reiss.

Van Buren, 100 William av; cost, $4,000; Adolph Meyers, Bath Beach, Brooklyn; art, Alfred Kehoe.

135th st; to 3-sty brk and stone club house; cost, $1,500; Riverside Hotel Co. 254th st and Independence av; arts, Jno B Snook & Sons, 261 and stone stable and loft building; cost, $2,000; E B Newman, 254th st, 135 E 49th st; art, O Reiss.

146th st, s 3, 124.5 e 3d av, 24.3xl00s irregular. James Byrne agt Qliz Caron and ano; dower; Matthew P Doyle, att'y.

559th st, n s, 125 w Lenox av, 125x100.11 (2 actions), Albert M Herzog agt Harris Mandelbaum.

146th st, s 3, 124.5 e 3d av, 24.3xl00s irregular. James Byrne agt Qliz Caron and ano; dower; Matthew P Doyle, att'y.

One Hundred and Sixty-four Lis Pendens for Violation of the Tenement House Law and Twenty-Third for Violation of the Building Law Filed This Week.

LIS PENDENS.

Frank N Waterman agt Adirondack Realty Co; W H Peck, att'y; Einanuel I Silberslein, ref, (Amt due $6,857.50.)

Union av, s w cor 168th st. 41x91.10. Leon Noel agt Annie Chisling Levitt et al; action to foreclose a mechanic's lien; Hugo S Mack, att'y

45th St. Nos 601 to 619 West. Nenchatei Asphalte Co (Lim) agt New York Butchergarten Dressed Meat Co et al; action to foreclose a mechanic's lien; Smith & Bowman, att'ys.

39th St. Nos 601 to 619 West. Nenchatei Asphalte Co (Lim) agt New York Butchergarten Dressed Meat Co et al; action to foreclose a mechanic's lien; Smith & Bowman, att'ys.

17th st, No 32 East 31st st, 18x278.16; 3 actions, Norman & Dymond, ref. (Amt due $700.00.)

5th st, s 20 ft. 22, 233 E 21st st, 3x80.15; 2 actions, Zueck & Co., ref. (Amt due $700.00.)

37th st, s e cor 129th st, 57x104.2.10. Louis G Gross agt F M Goldenberg, ref. (Amt due $1,100.00.)

113th st, n e cor 8th ave, 12x125. 2 actions, New York & N J Steel Co. (Lim) agt Arrow Iron Co, ref. (Amt due $600.00.)

29th st, n s, 146 St, 20x100. Louis Klener and ano agt Lena Reinhardt; action to cancel a deed, Louis Weinberger, att'y.

18th st, No 22 East 21st st, 18x181.5. 1 action, Wm H Kline agt John V Bayer, ref. (Amt due $700.00.)

1st ave, n s, 1750 Madison av, 20x97.2. 1 action, S Levy Lawson, 22 W 40th st; art, Harr-y T Rees, 135 W 65th st. B. W. Bridge av.—358.

Van Buren st. Brooklyn; art, Paul Gehhardt, 197th st and Bainbridge st.

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GAS COOKERS & GAS HEATERS

SOLVE THE FUEL PROBLEM
CLEANLY, EFFICIENTLY, ECONOMICALLY

CONSOLIDATED GAS COMPANY OF NEW YORK

March 11, 1908

RECORD AND GUIDE

Manhattan

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A handsome up-to-date article of gas burners and cookers.

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All descriptions cut to length and delivered at short notice.

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**WHALE CREEK IRON WORKS**

**Cal and Moultrie Streets**

**Telephone, 236 Greatway**

Brooklyn, New York City

#### Building Material Prices

<table>
<thead>
<tr>
<th>Material</th>
<th>Price per 100 lbs.</th>
<th>Price per M.</th>
<th>Price per T.</th>
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</thead>
<tbody>
<tr>
<td>Linseed Oil, raw</td>
<td>$43</td>
<td>$400</td>
<td>$1,000</td>
</tr>
<tr>
<td>Tuscan red</td>
<td>$17</td>
<td>$170</td>
<td>$425</td>
</tr>
<tr>
<td>Venetian red, Eng.</td>
<td>$1.25</td>
<td>$125</td>
<td>$312.50</td>
</tr>
<tr>
<td>Litharge, American</td>
<td>$45</td>
<td>$450</td>
<td>$1,125</td>
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<tr>
<td>Whiting, common</td>
<td>$45</td>
<td>$450</td>
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<tr>
<td>Brown, vandyke</td>
<td>$11</td>
<td>$110</td>
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<td>Blue, Prussian</td>
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<td>Glue, Irish</td>
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<td>$86.25</td>
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**Window Glass**

**American List**

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<thead>
<tr>
<th>Size</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>6x 10 -16</td>
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</tr>
<tr>
<td>10x 16 -24</td>
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<td>67</td>
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<td>12x 16 -24</td>
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<td>55</td>
<td>60</td>
<td>65</td>
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<td>15x 16 -24</td>
<td>38</td>
<td>43</td>
<td>48</td>
<td>53</td>
</tr>
</tbody>
</table>

**Discount**

- Single: 10 to 20 per cent.
- Double: 20 to 30 per cent.
- All sizes under 52 inches in length, and not making more than 1.6 inches, will be charged in the 84 united inches bracket.
- All sizes over 52 inches in length, and not making more than 1.6 inches, will be charged in the 120 united inches bracket.

**ASSIGNMENTS OF CHATTEL MORTGAGES.**

The prevailing rates of wages in the building trade are as follows:

- Masons, 50 to 55c.; bricklayers, 70c.; stonecutters, 80c.; laborers, 50c.; carpenters, 80c.; setters, 50c.; painters, 50c.; plumbers, 50c.; gilders, 50c.; joiners, 80c.; blacksmiths, 80c.; plumbers, 50c.; grocers, 50c.; carriage makers, 50c.; glaziers, 50c.; painters, 50c.; decorators, 50c.; varnishers, 50c.; houses, 80c.; electraneum, 50c.

**Wage Schedule.**

Discount 90 and 10 on first two brackets and 80 to 80 on the double.

**Must see**

- See. 30x72—30x78.,. 43 50
- 30x24-24x30 ..., 32 75
- 34x28—34x34,,.. 32 25
- 34x58—34x60,.,.. 43 50
- 57 75
- 53 50