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FOR the quarter ending with March the record of building operations projected, as well as work under way, was one of the lightest in a long period of years, but at the same time one of the least discouraging of all the dull winters within easy recollection, owing to the good years immediately preceding, and to a general expectation of an early return of life and vigor. We would be obliged to search back through many years to find another winter of like inactivity, but not very far to reach a twelvemonth when building operations were no larger than in the twelve months just past. The year 1903 as a whole was not equal to last year in activity, mainly attributable to the labor warfare which continued throughout the whole of that year and left consequences for its successor as well. According to the official figures and proportion of population, the year 1898 corresponded closely with 1907 as to the degree of activity in building work, and the year 1898 was considered a normal one, and typical of the time when the city had fully recovered from the effects of the panic of 1893. Previous to 1895 the estimated cost of building operations never equaled the total for 1907 except once. For thirty-three years, from 1868 to 1900 inclusive, the average yearly appropriation for new buildings in old New York was but \$48,500,000. From this it is apparent that the huge undertakings of 1905 and 1906, when the estimated cost of new buildings approximated one hundred and sixty-two million and one hundred and thirty-five million respectively in the two boroughs, were the fruit of abnormal conditions rather than standards to be regularly reached by the building operations of succeeding years. Yet things must be judged in proportion, and the relative standing of one year with another must, in order to be just, be figured with respect to growth of population. Dull winters do not necessarily make dull years in a builder's calendar, and the announcements of several exceptionally important projects during the past fortnight, which are to be undertaken at once, together with a marked increase in real estate activity, indicate that the current year's work is likely to gather a very fair amount of headway before long.

NEXT MONDAY the Public Service Commission will advertise for bids on the construction of the projected Fourth Avenue Subway in Brooklyn as the next necessary proceeding under the resolution to build on this route at the expense of the municipal corporation. While the case is by no means closed and every chance of defeating the project eliminated, yet the probabilities seem to favor the prediction that the Board of Estimate will eventually ratify the contracts when about to be awarded and will find a way of meeting the cost of constructing some portion of the line, and that the work will be actually started. Several contrary things, including injunctions, may intervene, but among men who have followed the proceedings closely the weight of opinion favors the assumption that the Borough of Brooklyn will have its way in this case through to the end, as it has thus far. Private capital would not undertake to build, but the prophecy is that it will be ready enough to operate the road upon completion, as in the meantime a very large development will arise in the attractive sections of Bay Ridge, Fort Hamilton, Bath Beach and Bensonhurst, through which the route is laid, as well as in old Brooklyn,—in consequence of the new rapid transit conveniences. Manifestly, the primal consideration with some of the interests behind the scheme is a subway construction started. A fin-

ished work and a road in profitable and satisfactory operation are matters of much less importance to them. With the chances thus favoring the beginning of actual construction sometime this summer, and the absorption of the city's surplus means therein, there is but one way left open to Manhattan-Bronx of obtaining a similar line, and that is by enlisting private capital, and this will be possible only after adequate modifications in the existing rapid transit laws have been secured. Mr. John D. Crimmins holds that under the Public Service law in particular it will be difficult for the city to obtain a responsible association of men to undertake the operation of new transit lines, as investors will not readily be found to supply capital for an undertaking "so absolutely subject to such an administration." A fifty-year period for a franchise would be none too long, he thinks, in order to provide a sinking fund so that the city could possess the property at the end of the period without any outlay. While this may be regarded as an extreme view, it suggests the prospect of the city having to make a larger concession than has been generally reckoned on unless some new financial elements and resources are about to come forward.

A CRITICISM urged upon the Aldrich bill in Congress and which was found pertinent enough to necessitate an amendment in that respect, was one made as to the issue by savings banks of credit-money based on railroad securities. "It may be the entering wedge for the acceptance of undesirable bonds as securities for note issue," and "there are recent examples in the laws of New York State legalizing such bonds for savings banks," was the language of criticism used—decisive to kill the proposition in the national councils, scathing in its satire of New York local legislation. Again, a report of a New York savings bank, quoted a few days afterward, that it was a loser to the tune of \$200,000 by its investments in Alton or some other similar railroad bonds, was a fitting climax to the criticism! And what, after all, has been the good of it (for the patron or depositor of the local savings banks throughout the State)? What used to be a system of stimulating home trade in realty, a strong arm for the farmer to lean on when private necessity or greed "called in the mortgage on the farm," and an always efficient local real estate and financial pulse, has now become a mere feeder throughout the State for the grist mill of the "Street." With no present purpose to criticise Wall Street, or its always urgent needs, or to inveigh against the much belabored System which has turned banks of note discount into banks of collateral loan, turned private banking houses into trust companies for the utilization in finance of both sides of a dollar, converted the country banks into feeders, and the savings banks into railroad bond investors, yet we do think, if mortgage on realty is ever to have a future again, and the charity settlements a rest, savings banks must be turned back to some form of investment of use to the local resident, and the growth of the immigrant census at Castle Garden (for this year at least) cut back a few inches.

TIME and again, when those who in a professional capacity have sought to cash some country mortgage for a client, have said in reply to oft-granted requests for further time in which to replace the loan, "why don't you go to your local savings bank?" the reply has been, "Oh, our savings bank don't loan any more on mortgages much; they buy railroad bonds down in New York." Now, we are of those who believe the world will go all right in its appointed course if let alone, and needs but little legislation or medicine to keep it straight; and that even when the axe is laid at the foot of the tree, to change the metaphor, the tree will ultimately even grow round the blade, and go on its way upward to fruition,—but we regret to see all roads lead to Rome—vernacular now for Wall Street—and would gladly see the balance of investment restored. Thus would be rendered unnecessary the protective union benevolent loan associations which now seek to meet the want formerly supplied by the local savings banks throughout the State. As in early days when neighbors in small rural hamlets joined shoulders to a barn-raising, impossible for one man, so through these loan associations have neighborhoods sought to pool their pennies month by month to enable each member in turn to build the home or addition, or pay off the incumbrances, which in former times the local savings bank was supposed to be there for, like the local bank of note-discount. Both still survive, but one at least has survived its usefulness, or a part thereof.

## LIGHT AND VENTILATION.

By A. L. A. Himmelwright.

(Certain features of importance in connection with the problem of height, area and ventilation of buildings were discussed before a committee of the Building Code Revision Commission by Mr. A. L. A. Himmelwright, general manager of the Roebing Construction Co., at a recent public hearing, when he made the following remarks.)

WE all know that the present Code in effect in this city is hopelessly inadequate. The proposed revision that was submitted by a former committee to the Board of Aldermen last December has made a considerable advance in the right direction and has provided for some of the important matters that should be regulated by law. The revised Code, however, as formerly submitted, limited the height of buildings and was defective in that it made no provision for the following important details:

First—There were no specific regulations in relation to lighting and ventilation. The sizes of light courts were carefully designated, but there was no provision as to the minimum number or location of such light courts.

Second—There was no provision which would have prevented freak structures, i. e., there was no restriction as to the minimum frontage or depth or any other provision except that a yard at least 10 ft. wide was required at the rear of all buildings.

There can be no question but that the time has arrived when it is absolutely necessary for the protection of the public health that some definite and effective regulations should be provided governing the questions of light and ventilation. Unscrupulous and grasping owners and speculators are so prone in these days to evade the building law and construct buildings which will have the maximum amount of renting space irrespective of sanitary conditions, light and ventilation that regulations governing these matters must positively be enacted and enforced.

Many persons erroneously believe that the conditions in regard to light and ventilation are due to the height of buildings, and that the limitation of the height of buildings is the proper and only means of correcting the difficulties in regard to light and ventilation.

The leading argument against high buildings is that they obstruct the light and impede the fresh air currents. Localities such as Nassau st, near Printing House sq, and Lower Broadway, are pointed out as illustrating the wanton and exorbitant appropriation of sunshine and air. It is asserted that high buildings at such places produce the effect of continuous canyon-like walls on both sides of the narrow streets, intercepting the light and rendering the streets dark and gloomy; that offices and stores in the lower stories are dark and in many cases must be lighted by artificial means.

While these assertions are undoubtedly true, it is necessary to consider this subject in a broader light and look into the conditions of light and ventilation that exist in other sections of the city where the buildings are of moderate height, and we will see that the high buildings are not the many headed monsters some would have us believe.

Every one who is familiar with lower New York and other closely built up sections of our large cities is well aware that block after block of buildings present a solid front on the streets. The depth of the buildings generally averages between 60 and 90 ft., the average frontage being about 25 ft. per lot and the average height from 5 to 7-stys. These buildings flanked on both sides by solid party walls are wholly dependent for light upon the windows in the front and rear. In some instances, additional light is obtained by means of skylights in the roof. The great majority of these buildings are dismally dark and artificial light must invariably be resorted to whenever they are to be used for business purposes.

Even in 4 and 5-sty residences, of which there are many thousands between 23d st. and the Harlem River, practically the same conditions exist. These residences have only a few well lighted rooms in the front and rear, while the hallways and the interior rooms are dark, cheerless and frequently are lighted only by doorways leading to the front and rear rooms and have insufficient or no ventilation.

When we find the same conditions as to inadequate lighting and ventilation in practically all the moderate height residences and commercial buildings that have been built under our existing laws, is it not conclusive proof that the question of light and ventilation is one wholly of design? This is the important point to which I wish to call your attention. The question of light and ventilation is simply and absolutely a question of suitable design and depends only in a very small degree on the height of the building. It would amaze your committee if you were to have correct knowledge of the actual number of owners and architects who besiege the Building Department after plans have been filed in their effort to evade the laws and sacrifice necessary stairways, light and ventilation to secure maximum renting space. It is also to be regretted that there are numerous architects, who, for a consideration, are willing to smother whatever professional pride they may possess and in opposition to their better judgment and good taste, cater to the vicious greed of unprincipled speculators and owners.

The question of light and ventilation is from a sanitary point

of view without doubt the most important of all the problems that you are called upon to solve in the new law. Whether or not the height of buildings is restricted, the time has come when it is absolutely necessary to regulate the light and ventilation in all buildings, irrespective of their height. If the section in regard to light and area should be substantially as submitted by the former Revision Committee, very little improvement in the conditions would result, and if the Board of Aldermen should later remove the restriction in regard to the height of buildings, we would have practically the same conditions in the future as exist today. It is morally certain that the public health will suffer if present conditions are allowed to continue, and it is impossible to speculate as to the far reaching and baneful effect of a law which would permit buildings to be constructed approximately as they have been in the past. It is therefore highly important and essential that the question of light and ventilation should be regulated independently entirely of the height of the buildings.

I am convinced that the conditions existing now in so far as ventilation and light are concerned, are as bad and inadequate to maintain public health as it is possible for the large population to exist under in the densely populated sections of the city; and that if these conditions are permitted to grow worse, epidemics of disease and new and peculiar ailments growing out of special conditions will surely result.

Practical and experienced men, familiar with building construction with whom I have discussed these problems during the last five years, have held that in order to effectively correct the present evils (which all of them admit) drastic and radical changes and regulations would be necessary. They asserted that the public would with difficulty consent and agree to drastic measures, especially if the permissible area of the lot which a building might cover would be more restricted.

It seems to me that the permissible area of a lot which may legally be occupied by a building can be properly further restricted, and that there cannot possibly be any reasonable objection in requiring this, if an owner by complying with legal regulations governing light and area, is permitted to build to any desired height. This, in my opinion, is the key to the present situation.

The area of lots which buildings may occupy should be further restricted, if necessary, so as to permit conformity with reasonable and sufficient regulations governing the problems of light and ventilation, and owners then be permitted to build, to any desired height to offset the loss in lesser area of plan.

The practical and profit producing limit of height to which buildings may be built has been approximately reached in the cases of the Singer Building and the Metropolitan Life Tower. From authoritative sources it is learned that these buildings, provided they can be kept filled with tenants, will only furnish sufficient revenue to pay a fair rate of interest on the entire investment. They are, therefore, not attractive investments from a business standpoint, and never can be. The committee, consequently, need have no fear that any considerable number of such buildings will ever be built in this city.

It is my belief that to arbitrarily limit the height of buildings is not only a mistake, but that the 100,000 property owners this city whose interest and influence would overwhelm any other influence would never consent to it. Take for example, a man owning a lot with a 100 ft. front on Broadway, which at the present time may be covered with 5 or 6-sty buildings, alongside of an adjoining property of the same size improved by a building 25 stys in height, would not the owner of the property with the low buildings make an instant and vigorous protest against a law which would restrict any proposed new building to a height of of 1½ times the width of the street and thus prevent him from ever constructing a building as high as his neighbor's, and forever cut off the possibility of his ever obtaining the same income or returns for his property as his neighbor? In other words, all owners of such property would have the actual value of their properties arbitrarily diminished. This would result in a universal protest, which could only be remedied by a modification of the law restricting the height of buildings, and this would probably be done within a few months after its adoption.

In view of these conditions, it is, therefore, incumbent upon you, and it is your undoubted duty to anticipate any such result, and so regulate the questions of light and ventilation that the height of the buildings will affect the sections on light and ventilation only in a slight degree.

What precedes relative to the height of buildings refers, of course, only to office buildings, hotels and similar structures which are never to contain large quantities of combustible contents. Buildings such as department stores, warehouses, factories, lofts, etc., which will become the receptacles of large quantities of combustible contents, should not be permitted to be built to a height above the effective zone of the Fire Department. The necessity of limiting the height of such buildings will be obvious to all of you.

Another consideration that should receive attention is the desirability of not permitting an abnormally high structure to be built on a lot with a narrow front.

If your committee should wish it, I would be pleased to submit to you for consideration a practical plan which will in a large measure solve some of the problems which I have discussed.

# CONSTRUCTION

## IMPROVEMENTS FOR THE OWNER.

### LOFTS AND OFFICES IN ONE BUILDING.



ACCORDING to Mr. Gustav Fleischmann, of the Fleischmann Realty and Construction Co., and also a member of the 507 Fifth Avenue Building Company, which is erecting the 12-story structure at 507 5th av, there have been far-reaching effects from recent improvements in the vicinity of 42d st and 5th av. One of the effects was to influence the owners of this site to erect a combination fireproof office and loft building. The putting up of a structure with the express purpose of fitting it out to meet these two requirements is regarded as a comparatively new idea in business circles. Speaking of this Mr. Fleischmann said:

"We decided to erect the combination office and loft building, which is original with us, as a result of the character of inquiries received from those who wanted to rent space. A number of these inquiries came from publishers who were looking for location near the new library, and who wanted loft room. Others were from high class milliners, tailors and the like, who believed that a second or third floor properly fitted up would be just as good as a first floor, while the rent would be very much less.

"The difference in rent is a great factor, the amount asked for the second floor being about 60 per cent. less than that required for the first floor. The third floor is proportionately cheaper. In our building we have arranged the second, third and top floors as lofts. The design of the top floor was carried out with a view to accommodating architects, photographers or artists. It is lighted by means of skylights facing the north.

"A feature we have introduced is a freight elevator with a separate entrance on 43d st. Thus, everything that will be moved to the upper floors, such as safes, etc., will not have to pass through the front entrance. Every office has a wash bowl, whether or not it is one of a suite, as this is now a necessity in any office building. The structure is fireproof, has all conveniences possible for the comfort of the tenants, including electric elevators, but we think that we have been adding to these by having the combination idea incorporated in one building. The demand for space is justifying the course we have taken."

The structure will be known as the "Columbia Bank Building," the Columbia Bank having leased the first floor. It is nearing completion.

### NEW FEATURES IN APARTMENT HOUSES.

APARTMENT HOUSES with every apartment having a front view is one of the features in the most recently erected of this class. The improvements in dwelling houses of all kinds have advanced so far that it is difficult for owners to add on any convenience in the fittings, so attention has been given to increasing the advantages from the exterior. A light court arranged from the top of the first story to the roof, so that every family has an unrestricted view, is the feature adopted by Harris & Siegel, who are the owners and builders of a row of 6-story houses on Boston road, Bronx.

Mr. Samuel L. Siegel, of this firm, spoke as follows, regarding this new idea:

"Several years ago, when I was reading one of the daily papers, I noticed a letter from a young man who complained that he could not get a respectable apartment in a good section for a moderate sum. He wrote that he was receiving \$20 a week and that it was impossible to live within accessible distance of the business section and in a pleasant environment on that amount owing to the high rents.

"The letter made me think, and when I brought it to the attention of Mr. Harris we decided to see what could be done to meet the wants of the thousands of young men who had the same difficulties as the one who had sent his grievance to the newspaper. The result is the houses which we have just completed in the Bronx.

"We have not only succeeded in overcoming the financial difficulty, but we have a unique feature which ought to appeal especially to small families of moderate means. The advantage of the light court between the houses is that it gives a direct view to either Boston road or to Crotona Park. This is something not heretofore accomplished by tenement house builders. In the construction of this class of dwelling, having apartments of three and four rooms, builders have invariably found

it imperative to have some of the apartments in the centre, with no windows except those looking out into the centre court. This difficulty is obviated by having three separate courts, one in the front, one in the centre and one in the rear.

"More space has been secured by this arrangement. The tenement house regulations call for one room in which there must be not less than 120 square feet, and no room in which there is not at least 70 square feet, making no provision for the bathroom and requiring merely the placing of a toilet in each apartment. We have however, by the arrangement of the light courts, secured rooms with from not less than 85 square feet to as high as 182 square feet. A bathroom is also provided in each apartment, although this is not called for.

"The houses appear from the front to be semi-detached, joined together at the first story, from which the court runs up. The front court is 13 feet wide, 6½ feet being allowed for each house. This width runs back 30 feet. The centre court is 25 feet square, and the rear court is almost a duplicate of the front one. Crotona Park being at the rear, a front view is given to all of the families. The family in the centre has the view from the parlor, which is at the end of the front or rear court.

### PROPOSED LEGISLATION OF INTEREST TO OWNERS.

THE interests of a great number of property owners who have invested heavily in buildings of various kinds are being looked after vigilantly by the different organizations comprising the United Real Estate Owners' Associations. Mr. Chas. H. Schnelle, chairman of the Committee on Law and Legislation, was asked by a Record and Guide representative for information regarding the steps taken to protect property owners from measures promoted detrimental to their interests and he said:

"The seven associations comprising the United Real Estate Owners' Associations have been very active in caring for the cause of all owners. They had no less than thirteen representatives at Albany at a heavy expense when the Real Estate Consideration bill was up for a hearing. They have sent letters opposing the Sheridan bill and intend to take action to resist the attempt to make necessary the placing of water meters in private dwellings and apartment houses.

"Water should be as free as air, especially in private dwellings where there are families of limited means. We do not object to the use of meters in business establishments, such as factories but it is unjust to saddle the people with meters in apartment houses, tenements and flat houses. When the act to amend the Greater New York charter in relation to the supply of water by meters comes up the owners will be strongly represented.

"Another question is that of the repair of fire escapes as given in the measure proposed by Senator Grady. It is objected to on the ground that it is vicious and unjust. The reasons given by the associations are quoted as follows:

"It is indefinite as to the manner of the test to be applied and leaves the matter of the sufficiency of the fire-escape to be passed upon by an inspector who is in a position to vary his tests as may interest him.

"It creates an additional burden on the owner in creating new positions not required, as the present laws are sufficiently strong to cover matters concerning proper fire escapes.

"It creates a new crime as the result of the refusal to comply with the arbitrary ruling of an inspector who may be partial, incompetent or otherwise unqualified to pass upon the subject."

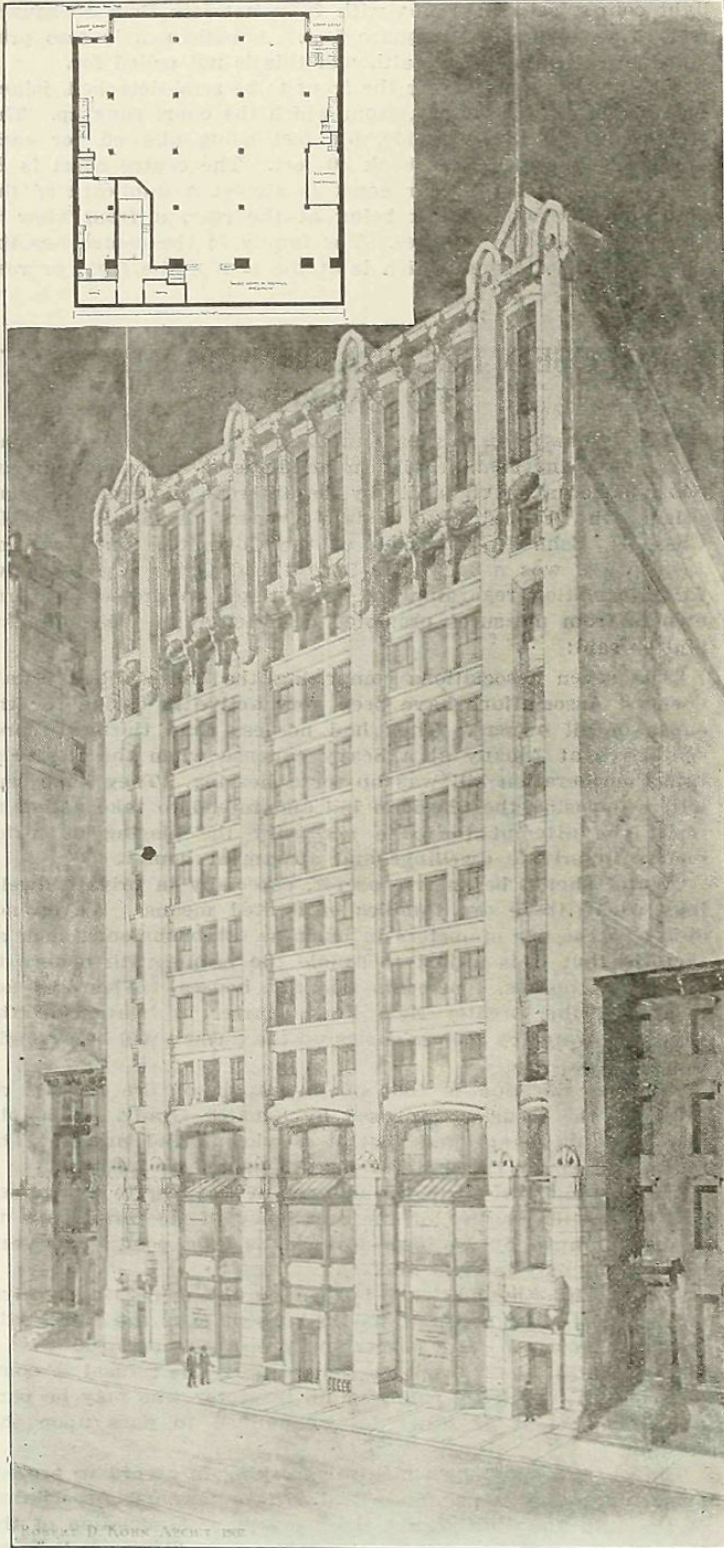
The six organizations which are working in accord to protect owners are the House and Real Estate Owners' Association of the 12th and 19th wards, the Taxpayers' Association of the 10th, 11th and 17th wards, the West Side Taxpayers' Association, Inc., the Real Estate Owners' Protective Association Inc., of the 12th and 22d wards, the Harlem Property Owners' Association, Inc., the Real Estate Owners' Protective Association of the 4th, 6th and 14th wards, and the Eighteenth Ward Taxpayers' Association.

—The Municipal Civil Service Commission, No. 299 Broadway, will receive applications until 4 p. m., Monday, April 13, for the position of inspector of pipe laying, also until 4 p. m., April 9, for the position of inspector of pipes and castings. (No application received at the office of the Commission, by mail or otherwise, after 4 p. m., on April 9, will be accepted.)

# THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.

## DEVELOPMENT OF THE LOFT BUILDING.

The commercial value of light is well illustrated in a building which is to be erected in West 21st st, between 5th and 6th avs, in a section that has seen remarkably rapid transformation from residential into wholesale business occupation. Into this quarter—between 14th and 23d sts—has come within a few years lines of trade desirous of being near the retail shopping center, as well as to avail themselves of the high-



SPERO BUILDING.

David Spero, Owner. Robt. D. Kohn, Architect.  
Chas. A. Cowen & Co., Builders.

class accommodations which owners and operators are providing.

The building figured here is a final development of the type of loft building of moderate size which the latter-day preferences have evolved. The middle and lower sections of the facade have some resemblance to the new Evening Post Building, which was designed by the same architect, but similarly ends at the roof line, where the treatment here suggests certain

architectural forms, with cresting for the piers and brackets over the mullions, to be worked out in terra cotta.

Light will be diffused through windows on all four sides for most of the lofts; tops of window frames are carried up flush with ceilings, all of which makes the building as light as any that has been constructed in recent years in this part of the city.

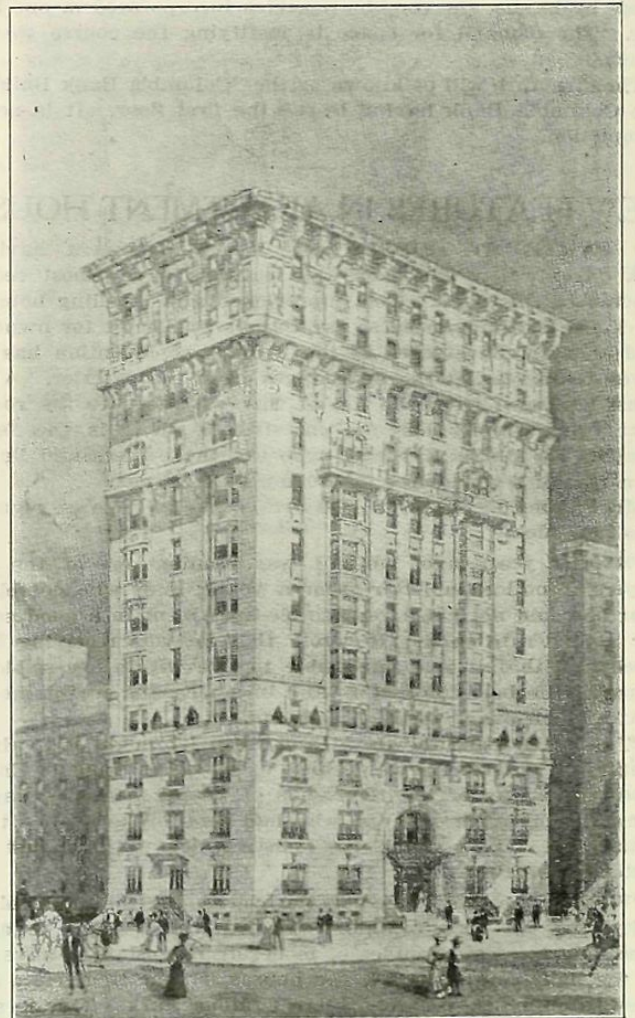
The structure is about to be erected at Nos. 19 to 27 West 21st st by David Spero, occupying a plot 105 ft. by 98.9 and will contain a basement, 105x113.9 ft., store building, 105x98.9 ft., and eleven lofts, 105x90 ft. First-class fireproof construction will be used throughout with the object of minimizing the cost of insurance carried by tenant as well as owner. All side and rear windows, sash and frames will be of metal, with wire glass; thus no wood is exposed to adjoining risks. There are two fireproof stairways and a large fire escape. There are only four columns in the width of the building, spaced 25 ft. apart.

It will be equipped with a mail chute, an automatic fire-sprinkler system and four high-speed electric elevators, two for passenger service and two for freight. Each loft contains one large combination toilet and washroom for women, one large combination toilet and washroom for men, and a small toilet for office employees.

The exterior of the building will be of Indiana limestone and buff brick. The main halls will be handsomely finished in Listavino marble, with mosaic floors. All the interior woodwork is of hardwood. Chas. A. Cowen & Co., 1123 Broadway, have the general contract; the Hay Foundry & Iron Works, 114 East 28th st, have the steelwork; Messrs. Weiskopf & Stern, 68 William st, are engineers, and Robert D. Kohn, 170 5th av, the architect. The cost is estimated at about \$750,000.

## TENANTS THEIR OWN LANDLORDS.

The 12-story apartment house shown herewith, which was completed recently has a frontage of 100 feet on Park av and 57 feet on the street. Many regard the building as one of the most ornate and best equipped of its kind in the metropolis, and certainly none is arranged with more regard for the comfort of those who are to dwell within it. Fronting on 61st st



PRIVATE APARTMENT HOUSE, 540 PARK AVENUE.  
Boring & Tilton, Architects.

are the library, drawing and dining-rooms, while four bedrooms are arranged along the Park av side. The rooms for the servants face the outer court to the west. Into the wall of each apartment are built two iron safes for the storage of silverware and other valuables. In its exterior finish the first three stories are of marble and the rest of white glazed sand blasted terra cotta. The architecture is a rather classic expression of the Renaissance. Tenants of this building are their own landlords. It is owned by what is probably the only incorporated dwelling house number in the city, for the company, which is organized under the laws of the State of New

York, is known simply as "No. 540 Park Avenue." It was established by a group of men prominent in financial and professional circles who wished to have homes in New York. Those who constitute the corporation are William J. Matheson, merchant; John E. Borne, banker; George Bullock, electrical machinery; Alfred L. Norris, banker; Arthur Terry, of the Title Guarantee and Trust Co.; Herbert Frazier, lawyer; William A. Boring, architect, and A. W. Callison, of the Berkeley School. The total cost of the structure, including the site, was about \$600,000. Messrs. Boring & Tilton, were the architects.

## RECENT ACHIEVEMENTS OF THE BUILDER.

### RAPID FACTORY CONSTRUCTION.

By CHARLES M. RIPLEY,  
New York City.

**A** BUILDING contract notable for the time in which it was executed considering the amount of work which had to be done was that of the lamp factory recently finished for the General Electric Company, at Newark, N. J. The building covers an acre, and is one-story high, but the foundations and lower walls were made strong enough for three stories to be added later. On April 24 ground was broken by the contractor, Salmond Brothers Company, Arington and Newark, N. J., and on May 23 the building was finished and the machinery was being installed. The elapsed time was 29 days, and there was no night or Sunday work, and the skilled labor had a half holiday on Saturdays.

A condition which developed caused the architects to grant the contractor an additional week over the time originally specified, but it was not required. The footings were designed for a depth of 4 ft. 6 in., but because the site had previously been occupied by a tannery and it was necessary to excavate large quantities of tan bark, these footings had to be made 16 ft. deep in places. In spite of this handicap, the work was completed two days ahead of the original contract time without taking advantage of the extra week allowed for the deeper foundations.

The provision in the specifications that the foundations and walls of the first story should be strong enough to allow three additional stories increased the difficulty of the contract. This, with the limitation of the ultimate pressure on the soil to 5,000 lbs. per square foot, made much heavier work necessary than would have been the case on the one-story factory building.

The cost of the factory was approximately \$50,000, and in one week of five and a half days the payroll amounted to \$6,000. About this time 400,000 bricks were laid in 11 working days, or an average of 36,000 bricks per day. The force included 280 men, under the direction of four mason foremen, four carpenter foremen and four labor foremen. Two time-keepers were continually employed, and one of the contracting firm was always present. When it is considered that no night work was done, it will be seen that the two timekeepers were an extra precaution, showing systematic cost keeping methods.

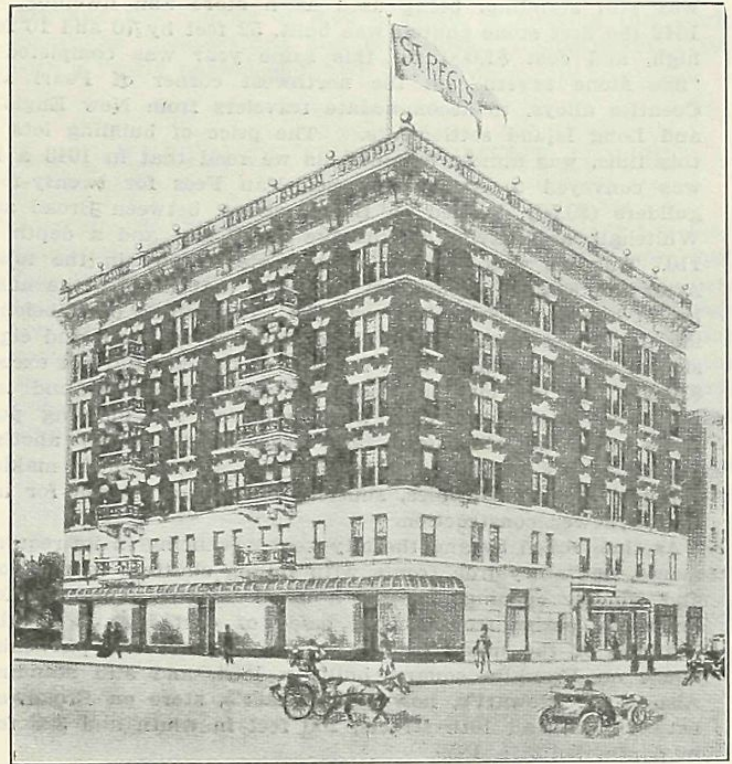
Aside from the large working force, the factor that probably contributed most to expeditious construction was the purchase of materials locally. The common Jersey hard brick, long-leaf yellow pine, Portland cement, window-frames, trim and, in fact, all materials were purchased in Newark for immediate delivery, and were trucked to the job. It is frankly admitted by the contractors that the response to their personal appeals to local business acquaintances resulting in prompt deliveries, enabled them to accomplish the work in record time, for the season was one in which slow deliveries prevailed on all building materials.

An arrangement that materially helped to hasten the construction of the roof was the allotting of the work to two separate roofing contractors. One employed men from a Newark labor union, and the other men from a Brooklyn labor union. These two gangs worked simultaneously each on one-half of the roof, and the good-natured rivalry between them was largely responsible for completing the work speedily. While this was going on a 4-in. tar concrete floor was being laid. The temporary roof of hemlock, with its final covering and the concrete floor were all finished within four days.

Throughout the factory standard mill construction was used. The girders rest upon post caps of the usual type. The posts are 14x14 in.; the girders, 16x16 in., and the beams 10x16 in. in unfinished size—that is, before planning. The sleepers for the 1¼ in. maple floor are of 3x4 in., long leaf yellow pine embedded in concrete and spaced 18 in. between centers. All mortar was made of lime and Portland cement, and the windows and door sills are of dressed bluestone. Wilson, Harris & Richards, Philadelphia, were the architects.

### MODERN APARTMENT IN BRONX.

One of the most impressive apartment houses in the Bronx is the "St. Regis," situated at the southwest corner of Prospect av and 163d st, and owned by the J. F. Meehan Company. It fronts 100 feet on the avenue and 106 feet on the street. It is six stories in height, the first two stories being built of heavy white limestone, carved and moulded, while massive balconies



A BRONX ST. REGIS.

J. F. Meehan, Architect, S. W. Corner Prospect av and 163d st.

of that material, projecting four feet from the building line, are carried up to the top floor.

These balconies are regarded as one of the strong features of the exterior of the St. Regis, for not only do they provide adequate means of escape from fire, but serve as a shield to the usually unsightly fire ladder. The beauty of their design strongly sets off the background of Harvard brick, uniting the architectural effect into a harmonious and pleasing whole.

As one enters the building he is attracted by the figured marbles, the mosaic floors, and the effective arrangement of mantels and seats. The apartments upstairs are equally attractive and are liberally planned. They vary in size from four rooms and bath to ten rooms and two baths, and are trimmed in red and curly birch, Flemish oak and hazel. A feature of many of the suites is the grouping of the parlor and dining rooms, which are connected with wide openings. The kitchens are equipped with glass lined refrigerators and ventilated garbage receptacles. Among other improvements the apartments are provided with a vacuum-cleaning apparatus, Lowrie wall safes, and electrical attachments for ironing and other purposes.

#### WHAT THE OWNERS SAY.

"We are proud of the St. Regis," said Secretary Emil Leitner, of the Meehan Company. "Personally, I regard the building as one of the best planned structures of its class in New York City. Its 32 apartments are now bringing from \$32 to \$100 per month. We were particularly fortunate in acquiring a plot 100x106, for this enabled us to get ten rooms out of a corner apartment, instead of seven, the usual number. Large rooms lend more readily to artistic treatment, which is ever an important consideration."

# STRUCTURAL IRON AND STEEL IN NEW YORK.

By JOHN COOPER.

N 1609, less than three hundred years ago, Hendrick Hudson sailed up the river that bears his name, in an endeavor to find a passage to India, and gazed on Manhattan Island covered with virgin forest and glade. His descendants now sail up the same river in steel steamers and look not upon a forest of trees, but a veritable forest of buildings, composed of brick, stone and steel, and reaching skyward far and away beyond the heights of the tallest trees of Hudson's time.

In the earlier history of New York we read that in 1647, the private houses of that period were constructed of boards or logs, with wooden chimneys. The roof and sides being covered with bark or thatch. Ten years later, in 1657, by a city ordinance, thatched roofs and wooden chimneys were ordered removed, and the City Magistrates were authorized to collect from every house,

great and small, one beaver or eight florins in wampum (\$3.20) for the purpose of procuring two hundred and fifty leathern fire buckets, also hooks and ladders, for use in case of fire.

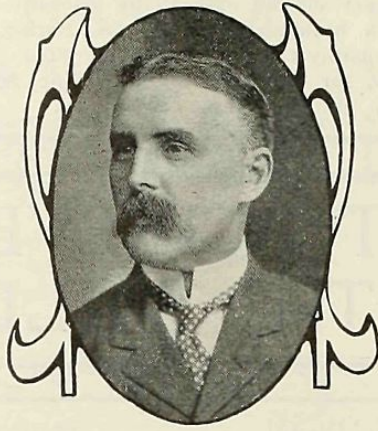
In 1633 the first church was built on Manhattan Island and was constructed of wood, and stood in Broad street at the junction of Pearl and Bridge streets, and a century later it was still standing, being used as a store and dwelling. In 1642 the first stone church was built, 52 feet by 70 and 16 feet high, and cost \$1,000. In this same year was completed a "fine stone tavern" on the northwest corner of Pearl and Coenties alleys, to accommodate travelers from New England and Long Island settlements. The price of building lots at this time, was almost nominal, as we read that in 1643 a lot was conveyed to Anthony Jansen Van Fees for twenty-four guilders (\$9.50), located on Bridge street, between Broad and Whitehall, and having a frontage of 30 feet and a depth of 110. This lot was perhaps as valuable as any in the town. After the English occupation we learn that in 1678 the number of houses in New York was 384. The sailing craft belonging to the port consisted of three ships, seven boats and eight sloops, and the total annual revenue of the city did not exceed \$10,000. As the city advanced in size, population and importance, bricks and iron were imported for building purposes and the blacksmith and wheelwright added another branch to his business and became also a housesmith, making railings, stoops, balconies, shutters and doors of iron for use in the newer construction.

As time rolled by and the city kept advancing in its requirements, one story iron fronts with rolling shutters to the door and window openings became a usual method. This was followed by entire fronts being made of cast iron, a notable example of the many being the Harper Brothers' publishing house on Franklin square, built in 1854, and still standing. Also A. T. Stewart's, now Wanamaker's, store on Broadway, between 9th and 10th streets, 200 feet in width and 328 feet in depth, built in 1859.

## ROLLED IRON SUPERSEDES CAST IRON.

Rolled iron for certain purposes rapidly superseded cast iron, and when steel displaced wrought iron and the price of rolled steel beams cheapened, fireproof buildings multiplied. Up to the time of the Chicago and Boston fires there were but a few private fireproof buildings within the limits of the United States. The chief number of fireproof buildings belonged to the Government. In the first examples of fireproof buildings the floors were formed with groined arches of brick. Beams of cast iron were sometimes used, with arches between the flanges of same, to form floors, and in cases riveted plate beams were used for the same purpose. In 1854 Cooper Hewitt & Co.'s mills at Trenton, N. J., rolled the first solid wrought iron beams ever used for the floors of any building in this country. These beams were of a shape similar to what is now known as deck beams, having a bottom flange, a web and a bulb at the top much resembling a railroad rail, but deeper in the web. These beams were to be used in the Cooper Union Building in New York, but they were diverted by request of the United States Government and used in that year in the U. S. Assay Office building in Wall Street.

The next building in which such beams with brick arches between them were used, was that of the Harper Brothers, publishers, a fireproof building erected that same year. It was the following year, in 1855, that deck beams were used in the Cooper Union building, the very first one for which they were manufactured. A little more than five years later, just prior to 1860 the first I-beams were rolled in this country, Cooper Hewitt & Co.'s Trenton mills and the Phoenix Iron Co. of Phoenixville, Pa., beginning their manufacture about the same time. Elaborate tests of their strength were made by an army officer, Capt. Anderson, who afterward became famous as the defender of Fort Sumpter. The first size made



JOHN COOPER.

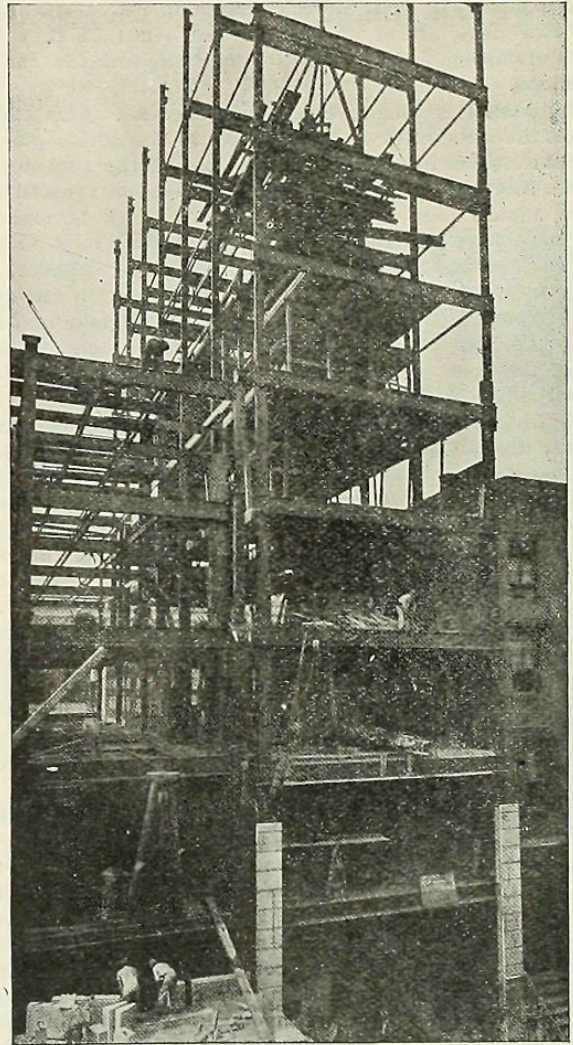
was seven inches and gradually all sizes from four inches up to twenty-four inches were put on the market. The earliest rolled beams commanded a price of 12 cents per pound or \$240 per ton. The price today in New York for the same article is \$35 per ton. The facility and promptness with which rolled beams can now be obtained, their admirable shape by which the greatest strength is obtained with the least weight of metal, the reasonable price, the preference of architects and engineers to use rolled instead of cast metal when the load imposed tends to separate or is in tension, the concise and simple tables of the bearing strength for the respective sizes and various spans freely circulated by the manufacturers and the growing knowledge of how to build fireproof in a much less expensive manner than was formerly the custom has vastly contributed

to the increased amount of rolled steel used in buildings.

## FIREPROOF BUILDINGS

came to the front about 1868, when the original Park Bank was constructed, followed by the Equitable Building in 1869. (Afterwards enlarged in 1887.) The next fireproof building of importance was the Drexel Building, corner of Wall and Broad sts, seven stories in height and built in 1872. The Western Union Building at Broadway and Dey st, was the first of the really large office buildings to be erected. It was built in 1873, ten and a half stories in height with a mansard roof. Owing to a fire, which occurred in the upper part of the building some years later, the mansard roof was removed, and the building finished in its present form. About this time the original Tribune Building was started, and for many years was the tallest in the city.

Few fireproof buildings were erected between 1873 and 1878, owing to the business depression following the panic of 1873. But in 1878 the Morse building was built, followed by the original Temple Court in 1878-9, United Bank Building in



STEEL SKELETON CONSTRUCTION.

1880, Mills and Potter Buildings in 1882, Produce Exchange in 1881, Wells' Building, 1881, Western Union Telegraph Building at 23d st and 5th av in 1883, Standard Oil and Washington Buildings in 1884, Aldrich Court in 1886, U. S. Army Building in Whitehall st in 1886-8, and the Consolidated Exchange in 1887. These buildings were all of a fireproof type of construction with solid masonry walls, iron or steel beams and girders and iron or masonry interior supports. The first apartment

house was constructed in 1869, but it was not until thirteen years later that fireproof methods were used in the building of the Navarro apartments on 58th and 59th sts and 7th av, followed by the Dakota on West 72d st, Knickerbocker, 28th st and 5th av, Chelsea on West 23d st.

High buildings may be said to have had their start in 1870, and were made possible by the improvements made in the construction of elevators, combined with the rising values of land, making additional floor space in the upper stories of buildings a necessity. With the incoming of high buildings came a safer construction. The requirements of the law necessitated all buildings above six stories in height to be fireproof, and for some years eight or ten stories in height were the rule, as it was not advantageous to go beyond this, because under the law, the extremely thick walls necessary in the lower stories used up the first floor space too much and made foundation costs too high. In 1888-9, however, a new era began, in the designing of what is now known as "skeleton construction" buildings, that is to say, a framework of iron or steel columns and girders, which carry the weight of the outer enclosing brick walls together with the floors down to the foundations at initial points. The first example of this construction in New York is the Tower Building, 50 Broadway, an eleven-story building fronting on Broadway, 21 feet 6 inches, and running back 108 feet in the narrow portion. In order to avoid the necessity of heavy bearing walls, which would at the sidewalk level have been so massive under the then existing building law that the first and lower stories would have been simply a passageway, cast iron columns were used to carry the wall and floor loads, and the masonry work was consequently cut down to a minimum.

This method of construction was so revolutionary to all existing ideas that when a permit from the building department was asked for the matter was referred to the Board of Examiners in the department, a board empowered by law to grant or reject applications in cases where the provisions of the law do not directly apply, or where an equally good or more desirable form of construction is proposed than that required by law. The discussion in the board was very exciting and it was only after two months' debate that a permit was finally issued, the building was commenced June 27, 1888, and finished Sept. 27, 1889. The Tower Building was constructed of cast-iron columns, the usual method adopted in nearly all buildings up to this time where columns were required. But the second building of the "skeleton" type to be erected, the Lancashire Fire Insurance Company Building, was built with Z-bar steel columns on a lot 24 feet wide and 74 feet deep and 10 stories in height. The use of steel columns, enabling the constructors to make riveted connections at all points, thus giving a much stronger, rigid building, and better calculated to withstand wind pressure. This building was commenced in October, 1889, and finished in 1890. Other "skeleton" buildings of greater area and height, followed in rapid succession, among which may be mentioned the Columbia Building, 29 Broadway, the Manhattan Life, seventeen stories, with a height of 242 feet to the main roof, above which a dome and tower rise 108 feet more; the American Surety Building, 21 stories, 312 feet high, the Park Row Syndicate Building, twenty-six stories, 386 feet high, Empire Building, 21 stories, and 300 feet in height.

The new method was so generally adopted after this, that it is now the rule rather than the exception to construct buildings in this manner, so that it is now applied to office buildings, hotels, apartments, schools and in many cases private residences, and to enumerate them in any way would be to practically repeat in a large measure the list of new buildings published in the daily papers.

The increased consumption of steel demanded by the use of steel columns made of Z-bars, angles and plates, or channels and plates, with the usual beam construction, for floors, was very marked. In 1890 the total production of all the rolling mills in the United States, of beams and channels, structural shapes, such as used in building work, did not exceed 100,000 tons, of which New York City did not consume more than 20,000 tons, yet so constant and increasing has the demand been that it is calculated that Greater New York City alone in 1906 contracted for 400,000 tons of steel in the shape of beams, channels, Z-bars, angles, plates and bars, for use in buildings, bridges, tunnels, etc., and the record for 1907 is equally good. To many this statement will seem incredible, that in less than twenty years the consumption would increase 2,000%; but a glance at the tonnage of a few of the more prominent structures will easily convince the sceptical that the statement is not far-fetched. To quote all the structures would be superfluous, but we note below a few of the better known buildings, such as:

American Surety Building, 3,000 tons; Bowling Green Office Building, 5,500 tons; Empire Building, 4,500 tons; Trinity Building, 5,000 tons; U. S. Realty Improvement Company Building, 5,000 tons; Singer Building, 9,000 tons; Singer Building Tower, 8,000 tons; Barclay Building, 3,500 tons; Hotel Belmont, 7,500 tons; Kent Av. Power House, Williamsburg, 6,000 tons; College of the City of New York, 4,000 tons; Hecker-Jones-Jewell Milling Company, Water st, 3,500 tons; apartment house, Central Park West, 73d and 74th sts, 2,500 tons; new headquarters, Police Department, 1,500 tons; Stuy-

vesant High School, 1,600 tons; Engineers' Club, 1,000 tons; United Engineering Building, 3,000 tons; U. S. Express Company Building, 5,500 tons; Mills Hotel, 35th st and 7th av, 2,000 tons; New York Edison Company, new Waterside Station, 39th st and First av, 12,000 tons; Altman's store, 34th st and Fifth av, 8,000 tons; Post Office Building, Lexington av and 43d st, 7,500 tons; printing house, Charles Scribner's Sons, West 43d st, 2,500 tons; Apthorp Apartments, 81st st and Broadway, 7,000 tons; Hoffman House addition, 24th st and Broadway, 2,000 tons; National Biscuit Company factory, 15th st, 3,000 tons; Abraham & Straus warehouse building, Brooklyn, 3,000 tons; Academy of Music, Brooklyn, 2,500 tons; Trust Company of America, Wall st, 5,000 tons; Lawyers' Title Building, 146 Broadway, 2,000 tons; Piers 3 and 5, North river, 7,000 tons; Piers 60, 61 and 62, North river, 10,500 tons; Silversmith's Building, Maiden lane, 2,700 tons; City Investing Company Building, Broadway and Cortlandt st, 13,000 tons; Metropolitan Tower Building, 8,000 tons; Hudson Terminal Buildings, Cortlandt, Dey and Fulton sts, 28,000 tons; Pennsylvania Railroad Station, 38th st, 50,000 tons; New York City Subway, Manhattan and Bronx, 80,000 tons; Blackwell's Island bridge, 70,000 tons; Manhattan bridge, 65,000 tons; Williamsburg bridge, 45,000 tons.

The extension of the fire limits in New York City, combined with the growing scarcity of lumber, and consequently high price for same, will in years to come make still a further increased demand for fireproof buildings, and if New York grows as rapidly in the next twenty years as it has in the past, the total consumption of structural steel will be something stupendous and past belief. The value of the structural steel, erected in position, contracted for and used in Greater New York alone, during the year 1907 was about \$28,000,000, and the number of men engaged in erecting this work, known as "housesmiths and bridgemen," approximated 5,000 with a yearly payroll of nearly \$7,000,000.

## BULLETIN OF THE TENEMENT HOUSE DEPARTMENT.

Bulletin No. 21:—In new buildings hereafter erected less than four stories in height, and which also do not contain more than four families in all, the department will not require the doors to be omitted from the ends of fire passages. In new buildings hereafter erected four stories or more in height, or containing more than four families in all, no doors will be permitted at the ends of any fire passage except where such passageway extends through the entire length of the cellar as is usually the case where the passageway is provided in the centre of the building. In such latter cases, no lock will be permitted upon the door at the rear of the passageway in the cellar. The door at the front end of the passageway may, however, be provided with a bolt only upon the inside. This order applies to all new buildings in course of construction, and to all plans not yet approved where this question is involved. (For further bulletins from 1 to 22 see issues Oct. 26, Nov. 2, 9, 16, Dec. 21, 28, March 7, 28.)

### Larger Autos and Garage Construction.

The rapidly increasing size of automobiles is having its effect on construction work. At present the heaviest auto is under 6,000 pounds, at least as far as builders of garages are aware; but dealers in the horseless carriages are looking ahead to machines double that weight, judging by the size and strength of the elevators being installed in the latest homes for autos. Not long ago the National Elevator Company, 400 West 23d st, put in two elevators, each with a capacity of 8,000 pounds, in Mr. George Bolt's garage, erected by the General Supply and Construction Company, after the design of Architect F. M. Andrew. This was thought at the time to be about enough lifting capacity for all of the machines that would be manufactured for a few years to come. But in the erection of the Knickerbocker garage, just completed at 1618 Broadway, between 48th and 49th sts, the owners showed greater expectations, or were looking farther ahead. The elevators installed by the National Elevator Company have a capacity of 12,000 pounds each. This building was also put up by the General Construction and Supply Company, the plans being those of Architects Marvin & Davis.

MASON BUILDERS' BANQUET.—The first dinner held by the Mason Builders' Association since the eighties was that which took place in the Hotel Astor last Monday evening. Mr. Chas. A. Cowen, the president, officiated. The gathering was pre-eminently an informal social reunion, but some of those present were called upon for a few extemporaneous remarks. About eighty were in attendance, including Mr. Daniel Herbert, an honorary member, who is an octogenarian and one of the oldest of the masons in New York. The officers of the association are as follows: Chas. A. Cowen, president; F. E. Conover, first vice-president; Hugh Getty, second vice-president; Arthur Stone, treasurer; Wm. Foster, secretary.

## FIREPROOF RECREATION BUILDING.

THE first fireproof building to be erected at any summer resort in this country solely for recreation purposes is being completed for Mr. Geo. C. Tilyou at Steeplechase Park. The structure was designed by Architect William Albert Swasey, 40 West 33d st, who has charge of its construction. Milliken Brothers, Inc., 11 Broadway, did some unusually fast work in putting up the steel skeleton, despite the unfavorable weather experienced in February. Five engines and ten derricks were constantly in operation, and the construction was rushed so that the amusement palace would be ready when the summer amusements started. The improvements are described as follows:

They will consist of two connected buildings covering an area of 300x700 ft. The main amusement palace will be located on Surf av. This building will have a frontage of 400 ft. by a depth of 190 ft. The average height will be 75 ft., with a central dome rising to a height of 135 ft. above the sidewalk.

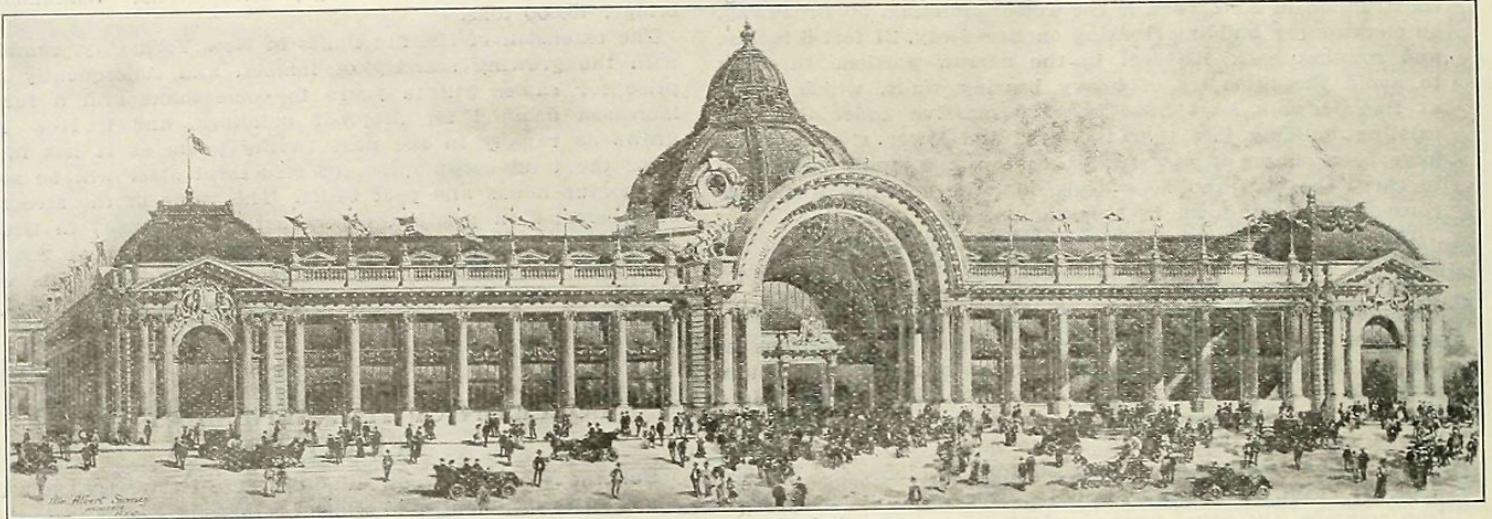
This building will be of fireproof construction throughout, designed in modern French Renaissance. All of the exterior sur-

## LIGHTING HAS ITS PROBLEMS.

"There are many who do not readily grasp the advantages to be secured in having the lighting problems in large buildings submitted to a specialist in this work," remarked Mr. Arthur A. Ernst, president and general manager of the Bureau of Illuminating Engineering, when asked by a Record and Guide representative to explain some of the features of this comparatively new branch in construction work.

"I find that the idea is best brought out by using the garden hose as an illustration. When a lawn is to be watered it is not alone necessary to merely use so much water, but it must be properly distributed. In some places just a light sprinkling is required, in other places more is needed.

"So with the light. It is largely a problem of distribution. When lights are installed it is not a question of how much can be secured for a certain amount of money, but rather how it can be distributed in such a way that just as much as is needed in a particular place and no more is secured. Sometimes a flood of light is required, sometimes it should be subdued. Experience



FIREPROOF RECREATION PALACE FOR STEEPLCHASE PARK.

George C. Tilyou, Owner.

William Albert Swasey, Architect.

faces are to be faced with cream glazed terra-cotta, and the roofs with a moss green Spanish tile.

The main entrance will be 60 ft. wide, entering into a rotunda 65x65 ft. under the dome. On the right hand side will be the ballroom, having a floor area of 200x200 ft., with 15-ft. balconies and promenades, with a glass roof 30 ft. from the floor. The central portion of the room will have a palm garden in which will be the band-stand.

## THE BALLROOM.

The ballroom itself will be finished in Louis XIV. style, with dull gold decorations. On the right hand side of the rotunda will be a cafe 70x90 ft., finished with dark oak paneling and beamed ceiling in German Renaissance style. The floor will have dull glazed tile, and the room will be connected with the service department in the rear. In addition to the ballroom and cafe, the first floor will have ladies' parlors, and toilet rooms for men and women.

Two broad marble stairways will ascend to the second floor restaurant and ballroom balconies. The restaurant will have a floor space of 70x100 ft., connecting through the service rooms with a kitchen 45x75 ft. In the third floor of the main building there will be 36 sleeping rooms with baths.

On the western end of the front elevation there will be another entrance for pedestrians, automobiles and carriages, extending from Surf av to the end of the landing dock. In the center of the east elevation there will be another large entrance facing the Bowery. This entrance will open directly into the rear pavilion.

This building will have a floor area of 300x450 ft., by a height of 65 ft., and will be fireproof throughout. In this building the new Steeplechase will start and terminate. This Steeplechase will have many new features, such as hurdles, water jumps, tunnel dives, etc., and its unusual size will enable it to accommodate enormous crowds with ease.

At the south end of the pavilion will be two large swimming pools, the upper one having an elevation of 40 ft. from the floor, with a waterfall to the lower one arranged so that the bathers can go over the falls with safety and amusement.

The ground floor will be divided off into every known device for the amusement of the public, and every convenience for its comfort and safety will be installed.

The building will be lighted from its own plant, it being the intention of the owners to have the exterior and interior a blaze of electric lights, and the main palace will be heated and used throughout the winter.

The contracts for the work were awarded to the P. J. Carlin Construction Co., at a cost of, approximately, one million dollars. The amusement palace is to be finished by May 1, 1908, and the front palace the year following.

shows that the same candlepower can be used in two places, if the proper arrangements are made before the lights are installed."

The question of obtaining the advice of an illuminating engineer when a large sum is to be expended in lighting is attracting more attention, even in connection with government work.

## BUILDING STATISTICS.

## MANHATTAN.

Plans and specifications for new buildings filed and acted upon during the quarter ending March 31, 1908:

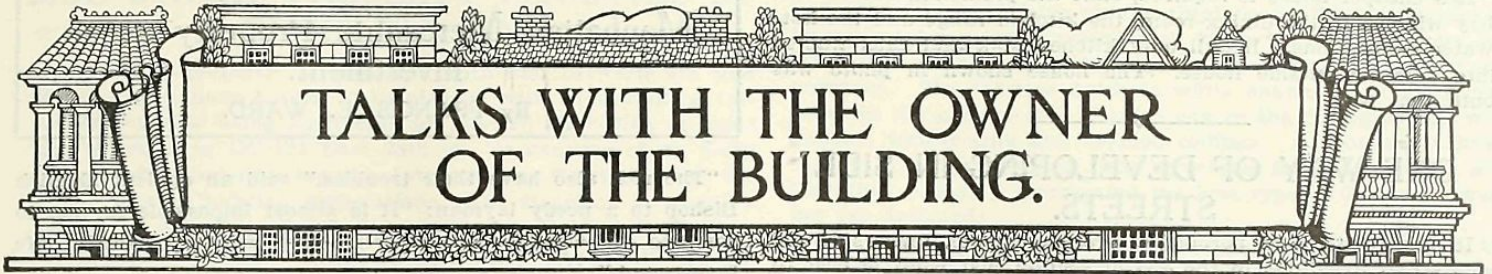
NEW BUILDINGS.		No.	1908.	No.	1907.
Dwellings—	Bldgs.	Cost.	Bldgs.	Cost.	
Costing over \$50,000.....	2	\$210,000	2	\$200,000	
Between \$20,000 and \$30,000..	3	60,000	1	50,000	
Less than \$20,000 .....	1	7,500	6	49,000	
Tenements .....	31	2,234,000	43	5,111,000	
Hotels .....	4	170,000	1	12,000	
Stores over \$30,000 .....	10	1,883,000	29	3,675,000	
Between \$15,000 and \$30,000..	5	98,000	12	296,000	
Less than \$15,000.....	8	24,700	5	31,500	
Offices .....	6	492,000	15	2,715,500	
Factories and workshops.....	4	62,300	5	543,000	
Schools .....	3	100,000	1	25,500	
Churches .....	6	705,000	14	1,553,000	
Public Bldgs., municipal .....	1	125,000	3	285,000	
Public places of amusement, etc..	7	164,000	10	488,900	
Stables and garages .....	28	24,400	68	72,910	
Other structures .....					
Total .....	119	\$6,361,900	218	\$15,783,310	

Plans and specifications for alterations to buildings filed and acted upon during the quarter ending March 31, 1908:

ALTERATIONS.		No.	1908.	No.	1907.
Dwelling houses .....	Bldgs.	Cost.	Bldgs.	Cost.	
Tenements .....	90	\$430,600	103	\$445,847	
Hotels .....	368	530,940	548	1,173,174	
Stores .....	23	181,600	13	490,075	
Office buildings .....	88	271,895	116	481,290	
Factories and workshops.....	36	1,643,800	69	3,134,510	
Schoolhouses .....	33	75,067	29	109,005	
Churches .....	1	3,000	5	148,100	
Public buildings .....	7	36,600	3	190,000	
Stables .....	21	148,000	15	68,700	
Other structures .....	16	49,400	17	69,050	
Total .....	683	\$3,370,902	918	\$5,868,751	

No compromise has been effected between the fire brick and paving brick interests. From indications there will be a merry row for some time over the ruling of the Interstate Commerce Commission that a "brick is a brick." The paving brick interests will soon have a chance to have their complaint heard. They will endeavor to show the commission that it erred in its finding that there should be no difference in brick rates.





A DWELLING AT LOWEST COST.

ARCHITECT GIVES INFORMATION TO HOME BUILDERS.

FAMILIES could save the speculative builder's profit if they would build their own homes instead of buying them already built. They save themselves personal effort and some little trouble by not building, but are under a wrong impression if they think they are not capable of undertaking such a task and carrying it to a successful conclusion.

More would build if they understood definitely what they could get for their expenditure. This is information they could easily obtain from an architect who has had experience in the neighborhood where they think of settling. There are architects who make a specialty of small dwellings and understand local conditions. Their advice and services are worth far more than the small fee they charge.

If all the heads of families who desire to build and can command the means were to undertake it this spring, there would be an end to dull times in the building trades. It is with the object of giving some plain information to plain people as to what they can actually get a small house for in or near New York that we have asked an architect of long experience to tell in as few words as he can, and to illustrate by picture plates, the lowest prices that homes can be built for in the suburbs.

In this issue Mr. Thomas Graham shows a cottage that could be erected in the Bronx or Westchester county for \$1,855, which is exclusive of the cost of the site. It is a house that would appeal to many, when set in a good neighborhood. In after years it could be added to and improved, and if well located and on a large plot it is a house that would always be marketable at more than its cost. In the next article Mr. Graham will describe a dwelling of eight rooms costing \$3,000. The estimates of cost can be depended on—as we are assured by at least one responsible building firm.

By Thomas Graham.

PLAN NO. 1—FOR A SIX-ROOM COTTAGE.

When we mean to build,  
We first survey the plot, then draw the model!  
And when we see the figure of the house  
Then must we rate the cost of the erection!  
Which if we find outweighs ability,  
What do we then but draw anew the model  
In fewer offices, or at least desist  
To build at all?  
—Shakespeare.

The plans illustrating this article are for a dwelling-house one and one-half stories in height, containing six rooms, with a bath room. The estimated cost is correct, as the house has been built for the sum hereafter stated. The quotation from Shakespeare given above covers nearly all points. I now add the following remarks to assist builders of homes to avoid mistakes:

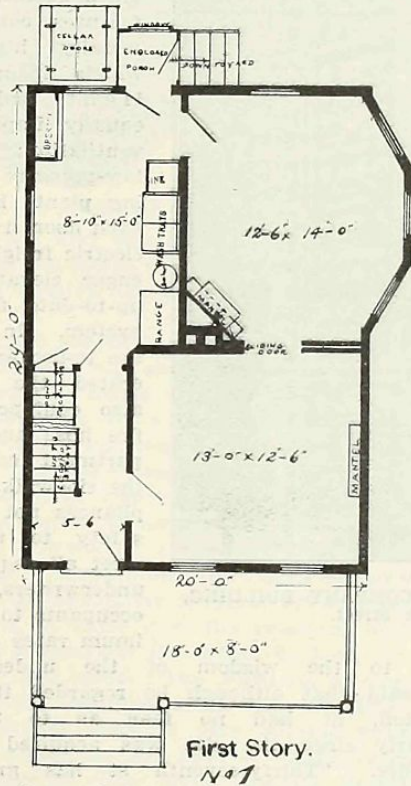
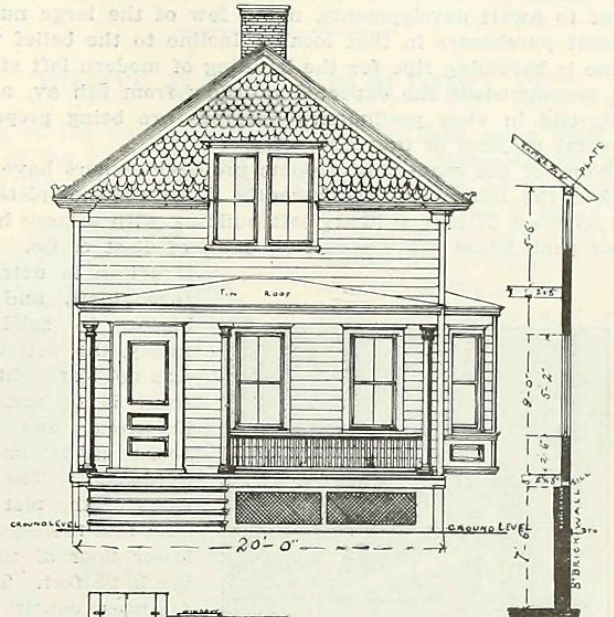
In building the cellar walls, keep as much out of the ground as possible; put in plenty of cellar windows. Cellar walls can be built of brick, stone or concrete. If stone is available, use stone laid in cement mortar.

When building the frame make everything weather-tight. Cover first with rough boards well nailed, then apply a good building paper. Put on the siding or weather boards, nailed and fitted tight everywhere. Plaster and make tight around sills in cellar and in all other parts of house, which is very important. If no public sewer is provided, build a cesspool at the extreme rear of the lot, and connected by a house drain, properly trapped. Supply tubs and sink in kitchen with running water. If there is no water supply, have a pump on the kitchen sink to use the well or other supply water. If the bathroom is omitted a water-closet must be built outside. Run off the rain water; don't connect with cesspool. The plan submitted is made to build a good, neat dwelling on a lot 25x100 feet. If fences are required, wire frames and driven posts are the best and cheapest.



THIS HOUSE WAS BUILT FOR \$1,500.

When building the frame make everything weather-tight. Cover first with rough boards well nailed, then apply a good building paper. Put on the siding or weather boards, nailed and fitted tight everywhere. Plaster and make tight around sills in cellar and in all other parts of house, which is very important. If no public sewer is provided, build a cesspool at the extreme rear of the lot, and connected by a house drain, properly trapped. Supply tubs and sink in kitchen with running water. If there is no water supply, have a pump on the kitchen sink to use the well or other supply water. If the bathroom is omitted a water-closet must be built outside. Run off the rain water; don't connect with cesspool. The plan submitted is made to build a good, neat dwelling on a lot 25x100 feet. If fences are required, wire frames and driven posts are the best and cheapest.



PLANS OF A SIX-ROOM DWELLING.

DETAILED ESTIMATED COST FOR A ONE-AND-ONE-HALF-STORY DWELLING CONTAINING SIX ROOMS AND BATH.

Digging out for cellar 5 ft. deep, earth.....	\$50
Brick or stone cellar walls, piers and chimney.....	125
Kitchen range and boiler, not in plumber's estimate.....	22
Shingles for roof and upper part of building, laid.....	55
3,000 ft. of outside sheathing, 1-in. rough boards, (\$22)....	66
175 ft. 4-in. x 6-in. spruce sills, girders and posts.....	14
3,000 ft. outside sheathing or weather boards (\$25).....	75
120 joists hemlock, 2 1/2 x 4 and 2 x 4-in. partitions, &c....	24
100 pieces 2 x 6-in. 16 ft. long for frame of building (40 cts.)	40
16 windows, complete, includes frame, sash, glass, trim, &c., (\$6.00).....	96
10 doors, including jambs, trim, casings, (average \$5 each)..	50
50 floor beams, two tiers, 2 x 8 ins., 20 ft. long (\$1).....	50
250 ft. base, moulding for cornices and other outside materials; furring, bridging, metal flashing, tin roof for veranda, and bay window, and other odd carpenter materials.....	75
One flight stairs, front and rear stoops, and stepladder to cellar.....	95
Lathing and plastering, complete, 3 coats.....	300
2,000 ft. flooring, N. C. pine (\$25), roofing boards (\$30).....	80
Kitchen dresser and two mantelpieces (\$10).....	30
Nails, hardware, locks, hinges and fastenings, sheathing paper, &c.....	45
Cementing cellar and pointing up weathertight.....	40
Painting, staining, varnishing, inside and outside.....	100
Plumbing, one bath, one toilet closet, kitchen sink, and two cement wash tubs.....	140
Carpenter labor to build and complete house.....	283

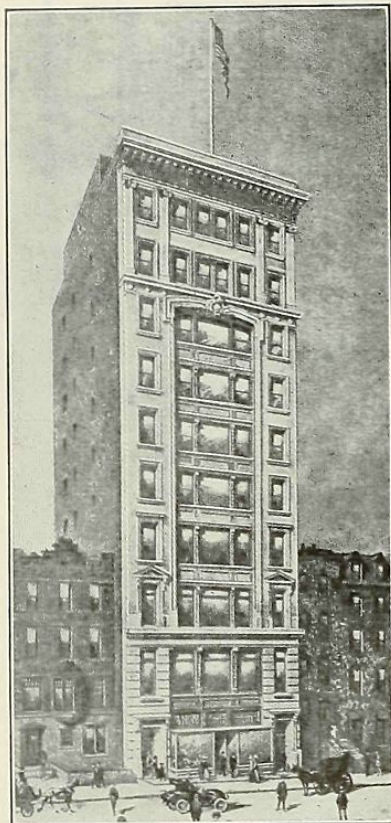
Total cost plan No. 1, six rooms and bath.....\$1,855

If a cheaper house is required, omit the plumbing, cut out the bay window in the dining-room, the kitchen range and the hot-water connections. Install only kitchen sink and tubs wasted into cesspool outside house. The house shown in photo was built that way.

## ONE WAY OF DEVELOPING IN SIDE STREETS.

It appears to be a perplexing problem among owners of old side street dwellings in the 42d st section just what is best to be done with their holdings at this time. While many are content to await developments, not a few of the large number of recent purchasers in that locality incline to the belief that the time is becoming ripe for the building of modern loft structures to accommodate the expected overflow from 5th av, and with this end in view preliminary sketches are being prepared for several projects of that character.

Some of the more venturesome property owners have already taken the initiative, and recently there was completed at 36 to 38 West 37th st a 10-story loft building with a large basement and pent house for Thomas R. Ball, of Best & Co. Its construction is extra heavy throughout, and in adhering to solidity and safety the artistic effect was not lost sight of. The front is of granite and limestone, and the interior is trimmed with hardwood. The dimensions of the plot are 51x 98.9, and the depth of the lower floor of the building is 95 feet. The chief features consist of unusually high ceilings, which insure excellent light and, what is equally important, good ventilation; a modern low-pressure steam heating plant; lavatories on each floor; two A. E. See electric freight and passenger elevators and an up-to-date fire sprinkler system. In addition to the improvements enumerated the building is also equipped with reel fire hose and a fire department connection on the sidewalk. These appliances not only assure safety to tenants, but meet all requirements of underwriters, and enable occupants to secure minimum rates on insurance.



BALL REALTY COMPANY BUILDING, No. 38 West 37th Street.

In alluding to the wisdom of the undertaking Mr. Ball recently said that although he regarded the operation as a speculation, he had no fear as to the outcome, more particularly since the site was acquired at a most reasonable figure. "Thirty-seventh st has greatly benefited by my improvement," he said, "and as other owners are likely to follow suit values are sure to enhance quickly. I believe that side street property adjacent to leading avenues in that locality offers splendid opportunities for improvement at this time. It is only necessary to go through the side thoroughfares between 34th and 42d sts to fully appreciate the weight of my argument. The trend of business of an especially high class is seeking quarters within those limits, and the location is convenient to all outlets of travel. It must be borne in mind that the leading business houses are only beginning to occupy quarters along 5th av, and their presence means that hundreds of smaller merchants, such as ladies' tailors, millinery establishments and custom boot makers must eventually occupy the side street lofts in that zone in order to keep their trade. The benefits that will accrue to owners of well planned loft buildings in these cross streets is therefore apparent. My building was constructed with a due regard to the peculiar requirements of merchants of the class mentioned and I am sure that my judgment will be vindicated in this respect."

—Those interested in reinforcing will find useful information in the recent publication of "Truss Method of Reinforcement," by the Truss Metal Lath Company, 147 Fourth av, New York City. A partial list of the buildings in which this system was used is given, as well as detailed explanations of the advantages of the method. The additional uses to which truss reinforcement is put besides the purely constructive work in buildings is shown.

## Manhattan Mercantile Property as an Investment.

By FRANCIS E. WARD.

"The rich also have their troubles," said an opulent English Bishop to a needy layman: "It is almost impossible for me to combine an adequate return of interest with a perfectly safe investment."

Now that the financial storm has subsided, general account may be taken of the disaster and a fine opportunity is given the investor and speculator to determine whether for the future he will put his money in land or water.



FRANCIS E. WARD.

We who are ashore, even those who are left high and dry, when we survey the results of the recent unpleasantness, must conclude that the flotsam and jetsam show that the greater disasters have been by water, and that little harm has come to realty, and especially to Manhattan mercantile property. Perhaps there is no other investment in the world so conservative.

New York being a commercial city, the housing of its commerce is of primary importance. Our particular Island of Manhattan being one of the greatest of the world's markets or distributing points, the produce of the ground and the products of reaper, mill and bobbin must be dealt in on the spot, while those who deal in them may be housed across the rivers.

As the living must be fed and clothed before they are sheltered, mercantile realty which provides for the first two of the three primary necessities for mankind, always shall be first in demand and therefore the most conservative and the surest income producing property available, whether warehouse or factory, stores and lofts or office buildings.

Of course, appropriateness of location determines the class of mercantile buildings desirable in any particular section, and Broadway, the world's greatest artery for commerce, has place for all.

Generally it will be found that the nearer to the source of production the material is that is to be housed the simpler the structure needed and the more conservative the property; and, conversely, the nearer to the consumer the more complex is the structure required and the more speculative the property. Thus along Broadway one will find many buildings running through to adjoining streets with stores and basements devoted to display of goods and the lofts above used for storage and warehouse purposes. Then come the modern stores and loft buildings, a good example of which covers the site of the old New York Hotel, where passenger and freight elevators run to all floors, and lofts of the highest class are well fitted for wholesale trade. Nor is it now uncommon to find factories of most modern equipment occupying lofts in the best districts and paying as high as 75 cents per square foot for space.

The least conservative of mercantile properties are those in the heart of the retail trade, where the highest rents are obtained. There the owner assumes far greater risks with his tenants who cater to spendthrifts—for when business is prosperous high rents are paid and when business fails the tenants fold their tents and steal away! Yet one investor whose spectacular purchases of highest priced realty have been in the most fashionable section claims that he can be three-fourths wrong in his buying and yet make money, so great is his faith in Manhattan realty.

No safer investment can be made than by direct purchase of income-producing mercantile property on Manhattan Island unless it be by direct investment in the same in bond and mortgage. The former has the attraction of increasing value and the latter of absolute security.

As the desirability of such investment must now be apparent to the investing public we should look forward to an active market in the near future and a plentitude of money for mortgage loans.

FRANCIS E. WARD.

## SIDE STREET PROPERTY BENEFITED BY OFFICE BUILDING.

Owners of property in 27th and 28th sts, between 4th and Madison av's, have reason to be pleased with a substantial improvement now being completed at 125-127 East 27th st, running through to 122-124 East 28th st. It consists of an 8-sty central office building for the International Committee of the Young Men's Christian Associations. The structure in question marks the advent of the first modern office building in the immediate neighborhood, and its effect on the value of surrounding property has already caused a rise in lot prices in that vicinity.

Secretary Fred. B. Shipp, when asked why the International Committee selected a site on the East Side for its permanent home, said that there was no particular reason, except that a plot such as it required was for sale in that locality, and its convenience to the 28th st subway station and other transportation lines was an attraction.

"We required considerable space for our growing departments, and in order to do more effective work it appeared necessary to construct an office building especially suited to the needs of its members and secretaries. Ours is the largest office building in America owned and occupied by a religious organization. Each floor in the new structure is different from the others.

"The main entrance is in 28th st. On the first floor is a large reception room and general office. The upper stories are partitioned off as required, no uniform arrangement being observed. In all there are about 125 offices in the building, including a large library. The trim throughout is of selected hardwood rubbed and polished, the principal rooms being trimmed in mahogany. Included in the many conveniences are dumb waiters, alcove drinking fountains, open fireplaces, a high pressure steam heating plant and four A. B. C. electric elevators. Our new headquarters is eight stories in height, of brick, granite, terra cotta and steel, covering a plot about 40x197.6. The cost of our plot was \$135,000, and the building stands us about \$350,000."

The committee consists of 80 members, organized in fourteen departments. Edward Corning is the contracting builder. He has also received the contract for the Y. M. C. A. building at Long Island City.

## IDEAS OF AN OWNER-BUILDER

Paterno Bros., builders, have been identified with apartment house construction in the section around Columbia College for some years past. Joseph Paterno said the other day: "In the first place we always try to select a central spot. We believe in putting up a good substantial house, for we find that they are more readily rented. For some years past we have been constructing apartments with an open court in front. There are several advantages in this sort of a structure. It does away with inside courts, you gain the first story entrance hall, the rooms that open on that court are in a measure facing the street, which is a decided advantage.

"We are at present constructing an elevator house at 606 West 116th st. This building will have every modern convenience. There will be cedar closets in every apartment, the vacuum-cleaning system will be installed, and we have gone so far as to put in a double set of boilers in case of accident and a drying plant in the basement. There are no inside rooms. Every room will have light and air."

This firm recently completed two 10-sty high-class apartment houses on this block, about 250 ft. west of Broadway. They are on a lot 75x100 and are built to a depth of 83.6 ft. They are of light brick and limestone trim. The estimated cost was \$400,000. There is a commanding view of the Hudson River and the Palisades from these buildings. Every endeavor has been made to incorporate in the building all practical features used in high-class private dwellings. The apartments consist of five, six and seven rooms and baths, with servants' toilets, and are so ingeniously arranged as to secure excellent light and air to all rooms. Every room is of good proportions with plenty of closet room. The comfort of the tenant has been this firm's objective point. In many buildings this has been sacrificed to the demands of the architect. Very fine woods enter into the scheme of decoration, but only when their beauty is not a menace to safety.

## TWO-FAMILY HOUSES POPULAR IN EAST BRONX

Two-family houses in the East Bronx are now considered one of the features in that zone, although it may be said that they are to be found in greater numbers in some of the older parts of the borough. Builders affirm that the demand for good buildings of the type mentioned will soon exceed the supply, and even at the present time better prices are being obtained for them than formerly.

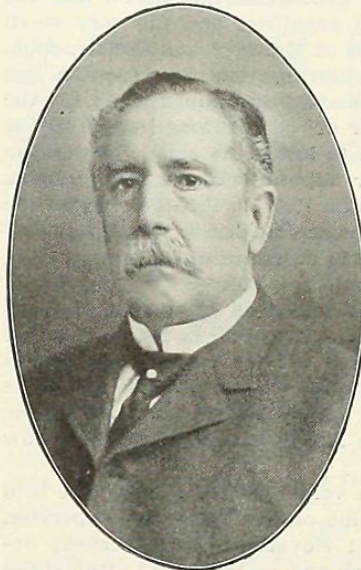
Among the most substantially built buildings of the 2-family order recently undertaken in the Bronx, those erected on Faile st, near Westchester av, by the American Real Estate Company, are worthy of comment. The houses are three stories in height, with finished basements. They contain nine rooms and

bath in the lower apartments on the first and second floors, and six rooms and bath on the third floor. The fronts are of brick, but by varying colors each house is different from the other, the entire row of twenty-two presenting a pleasing appearance. The interior finish is white enamel with mahogany doors in the parlors and Flemish oak in the dining-rooms, with paneled wainscoting and beamed ceilings. A prominent Bronx builder in commenting on their structural features recently said that they probably represented the best type of 2-family dwelling yet designed.

It is the consensus of opinion of those best informed on the subject, that the 2-family domicile is, particularly for the person of limited means, the ideal form of real estate investment.

## WHO'S WHO IN BUILDING—3.

Many of the notable buildings in New York came from the hands of the master builder who has been chosen for the subject of these brief notes, Mr. Richard Deeves, of the firm of



RICHARD DEEVES.

Richard Deeves & Son. The first building for which Mr. Deeves was a contractor was situated in Water st. It was built for Scudder & Carter, who were then very well known lawyers. Mr. Deeves started on this building as a contractor on the 11th of March, in the year 1869, or 39 years ago.

This makes him one of the very oldest builders in the city. He learned the trade of masonry, which then included plastering, with George S. Dixon, who was one of the best builders of that era in New York. Early in his business career Mr. Deeves built the Fulton-Municipal Gas Works in Brooklyn, which led to his doing a large amount of work in that line.

He put up the first buildings for the Equitable Gas Company, buildings for the Kings County Gas Company, and various other gas works, notably the first concrete gas tank built in this country.

This concrete gas tank was 200 feet in diameter and 46 feet deep. Mr. Deeves was granted a patent by the Government on the centering and forms which he used on this job in order to perform the work in a safe and economical manner. Mr. Deeves has had two other patents issued to him that he has used in his business,—one a patent scaffold that has saved him a large amount of money, and the other for a system of concrete arches, which he used in the construction of the Manhattan Storage Warehouse, at the corner of Lexington av and 42d st, which Mr. Deeves built, and which he considers the nearest approach to an absolutely fireproof building in the country.

If we were to name only the principal buildings which Mr. Deeves has erected the list would be long. He has built hundreds, large and small. The Navarro, or Central Park apartment buildings, the Manhattan Life Building and the Mutual Reserve Building were all very notable works in their time, and all were built by Mr. Deeves. Often he has been called to erect buildings in other cities, and the Stuart Memorial Hall, at Princeton, is the result of one of these contracts.

Apart from his private business Mr. Deeves has been active in large public affairs. He was one of the commissioners appointed by Mayor Strong to build the Williamsburgh bridge, and during Mr. Deeves' term they laid out the route, bought the land, adopted the plans and specifications and gave out several of the contracts. They saved over \$360,000 from the chief engineer's estimate on three contracts. Several laws relating to buildings have been put on the statute books through the instrumentality of Mr. Deeves, the present mechanics' lien law being one of these. It is also recalled that he was a member of that "Committee of Seventy," which some years ago headed a notable political movement.

Mr. Deeves is a member of the Chamber of Commerce, the Board of Trade and the Arkwright, Engineers' and Republican Clubs. For some years he was an officer in the 12th Regiment. He has a country seat at Hollywood, as well as a city home.

—Mr. A. L. A. Himmelwright, of the Roebling Const. Co., has issued a very useful and handy pocket-size volume of 157 pages on practical information about pistol and revolver shooting. The historical side of this subject is brought to light and there is a great deal of interesting matter for both marksman and amateur. Mr. Himmelwright is president of the U. S. Revolver Association, director and life member of the New York State Rifle Association, and is connected with several prominent organizations interested in pistol and revolver marksmanship.

## WOULD BENEFIT BUILDING INSPECTORS.

Association of Inspectors of Masonry and Construction of the City of New York.

New York City, March 27, 1908.

Editor of the Record and Guide:

A bill has been introduced by Assemblyman Schulz, which bill is known as Assembly Bill 1573, the object of the bill being for the regulating of salaries and compensation of the inspectors having supervision over the construction of public improvements paid for out of public money.

As attorney for the above association I submit the following information so that you might appreciate the status of the inspectors affected by the proposed bill and their rights in the matter.

I feel that there is abundant proof in the extracts for the past several years to show that the position of Inspectors of Masonry and Construction has been sadly neglected.

Considering the substantial increase in the salaries of the several employees of the cities in this State and most particularly the salaries of the engineers in general in this State, and the increase of all labor, skilled and unskilled, and the very small increase granted to the Inspectors of Masonry and Construction, I feel that I am justified in declaring that this position has been very much slighted in the matter of compensation for the service rendered, and is a matter of very serious import to the taxpayers inasmuch as it tended to lower the status of position in the eyes of contractors, their superintendents and foremen. It is not unusual to hear a foreman twit an inspector about the small wage he receives for the services rendered. Well he may! for he knows there is not a private corporation in America that would think of offering men with the ability an inspector is required to possess the salary an inspector at present receives.

You are aware of the fact that an inspector is put to a severe test as to his ability by the Civil Service Commission before he can enter the service. This alone would warrant the same consideration in the matter of compensation, increase of the same, as others increase and the benefit of other privileges now denied them.

The duties of an inspector are very exacting. They are held responsible for the structural value of the work they supervise, must see that lines, grades and elevations are observed; determine the proper quality of work and material and often stand as a buffet for warring factions of engineers.

One other point I wish to call to your attention is the fact that under the present Civil Service rules inspectors can be transferred to any of the departments employing inspectors, which means that with different conditions existing in different departments a man following the position of inspector is subjected to changes which are often disagreeable and sometimes humiliating.

Private corporations are constantly drawing men from the position of Inspector of Masonry and Construction, and are paying them good salaries. Why not hold such men?

It is the duty of the heads of the various departments to pay their various employees as defined by the labor law a compensation of not less than the prevailing rate of wages. Under Section 56 of the Greater New York Charter, the heads of the several departments are given discretion as to the salary or compensation paid to an inspector.

This bill endeavors to take away from the heads of the several departments where inspectors are employed the discretionary power which has been so much abused by the heads of the several departments.

It further endeavors to put all inspectors on an equal basis, and if found worthy they should be treated alike and paid accordingly, and only the prevailing rate of wages taken into consideration.

For several years past whenever a holiday fell on Friday the Board of Aldermen have voted two days off for all city employees with pay. Per diem laborers, per diem mechanics, monthly and yearly engineers and clerks, monthly inspectors, office boys and messengers have been allowed the two days off with pay. But the per diem inspectors have not. Why Inspectors of Masonry and Construction are made subjects of discrimination is hard to fathom. One other privilege denied per diem inspectors is the annual vacation granted to almost every person in the city employ, notwithstanding the fact that inspectors devote every minute of the working day to the work at which they are engaged.

The Association of Inspectors of Masonry and Construction has for the past five years made repeated endeavors to obtain an equalization of salaries and compensation for their services from the heads of the several departments wherein they are employed, by appeals to the Board of Estimate and Apportionment and the Board of Aldermen of the City of New York, but all without avail. Consequently they appeal to the State Legislature to give them equalization of salaries and fair compensation which they have not, after due efforts, received from the city government.

The bill provides for no greater salary than many of the inspectors employed by the city are receiving at the present time.

HARRY ROBITZEK,

Attorney for Association, 132 Nassau st, New York City.

## THE MAN ON THE STREET.

KEEP your eye to windward, and sometimes you'll see quick wits and labor-saving devices which astonish one.

Coming across Madison av a day or so ago I saw one of the workers dragging around a long guide line attached to a "skip" many stories above the sidewalk, and suspended from a derrick on the tower of the Metropolitan Life Building. It was heavy, but he was "on his job." Along came a brewery wagon with two stout percheros and a sleepy driver. Our man took two turns of his line around the hub of the hind wheel, and with this improvised winch, 2 horsepower, dragged around his boom. The driver slept, the horses plodded on, two brawny arms were saved a pull, and the Hedden Co. were ahead several cents saved in time and labor.

Even the most pessimistic amongst us must feel a gleam of hope breaking through the over-clouded sky of professional practice when we consider two recent chronicles of the daily press. The first is in the New York Sun of recent date, and in nearly two columns on a prominent page, where is related the pathetic end of John L. Smithmeyer, architect, who with his partner, Paul J. Pelz, designed the marvelous plan of our Congressional Library at Washington, and who after a most scandalous intrigue on the part of the back-stairs politicians was deposed and relegated to temporary obscurity by corrupt influences.

Thus runs this article as a beginning of the recognition this man should have received ere he had passed into the great beyond:

"A man died all but forgotten on Thursday morning in a hospital in Washington who only about a score of years ago had set the Congress of the United States at loggerheads for weeks, whose name then filled the columns of the newspapers of the country and whose work is to be associated with the history of the nation for unnumbered years.

"He gave the best years of his life to the accomplishment of a really great work for the United States, his adopted country, and on his death was dismissed with a paragraph of obituary notice as one of the innumerable throng who pass to the pale realms of shade through the hospital door. His name was John L. Smithmeyer, and neither the fact that he was born in Austria nor the fact that he was 76 years old had the slightest interest for the American public, but he and his partner were the men who under the bounty of Congress gave to the United States one of the few public buildings of which the country is proud."

A careful consideration of the case follows, in which the actions of many are condemned, and a history in brief of the aftermath is given, including the law suit by which Smithmeyer and Pelz sought to secure justice's decree. This they did de jure, but not de facto, for Congress never had manhood enough to pay the claim as awarded by the court.

Smithmeyer will lie mouldering in the grave, but his soul, like John Brown's, will go marching on, in perhaps a smaller cause, but yet large enough to make us pause in contemplation. The building of a monumental structure is of no small moment to a great people, and if it be conceived in sin and executed in iniquity for the lasting shame of our memory to posterity, sad indeed is it. The Library seems to have been conceived in the right spirit, but surely the part which pertained to its pioneer designers was ignoble enough in the treatment which they received.

The other event is also in connection with a public building—the State Capitol at Harrisburgh, Penn. The same date brings news of the conviction of four of the "grafters." Though this does not necessarily mean punishment, for the meshes of the law in cases of this kind are sometimes very coarse, still in a State in which for years a certain element have practically defied law and its visitation upon the evil-doer, it is such a revelation of the workings of the forces for good that we can well rejoice.

The dangers to passing pedestrians from buildings being erected are omnipresent. Going along the street a day or so ago, the Man on the Street received a blow on the side of the head and a cloud of dust enveloped his cherubic head like a technical nimbus. When it had subsided he looked on the sidewalk and found that the subject of which his head was the objective was a piece of canvas such as is used by stone men to prevent slipping in hoisting. The contractors for this building are of high class and have taken every available precaution. In addition to the usual overhead bridge there is a scaffold running out 15 ft. high above the other. It was proposed to protect the entire street by an extension of the sidewalk bridge, but the opposite side of the street is occupied by a church. The next building is owned by the corporation building the structure. It is asserted that the "property owners objected" to this safeguard, which would permit the man on the street and others to go about their business without the danger of having their lives snuffed out like blowing out a candle. Suppose this canvas had been a brick, a board, a bolt or rivet, the head of a sledge or any of the small yet rapidly moving things that may fly off a high building at any moment. One can watch a heavy section of steel being hoisted or a piece of stone, but how about these others?

# TRADE LITERATURE

## OTHER PEOPLES' IDEAS AS THEY APPEAR IN COMMERCIAL PRINT



### STATISTICS OF CEMENT PRODUCTION.

THE cement industry is one of the most individualistic in building materials, and the impossibility of controlling the aggregate output was made plain to every one in 1907. The supply of limestone and clay cannot be cornered. Mr. Edwin C. Eckel, in his review of the industry for the Government, says that it is essentially one in which brains and money are far more important than raw materials, and consequently cement plants with intelligently directed capital will rapidly increase in size, while poorer or ill-managed plants either remain stationary or expand very slowly. This of itself operates to cause a gradual concentration of interest; the stronger plants grow at the expense of the weaker.

Most of the larger companies which now produce the bulk of the American cement output were originally concerns of only average size. Their growth has taken place in a natural manner, not by the absorption of competitive plants, but by using part of the profits of the business to increase the size of the original plant. In a strongly held and well-managed company this course of action is possible. In a company less strongly owned or less intelligently directed the tendency is always to sacrifice the prospects of ultimate success to the certainty of immediate returns. A company owned by a number of small stockholders can rarely withstand the pressure to pay out all the profits of an unusually prosperous year as dividends.

The larger company, growing by accretion, has also a certain advantage in the matter of advertising its products. When a new plant is established by an old company there is no difficulty in introducing the cement from the new plant, for it sells under an already well-known brand name, and has behind it the accumulated prestige of all the older plants.

Before the close of the year it was predicted by some manufacturers that the total output of Portland cement in the United States during the year 1907 would reach 55,000,000 bbls. But an estimate by the Government in February of this year (see Record and Guide February 22), based on returns from 95 per cent. of the mills, was 48,000,000 bbls. as the output of the last calendar year. Plants completed in 1907 provided a heavy increase in mill capacity, so that the existing facilities have now a total capacity of 60,000,000 bbls. annually. Mr. Eckel's opinion is that probably not more than two-thirds of this total capacity can be operated profitably in this year. Only when business affairs are in a generally prosperous state will it be possible to absorb the whole output of which the mill capacity of the country is capable.

The increase for 1905 over 1904 was above 8,000,000 barrels in quantity and \$9,000,000 in value; but the gain of 1906 as compared with 1905 was \$10,898,137 barrels of cement in quantity and \$19,370,744 in value. The gain in production of 1907 over 1906 is less than 2,000,000 barrels, and the gain in value will be found to be comparatively slight.

The total production of cement in 1906 was 51,000,445 barrels, valued at \$55,302,277; the total production in 1905 was 40,102,308 barrels, valued at \$35,931,533.

The prices at which cement was sold in 1906 were higher than those which prevailed in 1905, and lower in 1907 than in 1906.

The following table is designed to show the quantity and value of the Portland cement made in those States which were producers in 1904, 1905 and 1906:

The following table is designed to show the yearly increase in the production of Portland cement in the United States, the fluctuations in natural cement, and the variations in imports for consumption of hydraulic cements into this country since 1901:

COMPARISON OF PRODUCTION OF PORTLAND AND NATURAL-ROCK CEMENT, IN BARRELS, IN THE UNITED STATES WITH IMPORTS FOR CONSUMPTION OF HYDRAULIC CEMENT, 1901-1906.

Year.	Natural cement.	Portland cement.	Total of natural and Portland cement.	Imports.
1901.....	7,084,823	12,711,225	19,796,048	922,426
1902.....	8,044,305	17,230,644	25,274,949	1,963,023
1903.....	7,030,271	22,342,973	29,373,244	2,251,969
1904.....	4,866,331	26,505,881	31,372,212	968,410
1905.....	4,473,049	35,246,812	39,719,861	896,845
1906.....	4,055,797	46,463,424	50,519,221	2,274,677
1907.....	.....	*48,000,000	.....	.....

\*Estimated.

The puzzolan cement production, which is not included in this table, is as follows: 1901, 272,689 barrels; 1902, 478,555 barrels; 1903, 525,896 barrels; 1904, 303,045 barrels; 1905, 382,447 barrels; 1906, 481,224 barrels.

#### NATURAL CEMENT.

For a number of years the natural cement industry has been retreating. It has fluctuated between a production of 7,000,000 and 8,000,000 barrels from 1900 to 1904, when it fell to a little more than 4,500,000. In 1905 it decreased to a little less than 4,500,000, and in 1906 it stood at just above the 4,000,000 mark.

It seems unlikely that this form of cement making will ever revive to a very marked extent, because, although there will always be work for which natural cement can be used with perfectly satisfactory results, and there are many who, understanding how to use it to the best advantage, and having had long acquaintance with the reliability of certain brands, will continue to use them. In 1907 quotations for natural cements continued uniform during the year.


**DERRICK HAS TWO THOUSAND FEET OF CABLE.**—Approximately 2,000 feet of cable are being used now on each of the derricks to raise material for the construction of the tower of the Metropolitan Building. The derricks are on the 34th floor, about 450 feet above the street level, and three cables are attached to each, extending to the street. With some 500 feet surplus to facilitate the work of hoisting the heavy beams and marble the total amount of cable required for each derrick is about 2,000 feet, or 4,000 feet for both. The derricks will be raised one or two floors at a time, until they are about 600 feet from the street level, when probably the longest cable ever used for such purposes will be required.

The sending skyward of the 20 and 30 tons of material becomes more and more of an attraction every day and there is a constant crowd of onlookers watching the loads ascend almost to the disappearing point. The Hedden Construction Company, the builders, aim at having the first eleven floors of the tower ready for occupancy May 1.


PRODUCTION, IN BARRELS, OF PORTLAND CEMENT IN THE UNITED STATES IN 1904-1906, BY STATES.

State.	1904. a			1905. a			1906. b		
	Number of works.	Quantity.	Value.	Number of works.	Quantity.	Value.	Number of active works.	Quantity.	Value.
Alabama .....	1	.....	.....	1	.....	.....	1	.....	.....
Arizona .....	.....	.....	.....	.....	.....	.....	1	.....	.....
California .....	3	1,014,558	\$1,446,909	3	1,225,429	\$1,671,816	3	1,310,435	\$2,110,294
Colorado .....	1	490,294	638,167	1	786,232	1,172,027	1	1,146,396	2,034,382
Georgia .....	1	.....	.....	1	.....	.....	1	.....	.....
Illinois .....	5	1,326,794	1,449,114	5	1,545,500	1,741,150	4	1,858,403	2,461,494
Indiana .....	4	1,350,714	1,232,071	6	3,127,042	3,134,219	6	3,951,836	4,964,855
Kansas .....	2	2,643,939	2,134,612	4	.....	.....	4	3,020,862	3,908,708
Kentucky .....	1	.....	.....	1	.....	.....	1	.....	.....
Michigan .....	16	2,247,160	2,365,656	16	2,773,283	2,921,507	14	3,747,525	4,814,965
Missouri .....	2	.....	.....	2	3,879,542	4,164,974	2	3,350,000	3,260,000
New Jersey.....	3	2,799,419	2,099,564	3	3,654,777	2,775,768	3	4,423,648	4,445,364
New York.....	11	1,362,514	1,257,561	11	2,111,411	2,044,253	9	2,414,362	2,725,744
Ohio .....	7	910,297	987,899	8	1,312,977	1,390,481	8	1,422,901	1,709,918
Pennsylvania .....	17	11,496,099	8,969,206	18	13,813,487	11,195,940	19	18,645,015	18,598,439
South Dakota.....	1	.....	.....	1	.....	.....	1	.....	.....
Texas .....	2	.....	.....	3	.....	.....	2	.....	.....
Utah .....	1	.....	.....	1	.....	.....	1	.....	.....
Virginia .....	1	864,093	774,360	1	1,017,132	1,033,732	1	1,172,041	1,432,023
Washington .....	.....	.....	.....	1	.....	.....	1	.....	.....
West Virginia.....	1	.....	.....	1	.....	.....	1	.....	.....
<b>Total.....</b>	<b>81</b>	<b>26,505,881</b>	<b>\$23,355,119</b>	<b>89</b>	<b>35,246,812</b>	<b>\$33,245,867</b>	<b>84</b>	<b>46,463,424</b>	<b>\$52,466,186</b>

a The States combined for 1904 and 1905 are mentioned in the text of the reports for those years.  
 b The States combined for 1906 are given in the text below.  
 c Output in 1907 estimated at 48,000,000 bbls.



## THE CONSTRUCTION REVIEW OF REVIEWS-WHAT CURRENT PERIODICALS ARE TALKING ABOUT



### THE KRUPP WORKS AT RHEINHAUSEN.

**F**AMOUS for their military equipment yet active in the art of peace are the extensive works of the firm of Friedrich Krupp, of Essen, Germany, on the left bank of the Rhine, opposite the town of Duisburg-Hochfeld. With large iron ore interests in Spain and elsewhere, while considerable quantities are drawn from other foreign ore deposits, the location on the Rhine permits the assembling of materials at low cost. The first complete technical account of it was not published until October, 1907, in *Stahl und Eisen*, to which the American press are indebted for the following facts:

Building of the works occupied three periods. From 1896 to 1898 three blast furnaces of 400 cu. m. capacity were built. During 1903 to 1905 three additional blast furnaces were constructed, followed by a steel plant and rolling mill and the accessory shops. A fourth blast furnace was put up in 1906. The plant, therefore, now consists of seven blast furnaces, with a capacity of about 700,000 tons of pig iron per annum, a basic Bessemer steel plant with a basic open hearth plant and a rolling mill.

Parallel to the central line of the blast furnaces a harbor has been built for the ore ships, and from its docks the products of the plant are loaded to be shipped by water.

The discharge of ore is taken care of by eight unloaders, four of which were built in the United States, this having been the first installation of cranes of this type in Germany. Four other unloaders were built in Germany. Under ordinary circumstances they deliver the ore into pockets located in front of the furnaces, but they can also serve tracks from the ships. They can also load ore from the ore pockets and from the ore storage yards into cars on standard tracks, which are parallel to the harbor wall.

The annual consumption of ore amounts to about 1,600,000 tons. A part of the supply is produced in Sweden and in Spain and there are also added to the burden cinder drawn from the firm's own works and from other sources.

To supply the blast for the furnaces in operation there are now 14 double gas blowing engines and four vertical steam blowing engines.

A compressor plant is provided for each of the gas blowing plants, which provides the necessary pressure for starting the engines.

An electric central station for power and light furnishes current for the whole plant and for the houses of officers and workmen. Four large generators are coupled with double acting tandem four cycle motors and two large generators are driven by two Oechelhauser engines. The six large gas engines furnish normally 1,000 HP. each, running at 100 revolutions per minute.

The pig iron produced by the furnaces is delivered by steam locomotive in cars carrying 30 to 35 tons to the mixer at the basic Bessemer steel plant. The iron from the mixers is hauled by an electric locomotive to the basic steel plant, is weighed and is directly tipped into the converters. The four converters, each of 25 tons capacity, are located in a building which contains besides the converter platform, a platform for charging scrap and limestone.

Immediately adjoining the cast house is the open-hearth plant. The ingots, chiefly basic Bessemer steel, are taken to the pit shop of the rolling mill and there placed in the pits by electric cranes. They are then lifted from the pits and placed upon hydraulically operated tippers of the electrically driven rollers of the two blooming mills, sheared by steam hydraulic shears, delivered by rollers for shipment, or they are rolled down and forwarded by electrically driven rollers to the three-high trains. There they are rolled down to heavy rails, to beams of standard sections and channels.

The works are supplied with an elaborate pumping plant, with a foundry, repair shop and testing and chemical laboratories. The Krupp Company has provided at the Rheinhausen plant a workmen's village which contains 165 3-room, 230 4-room, 30 5-room and 11 6-room cottages. Unmarried workmen are provided for in three sleeping houses, with a total of 530 beds, a large dining house serving them. At the present time there are about 4,500 workmen and 400 officials.

### INVESTIGATION OF STEEL AND STRUCTURAL MEMBERS.

In view of the recent report on the failure of the Quebec bridge and the building in New York of some colossal office buildings with large column sections, and yet to be determined abnormal wind stress, the investigation of steel and structural members by the engineering fraternity is interesting. Several months ago a meeting attended by about 25 consulting engineers and representatives of leading consuming and manufacturing interests was held at the Engineers' Club, New York City, with a view of determining the most desirable programme for the initiation of the proposed investigation. One session was devoted to a discussion of metallurgical questions applying to ingot structure, blooms, billets, slabs and forgings. The second session gave consideration to a preliminary programme for tests of structural members, including columns, riveted tension members, riveted

splices, riveted connections in building construction and the general subject of riveting.

It was the sense of the meeting that the extension of the testing facilities in this country had not kept pace with the advance in engineering construction, and a resolution was adopted by unanimous vote that the enlargement of the present facilities at the United States Watertown Arsenal by the erection of a testing machine of at least 10,000,000 lbs. capacity was desirable.

At the recent metallurgical session of the American Institute of Mining Engineers, the first paper was on "The Work of the Testing Department of the Watertown Arsenal in Its Relation to the Metallurgy of Steel," by James E. Howard, engineer of tests, Watertown, Mass., as noted in the *Iron Age*:

Mr. Howard indicated the scope of the tests to be made. The first item of the inquiry is ingot metal, open hearth, Bessemer and crucible—fluid compressed and uncompressed. "The chief feature to be taken into consideration at the time the metal is in the ingot state is believed to be that of structural soundness and continuity. Evidence seems to show that structural discontinuity in the ingots is not corrected in the subsequent forging operations."

The second item in the inquiry includes blooms, billets and rolled and hammered shapes from ingots, including finished products of all kinds. Working temperatures, reductions in the rolls or under the hammer and the number of passes in the rolls should be ascertained. In addition to the question of the influence of temperature on final properties is the question how much or how little work at a given temperature is essential to attain maximum tensile strength and the display of those other features which accompany the tensile test.

A general discussion followed which will shortly be printed in the *Transactions of the American Institute of Mining Engineers*.

### BY-PRODUCTS FOR BRICK WORK.

**M**ANUFACTURERS of sand-lime brick realize after a little experience that they cannot compete under average conditions with common clay brick. Hence it is their present effort while the market is being well supplied to restrict manufacturing to face brick. But few are so fortunately situated that they can market 350,000 uncolored face brick per month the year round, and so are confronted with the problem of how to keep their plants profitably operating. This has brought up the question of having by-products, which is now being deeply considered by manufacturers of sand-lime bricks.

Mr. Clark Mellen, of Colorado Springs, Colorado, made this the subject of a paper at the Columbus meeting of the National Association. He has great faith that in a few years they will learn how to successfully manufacture artificial stone in such shapes as water-tables, door and window-caps, window-sills, coping and cornices, as well as discover how to successfully enamel and make a speckled brick:

We who have experimented to any extent know that we can produce such stones at our plants cheaper than the cement man, where he pays \$1.75 or more for cement, and where we have to pay not over \$7 per ton for lime. But though our material is more attractive in color, and more uniform than cement stone, we have a serious problem to overcome in tender edges and corners. If we can overcome this drawback I have no hesitation in expressing my confidence in the complete commercial success of artificial stone manufactured with sand and lime. How are we to proceed to solve the problem?

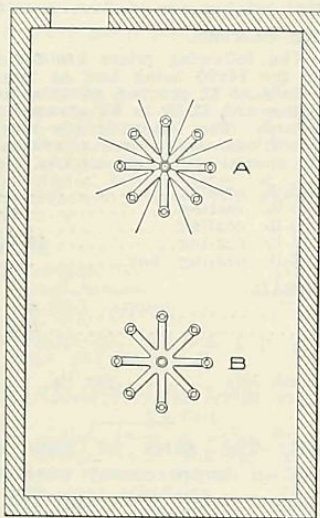
It is my private opinion that the members of this association should take this question up with the interest it certainly merits and authorize a committee specially appointed by the chair to confer immediately with some competent and reliable chemist to ascertain what the cost of investigations covering a period of, say, three to six months would amount to, if possible, on a basis of a nominal charge for his time if successful in overcoming the above-mentioned difficulty. The committee's report with its recommendations can then be communicated to our members and leave each one to decide whether he will agree to contribute his proportion of such expense. It is no doubt true that there is a great deal of variation in materials at our plants, but I should think it would be quite possible to make the by-product a success at all, or most all plants, if the chemist can tell us how it can be accomplished with one set of materials.

In view of the fact that without any knowledge of chemistry and little scientific assistance, after several months' experimenting in a rather primitive manner, Mr. Mellen has succeeded in greatly improving the edges of some artificial stone by applying simple insoluble wash, he thinks he is justified in feeling sanguine that a clever chemist should be able to show how to obtain the desired result on a practical and commercially successful basis. If the treatment of the material acts only as a temporary protection of edges, etc., in handling and transit from the plant to the wall, the manufacturers will have made considerable progress.

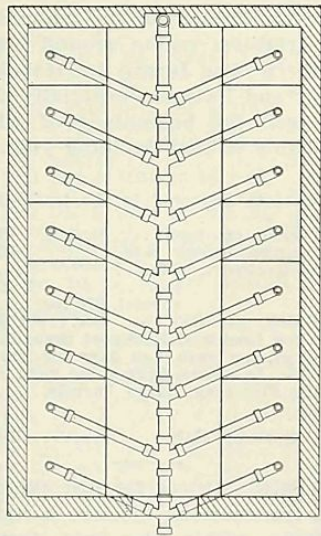
# SUGGESTIONS FOR THE SPECIFICATION ROOM-STANDARD AND NOVEL BUILDING MATERIALS.

## THE KELLY OCTOPUS CLOSET FITTING.

A rather startling innovation in cast fittings is that which Thomas Kelly & Bros., Congress st and 46th av, Chicago, have recently put upon the market. The simplification of sanitary appliances is the most vital thing in connection with plumbing, and in the comparative plans herewith is shown how this may be effected and an idea of the economy of material also obtained.



Showing two Kelly Octopus closet fittings in place, completing the roughing-in for 16 water closets in a toilet room. Partition divisions shown in A. Note the absence of joints—no closet over 20 inches from the main soil pipe—no additional venting necessary.



This shows the roughing-in necessary for a toilet room containing 16 closets as usually arranged along two opposite walls. Note the number of joints, the amount of material and danger of clogging and leakage at joints in this hidden work. Note also that the nearest closet is 10 feet from the ventilation soil pipe, and the farthest is 30 feet, which necessitates the expensive back venting.

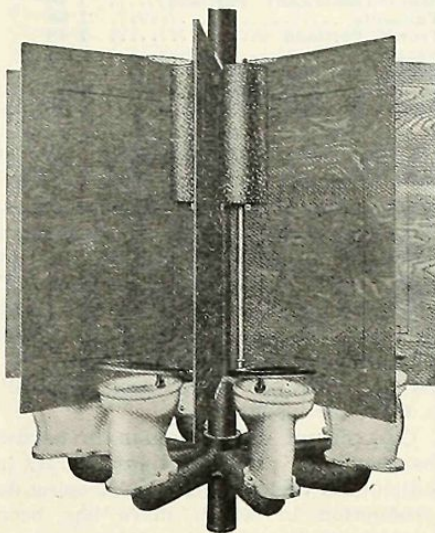
The use of the Octopus fitting takes closets away from the walls and arranges them rationally in circles in the middle of the room, surrounded by light and air. The walls are left free for lavatories and windows.

Public toilet room plumbing is entirely changed by this space and money-saving device, in the saving in cost of labor, material and time.

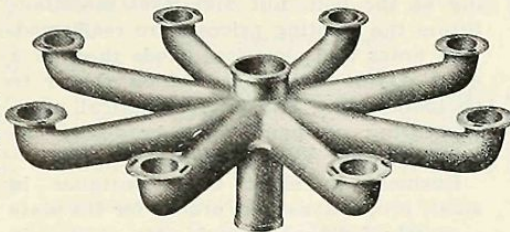
Partitions are fastened to special fittings around the main stack—closets are bolted to the Octopus fitting, and are supported independently of the floor.

Each closet is 20 inches from the main stack, and has independent dis-

charge into the stack. No back venting is required, and every closet has perfect ventilation—not possible with the customary runs of pipe.



Kelly Octopus closet fitting complete with eight Kelly Automatic Closets. Illustration shows screens for school or factory installation (no doors). Either single or double doors may be used. Cut shows floor taken away.



Kelly Octopus fitting (patents applied for), when set in place, completes the roughing-in for eight water closets. Note that this fitting is a one-piece casting.

By this method eight closets can be installed in a space of seven feet six inches in diameter.

Some advantages, the fitting is cast in one piece, and has no joints to leak or long runs of pipe to clog up. Perfect ventilation secured—does away with the necessity of back trap venting.

## Flaming Arcs.

The chief merit of Flaming Arcs is the penetrative power of their light, which is similar to the Sun Beam, and their great light output at a small current consumption.

The "Excello" is one of this type. It is manufactured by the Excello Arc Lamp Co., 24-26 East 21st st, New York. One of its special claims is that the lamp has been largely purchased for use abroad, in countries like Egypt, China, India and Japan, where they are attended to by natives mostly ignorant of the English language. A lamp used so far from headquarters must be immune from trouble, otherwise it is of no or little practical value only.

The warm attractive glow of the light (known as the "Sun-Beam" effect) has caused it to be much sought after, and it is well, therefore, to know to what class of work the "Excello" lamp is particularly applicable.

The whole of the globe being intensely illuminated, producing what is known as fire ball effect, eliminates a large number of shadows, and also decreases the specific brilliancy of the arc, thus ren-

dering it possible to use the lamps for interior as well as exterior illumination.

In addition to this, the lamp, being finished in white, black, gold or any color, and many artistic forms, makes it available for placing indoors; to this it is well to suggest that the rooms should be provided with some ventilation, as otherwise the products of combustion become slightly noticeable.

The greatest field of application for these lamps is exterior lighting, either in the form of powerful lamps to give a good light distribution over large areas, such as railway stations, railway sidings, shipbuilding and engineering yards, surface workings of collieries, etc., or for the illumination of streets, parks, gardens, etc., also especially for the attractive illumination of shops, business premises, theatres, places of refreshment, entertainment, etc.

The lamps are most satisfactorily burnt two in series on 110-125 volts, either direct or alternating current, or four in series on 220-240 volts: they can, however, if desired, burn two in series on 100 volts, or four in series on 200 volts.

The special windings of the coils in the direct current "Excello" lamps render the shunt coils immune on all ordinary supply voltages, even if the carbons of one lamp burn out before those of the other lamps in the same circuit.

When the voltage of the direct current line circuit is in excess of 240 volts, it is advisable that each lamp should be connected in parallel with a type 14 automatic cutout with compensating resistance. This can be so combined with union lever switches that perfect safety is given to the lamp trimmer on circuits of as high an electrical pressure as 2,000 volts, while at the same time the fullest requirements are complied with.

In the case of alternating current lamps the winding of the shunt coils is of necessity somewhat different, and it is not recommended that a circuit of more than three lamps in 150 volts line pressure should be used without connecting a union safety coil in parallel with each lamp; this coil may either hang above the lamp, or be adjacent to it, or in the lamp column.

For high voltage alternating current circuits, "Excello" lamps can be dealt with in the same way as the direct current lamps, so far as protection goes, up to, say 2,000 volts, connecting up a union safety coil to each lamp with an isolating and earthing switch.

The Excello Company manufactures a lamp for ten hours, and a lamp for seventeen hours, standardizing in ten amperes. The ten-hour lamp costs \$55, and the seventeen-hour lamp costs \$67.50. They make a D. C. and also an A. C. lamp, and stock sixty cycle lamps for the latter. Two lamps are usually run on 100-125 volts, four on 200-250; if single lamps are required, a special resistance is necessary.

Large contracts for Flaming Arc Lamps have been placed with the Excello Company by F. W. Woolworth (200 lamps), U. S. Steel Corporation (150 lamps), United Cigar Stores Co. (100 lamps), Sam S. and Lee Shubert theatres (100 lamps). They are also used in the N. Y. Post Office, on the Brooklyn Bridge and the Hudson tunnel construction work.





claimed for the past few years that we have done a good work in educating the trade as to who are considered within the class of wholesale buyers and while at one of our annual meetings held a few years ago we reported on hand something over 600 cases which were being considered by our Classification Committee, at the present time we have less than a half dozen cases over which there is any question whatever.

"This question of classification must be handled with the greatest of care so that no harm may be done to anyone, and so that no criticism of unfairness to our fellow tradesmen will be charged. The members of this association are to be commended upon their willingness to acquiesce in and be guided by the opinions which have been rendered by our various committees."

The quotations given in this list are the wholesale prices to the retail trade on well manufactured and graded stock, according to the inspection rules at present obtaining. It is not practicable to give a line of retail quotations thoroughly reliable, because terms of sale and other factors influence prices. The wholesale figures are given.

SPRUCE.

Table with 2 columns: Quantity (2 inch cargoes, 6 to 9 inch cargoes, 10 to 12 inch cargoes) and Price (\$18 00 @ \$24 00, 20 00 22 00, 22 00 25 00).

HEMLOCK.—Pa. Hemlock, f. o. b. New York. Base price, \$21 50 per M.

PINE, YELLOW—Long Leaf.

By Sails.

Table listing building orders, ship stock, heart face siding, and yellow pine box boards with prices ranging from \$28 00 to \$29 00.

LONG LEAF YELLOW PINE FLOORING.

Table listing clear heart face rift D M & Hbk 13-16 x 2 1/2 counted 1 x 3 with prices ranging from \$52 00 to \$53 00.

WHITE PINE.

(Rough or dressed, F. O. B., N. Y.)

Table listing good uppers, shelving, cutting up, and dressing boards with prices ranging from \$97 50 to \$99 50.

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel at Norfolk, Va.

Table listing 4/4 edge, wide edge, and various sizes of pine with prices ranging from \$29 00 to \$19 00.

Table listing Red Heart Edge, Mill Culls, Red Heart and Mill Culls, and Bark Strips with prices ranging from \$13 00 to \$11 00.

TERMS: Freight, Net Cash; Balance 1 1/2% for cash in 15 days; 1% in 30 days; Net 60 days, all from date of invoice.

HARDWOOD.

Table listing various hardwoods like White Ash, Brown Ash, Basswood, Red Birch, White Birch, Cedar, Cherry, Chestnut, Cypress, Elm, Hazel, Mahogany, Maple, Walnut, and Yellow Poplar with prices ranging from \$55 00 to \$45 00.

HARDWOOD FLOORING.—Oak.

K. D. Bored, End Matched or Butted, Hol. Bk. and Bundled. F. O. B. New York with Lighterage Limits.

13-16 Oak, 2, 2 1/4 and 2 1/2.

Table listing clear quartered white oak, select quarter-sawn white oak, clear quartered red oak, and select P. S. white oak with prices ranging from \$86 00 to \$23 00.

Plain Oak.

Table listing 4/ in. 1st and 2ds, 5/4, 6/4 and 8/4 in. 1st and 2ds, 4/ in. Common, and 4/4 in. Culls with prices ranging from \$51 00 to \$33 00.

Oak, Quartered White.

Table listing Indiana 1st and 2ds, 6 inches up wide, 10 to 16 feet long, about 25 per cent. 10-foot length, 5-4 to 8-4, Common, Quartered oak strips, and Southern stocks runs with prices ranging from \$78 00 to \$78 00.

CYPRESS SHINGLES—

F. O. B. New York by car.

Table listing 6 x 18 No. 1 Heart Cypress Shingles, 6 x 18 No. 1 Primes or A's, 6 x 20 No. 1 Hearts, and 6 x 20 No. 1 Primes or A's with prices ranging from \$8 50 to \$9 00 per M.

YELLOW POPLAR (ROUGH)—

F. O. B. New York.

Table listing 5/8 1st and 2ds, 8 in. and up, 1 in. 1st and 2ds, 8 in. and up, 1 1/4, 1 1/2 and 2 in., 1st and 2ds, 8 in. and up, 2 1/2 and 3 in., 1st and 2ds, 8 in. and up, 4 in. 1st and 2ds, 8 in. and up, 3x3 and 4x4—1s and 2s Squares, 5x5, 6x6 and 7x7 1s and 2s Squares, 8x8 and up 1s and 2s Squares, and 5/8 Saps with prices ranging from \$44 00 to \$34 00.

PAINTS AND OILS.—Improvement in

the market for linseed oil is reported as the season advances. There is more of a tendency than formerly to buy ahead, and some orders have been placed for delivery in June. Moderate business in jobbing quantities is reported for shellac, but really important orders have yet to come.

Advices from Savannah, under date of March 31, marking the close of the year in the turpentine trade, state that there was a healthy increase in business during the year at that port.

Some improvement in the amount of business offering to the painting trade is noted, though mainly consisting of repairs.

OILS, City Prices.

Table listing Linseed Oil, raw, 5 bbl. lots and do boiled with prices of 43 44 and 44 45.

PAINTS, Dry.

Table listing Lead, red, American, in kegs; Litharge, American, in kegs; Ochre, French, dry; Venetian red, American; Venetian red, Eng.; Tuscan red; Oxide zinc, American; and Oxide zinc, French with prices ranging from 6 3/4 to 10 3/4.

PAINTS IN OIL.

Table listing Lead, white, American, in oil; Lots of 500 lbs. or over; Lots less than 500 lbs.; Lead, English, in oil; Blue, Chinese; Blue, Prussian; Blue, ultramarine; Brown, vandyke; Green, chrome; Sienna, burnt; Sienna, raw; Umber, burnt; and Umber, raw with prices ranging from 6 3/4 to 14 14.

Terms for American lead are: On lots of 500 lbs. and over, 60 days or 2 per cent. for cash, if paid in 15 days from date of invoice.

MISCELLANEOUS.

Table listing Glue, low grade, per lb.; Glue, cabinet; Glue, medium white; Glue, extra white; Glue, French; Glue, Irish; Putty in bulk; Putty in bladders; Putty in tin cans, 1 1/2 to 2 1/2 lbs.; Whiting, gilders, etc., per 100 lbs.; and Whiting, common, per 100 lbs. with prices ranging from \$0 10 to \$1 90.

PLASTER PARIS.

Table listing Calcined, ordinary city, bbl.; Calcined, city casting; and Calcined, city superfine with prices of \$1 35 @ \$1 50, 1 40 1 55, and 1 45 1 60.

STONE.—Several large contracts of recent date for huge buildings in various parts of the country, including the Fifth Avenue Building in New York and the La Salle Hotel in Chicago, have brightened the horizon for the cut-stone and granite trade.

The La Salle Hotel, for which the George A. Fuller Company has the general contract, will be in the Renaissance style of architecture, and polished granite will be used for the base. The building will have twenty-four stories, 162-178 ft. and the estimated cost is \$3,500,000. A large amount of marble will be used in the corridors and lobby. Holabird & Roche are the architects. George H. Gazeley, formerly of the Waldorf-Astoria and St. Regis, in New York, will be the manager. Harry R. Moore is the president of the company, which is styled "the La Salle Hotel Company."

B. A. & G. N. Williams, under their contract to furnish the cut stone for the new National Theatre, will supply about seventy thousand cubic feet. The Woodbury Granite Company (E. D. Spalding, New York representative) will furnish the granite for the base of the Spero loft building to be erected in West 22d st. and Henry Hanlien & Son, 401 East 103d st, will furnish the limestone.

STONE.—Wholesale rates, delivered at New York.

Table listing Nova Scotia in rough, per cu. ft.; Ohio freestone; Minnesota freestone; Longmeadow freestone; Brownstone, Portland, Conn.; Brownstone, Belleville, N. J.; Scotch redstone; Lake Superior redstone; Granite, Maine; "grey"; "black"; "Milford Pink"; "Picton Island red granite"; "Picton Island pink gran."; Limestone, buff and blue.; Kentucky Limestone; Portage or Warsaw Stone.; Caen.; Vermont white building marble.; South Dover building marble.; Bennington building marble.; Georgia building marble.; Tennessee Marble.; Wyoming Bluestone.; Hudson River Bluestone (promiscuous sizes, per cu. ft.); with prices ranging from \$85 to \$90.

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

Table listing Genuine No. 1 Bangor; No. 1 Chapman; No. 1 Red; Brownville and Monson Maine; Peach Bottom; and Unfading Green with prices ranging from \$5 25 @ \$6 50 to 8 00 7 00.

J. Gumpel & Son to Build at Newark.

NEWARK, N. J.—J. Gumpel, the New York clothing merchant, will erect a new store building at the southwest corner of Market and Washington sts, Newark. Architect B. E. Stern, 160 5th av, Manhattan, has completed plans, and Newark contractors are now estimating.

## BUILDING OPERATIONS.

### Particulars of Battery Park Realty Co. Building.

Plans were completed this week by Messrs. Clinton & Russell, 32 Nassau st, for the 31 and 36-sty office and tower building, to be built connecting with the Whitehall building by a wide court, fronting 206.3 feet on West st and 107.5½ ft. on Washington st. Taking in the present Whitehall building, the new structure will measure 264.3½ ft. on Washington st, 306.11½ ft. on West st, and rear dimensions of 179.11½ ft. The materials will be light brick, with trim of granite and terra cotta with tile roofs. The central tower connecting with the Whitehall building will contain 36 stories, rising to a height of 446.9 ft. The west wing on West st will have 31 stories, and the east wing on Washington st 16 stories. The tower roof will have a low peaked dome, with an ornamental balustrade arched in the centre of the spah. The specifications will call for a group of thirty electric elevators, four express to the 36th story, seven to the 30th story, and the balance local to the 16th floor. Floors, Roebing filling, terra cotta cornices and coping, copper and iron wire glass skylights, and the foundations will be of caissons on rock, with brick above. Seventeen old buildings on the site will be demolished. The estimated cost is placed at \$4,600,000. The Battery Place Realty Co. and the Century Investing Co. are the owners. W. H. Chesebrough is president of both companies; Oakleigh Thorne is treasurer Battery Place Realty Co.; John M. Stoddard, 135 Broadway, secretary; R. G. Babbage, 111 Broadway, is secretary and director of the Century Investing Co.

### Hammerstein Starts Philadelphia Opera House.

Under orders from Mr. Oscar Hammerstein the work of demolishing the old buildings at the southwest corner of Broad and Poplar sts, Philadelphia, Pa., began this week. On this site he is to begin at once the erection of a new opera house. As announced in the Record and Guide of Sept. 28, 1907, the dimensions of the plot are 240x160 ft., and it is considered an admirable site for a large theatre, having a frontage on three streets, being one square south of Girard av and the Hotel Majestic. The new building will contain a seating capacity that will equal in size and magnificence of its appointments any similar structure in the world. It is planned to have the structure ready to open by next November or December. Wm. H. McElpatrick, of No. 1402 Broadway, Manhattan, is the architect. Mr. Hammerstein is also contemplating the erection of an opera house in Chicago, to cost nearly \$1,000,000. A site on the south side of Michigan av, near 12th st, as a suitable location, is under consideration, but it is not thought probable that this project will be undertaken, until after the completion of the Philadelphia structure.

### New Factory for J. F. Blanchard Company.

LONG ISLAND CITY.—Work is to start immediately for the new fireproof model factory building which the J. F. Blanchard Co., of Borden av, is to erect at Nos. 229 to 241 Borden av, Long Island City, about three blocks from the company's present factory. The George A. Fuller Company has obtained the general contract, and is to complete the structure ready for occupancy by September 1, 1908. The construction is to be absolutely fireproof, not a foot of wood being used throughout the structure. In size it will measure about 175x185 feet, containing

seven stories in height. Architect Paul C. Hunter, 17 Broadway, Manhattan, prepared the plans.

### Chas. T. Wills to Build Provident Loan Building.

4TH AV.—Chas. T. Wills, Inc., No. 156 5th av, has received the general contract to erect the new Provident Loan Society Building on a plot 39.6x75 ft., at Nos. 344-346 4th av, to cost in the neighborhood of \$100,000. The structure will contain four stories, stone and marble exterior, tar, tile and copper roof, steam heat, and two buildings will be demolished. James Speyer, 105 East 22d st, is president of the company. The society purchased the site in April last through L. J. Phillips & Co. Messrs. Renwick, Aspinwall & Tucker, 320 5th av, are the architects.

### Crow Construction Co. Get West Side Contract.

RIVERSIDE DRIVE.—The contract for the general construction work in connection with the additions and alterations to the residence of Mr. S. Schinasi, on the property, 100x125, at the southeast corner of Riverside Drive and 89th st, has been awarded to the W. L. Crow Construction Co., No 289 Fourth av. Work on the new building and the alterations to the present structure will be begun immediately. C. P. H. Gilbert, 1123 Broadway, is architect.

### C. P. H. Gilbert to Plan Duke Residence

5TH AV.—Architect C. P. H. Gilbert, 1123 Broadway, has been commissioned to prepare plans for the handsome new residence which Benjamin N. Duke will erect at the southeast corner of 5th av and 89th st, on a plot 60x100 feet. The exterior facades will be of light stone, but nothing definite has yet been determined, with regard to equipment. Work will not be started for some time yet.

### Hale & Rogers Plan \$1,200,000 Building.

Messrs. Hale & Rogers, architects, Nos. 11-15 East 24th st, Manhattan, have recently been appointed architects to design plans and prepare specifications for a 3-sty limestone postoffice building to be erected by the United States Government at New Orleans, La., at a cost of \$1,200,000, not including the site. James Knox Taylor, Treasury Dept., Washington, D. C., is supervising architect.

### A 184th Street Project.

Messrs. Neville & Bagge, 217 West 125th st, are preparing plans for a 5-sty high-class apartment house to be erected on a plot 41.8x86.11 ft., on the north side of 184th st, 100 ft. west of St. Nicholas av, to cost about \$150,000. Wm. J. Casey, 1953 7th av, is the owner.

### Apartment House for 69th St.

69TH ST.—The Silvermann-Jones Construction Co., 17 West 17th st, will erect on the north side of 69th st, 265 ft. west of Amsterdam av, on a plot 80x87.5 ft., a 6-sty high-class apartment house, to cost in the neighborhood of \$175,000. Messrs. Schwartz & Gross, 347 5th av, are preparing plans.

### To Make Record in Wrecking.

"We intend to make a record job in the demolition of the Madison Square Theatre and the Fifth Avenue Hotel from the standpoint of both ingenuity and speed," said Mr. John Rheinfrank, of the Rheinfrank House Wrecking Company, 620 East 14th st, when he was asked about the conditions of the con-

tract awarded to his company to tear down these two structures as the preparatory step for the erection of the Fifth Avenue Building.

The contract has clauses that are very binding, emphasizing the necessity of speed to the extent of putting the wreckers under a penalty of \$1,000 a day after the time that they are required to turn over the site to the building company. Work was started on the razing of the theatre last week, so that the United Engineering and Construction Company would be able to proceed with the excavating for the foundations and the construction of the same.

This company has the contract for all of the construction work up to the underside of the steel construction, including the caissons. Its special bucket trucks have been leased by the Rheinfrank Company to be used under the supervision of the United Engineering Company in order to facilitate progress. These buckets take the material to be removed direct from the structure and fit on the trucks. A second handling is not required, the buckets being hauled to the dump and returned to the scene of operations for another load.

Speed was the principal demand of the promoters of the building to be erected, and to insure this they did not secure estimates, but gave the contract direct to a large and reliable company that could guarantee the cleanest and most expeditious work.

The wrecking company will not be permitted to start on the hotel until May 1, when the western part will be vacated and turned over to the workmen. This part of the structure will be razed while the other part, in which the stores are located, will still be used until the leases expire. The entire structure is to be demolished Aug. 1. Incidentally there will be little saved from the theatre.

Mr. Walter G. Earl, superintendent for the Rheinfrank Company, said that practically all that would be of any further use would be the floor beams and a few odds and ends. In the desire to hasten the completion of the work the brick will not be cleaned, but will go direct to the dump. It would impede progress to clean them on the site and at the present price of new brick it would not pay to haul them away to be cleaned. The flooring and other woodwork will go to the firewood pile. The gallery railing has been saved and it will probably be changed, the plush removed, repainted and sold to some property owner as part of a porch front. The erection of the new building on such a valuable lot involves so many millions of dollars and heavy loss through taxes while the work of demolition is in progress that every available device to hasten the razing and cleaning to the street level will be requisitioned by the Rheinfrank Company.

### Apartments, Flats and Tenements.

MANHATTAN.—Fred Ebeling, 420 East 9th st, is planning for alterations to the flat buildings Nos. 405-407 East 19th st, including new plumbing.

MANHATTAN.—Jacob Simon, 72 East Broadway, will make \$4,000 worth of changes to the tenement building, 26x63.6 ft., 19 East 7th st. O. Reissmann, 30 1st st, architect.

MANHATTAN.—W. T. Walton 255 West 84th st, owner, John H. Knubel, 318 West 42d st, architect, are planning for extensive alterations to the tenement building 865 8th av.

MANHATTAN.—W. J. Conway, 400 Union st, Brooklyn, is planning for \$5,000 worth of alterations to the 5-sty tenement, 224-230 West 18th st, owned by D. R. Kendall, 1 East 60th st.

MANHATTAN.—W. G. Clark, 438 West 40th st, is preparing plans for \$4,000 worth of interior changes to the 5-sty flat building, 346 West 37th st, owned by Gordon & Rubin, 346 West 37th st.

MANHATTAN. — Fred Ebeling, 420 East 9th st, is preparing plans for improvements to No. 28 St. Marks pl, including a 2-sty extension, 26x64 ft., plunge bath, barber shop, restaurant, etc. No contracts let.

MANHATTAN.—Schwartz & Gross, 347 5th av, are preparing plans for a 5-sty flat building, 76.6x71.1x89.1, for the McDowell Construction Co., 132 West 112th st, to be erected on the northeast corner of Broadway and 179th st, to cost \$70,000.

BROOKLYN, N. Y.—Messrs. Shampian & Shampian, 772 Broadway, Brooklyn, are preparing plans for a 6-sty flat building to be erected on the south side of North 7th st, Brooklyn. The owner's name and location is withheld for the present.

BRONX.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 4-sty brick flat, 25x80 ft., for A. D'Andiea, Garfield st, Van Nest, to be erected on the north side of Elsmere Place, 137 feet east of Prospect av, Bronx, to cost \$20,000.

MANHATTAN.—Moore & Landsiedel, 3d av and 148th st, are making plans for a 5-sty flat building, 50x90 feet, for D. Robertson, 256 West 108th st, owner and builder, to be erected at the southwest cor of St. Nicholas av and 179th st, to cost \$60,000.

BRONX.—Harry T. Howell, 3d av and 149th st, has on the boards plans for one 3-sty tenement, 27.4x60, brick and stone for Michael Romeo, 753 East 226th st, to be erected on the south side of 226th st, 502.8 ft. east of White Plains road; all improvements; cost, \$6,000.

SOUTH ORANGE, N. J.—Plans have been drawn for a 4-sty brick apartment building to go up at South Orange and Fairmount avs for Dr. G. P. Hoffmann, at an estimated cost of about \$20,000. P. T. MacLagan, Newark, architect. Light colored pressed brick, limestone trimmings, steam heat, combination gas and electric lighting. Estimates will be taken soon.

**Dwellings.**

EVERGREEN, L. I.—John Eisner, 24 Forest av, will build at once on Wilton av, east side, 40 south Glasser st, Evergreen, five 2-sty brick dwellings, 20x55; cost, \$20,000.

JERSEY CITY, N. J.—From plans by E. E. Quaife two frame semi-detached houses will shortly be built on the northerly side of Orient av, between Jackson and Bergen avs, by William Gemblo, of 100 Orient av.

NEW HAVEN, CONN.—E. Schoenberger & Sons, the George st meat dealers, have purchased 177 ft. on East av and 147 ft. on California st. Within a short while the new owners will build three houses on the land.

ROCKAWAY BEACH.—W. T. Kennedy & Co., Brooklyn, have plans ready for a \$6,000 dwelling to be erected on Bond av, east side, 417 south Boulevard, Rockaway Beach, for Mrs. E. Collins, Bond av, Rockaway Beach.

ROCKAWAY BEACH. — John J. Hearn, 1 Madison av, Manhattan, will erect at once on 10th av northeast corner Tryton st, Rockaway Beach, a 3-sty frame dwelling, 30x44 ft., to cost \$10,000; architect, E. B. Walton.

FLUSHING, N. Y.—Operations will be started at once for four 2-sty brick dwellings, 20x35 ft., to be erected in State st, south side, 50 east Lefferts av, Flushing; owner, Gus Von Scholly, 148 Broadway, Flushing; architect, John M. Baker.

CALDWELL, N. J.—A substantial dwelling of Colonial design will be erect-

ed in Caldwell for George H. Conner, from plans by Frederick C. Kern, of Newark. The structure will be 2½-stys high, of cement block construction. Cost, \$6,500.

MANHATTAN BEACH, L. I.—Edward F. Monahan is now taking figures on the construction, heating, plumbing and lighting of his new residence to be built this summer. Plans were prepared by Architects Blumenstein & McGlashan, 28 East 23d st, Manhattan.

HULL AV, BRONX.—Harry T. Howell, 3d av and 149th st, has on the boards plans for one 2-sty frame dwelling for Henry F. A. Wolf Co., of 339 East 139th st, to be erected on the west side of Hull av, 29.7 north of 205th st, all improvements; cost, \$8,000.

ARVERNE, L. I.—Architect W. A. Lambert, 99 Nassau st, Manhattan, has received bids for the new residence to be erected here for T. J. McBride. Plans call for a 2½-sty frame residence, 28x46, with all improvements. It is expected that contracts will be awarded shortly.

NEWARK, N. J.—Contract for building the new rectory at Washington and Bleecker sts, Newark, for St. Patrick's Cathedral, has been awarded to the V. J. Hedden & Son's Co. Its bid totaled \$25,000. Rev. Isaac P. Whelan, pastor. Father Whelan stated that the bid of the Hedden company did not include plumbing, heating and electrical equipment.

SUMMIT, N. J.—Among the new buildings to be erected here this spring is a residence for Philip A. R. Van Wyck, of Morristown; residence for J. C. Foley, new store front for Mr. Chrystal, the plumber, on Springfield av, changes to M. E. Church, architect, B. V. White; the new addition to Overlook Hospital, the parochial school for St. Theresa's Church, architects, Balch & Moatz, Manhattan, and a laboratory for Benj. Day.

**Churches.**

WILDWOOD, N. J.—George I. Lovatt, architect, 416 Walnut st, Philadelphia, Pa., has sent out plans for the new stone church and rectory to be built at Wildwood, N. J. Bids are due April 6.

ORANGE, N. J.—Figures are now being received on construction for the new church, estimated cost \$10,000, for the North Baptist congregation, Orange. Rev. Wm. M. Lawrence, pastor; C. A. Rich, 320 5th av, Manhattan, architect.

AVON, N. J.—John Burk, Asbury Park, has the contract to erect the new St. Elizabeth Roman Catholic Church at Avon, N. J. The plans have been prepared by Architects J. O'Rourke & Sons, Broad and Clinton sts, Newark, N. J.

RYE, N. Y.—Rev. Dr. D. E. Lyon, pastor M. E. Church here, has had plans prepared by Richard Loos, 1019 Chestnut st, Philadelphia, Pa., for a new church building, to cost \$20,000. Seating capacity six or seven hundred. Dr. Lyon will take figures soon on construction.

SCHENECTADY, N. Y.—Trinity M. E. Church, care B. R. Carey, will erect from plans prepared by Geo. Kramer, 1 Madison av, Manhattan, a new church building, to cost about \$40,000. The foundation contract was let some time ago to Brown & Lowe, Schenectady, and estimates on superstructure will be taken in a few days.

**Depots.**

NORWICH, N. Y.—The N. Y., O & W. Railroad Co. will erect several new buildings at Norwich, including a 50-ft. brick addition on the north end of the present freight depot and the erection of a machine shop 375x51 ft. Several small stations will be constructed during the spring. It is announced that an enlarged depot will be erected at Sylvan Beach and that creamery buildings will be built at Valley Mills, Munns, Pratts, Morrisville and Eaton.

**Banks.**

PERRY, N. J.—The Citizens' Bank will erect a building on the corner of Main and the Andrus Mill road during the coming summer.

CATSKILL, N. Y.—Local contractors are estimating on the new savings bank for the Catskill Savings Inst. Plans for the building were prepared by Architect Marcus T. Reynolds, of Albany, and provide a 1-sty limestone building, 28x115.

**Court Houses.**

CATSKILL, N. Y.—The chairman Board of Supervisors of Greene County and Supervisors Krieger, Dibble and Chase have been given full authority to arrange for the construction of the proposed new \$150,000 court house and jail at Catskill. They are to negotiate for and enter into contracts for the purchase of lands selected and to procure plans and specifications to be submitted to the board for approval.

**Hospitals.**

YONKERS, N. Y.—Directors of the new Homeopathic Hospital will resume work shortly for the completion of the new hospital on Park av. The contract is in the hands of a Boston firm of contractors, Messrs. Mead, Mason & Co., and plans were also prepared in Boston by Kendall, Taylor & Co., 93 Federal st.

**Schools.**

WOODSTOWN, N. J.—At Woodstown, Salem County, the construction of a high school building is contemplated.

CLAYTON, N. J.—A vote will be taken on a proposition to construct a new school at Clayton, Gloucester County, N. J., to cost \$40,000.

ELIZABETH, N. J.—A. Hughes, secretary of the School Board, Elizabeth, N. J., is taking bids for a school building, to cost about \$75,000.

GOVERNEUR, N. Y.—Board of Education recommends that Gouverneur needs a new school building of modern design to take the place of the present one on the east side.

NEWARK, N. J.—Architects Kitchell & O'Rourke, Newark, will let contracts at once for constructing a 3-sty school building for St. Columba's parish, Rev. Michael J. White, rector. Cost, \$90,000.

NORWICH, N. Y.—Bids for the new South Broad st ward school building are in the hands of the Board of Education. The estimated cost is \$25,000.—The Village Trustees expect to call for bids on the work of reconstructing the Municipal Building, where \$20,000 is to be spent.

LAKEVIEW, N. J.—No architect has yet been selected for the new school addition to be erected here at a cost of \$30,000. Albert T. Chester, 140 Market st, Paterson, is a member of the building committee. Appropriation was secured at a recent meeting of the voters of the township.

CORONA, L. I.—Operations will soon be started by the City of New York for a new public school to be erected on the block at Grennell and Park avs, Corona. The record of sale shows that \$24,500 was paid for the plot, which is 200x225 ft. C. B. J. Snyder, Park av and 59th st, is architect of schools.

**Storage Buildings.**

MANHATTAN.—Plans are ready by E. Rossbach 1947 Broadway for the 3-sty storage building, 25x144.9 ft., for M. J. Dempsey, 548 West 55th st, to be erected at 542 West 55th st, at a cost of \$10,000. No contract let.

NEW HAVEN, CONN.—L. L. Rosebarg is having plans drawn for a large storage house to be built on Lafayette st. It will be 3-stys high, of brick, and heavy construction, as nearly fireproof as modern methods will make a building.

**Hall and Clubs.**

CARMEL, N. J.—Sauer & Hahn, architects, 1112 Chestnut st, Philadelphia, Pa., have plans for a 2-sty and attic brick and stone town hall, measuring 35x60 ft., to be built at Carmel, N. J.

UTICA, N. Y.—At the K. of C. Home on Genesee st, plans for a gymnasium and hall were discussed by the building trustees and a committee. No definite action was taken, but it was the sense of the meeting that a building should be erected at once, at an estimated cost of between \$20,000 and \$30,000.

**Office and Loft Buildings.**

MANHATTAN.—No contracts have yet been let for the loft building to be erected at 439 West 41st st for Sharlow Bros. (hardware). Plans as prepared by Architect J. H. Eames, 500 5th av, call for a 6-sty building, 50x100.

MANHATTAN.—No contracts have yet been awarded for \$18,000 worth of improvements to the 6-sty store and loft building, 95-99 Hudson st and 171 Franklin st, owned by Chas. H. Fiske, 10 Post Office square, Boston, Mass. Henri Fouchaux, 105 Hudson st, is architect. New stairways, store fronts, storm doors, etc.

UTICA, N. Y.—The Utica Cycle Co. has purchased Nos. 11 and 13 Columbia st, the southwest corner of Madison lane, where it will erect this summer a 4-sty office building. It is expected that the site will be cleared and work of erecting the new block begun about May 1. Company is composed of M. J. and W. F. Carroll.

PERRY ST.—Plans are ready for estimates for the 5-sty fireproof loft building, 42.1x97.7 feet, which the Fleischmann Co., 701 Washington st, is about to erect at Nos 142-144 Perry st, to cost about \$60,000. One building will be demolished, plans specify tar and gravel roof, steam heat, brick and iron exterior. Julius Fleischmann is president, and Henry J. Kaltenbach, 701 Washington st., secretary and treasurer.

ELIZABETH, N. J.—There is considerable agitation among local architects with a view of securing an opportunity to submit competitive plans for the construction of the proposed new post office building. Architect C. Godfrey Poggi has been prominently identified in the movement and has submitted in behalf of the Union County Society of Architects a formal request for consideration to the government authorities at Washington.

**Power Houses.**

FLUSHING, N. Y.—On Amity st, s s, 394 e Percy st, Flushing, John Cadoo, Amity st, will erect at once, from plans by A. E. Richardson, a 1-sty frame garage, 18x20, to cost \$6,750.

PRINCETON, N. J.—Curator H. C. Bunn let the contract this week for the erection of the new power house to W. R. Matthews, Princeton. The building will be equipped to supply light and power for a number of buildings contemplated and in course of construction. Eng. R. D. Kimball Co., Boston, Mass., prepared plans.

**Factories.**

MANHATTAN.—No contracts have yet been awarded for extensive alterations to the 4-sty factory No. 157 East 48th st, owned by Charles & Co., 44 East 43d st. Plans are by C. W. Romeyn, 55 Broadway.

BRISTOL, CONN.—W. L. Barrett and C. C. Gaigns, Bristol, Conn., have commissioned Max J. Unkelbach, architect, to prepare plans for the brick factory to be erected at Bristol; structure will be 3-stys.

NEWARK, N. J.—Architect J. S. Pigott has completed plans for a leather plant for Max Hertz on the north side of

Oliver st, near McWhorter st. The building will be constructed of brick, 3-stys, 40x150 ft. Estimated cost, \$20,000.

NIAGARA FALLS, N. Y.—The Ryder Patent Yarn Mfg. Co., of Manhattan, may establish a branch at Niagara Falls for the manufacture of textile products. The company is negotiating for a site and desires to erect two buildings, each 800x75 ft., costing \$175,000.

LE ROY, N. Y.—The Le Roy cotton mills have under consideration the increasing of their capital stock to \$750,000. Part of the funds thus secured are to be devoted to the erection of new buildings. It is quite probable that action will be taken in the near future.

BROOKLYN, N. Y.—There has been a well defined rumor in the trade that Kirkman & Son (soaps), 52 Bridge st, would make very extensive changes to their plant. It is understood that plans have been prepared privately and that work is likely to start in the early summer.

NEWARK, N. J.—Gustav Steinhardt is soon to erect a 4-sty brick factory for the manufacture of fancy leather at 199 McWhorter st, at a cost of about \$15,000. Plans by Romolo Bottelli call for a building, 40x100 ft., 4-stys, 1-sty extension, 50x50 ft., provided with a steam power plant and freight elevator.

NORWICH, N. Y.—Superintendent Eno, of the Norwich plant of the Borden Condensed Milk Co., has received plans for an addition to the plant, which is one of the largest milk condensing plants in the world. A building 350 ft. long and 36 ft. wide will be erected immediately north of the present north building and will be connected with that structure.

TORRINGTON, CONN.—Operations will be started immediately on the new plant of the Warrenton Woolen Co. The main factory will be 2-stys, 79x321 ft. Other structures: 1-sty dyehouse, 43x132 ft., concrete construction; 2-sty storehouse and repair shop, 44x144 ft., of brick; and a boiler and engine plant, 57x74 ft., of brick. Charles T. Main, 45 Milk st, Boston, Mass., is engineer.

**Contracts Awarded.**

The U. S. Cast-Iron Pipe & Foundry Co., 71 Broadway, Manhattan, obtained the contract from the Water Department, Rahway, N. J., for furnishing 4 and 6-in. pipe, at \$23.70 per ton, and specials at 2½ cents per lb.

38TH ST.—Frank Boyl, 400 West 44th st, has obtained the contract for interior changes to the 4-sty manufacturing building, No. 112 West 38th st, owned by the Hassell estate. A. E. Nast, 147 4th av, prepared the plans.

NEWARK, N. J.—Contract for the construction of the rectory on Washington St., for St. Patrick's R. C. Church, has been awarded to E. M. Waldron & Co., Newark. Jeremiah O'Rourke & Sons Newark, prepared the plans.

YONKERS, N. Y.—The J. Dall Construction Co., 10 East 23d St., Manhattan, has started work on a new residence to be erected on Van Cortland road for Mrs. Houston, of Yonkers. Plans were prepared by Architect E. S. Child, 17 State st, Manhattan.

M. Gould's Son & Co., 83 Reade st, Manhattan, have received the contract for furnishing all the new bronze counter screens, also refinishing and erecting all the old counter screens, cages and glass work for same for the Essex County National Bank, Newark, N. J.

M. B. Toch Tile Co., 165 West 25th st, Manhattan, has obtained a large tile contract for furnishing and setting over 8,000 square feet of floor tile in the Long Beach Amusement Casino Building, for which Lewis R. Kaufmann, 160 5th av, Manhattan, is the architect.

The Turner Construction Co., 11 Broad-

way, Manhattan, has just obtained another large contract from the J. G. Christopher Co., machinery and mill supplies, of Jacksonville, Fla., for a reinforced concrete warehouse, 105x105 ft., 2-stys high. This building is to be used for hardware storage. Work will be begun immediately.

MANHATTAN.—Turner Construction Co., No. 11 Broadway, has just obtained the contract for the six floors and roof and interior columns, of reinforced concrete, of a stable for the American Transfer Co., Nos 22-26 Little West 12th st, Manhattan; John M. Baker, architect; size of building 52x85. Work will be started immediately.

Dillman Fireproof Construction Co., engineers and contractors, No. 225 5th av, have obtained contracts for fireproofing the New York, New Haven & Hartford R. R. Co. stations shortly to be erected at Westchester av, Bronx, and Hunt's Point, respectively. Robert J. Mahoney Co. is the general contractor, and Cass Gilbert is the architect. Work will begin in about two weeks.

**Estimates Receivable.**

By the Commissioner of Docks, Friday, April 10: No. 1. For furnishing all labor and materials required for dredging about 200,000 cubic yards on the North River, in Manhattan.

BLOOMFIELD, N. J.—Town Council will receive bids until April 7 for furnishing about 2,000 tons of broken stone to be delivered at such points in the town as may be designated by the Road Committee. William L. Johnson, Town Clerk.

WHITE PLAINS, N. Y.—John Heeney, Supt. Water Commissioners, will take bids for installing a 2,000,000-gallon triple expansion direct acting condensing pumping engine, erected on foundation in pumping station, Orchard st, White Plains.

By the Fire Commissioner, Tuesday, April 7: No. 1. For furnishing and delivering general supplies, consisting of cotton waste, emery cloth, hayforks, etc.; shovels, oils, sponges, ash cans, excelsior, for the boroughs of Manhattan, Bronx and Richmond.

TICONDEROGA, N. Y.—Engr. C. E. Collins, formerly of Philadelphia, Pa., now of Lake Placid, N. Y., has completed plans for a new water supply system for this village. Work includes a gravity system, concrete dams and extensive piping and valve contracts.

By the Commissioner of Water Supply, Gas and Electricity, Wednesday, April 8, for furnishing, delivering and erecting four water tube boilers, with economizer, steam and auxiliary piping, feed water heaters and high pressure drip return system and all foundations, with their appurtenances, complete, in the boiler

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room of the 179th st pumping station, Manhattan.

By the President of the Borough of Queens, Wednesday, April 8: No. 1. For furnishing and delivering to the Bureau of Highways broken stone and screenings of limestone and broken stone and screenings of trap rock in the Borough of Queens, No. 2. For furnishing and delivering 1,200 best Maine granite monuments, to be delivered within the Borough of Queens as directed by the engineer in charge of the Topographical Bureau.

Bids will be received by the Superintendent of School Buildings, Monday, April 6: No. 1. For installing heating and ventilating apparatus for addition to and alterations in Public School 24, on the southwest side of Beaver st, between Arion pl and Belvidere st, Brooklyn. No. 2. For installing heating and ventilating apparatus in new Public School 154, on the southerly side of 11th av, between Sherman and Braxton sts, Brooklyn.

By the President of the Borough of Brooklyn, Wednesday, April 8: No. 1. Furnishing and delivering six steel frame traveling derricks, with vertical gasoline hoisting engines. No. 2. For furnishing and delivering three tar melting and gravel heating trucks. No. 3. For furnishing and delivering three road machines, three extra sets of blades, one wheel scraper and two drag scrapers. No. 4. For laying cement sidewalks on the north side of St. Marks av, between Buffalo and Ralph avs, and on various other streets in the Borough of Brooklyn. No. 5. For fencing vacant lots with wooden rail fences, 6 ft. high, on the south side of Macon st, between Nstrand av and Arlington pl, and on various other streets in Brooklyn.

**Bids Opened.**

FORT EDWARD, N. Y.—The low bidder for section 26 of the barge canal contract was announced a few days ago as The Lake Erie Dredging Co., of Buffalo.

Bids were opened by the Board of Education Monday, March 30: No. 1. For installing heating and ventilating apparatus for new P. S. 5, Brooklyn. E. Rutzler & Co., \$51,398 (low bid). Other bidders were: Blake & Williams, Frank Dobson Co., Inc., Gillis & Geoghegan. No. 2. For installing heating and ventilating apparatus of addition to and alterations in P. S. 140, Brooklyn. William J. Olvany, \$11,637 (low bid). Other bidders were: John Hankin & Bro., Harry L. Philp, Frank Dobson Co., Inc., E. Rutzler Co., Gillis & Geoghegan. No. 3. For installing heating and ventilating apparatus in P. S. 96, Manhattan. William J. Olvany, \$29,858 (low bid). Other bidders were: R. J. Sovereign Co., John Hankin & Bro., E. Rutzler Co., Frank Dobson Co., Inc., Baker, Smith & Co., James Curran Manufacturing Co., The Baldwin Engineering Co. No. 4. For glass to be furnished to the various schools in the Borough of Manhattan. Theo. W. Morris, \$3,469 (low bid). The only other bid received was that from Holbrook Bros. No. 5. For installing electric equipment in new P. S. 153, Brooklyn, T. Frederick Jackson, Inc., \$8,344 (low bid). Other bidders were: Commercial Construction Co., Peet & Powers, Reis & O'Donovan, Inc., E. J. Duggan. No. 6. For installing electric equipment in P. S. 17, Manhattan. Commercial Construction Co., \$11,473 (low bid). Other bidders were: E. J. Duggan, Reis & O'Donovan, Inc., T. Frederick Jackson, Inc., Frederick Pearce Co. No. 7. For installing heating and ventilating apparatus in P. S. 29, Manhattan. Gillis & Geoghegan, \$4,129 (low bid). Other bidders were: John Hankin

& Bro., William J. Olvany, James Curran Mfg. Co., Frank Dobson Co., Inc., E. Rutzler Co., John Neal's Sons, R. J. Sovereign Co., Harry L. Philp, No. 8. For alterations, repairs, etc., for P. S. 47, Manhattan. J. M. Knopp, \$3,067 (low bid). Other bidders were: D. L. Delaney, James I. Newman, N. Grant Kelsey, A. Feldman Construction Co., Inc., James F. Kerr, Hugh McLean, Inter-City Contracting Co., Neptune B. Smyth, Charles Cochar, Christopher Nally, H. A. Jacobson, William Werner, Duncan Stewart, Frank J. Fee, Samuel Weiss, Philip

(Continued on page 646.)

**Elevator Hearing.**

The public hearing held last Wednesday afternoon in the Aldermanic chambers by the Committee on Elevators and Escalators of the Building Code Revision Committee was very well attended. Manufacturers were represented in force and much interest in the question was shown. The speakers included Mr. R. P. Bolton, the consulting engineer; Mr. Chas. R. Pratt, Mr. Elias Marshall and the secretary of the Elevator Workers' Union. A number of important points were brought out by Mr. Bolton, who had prepared statistics to show the need of care and conservatism in changing the code. Mr. Bolton showed that in six months there were 24,209 accidents in Greater New York in connection with "horizontal" traveling, with 288 deaths, all reported by transportation companies. The number of people carried in this way in Greater New York is estimated at about 3,500,000. On the other hand a careful estimate of the number of people moved vertically every day in Manhattan alone shows between six and seven millions, or about twice as many as are moved "horizontally" in Greater New York in the same time. The accidents are comparatively few. Mr. Bolton said that there was no serious danger and that revision ought to be made carefully and with the advice of experts. There are about 8,000 passenger elevators in Manhattan, exclusive of those in residences and freight elevators.

Many details, some interesting and some more or less important, were discussed, but the point emphasized was the need of additional safeguards and pre-science in making any changes. All suggestions to the committee must be in by May 14.

SPECIAL BRIDGE GOOD PREVENTIVE. — The value of a special bridge, such as constructed by the Heden Construction Company on the 27th floor of the new Metropolitan Building, was proved last Thursday afternoon when the stone setters' derrick in use on the Madison st side of the structure fell from the 30th floor. Two pieces of marble were being raised by the derrick when the latter gave way. Instead of being precipitated to the pavement over 300 ft. below the derrick was stopped by the extra bridge several floors below the one from which it fell. The marble fell to the street. No serious damage was done.

The M. B. Foster Electric Co., 1161 Broadway, has recently completed the installation of the electrical work in the American Bank Note Co.'s building. They are also installing the electrical equipment in the Singer building and have just completed the conduit work, which amounted to 30 miles of pipe.


Percival Robert Moses, 43-45 West 34th st, has been retained as Consulting Engineer by the Century Holding Co. for their new 12-sty apartment house to be erected at 98th st and Riverside Drive.

The Engineering Supervision Co., 45 W. 34th st, has been retained by Morgenthau & Jacobs to supervise and operate the

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mechanical plant in their new building, the Van Schaick, s w cor 14th st and 5th av.

## BUILDING NOTES

Architect Frank Straub has removed from 10 East 14th st to 122 Bowery.

Messrs. Hedman & Schoen, architects, have removed from 302 Broadway to 25 West 42d st.

Guidone & Galardi Co., masons and builders, 1 Madison av, Manhattan, on and after May 1 will be located at 162 East 23d st, the Fifth National Bank Building. Telephone 1289-1290 Gramercy.

Messrs. Crute Weck and Edw. C. Bayce, architects, have removed from 320 Broadway to their temporary office, 44 Court st, Brooklyn, and will locate permanently about May 1 in the Hudson Terminal Building.

"We are doing more estimating now and look for more activity in the construction line," remarked Mr. Thos. B. Bryson, general contractor, 60 Wall st, when asked about business prospects.

The Libman Contracting Co., 1968 Broadway, is now proceeding with the work on the following contracts: Addition and alteration to the Mt. Vernon Theatre, South 4th av, Mt. Vernon, N. Y., in accordance with plans by A. Murray Jenks, architect, for J. Albert Zimmerman, receiver for Duncan estate; also alteration to the two flats on the southeast corner Canal and Mott sts, Bernstein & Bernstein, architects, for the estate of Henry Stone.

Work will shortly commence on the erection of the public bath building at 5-7 Rutgers pl, Manhattan, from plans by Bernstein & Bernstein, architects. The building will occupy a plot about 56x120 and is to be 4-stys in height, containing a large gymnasium on the top floor and a finished roof garden over same. The contractors, Libman Contracting Co., 1968 Broadway, are now taking figures on various materials required and expect to have the building completed by the end of the year.

The Arthur Koppel Company has issued an attractive booklet illustrative of the advantages of the portable adjustable rail-ways manufactured by this concern. The publication contains excellent cuts, showing how the railway is laid and the various purposes for which it can be used. One of the many adaptations pictured is the use of the Koppel Portable Truck and Steel Dump Cars in the construction of the Pennsylvania Railroad Terminal. A copy can be secured by writing to the company at 66 and 68 Broad st, New York City.

The Rose Brick Company is planning some important improvements at Roseton on the Hudson. For one thing, they are going to have a boarding house opened for the bosses that will be a good home for them. Many of the skilled men who work in the yards are either single or away from their families, and it is necessary to have something which will be something like real home life in order to retain the services of the right sort. For this reason the firm is attempting to locate a good establishment for their help who desire such a home.

George Doan Russell, the lawyer, who for a number of years has made a specialty of law as applied to building operations, at 150 Nassau st, New York, will remove his offices next week to the Tribune Building, No. 154 Nassau st. Mr. Russell occupies quite an effective position in this branch of the law. Before taking up the practice of his chosen profession he devoted seven years to practical association with architecture and building operations, in the planning and building of high-class residences and some public buildings in this city. This intimate knowledge of building matters has been of great advantage in the specialty of building law. Mr. Russell has lectured on various occasions before building interests and for three years was professor of law in a Brooklyn institute.

## PROJECTED BUILDINGS

The first name is that of the ow'r; ar't stands for architect; m'n for mason, c'r for carpenter, and b'r, for builder.

When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

### BOROUGH OF MANHATTAN.

#### SOUTH OF 14TH STREET.

Perry st, Nos 142-144, 5-sty brk and stone loft building, 42.1x97.7, tar and gravel roof; cost, \$60,000; The Fleischmann Co, 701 Washington st; ar't, Arthur M Duncan, 15 William st.—105.  
Rivington st, n e cor Essex st, 6-sty brk and stone stores and tenement, 40x67.5; cost, \$25,000; Morris Rose, 63 Orchard st; ar't, H Horenburger, 122 Bowery.—107.  
West st, Nos 4-14 | 31 and 36-sty and tower brk stone and Washington st, Nos 6-18 | iron office bldg, 264.3x306.11x179.11, tile Battery Place, No 17 | roof; cost, \$4,600,000; Battery Place Realty Co, 135 Broadway, and Century Investing Co, 111 Broadway; ar'ts, Clinton & Russell, 32 Nassau st.—109.

#### BETWEEN 14TH AND 59TH STREETS.

41st st, Nos 439-441 West, 6-sty brk and stone store and loft building, 50x98.9, tar and gravel roof; cost, \$60,000; Sharlow Bros, 442 W 42d st; ar't, J Henry Eames, 500 5th av.—113.  
55th st, No 542 W, 3-sty brk and stone storage building, 25x144.9,

slate roof; cost, \$10,000; M J Dempsey, 548 W 55th st; ar't, E Rossbach, 1947 Broadway.—108.  
Madison av, s w cor 41st st, 7-sty brk and stone office building, 48x64.7, tar and gravel roof; cost, \$75,000; Madison Ave and 41st St Co, 47 W 34th st; ar't, Joseph F Taft, 500 5th av.—112.  
4th av, Nos 344-346, 4-sty brk and stone office building, 39.6x75, tar, copper and tile roof; cost, \$100,000; The Provident Loan Soc of N Y, 105 E 22d st; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av.—104.

#### BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

114th st, No 311 E, 1-sty brk and frame outhouse, 27.10x8; cost, \$600; Mary Rizzio, 311 E 114th st; ar't, Frank Hausle, 81 E 125th st.—111.

#### NORTH OF 125TH STREET.

145th st, n s, 53.6 e Convent av, 4-sty brk and stone parish house, 43.10x100, tile and copper roof; cost, \$50,000; German Evangelical Lutheran Church of St Matthew, Broome and Elizabeth st; ar't, John Boese, 280 Broadway.—110.  
Amsterdam av, e s, 78.1 n Washington Bridge Park, 6-sty brk and stone stores and tenement, 35.7x87; cost, \$50,000; A V Donellan Const Co, 501 W 121st st; ar'ts, Moore & Landsiedel, 3d av and 148th st.—106.

### BOROUGH OF THE BRONX.

Kelly st, w s, 140 n 167th st, 1-sty frame storage, 17.4x64; cost, \$200; Carmine Cioffi, 1116 Intervale av; ar't, Wm T La Valle, 915 Freeman st.—167.  
4th st, s s, 175 e Green Lane, 2-sty brk dwelling, 20x50; cost, \$5,000; James McDonnell, 4th st, Westchester; ar't, Thos L Newman, 41 Liberty st.—185.  
13th st, n s, 280 e Av B, 3-sty frame dwelling, 20x42; cost, \$2,000; Vito Sabbotello, 347 E 114th st; ar't, Lorenz F J Weiher, 103 E 125th st.—174.  
141st st, s s, 201 w 3d av, 1-sty frame shed, 14x39.1; cost, \$75; Frank McCullough, on premises; ar't, Harry T Howell, 3d av and 149th st.—192.  
152d st, s s, 95 e Melrose av, 5-sty brk tenement, 50x95.6; cost, \$40,000; Benj Benenson, 2133 Arthur av; ar't, Chas Schaefer, Jr, 1 Madison av.—171.  
169th st, Junction, Simpson st, 1-sty frame shop, 15x25; cost, \$150; John T Rigney, 897 E 167th st, ow'r and ar't.—193.  
179th st, n s, 95 e Morris av, four 3-sty brk dwellings, 16.3x43 each; total cost, \$24,000; August Jacob, 527 E 149th st; ar't, Franz Wolfgang, 537 E 177th st.—183.  
179th st, n s, 90 e Creston av, 2½-sty frame dwelling, peak slate or asbestos plate roof, 23x48; cost, \$7,000; Gustav Frey, 1775 Weeks av; ar't, Frederick Jaeger, 1775 Weeks av.—188.  
184th st, n e cor Aqueduct av, four 3-sty brk dwellings, one 22x55, three 16x40; total cost, \$25,000; Germano Fioravanti, Hancock av, Yonkers; ar't, J C Cocker, 103 E 125th st.—184.  
188th st, n s, 119.7 w Aqueduct av, 1-sty frame dwelling, 20x40; cost, \$7,000; Maria Galardi, 527 E 187th st; ar't, Nicholas Serracino, 1133 Broadway.—173.  
205th st, n s, 76 w Villa av, 4-sty brk tenement, 24x54; cost, \$8,000; Mrs M G Delgaizo, 206th st and Grand Concourse; ar't, L A Soule, 676 E 180th st.—179.  
227th st, s s, 130 e Barnes av, 2-sty and attic frame dwelling, peak shingle roof, 21x50; cost, \$5,000; Martha M Youngs, 227th st and 4th av; ar't, Carl P Johnson, S E 42d st.—187.  
239th st, s w cor Martha av, 2-sty frame dwelling, 25.11x50; cost, \$4,000; German Real Estate Co, 362 Willis av; ar't, Louis Falk, 2785 3d av.—170.  
Barnes av, w s, 50 s 235th st, 2-sty frame dwelling, 20x48; cost, \$4,600; Wm F Kayser, 236th st and Hobart av; ar't, Louis W Kayser, 236th st and Hobart av.—180.  
Clinton av, No 1346, 1-sty brk stable, 70x30; cost, \$400; Elizabeth Reilly, on premises; ar't, Chas B Colby, 1326 Prospect av.—178.  
Ft Schuyler road, n e cor Old Lane, 2-sty frame store and dwelling, 22x44.6; cost, \$6,500; Chas Wetzel, 384 E 161st st; ar't, B Ebeling, Walker and Berrian avs.—176.  
Gleason av, s s, 108 w Castle Hill av, 2-sty frame dwelling, 21x50; cost, \$5,500; B Ebeling, Walker and Berrian avs, ow'r and ar't.—177.  
Hunt av, e s, 272 s Bronxdale av, two 2-sty frame dwellings, 21x48 each; total cost, \$8,000; Chas Ringelstein, 445 Unionport road; ar't, Henry Nordheim, Boston road and Tremont av.—172.  
King av, e s, 225 s Beach st, 1½-sty frame stable, 25x25; cost, \$700; Edw H Collett, on premises; ar't, Chas S Clark, 445 Tremont av.—195.  
Monaghan av, e s, 375 n Jefferson av, 2-sty brk dwelling, 22x31; cost, \$2,500; A Merendino, 110 E 220th st; ar't, L Howell, 1861 Carter av.—181.  
Monaghan av, e s, 375 n Jefferson av, rear, 1-sty frame stable, 25x15; cost, \$150; A Merendino, 110 E 220th st; ar't, L Howard, 1861 Carter av.—182.  
Parker av, w s, 118.5 n Westchester av, 2-sty brk dwelling, 20x50; cost, \$6,000; S B Steinmetz, West Farms road and Bear Swamp road; ar't, H G Steinmetz, Bronx st and Tremont av.—194.  
Park av, n e cor 166th st, two 5-sty brk tenements, 52.8¾x99.6 and 43.4x115.1; total cost, \$75,000; Geo H Jacob, Morris av and 179th st; ar't, Chas Schaefer, 1 Madison av.—186.  
Robbins av, e s, 193.4 n 141st st 1-sty brk marble mill, 36.11x80; cost, \$2,600; Frank Scoboro, 306 E 128th st; ar't, D Borgia, 110 West End av.—169.  
Spuyten Duyvil Parkway, n s, 150 e Blackstone av, 2½-sty frame dwelling, peak slate roof, 31¾x44; cost, \$7,000; Willis H Thorn, West 239th st; ar't, Thomas Phillips, 76 Glenwood av, Yonkers.—190.  
Southern Boulevard, n e cor Home st, 5-sty brk stores and tenement, 36.9¾x90.9; cost, \$35,000; Martha Graham, 954 Freeman st; ar't, Harry T Howell, 3d av and 149th st.—191.  
Teller av, w s, 746 n 169th st, 3-sty brk dwelling, 20x55; cost, \$6,500; H Schubert, 3608 3d av; ar't, Standard Architectural Co, 1900 Lexington av.—189.  
Tinton av w s 73.10 n 145th st two 2-sty frame dwellings 12½x36½ each; total cost, \$1,800; C E Byrne, 229 E 41st st; ar't, H G Lanzelere, 430 St Nicholas av.—168.  
Virginia av, w s, 100 n Water st, three 2-sty brk dwellings, 20x52 each; total cost, \$19,500; B Ebeling, Walker and Berrian avs, ow'r and ar't.—175.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Bleecker st, No 126, iron columns, to 6-sty brk and stone work-shop; cost, \$552; Margaret L Zborowski, 62 Cedar st; ar't, P Roberts, 37 Sullivan st.—553.  
 Bleecker st, No 190, brk wall, wire lath, to 6-sty brk and stone tenement; cost, \$150; Camillo Olivetto, 190 Bleecker st; ar't, Peter M Coco, 114 E 23d st.—564.  
 Bayard st, No 102, windows, partitions, to two 5-sty brk and stone tenements; cost, \$1,200; Antonio Orlando, 64 Mulberry st; ar't, Fredk Musty, 177 Cherry st.—579.  
 Canal st, No 53, stairs, partitions, to 5-sty brk and stone tenement; cost, \$500; S & E Levy, on premises; ar't, O Reissmann, 30 1st st.—577.  
 Canal st, No 173, store front, to 5-sty brk and stone store and 10ft building; cost, \$1,200; Thomas Weinberg, 173 Canal st; ar't, Max Muller, 115 Nassau st.—562.  
 Centre st, Nos 211 to 215, stairways, toilets, partitions, beams, skylights, to 6-sty brk and stone stores and factory; cost, \$5,000; J A Murray, 57 E 66th st; ar't, Albert L Adams, 217 5th st.—569.  
 Desbrosses st, No 24, show windows to 4-sty brk and stone store and tenement; cost, \$400; Francis W Clinton, on premises; ar't, J Charles Hankinson, 147 Watts st.—567.  
 East Broadway, No 179, stairs, area, windows, to 5-sty brk and stone store and tenement; cost, \$500; Isidor Cuba, 273 East Broadway; ar't, H Horenburger, 122 Bowery.—583.  
 Essex st, No 175, partitions, windows, skylights, toilets, to two 4-sty brk and stone tenements; cost, \$1,800; Bert E Winham, 134 Broadway, Brooklyn; ar't, Louis F Fick, 534 W 178th st.—598.  
 Eldridge st, No 8, partitions, toilets, windows, store front, to 3-sty brk and stone store and dwelling; cost, \$1,800; Hyman Podinsky, and Sam Shemin, 13 Eldridge st; ar't, Frank Straub, 122 Bowery.—599.  
 Grand st, No 412, partitions, entrance, platform to 3-sty brk and stone meeting rooms; cost, \$5,000; Max Schinkman, 416 Grand st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—560.  
 Hudson st, Nos 95-99, stairways, store fronts, storm doorways, to Franklin st, No 171, 6-sty brk and stone store and loft building; cost, \$18,000; Chas H Fiske, 10 Post Office Square, Boston, Mass; ar't, Henri Fouchaux, 105 Hudson st.—589.  
 Lewis st, No 83, toilets, partitions, windows, show windows, to two 3 and 5-sty brk and stone front and rear tenements; cost, \$5,000; H L Kuhl, 83 Lewis st; ar't, O Reissmann, 30 1st st.—595.  
 Ludlow st, No 8, partitions, plumbing, show windows, to 5-sty brk and stone store and tenement; cost, \$6,000; Jacob Horowitz, 14 Maiden lane; ar't, Samuel Sass, 23 Park row.—594.  
 Mercer st, No 200, show windows, to 1-sty brk and stone store; cost, \$400; Alma G Galletin, Europe; ar't, Christian E Kern, 766 Flatbush av, Brooklyn.—584.  
 Mulberry st, No 26, alter front portico, columns to 5-sty brk and stone store and tenement; cost, \$2,800; Charles Bacigalupo, on premises; ar't, John Caggiano, 135th st and Canal av.—568.  
 Mott st, No 185, partitions, windows, toilets, stairs to 5-sty brk tenement; cost, \$18,000; Henry Kensing, 258 W 121st st; ar't, Max Muller, 115 Nassau st.—554.  
 Vandam st, Nos 84-90, erect mezzanine floor, cut openings, to 9-sty brk and stone factory; cost, \$2,500; Henry Heide, 321 Hudson st; ar't, R L Daus, 130 Fulton st.—580.  
 1st st, Nos 26-26½, toilets, windows, partitions, piers, to 4-sty brk 2d av, Nos 19-21, and stone hotel; cost, \$10,000; Katie Hirschhorn, 161 E 89th st; ar't, Richard Rohl, 128 Bible House.—600.  
 14th st, No 540 East, partitions, sinks, to 5-sty brk and stone tenement; cost, \$75; C Albanese and L Balotanzo, 502 E 14th st; ar't, Henry Regelmann, 133 7th st.—592.  
 24th st, Nos 130 to 134 W, 1-sty brk and stone rear extension, 9 23d st, No 137 W, x5, stairs, sidewalk, elevator, walls to two 5 and 6-sty brk and stone lofts and salesrooms; cost, \$5,000; estate of A B Darling, 196 5th av; ar'ts, Jardine, Kent & Jardine, 1262 Broadway.—561.  
 27th st, No 141 W, partitions, stairs, windows, store fronts, to 3-sty brk and stone store and dwelling; cost, \$1,500; Henry Hellman, 133 W 65th st; ar't, Henry J Feiser, 150 Nassau st.—582.  
 37th st, Nos 242-244 E, partitions, skylight, to two 4-sty brk and stone tenements; cost, \$350; Dr. Quinlan, 217 E 39th st; ar't, A E Nast, 147 4th av.—574.  
 38th st, No 149 E, 1-sty brk and stone rear extension, 14x10.1, stairways, skylights, to 3-sty brk and stone stable; cost, \$1,000; Clarence S McKune Co, Scarsdale, N Y; ar't, C S McKune Co, 503 5th av.—573.  
 38th st, No 112 W, stairs, partitions, show windows to 4-sty brk and stone manufacturing building; cost, \$1,000; Hassell estate, 112 W 38th st; ar't, A E Nast, 147 4th av.—563.  
 39th st, Nos 539-543 W, erect tanks, to 7-sty brk and stone factory; cost, \$3,400; C Albert Jacob, 45 W 71st st; ar't and bld'r, The Rusling Co, 26 Cortlandt st.—587.  
 41st st, No 401 West, store fronts, to 4-sty brk and stone tenement; cost, \$500; Mary A Gordon, 294 Central Park West; ar'ts, B W Berger & Son, 121 Bible House.—596.  
 42d st, No 546 West, partitions, windows, to 3-sty brk and stone tenement; cost, \$250; Georgette Brown, Newport, R I; ar't, Geo W R Matteson, 485 Broadway, Providence, R I.—601.  
 48th st, No 157 E, partitions, toilets, fire escapes, skylights to 4-sty brk and stone factory; cost, \$4,000; Charles & Co, 44 E 43d st; ar't, C W Romeyn, 55 Broadway.—556.  
 50th st, No 64 W, two 2-sty brk and stone rear extension, 9.6x17.2, windows, to 4-sty brk and stone dwelling; cost, \$4,000; J C Peabody, on premises; ar't, Geo M McCabe, 96 5th av.—576.  
 50th st, Nos 507-513 West, rear, alter windows, elevator, to 5-sty brk and stone factory; cost, \$750; Julius G Hocke, 669 Av C, Bayonne, N J; ar't, Henry Davidson, 255 W 69th st.—590.  
 50th st, n s, 100 w 10th av, 5-sty brk and stone rear extension, 44 x17, stairs, install two elevators, to 5-sty brk and stone factory; cost, \$15,000; Julius G Hocke, 669 Av C, Bayonne, N J; ar't, Henry Davidson, 225 W 69th st.—591.  
 57th st, No 449 E, toilets, windows, partitions, to 3-sty brk and stone residence; cost, \$1,500; Lederle Antitoxin Laboratories, on premises; ar't, Bradford L Gilbert, 50 Broadway.—551.  
 73d st, No 404 East, partitions, fireproof ceiling to 5-sty brk and stone tenement; cost, \$800; Isidore Weisenberger, 102 E 78th st; ar't, C H Dietrich, 42 Union sq.—570.  
 89th st, No 346 West, 2 and 3-sty brk and stone side and rear extension, 19.8x66.4, partitions, stairs, to 4-sty brk and stone dwelling; cost, \$38,000; S Schinasi, 1 W 95th st; ar't, C P H Gilbert, 1123 Broadway.—593.  
 125th st, No 314 East, stairs, beams, roof, to 2-sty brk and stone shop; cost, \$750; Anton Larsen, s w cor 134th st and Brook av; ar't, Walter H C Hornum, 360 W 125th st.—597.  
 128th st, No 129 E, 2-sty brk and stone rear extension, 20x52, steel beams to 3-sty brk and stone club house; cost, \$3,000; Percival E Nagle, 3 E 129th st; ar't, Anthony Derrenbacher, 72 E 124th st.—557.

Amsterdam av, No 1746, moving platform, partitions, to 2-sty brk and stone store and dwelling; cost, \$3,000; Cooper Estate, care A S Walker, Attorney, Central Park West and 81st st; ar't, Thomas W Lamb, 224 5th av.—581.  
 Bowery, No 315, toilets, partitions, air-shaft windows to 6-sty brk and stone tenement; cost, \$4,000; Chas H Ostrander, 283 Elizabeth st; ar't, O Reissmann, 30 1st st.—558.  
 Columbus av, n e cor 75th st, sinks, toilets, to 10-sty brk and stone stores and apartment; cost, \$10,000; Julia Robert, London, England; ar'ts, Neville & Bagge, 217 W 125th st.—572.  
 Park av, e s, 25 s 129th st, add 1-sty, excavate cellar, beams to 2-sty brk and stone warehouse; cost, \$5,000; Catherine Schildwachter, Park av and 128th st; ar't, Gilbert Robinson, 15 Old Broadway.—552.  
 Riverside Drive, e s, 149.10 n 181st st, 1-sty brk and stone side extension, 11.4x31.5, alter walls, partitions, stairs, windows, to 3-sty brk and stone dwelling; cost, \$4,500; Albert Buchman, 11 E 59th st; ar'ts, Buchman & Fox, 11 E 59th st.—575.  
 St Nicholas av, n e cor 145th st, alter walls, to 7-sty brk and stone apartment house; cost, \$175; Wm C Lester, 40 Hamilton Terrace; ar't, E B Chestersmith, 150 Nassau st.—588.  
 1st av, No 2222, partitions, to 4-sty brk and stone tenement; cost, \$800; Dr Pasquale Felitte, 405 E 114th st; ar't, Max Muller, 115 Nassau st.—555.  
 2d av, No 74, ceilings, steps, to 4-sty brk and stone tenement; cost, \$990; Andrew Schlaeppi, Nyack, N Y; ar't, Adam E Fischer, 23 Park Row.—571.  
 2d av, No 126, stairs, walls, girders, to 4-sty brk and stone store and hall building; cost, \$3,500; Nathan Bloch, 234 Broadway; ar't, P F Brogan, 119 E 23d st.—585.  
 2d av, No 606, partitions, toilets, tubs, windows, to 5-sty brk and stone tenement, store and bakery; cost, \$3,000; Morris Greenthal, 108 E 96th st; ar't, M M Loinger, 230 E 10th st.—586.  
 3d av, No 2205, 1-sty brk and stone rear extension, 28.8x31.10, partitions, toilets, to 4-sty brk and stone store and dwelling; cost, \$10,000; Home Circle Realty Corp, 9th av and 13th st; ar't, B W Levitan, 20 W 31st st.—578.  
 5th av, No 453, elevator shaft, stairs, partitions to 5-sty brk and stone store and office building; cost, \$8,000; Fred W Vanderbilt, 459 5th av; ar't, Robert DeCoster, 421 5th av.—559.  
 6th av, s e cor 59th st, alter walls, new columns, beams, alter chimney, to 7-sty brk and stone club house; cost, \$3,000; New York Athletic Club, 59th st and 6th av; ar't, G K Thompson, 66 Broadway.—602.  
 8th av, No 407, alter store fronts, to 3-sty brk and stone store and dwelling; cost, \$500; David Silverstein, on premises; ar't, John H Knubel, 318 W 42d st.—566.  
 11th av, No 518, stairs, doors, to 5-sty brk and stone tenement; cost, \$475; Geo Tietjen, 419 W 50th st; ar't, John H Knubel, 318 W 42d st.—565.

BOROUGH OF THE BRONX.

8th st, s s, 100 e Av D, 1-sty frame extension, 20x12.6, and new stairs, &c, to 2-sty frame store and dwelling; cost, \$1,500; Antonio Florrio, 307 E 104th st; ar't, B Ebeling, Walker and Berrian av.—138.  
 142d st, No 452, 1-sty frame extension, 9x12, to 1-sty frame shop; cost, \$100; Oscar Meyer, on premises; ar't, Franz Wolfgang, 535 E 177th st.—147.  
 152d st, n s, 72 e Melrose av, new foundation, new windows, &c, to 3-sty frame tenement; cost, \$1,200; Anna M Romer, Ridgewood, N J; ar't, Gustav Schwarz, 302 E 158th st.—135.  
 152d st, Nos 293 and 295, new toilets, &c, to two 2-sty frame dwellings; cost, \$400; Cannelo Atonna, 2135 1st av; ar't, Lorenz F J Weiher, 103 E 125th st.—144.  
 158th st, No 389, 1-sty added to 1-sty frame extension and new partitions, to 2-sty frame dwelling; cost, \$500; Ernest Muller, on premises; ar't, Louis Falk, 2785 3d av.—133.  
 162d st, No 364, new show windows, new storm doors, &c, to 4-sty brk store and tenement; cost, \$500; Fred Bucker, on premises; ar't, Louis Falk, 2785 3d av.—136.  
 180th st, s w cor Washington av, 1-sty frame extension, 11.6x7.6, to 2½-sty frame dwelling; cost, \$150; Waldo H Mork, 2173 Bathgate av; ar't, Frederick Jaeger, 1775 Weeks av.—151.  
 187th st, No 608, new show windows and new partitions, to 3-sty frame and brk store and tenement; cost, \$250; Luigi Iovieno, on premises; ar't, M W Del Gaudio, 37 St Lawrence av.—142.  
 234th st, s s, 125 w Carpenter av, 1-sty frame extension, 15x30, to 2-sty frame dwelling; cost, \$1,200; Eveline Lockwood, on premises; ar't, J Melville Lawrence, Pleasantville.—143.  
 236th st, n s, 100 w Keppler av, two 1-sty fr extensions, 10.10x4.10 and 4.10x16, to two 2-sty and attic frame dwellings; cost, \$1,200; Jennie Wormser, 410 E 163d st; ar't, Fred Hammond, 943 Washington av.—137.  
 239th st, s s, 292 w Spuyten Duyvil Parkway, two 2-sty frame extensions, 3.6x9 each, to 2-sty and attic frame dwelling; cost, \$500; Mrs Louise P Simpson, 239th st and Riverdale av; ar'ts, Ahnerman & Yunkheere, 3320 Bailey av.—140.  
 Baychester av, e s, 175 s Randall av, 1-sty frame extension, 15x16, to 1-sty frame barn; cost, \$200; Emma Carlson, on premises; ar't, Gustav Anderson, 270 Rider av.—134.  
 Carter av, w s, 280 n 174th st, 1-sty brk extension, 31x92, to 2-sty brk dwelling and stable; cost, \$800; Arcade Realty Co, 155 E 59th st; ar't, F Burcharty, 1 Madison av.—141.  
 Cromwell av, e s, 623.0¼ s 170th st, new beams, new partitions, new toilets, &c, to 1-sty stone stable and dwelling; cost, \$500; August Kamphner, 33 Inwood av; ar't, John C W Ruhl, 3012 Woodlawn road.—152.  
 Franklin av, No 1385, 1 sty added to 1-sty frame extension to 2-sty frame dwelling; cost, \$1,000; Jacob H Westheimer, 132 Nassau st; ar't, Henry Regelmann, 133 7th st.—150.  
 Gunhill road, n e cor Willet av, move and new partitions, to 3-sty brk stores and dwelling; cost, \$5,000; Ida I McLurch, on premises; ar'ts, Pringle & Buckhorst, 321 Tremont av.—146.  
 Holland av, e s, 395 n Morris Park av, 1-sty frame extension, 11x9, to 2-sty frame dwelling; cost, \$100; Bertha Kovarik, 300 Holland av; ar't, Chas Kovarik, 300 Holland av.—132.  
 Palisade av, n w cor 254th st, 3-sty frame extension, 24x30, to 3-sty frame dwelling; cost, \$4,600; Geo W Perkins, Riverdale-on-Hudson; ar't, Robt M Byers, 835 Prospect pl, Brooklyn.—148.  
 Trinity av, e s, 325 s 156th st, 2-sty frame extension, 14.6x15, to 2-sty frame dwelling; cost, \$1,500; Louis Fisher, on premises; ar't, Philip Coplan, Miegs Building, Bridgeport, Conn.—149.  
 Vyse av, e s, 225 s Jennings st, 1-sty frame extension, 22x11.10, to 2-sty frame store and dwelling; cost, \$300; Catherine Baird, 348 E 138th st; ar't, Harry T Howell, 3d av and 149th st.—131.  
 Walker av, n s, 50 e Berrian av, new store front, new partitions, to 2-sty frame store and dwelling; cost, \$350; Jos Diamond, 177th st and Berrian av; ar't, B Ebeling, Walker & Berrian avs.—No 139.  
 3d av, No 3083, new doors, new exits, &c, to 3-sty frame amusement hall; cost, \$250; H B Goldman, 180 E 116th st; ar't, Wm B Turk, 673 Cauldwell av.—145.





building on the west side of 8th av, between 34th and 42d sts. In that section north of 59th st a dwelling 224 West 72d st changed hands. This is a 4-sty and basement dwelling, on a lot 20x102.2. A trade of considerable size was put through, involving the three 5-sty flats, 40, 42 and 44 West 135th st, 75x99.11, and the 6-sty apartment house 526 West 152d st, 40x99.11. This house on the Heights has been completed about two years. Levi P. Morton purchased the block front between 140th and 141st st on the west side of Broadway. These structures are built to a depth of 80 ft. on a lot 90 ft. deep and 99.11 each on the avenue. The Holy Child Convent is in the rear of this property. Across the way are two 7-sty high-class apartment houses occupying the entire block front. Both the northwest and the northeast corners of 141st st are vacant. The Bronx came in for its share of sales reported.

Among the mortgages recorded during the week just past was one for \$275,000 given by Hellmuth (Charles H.), a corporation, to Kast & Ehinger, of Stuttgart, Kingdom of Wuertemberg, on the property 154 to 158 W. 18th st, 66x129.5x66x131.2. This mortgage is a purchase money mortgage and is due May 24, 1910, and bears interest at the rate of 4%. The Empire City Subway Co. (Limited) borrowed from the Mercantile Trust Co., trustee, \$170,000. This amount is supplemental to a first mortgage or deed of trust covering telegraph and telephone subways and other work constructed during the year 1907. It was recorded March 28. It is due as per the bond. Mrs. Margaret O. Sage loaned on mortgage \$100,000 for three years at 5½% to the Gouverneur Building Co., on the property on the northeast corner of Gouverneur lane and Water st, 45.3x94.6x irregular. The Metropolitan Life Insurance Co. loaned to Louis M. and Thomas W. Jones \$700,000, on the property on the northeast corner of Broadway and Franklin st. This plot is 50x150 and runs to Cortlandt alley. It is due May 1, 1911. The interest rate is 6% until one year after the building which is to be constructed on the plot is completed, and after that date the interest rate will be 5½%.

## THE AUCTION MARKET

There were about thirty-one parcels advertised for sale up to Thursday evening. There is a slightly better feeling in the auction market, though the bidding cannot by any means be said to be brisk. The improvement is just this: Where a few months ago it was the exception for a parcel offered at forced sale to be bought by any other than the plaintiff, at the present time a few pieces are disposed of.

It is not yet wise to offer property for sale to the highest bidder, unless there is a very good reason. Prices obtained are not good, except on rare occasions. Those who can hold on to their property for a few months will make large interest. Unquestionably matters are on the mend. Nobody looks for the times to be as bad as they have been for the last six or eight months. There has been shown a disposition on the part of savings banks and some institutions to loan money out on mortgage. When the money market really eases up, conditions will be all right again. The banks have plenty of money on hand. In fact, it has been a long time since the surplus has been as large as it has been recently.

At the stand of Joseph P. Day the block front on the east side of Lenox av between 113th and 114th sts, 201.10x125, a 5-sty building known as Hotel Balmoral was put up at voluntary sale. This structure was knocked down to Jacob Mendelssohn for \$300,000. The purchaser is the treasurer of the Sphinx Realty Co., who are the owners of record. The opening bid was \$265,000. All told, there were twelve parcels disposed of, nine adjourned, five to the plaintiffs, four bid in and one withdrawn.

There will be several interesting parcels put up at auction during the coming week, belonging to the estate of Albert J. Adams, deceased. There is the 4-sty and basement single brick flat with store and basement store, 344 7th av, 19x64; also 181 to 189 Columbus av, being the northeast corner of 68th st. This is a 5-sty light brick and brownstone apartment with three stores; two families on each floor; hardwood trim and floors; open plumbing; steam heat and hot water supply, 30x100.5. The property on the southwest corner of James slip and Water st is also going to be disposed of. This is a 3-sty frame building with store, 22x irregular. There are also a number of other offerings in this sale including a parcel in Long Island City. Some parcels are going to be sold on this same day which do not belong to this estate, but which should attract attention of prospective purchasers. The purchasers have the option of allowing 70% of the purchase price to remain on bond and mortgage, for three years, at 5% per annum. Titles are guaranteed and policies are delivered free of cost to purchaser.

**RESOLUTION FAVORING HUNTS POINT PARK.**—At a meeting of the Vyse Estate Property Owners' Association, on Monday evening, at Hoe av and Home st, a resolution was passed upholding the action of the Local Board and the Borough President in endeavoring to carry out the wishes of that association by passing a resolution to acquire the property in the vicinity of Hunts Point to establish such a park as requested by that body.

## LEGISLATIVE DIGEST.

The following are excerpts of the minutes of the meeting of the Law Committee and the decision of the Board of Directors of the Allied Real Estate Interests relative to bills introduced in Albany, N. Y., affecting real estate.

**ASSEMBLY BILL, INT. No. 1038, PRINTED No. 1264.**—Mr. B. R. ROBINSON'S bill to amend Section 32 of the Real Property Law so that the absolute power of alienation of real property may be suspended for an absolute term of thirty years and for not more than two lives in being. This is another of the bills recommended by the minority commission to investigate the Torrens System. As the law is at present a trust or other provision which suspends the absolute power of alienation to real property for any definite time not measured by lives, say a year or two, is void in its creation, whereas the suspension may be had during two lives in being at the time of the creation of the estate. This leads to many anomalous situations and often operates to defeat the intention of testators. **APPROVED.**

**SENATE BILL, INT. No. 584, PRINTED No. 690.** Mr. FOELKE'S bill to amend Section 1525 of the Code so that in actions in ejectment in cities of the first class a new trial cannot be granted as a matter of right, unless applied for within six months after the judgment, and the judgment upon the second new trial shall be final and conclusive unless reversed or set aside for legal cause. It will help to make titles more certain and safe. There is no good reason why a person who has been defeated in an action of ejectment should have three years within which to apply for a new trial as matter of right and a possible third trial. **APPROVED.**

**ASSEMBLY BILL, INT. No. 1016, PRINTED No. 1222.**—Mr. C. F. MURPHY'S bill to amend Greater New York Charter by adding Section 952-A to create a right for compensation for the deterioration in value for all abutting property owners whenever a change of grade has been accomplished, and giving jurisdiction to the Board of Assessors to ascertain the amount of damage. The right of municipality to change grade without compensation has been upheld repeatedly by decisions. If this bill were passed, it would put upon the city needless claims for damages to very considerable amounts which would have to be paid by the city, as the bill provides that the benefit shall not be laid over and assessed upon the persons benefitted by the change of grade. **APPROVED.**

**ASSEMBLY BILL, INT. No. 898, PRINTED No. 1077.**—Mr. GOLDBERG'S bill to amend the lien law so that whenever any owner desires to bond a lien, copy of the undertaking and notice of justification may be served at the abode of the lienor stated in his notice, of lien. At present owners desiring to bond liens often find it impossible to make service and are embarrassed in their proceedings. **APPROVED.**

**ASSEMBLY BILL, INT. No. 1126, PRINTED No. 1403.**—Mr. WHITNEY'S bill, permitting public service corporations to deduct from their special franchise tax any sums which they claim are owing to them by municipal corporations for water, gas, electric light, heat or power. This would give these corporations an advantage over their other taxpayer. No other taxpayer can set off his claims against his liability of tax. **OPPOSED.**

**ASSEMBLY BILL, INT. No. 1019, PRINTED No. 1225.**—Mr. MERRITT'S bill to add Section 1801-A to the Code of Civil Procedure. The intention of this bill is to cover the cases where the vendor of land has died after executing a contract, so that the property may be conveyed by a personal representative upon compliance by the purchaser with the terms of the contract. As it is at present it often happens that the purchaser finds himself in the position of being required to pay his purchase money to the executor, while he must look to an heir or devisee for his deed, and often the heir gets no part of the proceeds and is unwilling to execute the deed, and the purchaser must bring action for specific performance. It is suggested that the procedure under the bill be simplified. The proceeding will be a special statutory proceeding, and it will be necessary to follow the statute literally. For that reason the less in the way of technical requirements there is the better; for, unless the petition contain all the statutory allegations, it may be that objection would be raised that the courts had no jurisdiction of the proceeding. The bill should be supported even in its present form and if it can be improved, it is very desirable. **APPROVED.**

**ASSEMBLY BILL, INT. No. 1094, PRINTED No. 1344.**—Mr. COSTELLO'S bill in relation to insurance of employes against the consequences of accidents. This is a bill which should be carefully considered and if it shows any chance of being enacted, should be watched. It may have very important influence upon the relation of employers and employes and labor unions. **NO ACTION.**

**ASSEMBLY BILL, INT. No. 1101, PRINTED No. 1359.**—Mr. LEVY'S bill to amend Section 30 of the stock corporation law restoring the provisions requiring annual reports of corporations to be made to the Secretary of State. The report contains no information that is useful to persons not interested in the company and those who are interested can get the information under the present law. **OPPOSED.**

**ASSEMBLY BILL, PRINTED No. 1391.**—This is the SAXE bill adding Section 221-A to the Code of Civil Procedure. Your committee has sent to the directors various memoranda opposing this bill. It seems to be triumphantly on its way to passage and has been reprinted so as to cover not only the corporations first embodied in the bill, but adding library corporations. The bill is vicious and the opposition of Real Estate Interests to the bill ought to be heard. It might be possible to require that if the bill is to go through it shall contain a provision that the applicant for cancellation of taxes, assessments, etc., must show that it has not received credit for the items upon any purchase of the property. This would point out clearly the vice of the bill. **OPPOSED.**

**DOWNTOWN RENTING CONDITIONS.**—A representative of the firm of E. S. Willard & Co., in speaking of the downtown renting situation, said: "While it is rather early in the renting season we find that the demand is not quite as brisk as last year, but that there will be very few changes. The older buildings are more than holding their own, notwithstanding the great amount of space that is offered by the completion of so many new buildings. That people are willing to put up with fewer conveniences in order to obtain large rooms and light, is well shown by the demand we have for apartments at an apartment house in 57th st, between 5th and 6th avs. The rents average \$1,800, and when vacancies occur, which is not often, we have scores of applications for same."

## NEW YORK-NEW JERSEY TUNNELS.

The consensus of opinion among leading real estate men points to the fact that tunnels to Jersey, while increasing the value of real estate in that State, will in no way have the opposite effect in Manhattan. On the contrary, they can foresee nothing but good coming from the improvements. The opinion of a few of these gentlemen, who have given this question some thought, is printed herewith.

Albert B. Ashforth, of 10 East 33d st: The effect of the opening of the New York and New Jersey tunnels on Manhattan real estate has had its influence on property adjacent to its terminals and stations, where the anticipatory rise has in some cases been quite remarkable, though it has not compared favorably with the great increase in values along the line of the New York subway.

Previous to the completion of the subway there had been an unusual rise in values, particularly in the upper part of the city, previous to its completion, and many keen real estate men supposed that the high water mark had been reached. This was not the case, as the final completion of the subway has proved. The boom that followed was on a much larger scale.

With the opening of the McAdoo tunnel to 23d st it was expected that values would be inclined to go up in greater proportions than they have. This fact is probably owing to the unusual condition of the money market. By the time the terminals at Dey and 33d sts are completed a great boom, however, in their immediate neighborhoods will undoubtedly be inaugurated.

Oscar L. Foley, of John R. & Oscar L. Foley, 149 Broadway: The final completion of the New Jersey tunnels will accelerate the demand for office space in the buildings adjacent to the Cortlandt and Fulton terminals for the reason of their convenience and reduction of running time to homes of New Jersey commuters having business in lower Manhattan. They will also have a good effect on the retail trade both in the streets in the vicinity of the downtown terminal and along 6th av and intersecting streets touched by the tunnels. It will be an easy matter for the housekeeper and shopper living in New Jersey to board a tunnel train and be in the midst of the large stores in a few minutes, and in this way save from twenty-five to fifty per cent. on their purchases. I know of a case of a party living in Hoboken who wished to buy a certain article and who priced the same in a Hoboken store; not being satisfied with the price asked, the party boarded a tunnel train and got the same article in a 6th av store at a saving of fifty per cent.

For this reason it is going to greatly increase the renting business here and I look forward to see the time when a vacancy in the tunnels section will be out of the question. This state of affairs is bound to increase real estate values. The effect of the Pennsylvania, New Jersey and New York tunnels has already been felt in the great increase in values of real estate in this zone. Prices have doubled and re-doubled since this work first started. Tunnels certainly help Manhattan. The more the better.

Frederick M. Hilton, of William A. White & Sons, 62 Cedar st: I think that the Jersey tunnels will be of the greatest benefit to several sections of Manhattan. Downtown values on the west side will be advanced, I believe, after the tunnels are opened, and as soon as the success of such structures as the Terminal Buildings is demonstrated, other plots in that general neighborhood will be developed for office purposes.

Uptown, in the amusement and hotel districts, the influence will be decidedly felt, and the tunnels will naturally bring thousands from nearby Jersey cities to the theatre and shopping centers who would not otherwise come. I do not believe that Manhattan as a place of residence will suffer. There will still be a sufficient number of people who will want to live right on the island to fill our residences and apartments.

## TRACTION COMPANY INCORPORATED.

The Hudson and Long Island Traction Co., of New York City, was incorporated with the Secretary of State in Albany, to operate a street surface railroad four and a half miles long, from 12th av and West 42d st to Jamaica, Long Island. The capital is \$50,000. The directors are Frederick K. Morris, Anthony Stumpf, Arthur C. Hume, Harold B. Weaver, Cassius M. Wicker, Henry A. Belden, William V. Lomax and John J. Clancy, of New York, and William B. Spencer, of Montclair, N. J.

John J. Clancy, who is the senior member of the real estate firm of John J. Clancy & Co., said, "undoubtedly 57th st would be a business thoroughfare and there would be an urgent demand for surface transportation. There will be many unthought-of changes take place when this new bridge is opened." It is understood that the majority of the abutting property interests are represented in the company. While the franchise has not as yet been granted, it is believed by the promoters that little opposition to the project will be encountered.

SUBWAY BIDS ASKED FOR.—Despite the fact that the Corporation Counsel refused to endorse his formal approval for the contract forms for the Fourth av subway, in Brooklyn, the Public Service Commission decided to advertise for bids for its construction Monday, April 6.

## LARGE LOAN ON LEASEHOLD.

LARGE Loan on Leasehold.

The McVickar-Gaillard Realty Co. arranged a loan of \$400,000 for a period of ten years on the 8-sty and basement new fire-proof office building 13-15 West 34th st, opposite the Waldorf-Astoria, 50x114.6. The borrower is the corporation of Bonwit, Teller & Co., which owns the fee of the land 13 West 34th st, and which has a 63-year lease of the adjoining lot, 15 West 34th st, the fee of which is owned by the estate of Ernest G. Stedman, who recently committed suicide, the ground rent of the leasehold 15 West 34th st being at the rate of \$22,500 per annum. The lender is a foreign life insurance institution, which is now considering putting out further large sums of money on improved property on Manhattan Island. It will be noted that this loan is for a period of from two to three times the average length of time that loans are ordinarily made on mortgage in this city. This particular piece of property has been interesting to the real estate fraternity, for the reason that the lease of 15 West 34th st established a new record, as did also the leasing of the store and basement to William B. Riker & Sons, at the rate of \$43,000 per annum.

## ADAMS ESTATE SALE.

There will be another sale of some of the holdings of the estate of Albert J. Adams on Wednesday, April 8 next. It will be held by order of Charles F. Bauerdorf and George Karsch, executors.

The properties involved are 344 7th av, a 4-sty and basement brick single flat, 19x64, subject to a mortgage of \$10,000 at 5 per cent., due Aug. 11, 1908; also 181 to 189 Columbus av, northeast corner of 68th st, a 5-sty brick and brownstone apartment, 30x100.5. This house is mortgaged for \$81,250, at 4 per cent., due May 15, 1908, held by Frederick de P. Foster; also 9 James slip, southwest corner of Water st, a 3-sty frame building, with store, free and clear, 22.3x38.11.

The 4-sty brick tenements, with stores, 413 and 415 East 34th st, about 25x98.9 each, mortgaged for \$17,000, due Sept. 1, 1910, at 5 per cent., held by the Mutual Life Insurance Co., will also be offered, and 19½ to 23 Borden av, Long Island City, a 1-sty frame building, with three stores, 44x180, subject to a mortgage of \$10,000, at 4½ per cent., due Feb. 1, 1909, will also be put up for sale.

## THE RECORD AND GUIDE QUARTERLY.

The improved Record and Guide Quarterly (Annual Number 34) was issued on April the first. In its make-up the improved order of arranging records is observed. By combining all records relating to any given property (conveyances, mortgages, leases, alterations, projected buildings or wills filed) a much clearer idea may be obtained of their relation to each other.

The order followed is geographical and then chronological, according to date of instrument (not the filing date).

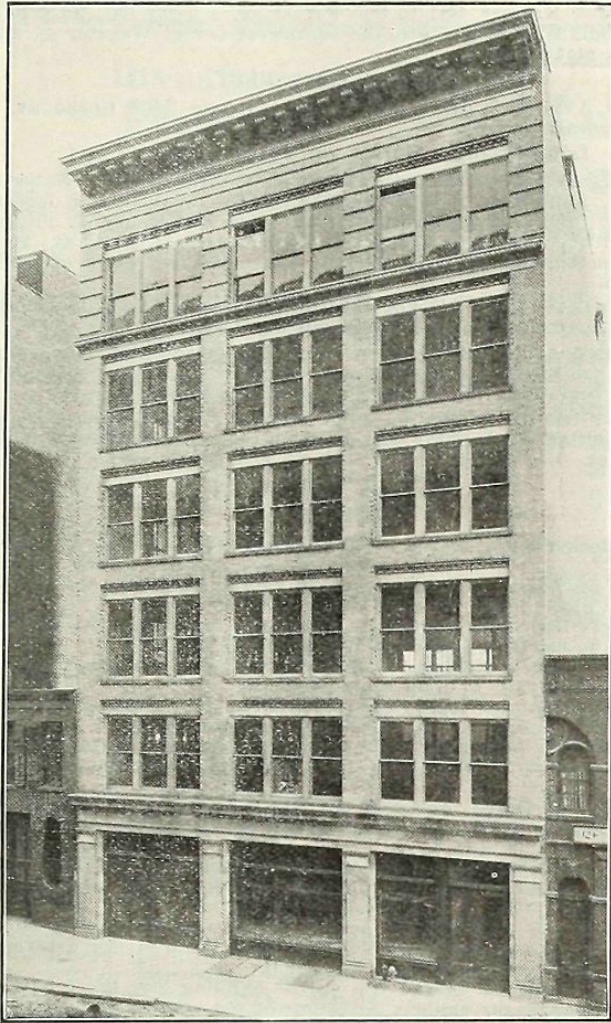
A new feature has been added. A cross index to the general classification of all leases, projected buildings, alterations and wills filed during the year 1907 has been appended to the volume.

In addition there is printed a valuable list of all conveyances, in which consideration is stated.

WILLIAMSBURGH BRIDGE TERMINAL OPENED.—The New York terminal at Delancey st is open and ready for the operation of cars. There are eight loops, numbered similarly to those of Park row. The loops are separated one from another by partitions and each has an individual entrance and exit stairway from the street. Incoming and outgoing passengers are completely separated. This, it is hoped, will do away with the crowding that has been a disagreeable feature at the Brooklyn Bridge.

REALTY LEAGUE ELECTS DIRECTORS.—At the annual meeting of the Realty League recently held in the board rooms of the Real Estate Board of Brokers, at 156 Broadway, the following directors were elected: Alfred R. Conkling, Wm. C. Demorest, A. H. Mathews, Chas. F. Noyes, Townsend Wandell, Chas. Schnelle H. G. Friedmann, John D. Crimmins, Ernest Tribelhorn, Louis Ettlinger, John P. Leo, Carlisle Norwood, W. E. D. Stokes, Cyrille Carreau, Chas. Brendon, Chas. Buek, J. Clarence Davies and Hamilton C. Rickaby.

SPRING RENTING OUTLOOK.—A. J. McComb, president of the Real Estate Management Co., speaking of the outlook for spring renting in high-class apartments, said: "There is a fair market for apartments in preferred locations, renting from \$1,200 per year and upwards; the spring business in this class of apartments has been somewhat better than we usually expect at this season. The renting of apartments at lower rates has not been as active as usual, but we see nothing that indicates any particular change in the rental situation. The number of vacancies at the present time is not above the normal, and we see no reason to expect a change in rates.



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Six Story Loft Building

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### PRIVATE SALES MARKET

#### SOUTH OF 59TH STREET.

##### Estate Sells Holdings.

FRONT ST.—Cammann, Voorhees & Floyd and Horace S. Ely & Co. sold for the de Trobriand estate the 5-sty building 263 Front st, adjoining the cor. of Dover st, 21.8x71.5. The sellers live at 37 Champs Elysee, Paris, France.

3D ST.—Samuel Mann purchased, through Douglas Robinson, Chas. S. Brown & Co., the 6-sty tenement 245 East 3d st, from the Seebeck estate. This property has not changed ownership for 30 years. The purchaser will make extensive alterations.

10TH ST.—H. L. Sonand and Louis Werbel sold 141 and 143 West 10th st, a 6-sty apartment house, 44.6x100.

25TH ST.—The Gaffney estate sold the 4-sty tenement 325 East 25th st, 25x98.9, to a Mr. Henderson.

25TH ST.—George Milne sold to the Standard Oil Co. for the J. B. and J. M. Cornell Co. the 6-sty fireproof building, 75x100, at 551, 553 and 555 West 25th st. The property is located 100 feet east of 11th av, in the heart of the railroad shipping center, and after extensive alterations will be used by the purchasers as office and warehouses for one of their branch departments.

38TH ST.—J. Arthur Fisher sold for S. May 107 West 38th st, a 4-sty dwelling, 20x98.9, to Harriette S. James, who owns the adjoining property. This gives the new owner a frontage of 40 ft. The same brokers recently sold this house to S. May.

##### Sells School Building.

52D ST.—M. & W. Schacht sold for Fleischhauer Bros. to the Central Manufacturing Company the 4-sty and basement school building, 344-346 East 52d st, 50x100. The structure will be altered.

##### Adams Estate Sells.

8TH AV.—The estate of Albert J. Adams sold the 6-sty store and loft building at the northwest cor of 8th av and 37th st, known as 539 and 541 8th av, and 301 West 37th st. The property has frontage of 28.1 feet on the av and 100 feet on the st, with an L at the rear extending back 49.4 feet. The parcel was put up at auction, together with other holdings of the Adams estate, last October, at which time it was knocked down to William Kirkman for \$160,000, but the title never passed. A syndicate headed by Louis A. Kissling is the present purchaser.

#### NORTH OF 59TH STREET.

61ST ST.—Pease & Elliman sold for the Adler estate 37 East 61st st, a 4-sty brownstone dwelling, 19x100. This house was bought by the seller on March 20, 1886, and is built to a depth of 50 ft.

##### Dwelling Sold in West 72d Street.

72D ST.—Thomas S. Ormiston and F. V. Calder & Co. sold to Walter J. Clark 224 West 72d st, a 4-sty and basement dwelling, 20x102.2, 225 ft. west of Broadway.

75TH ST.—The McVickar-Gaillard Realty Co. sold for James Graef 28 West 75th st, a 4-sty dwelling, 20x95.

78TH ST.—Ellen A. Slaven, of 11 Broadway, sold 162 West 78th st, a 4-sty and basement stone front dwelling, 20x102.2.

80TH ST.—Ernest N. Adler sold for William Ryba to Adolph Miller and Philip Fried 436 East 80th st, a 5-sty double flat with ground floor extension, 25x102.2.

##### Barney Estate Sells.

86TH ST.—F. & G. Pflomm sold for the Barney Estate Company to Charles E. Johnson 274 West 86th st, a 5-sty American basement dwelling, 20x102.2. The same brokers recently sold 276, adjoining, for the Barney Estate.

91ST ST.—Pease & Elliman sold for Lena Manowski 318 West 91st st, a 5-sty American basement dwelling, 20x100.

93D ST.—William S. Denison sold for W. B. M. Jordan to George B. McEntyre, for occupancy, the 3-sty dwelling 166 West 93d st, 17.6 x50x100.8.

##### Sells 95th Street Dwelling.

95TH ST.—Samuel Goldsticker sold for Sophia Eisner, of 149 Manhattan av, to Harry N. Selvage 56 West 95th st, a 3-sty brownstone dwelling, 19x100.8.

97TH ST.—F. W. Jones, as executor, sold 160 West 97th st, a 3-sty and basement dwelling, 18x100.11.

##### Six-Story Apartment Sold.

99TH ST.—Bert G. Faulhaber & Co. sold for Hedwig Glass 159 and 161 West 99th st, a 6-sty apartment house, with stores, 45x100.11. This house is mortgaged for \$62,000. The gross rents are about \$10,000. There are 4-fam. on a floor, occupying three 5-room and one 6-room apartment. This property figured in a trade.

108TH ST.—Pocher & Co. sold for the Reserve Realty Co. 217 to 221 East 108th st, three 4-sty tenements, 75x100.11, which it recently took in trade from Oscar Oestreicher for 111 and 113 West 30th st. These houses have been held at \$20,000 each. They rent for about \$1,800 each, and are each mortgaged for \$14,000. Title will be taken the end of April.

##### Flat Sold and Resold.

115TH ST.—M. C. Henry sold 67 West 115th st, a 5-sty flat, 25x100.11, to Freida Hart, who has resold the property to George Spinyne.

##### "Mount Ceniz" Apartment in Trade.

116TH ST.—J. C. Hough sold for Hannah E. Forbes to Harry B. Davis the "Mount Ceniz," a 6-sty elevator apartment house, at the southeast cor of 116th st and Morningside Drive, 50x90x90. This house is pleasantly situated facing Morningside Park. On the south is a similar building, the "Touraine." Opposite, the square block between 116th and 117th sts, is vacant. At present it is used by the West End Lawn Tennis Club. The apartment houses, 12 West 118th st, and 77 East 113th st, were given in exchange. This deal involved about \$300,000.

118TH ST., ETC.—In part payment for the "Mount Ceniz" apartment house on the southwest cor of 116th st and Morningside Drive, the 5-sty single flat, 12 West 118th st, 18x85x100.11 and 77 East 113th st, a 5-sty double flat, 26.4x68x100.11, were given. This latter house is located about 124.6 feet west of Park av.

120TH ST.—Wm. T. Conville sold for Carlo Brin Dalmares, the opera singer, 124 East 120th st, a 5-sty tenement, 25x100.11. The seller has only had title to this property since Nov. 29, 1907. It

was recorded Jan. 28 last. It is subject to a mortgage of \$18,000. It is assessed at \$21,000. The seller sailed for Europe on Mar. 28.

132D ST.—Horace S. Ely & Co. sold for Mrs. Marie Daggett 239 West 132d st, a 3-sty dwelling, on lot 15x99.11, to a Mr. Goldman, of Brooklyn. The seller is privileged to retain possession of the premises until June 1.

133D ST.—M. Lindheim & Co., in conjunction with John R. & Oscar L. Foley, sold for James Madden the two 6-sty apartment houses 202 and 204 West 133d st, each 37.6x100.

#### Sales in 135th Street.

135TH ST.—Friedus & Steinberg sold the three 5-sty triple flats, 40, 42 and 44 West 135th st, 75x99.11. Isidor D. Brokaw, of 27 William st, seller. These houses have apartments ranging from four to five rooms and bath each. There is steam heat and hot water supplied. They were given in part payment to Abraham Bachrach for 526 West 152d st. Abraham Bachrach is the new owner.

138TH ST.—Thomas L. Reynolds sold for Philip Rosenberg to Julia Brown the 6-sty tenement, 108 and 110 West 138th st, 50x100.

2D AV.—Frank & Kreielsheimer sold for Goodman & Gross 1842 to 1846 2d av, three 5-sty 4-family tenements, 75x100.

#### Charles Toliseme Purchases.

7TH AV.—Lowenfeld & Prager sold 2275 7th av, southeast cor of 134th st, a 5-sty double flat with stores, 24.11x75. Engel, Engel & Oppenheim, attorneys, 132 Nassau st, represented the purchaser, Charles Toliseme. Title will be taken April 10.

### WASHINGTON HEIGHTS.

143D ST.—Dr. J. J. McGowan purchased for occupancy 472 West 143d st, a 3½-sty dwelling, 16.8x99.11.

152D ST.—Freidus & Steinberg sold for Abraham Bachrach 526 West 152d st, a 6-sty apartment house, 40x99.11. In part payment 40, 42 and 44 West 135th st was given. A few years ago 152d st was one of the show residential streets on the Heights. There were a number of detached dwellings and in most instances on the south side the plots included 151st st frontages. The block has, however, been altered. Apartment houses line both sides of the street. It was at one time restricted to private dwellings.

135TH ST.—Frank & Kreielsheimer sold for Max Gomprecht and Harry L. Rosen the "Ridgefield," a 6-sty elevator apartment house at 629 and 631 West 135th st, 75x99.11, 100 feet east of Riverside Drive. This property was acquired through Florence I. Rosen from the John V. Signell Co., on Feb. 5, 1907, subject to mortgage of \$115,000.

178TH ST.—Hall J. How & Co. sold for Jacob Wiley 50x100 on the north side of 178th st, 101 ft. east of Broadway, to Robert Ferguson & Son, who will improve the property with a high-class apartment house.

BROADWAY.—Wm. W. Strouse sold the northwest cor of Broadway and 161st st, 102.3x150, with a 2-sty frame building. The property is bought for improvement. The adjoining southwest cor of Broadway and 162d st was recently acquired by Henry T. Bulman, who will erect a 6-sty elevator apartment house.

BROADWAY.—Mrs. C. M. Silverman sold one of the two 6-sty apartment houses which she recently built on the block front, 199.10x100, on the east side of Broadway, from 142d to 143d st. The houses are known as the Castleton and Saguenay. They are built to a depth of 90 ft. There are stores on the premises.

#### Levi P. Morton's Purchase.

BROADWAY.—Levi P. Morton purchased through Frederick Zittel a block front in the west side of Broadway bet 140th and 141st sts. The plot is improved with two 6-sty elevator apartment houses, just built by Conrad Gross and George Herbener, with ten apartments on a floor, and cover a plot 200x90. The price paid for the property was about \$650,000. While he has never been an active figure in the city's real estate trading, ex-Governor Morton has accumulated from time to time large investment holdings, including the Morton Building on Nassau st and several large apartment houses on the west side in the lower part of Harlem. The deal is one of the largest effected so far this year, and seems likely to have a very strengthening influence, not only upon Washington Heights property, but upon the general market as well.

#### Broadway Corner Sold.

BROADWAY.—The Henry Morgenthau Company sold to Henry T. Bulman the southwest cor of Broadway and 162d st, 97.6x100. Mr. Bulman, who recently sold the Audubon park apartment house at the southeast cor of Broadway and 156th st, will erect a 6-sty elevator apartment house on his latest purchase.

### BRONX.

#### Several Plots Sold.

AUSTIN PL., ETC.—A. Shatzkin & Sons sold to James P. Trauss the plot 77x100x120x146 on the east side of Austin pl, 557 feet north of 144th st; also to Francesco Paonessa, 38x118, on the west side of Cedar av, 175 feet west of Bartholdi st; also to Nicola Mazarella a lot on the west side of Tilden av, 150 feet north of 214th st; also to Anna Lucciardi, 25x100, on the north side of 214th st, 200 feet east of Tilden av, and to Francesco Dimucci, 25x100, on the west side of Carlisle pl, 150 feet south of Randall st.

FAILE ST.—American Real Estate Co. sold 1041 Faile st to Carl W. Kinkeldey.

LORING PL.—E. Osborne Smith & Co. sold for George Backer the 3-sty two-family house 2255 Loring pl to a Mrs. Lietz.

136TH ST.—Goldberg & Greenberg bought 242 and 244 East 136th st, two 5-sty flats, each 25x100, from A. Sullivan.

137TH ST.—J. G. Bassman sold for Emil Harris to Johanna Watson 910 East 137th st, a 5-sty new-law house, 37.6x100.

143D ST.—Eugene J. Busher sold for the estate of Dr. Close, through Seth Lewis, executor, to James F. Keelon, 384 and 386 East 143d st, 100 feet west of Willis av, a 3-sty three-family frame house with stable in the rear, 31x100.

153D ST.—A. Troeller sold for Minnie Kieger to Lawrence Kreappel the 4-sty frame house, 315 East 153d st.

#### Block Front Disposed Of.

169TH ST.—R. I. Brown's Sons, in conjunction with J. Romaine Brown & Co., sold for Newbold Morris and Eva Van Cortlandt Morris to Archibald Rogers the entire block front on the north side of 169th st, between Morris and Grant avs, 200x36.43x irreg., together with a small gore at the northwest cor of 169th st and Grant av. 159 West 64th st to a Mr. Bradley; the dwelling 149 West 64th

#### Cauldwell Avenue Dwelling Sold.

CAULDWELL AV.—Cahn & Cahn sold for Mrs. C. Yeager to P. P. Lichtenberg, 729 Cauldwell av, a 2-sty frame dwelling.

FOREST AV., ETC.—Zimberman & Co. sold for D. Robinson to Weil, Wolf & Kramer, 981 to 985 Forest av, a 5-sty flat, 59.8x100; also to Weil, Wolf & Kramer, the southwest cor of Webster av and Ford st, a plot 100x100.

#### John Regan Buys Plot.

GRAND AV.—C. S. Hills sold to John Regan 2469 Grand av, a frame building, 41x106.

#### Lots Change Hands on Jerome Av.

JEROME AV., ETC.—James L. Libby sold, through B. H. Weisker, Jr., for J. Floravanti, 4 lots, 100x112, on the west side of Jerome av, 62 feet south of Kingsbridge road; also, for Henry U. Singh, 70x100, on the north side of 184th st, 90 feet west of Grand av; also, 60x100, on the west side of Grand av, about 100 feet south of Fordham road.

SUMMIT AV.—Louis Meckes sold for the Kemp-Jones Realty Co. the 4-sty apartment house 975 Summit av, 29x95.

TREMONT AV.—Smith & Phelps sold the vacant plot, 50x irreg., running through to the north side of Tremont av, in the south side of 9th st, beginning 405 feet west of Av B, Unionport.

VALENTINE AV.—Casey & Irwin sold for W. C. Bergen the new 2-fam. dwelling on the west side of Valentine av, about 200 ft. north of 200th st.

### LEASES.

Louis Becker & Co. leased for Rosa Kruger the dwelling 552 West 173d st.

Alfred E. Toussaint leased for the estate of George W. Sutton the 4-sty dwelling 55 West 82d st.

F. Gouget leased for Burnett C. MacIntyre to Dr. Malcom Leal for 5 years, the dwelling 162 West 73d st.

The Ruland & Whiting Co. rented for A. A. & Frank Healy the building 7 Ferry st, to John Finnigan & Co.

Harvey N. Bloomer leased to Hobson Bros. the building 239 West 125th st, for a term of years, for the Hanscom estate.

F. J. Whiton leased for Celeste Moll to Antonio Massicano and Nicholas Taranto, for a term of years, the 5-sty tenement, 42 Oak st.

Louis Schrag leased for Chas. A. Belden to Oestreicher Bros. the buildings 391 and 393 6th av, northwest cor of 24th st, for a term of years.

Clover Farms Co. leased for a Harlem headquarters from Mary F. Grossman, 614 to 618 West 131st st, a plot 75x100, with a 5-sty building.

The Cuozzo & Gagliano Co. leased for Samuel Fine, to a client, the 6-sty apartment house, at 416-418 East 116th st, for a term of years, at an aggregate rental of \$25,000.

Gross & Gross Co. leased the entire building 236 West 54th st to Albert Hartog for Francis X. O'Connor for a term of years; also for George Henry Warren estate to a client the premises 1238 West 54th.

E. A. Turner leased the premises 32 East 28th st, for Mrs. McKitrick to W. S. Baldwin; 31 East 28th st to Mrs. C. Simpson; for Louis Buchler, 203 East 14th st, a store, to the Western Union Telegraph Co.

G. Brettell & Son report the following leases: For E. Y. Jacobus to a Mrs. Clark, 2000 Lexington av, a 3-sty brick dwelling; also, for I. Roth and A. Deutsch, 205, 207 and 213 East 126th st, three 3-sty brownstone dwellings.

Woodcock & Britt leased the 3-sty and basement brk dwelling at 323 West 19th st for Belle G. Budd to Elizabeth Jones for private residence; also the 4-sty and basement brk building at 261 West 11th st for Claudine M. Benson to William H. Overacre.

Wm. J. Roome leased for a long term of years the 4-sty brownstone house 177 Madison av, 75 ft. south of 34th st, and will alter it at once for business purposes at a cost of \$20,000. The ground floor will become a store, and Mr. Roome's real estate offices will be located on the floor above. The 3d, 4th and 5th floors will be altered for bachelor apartments.

Enrico V. Pescia & Co., Inc., leased for Arthur Brisbane to a client, for a long term of years, the two 4-sty apartments with stores at 233-235 West 125th st; also the four 5-sty double apartments at 228-30-32-34 West 126th st. The lessees intend to make extensive alterations in all the houses. This property is in the heart of the business district of Harlem.

G. Brettell & Son leased for Edward Callan to Cowperthwait & Sons the southwest cor of 3d av and 121st st, for a term of years, with privilege of renewal, at an aggregate rental of about \$1,500,000. The lessees will re-improve the site with a 5-sty business building for their own occupancy. It will have show windows in two floors. Fronting 126.2 feet in the ave, the plot has a depth of 125 feet in the st.

H. C. Senior & Co. report the following leases: The dwelling 119 West 61st st to a Mrs. Dupoui; the dwelling 141 West 64th st to a Mrs. Walsh; the dwelling 128 West 65th st to a Mrs. Morrison; the dwellings 155 and 157 West 64th st to a Mrs. Martinez; the dwelling 2d st to a Mrs. Valliere; the dwelling 126 West 65th st to Mrs. Beth Rosenthal, and the dwelling 150 West 65th st to a Mrs. Sheath.

### UNCLASSIFIED SALES.

The total number of mortgages recorded for Manhattan this week was 205, as against 166 last week, and in the Bronx 114, as against 98 last week. The total amount involved is \$6,131,727, as against \$4,057,711 last week.

The total number of sales reported is 57, of which 8 were below 59th st, 33 above, and 16 in the Bronx. The sales reported for the corresponding week last year were 139, of which 54 were below 59th st, 58 above and 27 in the Bronx.

The amount involved in the auction sales this week was \$770,393, and since January 1, \$13,660,424. Last year the total for the week was \$538,718, and from January 1, \$10,141,800.

71ST ST.—The Teichman estate sold 236 and 238 East 71st st, two 4-sty flats, 40x100.5.

168TH ST.—Joseph S. Acker sold 514 and 516 West 168th st, two 5-sty flats, 50x95.

2D AV.—Morris Kallman sold 2101 2d av, a 5-sty flat, 25x100.



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## REAL ESTATE NOTES

Arthur R. Parsons has removed his office to 40 Wall st.

Payson McL. Merrill has removed his office to 481 5th av.

The Knepper Realty Co. has removed its offices to 99 Nassau st.

M. Bargebuhr has removed his real estate offices to 1492 Amsterdam av.

The Schwab Realty Co., at present at 200 Broadway, will move their offices on May 1 to 261 Broadway.

The firm of Hirsch & Lincoln has been dissolved. Mr. Chester A. Lincoln will continue the business at 60 Liberty st.

E. C. M. Fitzgerald has opened a New York office in the Cambridge Building, 334 5th av, and has removed his Brooklyn office to 44 Court st.

The Hudson Tunnels Companies will move April 4 to their suites in the new buildings on Church st. The buildings are to be fully ready for occupancy by May 1.

Sol Freidus and Morris Steinberg formed a partnership under the title of Freidus & Steinberg, to transact a general real estate business, with offices at 143 West 135th st.

O'Reilly, Victor & O'Brien, of 37 Wall st, have taken a lease of the northwest corner of Broadway and 109th st from May 1. They will conduct there a general real estate business.

Mrs. Lilly W. Barney transferred to the Barney Estate Co. the block front on the west side of Broadway, from 86th to 87th st, together with several properties on Washington Heights.

The Sisters of Charity of St. Vincent de Paul have been given permission by Justice O'Gorman to sell their property on the north side of 118th st, 200 ft. east of Park av, 20x100.11, to Gertrude Tinsley for \$13,000.

Pending a suit brought by William C. and Grace F. Adams against Samuel F. Adams and others for a partition of the property 46 West 35th st, a 4-sty dwelling, 20x100, Samuel Marx has been appointed receiver of rents.

The "New Jersey Dinner" has been postponed to Saturday evening, April 25. The date originally set was April 11. Invitations have been sent to about twenty-five boards of trade and it is expected that a large percentage of them will be represented.

Henry Leerburger denies the reported sale of 30 and 32 West 27th st, two 4-sty buildings, 33x98.9. These houses were recently purchased by Mr. Leerburger. They are, however, on the market for sale. The asking price is \$95,000. There is a mortgage of \$70,000.

Justice O'Gorman signed an order granting permission to the Beekman Hill Methodist Episcopal Church to convey to the New York City Church Extension and Missionary Society of the Methodist Episcopal Church three lots on the north side of 50th st, 170 ft. east of 2d av, 85x105x irregular.

Richard C. Voth, who for the last 20 years has been connected with the firm of Potter & Bro., and C. E. Deppeler, whose office was formerly at 1900 Broadway, have joined forces and taken offices at 115 Broadway, where they will conduct a general real estate and insurance business. Particular attention will be given to mortgage loans.

The dwelling 383 West End av, adjoining the northwest corner of 78th st, was conveyed by Emma J. Stewart to William Waldorf Astor. The purchase was made by Mr. Astor, presumably to get control of this corner and prevent the erection of any building which might detract from the value of the big Apthorp apartments on the opposite side of West End av.

Hudson Companies took title to the property occupied by Trainor's, at the southwest corner of Broadway and 33d st, from Edward A. Morrison, subject to a mortgage for \$1,050,000 for 3 years at 4%. Mr. Morrison began buying this property in 1873 and he paid for the entire plot \$321,000. The price he received from the Hudson Companies has not been disclosed, but the fact that he takes back a mortgage for \$1,050,000 indicates that he is not sorry he bought Manhattan property, though he is quoted as saying about 20 years ago that he made the mistake of his life when he bought it. The property will be part of the McAdoo tunnel Herald square terminal. Title to the other parcels comprising the site also passed.

# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**SUFFOLK ST, NORTHEAST COR. BROOME.**—Repairing sidewalk. Request will be submitted to Local Board of Corlears Hook on April 14.

**HENRY ST, SOUTHWEST COR. CATHARINE.**—Repairing sidewalk. Request will be submitted to Local Board of Corlears Hook on April 14.

**OAK ST.**—Nos. 8, 10, 12. Repairing sidewalk. Request will be submitted to Local Board of Corlears Hook on April 14.

**WEST 169TH ST.**—Sewer, between Broadway and Fort Washington av. Petition will be submitted to Local Board of Washington Heights on April 14.

**WEST 167TH ST.**—Sewer, between Amsterdam av and Audubon av. Petition will be submitted to Local Board of Washington Heights on April 14.

**WEST 168TH ST.**—Sewer, between Broadway and Fort Washington av. Petition will be submitted to Local Board of Washington Heights on April 14.

**WEST 146TH ST.**—Repairing sidewalk at north side, commencing 75 ft. west of Convent av and running 175 ft. Request by Commissioner of Public Works will be submitted to Local Board of Washington Heights on April 14.

**WEST 147TH ST.**—Repairing sidewalk on south side, commencing 100 ft. east of Amsterdam av and running one-half the block on Convent av. Request by Commissioner of Public Works will be submitted to Local Board of Washington Heights on April 14.

**WEST 122D ST.**—Repairing sidewalk on south side commencing 300 ft. west of Amsterdam av and running 75 ft. Request will be submitted to Local Board of Riverside on April 14.

**BARROW ST.**—Repairing sidewalk at 97, 99 and 101 Barrow st. Request will be submitted to Local Board of Greenwich on April 14.

**3D AV.**—Opening and extending, as widened on its easterly side, between Washington av and a point north of and near Lorillard pl. Board of Estimate gives notice that the following is the proposed area of assessment:

Bounded on the east by a line always distant 100 ft. easterly from and parallel with the easterly line of 3d av, the said distance being measured at right angles to the line of 3d av; on the north by a line at right angles to Washington av at a point where the southeasterly line of Washington av is intersected by the easterly line of 3d av; on the west by the easterly line of 3d av, and on the southeast by the northwesterly line of Lorillard pl.

Board of Estimate will consider on April 10.

**WHITE PLAINS ROAD.**—Opening and extending from West Farms road to the bulkhead line of East River. Board of Estimate gives notice that the following is the proposed area of assessment:

Beginning at a point on the northerly bulkhead line of the East River where it is intersected by the prolongation of a line midway between St. Lawrence av and Beach av as laid out between Bronx River av and Lacombe av, and running thence northwardly along the said line midway between St. Lawrence av and Beach av and the prolongation of the said line to the intersection with the prolongation of a line midway between St. Lawrence av and Beach av as laid out between West Farms road and Mansion st; thence northwardly along the said line midway between St. Lawrence av and Beach av and the prolongation of the said line to the intersection with a line midway between Melville st and Taylor st; thence northwardly along the line midway between Melville st and Taylor st to a point distant 100 ft. northwesterly from the northwesterly line of Van Nest av, the said distance being measured at right angles to the line of Van Nest av; thence northeastwardly and parallel with Van Nest av to the intersection with a line midway between Taylor st and Garfield st; thence northwestwardly along the line midway between Taylor st and Garfield st to the intersection with a line midway between Morris Park av and Van Nest av as laid out between Taylor st and Garfield st; thence northeastwardly along the said line midway between Morris Park av and Van Nest av and the prolongation of the said line to the intersection with the prolongation of a line midway between Morris Park av and Van Nest av as laid out between White Plains road and Barnes av; thence eastwardly along the said line midway between Morris Park av and Van Nest av and the prolongation thereof to the intersection with a line midway between Wallace av and Barnes av; thence southwardly along the line midway between Wallace av and Barnes av to the northerly line of Baker av; thence southeastwardly along a straight line to a point on the southerly

line of West Farms road distant 1,290.2 ft. westerly from the centre line of Castle Hill av, the said distance being measured at right angles to the line of Castle Hill av; thence southwardly and always parallel with and distant 1,290.2 ft. westerly from the centre line of Castle Hill av and along the prolongation of the said line to the northerly bulkhead line of the East River; thence westwardly and northwardly along the said bulkhead line of the East River to the point or place of beginning.

Board of Estimate will consider April 10.

**BRONX PARK EAST.**—Opening and extending as widened from White Plains road to Bronx and Pelham parkway, and White Plains road, between a point near old Unionport road and a point near Thwaites pl. Board of Estimate gives notice that the following is the proposed area of assessment:

Beginning at a point on the prolongation of a line which is 100 feet northerly from and parallel with the northerly line of Astor av, as laid out immediately east of Boston road and as shown on Section 31 of the Final Maps of the Borough of The Bronx, distant 100 feet westerly from the westerly line of Bronx Park East, the said distance being measured at right angles to the line of Bronx Park East, and running thence easterly along the said line parallel with Astor av and the prolongation thereof to the intersection with a line distant 880 feet easterly from and parallel with the easterly line of White Plains road as laid out between Bear Swamp road and Bronx and Pelham Parkway, the said distance being measured at right angles to the line of White Plains road; thence southwardly along the said line parallel with White plains road to the intersection with a line at right angles to the line of White Plains road, and passing through a point on its easterly line distant 300 feet southerly from the angle point south of Bear Swamp road; thence westwardly along the said line at right angles to White Plains road to the intersection with the prolongation of a line distant 466 feet westerly from and parallel with the easterly line of Bronx Park East as laid out between White Plains road and Boston road, the said distance being measured at right angles to the line of Bronx Park East; thence along the said line parallel with Bronx Park East and the prolongation thereof to the intersection with a line parallel with Bronx Park East, as laid out northerly from Pelham Parkway North, and passing through the point of beginning; thence northwardly and parallel with Bronx Park East to the point or place of beginning.

Board of Estimate will consider on April 10.

## CONDEMNATION PROCEEDINGS.

**AMSTERDAM AV.**—Acquiring title to certain premises on westerly side of Amsterdam av, between 129th and 130th sts. Corporation Counsel Pendleton gives notice that the supplemental report of Warren Leslie, Monte Hutzler and Abraham L. Bookman, Commissioners of Estimate and Appraisal in this proceeding, was filed in the office of the Board of Education on April 1. Further notice is given that the report will be presented to the Supreme Court for confirmation on May 5.

**TREMONT AV.**—Opening and extending from Aqueduct av to Sedgwick av. Commissioners Francis V. S. Oliver and Roderick J. Kennedy have completed their estimate and assessment and give notice that the abstracts in this proceeding have been deposited in the Bureau of Street Openings at 90-92 West Broadway. If no objections are filed the commissioners will present their final report to the Supreme Court for confirmation on June 23.

**3D AV.**—Widening on its easterly side from Willis av to East 149th st. Commissioners Ernest Hall, Mark F. Healy and Robert C. Ten Eyck have completed their supplemental and amended estimate and assessment and will hear objections at 90-92 West Broadway on April 23. The limits of their assessment are as follows:

Bounded on the east by a line drawn parallel with Brook av and 100 ft. easterly therefrom; on the south by a line drawn parallel to East 146th st and 100 ft. southerly therefrom; on the west by a line drawn parallel to Courtlandt av and 100 ft. westerly therefrom; on the northerly side by a line drawn parallel to East 152d st and 100 ft. northerly therefrom until you reach the easterly side of 3d av, and thence southeasterly and parallel with Rose st until you meet the easterly boundary line of this area, being a line 100 ft. easterly of Brook av, the point or place of beginning; as such area is shown upon the final maps and profiles of the Twenty-third and Twenty-fourth Wards of the City of New York, excepting from said area all streets, avenues and roads or portions thereof, heretofore legally opened, as shown on our benefit maps deposited as aforesaid.

ASSESSMENTS.

CLAY AV.—Sewer, between East 167th st and East 168th st. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

EAST 158TH ST.—Regulating, grading, etc., from Morris av to Park av. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

CROTONA AV.—Sewers, between East 189th and Southern Boulevard. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

EAST 199TH ST.—Sewer, between Jerome av and Grand Boulevard and Concourse. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

SHERMAN AV.—Regulating, grading, etc., from East 164th st to East 168th st. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

SEABURY PL.—Regulating, grading, etc., from Charlotte st to Boston road. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

THIRD AV.—Regulating, grading, etc. (widening east side), from Willis av to East 149th st. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

EAST 139TH ST.—Sewer, between Walnut av and Cypress av. Assessment completed. Board of Assessors gives notice that objections may be presented in writing on or before April 28.

EAST 138TH ST.—Sewer and appurtenances between Gerard av and Walton av. Assessment entered March 31. Payable within 60 days to the Collector of Assessments and Arrears, Municipal Building, Bronx.

REPORT ON CONGESTION EXHIBITION.

A committee of the Harlem Property Owners' Association, consisting of Messrs. Edward J. Murray, M. Goldberg and M. H. Foster, which attended a session of the Congestion Congress at the Museum of Natural History recently, have submitted a report to the association, saying in part:

"We viewed the numerous exhibits which are intended to show the effect of congestion of population, and especially to show that tuberculosis is engendered in dark rooms of tenement houses.

"One exhibit, made of canvas, illustrates the so-called 'dark room in tenements under the old law, and beside it a very light room of the new law tenement. The dark room as shown has no windows whatever, and the walls are covered with black paint. Such a room is associated by the public generally with all bedrooms in tenements under the old law. Your committee have never in all their wide experience ever seen a tenement room resembling the one on exhibition. We believe great injustice is done to owners of many well-kept old-law houses by this exhibit.

"Your committee recommends that hereafter an aggressive campaign be carried on in all directions to overcome the false impressions that have been created against the owners of real estate by the representatives of the United Charities and the City Club."

OLD LANDMARK TRANSFERRED.—When Mrs. Geromina Consoroni transferred to her husband, Pietro, as a gift the old landmark on the north side of Vesey st, 41 ft. west of Greenwich st, an old story was revived to the effect that this property was once used as a lighthouse to guide navigation on the Hudson River. At one time the river ran close to Greenwich st at this point. The Title Guarantee & Trust Co. searched the title some time ago. It was brought to light that this building never was used as a lighthouse. The peculiar construction was due simply to a whim of the builder. Too bad in these quiet times to explode so good a legend.

Quotations: Real Estate and Building Corporations.

(Corrected by Herrick, Hicks & Colby, 7 Wall st.)

	Int.	Int.	rate.	period.	Bid.	Asked.
Alliance Realty Co.....	8	Q-J	100	110		
Bond Mortgage Guarantee Co.....	12	Q-F	290	305		
Century Realty Co.....	10	A & O	165	185		
City Investing Co.....	6	M & N	55	60		
Hudson Realty.....	8	Q-J	100	110		
Lawyers Title Ins. & Trust Co.....	12	Q-F	180	190		
Lawyers Mortgage Co.....	10	Q-J	175	185		
Mortgage Bond Co.....	4	Q-J	75	85		
N. Y. Mortgage & Security Co.....	10	Q-J	130	140		
Realty Associates .....	8	A & O	115	118		
Title Guarantee & Trust Co.....	16	Q-J	370	385		
Title Ins. Co. of N. Y.....	7	A & O	115	125		
Thompson-Starrett Co., common.....	8	J & J	..	100		
Thompson-Starrett Co., preferred.....	8	M & N	..	100		
U. S. Mortgage & Trust Co.....	24	J & J	360	400		
U. S. Title Guaranty & Indemnity Co..	6	Q-J	75	85		
Westchester & Bronx Title & Mortgage Guarantee Co.....	5	J & J	..	150		

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The Realty Records Co., 11 East 24th St., New York

Scarcity of Water in Upper Manhattan.

At a recent gathering of the House and Real Estate Owners' Association of the 12th and 19th wards many matters of importance to property owners were considered, chief among them being the numerous unfavorable bills affecting real estate before the Legislature. In this respect the Law and Legislation Committee recently appointed by the association, consisting of Charles H. Schnelle, chairman; Geo. H. Beck and Adolph Bloch, reported to that body that its chairman appeared before the Senate Judiciary Committee and presented a resolution opposing Senate Bill No. 395. A resolution was also adopted by the association requesting its Law and Legislation Committee to draw up a petition requesting the Mayor, the Commissioner of Water Supply, Gas and Electricity and the Board of Aldermen to take such steps as will give the upper section of Manhattan immediate and permanent relief from the scarcity of water from which that section is now suffering.

Through the efforts of the committee the following resolution was thereupon introduced by Alderman Reardon:

Whereas, There is an alarming scarcity of water in the 19th Ward of the Borough of Manhattan, and as it is absolutely essential that a more abundant supply of water be furnished to occupants of houses in that neighborhood;

Now therefore, be it resolved, That the Board of Estimate and Apportionment be and is hereby urgently requested to authorize the appropriation of funds sufficient for the construction and maintenance of a high-pressure service pumping station in that vicinity, preferably on a portion of the land now owned by the city, situated along the East River, between 90th and 91st sts, New York City.

BROKER WINS COMMISSION.—After about six years of litigation, the suit of Richard J. Donovan, of 170 Broadway, against William R. and F. A. Weed, of Potsdam, N. Y., for \$4,000, as commission in connection with the sale of 4,500 acres in the Adirondacks to A. A. Low, has resulted in a final verdict from the Court of Appeals awarding to Mr. Donovan the full amount, with interest and costs, amounting in all to about \$6,300.

TABLET ON WASHINGTON HEIGHTS.—On the northwest corner of 153d st and Broadway, on the Trinity Cemetery property, there is a tablet erected by the Sons of the Revolution. It is made of bronze and is of artistic design. The inscription is as follows: "Upon this site and across these heights stood the main line of defences thrown up by Washington's army, September, 1776. It was held until Fort Washington fell on November 16, when part of the fighting occurred at this point." Erected by the Sons of the Revolution in the State of New York, 1901.

CONGESTION OF MANHATTAN.—Harold M. Finley has an article in Federation, the publication of the Federation of Churches, in which he says: "There are to-day probably between 75 and 100 blocks on Manhattan Island having a density of over 1,000 people to the acre. Were we to conceive the entire 210,000 acres of Greater New York's area so densely peopled we should have a Gotham boasting a population equal to the combined populations of the United States, Canada, the United Kingdom, Spain and the German Empire. One whole section of the Borough of Manhattan actually approximates such a density to-day."

SUB-TENANTS SOMETIMES UNDESIRABLE.—The sub-tenant is often the cause of much disturbance and annoyance. There are few managers of office buildings that have not had, at one time or another, disagreeable experiences with this class of tenant. It is often wondered how the fly-by-night, get-rich-quick concerns ever get into a respectable office building. The rest of the tenants are indignant and feel that their references should have been looked up. The answer is, in most cases, through a sub-lease. The tenant who signs the lease finds he has more room than he wants, and promptly leases part of it, so that his expenses will not be so heavy. This is where the "undesirable citizen" enters. Most managers of large buildings have inserted a clause in their lease that any sub-tenant must be approved by him, before he will be accepted in the building. Even with this clause, it is sometimes difficult to put them out.

MISCELLANEOUS.

JOSEPH P. DAY

Real Estate AUCTIONEER AND APPRAISER

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NOTICE TO PROPERTY OWNERS HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, April 6.

West 177th st, opening, from Amsterdam av to Riverside Drive, at 2 p m. East 210th st, etc, opening, at 3 p m.

Tuesday April 7.

Northern av, opening north of 181st st, at 4 p m. Grote st, closing, from East 182d st to Southern Boulevard, at 10 a m.

Wednesday, April 8.

Baker av, opening, from Baychester av to city line, at 2 p m. Castle Hill av, opening, from West Farms rd to Public Place, at 11 a m.

Thursday, April 9.

City Island Bridge, at 1 p m. Bronx Park Addition, at 10 a m.

Friday, April 10.

Broadway (Richmond), opening, from Elizabeth st to Mersereau av, at 11 a m.

At 258 Broadway.

Monday, April 6.

20th and 21st sts, school site, at 10.30 a m. Clinton st, police station, at 10.30 a m.

Tuesday April 7.

Brooklyn Bridge, at 10.30 a m. Westchester av, rapid transit, at 11 a m.

Wednesday, April 8.

Pier 36, at 10.30 a m. Pier 53, at 11 a m. Houston st, library site (Obj.), at 1 p m.

Thursday, April 9.

Brooklyn Bridge, at 2 p m. Fort George, rapid transit, at 3 p m.

Friday, April 10.

Westchester av, rapid transit, at 11 a m. Borden av, bridge, at 2 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 3, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure.

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

JOSEPH P. DAY.

- St Pauls pl, No 490, s s, 100 e Washington av, 40.4x122x40.2x122, 2-sty frame dwelling & vacant. (Amt due, \$4,472.37; taxes, &c, \$602.99.) Adj to April 15.

- 11th st, No 341, n s, 100 w 1st av, runs n 138.2 x w 63.3 x s e 72.6 x s 86.10 x e 25 to beg, 5 and 6-sty brk loft and store building. (Partition.) Rosa Greenhoot, defendant.

BRYAN L. KENNELLY.

- Riverside av/s e cor 122d st, 25x100, vacant. 122d st (Amt due, \$27,136.65; taxes, &c, \$3,705.52.) Eloise L B Norrie.

CHAS. A. BERRIAN.

- \*52d st, No 426, s s, 325 w 9th av, 25x100.5, 5-sty brk tenement and store. (Amt due, \$5,030.35; taxes, &c, \$371.54; sub to two mortgages aggregating \$22,500.) Patrick McCarthy.

D. PHOENIX INGRAHAM.

- Grand st, Nos 494 to 498, n s, 50 w Sheriff st, 50x80, 5 and 6-sty brk cracker bakery. (Amt due, \$11,079.19; taxes, &c, \$1,353.43.) Withdrawn.

PETER F. MEYER.

- 96th st, Nos 323 to 335, n s, 225 w West End av, runs n 100.11 x w 75 x s 5.11 x w 58.11 x n 5.11 x w 41 x s 100.11 x e 175 to beg, 3-sty brk tenement and store and 1-sty brk stable and vacant. (Amt due, \$7,598.75; taxes, &c, \$1,623.31.) Withdrawn.

SAMUEL MARX.

- 137th st/Nos 791 and 793, n s, 125 e Willow 138th st/av, runs n 100 x e 100 x n 100 to 138th st x e 30.6 x s 202 x w 101 to beg, 2-sty brk building of iron works and vacant. (Amt due, \$14,638.35; taxes, &c, \$665.19.) Manhattan Mortgage Co.

HUGH D. SMYTH.

- Timpson pl, No 436, e s, 166.7 n 144th st, 16.7 x 100.6x17.5x95.5, 3-sty frame tenement. (Amt due, \$4,380.49; taxes, &c, \$90.) Wm G Schaff.

VOLUNTARY AUCTION SALES.

April 8.

BRYAN L. KENNELLY.

- 7th av, No 344, 20.9 ft north of 29th st, 4-sty and basement brk flat, 19x64. Columbus av, Nos 181 to 189 n w cor, 5-sty brk 68th st, No 77 West and brown stone flat, 3 stories, double, 30x100.5.

ADVERTISED LEGAL SALES.

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

April 4.

No Legal Sales advertised for this day.

April 6.

- Eastburn av, e s, 188.4 n 174th st, 50x95, right title, &c, vacant. Solomon J Cohen agt The Eastburn Construction Co et al; Joseph Rosenzweig, att'y, 99 Nassau st; Daniel F Kiely, ref. (Amt due, \$832.30; taxes, &c, \$—) By Herbert A Sherman.

April 7.

- Bryant av, w s, 225 n 172d st, 175x82.1x irreg x 100, vacant. Mary E Chatry agt John E Poillon et al; Wallach & Cook, att'ys 33 Wall st; Stephen P Nash, ref. (Amt due, \$5,891.47; taxes, &c, \$310.77.) Mort recorded March 13, 1905. By Joseph P Day.



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## OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 27 to April 10, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

22D AND 29TH WARDS, SECTION 16. SHERMAN STREET—SEWER, between Reeve Place and Greenwood Avenue.  
HERMAN A. METZ,  
Comptroller.  
City of New York, March 26, 1908. (2327)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 27 to April 10, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

13TH WARD, SECTION 2. ATTORNEY STREET—REPAIRING SIDEWALK, in front of Nos. 54 to 58, 12TH WARD, SECTION 8. WEST 163D STREET—REGULATING, GRADING, CURBING AND FLAGGING, between Broadway and Ft. Washington Avenue. POST AVENUE—REGULATING, GRADING, CURBING, FLAGGING, PLACING BRIDGESTONE, GUARDRAIL, DRAINPIPE AND CONSTRUCTING RETAINING WALL, between Dyckman Street and 10th Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, March 26, 1908. (2320)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of April 1 to 15, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, 6TH AVENUE—REGULATING, GRADING, CURBING AND LAYING CROSSWALKS, from Jackson to Graham Avenues. HALLETT STREET—SEWER, between Flushing and Hoyt Avenues.

HERMAN A. METZ,  
Comptroller.  
City of New York, March 31, 1908. (2387)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of April 1 to 15, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. EAST 138TH STREET—SEWER, from Gerard Avenue to Walton Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, March 31, 1908. (2400)

### PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF THE BRONX.  
List 9500, No. 1. Regulating, grading, curbing, flagging and paving with granite blocks on a concrete foundation Third avenue, from Willis avenue to East One Hundred and Forty-ninth street.

List 9503, No. 2. Sewer in East One Hundred and Thirty-ninth street, between Walnut avenue and Cypress avenue.

List 9519, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Sherman avenue, from East One Hundred and Sixty-fourth street to East One Hundred and Sixty-eighth street.

List 9520, No. 4. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and building fences in Seabury place, from Charlotte street to Boston road.

List 9523, No. 5. Sewers in Crotona avenue, between East One Hundred and Eighty-ninth street and Southern boulevard.

List 9526, No. 6. Sewer in East One Hundred and Ninety-ninth street, between Jerome avenue and the Grand Boulevard and Concourse.

List 9561, No. 7. Sewer in Clay avenue, between East One Hundred and Sixty-seventh street and East One Hundred and Sixty-eighth street.

List 9577, No. 8. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences and paving with asphalt blocks on a concrete foundation East One Hundred and Fifty-eighth street, from Morris avenue to Park avenue.

BOROUGH OF QUEENS.  
List 9462, No. 9. Sewer in Third avenue, from Jackson avenue to a point about 340 feet north of Washington avenue, First Ward.

List 9517, No. 10. Sewer in Wolcott avenue,

from the East River to Merchant street, First Ward.

List 9528, No. 11. Sewer in First avenue, from a point 250 feet south of Pierce avenue to Graham avenue, First Ward.

List 9529, No. 12. Sewer in First avenue, from Webster avenue to a point about 200 feet south of Pierce avenue.

List 9536, No. 13. Regulating, grading, curbing and flagging Hulst street, from Foster avenue to Skillman avenue, First Ward.

List 9540, No. 14. Regulating, grading, curbing and flagging Wolcott avenue, from Shore road to Steinway avenue, First Ward.

List 9569, No. 15. Sewer in Sixth avenue, from a point 464 feet north of Washington avenue to Webster avenue, First Ward.

List 9643, No. 16. Sewer in Jamaica avenue, from Steinway avenue to Thirteenth avenue, and constructing the necessary catch basins.

List 9644, No. 17. Sewer in Seventh avenue, from Jackson avenue to Washington avenue, First Ward.

List 9645, No. 18. Sewer in Fifteenth avenue, between Broadway and Newtown road, First Ward.

List 9646, No. 19. Sewer in Marc place, between Grand avenue and Newtown avenue, First Ward.

List 9647, No. 20. Sewer in Pomeroy street (Eighth avenue), from Broadway to Jamaica avenue.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before April 28, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.  
ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER,  
Secretary,  
No. 320 Broadway,  
City of New York, Borough of Manhattan,  
March 27, 1908. (2264)

NOTICE IS HEREBY GIVEN, in accordance with section 432 of the Charter of The City of New York, that petitions, signed by property owners and residents of the Harlem District for Local Improvements, requesting the extension of sewer in West One Hundred and Forty-second street, from the end of present sewer to the Harlem River, requesting the repair of sidewalk at Nos. 53 and 55 East One Hundred and Twenty-fourth street; requesting the repair of sidewalk at Nos. 179 to 185 East One Hundredth street, have been filed in this office and are now ready for public inspection, and that a meeting of the Board of Local Improvements of the Harlem District for Local Improvements will be held in the Borough Office, City Hall, on the 14th day of April, 1908, at 11.15 a. m., at which meeting said communication will be submitted to the Board.

JOHN F. AHEARN,  
President.  
BERNARD DOWNING, Secretary.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.  
List 9545, No. 1. Regulating, grading, curbing and laying cement sidewalks in Sutter avenue, between Saratoga avenue and Howard avenue.

List 9547, No. 2. Regulating, grading, curbing and laying cement sidewalks on Engert avenue, between Graham avenue and Leonard street.

List 9553, No. 3. Regulating, grading, curbing and laying cement sidewalks on Hopkinson avenue, between Eastern parkway and Atlantic avenue.

List 9563, No. 4. Regulating, grading, curbing and laying cement sidewalks on Kenilworth place, between Avenue G and Germania place.

List 9694, No. 5. Paving with asphalt on a concrete foundation West Fifth street, from Neptune avenue to Sheepshead Bay road.

List 9695, No. 6. Regulating, grading, curbing and laying cement sidewalks on West Fifth street, from Neptune avenue to Sheepshead Bay road.

List 9696, No. 7. Regulating, grading, curbing and laying cement sidewalks on East Eighth street, between Avenue C and Avenue E.

List 9697, No. 8. Paving with asphalt pavement on a concrete foundation East Fifteenth street, between Cortelyou road and Dorchester road.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No.

320 Broadway, New York, on or before May 5, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.  
ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER,  
Secretary,  
No. 320 Broadway,  
City of New York, Borough of Manhattan,  
April 2, 1908.

### ADVERTISED LEGAL SALES.

(Continued from page 622.)

1st av, No 1374, e s, 52.2 n 72d st, 25x87, 5-sty stone front tenement and store. Sheriff's sale of all right, title, &c, which Lazarus Spero had on Nov 16, 1907, or since. Hays & Hershfield, att'ys, 115 Broadway; Thomas F Foley, sheriff. By Joseph P Day.  
April 8.  
No Legal Sales advertised for this day.

Amsterdam av | s w cor 114th st, 50.11x100, 6-11th st, No 500, sty brk tenement and store. Althea R Ward agt William Oppenheim et al; De Forest Bros, att'ys, 30 Broad st; Benjamin G Paskus, ref. (Amt due, \$25,823.93; taxes, &c, \$1,319; sub to a mort of \$20,000.) Mort recorded Feb 6, 1906. By Joseph P Day.

135th st, n s, 200 e 5th av, 70x99.10, vacant. J Sergeant Cram, trustee, &c, agt Herman Aaron et al; Geo E Weller, att'y, 47 Cedar st; Frederick Durgan, ref. (Amt due, \$26,431.94; taxes, &c, \$326.67.) Mort recorded April 19, 1905. By J Barry Lonnsberry.

112th st, No 105, n s, 80 e Park av, 18.9x 100.11, 2-sty brk dwelling. The E H Ogden Lumber Co agt Hawthorne Building Co et al; Geo G Fry, att'y, 25 Broad st; Sampson H Weinhandler, ref. (Amt due, \$2,840.79; taxes, &c, \$112.94; sub to two mortgages aggregating \$8,000.) Mort recorded March 26, 1907. By Joseph P Day.

118th st, Nos 539 to 555 n s, 498 e Pleasant av, 119th st, No 542 | runs n 201.10 to 119th st x e 25 x s 100.11 x e 286.1 to bulkhead line Harlem River x s e 106.10 x w 346.2 to beg, 2-sty brk factory and vacant. Guardian Trust Co of N Y agt Peerless Brick Co et al; Hotchkiss & Barber, att'ys, 5 Nassau st; Malcolm Sundheimer, ref. (Amt due, \$80,651.16; taxes, &c, \$2,927.69; sub to prior mortgages aggregating \$70,000.) Mort recorded June 1, 1904. By Joseph P Day.

Houston st, Nos 172 to 178 n e cor 1st av 92x 1st av, No 2 | 25.4x88.5x25.10, 4-sty brk tenement and store. William Prager agt Samuel Van Benschoten et al; Bowers & Sands, att'ys, 31 Nassau st; Hugh R Garden, ref. (Partition.) By Joseph P Day.

April 10.  
Maple av | n e cor 213th st, 100x100, Wakefield. 213th st | Catherine Siess agt Raffaella Buongiovanni et al; Hillquit & Hillquit, att'ys, 320 Broadway; Charles Levy, ref. (Amt due, \$1,094.45; taxes, &c, \$266.46; sub to a blanket mort of \$8,000.) Mort recorded June 11, 1906. By Samuel Marx.

Robbins av, No 523, w s, 200 s 149th st, 50x 109, 2-sty frame dwelling and vacant. Julius Heiderman agt Samuel M Pellman et al; Wager & Acker, att'ys, 287 Broadway; Wm H Black, ref. (Amt due, \$6,477.79; taxes, &c, \$96.52.) Mort recorded Dec 29, 1904. By Joseph P Day.

April 11.  
No Legal Sales advertised for this day.

April 13.  
5th av, No 218 | n w s, intersec n e s 26th st, 26th st, Nos 3 to 9 | runs n w 127.6 x n e 58 x s e 27.6 x s w 23.4 x s e 100 x s w 34.4 to beg, 6-sty stone front office and store building. Sheriff's sale of all right, title, &c, which Adelia D Ireland had on Nov 23, 1907, or since. Roby & Taylor, att'ys, 40 Wall st; Thomas F Foley, sheriff. By Joseph P Day.

60th st, No 22, s s, 257.6 e Columbus av, 37.6 x 100, 5-sty brk tenement. Sheriff's sale of all right, title, &c, which Clarence E Anderson had on Nov 26, 1907, or since. A J Oishei, att'y; Thomas F Foley, sheriff. By Joseph P Day.

Zulette av | w cor Mapes av, 100x100, Westches-Mapes av | ter. Frieda Hart agt James J King et al; W Victor Goldberg, att'y, 20 Broad st; Joseph P Morrissey, ref. (Amt due, \$3,099.51; taxes, &c, \$72.00.) (Mort recorded May 10, 1905. By Joseph P Day.

2d av, No 1840 | n e cor 95th st, 25.8x100, 5-sty 95th st | brk tenement and store. Samuel Golde agt Nathan Lubetkin et al; Mannheim & Manheim, att'ys, 302 Broadway; Francis W Pollock, ref. (Amt due, \$13,454.05; taxes, &c, \$1,100.00; sub to a first mort of \$28,000.) Mort recorded Aug 22, 1906. By Joseph P Day.

# REAL ESTATE RECORDS

**Key to abbreviations:**

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having

been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1907.

## CONVEYANCES

### BOROUGH OF MANHATTAN.

March 27, 28, 30, 31, April 1 and 2. (No. 14.)

Allen st, No 94, e s, 75 n Broome st, 24.9x87.6, 5-sty brk tenement and store. Abraham Zuckernick to Ray Nowick. Morts \$37,150. Mar 30. Mar 31, 1908. 2:414—33. A \$18,000—\$30,000. nom

Allen st, No 121, w s, 100 n Delancey st, 25x87.6, 5-sty brk tenement and store. Release mort. Solomon Feiner to Isaac and Morris Lipschitz. Mar 25. Mar 30, 1908. 2:415—36. A \$17,000—\$26,000. nom

Bedford st, Nos 31 to 35 | s w s, at n w s Downing st, 90x92.7x90x Downing st, Nos 35 to 43 | 92.7, two 6-sty brk tenements and stores. Agreement modifying contract recorded Oct 18, 1907. Buscemi Building and Construction Co with Michael B and Giuseppe Di Santi. Jan 15. Mar 27, 1908. 2:528.

Broome st, No 292 | n w cor Eldridge st, 25x75, 5-sty Eldridge st, Nos 127 and 129 | brk tenement and store. Joseph Jacobs to Aaron Jacobs. ½ part. All title. Mort \$35,500 and all liens. April 1. April 2, 1908. 2:419—70 and 71. A \$35,000—\$43,000. nom

Cannon st, Nos 83 and 85, w s, 110 n Rivington st, 40x82, 6-sty brk tenement and store. Isadore Strauch to Abraham Plesofsky. ½ part. All title. Mort \$60,600. Mar 25. Mar 27, 1908. 2:334—68. A \$18,000—\$50,000. nom

Carmine st, No 52, s s, 45 e Bedford st, 30x80, 5-sty brk tenement and store. Joseph Faggelle to Chas F Pfizenmayer. Mort \$30,500. Mar 30. April 1, 1908. 2:527—56. A \$18,000—\$28,000. nom

Cathedral Parkway, No 50 | s w cor Manhattan av, 100x72.11, 6-Manhattan av | sty brk tenement and store. Fifty Cathedral Parkway Co, a corp'n, to Moser Arndtstein. Mort \$105,000. Mar 30, 1908. 7:1845—14. A \$55,000—\$145,000. 100

Cherry st, Nos 238 to 242 | n s, 131.3 w Rutgers st, runs n 139.8 Pelham st, No 14 | x w 150.5 x s 24.4 x w 26.5 to e s

Pelham st, x s 17.8 x e 26.5 x s 8.5 x e 75.5 x s 100 to n s Cherry st, x e 75.10 to beginning, 1 and 2-sty brk stable and two 6 and 7-sty brk tenements in rear. Rosie Plotz to Joseph I Bluestone. ½ right, title and interest. Mort \$70,000. Sept 16, 1907. Mar 28, 1908. 1:255—17. A \$40,000—\$60,000. nom

Division st, Nos 37 and 37½, on map No 37, s s, 442.6 e Catherine st, 25x68.6, 5-sty brk tenement and store. Aaron Jacobs to Joseph Jacobs. ½ part. All title. Mort \$20,000. April 1. April 2, 1908. 1:281—46. A \$18,000—\$27,000. other consid and 100

East Broadway, No 247, s s, abt 138.3 w Montgomery st, 23x87.6. East Broadway, No 249, s s, 115.3 w Montgomery st, 23x75. two 4-sty brk tenements. Christina Funken to Louis J Levy and David Kidansky. Mort \$60,000. Mar 26. Mar 27, 1908. 1:286—26 and 27. A \$35,000—\$52,000. other consid and 100

Franklin st, No 153, s s, 173.10 e Hudson st, 26.10x71.2x25.7x60.4, 3-sty brk loft and store building. Edward Mitchell and ano EXRS. & c, Benj D Silliman to Edwin S Popper. Mar 31, 1908. 1:179—60. A \$17,000—\$20,000. 18,000

Gansevoort st, Nos 90 and 92, s s, 185 e West st, 40x85.3x40x84.6, part 1-sty brk stable and 3-sty frame tenement and store. Middleton S Borland to Hugh J Grant. C a G. Aug 15, 1904. Mar 27, 1908. 2:643—14 and 15. A \$10,500—\$11,500. nom

Greene st, Nos 175 and 177, w s, 100 s Bleecker st, 40x100, 6-sty brk loft and store building. Isidor Witkind et al to Sarah Rosenthal and Tillie Metzger. Mort \$75,000. Mar 31. April 2, 1908. 2:524—53. A \$45,000—\$75,000. other consid and 100

Greenwich st, No 80 (78), w s, abt 145 s Rector st, 24x100, with rights, & c, to alley, 6-sty brk loft and store building. Elias J Macksoud et al to Harvey S Johnston. Mort \$30,000. Mar 28. Mar 31, 1908. 1:18—41. A \$19,800—\$31,500. other consid and 100

Greenwich st, No 186, w s, abt 45 s Fulton st, —x—, except part for st, 6-sty brk loft and store building. FORECLOS. Mar 17, 1908. Owen W Bohan ref to Sophia Frank. Mort \$16,000. Mar 31. April 1, 1908. 1:82—38. A \$13,000—\$18,000. 12,000

Same property. Sophia Frank to Henrietta Stein. Mar 31. Apr 1, 1908. 1:82. other consid and 100

Hamilton terrace, No 26, w s, 302 n 141st st, 16x100, 3-sty brk dwelling. James Bowers to Carrie N Gartner. Mort \$7,500. Mar 23. Mar 27, 1908. 7:2050—77. A \$3,500—\$12,000. other consid and 100

Hester st, Nos 146 to 150 | s e cor Elizabeth st, runs e 74.5 x s Elizabeth st, Nos 58 to 64 | 75 x w 24.6 x s 0.8 x w 50 to e s Elizabeth st, x n 75.8 to beginning, two 6-sty brk tenements and stores. Max Weinstein to Salvatore Strano. Morts \$135,000. Mar 31. April 1, 1908. 1:203—15. A \$42,000—\$. other consid and 100

Houston st, No 160, n s, 142.9 w 1st av, 16.8x81.1x16.11x80, 4-sty brk tenement and store. Isador Ritter to Herman Heidenreich. ½ part. All title. Mort \$14,000. Mar 28. Mar 30, 1908. 2:442—46. A \$10,000—\$14,000. other consid and 100

Manhattan st, s s, 375.3 w Broadway, 41x150, vacant. Release

mort. Metropolitan Life Ins Co to Sheffield-Farms-Slawson-Decker Co, a corp'n. Mar 28. Mar 31, 1908. 7:1995—52. \$— 14,760

Monroe st, Nos 263 and 265, n s, 100.4 w Jackson st, runs w 50.3 x n 108.2 x e 25 x n 1 x e 25 x s 105.10 to beginning, two 5-sty brk tenements and stores and two 5-sty brk tenements in rear. Isaac Roth et al to Benjamin, Morris and Samuel Schwartz and Davis Feld. Mort \$60,000. April 1. April 2, 1908. 1:266—33 and 34. A \$34,000—\$56,000. other consid and 100

Same property. Harris Mankin to same. Q C. April 1. April 2, 1908. 1:266. other consid and 100

Morton st, No 33, on map No 39, n s, 80 w Bedford st, 23.6x100, 3-sty brk dwelling. Minnie L Maher to John J Gillen. Mort \$19,000. Mar 28, 1908. 2:584—39. A \$13,000—\$14,500. 100

Mott st, No 217 (195), w s, abt 150 n Spring st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Chas D McGuire to Mary A Lacey. 1-32 part. All title. Q C. All liens. Mar 25. Mar 27, 1908. 2:494—31. A \$15,000—\$21,000. nom

Mulberry st, Nos 197 and 199, w s, abt 175 s Spring st, 50x100, two 3-sty brk tenements and two 4-sty brk tenements in rear. Mulberry st, No 195, part of, w s, 223.6 s Spring st, runs w 68.6 to n s Delancey st x e 69.1 to w s Mulberry st x n 9.10 to beginning, being part left after extending Delancey st, except part for extending Delancey st. John J White to Moses Dinkelspiel. ½ part. Mort \$57,500. Mar 27, 1908. 2:481—26 to 28. A \$45,000—\$68,000. nom

Norfolk st, No 59, w s, 100 s Broome st, 25.9x100, 6-sty brk tenement and store. Louis Wiltchik et al to Ike Buss. Morts \$39,000. Mar 30. April 1, 1908. 2:351—17. A \$21,000—\$42,000. other consid and 100

Pearl st, No 300, s e s, abt 135 s w Peck slip, 24.2x86.10x24.2x 84.8 s w s, 3-sty brk loft and store bldg with 1-sty brk extension Henry Leerburger to Henry Pfaltz and Frank M Bauer. Mort \$18,000. Mar 30. April 1, 1908. 1:98—26. A \$12,100—\$15,000. nom

Rivington st, No 315, s s, 100 e Lewis st, 25x100, 5-sty brk tenement and store. Abraham I Spiro to Frances E Stone. ½ part. Mort \$27,500. Mar 18. April 1, 1908. 2:328—52. A \$15,000—\$23,000. other consid and 100

Rivington st, Nos 313 and 315, s s, 75 e Lewis st, 50x100, two 5-sty brk tenements and stores. Charles Rutenberg to Abraham I Spiro. ¼ part. All title. Mort ¼ of \$56,000. Mar 17. Mar 31, 1908. 2:328—51 and 52. A \$30,000—\$46,000. other consid and 100

Rivington st, Nos 313, s s, 75 e Lewis st, 25x100, 5-sty brk tenement and store. Abraham I Spiro to Charles Rutenberg and Asher Miller, firm Rutenberg & Miller. ½ part. Mort \$28,500. Mar 18. Mar 31, 1908. 2:328—51. A \$15,000—\$23,000. other consid and 100

Rivington st, Nos 255 to 257½, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and store. Morris and Jennie Yudkowitz to Samuel Karger. Morts \$77,750. Jan 21. April 2, 1908. 2:333—13. A \$32,000—\$68,000. other consid and 100

Roosevelt st, Nos 18 and 20, e s, 234.4 s Park row, runs e 133.2 x s 8.11 x w 0.11 x s 25.9 x w 133.10 to st, x n 34.9 to beginning, 6-sty brk tenement and stores. Celia Shapiro to James and Antonio Poggi and Maria Rapuzzi. Mort \$43,500. April 1. Apr 2, 1908. 1:117—8. A \$19,000—\$60,000. other consid and 100

St Nicholas pl, No 2, e s, 124.11 s 150th st, 74.11x100, 6-sty brk tenement. Alphonse Hogenauer et al to The Hogenauer & Wesslau Co, a corp'n. Mort \$70,000. April 1. April 2, 1908. 7:2053—111. A \$28,500—\$100,000. other consid and 100

Stanton st, No 78, n s, 45 e Allen st, 21x65, 6-sty brk tenement and store. Joseph Adler et al HEIRS Leonhard Adler to Babette Adler. Q C. Mar 9. Mar 27, 1908. 2:417—73. A \$14,000—\$24,000. nom

Sylvan pl, No 5, w s, 86.5 n 120th st, runs w 95.1 x n 14.6 x w 0.11 x n 25.11 x e 96 to pl, x s 40.5 to beginning, 6-sty brk tenement. Samuel Williams et al to Samuel Grodginisky. 2-3 parts. All liens. Mar 26. Mar 28, 1908. 6:1769—47. A \$—\$. nom

Same property. Release mort. Augustus F Holly to Samuel Grodginisky and Isaac Haft. Mar 27. Mar 28, 1908. 6:1769. 13,084.73

Sylvan pl, No 3, w s, 46 n 120th st, 40.5x95.1, 6-sty brk tenement. Samuel Grodginisky to Samuel Williams and Isaac Haft. 1-3 part. All liens. Mar 26. Mar 28, 1908. 6:1769—25. A \$—\$. nom

White st, No 124, n s, abt 80 e Centre st, 19.7x80.2x19.7x82.8 e s, 2-sty brk tenement. Matilda W Bruce to Victor A Harder, of Brooklyn. B & S. Mar 30. Mar 31, 1908. 1:198—22. A \$12,500—\$13,000. 17,500

Willett st, No 68, e s, 100 s Rivington st, 25.1x100.4, 5-sty brk tenement and store and 5-sty brk tenement in rear. Karl Sallmeyer to Suss W Rosenberg. Mort \$36,000. Mar 31. April 1, 1908. 2:338—48. A \$15,000—\$22,000. other consid and 100

William st, No 264, s s, abt 105 e New Chambers st, 18x68.1x18.2 | x72.2 e s, 5-sty brk tenement and store. Mort \$12,000. Also property in Brooklyn. Joseph F Comlossy to Frederick Wimmer Jr, of Brooklyn. Feb 11, 1907. Recorded in Kings Co June 7, 1907. Mar 30, 1908. 1:119—23. A \$9,500—\$13,500. nom









Macombs Dam road, w s, 28.3 s w 153d st, 56.9x86.6x50x113.6, 2-sty brk hotel and 1-sty frame dancing hall. Thos L Reynolds to Lydia A Reynolds. Mort \$33,500. Dec 15, 1905. Apr 2, 1908. 7:2038-51 and 52. A \$16,500-\$23,500. other consid and 100

Madison av, No 1883 | n e cor 122d st, 20.11x100, 3-sty stone front 122d st | dwelling. Mary T and Agnes B Wynne to Harry T Kirwin. Mar 27. Apr 2, 1908. 6:1748-1. A \$18,000-\$24,000. nom

Same property. Harry T Kirwin to Mary T and Agnes B Wynne, as joint tenants. Mort \$12,000. April 1, 1908. April 2, 1908. 6:1748. nom

Madison av, No 99 | s e s, at n e s 29th st, 37.6x78, 3-sty stone 29th st | front dwelling. John Addison to Morris B Arnold. All liens. July 23, 1907. Mar 31, 1908. 3:859-24. A \$104,000-\$110,000. other consid and 100

Nagle av, n w s, 230 n e from c l of Ellwood st, runs n w 350 x n e 100 x s e 240 x s w 75 x s e 110 to av, x s 25 to beginning, frame greenhouses and vacant. Abraham S Gilbert to Frank T Noble. 2-3 parts. Q C. Mort \$21,000. Mar 31. April 1, 1908. S:2174-96. A \$14,000-\$16,000. nom

Park av, Nos 1620 to 1626 | n w cor 115th st, 76.10x26, 5-sty brk 115th st, No 81 | tenement and store. Release of mortgage as to Park av Viaduct. The Greenwood Cemetery, a corpn, to N Y & Harlem R R Co and the N Y C & H R R R Co. Mar 27. April 2, 1908. 6:1621-35. A \$13,000-\$24,000. nom

Same property. Release claims, &c, as to Park av Viaduct. Henry Muhler and Sarah wife of Samuel Lese to same. Nov 20, 1905. April 2, 1908. 6:1621. 3,000

Park av, No 1646, w s, 75.8 n 116th st, 25.2x90, 5-sty brk tenement and store. Release of mort as to Park av Viaduct. Lawyers Title Ins and Trust Co to N Y & Harlem R R Co and the N Y C & H R R R Co. Mar 12. April 2, 1908. 6:1622-36. A \$9,500-\$20,000. nom

Same property. Release claims, &c, as to Park av Viaduct. Simon Manheimer and Abram Kasse to same. Mar 16. April 2, 1908. 6:1622. other consid and 100

Park av, Nos 1850 and 1852, w s, 40 s 127th st, 40x75, two 4-sty brk tenements and stores. Release claims, &c, as to Park av viaduct. Elbert K Bailey by Addie K Bailey GUARDIAN to N Y & Harlem R R Co and the N Y C & H R R R Co. Mar 31. April 2, 1908. 6:1751-37 1/2 and 38. A \$10,000-\$18,000. 5,000

Park av, No 580 | n w cor 63d st, 20.5x75, 4-sty brk tenement 63d st, Nos 51 and 53 | and store. Mort \$40,000. 5:1378-33. A \$40,000-\$47,000.

Park av, Nos 1120 to 1124 | n w cor 90th st, runs n 60.8 x w 50.7 x 90th st, No 73 | s 1 x w - x s 58.11 to st x e 85.6 to beginning, 7-sty brk tenement and store. Mort \$110,000. 5:1502-33. A \$70,000-\$150,000.

Greene st, No 213, w s, 125 s 3d st, 27.6x100, 6-sty brk loft and store building. Mort \$40,000. 2:534-29. A \$29,000-\$52,000.

St Nicholas av, Nos 1340 to 1358 | s e cor 178th st, 189.10 to n s 177th st | 177th st x 100, five 5-sty brk tenements, stores on cors. Mort \$143,500. 8:2133-60 to 66. A \$75,000-\$183,000.

Audubon av | s w cor 176th st, 93.7x100x85x100, vacant. Mort 176th st | \$24,750. S:2133-part lot 76. A \$-\$. nom

Central Park West, Nos 71 to 75 | n w cor 67th st, 100.5x100, 7-sty 67th st, No 1 | brk tenement. Morts \$385,000. 4:1120-29. A \$175,000-\$415,000.

Hermann or Herman Strauss to Strauss Building & Realty Co, a corpn. Mar 23. Mar 27, 1908. nom

St Nicholas av | s w cor 175th st, 65x75, vacant. Emma Bloch to 175th st | Falcon Realty Co, a corpn. Mort \$10,000. Jan 22. April 1, 1908. S:2143-53 and 55. A \$20,500-\$20,500. other consid and 100

St Nicholas av | s w cor 179th st, 50x100, vacant. Joseph A Gray 179th st | to Donald Robertson. Mort \$31,000. Mar 30. Mar 31, 1908. 8:2162-13 and 14. A \$25,000-\$25,000. other consid and 100

Sherman av | s e cor Emerson st, 100x100, vacant. Chas F Cam-Emerson st | erer to Lydia A Reynolds. Mort \$20,000. Jan 4, 1907. April 2, 1908. S:2223-1. A \$19,000-\$19,000. nom

Wadsworth av | s e cor 180th st, 75x100, vacant. Arnold Stern to 180th st | Joseph Spektorsky. Mort \$24,000. Mar 19. Mar 27, 1908. S:2162-30 and 32. A \$28,000-\$28,000. other consid and 100

West End av, No 383, w s, 29 n 78th st, runs w 49.11 x n 14.5 x w 0.4 x n 7.11 x e 55.11 to w s of av, x s 20 to beginning, 3-sty brk dwelling. Emma J Stewart to Wm W Astor, of London, Eng. Mort \$12,000. Mar 28. April 1, 1908. 4:1186-76. A \$11,000-\$15,000. nom

1st av, No 2297, w s, 25 n 118th st, 25x75, 5-sty brk tenement and store. Isaac Liberman et al to Julius and Isaac Liberman and David Levy. Mort \$17,000. Feb 6. April 2, 1908. 6:1795-25. A \$6,500-\$17,000. other consid and 100

1st av, No 2028, e s, 101.1 n 104th st, 25x100, 5-sty stone front tenement and store. Nathan Kirsh et al to Bertha Dworsky. 1/2 part. All title. Mort \$25,500. April 1. April 2, 1908. 6:1698-48. A \$7,000-\$22,000. nom

1st av, No 2026, e s, 76.1 n 104th st, 25x100, 5-sty stone front tenement and store. Bertha wife of and Abraham J Dworsky to Nathan Kirsh and Ida Sindeband. 1/2 part. All title. Mort \$25,500. April 1. April 2, 1908. 6:1698-4. A \$7,000-\$22,000. nom

2d av, No 2162 | n e cor 111th st, 25.11x75, 4-sty brk tenement 111th st, No 301 | and store. Pasquale Lauria et al to Anselmo Faber and Giovanni Giunco. Mort \$12,000. April 1. April 2, 1908. 6:1683-1. A \$12,000-\$18,500. other consid and 100

2d av, No 1842, e s, 25.8 n 95th st, 25x100, 5-sty brk tenement and store. Elias Goodman et al to Henrietta Gomprecht. Mort \$20,000. Mar 30. Mar 31, 1908. 5:1558-2. A \$13,000-\$21,000. other consid and 100

2d av, No 1844, e s, 50.8 n 95th st, 25x100, 5-sty brk tenement and store. Elias Goodman et al to Amelia Hellman. Mort \$18,500. Mar 30. Mar 31, 1908. 5:1558-3. A \$13,000-\$21,000. other consid and 100

2d av, No 1846, e s, 100.8 s 96th st, 25x100, 5-sty brk tenement and store. Elias Goodman et al to Harry L Rosen. Mort \$20,000. Mar 30. Mar 31, 1908. 5:1558-4. A \$13,000-\$21,000. other consid and 100

2d av, No 536, e s, 40 s 30th st, 20x75.9, 3-sty brk tenement and store. Eliza Dean and ano HEIRS, &c, Chas G Dean to Peter Hughes. Mar 31. April 1, 1908. 3:935-61. A \$9,000-\$11,000. nom

2d av, No 2357 | s w cor 121st st, 25.2x80, 5-sty brk tenement 121st st, No 250 | and store. Thos J Keane to Chas A Wingert. Morts \$38,000. Mar 31. April 1, 1908. 6:1785-29. A \$13,000-\$30,000. other consid and 100

3d av, Nos 1359 to 1365 | s e cor 78th st, 102.2x105, four 5 and 78th st, Nos 200 to 204 | two 4-sty brk and stone tenements, stores on av. Louisa Hoguet to Robt J Hoguet. Q C. Feb 17. Mar 27, 1908. 5:1432-45 to 48. A \$80,500-\$121,000. nom

5th av, Nos 1359 and 1361, e s, 25.11 n 113th st, 50x100, two 5-sty brk tenements and stores. Albert Freund and ano to Rae G and Regina Holzwasser. Mort \$67,000. April 1. April 2, 1908. 6:1619-2 and 3. A \$36,000-\$58,000. other consid and 100

5th av | s e cor 89th st, 60x100, vacant. Wm B Leeds to Benj N 89th st | Duke. Mar 27. Mar 30, 1908. 5:1500-69. A \$-\$. other consid and 100

6th av, No 224, e s, 50 s 15th st, 22x80, 5-sty brk building and store. John H Rhoades to Cornelia H Rhoades. 1-3 part. All title. B & S. Mar 26. April 1, 1908. 3:816-79. A \$72,000-\$82,000. nom

7th av, No 1837 | s e cor 112th st, 28x100, 5-sty brk tenement 112th st, No 142 | and store. Simon E and Max E Bernheimer to Florence I Rosen. Mort \$35,000. Mar 31. April 1, 1908. 7:1821-61. A \$30,000-\$62,000. other consid and 100

Same property. Florence I Rosen to Harry L Rosen. Morts \$60,000. Apr 1, 1908. 7:1821. other consid and 100

7th av, Nos 2508 and 2510, w s, 80 s 146th st, 39.10x100, 6-sty brk tenement and store. Michael J Keenan to James Reynolds and John T McMahon. Morts \$62,000, also 3d mort for \$-\$. Feb 19. Mar 31, 1908. 7:2031-33. A \$-\$. nom

7th av, No 2452, w s, 25 s 143d st, 25x99, 5-sty brk tenement and store. Rae G Holzwasser and ano to Louis Grunig, Jr. Morts \$29,000. Mar 31, 1908. 7:2028-35. A \$14,000-\$28,000. other consid and 100

7th av, Nos 263 and 265 | n e cor 25th st, runs n 40.3 x e 46 x n 25th st, Nos 169 to 173 | 0.6 x e 29 x s 40.9 to st, x w 75 to beginning, three 4-sty brk tenements and stores. Emma E Horn to Lina Ettlinger. 1/2 part. Mort \$60,000. Oct 11, 1906. Mar 31, 1908. 3:801-1 and 2. A \$40,000-\$52,000. other consid and 100

7th av, No 478, w s, 19.1 s 36th st, 18.4x61, 4-sty brk tenement and store. Harry Kalisky to Augusta Kalisky. Mort \$14,000. Mar 30. Mar 31, 1908. 3:785-45. A \$35,000-\$37,000. nom

7th av, No 2466.

7th av, Nos 2468 and 2470. Agreement as to encroachment. John E Gerlach with Albert Holzinger. Mar 1. Mar 28, 1908. 7:2029. nom

7th av, Nos 832 to 838 | s w cor 54th st, 100.4x100, two 6 and 54th st, Nos 200 to 206 | one 4-sty brk tenements and stores. Kips Bay Realty Co to Ellen Y Scott, of Jersey City, N J. B & S and C a G. All liens. April 2, 1908. 4:1025-33 to 36. A \$185,000-\$218,000. other consid and 100

8th av, No 2687, w s, 24.5 s 143d st, 25.6x100, 5-sty stone front tenement and stores. Max Bernstein to Thomas Scholes. Mort \$24,000. Mar 31. April 1, 1908. 7:2043-45. A \$10,000-\$21,500. nom

10th av, No 740, e s, 75.3 n 50th st, 25.8x73, 4-sty brk tenement and store. August Battenhausen to Mary A Byrne. Mort \$15,000. Mar 27. Mar 31, 1908. 4:1060-4. A \$12,500-\$18,000. nom

Same property. Release option, &c, Vinzenz Gutling to August Battenhauser. Mar 17. Mar 31, 1908. 4:1060. nom

11th av, No 658, e s, 50.2 s 48th st, 25.1x100, 4-sty brk tenement and store. Julia E McMahon to Samuel C Baum. April 1, 1908. 4:1076-63. A \$9,000-\$12,500. 100

Plot bet high and low water marks and under water on and around Wards Island and outside of low water mark to exterior line of water patent, begins at east shore of Harlem River at original high water mark on s s of the northerly road on map of Wards or Great Barn Island made in year 1807 at point 632.3 w from West road, contains 2 51-100 acres, being lot 33 on said map. Wm G Browning to Sarah W Browning, of Brooklyn. B & S and C a G. All liens. Oct 11, 1901. Mar 27, 1908. R S 25 cts. 6:1593. nom

Plot begins at c l block bet 80th and 81st sts and 243.2 e 5th av, runs n 19 x e 11.1 x n 17 x e 9.4 x s 36 x w - to beginning. Agreement as to restrictions. Wesley Thorn, of Plainfield, N J, with Paul M Warburg. Mar 28, 1908. 5:1492. nom

Plot begins 21.8 s 33d st and 100 w 6th av, runs n 0.11 x w 17.3 x s 1.1 x e 17.3 to beginning.

6th av, w s, 49.4 s 33d st, strip 0.1 1/2 x 46.6. Edward A Morrison to Hudson Companies, a corpn. All title. Q C. All liens. Mar 30. April 1, 1908. 3:808. other consid and 100

MISCELLANEOUS.

Adjudication of bankruptcy and order of reference in matter of J C Lyons Building and Operating Co. Jan 6. April 2, 1908.

Appointment of TRUSTEE to Board of Trustees of the Hispanic Society of America. Archer M Huntington appoints Milo H Gates. Mar 26. Apr 2, 1908. S:2134.

Assignment of interest to extent of \$8,000 in estate John Tonnele decd. John Finck to Walter Tonnele. Mar 25. Mar 27, 1908. other consid and 600

Assignment of interest to extent of \$7,400 in estate of John Tonnele decd. Walter Tonnele to John Finck. Mar 24. Mar 27, 1908. other consid and 5,000

General release. John Winter et al to Harry B Dawes et al IN-DIVID and as exrs Herman T Winter. Jan 9, 1907. Mar 27, 1908. 406.45

Power of attorney. Benj F Feiner to Isaac Moss. Mar 13. April 2, 1908.

Power of attorney. Henry Roulet to Herman W Schmitz. Oct 24, 1907. April 2, 1908.

Power of attorney. Sarah A McCloud to J Lester McCloud, of Montclair, N J. Mar 26. Mar 27, 1908.

Power of attorney. Eva Dicker to Bernhard Dicker. Mar 23. Mar 28, 1908.

Power of attorney. Henry S Stark to Janet P Stark his wife. Mar 27. April 1, 1908.

Power of attorney. Rebeca Spencer to David Spencer. Mar 31, 1908.

Power of attorney. Samuel Levy to Emanuel Arnstein. Mar 16. Mar 31, 1908.

Power of attorney. Helen P West to Stuart P West. Mar 12. Mar 31, 1908.

Trust agreement. Edward V Higgins et al INDIVID and as EXRS Cath Higgins with John and James Higgins. Mar 26. Mar 30, 1908. nom

Trust deed of land in Monmouth Co, N J, and stocks, bonds, &c. Eliza L Maitland to Alexander and Robt L Maitland as trustees. May 15, 1886. Mar 31, 1908. nom

Same property. Appointment of new TRUSTEE. Eliza L Maitland now wife of Franklin B Dwight and Robt L Maitland to Adam Campbell. Nov 6, 1907. Mar 31, 1908.

BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).

\*Bayard st, w s, 126 n Kingsbridge road, 25x100, Willis estate. Hudson P Rose Co to Harry Spielberger, Jr. Mar 23. Mar 30, 1908.
\*Bronx terrace, e s, lot 1167 map Wakefield, 109.6x105. Margt wife of and John Dersch to Frank McGarry. Q C and correction deed. Mar 28. April 2, 1908.
\*Bronx Terrace, e s, — s 224th st, and being the north 59.6 ft of lot 1176 map Wakefield, 59.6x105. Johanna Schlosser to Rosa Solner. Mort \$500. Apr 1, 1908.
\*Cedar st, e s, 200 s Cornell av, 100x100 and being lot 63 map No 1106 of Arden property at East and Westchester, s 1/2 plot 1 same map. Edw M Salvatore to Speculative Realty Co. Mort \$3,300. Nov 4, 1907. April 2, 1908.
Chisholm st, No 1287, w s, 145.2 s Freeman st, 20x120, 3-sty frame tenement. Charles Kausen to George Meister Jr. Mort \$7,000. April 1. April 2, 1908.
Chisholm st, No 1287, w s, 145.2 s Freeman st, 20x120, 3-sty frame tenement. Theodore Kauhausen to Charles Kausen. Mort \$7,000. Nov 24, 1907. Mar 28, 1908.
Dawson st, No 685, n s, 150 w Leggett av, 16.8x74.7x16.10x72.4, 2-sty frame dwelling. Marius Dauere to Pauline Dauere. Mort \$6,500. Mar 26. Mar 27, 1908.
Faile st, No 1049, w s, 149.6 s Bancroft st, 20x100, 3-sty brk dwelling. American Real Estate Co to Edna L Grover. Mar 31. April 1, 1908.
Faile st, No 1045, w s, 189.6 s Bancroft st, 20x100, 3-sty brk dwelling. American Real Estate Co to Adam P Schmitt. Mar 28. Mar 30, 1908.
German pl, n e cor 156th st, runs e 120 x n 90.11 x n 43.8 x s w 96.8 to pl, x e s 78.1 to beginning, vacant. Release mort. Etta Bernstein to Harris Bernstein. Mar 30. Mar 31, 1908.
Same property. Release mort. Julius H Seymour to same. Mar 30. Mar 31, 1908.
Same property. Harris Bernstein to The Dacorn Realty Co, a corpn. Mar 30. Mar 31, 1908.
German pl, n e cor 158th st, 114x95.3x113.11x89.10, vacant. Isaac Brook av | Helfer to Isaac Schlesinger. Mort \$18,000. Feb 27. Mar 28, 1908.
\*Haskin st, lot on Throggs Neck, begins at stone fence at n cor Wm McIntees lot, 25 n of Saml Nelsons lot, runs w 220 to a st x n 25 x e 220 x s 25 to beginning. Catherine A O'Brien to Charles Ringelstein. Mar 31. April 1, 1908.
\*Same property. Release mort. Catharine O'Brien to same. Mar 31. April 1, 1908.
Hoffman st | s e cor 187th st, late Jacob st, old line, 50x90.1, with 187th st | title to land bet old line Jacob st and new line 187th st, vacant. Kate Walsh widow et al HEIRS Thomas Walsh to Michael Pignoni. All liens. Mar 30. Apr 1, 1908.
Home st | n e cor Simpson st, 50.8x92.2x46.11x97.11, vacant. Simpson st | Leonard Weill to Charles Weill. Mort \$9,000. Mar 17. April 2, 1908.
\*Ivy st, w s, 200 n Albany av, 100x100, Arden property, East and Westchester. FORECLOS, Mar 18, 1908.
\*Ivy st, e s, 200 n Albany av, — and being lots 436 and 437, same map. FORECLOS, Mar 18, 1908.
\*Ivy st, n e cor Albany av, 200x100. FORECLOS, Mar 18, 1908.
\*Lincoln st, e s, abt 400 n West Farms road, and being lot 17 map J J Gleason property at Westchester. Thos F Kelly to Cath R wife of Thos F Kelly. All title. B & S. Mort \$—. Sept 16, 1907. April 1, 1908.
\*Maple st, e s, 25 n 214th st, 25x100. Nelson T Shaw et al HEIRS & c, Prosper P Shaw to Jacob J Kramer. B & S. Nov 12, 1907. Mar 31, 1908.
\*Marvin pl, w s, 175 n 4th st, 25x75.
\*Marvin pl, w s, abt 189 n 4th st, 22x91x20.9x87.3, Westchester. Luigi Carota to Angelo Pagnuco. Mort \$365. Nov 4, 1907. Mar 30, 1908.
Orchard st, all right, title and interest to land as formerly lay within lines of Orchard st closed as adjoins the n e cor Marion av and Oliver pl and the easterly dimension of said plot adjoining Orchard st is 25 ft measured n from n s Oliver pl (see Marion av this issue). Solomon Katz to Theodore Riehl. All title. Q C. Mar 18. Mar 27, 1908.
\*Poplar st, n s, 88.1 e Bear Swamp road, 25x98 to N Y, N H & H R R Co, x25x97.10. Samuel Richards to John O'Connell. Mort \$3,800. Mar 26. Mar 27, 1908.
Rogers pl, w s, 133.10 n Westchester av, 50x74.5x50x74.11, vacant. Michl Cohn to Fee Simple Realty Co. Mort \$2,750. Mar 30. April 1, 1908.
\*Roselle st, e s, 85 s Poplar st, 28x100x26x100. Geo P Baisley et al to Francis S Kane. Mar 23. Mar 28, 1908.
Worthen st, e s, 450 n Randall av, 25x100, vacant. Release mort. Cornelia G Chapin to Empire Development Co. Mar 31. April 2, 1908.
\*2d st, n s, 120.5 w Washington av, 25x122x29x122, Westchester. Patrick Mullin to John F Condon. Mar 28. Mar 30, 1908.
\*9th st | s s, 400 w Av B, 50x216 to n s 8th st, except part for 8th st | Tremont av, Unionport. Clarence B Smith TRUSTEE in bankruptcy of Harry Overington to Jessie and Helen Overington. Q C. Jan 15. April 1, 1908.
\*12th st, n s, 155 e Av D, 25x108, Unionport. Louisa Stuckhardt to Mary A Coman. April 1, 1908.
\*12th st, n s, 305 w Av C, 25x103, Unionport. Philip Haft et al to Giuseppe Macaluso and Rosina and Angelina Mancini. Mort \$5,300. Mar 26. Mar 28, 1908.
134th st, No 531, n s, 150 e Brook av, 28.4x100, 5-sty brk tenement. Breslauer Realty Co to Isidor D Brokaw. Mar 9. April 1, 1908.
134th st, s s, 115 e Willis av, 16.8x100, 4-sty brk dwelling. Alonzo Jackson to Thos H Doyle. Mort \$8,500. Mar 31. April 2, 1908.
134th st, No 420, s s, 198.4 e Willis av, 16.8x100, 3-sty brk dwelling. John Waters to Alice Tropp. Mort \$5,000. Feb 24. Mar 30, 1908.
135th st, No 693, n s, 154 e Southern Boulevard, 16.8x75, 2-sty brk dwelling. Jacob Miller to John Henkel. B & S. Mort \$3,000 Sept 23, 1907. Mar 30, 1908.

137th st, No 896, s s, 675 w Home av and about 495 e St Anns av, 25x100, 4-sty brk tenement. Lula Banford to Fredericka Cohen. Mort \$17,000 and all liens. April 1, 1908.
139th st, s s, 128 e Southern Boulevard, 25x100, vacant. Bernhard Klingenstein to the Junction Realty Co. B & S. Mar 25. April 1, 1908.
139th st, s s, 259 e Southern Boulevard, 25x100, vacant. The Junction Realty Co to Leon R Waterman. April 1. April 2, 1908.
139th st, s s, 197.4 e Brook av, 37.6x100.
139th st, s s, 272.4 e Brook av, 75x100, three 6-sty brk tenements. Mark Blumenthal to Clara Blumenthal. 1/4 part. Mort \$—. Mar 19. Mar 30, 1908.
141st st, s s, 161.9 w Southern Boulevard, 75x132.5x—x148.5, vacant. Leonard Weill to Pincus Lowenfeld and Wm Prager. 1-6 part. All liens. Mar 17. Mar 30, 1908.
141st st, s s, 236.9 w Southern Boulevard, 75x127.9x75x132.5, vacant. Leonard Weill to Pincus Lowenfeld and William Prager. 1-6 part. All liens. Mar 17. April 2, 1908.
142d st, No 299, old No 539, n s, 150 e College av, 16.8x100, 3-sty frame dwelling. FORECLOS, Mar 10, 1908. Warren Leslie referee to Bertha Pollack. Mar 26. Mar 27, 1908.
143d st, Nos 384 and 386, s s, 481.6 e Alexander av, runs s 100 x e 25 x n 50 x e 6 x n 50 to st, x w 31 to beginning, 3-sty frame tenement and 2-sty frame tenement in rear. Seth H Lewis to James F Keelon. Mar 31. April 1, 1908.
148th st, No 527 (787), n s, 299.2 w St Anns av, 37.10x84.9, 5-sty brk tenement. Herman Bischoff to Frank O Brown, of Hicksville, L I, and Clarence E Dow, of Bronx as EXRS, &c, Caroline S Sherwood. Mort \$32,000. Feb 5. Mar 30, 1908.
148th st, No 328, s s, 99 e College av, 25x100, 2-sty frame dwelling. Rodrick Boland to John A and Henry J Fitzsimons. Mort \$2,000. Mar 28. Mar 31, 1908.
149th st | n w cor Trinity av, 20x— to s s Terrace pl, x — to Terrace pl | Trinity av x100, except part for 149th st, vacant. Trinity av | Speculative Realty Co to Financiers Realty Co, a corpn. Mort \$5,000. May 15, 1907. April 2, 1908.
149th st, No 721 | easterly cor Robbins av, runs n e Robbins av, Nos 548 to 564 | along av 100 x s e 105 x s w 100 to st x n w 105 to beginning, except parts for st and av, 2 and 3-sty brk stable and 1-sty frame shed and vacant. FORECLOS, Feb 26, 1908. Arthur D Truax to Anna B Ryle (Graham), of Stamford, Conn. Mar 27, 1908.
153d st, Nos 254 to 258, s s, 100 w Morris av, 50x100, 2-sty frame dwelling and vacant. David Levy to Julius and Isaac Liberman and David Levy. Mort \$5,500. Feb 7. April 2, 1908.
159th st, No 365, old Nos 609 and 611, n s, 92 e Courtlandt av, 50x100, with strip bet old n s of Waverly st and present n s of 159th st, 6-sty brk tenement. Morris Fried and Sere his wife to Sere and Bessie Fried. Mort \$54,000. Nov 26, 1907. Mar 27, 1908.
160th st, No 760, s s, 450 w Union av, 44x118.1, 2-sty frame dwelling and vacant. Samuel Levinson to Matilda D Toerner. Mort \$3,500. Mar 31. April 2, 1908.
161st st, No 280, s s, 101 e Morris av, 65x85, 3-sty frame dwelling. John Yule to Isaac Pennamacoor and Eamuel D Myar. Mort \$10,000. April 1. April 2, 1908.
169th st | r s, at n w s Boscobel av, 82.11x100.6x112.6x139.9, Boscobel av | vacant. Matthew Sheedy to Cath C Carlin. All liens. Nov 27, 1906. April 1, 1908.
169th st, No 285, n s, 22.6 w College av, 20x90, 2-sty frame dwelling. Thornton Brothers Co to Gilbert T Craig. Mort \$4,500. Mar 28. Mar 30, 1908.
171st st, No 442, old No 706, s s, 25 e Park av, 25x90, 4-sty brk tenement. FORECLOS, Mar 25, 1908. Arthur Johns to Wm J Diamond. Mar 26. Mar 27, 1908.
\*172d st, w s, 126 s Gleason av, 25x100. Gleason av, s s, 75 e 171st st, 25x106. Amelia Schlesinger to Henry F Muller. Mort \$1,290. April 1. April 2, 1908.
177th st, s s, 185.9 s e Jerome av, late Central av, 25x125, 2-sty brk dwelling. Russell Realty and Impt Co to Jennie Tackney. All liens. Mar 17. Re-recorded from Mar 18, 1908.
179th st, n s, 90.5 e Creston av, 50x100, vacant. Elizabeth Steinmuller to Gustav Frey. Mar 30, 1908.
185th st, Nos 462 to 468, s s, 96.5 w Washington av, old line, 100 or 100.6x100, four 2-sty frame dwellings. Mary S Stone et al HEIRS, &c, Mary M Stone to Hannah E Walke, of Ossining, N Y. Q C. Feb 1. Mar 27, 1908.
Same property. Cyrus Hitchcock and ano HEIRS, &c, Julius S Hitchcock to same. Q C. Mar 19. Mar 27, 1908.
187th st, s s, 71 w Crescent av, 25x100x20.6x88.4.
187th st | s w cor Crescent av, 71x88.4x107.10 on Crescent av, Crescent av | except part for av, gore, vacant. Adolph Scheibel et al to Daniel F Carroll. Mort \$4,850. Mar 31. April 1, 1908.
198th st, n s, 163.4 e Jerome av, runs n 165.4 x n 19.11 x s e 15 x s 166.9 to st, x w 25.10 to beginning, vacant. Louisa Henrich to Cornelius L Kaecck. Mort \$6,000. Mar 31, 1908.
201st st, No 271 | s e cor Briggs av, 35x100, 2-sty frame dwelling. Briggs av, No 3012 | ing and 2-sty frame stable in rear. Louis Oest to Dorette Huneke. April 1, 1908.
\*213th st, late Randall st, n e cor White Plains road, 125x100x— x—, Williamsbridge, except part for White Plains road. Louis D'Ursi et al to Carolina R D'Ursi and Irene Capiello. Mort \$18,000. Mar 24. April 2, 1908.
\*213th st, n s, 100 w Maple av, 50x100, Williamsbridge. Leoluca Ficarotta to Castranza wife of Leoluca Ficarotta. 1-10 part. All liens. Mar 30. Mar 31, 1908.
\*213th st, s s, 25 e Maple av, 25x100, Williamsbridge. Gesimondo Fuscio to Carmela Puglise. Mort \$750. Mar 10. April 1, 1908.
\*224th st, late 10th av, s s, 255 e 4th av, 50x114, Wakefield. Josephine J Schnurmacher to Chas J Chapman. Mort \$1,000. Mar 30, 1908.
Aqueduct av E, e s, 76 n Buchanan pl, 25.4x103.3x25x107.6 with all title to land bet old e s and new c l of av, 2-sty frame dwelling. Julius Schwartzkopf to William Sohmer. Mort \$3,000. Mar 28. April 1, 1908.



Bailey av, e s, 709.5 s from s tangent point in curve at s e cor Bailey av and Kingsbridge road, 50x100, vacant. Hester Smith to Isabella Arendt. Mar 31, 1908. 11:3239. nom

\*Bassett av, w s, 250 s Saratoga av, 25x100. Hudson P Rose Co to Geo Jaeger. Mar 25. Mar 31, 1908. nom

\*Bassett av, w s, 175 s Saratoga av, 25x100. Hudson P Rose Co to Joseph Paul. Mar 25. Mar 31, 1908. nom

\*Bassett av, w s, 250 s Saratoga av, 25x100. Bassett av, w s, 175 s Saratoga av, 25x100. Eastchester road, e s, abt 234 n Stillwell av, 27.3x88.7x25x78.10. Release mort. John J Brady to Hudson P Rose Co. Mar 30. April 1, 1908. 900

Bathgate av | s w cor 173d st, 100.3x70, vacant. FORECLOS. 173d st | Feb 28, 1908. Martin H Vogel ref to Hene Cooper. Mar 20. Mar 30, 1908. 11:2914. 300

Bathgate av, No 1703, w s, 175 s 174th st, 37.6x120, except part for av, 5-sty brk tenement. Isaac Pennamacoar et al to John Yule. Mort \$36,000. April 1. April 2, 1908. 11:2915. other consid and 100

Bathgate av, No 1701, w s, 212.6 s 174th st, 37.6x120, 5-sty brk tenement, except part for av. Isaac Pennamacoar et al to John Yule. Mort \$36,000. Apr 1. Apr 2, 1908. 11:2915. other consid and 100

Beekman av, Nos 344, e s, 260 n 141st st, 40x101.3x40x102.8, 5-sty brk tenement. Chas A Wingert to Thos J Keane. Mort \$40,000. Mar 31. April 1, 1908. 10:2554. other consid and 100

Same property. Dezso Fuchs to Chas A Wingert. Mort \$40,000. Mar 31. April 1, 1908. 10:2554. other consid and 100

\*Benedict av, s s, 111.9 e Storrow st, 50x100. Henry F Muller and ano to Geo E Gorman. Confirmation deed. Mort \$1,475. Mar 5. Mar 31, 1908. 100

\*Same property. Geo E Gorman to August Schilling.  $\frac{1}{2}$  part. All liens. Mar 13. Mar 31, 1908. other consid and 100

\*Bronxdale av, w s, 114 n w 187th st, 50x85x—x65, Hudson Park. Giuseppe Abruscato to Salvatore Abruscato.  $\frac{1}{4}$  part. Mar 1. April 2, 1908. other consid and 100

\*Bronx Park av, w s, 125 n 177th st. Myron W Cuddeback to Mary E Broderick. 1-3 part. Mort \$5,400. Sept 26, 1907. Mar 27, 1908. other consid and 100

Bryant av, No 1500, e s, 75 s 172d st, 25x100, 3-sty brk dwelling. Ida Mondshein to John Woods, Catherine Killelea and Margaret Woods. Mort \$7,500. Mar 26. April 1, 1908. 11:3000. other consid and 100

Same property. Abraham C Rothstein to same. Q C. Mar 21. April 1, 1908. 11:3000. nom

\*Burke av, e s, 100 n Jefferson av, 25x100, Edenwald. Alfred Peterson to Ferdinand Woidscheck. Mort \$3,950.33. Mar 30. Mar 31, 1908. other consid and 100

Cambreleng av, No 2471 w s, 54.2 n 189th st, 17.3x100, 2-sty frame dwelling. John B Little to Ignace Muller. Mar 31. April 1, 1908. 11:3091. other consid and 100

Cedar av, No 1887, w s, 98 s 178th st, 25x120.6x25.1x122.3, 2-sty frame dwelling. Reinhold M F Buge et al to Antenatta A Petry. B & S. Mar 26. Mar 30, 1908. 11:2883. other consid and 100

Clay av, No 1062, e s, 330 n 165th st, 27x80, 2 and 3-sty brk dwelling. Benjamin Friedman to Henry Feder. Mort \$13,000. Mar 26. Mar 27, 1908. 9:2425. other consid and 100

Clay av, No 1801 | n w cor 175th st, 95x95, 3-sty frame dwelling 175th st, No 271 | and vacant. Emily E Hamilton to Robt E Bolles. Mort \$10,000. Mar 31, 1908. 11:2800. other consid and 100

Clinton av, e s, 254 n 175th st, 30x90.2, 3-sty brk dwelling. Morris Silverman et al to Isaac Leader. Mort \$7,000. Feb 27. Mar 27, 1908. 11:2949. other consid and 100

Clinton av, e s, 194 n 175th st, 30x90.2, 3-sty brk dwelling. Isaac Leader et al to Morris Silverman. 2-3 parts. Mort \$7,500. Feb 27. Mar 27, 1908. 11:2949. other consid and 100

Clinton av, e s, 224 n 175th st, 30x90.2, 3-sty brk dwelling. Morris Silverman et al to Jacob Bloom. 2-3 parts. Mort \$7,500. Feb 27. Mar 27, 1908. 11:2949. other consid and 100

College av, Nos 370 and 372 | n e cor 142d st, 75x100, two 6-sty 142d st, Nos 281 and 283 | brk tenements. Supreme Realty Co to Albert Fries. Mort \$75,000 and all liens. April 1, 1908. 9:-2323. nom

Courtlandt av, No 747, w s, 25 n 156th st, 25x100.4, except part for av, 3-sty frame tenement and store. George Graff EXR George Graff to John Schulz. Mort \$3,500. Mar 31. April 1, 1908. 9:-2416. 10,500

Creston av, No 2727, w s, 144.9 n 196th st, 25x100.4, 2-sty frame dwelling. Ernst Keller to Henry Reinwald, Jr, and Mary his wife, tenants by entirety. Mort \$5,000. Mar 28. Mar 30, 1908. 12:3318. other consid and 100

Daly av | n w cor 179th st, runs n 4.11 x again n 78.8 x w 105.5 179th st | x s 83.5 to st, x e 110.4 to beginning, vacant. Markus Eberhart et al to Maurice Ahl. Mar 27. Mar 30, 1908. 11:-3122. exch

Decatur av, No 2717, w s, 150.4 n 195th st, 25x127.2x25.5x131.11, 3-sty frame tenement. Amalia Pirk to Louis Leib and David Seesle. Mort \$5,000. Mar 31. April 1, 1908. 12:3283. other consid and 100

Eagle av, No 683, w s, 434.9 s 156th st, 19.11x99.5x19.11x99.4, 3-sty frame tenement. John Brady to Wm Mitchell. Mort \$3,000. Mar 30. April 1, 1908. 10:2617. nom

Eagle av, No 898, e s, 81.3 n 161st st, 18.9x100, 4-sty brk tenement. Herman Rosenberg to Stacey E Goeller. Mort \$8,500. Mar 31. April 1, 1908. 10:2627. other consid and 100

\*Edison av, w s, 91 s Pelham road, 50x—x—x—, Tremont Terrace. Release mort. The Hudson Trust Co to J Lawrence Davis. Mar 30, 1908. 1,000

Forest av, No 981, w s, 289.2 s 165th st, 59.2x100, 5-sty brk tenement. David Robinson to John W Atwood, Jr, of Brooklyn. Mort \$42,500. April 1. April 2, 1908. 10:2649. other consid and 100

Forest av, No 981, w s, 289.2 s 165th st, 59.2x100, 5-sty brk tenement. John W Atwood, Jr, to Jonas B Weil. Mort \$50,500. Apr 1. April 2, 1908. 10:2649. nom

\*Fox av, w s, 100 s Jefferson av, 143 to n e s 233d st, late 19th 233d st | av, x96.7x82.2x75, Edenwald. Frank Baumann to Martin Pletscher. Mort \$900. Mar 26. Mar 28, 1908. nom

\*Fowler av, e s, 200 s Neil av, 50x100. Fidelity Development Co to Alice M Callahan. Nov 12, 1907. Mar 27, 1908. other consid and 100

\*Glebe av, e s, abt 118.5 s Glebe av, 108.2x65x—, gore, Westchester. Martin Pletscher to Frank Baumann. Mort \$3,000. Mar 26. Mar 28, 1908. nom

Grand av, w s, 330.5 n 184th st, 60.3x119.6x38.1x118.1, vacant. Mort \$4,500.

184th st, n s, 90 w Grand av, 71x101.3x54.11x100, vacant. Mort \$5,000.

Henry U Singhi to Germano Fioravanti. April 1, 1908. 11:3212. nom

Grant av, No 1042 | n e cor 165th st, 32.9x102.8x41.9x103.4, vacant. 165th st Sheridan av | n w cor 163d st, runs w 69.3 x n 107.3 x e 66.10 to 163d st | av x s 105.8 to beginning, vacant. John Yule to Isaac Pennamacoar and Emanuel D Myar. Mort \$119,000. Apr 1. Apr 2, 1908. 9:2448-2455 and 2461. other consid and 100

Grand av, w s, 200 n 192d st, 50x106, vacant. Thos H Thorn to Nicholas Geiger. Mort \$6,000. Mar 4. April 2, 1908. 11:3215. other consid and 100

Grand av, w s, 50 n 192d st, 50x106, vacant. Louis H Spier to Robert Biggart. Mort \$10,000. Mar 27, 1908. 11:3215. other consid and 100

Hughes av, w s, 300 s 183d st, 31.6x120, vacant. Marie Krabo to Henry Puppel. Mort \$12,000. Mar 30, 1908. 11:3071. other consid and 100

Hughes av, No 2416, e s, 146.2 s 188th st, 24.10x87.6, 2-sty frame dwelling. FORECLOS, Mar 23, 1908. James Kearney ref to Joseph Rosenzweig. Mar 28. Mar 31, 1908. 11:3076. 2,500

Jackson av, No 804 | n e cor 158th st, 25x87.6, 4-sty brk tenement 158th st, No 721 | and store. Julia Drachman to Paul Grathwohl. Mort \$21,000. April 1. April 2, 1908. 10:2647. 100

Jerome av, w s, 62.7 s 194th st, late Kingsbridge road, 100x114.8x 100x115.2, vacant. Germano Fioravanti to Henry U Singhi. Mt \$13,000. April 1, 1908. 11:3202. nom

Jerome av, e s, 194.1 n 165th st, runs n 214.4 x e 198.11 x s e 51 to w s Cromwell av x s 163.10 x w 198.9 to beginning. Cromwell av, w s, 357.9 n 165th st, runs n 51 x e 3 to w s Cromwell av x s — to beginning, gore, vacant. Satisfaction of part interest in mort. Joseph C Levi as TRUSTEE to Louis R Berg. Apr 1, 1908. 9:2503.

Jerome av, No 1900 | n e cor 177th st, 117.4x110.5x88.1x135.5, 2-177th st | sty frame hotel and 1-sty frame shed and vacant. Corporation Liquidating Co, a corpn, to John L Hobson, of Haverhill, Mass. B & S. Mort \$26,000. Mar 19. Mar 30, 1908. 11:2853. nom

Jerome av | s e cor 174th st, 380 to n s Belmont st x100, vacant. 174th st | Leonard Weill to Charles Weill. 1-9 part. All Belmont st | liens. Mar 17. Mar 30, 1908. 11:2847. other consid and 100

Longfellow av, No 1152, e s, 319.6 n Westchester av, 20x90.9x21.6 x98.8, 3-sty brk tenement. Annie P Frankel to Saml S Cohen. Mort \$6,000. Mar 30. Mar 31, 1908. 10:2758. other consid and 100

Lawrence av | w s, 610.7 s 167th st, 150x100 to Sedgwick av, Sedgwick av | x150x100, vacant. Henry Morgenthau Co to John F Kaiser. B & S. Mar 30. Mar 31, 1908. 9:2527. nom

\*Lyon av, n e cor Grace av, 30x100, Westchester. Thomas Scott to Geo B Mackintosh and Annie A his wife, tenants by entirety. Mar 30. April 2, 1908. other consid and 100

\*Lyon av, n e cor Grace av, 52x100, Westchester. Release mort. Lambert G Mapes to Thomas Scott. Mar 25. April 2, 1908. 1,625

Marion av, Nos 2789 to 2793, w s, 100 s 198th st, runs w 125 x s 57.2 x e 60.10 x s 8.3 x e 66.11 to av, x n 50 to beginning, three 2-sty frame dwellings. James H Young to Christina H Young. B & S. Mort \$5,000. Mar 11. April 1, 1908. 12:3289. nom

Marion av, No 2766 | n e cor 197th st, 21x107.3x21.3x110.10, 2-sty 197th st | frame dwelling. Laura Burkhardt to John Scott. Mort \$6,000. Mar 31. April 1, 1908. 12:3283. other consid and 100

Marion av, No 2838 | n e cor Oliver pl, 25.3x64.3 to w s Orchard Oliver pl | st (closed) x25x60.5, vacant. Solomon Katz to Theodore Riehl. Mar 18. Mar 27, 1908. 12:3284. other consid and 100

\*Middletown road, n s, 50.4 w Pilgrim av, 45.4x115.10x—x110.3, Tremont terrace. Release mort. A Morton Ferris to Bankers Realty and Security Co. Mar 25. Mar 28, 1908. 600

\*Same property. Bankers Realty and Security Co to Samuel Leblang. All liens. Mar 24. Mar 28, 1908. 100

Morris av, No 1992, e s, 60 s 179th st, 20x80, 3-sty brk dwelling. August Jacob to Rudolf Seus. Mort \$7,500. Mar 31. April 1, 1908. 11:2807. other consid and 100

\*Mulford av, w s, 100 n Libby st, 25x100, Throggs Neck. Christian Swanson to Rienert Jacobsen. Mar 25. Mar 27, 1908. other consid and 100

\*Mulford av, w s, 50 n Libby st, 75x100, Throggs Neck. Cornelius C Link to Christian Swanson. Mar 25. Mar 27, 1908. other consid and 100

\*Murdock av, w s, 400 n Jefferson av, 25x100. Land Co A of Edenwald to Julia A Hess, of Hasbrouck Heights, N J. Mar 10. Mar 31, 1908. nom

Ogden av, e s, 75 n 166th st, runs e 104.7 x n 75 x e 1.5 x n 50 x e 9 x n 50 x w 115 to av x s 175 to beginning, vacant. Eliphalet L Davis to Emma E Horn and Lina Ettlinger. All liens. Sept 3, 1907. Mar 30, 1908. 9:2514. nom

Old Albany Post road, w s, at intersection s s premises hereby conveyed with n s land now or formerly Jos Delafield, runs s w 598.10 x n w 334.11 x n w 355.10 x n w 151.3 x n e 119.10 x n e 292.7 x n e 75 x n e 51.1 x n e 170 x s e 220.10 x s w 235.9 x s e 184.10 to road, x s 121.11 x s e 126.10 to beginning. Isaac W Goodhue to Northern Broadway Realty Associates. Mar 10. Mar 31, 1908. 13:3421. nom

Park av | s e cor 179th st, 125x116, vacant. Frederick Gauss et al 179th st | to Noble and Gauss Construction Co. Mort \$14,500. Mar 20. Mar 27, 1908. 11:3035. other consid and 200

Park av, No 4590 | n e cor 185th st, 100x100, two 5-sty brk tenements, stores on corner. Frieda Hart to Lulu Banford. B & S. Mort \$122,000 and all liens. April 1, 1908. 11:3039. other consid and 100

Park (Railroad) av, s e s, — n 169th st and 25 s w from n e line of lot 61, 25x150, being part lot 61 map Morrisania.

Park (Railroad) av, s e s, — n 169th st, and 50 from n w cor lot 61, runs s e 150 x s w 25 x n w 150 to av x n e 25 to beginning.

Washington av, Nos 1351 and 1355, w s, 448.10 n 169th st, S3.Sx 139. Release all title, &c, to retaining wall on Washington av property. Martin E Naumann to David Frankfort, Sigmund Gottesman, Joseph Lehman and Edward Lazarus. Mar 9. Apr 2, 1908. 11:2901. nom

Park (Railroad) av, e s, 100 s 174th st, 50x125, vacant. Albert C Hencken to the Brand & Silverstein Iron Works, a corpn. Apr 1, 1908. 11:2906. other consid and 100

Powers av | e s, 100 n 141st st, 250 to s s 142d st x99.3, vacant. 142d st | John M Gibson to Ferdinand Marx. Mort \$19,500. Jan 15. Mar 27, 1908. 10:2572. nom

Prospect av, No 910, e s, 47.3 s 162d st, 22.3x97, 3-sty frame tenement. Mary E Heisler to Ellen McCabe and Eliz A Green. Mort \$11,500. Mar 27. Mar 28, 1908. 10:2690. other consid and 100

Prospect av, e s, 153.8 s Fox st, runs e 133.3 x n 25 x e 25 x n 50 x w 104.8 to av x s 92.2 to beginning, vacant. FORECLOS. Mar 18, 1908. Thos C McDonald referee to Lawyers Title Ins & Trust Co. Mar 28. Mar 30, 1908. 10:2683. 10,500  
 Prospect av, No 988, e s, 74.7 n 164th st, 64x85, 5-sty brk tenement. Jacob R Schiff to Rebecca Isear. Mort \$49,000. Feb 29. April 2, 1908. 10:2690. other consid and 100  
 Robbins av n w cor 141st st, 100x199.3 to e s Powers av, vacant. Powers av | John M Gibson to Nathan Marx. Mort \$39,000. Jan 14 1st st | 15. Mar 27, 1908. 10:2572. nom  
 \*Seton av, w s, 100.5 s w 1st st, 239x62.8x244x60.  
 Seton av, e s, 102 n w Elliott av, runs n w 53.1 x n e 239 x s e 52.11 x s w 150.6 x n w 2 x s w 84.8 to beginning, Westchester. Mary Gleason to Michl Gleason. 1/2 part. All title. All liens. Mar 26. Mar 27, 1908. nom  
 Shakespeare av, No 1298, e s, 159.9 s 170th st, 20x114, 2-sty brk dwelling. Isabel Stern to Gustav Stern. Mort \$5,500. Mar 27, 1908. 9:2506. other consid and 100  
 Southern Boulevard, n s, 550 w Av St John, runs n 130 x w 25 x s 25 x w 50 x s 105 to st x e 75 to beginning, vacant. FORECLOS, Mar 15, 1908. Edmund J Tinsdale referee to Lawyers Title Ins & Trust Co. Mar 28. Mar 30, 1908. 10:2683. 8,500  
 Stebbins av, No 961, w s, 468.11 s 165th st, 20.10x120, 2-sty frame dwelling. Hugo H Avolin to Anna M wife Hugo H Avolin. Mort \$3,500. Sept 11, 1907. Mar 27, 1908. 10:2690. other consid and 100  
 Stebbins av, No 1100, e s, abt 100 s 167th st and being lot 29 blk 507 map No 919 part of Fox estate, begins at w line of said blk 100 s w from n line said blk, runs s e 99.8 x s w 39.9 x n w 26.8 x n e 27.4 x n w 79.11 to said w line of blk x n e 25 to beginning, 3-sty frame dwelling and vacant. Margt wife of Christopher Belton to Christopher Belton. Oct 28, 1907. April 1, 1908. 10:2691. other consid and 100  
 Stebbins av, No 1275, n w s, 54.1 w Chisholm st, runs n w 91.9 x n 17.2 x w 29.6 x s 24.10 x s e 109.3 to av x n e 25 to beginning, 1-sty frame building. Andrew McDonough to Victor Gerhards. Mort \$1,700. Mar 30. Apr 2, 1908. 11:2970. other consid and 100  
 Tinton av (Beach av), w s, 73.1 n 145th st, 150x100, vacant. Edward Sykes to Lucy Manning. B & S and C a G. Mort \$8,400. Oct 10, 1907. April 1, 1908. 10:2576. nom  
 Tremont av, No 461, late Morris st, old n s, 92.7 w old line Washington av, runs n 120.1 x w 2.6 x n 25 x w 16 x s 147.10 to st x e 18.6 to beginning, 3-sty frame tenement and store.  
 Morris st, old n s, 92.7 w old line Washington av, runs s 4 to n s Tremont av x w 18.6 x n 4 to st x e 18.6 to beginning.  
 Wm G Mulligan to Johann A Wolf. Mar 27. Mar 30, 1908. 11:3034. nom  
 Tremont av, s w s, 25 n w Clinton av, 50x99.9x50x99.8, vacant. Ellen Jane Maugham to Ellen E Austin. Mort \$10,000. Aug 1, 1905. Mar 31, 1908. 11:2950. nom  
 Trinity av, No 706, e s, 300 s 156th st, 25x81.9x25x82.9, 3-sty frame tenement and store. Rosa Wiederman to David Bernstein. B & S and correction deed. All liens. Mar 31. Apr 2, 1908. 10:2635. nom  
 Trinity av, No 706, e s, 300 s 156th st, 25x—x25x82.9, 3-sty frame tenement and store. Barnet Alterman to David Bernstein. Mort \$6,000. Mar 30. Apr 2, 1908. 10:2635. other consid and 100  
 Trinity av, No 1012, e s, 47 s 165th st, runs e 57.5 x n 0.6 x e 42.6 x s 23.1 x w 100 to av x n 22.3 to beginning, 3-sty frame tenement. Maria Thompson to Joseph F Geisler. Mar 27, 1908. 10:2639. other consid and 100  
 Trinity av, No 1037, w s, 292.5 n 165th st, 19.10x100, 2-sty frame dwelling. Henry V Williams to Seraphina S Maher. Mort \$4,000. Mar 25. Mar 27, 1908. 10:2633. other consid and 100  
 Union av | n w cor 168th st, 26.7x96.1x22.6x96.2, 5-sty brk 168th st, No 801 | tenement. Ida Kraus to Meta Deiches. Mort \$32,000. Mar 30. Mar 31, 1908. 10:2673. other consid and 33,000  
 Vyse av, No 1145, w s, 240 n 167th st, 20x100, 3-sty brk dwelling. Lydia B Koch to Anna Edelman. Mort \$9,500. Mar 28. Mar 30, 1908. 10:2752. nom  
 \*Virginia av, w s, 100 n Walter st, 75x101.3, Pugsley estate. Jacob Keller to Geo Hauser. Mort \$1,950. Mar 20. Mar 30, 1908. other consid and 100  
 \*Washington av, No 1780, e s, 217 s 175th st, late Fitch st, 53x120, except part for av, 2-sty frame dwelling and 2-sty frame stable in rear. Sarah J Gleason to Celia Shapiro. Mort \$8,000. Apr 1. Apr 2, 1908. 11:2916. other consid and 100  
 Washington av, No 2091 | s w cor 180th st, 21.6x98, 3-sty frame 180th st | tenement. Gerald C Connor to Waldo H Mork. Mort \$7,000. Apr 1. Apr 2, 1908. 11:3036. other consid and 100  
 Washington av, e s, 110 s 173d st, 40x109.11, vacant. Release mort. Martense B Story TRUSTEE Isaac Orr to The Dacorn Realty Co, a corpn. Mar 27. Apr 2, 1908. 11:2914. 25,000  
 Washington av, No 1678 | n e cor 173d st, 50.8x100, 3-sty frame 173d st, No 481 | dwelling and vacant. Emma F Callanan to Thomas Lenane. Mar 31. April 1, 1908. 11:2915. 100  
 Webster av | s w cor Ford st, 115.5x100.1x111.5x100, vacant. John Ford st | W Atwood Jr to David Robinson. Morts \$12,000. Apr 1. Apr 2, 1908. 11:3143. nom  
 Webster av | s w cor Ford st, 115.5x100.1x111.5x100, vacant. Ford st | Jacob Wolf to John W Atwood, Jr, of Brooklyn. Mort \$13,000. Mar 25. Mar 27, 1908. 11:3143. nom  
 West Farms road | s e s, at s w s Freeman st, runs s e 138.4 x w Freeman st | 193.5 to e s Longfellow av x n 7 to s e s said Longfellow av | road x n e 152.10 to beginning, vacant. Declaration as to ownership. Hyman Horwitz, N Y, owns 1/2 part, Louis W Koplin, of Philadelphia, Pa, 1/4 part, and Max Wegman, N Y, 1/4 part. Mort \$11,550. Apr 19, 1905. Mar 30, 1908. 11:3006. nom  
 West Farms road, e s, 438.5 n 174th st, —x— to high water mark Bronx River, vacant. Ida Held to Harry Brounstein. Q C. Mar 27, 1908. 11:3020. nom  
 \*White Plains road, e s, 600 n Morris Park av, 50x100. John F Scott to Hugo Wabst. Mort \$3,000. Mar 26. Mar 28, 1908. other consid and 100  
 \*White Plains road, w s, 246 n 226th st, 93x125. Chas J Chapman to Josephine J Schnurmacher. Mort \$6,500. Mar 30, 1908. other consid and 100  
 Woody Crest av, No 992, e s, 23 s 164th st, 27x100, 2-sty frame dwelling. Wm J Kirkpatrick to Emily P Kirkpatrick. Mort \$9,000. Nov 7, 1907. Apr 1, 1908. 9:2507. other consid and 100  
 \*1st av, e s, s 1/2 of s 1/2 of lot 41 map No 1 of Olinville, 25x100. Giuseppe Cirillo to Margarita Ria Cirillo. Q C. Apr 1. Apr 2, 1908. nom  
 3d av, Nos 3748 and 3750, e s, 87.4 n St Pauls pl, late Julia st, 40 x100, 5-sty brk tenement and store. FORECLOS, Mar 12, 1908. Sylvester Malone ref to William Hagedorn. All liens. Mar 30. April 1, 1908. 11:2927. \$2,000 over and above mort of 40,000

3d av, Nos 4064 to 4068, e s, 389.9 n 174th st, 75.1x100x75.2x100, three 4-sty brk tenements and stores. Arthur W Wall to Louis Meyer Realty Co. Mort \$57,000. Mar 31, 1908. 11:2930. 100  
 3d av, No 4068, e s, 439.10 n 174th st, 25x100, 4-sty brk tenement and store. David Angermann to Arthur W Wall. Morts \$19,000. Mar 30, 1907. Mar 31, 1908. 11:2930. other consid and 100  
 3d av, No 3456 | n e cor 167th st, 32x105.9x34.10x104, 6-sty brk 167th st | tenement and store. Maurice Ahl to Markus Eberhart. Morts \$50,000. Mar 30, 1908. 10:2609. other consid and 100  
 \*Lot 192 map No 426 of lots near Williamsbridge Station. Release mort. Mark Lurie to Edward Minizzoli. Feb 15. Mar 31, 1908. 100  
 \*Lot 147 map No 426 of lots near Williamsbridge station. Arturo Cochi to Guidetta Massimi. Mort \$640. Mar 23. Mar 27, 1908. nom  
 \*Lots 181 and 194 map No 1106 of Arden property at East and Westchester. Release lien of agreement recorded in Westchester Co on Feb 16, 1894. Walter W Taylor to City Real Estate Co. Q C. Feb 29. Mar 28, 1908. other consid and 100  
 \*Lot 2 on south part lot 52 on an old map bounded on n w cor of Joseph B Hortons lot near high water mark, runs e — to land Samuel Bowne x n 60 x w 210 x s — to beginning, City Island. Minnieford av, w s, 576.8 n Cross st, 60.4x41.2x60x48.9, being lot 221 on map (No 651) of Eliz R B King at City Island. Minnieford av, w s, lot 222 same map, except part taken for easterly approach to City Island Bridge, also land lying in bed of Main st. Herman Wauer to Catherine W Moessner. Mort \$4,500 and all liens. Mar 28. Mar 30, 1908. other consid and 100  
 \*Parcel of upland marsh and salt meadow at Westchester bounded east by land of Hunter, n by Griffins Creek, w by land of Appely or Givan, x s by land of Appely & Hunter, contains 2 roods and 4 perches, with all right, title and interest to land described in deed by Shirmer to Close and recorded Jan 15, 1907, in L 68 page 89, also another deed by same recorded May 13, 1907, in L 68 page 368, together with all rights of said Shirmer to parcel shown on map of Pelham Park, No 599, laying east of Sea View av and s of R R track, with streets, water, marshes, land under water, &c, of Griffins Creek, Pelham River and Pelham Bay, &c. Catherine Close to Stephen M Hoye. Feb 24, 1908. Mar 28, 1908. other consid and 100  
 \*Plot begins at n w cor lot 4 on Lotts Hill, runs e 120 x n 50 x w 120 to land Wm Scofield x s 50 to beginning, reserving 6-ft right of way along e s for use of Joshua Leviness et al to road to the waterside, except a strip across rear 16 ft wide, City Island. John Hawkins and Sarah L his wife to Sarah L Hawkins. Mar 26. Mar 27, 1908. other consid and 100  
 Plot which lies bet lands conveyed by Judge to Rogers recorded Aug 19, 1881, on the s, and the c l of East 170th st and of the Concourse Approach or Transverse road at East 170th st on the north, and bet Share A on map of the partition of estate devised to Lewis Morris decd et al on the east, and Jerome (Central) av on the west, excepting lands in Grant and Morris avs, East 170th st and said Concourse Approach, &c.  
 Together with all title to lands bounded on east by Share A, on the north by c l of 170th st and Concourse Approach, &c, on west by Jerome av, and on south partly by Share C on said partition map and land of Wm H Morris, including awards, &c. James R Roosevelt et al as TRUSTEES Wm Astor decd for benefit John J Astor, &c, to Archibald Rogers, of Hyde Park, N Y. Mar 19. Mar 30, 1908. 11:2785-2816-2830-2831-2839-2840-2841 and 2842. 15,000  
 \*Plot begins 100 e Prospect Terrace and 246 n 226th st (12th av), runs e 25 x n 93 x w 25 x s 93 to beginning. Release mort. Emma E Potter and ano to Chas J Chapman. Mar 24. Mar 30, 1908. 500

LEASES

Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

March 27, 28, 30, 31, April 1 and 2.

BOROUGH OF MANHATTAN.

Ann st, Nos 37 and 39, n e cor Nassau st. Assign lease. James Everards Breweries, a corpn, to Bernard Daly. Mar 23. Mar 31, 1908. 1:92..... nom  
 Ann st, Nos 35 and 37. Assign lease. Bernard Daly to Philip Debold, of Brooklyn. Mar 27. April 1, 1908. 1:92. nom  
 Ann st, Nos 35 and 37, n e cor Nassau st. Assign lease. Philip Debold to Otto Huber Brewery. Mar 27, 1908. April 1, 1908. 1:92..... nom  
 Attorney st, No 122, two basement stores. Joseph L Weber to Nathan Weisman and ano; 4 years, from May 1, 1908. Mar 31, 1908. 2:344.....1,440  
 Attorney st, No 60, store and basement. Abraham Teichman to Max Stornachin or Stomoccin; 5 years, from May 1, 1908. Mar 31, 1908. 2:342..... 840  
 Baxter st, No 62. Surrender lease. Pietro Statilo and ano with Rachael Gossett. All title. Mar 26. Mar 27, 1908. 1:167. nom  
 Bleecker st, No 285, all. Lorenzo Ciaffone to Donato Magrino; 5 years, from Apr 1, 1908. Apr 2, 1908. 2:590.....2,400  
 Bayard st, No 57, store, &c. M Brinn et al to Barnet Levy; 5 yrs, from May 1, 1908. Mar 31, 1908. 1:163.....1,800  
 Broad st, No 91. Assign lease. Edward Balzarini and ano to Louis Cavagnaro. Mar 31. April 1, 1908. 1:29.....1,800  
 Canal st, Nos 239 and 241, 4th loft. Robert Hartman et al to A Wallach & Co; 4 3-12 years, from Feb 1, 1907. Mar 27, 1908. 1:208.....2,100  
 Cherry st, No 32. Assign lease. Prospero Viggiani to John D Haase. Mort \$2,300. Mar 26. Mar 27, 1908. 1:132..... nom  
 Same property. Reassign lease. John D Haase to Prospero Viggiano. Mar 27, 1908. 1:132..... nom  
 Cherry st, Nos 42 and 44, corner Roosevelt st, store, &c. Charles Wichmann to Daniel A Casella; 5 years, from May 1, 1908. Apr 1, 1908. 1:112..... 600 and 720  
 Delancey st, No 106, 4 rooms on 1st floor front. Rose A Block to Max Stern; 3 1-12 years and 21 days from Mar 10, 1908. Mar 28, 1908. 2:410.....360  
 East Broadway, Nos 115 and 117, corner store, &c. Elias Sobel and ano EXRS Philip Sobel to Jacob Pick; 5 years, from May 1, 1908. Mar 31, 1908. 1:282.....2,000  
 East Broadway, No 204, all. Abraham H Sarasoehn and ano to Samuel Joseph; 3 years, from May 1, 1908, with 2 years renewal. Apr 2, 1908. 1:285.....3,000

Elizabeth st, No 265, store and rear house. Antonio Ciolino to Giovanni Zito; 2 7-12 years, from Apr 1, 1908. Apr 2, 1908. 2:508.....1,500

Forsyth st, No 45, north store, &c. Chaman Bernstein and ano to Harry Feingold; 3 years, from May 1, 1908. Mar 28, 1908. 1:302.....780 and 900

Grand st, No 369, store and 4 rooms. Woodbury G Langdon to Ralph Boyarsky; 3 years, from May 1, 1910. April 1, 1908. 1:311.....2,100

Hudson st, No 612 [Assign lease. Herman Michaelis to Lewis 12th st, No 309 West Danahar and ano. Mort \$5,000. Apr 1, 1908. 2:625.....nom

Irving pl, No 21, all. Elizabeth Roth to Anna Meyer; 4 years, from May 1, 1908. April 1, 1908. 3:871.....1,800

Lispenard st, Nos 23 and 25, store and basement. Chas F Linde to Marcus Breier; 5 years, from Feb 1, 1908, with 5 years renewal. Mar 30, 1908. 1:211.....2,400

Madison st, No 155, cor store. Annie Solomon to Wm H Burns; 3 years, from May 1, 1908. Mar 30, 1908. 1:275.....1,300

Maiden lane, No 57, n s, 87.2 w William st, 25.7x90.4x24.10x93, all. Seth S Terry to Wells Building Cafe Co, a corpn; 21 yrs and 15 days, from Apr 15, 1908. Mar 27, 1908. 1:67.....taxes, &c, and 8,000 to 12,000

Mott st, No 200. Assign lease. Prospero Viggiano to George Kienzle. Mort \$2,068.45. Mar 26. Mar 27, 1908. 2:479.....nom

Same property. Reassign lease. George Kienzle to Prospero Viggiano. Mar 27, 1908. 2:479.....nom

North Moore st, No 11, n s, all. Benj B Johnston by Wm I Roe AGENT to Germania Steinbuehler; 3 years, from May 1, 1908. Mar 27, 1908. 1:190.....900 and 960

Orchard st, No 37. Assign lease. Jacob Spitzer to Philip Garfinkel. All title. Mar 26. Apr 2, 1908. 1:299.....nom

Pearl st, No 508, 1st loft. John A Weekes and ano to Jacob Weiner; 3 years, from Mar 1, 1907. April 1, 1908. 1:166.....850 and 900

Pike st, No 66. Assign lease. Max Kivelewitz and ano (with consent by Congregation Ahawath Zion) to Wolf Zinberg and ano. Mar 28. Mar 30, 1908. 1:254..... other consid and 100

Pike st, No 24, n w cor Henry st. Assign lease. Isaac Finkelstein to John D Haase. Mort \$2,455. Mar 25. Mar 27, 1908. 1:282.....nom

Same property. Reassign lease. John D Haase to Isaac Finkelstein. Mar 26. Mar 27, 1908. 1:282..... nom

Same property. Assign lease. Sarah Appelbaum to Isaac Finkelstein. All title. Mar 24. Mar 27, 1908. 1:282.....nom

Stanton st, No 237, east store, &c. Sander Harris to Abraham B Schrekinger; 2 years, from May 1, 1908. Mar 27, 1908. 2:339.....540

Sullivan st, Nos 47 and 49. Assign lease. Domenico Imperioso to Vincenza Imperioso. Mar 3. Mar 31, 1908. 2:476..... other consid and 100

Same property. Surrender lease. Vincenza Imperioso to Angelo Legniti. All title. Mar 28. Mar 31, 1908. 2:476.....nom

Vesey st, No 64, store room in rear and having an entrance at West Broadway, No 5. Samuel W Harden to the Keating Pabst Co; 3 years, from May 1, 1907. Mar 28, 1908. 1:88.....400

3d st, Nos 317 and 319 East. Surrender lease. Moses Koppel and ano to Max Fine. May 4, 1906. Apr 2, 1908. 2:373.....nom

4th st, No 56 East, store and basement. Abraham Teichman to Jacob Frumkes; 3 years, from May 1, 1908. Mar 31, 1908. 2:459.....480

9th st, Nos 811 and 817 East, all, except 2d loft of said building with machinery, &c. Annie P Frankel and ano to Schwab Bros Co, a corpn; 5 years, from Apr 1, 1908. Mar 27, 1908. 2:366.....5,000

9th st, Nos 811 to 817 East, all, with machinery, &c. Wm Rowland to Annie Passman and Marius Dauere; 5 3-12 years, from Feb 1, 1908. Mar 27, 1908. 2:366.....5,200

11th st, No 615 East. Assign lease. Philip Orda and ano to Charles Bluman. Mar 27. Mar 31, 1908. 2:394.....100

Little West 12th st, Nos 53 and 55, all. John Fleming and ano to Martin H Meyerhoff et al; 5 years, from May 1, 1908. Mar 31, 1908. 2:645.....4,000

15th st, No 336 East, parlor floor and basement. Thos J Rush TRUSTEE Joseph W Houghton et al to Jason G Houghton; 1 year, from May 1, 1908. April 1, 1908. 3:921.....540

17th st, No 16 East, store and basement. Lida Haines to Alexis Behrend and Frederick Blaser; 7 3-12 years, from Nov 1, 1907. Mar 28, 1908. 3:844.....2,600

Same property. Consent to sublet lease. Same to Frederick Blaser. Mar 24, 1908. Mar 28, 1908. 3:844.....nom

17th st, No 16 East, store, &c. Fredk Blaser to Otto Matthai; from Mar 19, 1908, to Jan 31, 1915. Mar 28, 1908. 3:844.....2,600

18th st, No 405 East, all. John Bickmann to Vienna Pressed Yeast Co; 3 years, from May 1, 1908. 3 years renewal. April 1, 1908. 3:950.....1,500

23d st, No 337 East, store floor. Elvira Purdy to John M Hoffman; 3 years, from May 1, 1908. Apr 2, 1908. 3:929.....552

31st st, Nos 124 and 126 West, a strip in rear 6.3 on east end and 6.5 on west end and 40.9 in length. Francis E Johnson INDIVID and as TRUSTEE Stephen Johnson for Cath S Bayles to D A Skinnell; lease from month to month at \$15.00. Mar 27, 1908. 3:806.....

38th st, Nos 108 and 110 West. Assign lease. John A Kelly to Cafe of France Co, a corpn. Mar 31. April 1, 1908. 3:913.....nom

71st st, No 312 East, west store. Simon Engel to Alfred Abels; 5 years, from May 1, 1904. (Re-recorded from June 16, 1904). Mar 28, 1908. 5:1445.....600

Same property. Simon Engel to Charles Potuzek; 3 years, from May 1, 1909. Mar 28, 1908. 5:1445.....600

71st st, No 312 East. Assign lease. Charles Potuzak to the Eb-ling Brewing Co. Feb 25, 1907. Mar 28, 1908. 5:1445..... nom

73d st, No 426 East, east store, &c. Anton Franc to Adolf Konas; 3 years, from May 1, 1908. Mar 30, 1908. 5:1467.....420

79th st, No 114 West, lease.....

79th st, No 116 West, lease.....

79th st, No 124 West, lease.....

Receivers sale (Mar 4, 1908). Wm Ehrlich (recvr) to Wm S Hopkins. All title. Mar 16. Mar 28, 1908. 4:1150.....25

81st st, No 208 East, store. Theresa Koehler to Joseph Kaiser; from Mar 4, 1908, to May 1, 1911. Mar 30, 1908. 5:1526.....960 to 1,200

85th st, No 517 East. Assign lease. Anna Canzler to Joseph Menne. Mar 28. April 1, 1908. 6:1625.....nom

113th st, No 342 East. Assign lease. Nicola Madonna to Davies J Marshall. Mort \$600. Apr 1. Apr 2, 1908. 6:1684.....nom

Same property. Reassign lease. Davies J Marshall to Nicola Madonna. Apr 2, 1908. 6:1684..... nom

113th st, No 306 East. Subordination of lease to mort for \$18,-500. Angelo and Antonia Iannacone with Raphael Vanacore and Wm Jay as TRUSTEES Isaac Bell Jr. Mar 21. Mar 27, 1908. 6:1684.....nom

113th st, No 342 East, all. Salvatore Strano to Raffaele Nenna; 3 years, from Aug 1, 1906. April 1, 1908. 6:1684.....3,300

Same property. Consent to assign lease. Same to same. Oct 1, 1907. April 1, 1908. 6:1684.....nom

Same property. Assign lease. Raffaele Nenna to Nicola Madonna. All title. Oct 1, 1906. April 1, 1908. 6:1684.....nom

131st st, Nos 614 to 618 West, 75x99.11, all. Mary F Grossman to Clover Farms Co; 10 years, from May 1, 1908. Mar 30, 1908. 7:1997.....taxes, &c, in excess of taxes for 1908, &c, and 5,000

132d st, No 167 West. Assign lease. Samuel Pasternak and ano to Martha Zimmermann. Mar 28. Mar 30, 1908. 7:1918.....nom

136th st, No 230 West, all. Adolph Wald to Heiman S Isaacs; from May 1, 1908, to Sept 1, 1912. Mar 30, 1908. 7:1941.....1,200

146th st, Nos 506 and 508, s s, 100 w Amsterdam av, all. John Martin to Cheney Realty Corp; 3 years, from April 1, 1908. Mar 31, 1908. 7:2077.....4,600

146th st, Nos 510 and 512, s s, 140 w Amsterdam av, all. John Martin to Cheney Realty Corp; 3 years, from April 1, 1908. Mar 31, 1908. 7:2077.....4,600

Av A, No 44, e s, 24 n 3d st, 24x100. Assign lease. Eliza Weiss to Cecilia Frankel and ano. Mar 31. Apr 1, 1908. 2:399.....omitted

Av A, No 71, store and shed in rear. Joseph Lahres or Lahret to Louis Fenigstein; 3 years, from May 1, 1908. Mar 27, 1908. 2:432.....1,500

Av A, No 1749, n w cor 91st st. Assign lease. Mary A Carroll to Wm Zoll. Mar 13. April 1, 1908. 5:1571.....nom

Amsterdam av, No 1941, n e cor 156th st, store. Emilie Seebeck to Henry C Helmcke; 7 years, from May 1, 1908. Mar 30, 1908. 8:2107.....1,500

Broadway, Nos 1265 and 1267. Surrender lease. Chas S Levy to Browning, King & Co. All title. Apr 2, 1908. 3:833.....nom

Broadway, No 3184, store. Julia A Donahue to Peter Kyriakakis and ano; 5 years, from Dec 1, 1907. Apr 2, 1908. 7:1981.....780 and 90.

Broadway, No 3517, n w cor 144th st, store. Agreement modifying lease. Geo A Fisher Co to Chas H Halper. Mar 28. Mar 30, 1908. 7:2091.....nom

Lenox av, No 329, store floor, &c. Joseph Bierhoff to August W Ehlen; 5 1-12 years, from Apr 1, 1908. Apr 2, 1908. 7:1911.....1,500 and 1,800

Old Broadway, No 75 [all, except the attic. Mary T Ryan to Chas 131st st, No 570 W R Gross; 5 years, from May 1, 1908. Apr 2, 1908. 7:1985.....828 and 888

Park av, Nos 1891 and 1893, basement, 1st and 2d floors. Catherine Schildwacher to Charles and Diedrich Gristede; 19 1-12 years, from April 1, 1908. Mar 30, 1908. 6:1777.....1,750 and 2,500

West Broadway, No 9, store room. Samuel W Harden to Larry Gillier; 3 years, from May 1, 1907. Mar 28, 1908. 1:88.....450

1st av, No 139, store, &c. Marie Fuller widow to Morris Weiss; 5 years, from May 1, 1908. Mar 28, 1908. 2:450.....1,140

2d av, No 729, store. Catherine Loomam to Patrick Loomam; 8 years, from May 1, 1907. Mar 30, 1908. 3:920.....1,200 and 1,500

3d av, n e cor 107th st, 25x100. Subordination of lease to mort for \$9,500. Aidan J Doyle (with consent of Jacob Ruppert, mortgagee) to Ida Campion et al. Mar 31. Apr 2, 1908. 6:1657.....nom

3d av, No 2158, s w cor 118th st, bill of sale, lease, &c. Katie McGowan INDIVID and ADMRX Martin J McGowan to Jane McGowan. All title. Mar 26. Mar 27, 1908. 6:1645.....9,500

3d av, No 2334, 3-sty building. Emily Benson to John C Stubenrauch; 6 1/2 years, from Nov 1, 1906, with 2 years renewal at \$2,300. Mar 27, 1908. 6:1775.....2,000 to 2,200

Same property. Assign lease. John C Stubenrauch to Henry J Kirchner and ano. Mar 14, 1908. Mar 27, 1908. 6:1775.....nom

3d av, s w cor 121st st, 126.2x100, all.....

120th st, n s, 100 w 3d av, 25x100.11, all.....

Edward Callan to Cowperthwait & Sons; 21 years, from Jan 1, 1909, with renewal. Mar 30, 1908. 6:1769.....taxes, &c, and 28,000 and 33,000

3d av [ s e cor. Surrender lease. Joseph Coleman 97th st, No 200 E to Louis Meyer Realty Co. All title. Mar 30, Mar 31, 1908. 6:1646..... nom

3d av, No 39, s e s, 92 n e 9th st, 23x70, all. John Brennan to Charles Wundling; 6 years, from Jan 1, 1908. April 1, 1908. 2:465..... per month 189.58

Same property. Assign lease. Chas Wundling (with consent of John Brennan) to Jacob Herz. Mar 14. April 1, 1908. 2:465..... nom

4th av, No 388, w s, 25 n 27th st, 4-sty brk building. Theophile Kick to Benny and John Di Salvo; 5 years, from May 1, 1908. Mar 31, 1908. 3:857.....3,000 and 3,100

6th av, Nos 391 and 393, n w cor 24th st, all. Chas A Belden ATTY to Carl and Oscar Oestreicher; 10 years, from May 1, 1908. Apr 2, 1908. 3:800.....taxes, &c, and 7,000

6th av, No 637. Assign lease. Herman C Schmidt to Edw F Rogers and ano. Mar 31. Apr 2, 1908. 3:813.....nom

7th av, No 109, store. Hans Von Nekersberg to Salvatore Abruscato; 2 years, from May 1, 1908. Apr 2, 1908. 3:792.....900

7th av, No 464, store and basement and 3 rooms 2d floor front. Harry Levey to Peter Shonk; 2 years, from May 1, 1908. Mar 31, 1908. 3:785.....2,400

7th av, Nos 2228 and 2230, double store. Chas Jacobs and ano to Harry J Beversten; 5 years, from May 1, 1908. Mar 31, 1908. 7:1937.....1,380

7th av [ n e cor, store, &c. Crystal Realty & Con- 141st st, No 173 West struction Co to J C King and W F Boyle firm King & Boyle; 10 1-12 years, from April 1, 1908. Mar 27, 1908. 7:2010.....2,300 and 2,400

8th av, No 674. Assign lease. Thomas Malone to Bart J McDonough and ano. All title. Mort \$8,800. Mar 26. Mar 27, 1908. 4:1014.....nom

8th av, No 2425, s w cor 130th st. Assign lease. Robert Graham to John D Haase. Mort \$6,166.80. Feb 29. Mar 27, 1908. 7:1955.....nom

Same property. Reassign lease. John D Haase to Robert Graham. Mar 2. Mar 27, 1908. 7:1955.....nom

8th av, No 668. Assign lease. Antonio Pellerano to Giuseppe Brunelli and ano. All title. Mar 26. Mar 28, 1908. 4:1014.....nom

9th av, No 88, all. Caroline Keller to Francis J Battersby; 5 years, from Nov 1, 1908. Mar 27, 1908. 3:740.....2,900

11th av, No 659, corner store. Harry Held to Timothy Gannon; 10 years, from May 1, 1908. April 1, 1908. 4:1095.....720 to 960

Harlem River bulkhead north of 125th st, leasehold, permission to erect steel freight structure, &c. Pennsylvania R R Co lessee and Mary H Johnston et al EXRS, &c, James B Johnston with The City of N Y by Commissioners of Docks. Dec 30, 1907. Apr 1, 1908. 6:1813.....

# THE GEORGE A. JUST CO. IRON WORK

**239 VERNON AVENUE FOR BUILDINGS**

**LONG ISLAND CITY NEW YORK**

**BOROUGH OF THE BRONX.**

Brown pl, No 150, cor store, &c. Henry F Meyer to Maurice Ordmann; 5 years, from May 1, 1908. Mar 27, 1908. 9:2280.... 720 and 780

\*Main st, n e s, adj lands of Frank Gass et al and opposite Lane av, 1/2 of store with stable, &c. George H Ehr Gott to John Weninger; 5 years, from April 1, 1908. April 1, 1908... 900

Simpson st, n w cor Westchester av, store, &c. Henry Morgenthau Co to Edw J Gilligan; 10 years, from Feb 1, 1908. Mar 28, 1908. 10:2726... 2,000 to 3,000

164th st, new No 429 East, 26x90, all. Ratje Bunke to Mary Troxler; 3 years, from April 1, 1908. Mar 31, 1908. 9:2386.... 540

165th st, No 721, n e cor Jackson av, all. Philipp Fluhr to Edward Fluhr; 5 years, from May 1, 1908; 5 years renewal at \$1,400. Mar 28, 1908. 10:2650... 1,200 and 1,300

169th st, No 745 East, west store. Miriam De Vos to Max Lifflander; 5 years, from April 1, 1908. Mar 31, 1908. 11:2910... 480

Brook av, No 1012, store floor, &c. Samuel Qualler to Ike Muntlack; 5 years, from Mar 15, 1908. April 1, 1908. 9:2386... 360

Longwood av, No 1020, Assign lease and chattel mort for \$800 as collateral security. Harry Rosen to Robert Wilhiem. Mar 30. Apr 2, 1908. 10:2689... nom

Morris av, No 635, store. Carmine Moccia and ano to Giuseppe Pizzullo; 2 years, from May 1, 1908. Mar 31, 1908. 9:2441... 480

Mott av, No 422, store, bake shop and rooms in rear. Eliz M Kervan to Ernest D Neuschofer; 3 years, from May 1, 1908. Mar 30, 1908. 9:2343... 900 to 960

Prospect av, Nos 578-584, n e cor Fox st, middle store. Hercules Realty Co to Abe Pollack; 5 years, from Apr 1, 1907. Apr 2, 1908. 10:2684... 480 and 600

Same property, north store. Same to Simon Rubineau; 4 years, from May 1, 1908. Apr 2, 1908. 10:2684... 480 to 600

Tinton av, No 705, cor store, &c. Max Riger to Henry Klunder; 3 years, from May 1, 1908. Apr 2, 1908. 10:2654... 840 and 900

Webster av, No 2775, w s, — n 198th st, store. Michael L'Es-trange and Wm N Kerr to DeWitt G Hall; 5 years, from May 1, 1908. Mar 30, 1908. 12:3279... 840

\*West Farms road, s w cor St Peters av, 62x100x—x69, the Union Hotel, stable and sheds, Westchester. Annie A Shea to Marie Braase; 2 years, from April 30, 1908. Mar 31, 1908... 920

3d av, No 2703, all. James Rothschild to Benjamin and Mayer Diamond; 4 2-12 years and 17 days, from Feb 10, 1908. April 1, 1908. 9:2324... 1,500

**MORTGAGES**

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

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

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

March 27, 28, 30, 31, April 1 and 2.

**BOROUGH OF MANHATTAN.**

Aronovitz, Louis and Louis Segman and Jacob Bernardik to Henry Wendt. Henry st, Nos 278 to 282, s s, 42.4 e Gouverneur st, st. 63.6x73.6x63x73.8. Mar 27, 2 years, 6%. Mar 30, 1908. 1:267. 8,000

A C S Co, a corpn, to Fredk A Steele. Consent of stockholders to chattel mortgage for \$4,000 at 6%. Sept 16, 1907. Mar 28, 1908. Miscel. —

Arden, Thos B to TITLE GUARANTEE & TRUST CO. Spring st, No 150, s s, abt 60 w Wooster st, 20x80. Mar 30, 1908, due, &c, as per bond. 2:487. 5,000

Aaron, John J and Montague to Henry Agne exr Geo Agne. 14th st, No 314, s s, 150 e 2d av, 22.6x103.3. P M. Mar 31, 1908, 3 years, 5%. 2:455. 14,000

Altman, Herman and Middle Town Realty Co with Celia Grabenheimer. 44th st, No 305 East. Subordination agreement. Mar 30. Mar 31, 1908. 5:1337. nom

Albano, Peter to Nicholas M Daly, 44th st, No 208, s s, 155 e 3d av, 25x100.5. P M. Prior mort, \$21,000. Apr 1, 4 years, 6%. Apr 2, 1908. 5:1317. 5,000

Bendien, Geo to Selina Bendien. Amsterdam av, Nos 1292 and 1294, w s, 40.11 s 124th st, 40x100. Prior mort \$48,000. Apr 2, 1908, 2 years, 6%. 7:1978. 5,000

Same to LAWYERS TITLE INS & TRUST CO. Same property. Apr 2, 1908, 3 years, 5 1/2%. 7:1978. 48,000

Braun, Valentine to Franz Hummel. 5th st, No 510, s s, 150 e Av A, 25x96.2. Leasehold. Prior mort \$2,250. Apr 1, 3 years, 6%. Apr 2, 1908. 2:400. 1,500

Behrend, Alex to Joseph Schiffer. Broad st, No 25, "Broad Exchange Building." Leasehold of rooms 137 to 142, first floor. Apr 1, due Dec 1, 1910, 6%. Apr 2, 1908. 1:25. 15,000

Billings, Sarah, Helen I Godwin and Henry B Billings exrs, &c, Chester Billings, with Emilia Uthe. 12th st, No 20, s s, 325 e 5th av, 19.9x103.3x22.3x103.3. Extension mort. Mar 19. Apr 1, 1908. 2:569. nom

Buss Ike to Louis Wiltchik & ano, Norfolk st, No 59, w s 100 s Broome st, 25.9x100. P M. Prior mort \$— Mar 30, due Dec 1, 1908 6%. Apr 1, 1908. 2:351. 2,000

Benda, Geo to German Savings Bank. 24th st, No 355, n s, 171 e 9th av, 20.6x98.9. Apr 1, 1908, 3 years, 5%. 3:748. 2,000

Burnett, Margt A to Minnie Hirsch. Delancey st, No 192, n s, 41.10 w Ridge st, 25x51.10. Prior mort \$20,000. Due, &c, as per bond. Apr 1, 1908. 2:343. 8,000

Baron, Solomon L to Kassel Edelson. Allen st, No 44, e s, 75 n Hester st, 25x65.7. Apr 1, 1908, 8 months, 6%. 1:308. Notes, 2,500

Berkman, David and Abraham Gutterman to Ida Pager. Orchard st, No 49, w s, 125.1 n Hester st, 25.3x88.2x25x88.3. Mar 31, installs, 6%. Apr 1, 1908. 1:308. 6,000

Baum, Samuel C to Julia E McMahon. 11th av, No 658, e s, 50.2 s 48th st, 25.1x100. P M. Apr 1, 1908, 3 years, 5 1/2%. 4:1076. 11,000

Boffa, Donato and Donato D Sesa to MUTUAL ALLINCE TRUST CO of N Y. Mott st, No 100, e s, abt 175 n Canal st, 25x94. Prior mort \$22,500. Mar 26, 1 year, 6%. Mar 27, 1908. 1:204. 6,000

Buscemi Building & Construction Co, a corpn, to Abraham Lerner. Bedford st, Nos 31 to 37, on map Nos 31 to 35, s w s, at n w s Downing st, Nos 35 to 43, 90x92.7. Mar 20, due Mar 27, 1913, 5%. Mar 27, 1908. 2:528. 115,000

Same to same. Certificate as to above mort. Mar 20. Mar 27, 1908. 2:528.

Bradley, Daniel I to Joseph F Cullman, Broadway, Nos 1367 and 1369, s w cor 37th st, No 122, 43.4x85.7x41.1x71.8. Mar 27, 1908, due July 3, 1909, 6%. 3:812. 10,000

Bozzuffi, John to Michele D'Alesandro. 61st st, No 313, n s, 199.6 e 2d av, 25x100.5. Prior mort \$14,000. Mar 25, 2 years, 6%. Mar 27, 1908. 5:1436. 6,000

Blun, Louis to BANK FOR SAVINGS in City N Y. 76th st, No 15 West. Extension mort. Mar 27, 1908. 4:1129. nom

Baum, Samuel C to Dora Schwarz. 11th av, No 658, e s, 50.2 s 48th st, 25.1x100. Prior mort \$11,000. Apr 1, 1908, 3 years, 6%. 4:1076. 2,500

Blitzer, Bella A with Henry Bierman. 10th av, No 194, e s, abt 95 n-21st st, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning. Extension mort. Mar 27. Mar 31, 1908. 3:719. nom

Buscemi Building and Construction Co and JEFFERSON BANK with Abraham Lerner. Bedford st, Nos 31 to 37, on map Nos 31 to 35, n w cor Downing st, Nos 35 to 43. Subordination agreement. Mar 27. Mar 28, 1908. 2:528. nom

Burden, James A, Jr, Williams P, Arthur S and Mary I widow, of Troy, N Y, to N Y LIFE INS AND TRUST CO. 77th st, No 75, n s, 75 w Park av, 25x102.8. Mar 27, 3 years, 5%. Mar 28, 1908. 5:1392. 30,000

Bernstein, Saul with Wm H Young. Amsterdam av, No 2204 to 2210, s w cor 170th st, Nos 500 to 512, 75x250. Agreement as to ownership of mort. Mar 24. Mar 28, 1908. 8:2126. nom

Brinkman, Frederika S to Trustees of the Second Associate Church of the City of New York. F st, w s, 242.10 n Dyckman st, 44.3x150.7x92.11 to e l of a private road x157.9. Mar 27, due Mar 30, 1913, 5 1/2%. Mar 30, 1908. 8:2247. 6,000

Burns, Wm H to Henry Elias Brewing Co. Madison st, No 155. Saloon lease. Mar 16, demand, 6%. Mar 30, 1908. 1:275. 3,000

Battersby, Francis J to Peter Doelger. 9th av, No 88. Saloon lease. Mar 25, demand, 6%. Mar 27, 1908. 3:740. 3,500

Birchett, Alfred to Altana F L Hedges. 22d st, No 421, n s, 366.8 w 9th av, 16.8x98.8. Mar 25, 3 years, 3 1/2%. Mar 31, 1908. 3:-720. 5,000

Bernheim, Isaac J, Henry J and Max J exrs, &c, Jacob Bernheim with Henry C Steinhoff. 80th st, No 449 East. Extension mort. Nov 7, 1907. Mar 31, 1908. 5:1560. nom

Barnett, Louis with James Stokes. 11th st, No 25, n s, 270 e 5th av, —x—. Extension mort. Mar 23. Mar 31, 1908. 6:-1617. nom

Britting, Parkiska M with Lewis A Lazarus. 131st st, No 53, n s, 150 w Park av, 25x99.11. Extension mort. Apr 2, 1908. 6:1756. nom

Corbitt, Wm Henry with Mary H Maynard. Park av, No 885, e s, 24.8 n 78th st, 26x100. Extension mort. Mar 27. Apr 2, 1908. 5:1413. nom

Conway, John F to Ada L Westcott et al trus Robt E Westcott. 46th st, No 146, s s, 265 e 7th av, 15x100.4. P M. Apr 1. due Oct 1, 1913, 5%. Apr 2, 1908. 4:998. 26,000

Chadwick, Emma L to Mary T Rennard. 57th st, No 154, s s, 145 w 3d av, runs s 100.5 x e 25 x s 20 x w 50 x n 120.5 to st x e 25 to beginning. Apr 2, 1908, 2 years, 5%. 5:1311. 15,000

Colon, Geo with Arnold S Furst. 133d st, n s, 100 w Amsterdam av. Two lots each, 37.6x99.11. Two agreements as to ownership of two mort. Mar 31. Apr 1, 1908. 7:1987. —

Cohen, Wm and Joseph M Goldberg and Isidore Witkind to Philip Lehman et al exrs Emanuel Lehman. Greene st, Nos 175 and 177, w s, 100 s Bleecker st, 40x100. Mar 23, 3 years, 5%. Mar 31, 1908. 2:524. 50,000

Curry, John J to Annie Carter. 132d st, No 228, s s, 257.4 w 7th av, 17.6x99.11. P M. Mar 30, due, &c, as per bond. Mar 31, 1908. 7:1937. 10,000

Century Holding Co to Wm Laue. Broadway, Nos 1182 and 1184, e s, 105.9 s 29th st, 52.10x94.7x49.4x113.5. P M. Prior mort \$230,000. Mar 30, 3 years, 5%. Mar 31, 1908. 3:830. 45,000

Cuneo, Maddalena to TITLE GUARANTEE & TRUST CO. Mulberry st, Nos 26 1/2 and 28, s e cor Park st, No 101, 33.4x55.3x34.3x 54. Mar 27, 1908, due, &c, as per bond. 1:161. 30,000

Campis, Michele to Kips Bay Brewing & Malting Co. 12th st, No 346, s s, 119.1 w 1st av, 21.1x68.1x21.1x68. P M. Prior mort \$13,500. Mar 26, due, &c, as per bond. Mar 27, 1908. 2:453. 3,073.80

Cady, James C to Dora Tisch. 20th st, No 446, s s, 208.5 e 10th av, 16.8x91.10x16.8x91.7. Mar 31, due Aug 1, 1908, 6%. Apr 1, 1908. 3:717. 1,000

Christie, David with Amelia V D Ripley et al, trus for Amelia V D Ripley and ano, under will Mary J Van Doren. 96th st, Nos 170 and 174 West. Extension mort Jan 21. Apr 1, 1908. 4:1226. nom

Davidow, Wm H with Emanuel Congregation of City N Y and Jacob Stern. 87th st, No 55 West. Extension mort and consent to same. Jan 29. Apr 1, 1908. 4:1201. nom

Dufais, John L as trustee to Henry Burden trustee Henry Burden. West End av, No 325, w s, 45 n 75th st, 20x75. Mar 23, 1908, 3 years, 5%. 4:1185. Reprinted from last issue, when amount of mort was indistinct. 14,000

# LENOX IRON WORKS, Inc.

HUGH J. LAWLER, Treasurer

BEAM YARD: 132d STREET, PARK TO LEXINGTON AVENUES

# STRUCTURAL STEEL AND ORNAMENTAL IRON

Office, 1959 Park Ave., CORNER 132d ST.

Dryfoos, Carol and Josephine to Helene G Benjamin. 115th st, No 20, s s, 100 w Madison av, 25x100.11. Mar 27, 1908, due Apr 1, 1913, 5½%. 6:1620. 19,000

de Camprubi, Isabel A of Flushing, L I, to EQUITABLE LIFE ASSUR SOC of the U S. 6th av, No 687, w s, 104.11 s 40th st, 18.6x100. Mar 27, 1908, due Jan 1, 1911, 5%. 3:815. 30,000

Doerr, Mary A with David J King et al exrs, &c, Edw J King. Mercer st, No 237. Extension mort at increased interest from 4½% to 5%. Mar 27, 1908. 2:533. nom

Dryfoos, Carol and Josephine and Karl M Wallach with Helene G Benjamin. 115th st, No 20 East. Subordination agreement. Mar 27, 1908. 6:1620. nom

Duke, Benj N to Wm B Leeds. 5th av, s e cor 89th st, 60x100. P M. Mar 27, due Apr 1, 1911, 5%. Mar 30, 1908. 5:1500. 240,000

Dresner, Rachel to Sigmund Feinblatt. 136th st, No 23, n s, 372.5 w 5th av, 37.6x99.11. P M. Prior mort \$30,000. Mar 30, due Sept 30, 1910, 6%. Mar 31, 1908. 6:1734. 5,000

Donald, Peter with Amelia Bloch. 131st st, No 53 East. Extension mort. April 5, 1907. April 2, 1908. 6:1756. nom

Dworsky, Bertha, wife of, and Abraham J and Nathan Kirsh, wife of, and Simon and Ida Sindeband to Mitchel Valentine. 1st av, Nos 2026 and 2028, e s, 76.1 n 104th st, 2 lots, each 25x100, 2 morts, each \$20,000. Apr 1, 5 years, 5½%. Apr 2, 1908. 6:1698. 40,000

Same to Jacob Horowitz. Same property. Two morts, each \$5,500. Two prior morts \$— each. Apr 1, due Aug 1, 1909, 6%. Apr 2, 1908. 6:1698. 11,000

EQUITABLE LIFE ASSUR SOC of the U S with Ellen P Kellogg. Central Park West, Nos 475 and 476. Extension mort. Feb 24. Mar 27, 1908. 7:1843. nom

EQUITABLE LIFE ASSUR SOC of the U S with Wm Farrell as trustee Alexander H Watson. Minetta st, Nos 6, 8, 10 and 14. Extension mort. Dec 28, 1907. Mar 27, 1908. 2:542. nom

EQUITABLE LIFE ASSUR SOC of the U S with John F Olive. 45th st, No 135 West. Extension mort at increased interest from 4½% to 5%. Dec 17, 1907. Mar 27, 1908. 4:998. nom

EQUITABLE LIFE ASSUR SOC of the U S with Edw Robinson. 45th st, No 101 West. Extension mort at increased interest from 4½% to 5%. Dec 18, 1907. Mar 27, 1908. 4:998. nom

EQUITABLE LIFE ASSUR SOC of the U S with Geo T Stevens. 46th st, No 22 East. Extension mort at increased interest from 4½% to 5%. Dec 24, 1907. Mar 27, 1908. 5:1281. nom

EQUITABLE LIFE ASSUR SOC of the U S with Winifred T Johnes. 85th st, No 162 West. Extension mort. Jan 3. Mar 27, 1908. 4:1215. nom

EQUITABLE LIFE ASSUR SOC of the U S with Theresa Moran. 103d st, No 133 West. Extension mort at increased interest from 4½% to 5%. Jan 1. Mar 27, 1908. 7:1858. nom

EQUITABLE LIFE ASSUR SOC of the U S with Harvard Club. 44th st, Nos 27 and 29, n s, 350 w 5th av, 50x200.10 to s s 45th st, Nos 26 to 30. Extension mort at increased interest from 4½% to 5%. Mar 27, 1908. 5:1260. nom

EQUITABLE LIFE ASSUR SOC of the U S with Keats Co, Harris Mandelbaum, Fisher Lewine, Pincus Lowenfeld and Wm Prager. Park av, Nos 1901 to 1915, n e cor 129th st, Nos 101 to 105, 199.10 to s s 130th st, x115. Extension mort. Mar 18. Mar 27, 1908. 6:1779. nom

Empire City Subway Co (Lim) to THE MERCANTILE TRUST CO trustee. Supplemental first mortgage or deed of trust covering telegraph and telephone subways, &c, constructed during year 1907. Prior mort \$—. Jan 1, due, &c, as per bonds. Mar 28, 1908. New bonds for \$170,000

Same to same. Certificate as to consent of stockholders to above mort. Mar 25. Mar 28, 1908.

Foote, Horace C to Cath Burns. 84th st, No 23, n s, 350.6 w Central Park West, 17.6x102.2. P M. Prior mort \$15,000. Mar 31, 3 years, 6%. Apr 1, 1908. 4:1198. 2,000

Frees, Peter with Julius Oppenheimer. 138th st, No 131 West. Subordination agt. Mar 11. Apr 1, 1908. 7:2007. nom

Fouhy, Mary A to Isabella L Beekman. 51st st, No 534, s s, 350 e 11th av, 20x100.5. Mar 31, 3 years, 5%. Apr 1, 1908. 4:1079. 5,000

Ferguson, Mary P widow to Louise J Hogencamp. 122d st, No 359, n s, 116 e Columbus av, 15x100.11. May 9, 1906, due May 9, 1909, 5%. Mar 27, 1908. 7:1949. 2,000

49 Amsterdam Avenue Co, a corpn, to Bernhard Klingenstein. Amsterdam av, Nos 49 to 55, s e cor 62d st, No 160, 100.5x100. P M. Prior mort \$75,000. Mar 26, 5 years, 5%. Mar 27, 1908. 4:1133. 9,000

Fifty Cathedral Parkway Co to City Mortgage Co. Cathedral Parkway, No 50, s w cor Manhattan av, 100x72.11. Mar 30, 1908, due, &c, as per bond. 7:1845. 105,000

Same to same. Same property. Certificate as to above mort. Mar 30, 1908. 7:1845.

Falk, Hannah I to Fredk W Rothschild. 58th st, No 31, n s, 311 e 6th av, 22x100.5. Prior mort \$40,000. Mar 27, 4 years, 5½%. Mar 30, 1908. 5:1274. 5,000

Faulkner, Thomas C with William Hafner. 113th st, No 269, n s, 154 e 8th av, 35x100.11. Extension mort. Sept 11, 1907. Mar 28, 1908. 7:1829. nom

Friedman, Emil with Gustavus Sidenberg et al exrs Henrietta Sidenberg. 6th st, No 329 East. Extension mort at increased interest from 4½% to 5%. Mar 20, Mar 31, 1908. 2:448. nom

Fleischhauer, Jacob and Julius to GERMAN SAVINGS BANK. 50th st, No 357, n s, 65 w 1st av, 20x80. Mar 26, 1 year, 5½%. Mar 31, 1908. 5:1343. 9,000

Finkelstein, Jacob to Georgiana C Stone. Monroe st or Rutgers pl, No 1, n e cor Jefferson st, Nos 45 to 53, 26.6x110; Jefferson st, No 43, e s, 110 n Monroe st, 10x26.6. Mar 30, 3 years, 5½%. Mar 31, 1908. 1:270. 50,000

Featherston, Thomas F to David Dreyfuss. 101st st, No 209, n s, 160 e 3d av, 25x100.11. P M. Prior mort \$9,000. Apr 1, 5 years, 5½% until Apr 1, 1909 and 6% thereafter. Apr 2, 1908. 6:1651. 4,000

Featherston, Thomas F to David Dreyfuss. 101st st, No 211, n s, 185 e 3d av, 25x100.11. P M. Prior mort \$8,000. Apr 1, 5 years, 5½% until Apr 1, 1909 and 6% thereafter. Apr 2, 1908. 6:1651. 5,000

Faber, Anselino and Giovanni Giunco to Vito Moreno. 111th st, No 301, n e cor 2d av, No 2162, 75x25.11. P M. Prior mort \$12,000. Apr 1, installs, 6%. Apr 2, 1908. 6:1683. 2,000

Featherston, Thomas F to David Dreyfuss. 101st st, No 213, n s, 210 e 3d av, 25x100.11. P M. Prior mort \$10,000. Apr 1, 5 years, 5½% until Apr 1, 1909, and 6% thereafter. Apr 2, 1908. 6:1651. 2,000

Frank, Louis with Richard Price. 120th st, No 124 West. Extension mort. Apr 1. Apr 2, 1908. 7:1904. nom

Fay, Timothy with Louis Geffen. 114th st, No 18, s s, 200 e 5th av, 25x100.11. Extension mort. Mar 31. Apr 1, 1908. 6:1619. nom

Golde & Cohen, a corpn, to Louis E Kleban. Madison av, Nos 1828 and 1830, s w cor 119th st, 40.11x75. Prior mort \$50,000. Mar 26, due June 1, 1913, 6%. Apr 2 1908. 6:1745. 17,500

Same to same. Same property. Certificate as to above mort. Mar 26. Apr 2, 1908. 6:1745.

Grogan, Mary A to Kate Campion and ano. 3d ave, No 1945, n e cor 107th st, No 201, 25x100. Apr 2, 1908, 1 year, 6%. 6:1657. 9,500

Gerhardt, John to John Brummer. 46th st, No 231, n s, 204 w 2d av, 25x100.5. Apr 1, 3 years, 6%. Apr 2, 1908. 5:1329. 2,500

Grasenaner, John to Louise Albers. Av A, No 1644, e s, 100 n 86th st, 18.6x100x18.9x100. Apr 1, 3 years, 5%. Apr 2, 1908. 5:1583. 3,000

Garfinkel, Philip to Lion Brewery. Orchard st, No 37. Saloon lease. Mar 26. Demand, 6%. Apr 2, 1908. 1:299. 1,735.32

Golde & Cohen, a corpn, to Louis E Kleban. Madison av, Nos 1824 and 1826, w s, 40.11 s 119th st, 40x75. Prior mort \$38,500. Mar 26, due June 1, 1913, 6%. Apr 2, 1908. 6:1745. 12,500

Same to same. Same property. Certificate as to above mort. Mar 26. Apr 2 1908. 6:1745.

Gillen, Wm J to Adolph Fink. Lenox av, No 614, n e cor 141st st. Store lease. All title. Apr 1. Demand, 6%. Apr 2, 1908. 6:1739. 500

Geffen, Louis with Henry Brune. 114th st, No 18, s s, 200 e 5th av, 25x100.11. Extension mort. Feb 14. Apr 1, 1908. 6:1619. nom

Garfield Building Co to Frances Stevens. 10th st, No 28, s s, 194.9 e University pl, runs w 46x s 92.3x e 46x n 92.3 to beginning. Prior mort \$225,000. Feb 14, 1 year, 6%. Apr 1, 1908. 2:561. 75,000

Same to same. Same property. Certificate as to above mort. Mar 31. Apr 1, 1908. 2:561.

Goldstein, Esther S wife Herman to GERMAN SAVINGS BANK. 79th st, No 403, n s, 75 e 1st av, 25x102.2. Mar 31, 3 years, 5%. Apr 1, 1908. 5:1559. 8,000

Gougelmann, Marie to Isidore Jackson and ano. 108th st, No 182, s s, 73 w 3d av, 27x75. P M. Prior mort \$13,000. Apr 1, 1908, 2 years, 6%. 6:1635. 2,000

Gouverneur Building, a corpn to Margt O Sage. Water st, Nos 97 and 99, n e cor Gouverneur lane, 45.3x94.6x45.8x94.7. Certificate as to mort for \$100,000. Mar 28. Apr 1, 1908. 1:33.

Geffen, Louis to Isidor Stein. 114th st, No 18, s s, 200 e 5th av, 25x100.11. Prior mort \$26,500. Mar 31, 2 years, 6%. Apr 1, 1908. 6:1619. 1,176

Greene Court Building Co to LAWYERS TITLE INS & TRUST CO. 111th st, No 150, s s, 110 e 7th av, 40x100.11. Certificate as to above mort. Mar 26. Mar 27, 1908. 7:1820.

Gartner, Carrie N to James Bowers. Hamilton Terrace, No 26, w s, 302 n 141st st, 16x100. P M. Prior mort \$7,500. Mar 26, due, &c, as per bond. Mar 27, 1908. 7:2050. 3,750

Green, Ruth K with Rudolph A Breidenbach. Old slip, No 23. Extension mort. Mar 21. Mar 28, 1908. 1:32. nom

Grodginsky, Saml to Ray E Matshak and ano trustees Saml Matshak. Sylvan pl, No 5, w s, 86.5 n 120th st, runs w 95.1 x n 14.6 x w 0.11 x n 25.11 x e 96 to pl, x s 40.5 to beginning. Mar 26, due, &c, as per bond. Mar 28, 1908. 6:1769. 35,000

Golding, Joseph to Isaac Solinger. 6th st, Nos 620 and 622, on map No 620, s s, 243 e Av B, 35.6x97. P M. Prior mort \$40,000. Mar 24, 5 years, 6%. Mar 31, 1908. 2:388. 14,000

Goldfein, Barnet to Isaac Male. 118th st, Nos 153 and 155, n s, 285 w 3d av, 50x100.11. Prior mort \$62,300. Mar 31, 1908, 3 years, 6%. 6:1767. 4,000

Golding, Joseph with Frances J Gottschalk. 121st st, No 129 W. Extension agreement at 5½%. Mar 25. Mar 31, 1908. 7:1906. nom

Goodman, Elias and Nathan Gross to Harry L Rosen. 135th st, No 629, n s, 430 w Broadway, 75x99.11. P M. Prior mort \$95,000. Mar 30, 1 year, 6%. Mar 31, 1908. 7:2092. 10,000

Gouverneur Building, a corpn, to Margt O Sage. Water st, Nos 97 and 99, n e cor Gouverneur lane, 45.3x94.6x45.8x94.7. Mar 31, 1908, 3 years, 5½%. 1:33. 100,000

Grunig, Louis, Jr, and Gertrude to Wm Holzwasser. 7th av, No 2452, w s, 25 s 143d st, 25x99. Prior mort \$28,000. Mar 31, 1908, due Oct 1, 1908, 6%. 7:2028. 1,000

Gardner, Bertha to Joseph C Kadane. 75th st, No 104, s s, 100 w Columbus av, 20.6x100.2x20.6x102.2. Prior mort \$30,000. Mar 31, 1908, due, &c, as per bond. 4:1146. 3,500

Horowitz, Minnie and Louis Simon to Adolf Rosenberg. East Broadway, No 45, s s, 343.6 e Catharine st, 27x75. Prior mort \$23,000. Apr 1, 1 year, 6%. Apr 2 1908. 1:280. 4,000

Held, Jacob with John Schreiber. Amsterdam av, No 1951. Extension mort. Apr 1. Apr 2, 1908. 8:2107. nom

Horowitz, Minnie and Louis and Morris Simon with Adolf Rosenberg. East Broadway, No 45. Subordination agt. Mar 27. Apr 2, 1908. 1:280. nom

Hurwich, Dora with Sarah R De Sperati. Henry st, No 51, n s, 215 w Market st, 25x100. Extension mort. Mar 2. Mar 30, 1908. 1:280. nom

Holland, Mary to LAWYERS TITLE INS & TRUST CO. 22d st, No 165, n s, 80 e 7th av, 20x49.4. Mar 30, 1908, 3 years, 5%. 3:798. 5,000

Hillman, Frank to Mary I Simpson. 120th st, No 76, s s, 145 e Lenox av, 20x100.11. Mar 30, 1908, 5 years, 5%. 6:1718. 15,000

Hyman, William and ano with Emma Schworer et al exrs, &c, Louis Schworer. Av B, No 255. Extension mort. Mar 25. Mar 30, 1908. 3:983. nom

Hudson Guild to THE BANK FOR SAVINGS, N Y. 27th st, Nos 436 and 438, s s, 475 w 9th av, 50x98.9. Mar 30, 1908, 3 yrs, 5%. 3:724. 50,000

Hoffmann, Emanuel to LAWYERS TITLE INS & TRUST CO. 5th av, No 1326, w s, 75.11 n 111th st, 25x100. Mar 27, 1908, 5 years, 5%. 6:1595. 20,000

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Hahn, Fredk to Anna M wife of Henry J Fink. 19th st, No 331, n s, 325.3 w 8th av, runs n 44 x n 48 x w 25 x s 92 to st, x e 24.10 to beginning. P M. Mar 28, 1908, 5 years, 5%. 3:743. 12,000

Holzwasser, Rae G and Regina to Albert Freund. 5th av, Nos 1359 and 1361, e s, 25.11 n 113th st, 50x100. P M. Prior mort \$50,000. Apr 1, due Aug 1, 1908, 6%. Apr 2, 1908. 6:1619. 2,000

Herzberg, Aaron to Union Title & Mortgage Co of N Y. Bowery, No 39, e s, 125.1 n e Bayard st, 20.7x80.10x20.8x82.7; Bowery, No 41, s e s, 145.8 n e Bayard st, 19.5x71.9x19.1x73.5. Mar 30, 1908, 1 year, 6%. 1:290. 5,000

Hellmuth (Chas H), a corpn, to Kast & Ehinger, G m b H, of Stuttgart, Kingdom of Wuerttemberg. 18th st, Nos 154 to 158, s s, 141 e 7th av, 66x129.5x66x131.2. P M. Correction mort. May 24, 1905, due May 24, 1910, 4%. Mar 27, 1908. 3:793. 275,000

Hubert, Conrad to William Selkinghaus. 38th st, Nos 414 to 430, s s, 200 w 9th av, 227.9x98.9; 37th st, Nos 417 to 425, n s, 225 w 9th av, 125x98.9. Prior mort \$150,000. Mar 26, 2 years, 6%. Mar 27, 1908. 3:735. 20,000

Hillman, Frank to Hopkins Holding Co. 146th st, Nos 242 and 244, s s, 247.6 e 8th av, 40x99.11. P M. Prior mort \$36,000. Mar 12, 2 years, 6%. Mar 27, 1908. 7:2031. 7,761.65

Hoguet, Robt J to BANK FOR SAVINGS in City N Y. 3d av, Nos 1359 to 1365, s e cor 78th st, Nos 200 to 204, 102.2x105. Mar 26, 3 years, 5%. Mar 27, 1908. 5:1432. 27,000

Same with same. Same property. Extension mort. Mar 26. Mar 27, 1908. 5:1432. nom

Harbater, Joseph and Solomon Silk to Max Kotzen. 17th st, No 347, n e s, 122 n w 1st av, 22x92. Prior mort \$13,900. Apr 1, 1908, 1 year, 6%. 3:923. 10,500

Heckmann, Jacob to Mariana Stroock. 80th st, No 156, s s, 330.6 w 3d av, 19x102.2. P M. Apr 1, 1908, 5 years, 5%. 5:1508. 14,000

Same to Theo Baumeister. Same property. P M. Apr 1, 1908, 1 year, 6%. 5:1508. 3,000

Harburger, Emma of Brooklyn N Y to Chas Garfil. Amsterdam av, Nos 2071 to 2075, s e cor 163d st, 100x45. P M. Prior mort, \$75,000. Mar 31, 5 years, 5½% for first year and 6% thereafter. Apr 1, 1908. 8:2110. 10,000

Hughes, Peter to Hamilton F Dean. 2d av, No 536, e s, 40 s 30th st, 20x75.9. P M. Mar 21, 3 years, 5%. Apr 1, 1908. 3:935. 11,000

Hudson Companies to Edw A Morrison. Broadway, Nos 1289 and 1291, or 6th av, s w cor 33d st, No 100, 49.4x100x50.4x100.; 33d st, No 102, s s, 100 w 6th av, or Broadway, runs s 21.9 x w 17.3 x n 26.2 to st x e 16.8 to beginning; also all title to strip begins 21.8 s 33d st and 100 w 6th av, runs n 0.11 x w 17.3 x s 1.1 x e 17.3 to beginning; also all title to strip begins 6th av, w s, 49.4 s 33d st, 0.1½x46.6. P M. Mar 30, 3 years, 4%. Apr 1, 1908. 3:808. 1,050,000

Ireland, Adelia D to Frank H Keeler. 5th av, No 218, n w cor 26th st, Nos 3 to 9, runs w 127.6 x n 58 x e 27.6 x s 23.8 x e 100 to av x s 34 to beginning. Prior mort \$550,000. Mar 18, due Apr 1, 1910, 6%. Mar 27, 1908. 3:828. 30,000

Ireland, Adelia D (and John B in signature only) to Frank H Keeler. 5th av, No 218, n w cor 26th st, Nos 3 to 9, runs w 127.6 x n 58 x e 27.6 x s 23.8 x e 100 to av x s 34 to beginning. Prior mort \$586,000. Mar 17, 1 year, 6%. Mar 30, 1908. 3:828. 30,000

Jacobs, Aaron to Joseph Jacobs. Broome st, No 292, n w cor Eldridge st, Nos 127 and 129, 25x75. P M. Prior mort \$—. Apr 1, 2 years, 6%. Apr 2, 1908. 2:419. 4,068.66

Jabloner, Adolph with Frederick de P Foster. Willett st, No 73, s w cor Rivington st, No 231. Extension mort at increased interest from 4½% to 5%. Mar 31. Apr 2, 1908. 2:486. nom

Jacobson, Israel to Aaron Bloch. 17th st, No 454, s s, 100 e 10th av, 25x92. Prior mort \$22,500. Mar 27, 3 years, 6%. Mar 31, 1908. 3:714. 3,500

Jones, Louis M and Thomas W to METROPOLITAN LIFE INS CO. Broadway, Nos 364 and 366, n e cor Franklin st, No 58, 50x150 to Cortlandt alley. Mar 31, 1908, due May 1, 1911, 6%, until 1 year after building is completed, and 5½% thereafter. 1:172. 700,000

Joseph, Sarah A of Yonkers, N Y, to Hannah Eckstein. 85th st, No 109, n s, 174 w Columbus av, 18x97.6x18.5x97.6. P M. Mar 30, 1908, 3 years, 5%. 4:1216. 15,000

Jennings, Mary A, of Bath, N Y, to Phebe W McConihe. Pell st, No 9, s s, 100 n w Bowery, 25.1x89.5x25x94.3. Mar 24, due, &c, as per bond. Mar 28, 1908. 1:162. 15,000

Johnson, Francis E, Josephine A and Mary R Reed trustees Joseph I West to Walter F Kingsland. 47th st, No 339, n s, abt 298 e 9th av, 25x100.4. Mar 26, 3 years, 5%. Mar 28, 1908. 4:1038. 10,500

Jacobs, Barbara S to Benj Stern. 71st st, No 339, n s, 353 w West End av, 16x102.2. P M. Mar 25, due, &c, as per bond. Mar 27, 1908. 4:1183. 17,000

Kennedy, Louise to Herman C Junker. 117th st, No 316, s s, 221.3 w 8th av, 26.3x100.11. Prior mort \$19,000. Mar 31, 3 years, 6%. Apr 1, 1908. 7:1943. 3,500

Koch, Joseph and Pauline Nussbaum to Julius Oppenheimer. 138th st, No 131, n s, 256 e 7th av, 26x99.11. Mar 26, due Apr 1, 1911, 5%. Apr 1, 1908. 7:2007. 17,000

Knobel, Samuel Ignatz Bleich and Meschel Hendlr to Eliz Bache et al exrs Semon Bache. 10th st, No 213, n s, about 200 e 2d av. Apr 1, 1908, due, &c, as per bond. 2:451. 25,000

Kennedy, Louise to Frank Cohen and ano. 117th st, No 316, s s, 221.3 w 8th av, 26.3x100.11. Mar 31, 3 years, 5%. Apr 1, 1908. 7:1943. 19,000

Kurz, Henry and Charles with William Jay trustee Isaac Bell, Jr. 113th st, No 306 East. Subordination agreement. Mar 26, Mar 27, 1908. 6:1684. nom

Krulewitch, Emanuel M to Lewis Krulewitch. 122d st, s s, 100 e Amsterdam av, 100.1x90.2x100.10x90.10. P M. Prior mort \$—. Mar 26, 2 years, 6%. Mar 28, 1908. 7:1963. 40,000

Kurz, Bernard L to Mina Engesser. 18th st, No 413, n s, 176 e 1st av, 20x92. Leasehold. Mar 30, 1908, 2 years, 6%. 3:976. 300

Kelleher, Mary J to Isidor J Pocher. 131st st, No 634, s s, 250 e 12th av, 25x99.11. P M. Prior mort \$7,500. Mar 1, due Sept 1, 1909, 6%. Apr 2, 1908. 7:1997. 3,500

Kirwan, John P to Thos Thedford. Seaman av, s w cor Hawthorne st, 200x100. Mar 30, 3 years, 5%. Mar 31, 1908. 8:2239. 15,000

Klau, Nathan to LAWYERS TITLE INS & TRUST CO. 111th st, No 7, n s, 160 w 5th av, 30x100.11. Apr 1, 5 years, 5½%. Apr 2, 1908. 6:1595. 25,000

Same and Morris Mann with Same. Same property. Subordination agreement. Apr 2, 1908. 6:1595. nom

Lowenfeld, Pincus and William Prager to Emma M Cross. 120th st, No 319, n s, 225 e 2d av, 20.6x100.10. Apr 1, 1 year, 5%. Apr 2, 1908. 6:1797. 5,000

Same to American Mort Co. Same property. Apr 1, 1 year, 6%. Apr 2, 1908. 6:1797. 1,500

Luttgen, Penelope A to Harry Mack. 100th st, No 235, n s, 185 e West End av, 15x100.11. Apr 1, 1 year, 6%. Apr 2, 1908. 7:1872. 1,000

Leary, Frederick J with Emanuel Congregation of City of N Y. 19th st, No 49, n s, 225.4 e 6th av, 18.11x92, with all title to strip adjoining on w 0.4x92 and to strip adjoining on e 0.2½x92. Extension mort. Mar 30. Apr 1, 1908. 3:821. nom

Lipschitz, Isaac and Morris to J Henry Alexandre. Allen st, No 121, w s, 100 n Delancey st, 25x87.6. Mar 26, due June 1, 1911, 6%. Mar 30, 1908. 2:415. 5,000

Loomam, Patrick to Henry Elias Brewing Co. 2d av, No 729. Saloon lease. Mar 28, demand, 6%. Mar 30, 1908. 3:920. 6,500

Love, Alice M, of Mt Vernon, N Y, to Herman Wiebke. 3d av, No 1704, w s, 46.10 s 96th st, 26.10x100. Prior mort \$21,000. Mar 23, 3 years, 6%. Mar 30, 1908. 5:1524. 5,000

Levy, Annie to London Realty Co. Chrystie st, No 111, w s, abt 72 n Grand st, 25x100. Assign rents to secure \$1,500. Mar 30, 1908, installs, 6%. 2:423. 1,500

Logan, Andrew to Albert J Appell and ano. 26th st, No 332, s s, 425 e 9th av, 25x98.9. Mar 12, demand, —%, given as security for services and disbursements. Mar 30, 1908. 3:749. 1,000

Loewenthal, Leopold to Alonzo Hornby. 43d st, Nos 108 to 116, s s, 125 w 6th av, 100x100.5. P M. Apr 1, 1908, due Apr 1, 1918, 5%. 4:995. 235,000

La Fetra, Linnaeus E to Angela M C Worden. 62d st, No 110, s s, 80 e Park av, 18.9x100.5. P M. Prior mort \$20,000. Apr 1, 1908, 3 years, 6%. 5:1396. 15,000

Lederer, Josephine with Julia Fitzgerald. Amsterdam av, No 570. Extension mort at increased interest from 5 to 6%. Apr 1, 1908. 4:1235. nom

Lenke, Melchior and Adam Joseph Altschuler to Rosa Blumenthal. Pike st, No 46, w s, about 51 s Madison st, 25x86. Prior mort \$36,300. Apr 1, 1908, due July 1, 1909, 6%. 1:274. 1,450

Lecakes, Nicholas to John Foley and ano. 28th st, No 328, s s, 468.9 e 9th av, 18.9x98.9. Mar 21, due, &c, as per bond. Mar 27, 1908. 3:751. 1,011

LAWYERS TITLE INS AND TRUST CO with Abraham W Lilienthal. Amsterdam av, Nos 1288 and 1290, w s, 80.11 n 123d st, 40x100. Extension mort at increased interest from 5 to 5½%. Mar 23. Mar 27, 1908. 7:1978. nom

Moore, Sophia with John Schaefer. 91st st, No 352, s s, 100 w 1st av, 25x100.8. Extension mort. Apr 2, 1908. 5:1553. nom

Moore, Sophia with John Schaefer. 91st st, No 334, s s, 150 w 1st av, 25x100.8. Extension mort. Apr 2, 1908. 5:1553. nom

McSwegan, Francis to FARMERS LOAN & TRUST CO. 57th st, No 340, s s, 241.8 w 1st av, 16.8x66.11x16.8x68.5. Mar 30, 3 years, —%. Apr 2, 1908. 5:1349. 4,500

McGovern, Patrick to TITLE GUARANTEE & TRUST CO. 102d st, No 107, n s, 77 e Park av, 25x100.11. Mar 31, due, &c, as per bond. Apr 2, 1908. 6:1630. 11,000

Miller Alice to Benj Stern. 71st st, No 343, n s, 384 w West End av, 16x102.2. P M. Mar 25, 3 years, 5½%. Apr 2, 1908. 4:1183. 18,000

Miller, Alice to Benj Stern. 71st st, No 337, n s, 338 w West End av, 15x102.2. P M. Mar 25, 3 years, 5½%. Apr 2, 1908. 4:1183. 18,000

Mercantile Trust Co trustee Wm J Haddock with Harris Mandelbaum et al. Hudson st, Nos 548½ and 550, and Perry st, No 108. Extension mort. Mar 27. Apr 2, 1908. 2:621. nom

Miller, Isaac to Christian H Kruse and ano. 120th st, No 147, n s, 180 e 7th av, 19x100.11. Mar 30, 5 years, 5%. Mar 31, 1908. 7:1905. 16,000

Same and Sigmund Miller with same. Same property. Subordination agreement. Mar 30. Mar 31, 1908. 7:1905. nom

Miller, Isaac and Clara Newman with same. Same property. Subordination agreement. Mar 30. Mar 31, 1908. 7:1905. nom

Moersfelder, Jacob to State Realty & Mortgage Co. 149th st, Nos 240 and 242, s s, 220 e 8th av, 40x99.11. P M. Prior mort \$36,000. Mar 31, 1908, due Dec 31, 1908, 6%. 7:2034. 2,600

Meyer, John L E with Magdalena Erzer and Madeline Lindner. Columbus av, No 322, w s, 25.8 n 75th st, runs n 20.5 x w 62.1 x n — x w 37.11 x s 25.6 x e 100 to beginning. Extension mort. Mar 25. Mar 30, 1908. 4:1147. nom

McMahon, Eliza with Charles Wynne and David Reggel. 131st st, No 513, n s, 150 w Amsterdam av, 24.10x99.11x25x99.11. Extension mort. Dec 30, 1907. Mar 30, 1908. 7:1986. nom

Marks, Nathan to John Stich. Central Park West, w s, 75.8 s 101st st, 25.3x100. P M. Mar 21, due June 21, 1908, 6%. 7:1836. 2,500

Moran, John H to Matthew F Casey. 156th st, No 519, n s, 175 w Amsterdam av, 25x99.11. Prior mort \$5,000. Mar 25, 2 years, 5%. Mar 28, 1908. 8:2115. 2,000

Mooney, Edmund L to Mary D Gerard. Broadway, Nos 1744 to 1748, s e cor 56th, runs e 122.7 x s 120.2 x w 88.7 to Broadway x n 131.9 to beginning. A vested remainder in fee in an undivided 2-3 part of above described premises limited upon the estate of Julia L Butterfield as trust of an implied trust during her life under will Fredk P James, deceased. P M. Prior mort \$150,000. Apr 1, 1908, 3 years, 6%. 4:1027. 65,000

McGivney, Mary A to Hattie Altman. 120th st, No 160, s s, 158 e 7th av, 16.8x100.11. Prior mort \$12,500. Mar 31, due, &c, as per bond. Apr 1, 1908. 7:1904. 3,500

Moran, John H to Caroline Steinau and ano. 150th st, No 503, n s, 100 w Amsterdam av, 15x99.11. Prior mort \$—. Apr 1, 1908, due Dec 28, 1908, 6%. 7:2082. 2,000

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Mehlich, Emilie with Joseph Kopperl et al. Madison av, No 1618. Extension mort at increased interest from 4½% to 5%. Mar 30, Apr 1, 1908. 6:1614. nom

Moersfelder, Jacob to Sarah Altman. St Nicholas av, Nos 17 to 25, s w cor 112th st, No 114, 118.5x109.11x100.11x48. Prior mort \$145,000. Mar 30, 1 year, 6%. Apr 1, 1908. 7:1821. 15,000

Meyer, Louis G to Emanuel Schleissner. St Nicholas av, No 763, w s, 61.4 n 148th st, 20.5x88.9x20x88.1. Prior mort \$18,000. Mar 31, due, &c, as per bond. Apr 1, 1908. 7:2063. 1,000

N Y LIFE INS & TRUST CO trustee Royal Ins Co of Liverpool, England, with Maud E K Cocks. 54th st, No 137, n s, 70 w Lexington av, 20x100.5. Extension mort. Mar 20. Apr 1, 1908. 5:1309. nom

Newman, Caroline T to MUTUAL LIFE INS CO of N Y. 54th st, No 61, n s, 108 e 6th av, 12.4x100.5. Prior mort \$—-. Mar 30, 1908, due, &c, as per bond. 5:1270. 1,000

North American Mortgage Co with Isaac Liberman and Harris Friedman trustees for David Levy and Robert Friedman under deed of trust. 7th av, Nos 2169 to 2177, s e cor 129th st, No 166, 99.11x75. Agreement modifying a subordination agreement, &c. Jan 29. Mar 27, 1908. 7:1913. nom

Ohmeis, Peter M to Geo W May et al exrs Mary A May. 123d st, No 57, n s, 157.9 w Park av, 19.5x100.11. P M. Apr 1, 1908, 3 years, 5%. 6:1748. 8,500

Oakley, Robert H trus Thos F Cock with Geo F and Bernard W Fischer. 137th st, No 264, s s, 119.6 e 8th av —x—. Extension mort at increased interest from 5 to 6%. Mar 16. Apr 1, 1908. 7:1942. nom

Oakley, Robt H as trus Thos F Cock with John J Rothwell. 153d st, No 536, s s, 500 w Amsterdam av, —x—. Extension mort at increased interest from 5 to 5½%. Mar 25. Apr 1, 1908. 7:2084. nom

Oehl, Frida to American Surety Co. 3d av, No 2135, n e cor 116th st, No 201, 22x65. Mar 30, 1908, 1 year, —%. 6:1666. 1,903.32

O'Connor, John to Michael Scanlon. 24th st, Nos 103 and 105 West (building only). 2 leasehold morts, each \$2,000. Mar 28, demand, 6%. Mar 31, 1908. 3:800. 4,000

Press, Rosie to Gussie Lous. 102d st, No 324, s s, 250 w 1st av, 24.11x100.11. Prior mort \$18,300. Mar 31, installs, 6%. Apr 2, 1908. 6:1673. 300

Prager, Hugo to Sara Larschan. 78th st, No 351, n s, 125 w 1st av, 25x73.1x25.4x68.7. Prior mort \$7,500. Apr 1, 3 years, 6%. Apr 2, 1908. 5:1453. 1,500

Polstein Realty & Construction Co to Raisler Heating Co. Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100. Prior mort \$65,000. Mar 31, due Sept 30, 1909, 6%. Apr 2, 1908. 7:1867. 4,300

Penzel, Gustav L and Gustav F with An Assoc for the Relief of Respectable Aged Indigent Females in City N Y. Av A, No 1603. Extension mort at increased interest from 4½ to 5%. Feb 13. Apr 2, 1908. 5:1564. nom

Powers, Helen B to Alice B Bull and ano. 74th st, No 146, s s, 18.9 e Lexington av, 18.9x68.2. Apr 1, due, &c, as per bond. Apr 2, 1908. 5:1408. 13,500

Poth, Benj F with North-Eastern Dispensary. 53d st, No 430 West. Extension mort. Apr 2, 1908. 4:1062. nom

Pernetti, Maria G and Biagio with Samson Rosenfeld et al. 1st av, Nos 2029 and 2031, w s, 38 s 105th st, 37.11x85. Agreement changing rate of interest from 4½% to 5%. Apr 1, 1908. 6:1676. nom

Pringle, Stephen D, of Biarritz, France, with Benjamin Rodezky, of N Y. 74th st, No 311, n s, 160 e 2d av, 20x102.2. Extension agreement at interest increased from 5% to 5½%. Feb 26. Apr 1 1908. 5:1449. nom

Pfaltz, Henry, of Newark, N J, and Frank M Bauer, to Henry Leerburger. Pearl st, No 300, s e s, about 135 s w Peck slip, 24.2x86.10x24.2x84.8 n e s. P M. Prior mort \$18,000. Apr 1, 1908, 3 years, 6%. 1:98. 4,000

Porges, Hannah to Joseph Harbater and ano. 17th st, Nos 349 and 351, n s, 80 w 1st av, 42x92. P M. Feb 20, due May 20, 1908, 6%. Apr 1, 1908. 3:923. 700

Press, Rosie to Harry M Goldberg. 102d st, No 324, s s, 250 w 1st av, 24.11x100.11. Prior mort \$18,000. Mar 31, due Sept 31, 1909, 6%. Apr 1, 1908. 6:1673. 3,000

Pernetti, Maria G and Biagio to Samson Rosenfeld. 1st av, Nos 2029 and 2031, w s, 38 s 105th st, 37.11x85. Apr 1, 1908, due Feb 1, 1910, 6%. 6:1676. 2,000

Palmenberg, Emil T to Dorothy M Palmenberg extrx Wm F Palmenberg. 3d st, Nos 89 and 91, n e s, 125 w Thompson st, 50x109. Mar 17, 5 years, 5%. Mar 28, 1908. 2:541. 50,000

Power, Margt C wife of and Frank M Powers also granddaughter of Patk G Moloney decd to Elsie Powell. Washington st, No 265, e s, abt 82 n Murray st, 21x83.6x21.2x83.11 s s. Mar 27, 1908, 1 year, 6%. 1:131. 3,000

Pierce Phosphate Co to COLUMBIA TRUST CO. Certificate as to mort or deed of trust dated Jan 1, 1907. Jan 1, 1907. Mar 30, 1908. Miscl. —

Pohl, Selma to Jacob Lunitz. 79th st, No 230, s s, 251.5 w 2d av, 17.10x102.2. Mar 31, 1908, due Apr 1, 1910, 6%. 5:1433. 3,000

Patterson, Camilla M to TITLE INS CO of N Y. 127th st, No 48, s s, 360 e Lenox av, 25x99.11. Mar 30, 3 years, 5%. Mar 31, 1908. 6:1724. 3,000

Ralbe, Joseph to Augusta G Ralbe. Madison st, No 344, s s, 144.1 e Scammel st, 24.3x96x24.2x96. Prior mort \$15,600. Apr 2, 1908, 1 year, 6%. 1:266. 1,500

Rosenthal, Sarah and Tillie to Isidore Witkind et al. Greene st, Nos 175 and 177, w s, 100 s Bleecker st, 40x100. P M. Apr 1, due Oct 1, 1908, 6%. Apr 2, 1908. 2:524. 3,000

Ryan, Gertrude L with Herbert F Schwarz. 50th st, No 334 East. Extension 2 morts. Mar 30. Mar 31, 1908. 5:1342. nom

Robertson, Donald to Jos A Gray. St Nicholas av, s w cor 179th st, 25x100. P M. Prior mort \$20,000. Mar 30, 1 year, 6%. Mar 31, 1908. 8:2162. 4,000

Robertson, Donald to Jos A Gray. St Nicholas av, w s, 25 s 179th st, 25x100. P M. Prior mort \$11,000. Mar 30, 1 year, 6%. Mar 31, 1908. 8:2162. 2,500

Rosenthal, Marcus to whom it may concern. 46th st, Nos 345-347 East. 2 estoppel certificates. Mar 27. May 30, 1908. 5:1339. —

Ridal, Annie widow to Denis Horgan. 110th st, No 85, n s, 20 w Park av, 20x100.11. Mar 30, 1908, 3 years, 6%. 6:1616. 2,000

Rein, Hyman with Davis Rosenkrentz. Rivington st, No 180, and Attorney st, No 116. Extension mort. Mar 10, Mar 28, 1908. nom

Rosenkrantz, Davis with John A Brown, Jr. Rivington st, No 180, and Attorney st, Nos 116 to 120. Extension mort. Jan 27. Mar 28, 1908. 2:344. nom

Rubin, Isaak to Arthur and Hugo Stern. 13th st, Nos 332 to 336, s s, 254 w 1st av, 46x103.3. Mar 27, 5 years, 5½%. Mar 28, 1908. 2:454. 50,000

Same and Cassel Cohen with same. Same property. Subordination agreement. Mar 27. Mar 28, 1908. 2:454. nom

Rubin, Isaak and Charlotte Hastorf with same. Same property. Subordination agreement. Mar 27. Mar 28, 1908. 2:454. nom

Roffmann, Henry to TITLE GUARANTEE AND TRUST CO. 57th st, No 422, s s, 275 w 9th av, 25x100.5. Mar 27, due, &c, as per bond. Mar 28, 1908. 4:1066. 15,000

Reed, S Albert to August Limbert trustee Fredk C Gebhard. 53d st, No 123, n s, 120 w Lexington av, 20x100.5. Mar 28, 1908, 3 years, 5%. 5:1308. 15,000

Ryan, Ellen to Margt A Balet. 166th st, No 550, s e cor St Nicholas av, late Kingsbridge road, 90.4 to Audubon av, x55.6x62.3x54.10. Mar 27, 1908, due Mar 27, 1910, 6%. 8:2124. 4,500

Rhoades, Cornelia H to John H Rhoades. 6th av, No 224, w s, 50 s 15th st, 22x80. P M. 1-3 part. Mar 26, 3 years, 5%. Apr 1, 1908. 3:816. 10,000

Rosen, Florence I to Simon E Bernheimer and ano. 7th av, No 1837, s e cor 112th st, No 142, 28x100. P M. Prior mort \$35,000. Apr 1, 1908, due, &c, as per bond. 7:1821. 25,000

Rudinsky, Louis with Sigmund Levin. 2d st, No 122, n s, 292.3 e 1st av, 24.8x121.11. Extension mort. Mar 16. Mar 31, 1908. 2:430. nom

Schneider, Wm F to Eliz Sippelius. 3d av, No 78, n w s, 129.1 n e 11th st, 19.5x75. Leasehold given to secure payment of bond. Mar 27, 1908, installs, 5%. 2:556. 4,000

Simon, David J to Isidor Koplik. 8th st, No 315, n s, 280.4 e Av B, 20.7x69.10; 8th st, No 217, n s, 301 e Av B, 20.7x69.10. Mar 27, 1908, due Aug 1, 1908, —%. 2:391. 600

Stevane, Bertha to Albert Stevane. Delancey st, No 250, n s, 75.1 w Columbia st, 24.11x99.9x25x99.9. Mar 17, due, &c, as per bond, given to secure agreement to indemnify. Mar 27, 1908. 2:333. 2,500

Savina, Angela to Giuseppe or Joseph Termini. 12th st, No 346, s s, 119.1 w 1st av, 21.1x68.1x21.1x68. P M. Mar 26, 5 years, 5%. Mar 27, 1908. 2:453. 13,500

Schwartz, Heinrich to Bronx Investment Co. 19th st, No 237, n s, 149.6 w 2d av, 16.6x92. Prior mort \$10,000. Mar 26, 2 years, 6%. Mar 27, 1908. 3:900. 2,000

Schneittacher, Israel to Mary Schneittacher. 109th st, No 104, s s, 125 w Columbus av, 25x100.11. Mar 27, 1908, due Jan 18, 1911, 6%. 7:1863. 3,000

Schaefer, Karl to EQUITABLE LIFE ASSUR SOC of the U S. Washington st, No 790, w s, 58 n Jane st, 19.6x69.10. Apr 1, 1908, due Jan 1, 1911, 5½%. 2:642. 3,000

Seymour Realty Co with Falk Rhonheimer. 9th st, Nos 435 East. Extension mort. Apr 1, 1908. 2:437. nom

Schnebbe, F Howard to Geo G Heye. 45th st, Nos 136 to 144, s s, 400 w 6th av, runs s 100.5 x w 10 x s 100.5 to n s 44th st, Nos 139 and 141 x w 42.6 x n 100.5 x w 30.10 x n 100.5 to 45th st x e S3.4 to beginning. P M. Prior mort \$—-. Mar 31, 5 years, 6%. Apr 1, 1908. 4:997. 250,000

Slater, Cecelia L A to Marie Roche Ryan and ano trustees Chas W Doherty. 7th av, No 2200, n w cor 130th st, No 201, 32x74.10. Mar 25, 3 years, 5%. Mar 30, 1908. 7:1936. 30,000

Same to same. Same property. Prior mort \$30,000. Mar 25, 3 years, 5½%. Mar 30, 1908. 7:1936. 5,000

# KING'S WINDSOR CEMENT

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J. B. KING & CO., No. 1 Broadway, New York

- Society for Ethical Culture of City of N Y, with Edw Muldoon. 126th st, No 256 West. Extension mort. Mar 27. Apr 1, 1908. 7:1932. nom
- Scholes, Thomas to Max Bernstein. 8th av, No 2687, w s, 24.5 s 143d st, 25.6x100. P M. Prior mort \$20,000. Mar 31, due Oct 1, 1910, 6%. Apr 1, 1908. 7:2043. 4,000
- Strano, Salvatore to Max Weinstein. Elizabeth st, Nos 58 and 60, e s, 39 s Hester st, runs e 74.6 x s 36 x w 24.6 x s 0.6 x w 50 to Elizabeth st x n 36.6 to beginning. P M. Prior mort \$40,000. Mar 31, due, &c, as per bond. Apr 1, 1908. 1:203. 10,000
- Strano, Salvatore to Max Weinstein. Hester st, Nos 146 to 150, s e cor Elizabeth st, Nos 62 and 64, 74.6x39. P M. Prior mort \$70,000. Mar 31, due, &c, as per bond. Apr 1, 1908. 1:203. 15,000
- Schwartz, Adolph and Simon Steiner, with Simon E Osserman. 11th st, Nos 732 to 736, s s, 125 w Av D, 72.4x90.1. Extension mort. Mar 30. Mar 31, 1908. 2:380. nom
- Silverman, Aaron to Harris Brown. 9th st, No 619, n s, abt 265 e Av B, 25x92.3. P M. Prior mort \$—. Mar 27, 5 years, —%. Mar 28, 1908. 2:392. 8,150
- Silverson, Lena with Benj Locker. 129th st, Nos 152 and 154 West. Agreement that mortgage for \$15,000 dated Mar 28, 1906, be a standing mortgage for \$14,000 to become due April 1, 1911. Mar 27. Mar 28, 1908. 7:1913. nom
- Storm, Geo H to Agnes E wife Alfred Harris. 85th st, No 311, n s, 167 w West End av, 16x102.2. P M. Mar 28, 3 years, 6%. Mar 30, 1908. 4:1247. 10,500
- Schnitzlein, Theo A to Mary A Castle. 129th st, No 204, s s, 75 w 7th av, 18x99.11. P M. Mar 30, 1908, 3 years, 5%. 7:1934. gold, 2,000
- Strasbourg, Samuel to Jennie W Schiffer et al exrs and trustees Walter A Schiffer. 136th st, No 23, n s, 372.6 w 5th av, 37.6x99.11. Mar 30, 1908, 3 years, 5½%. 6:1734. 30,000
- Shapiro, Isaac to Frances L McLean, of Ballston Spa, N Y. 91st st, Nos 406 to 416, s s, 94 e 1st av, 125x100.8, all; 1st av, No 1116, e s, 25 n 61st st, 25x95, all; Bleecker st, Nos 297 and 299, n e cor Barrow st, Nos 26 and 28, runs n 39 x e 25 x n 26 x e 50 x s 65 to n s Barrow st x w 75 to beginning, ½ right, title and interest to this parcel; 3d av, No 514, w s, 72.3 n 34th st, 25.2x63.2x24.10x63.2, all. Prior mort \$—. Mar 28, installs, \$150 monthly, 6%. Mar 30, 1908. 5:1570-1456, 2:591. 3:890. 6,500
- Sullivan, Christopher D to JEFFERSON BANK. 47th st, No 118, s s, 550 e 7th av, 18.9x100.5. Prior mort \$20,000. Mar 24, due July 1, 1908, —%. Mar 27, 1908. 4:999. 6,000
- Schwarz, Herbert F with Mary Palmer. 50th st, No 334 East. Extension mort. Mar 31, 1908. 5:1342. nom
- Schubert, Antoinette and Sophie Rueth to Henry C Steinhoff. 80th st, No 449, n s, 81.6 w Av A, 25.6x102.2. P M. Prior mort \$11,000. Mar 31, 1908, 5 years, 6%. 5:1560. 7,700
- Schwartz, G Fredk with Ivan Frank. 95th st, No 138 East. Extension mort. Mar 26. Mar 31, 1908. 5:1523. nom
- Spies, Geo V to Patrick Cashin. 102d st, No 116, s s, 250 w Columbus av, 25x100.11. P M. Mar 31, 1908, due Mar 8, 1910, 6%. 7:1856. 4,200
- Saunders, Arthur W, Brooklyn, N Y, to TITLE INS CO of N Y. 123d st, No 415, n s, 181.3 e 1st av, 18.3x100.10. Mar 31, 1908, 3 years, 6%. 6:1811. 5,000
- Saunders, Arthur W, of Brooklyn, N Y, to TITLE INS CO of N Y. 123d st, No 413, n s, 162.6 e 1st av, 18.9x100.10. Mar 31, 1908, 3 years, 6%. 6:1811. 5,000
- Simons, Berry B to State Realty & Mortgage Co. 149th st, Nos 236 and 238, s s, 260 e 8th av, 40x99.11. P M. Prior mort \$35,000. Mar 31, 1908, due Dec 31, 1908, 6%. 7:2034. 3,100
- Simons, Isaac to State Realty & Mortgage Co. 149th st, Nos 232 and 234, s s, 300 e 8th av, 40x99.11. P M. Prior mort \$35,000. Mar 31, 1908, due Dec 31, 1908, 6%. 7:2034. 3,000
- Schwartz, Adolph and Simon Steiner to Adele M Housel. 11th st, Nos 732 to 736, s s, 125 w Av D, runs s 89.11 x w 38 x s 0.1 x w 34.4 x n 90 to st x e 72.4 to beginning. Mar 30, 3 years, 5½%. Mar 31, 1908. 2:380. 20,000
- Schwartz, Adolph and Simon Steiner and STATE BANK with Adele M Housel. 11th st, Nos 732 to 736, s s, 125 w Av D, runs s 89.11 x w 38 x s 0.1 x w 34.4 x n 90 to st x e 72.4 to beginning. Subordination agreement. Mar 27. Mar 31, 1908. 2:380. nom
- Schwartz, Adolph and Simon Steiner and Simon E Osserman with same. Same property. Subordination agreement. Mar 30. Mar 31, 1908. 2:380. nom
- Scheinkman, Bernard to George Sanders. 75th st, Nos 327 and 329, n s, 228.4 w 1st av, 2 lots, each 28.4x102.2. Prior mort \$12,000 on each. Mar 30, due, &c, as per bond. Mar 31, 1908. 5:1450. 7,000
- Schimpf, Frank P to Hogenauer & Wesslau Co. 184th st, Nos 558 and 560, s s, 125 e St Nicholas av, 2 lots, each 37.6x74.11. Two P M mortg, each \$5,000. Apr 1, 2 years, 6%. Apr 2, 1908. 8:2154. 10,000
- Scott, Ellen Y, of Jersey City, N J, to Margt O Sage. 7th av, Nos 832 to 838, s w cor 54th st, Nos 200 to 206, 100.4x100. Apr 2, 1908, 2 years, 5¼%. 4:1025. 190,000
- Scheel, Friedrich C to Louise M Scheel. 82d st, No 210, s s, 169 w Amsterdam av, 27x102.2. P M. Prior mort \$32,000. Apr 1, due, &c, as per bond. Apr 2, 1908. 4:1229. 7,500
- Taus, Fannie to Anton Schuster and ano. 109th st, No 232, s s, 225 w 2d av, 25x100.10. Prior mort \$17,000. Mar 28, 3 years, 6%. Apr 1, 1908. 6:1658. 4,000
- Taylor, Wm J to Samuel Raisler. 137th st, Nos 43 and 45, n s, 400 e Lenox av, 50x99.11. Certificate as to reduction of mort Mar 25. Mar 27, 1908. 6:1735. —
- Tishman, Julius to George Young. 1st st, Nos 88 and 90, n s, 187 e 1st av, 42x105.11. Mar 30, 1908, 5 years, 5½%. 2:429. 51,000
- Tishman, Julius and Sender Jarmulowsky with George Young. 1st st, Nos 88 to 98, n s, 187 e 1st av, 126x105.11. Subordination agreement. Mar 30, 1908. 2:429. nom
- Tishman, Julius and Sender Jarmulowsky with Edw Mitchell and ano trustees Benj D Silliman for Thomas Blagden, &c. 1st st, Nos 96 and 98, n s, 271 e 1st av, 42x105.11. Subordination agreement. Mar 30. Mar 31, 1908. 2:429. nom
- Tishman, Julius to Edward Mitchell and ano trustees Benj D Silliman for Thomas Blagden, &c. 1st st, Nos 96 and 98, n s, 271 e 1st av, 42x105.11. Mar 30, 1908, 5 years, 5%. 2:429. 50,000
- Ulrich, Henry to BOWERY SAVINGS BANK. Grand st, No 582, n s, 75 e Goerck st, 25x75. All title to alley 10 ft wide in alley. Apr 1, 1908, 5 years, 5%. 2:321. 15,000
- Same to Chas Ottmann. Same property. Prior mort \$15,000. Apr 1, 1908, 5 years, 6%. 2:321. 4,000
- Valentine, Moses M and Louis Bloch to Jacob Bloch. 2d st, Nos 32 and 34, n s, 20.6 w 2d av, 41x78.1x41x79.1. Prior mort \$45,000. Mar 24, 4 years, 6%. Mar 30, 1908. 2:458. 12,000
- Vanacore, Raphael to William Jay trustee Isaac Bell Jr. 113th st, No 306, s s, 100 e 2d av, 25x100.10. Mar 27, 1908, 5 years, 5½%. 6:1684. 18,500
- Vallens, Eugene to Frances M Carleton. 101st st, No 316, s s, 151 w West End av, 17x100.11. P M. Apr 1, 1908, 3 years, 5%. 7:1889. 25,000
- Vogt, Frederick to Maria Vogt his wife and ano. Water st, No 476, n s, 47.6 e Pike st, runs n 42.7 x e 2.3 x n 17.4 x e 21 x s 60 to Water st x w 22.6 to beginning. Mar 1, 1 year, 5%. Mar 31, 1908. 1:248. 3,000
- Vanderpool, Eliz B, of Washington, D C, with Ahawath Schloma Benevolent Society. 4th st, No 316 East. Extension agreement at interest increased from 4½% to 5%. Jan 10. Mar 31, 1908. 2:373. nom
- Vancott, Mary C with Louisa Minturn. Amsterdam av, No 1745. Extension mort at increased interest from 4½% to 5%. Jan 2. Mar 31, 1908. 7:2061. nom
- Wicke, Gretchen to William Ennis. 77th st, No 349, n s, 100 w 1st av, 25x104.4. P M. Prior mort \$—. Mar 31, 1908, 3 years, 6%. 5:1452. 2,750
- Same to Henry C Steinhoff. Same property. P M. Prior mort \$—. Mar 31, 1908, 5 years, 6%. 5:1452. 4,000
- Waubun Co to MANHATTAN LIFE INS CO. 65th st, No 68, s e cor Broadway, No 1936, runs e 100 x s 25.5 x w 86.10 to e s Broadway x n w 26.2 to intersection of e s Broadway and e s Columbus av x n 2.10 to beginning. Mar 30, 1908, due, &c, as per bond. 4:1117. 75,000
- Same to same. Same property. Certificate as to above mort. Mar 30, 1908. 4:1117. —
- Weinstock, Saml, Morris Beer and Saml Katz and Clara Gluck to Isidor Kalfus and ano. Monroe st, No 274, s w cor Jackson st, 25x89.6; Rivington st, No 182, n e s, 25 s e Attorney st, 26x100; 12th st, No 526, s s, 370.6 w Av B, 25x103.3; 2d av No 1873, w s, 75.11 s 97th st, 25x100; Cannon st, No 64, e s, 125 s Rivington st, 25x100. Apr 1, 2 years, 6%. Apr 2, 1908. 1:261; 2:328, 344, 405; 6:1646. 3,800
- Weil, Jonas and Bernhard Mayer with Saml L Hines and Louis W Jacobs. 77th st, No 247 East. Agreement modifying mort. Mar 31. Apr 2, 1908. 5:1432. nom
- Weissbaum, Jacob to John Townshend. Madison st, No 301, n e cor Montgomery st, runs e 75 x n 11 x w x s 14.7 to beginning. Leasehold. Mar 31, installs, 6%. Apr 2, 1908. 1:268. 1,915.76
- Wenzel, Johanna C, Hedwig M Geyer and Ottilie E Nagel to Samuel Katz. 87th st, No 108, s s, 102.10 e Park av, 27.11x100.8. P M. Prior mort \$24,000. Apr 1, 3 years, 6%. Apr 2, 1908. 5:1515. 4,000
- Wenzel, Johanna C, Hedwig M Geyer and Ottilie E Nagel to Saml Katz. 87th st, No 110, s s, 130.9 e Park av, 27.11x100.8. P M. Prior mort \$24,000. Apr 1, 3 years, 6%. Apr 2, 1908. 5:1515. 4,000
- Weinberger, Joseph with Levy Sobol. 9th st, No 608 East. Extension mort. Apr 1. Apr 2, 1908. 2:391. nom
- White, Laura T with Moses Davis et al. 112th st, No 335, n s, 150 w 1st av, 25x100.11. Extension mort at increased interest from 5 to 5½%. Apr 1, 1908. 6:1684. nom
- Wronkow, Herman with Philip Lehman et al exrs, &c., Emanuel Lehman. Greene st, Nos 175 and 177, w s, 100 s Bleecker st, 40x100. Subordination agt. Mar 23. Apr 1, 1908. 2:524. nom
- Weisberger, Ray and Paul Junger to Solomon Becker. Sheriff st, Nos 66 and 68, e s, 60 s Rivington st, 40x75. Prior mort \$34,000. Mar 25, due Apr 1, 1911, 6%. Mar 27, 1908. 2:333. 8,000
- Wood, Emily E to TITLE GUARANTEE & TRUST CO. Broadway, No 1553, w s, 23.11 n 46th st, 23.11x88.11x23.3x94.7. Prior mort \$20,000. Mar 25, due, &c, as per bond. Mar 27, 1908. 4:1018. 5,000
- Yosell, Henry L to Max Goldman. 13th st, Nos 346 and 348, s s, 128 w 1st av, 42x103.3. P M. Mar 25, 3 years, 6%. Mar 27, 1908. 2:454. 2,180
- Zoller, Philip A and Chas T to Emma Fried. 5th av, No 2169. Extension mort. Apr 1, 1908. 6:1757. nom
- Zaretzky, Simon and Sam'l Burris to Abraham Kornbluth. 33d st, Nos 341 and 343, n s, 150 w 1st av, 45x98.9. Jan 31, 2 years, 6%. Apr 2, 1908. 3:939. 4,500

### BOROUGH OF THE BRONX.

- Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).
- Atwood, John W Jr, of Brooklyn, to David Robinson. Forest av, w s, 289.2 s 165th st, 59.2x100. P M. Apr 1, 2 years, 6%. Apr 2, 1908. 10:2649. 8,000
- Alexander, Alexander with Morris Fisher. 138th st, s s, 265 e Brook av, 50x100. Extension mort. Mar 26. Mar 31, 1908. 9:2265. nom
- American Real Estate Co to Edgar S Appleby trustee. Longwood av, n e cor Westchester av, runs e 239.3 to s w s Leggetts lane, x n w 221.5 x n w 23.6 to s e s Westchester av, x s w 143.3 to beginning with all title to land in Leggetts lane opposite to and adj above. Mar 27, 3 years, 6%. Mar 28, 1908. 10:2689. 35,000
- Same to same. Same property. Certificate as to above mort. Mar 26. Mar 28, 1908. 10:2689. —
- Boehm, Chas J W to John M Ruhl. 138th st, No 536, s s, 133.4 w St Ann's av, 25x100, 138th st, No 590, s s, 937.6 w Home av, 37.6x100. Washington av, No 1477, w s, 90 s 171st st, 37.6x100. March 31. Demand, 6%. Apr 1, 1908. 9:2265; 10:2550; 11:2902. 250
- Brady, John with Eliz B Beyer. Eagle av, No 683, w s, 434.9 s 156th st, 19.11x—. Extension mort. June 15, 1907. Apr 1, 1908. 10:2617. nom
- Burnett, James G D to Caroline Fogel. Rider av, w s, 100 n 138th st, 50x116.8x52.2x100. Prior mort \$8,000. Oct 21, due Sept 30, 1909, 6%. Apr 1, 1908. 9:2340. 500



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is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

**E. THIELE, Sole Agent,  
99 John St., New York.**

Bernstein, Harris, John Davis and Max S and Isaac Boehm with Julius H Seymour. German pl, n e cor 156th st, runs e 120 x n 90.11 x n w 43.8 x s w 96.8 to pl x s e 78.1 to beginning. Release and extend above mort in consideration of the assignment of 2 morts on Nos 762 to 768 Cauldwell av. Mar 30, 1908. 9:2360 and 10:2629. **nom**

Bolles, Robert E to Emily E Hamilton. Clay av, n w cor 175th st, 95x95. P M. Prior mort \$10,000. Mar 31, 1908, due, &c, as per bond. 11:2800. **4,500**

\*Buhler, Gottfried to Mary Mayer. 233d st, s s, 205 e 5th av., 50x100, Wakefield. Prior mort \$1,500. Mar 30, 1 year, 6%. Mar 31, 1908. **1,800**

Barber, John to Harriet P Graves. Boston av, s e s, 175 s w Perot st, runs s e — and running 97.4 to n w s Armand pl x n w 25 x n w 97 to av, x — 25 to beginning (?), probable error. Jan 28, 3 years, 5%. Apr 2, 1908. 12:3253. **2,000**

Bernstein, Harris and Dacorn Realty Co with Jerome Frank. Washington av, e s, 110 s 170th st, 40x109.11. Subordination agreement. Apr 1. Apr 2, 1908. 11:2914. **nom**

Brand & Silverstein Iron Works to Albert C Hencken. Park av, e s, abt 100 s 174th st, 50x125. P M. Apr 1, 1908, 2 years, 5%. 11:2906. **4,500**

Barker, Edward et al trustees William Palmer with Sarah J Smith. 164th st, s s, 100 w Trinity av, 16.8x100. Extension mort at increased interest from 4½% to 5%. Mar 16. Apr 2, 1908. 10:2632. **nom**

Boeckell, Alina to Pauline F Boeckell. Lot 83 map 84 lots of estate Susan A Valentine. Mar 30, 1908, due Apr 1, 1913, 5%. 12:3287. **3,000**

Barker, Edward, Chas W Hood and Fredk L Hanna trustees William Palmer with Sarah J Smith. Washington av, e s, 80 n 165th st, 19.3x100. Extension mort at increased interest from 4½% to 5½%. Mar 16. Apr 2, 1908. 9:2370. **nom**

Cox, Cath with John W Atwood Jr. Webster av, s w cor Ford st, 115.5x100.1x111.5x100. Extension mort. Mar 31, 1908. 11:3143. **nom**

Cohen, Jacob or Jacob C and Johanna Marco with Seymour Realty Co. 139th st, No 587 East. Subordination agreement. Mar 27. April 2, 1908. 10:2552. **nom**

Cohen, Jacob, also Jacob C and Florence Rosenberg with Seymour Realty Co. 139th st, No 589 East. Subordination agreement. Mar 27. Apr 2, 1908. 10:2552. **nom**

Cohen, Jacob or Jacob C to Seymour Realty Co. 139th st, Nos 587 and 589, n s, 250 e St Anns av, 2 lots, each 25x100. 2 morts, each \$2,000; 2 prior morts \$10,000 each. Apr 1, due July 1, 1910, 6%. Apr 2, 1908. 10:2552. **4,000**

\*Cirillo, Margarita R wife of and Guiseppe to Angelo Besesto. 1st av, e s, s ½ of s ½ of lot 41 map No 1 of Olinville, 25x100. P M. Apr 1, 3 years, 5½%. Apr 2, 1908. **2,300**

Cauldwell Avenue Co to Harris Bernstein. Cauldwell av, e s, 168.8 n 156th st, 78.8x100. Consent to mort for \$4,000. May 7, 1907. Mar 31, 1908. 10:2629. **—**

Same to same. Certificate as to mort for \$4,000. May 7, 1907. Mar 31, 1908. 10:2629. **—**

Same to same. Cauldwell av, e s, 247.3 n 156th st, 39.2x100. Certificate as to mort for \$5,797. July 17, 1907. Mar 31, 1908. 10:2629. **—**

Craig, Gilbert T to Thornton Bros Co. 169th st, No 285, n s, 22.6 w College av, 20x90. P M. Prior mort \$4,500. Mar 28, due, &c, as per bond. Mar 30, 1908. 11:2785. **2,500**

\*Cusaak, Rose C and Cath T to Mary E Stanton. Blackrock av, s s, 205 e Av D, 200x108, Unionport. Mar 28, 3 years, 5%. Mar 30, 1908. **4,000**

\*Callahan, Alice M to Fidelity Development Co. Fowler av, e s, 200 s Neil av, 50x100. P M. Nov 12, 1907, 3 years, —%. Mar 27, 1908. **1,750**

Connolly, Mary to Eloise Archer. 148th st, n s, 70.3 e Morris av, 50x106.6. Oct 14, 1907, 2 years, 6%. Apr 1, 1908. 9:2330. **1,500**

\*Colorado Realty Co and (Wm J Hyland in bond only) to Mitchell Valentine. Av B, s w cor 7th st, 108x205, Unionport. Mar 30, 3 years, 6%. Apr 1, 1908. **6,000**

Chanler, Wm A to N Y LIFE INS AND TRUST CO. Westchester av, s s, at s e s 3d av, runs s 121.11 x s e 111.11 to n s, 149th st x e 80 to n w s Bergen av x n 90.10 x n w 181.5 to Westchester av x w 4.1 to beginning. Mar 31, 3 years, 5%. Apr 1, 1908. 9:2294. **50,000**

\*Di Caprio, Salvatore and Rosina to John Ritter. Eastchester road, s s, 25.2 w Blondell av, 25.2x74.8x25x71.8, Westchester. Apr 1, 1908, due Oct 1, 1912, 5½%. **2,000**

Di Toro, Amodio and Teofilo Zauchelli to Henry Elias Brewing Co. Morris av, w s, 58.10 s 152d st, 58.10x100x58.11x100. Prior mort \$53,000. Mar 26, due, &c, as per bond. Mar 30, 1908. 9:2441. **2,000**

Dacorn Realty Co to Atlantic Dock Co. German pl, n e cor 156th st, runs e 120 x n 90.11 x n w 43.8 x s w 96.8 to pl x s e 78.1 to beginning. Mar 30, demand, 5½%. Mar 31, 1908. 9:2360. **75,000**

Same to same. Same property. Consent to above mort. Mar 30. Mar 31, 1908. 9:2360. **—**

Same to same. Same property. Certificate as to above mort. Mar 30. Mar 31, 1908. 9:2360. **—**

Same to Harris Bernstein. Same property. P M. Mar 30, 3 years, 6%. Mar 31, 1908. 9:2360. **24,000**

Same and Harris Bernstein with Atlantic Dock Co. Same property. Subordination agreement. Mar 30. Mar 31, 1908. 9:2360. **nom**

\*Davis, Henry to Simeon C Bradley. 219th st, late 5th av, n s, 105 e 5th av, 33.4x114, Wakefield. Mar 30, 1 year, 6%. Mar 31, 1908. **1,000**

Dawson Realty Co to Morris Garfinkel. Wales av, e s, 202.6 s 155th st, runs e 108.7 x s w 17.1 x s 22.9 x w 100 to av x n 37.6 to beginning. Apr 1, 3 years, 6%. Apr 2, 1908. 10:2554. **10,000**

Same to same. Same property. Certificate as to above mort. Apr 1. Apr 2, 1908. 10:2654. **—**

Same to same. Wales av, e s, 239.11 s 155th st, runs e 100 x s 37.6 x w 39.1 x w 6.3 x s 2.2 x w 54.3 to av x n 37.6 to beginning. Apr 1, 3 years, 6%. Apr 2, 1908. 10:2654. **10,000**

Same to same. Same property. Certificate as to above mort. Apr 1. Apr 2, 1908. 10:2654. **—**

Same to same. Wales av, e s, 164.11 s 155th st, runs e 84.9 x s 37.6 x s w 20.5 x w 108.7 to av x n 37.6 to beginning. Apr 1, 3 years, 6%. Apr 2, 1908. 10:2654. **10,000**

Same to same. Same property. Certificate as to above mort. Apr 1. Apr 2, 1908. 10:2654. **—**

Dacorn Realty Co to Jerome Frank. Washington av, w s, 110 s 173d st, 40x109.11. Apr 1, 3 yrs, 5½%. Apr 2, 1908. 11:2914. **30,000**

Same to same. Same property. Certificate as to above mort. Mar 30. Apr 2, 1908. 11:2914. **—**

Eimer, Mary L with Monroe J Keith. Valentine av, n e cor 201st st, 100x50. Extension mort. Mar 21. Apr 1, 1908. 12:3307. **nom**

Fee Simple Realty Co to Benj Hirsch. Rogers pl, w s, 133.10 n Westchester av, 50x74.5x50x74.11. Mar 31, 3 years, 6%. Apr 1, 1908. 10:2698. **3,500**

Same to same. Same property. Certificate as to above mort. Mar 30. Apr 1, 1908. 10:2698. **—**

Fraughdi, Paul J to Fredk T Hoffman. 164th st, n s, 366.8 w Trinity av, 16.8x100x16.6x100. Mar 30, 1908, 3 years, 5½%. 10:2622. **4,500**

Frey, Gustav to Eliz Steinmuller. 179th st, n s, 90.5 e Creston av, 50x100. Mar 30, 1908, 3 years, 5%. 11:2808. **6,000**

Feller, Harry to Edwin N Asten. Clinton av, w s, 26.1 n 181st st, 40x99.2. Prior mort \$1,100. Mar 23, 1 year, —%. Mar 30, 1908. 11:3098. **3,000**

Fetzer, Wm F with Emily Wolf. Eastburn av, s e cor 173d st, 46.8 x95. Extension mort. Mar 28. Mar 30, 1908. 11:2793. **nom**

Foerner, Matilda D to Geo W Wager. 160th st, s s, 450 w Union av, 87.2x118.1. Apr 1, 3 years, 6%. Apr 2, 1908. 10:2656. **3,000**

Fioravanti, Germano to Henry U Singhi. 184th st, n s, 90 w Grand av, 71 to old Croton Aqueduct x 101.3x54.11x100. Building loan. Prior mort \$5,000. Apr 1, 1908, due Apr 1, 1909, 6%. 11:3212. **16,000**

Same to same. Grand av, w s, 330.5 n 184th st, 60.3x119.6x38.1x 118.1. P M. Prior mort \$4,500. Apr 1, 1908, 1 year, 6%. 11:3212. **2,500**

Grant, Walter with Daniel F Carroll. 187th st, s s, 71 w Crescent av, 25x100x20.6x88.4, except part for Crescent av. Extension mort. Apr 1, 1908. 11:3074. **nom**

\*Germain, Wm S to Mary J O'Neil. Willett av (3d av), w s, 350 n 216th st, 16.8x100, Olinville. Apr 1, due, &c, as per bond. Apr 2, 1908. **2,500**

Grummon, Gertrude I and Josiah D to Wm J Schweiger. 138th st, No 417, n s, 151.3 e Willis av, 16.3x100. Prior mort \$5,000. Mar 31, 1908, due Sept 30, 1908, 6%. 9:2283. **750**

Grummon, Gertrude I and Josiah D to Wm J Schweiger. Willis av, No 370, e s, 130 n 142d st, 20x100. Mar 31, 1908, due Sept 30, 1908, 6%. 9:2287. **750**

\*Gamache, Joseph and Dolphis Allard to Agnes Pusch. Unionport road, n w cor Grant av, 25x105. Mar 30, 3 years, 5½%. Mar 31, 1908. **5,000**

Grover, Edna L to American Real Estate Co. Faile st, No 1049, w s, 149.6 s Bancroft st, 20x100. P M. Mar 31, 5 years, 5½%. Apr 1, 1908. 10:2749. **8,500**

Same to same. Same property. P M. Prior mort \$8,500. Mar 31, installs, 6%. Apr 1, 1908. 10:2749. **2,000**

Goeller, Stacey E to Herman Rosenberg. Eagle av, No 898, e s, 81.3 n 161st st, 18.9x100. P M. Prior mort \$8,500. Mar 31, 1 year, 6%. Apr 1, 1908. 10:2627. **2,250**

Goeller, Chas LeB and Sarah A to Katharine Turley. Union ave, No 1285, w s, 294.4 s Boston road, 16.8x102x20.7x114.2. Mar 11, 2 years, 6%. Apr 1, 1908. 11:2961. **700**

Geisler, Joseph F to Maria Thompson. Trinity av, No 1012, e s, 47 s 165th st, runs e 57.5 x n 0.6 x e 42.6 x s 23.1 x w 100 to av x n 22.3 to beginning. P M. Mar 27, 1908, 3 years, 5%. 10:2639. **5,250**

Heck, Edmond T with Giovanni Briolo. Oakland pl, s s, 125 w Prospect av, 22.1x100. Extension mort. Mar —, 1908. Mar 27, 1908. 11:3094. **nom**

Huneke, Dorette to Louis Oest. Briggs av, No 3012, s e cor 201st st, No 271, 100x35. P M. Apr 1, 1908, 5 years, 5%. 12:3299. **6,000**

Hensle, Geo L to Bertha M Hensle. Topping av, No 1821, w s, 85.4 s 176th st, 19.11x101.3x20.9x97.8. Mar 31, due Jan 1, 1911, 5½%. Apr 1, 1908. 11:2800. **3,000**

\*Hess, Julia A to Land Co A of Edenwald. Murdock av, w s, 400 n Jefferson av, 25x100. P M. Mar 31, 1908, 3 years, 5%. **250**

Hermalgus Realty Co with Joseph Frankfurter. Franklin av, e s, 100 s 166th st, 37.6x105. Extension mort. Apr 2, 1908. 10:2607. **nom**

Ignatz Florio Co-operative Assoc Among Corleonesi to TWELFTH WARD BANK of City of N Y. 137th st, n s, 101 w Cypress av, 75x99.11. Prior mort \$100,000. Mar 31, 1 year, 6%. Apr 2, 1908. 10:2550. **10,000**

Janusch, Harriet K to Cornelia G Chapin. 134th st, s s, 50 e Brown pl, 50x100. Apr 1, 3 years, 5½%. Apr 2, 1908. 9:2261. **20,000**

Jones, Sara E of New Milford, Conn. to NEW MILFORD SAVINGS BANK. 139th st, s s, 290.3 e St Anns av, 37.6x100. Prior mort \$25,000. Mar 12, demand, 6%. Mar 31, 1908. 10:2551. **note, 4,000**

\*Jacobsen, Rienert to Martha Swanson. Mulford av, w s, 100 n Libby st, 25x100, Benson estate, Throggs Neck. P M. Mar 25, 1 year, 5%. Mar 27, 1908. **400**

Keyser, Jacob F to Frank K Bowers. Southern Boulevard, s s, 50 e Briggs av, 25x100. Mar 26, 1 year, 6%. Mar 27, 1908. 12:3297. **800**

Keelon, Jas F to Seth H Lewis. 143d st, Nos 384 and 386, s s, 481.6 e Alexander av, runs s 100 x e 25 x n 50 x e 6 x n 50 to st x w 31 to beginning. P M. Mar 31, due July 1, 1913, 5%. Apr 1, 1908. 9:2305. **9,000**

Keane, Thos J to Charles A Wingert. Beekman av, e s, 260 n 141st st, 40x101.3x40x102. P M. Prior mort. Mar 31, 1 year, 6%. Apr 1, 1908. 10:2554. **1,000**

Kelly, Andrew J to Caroline Ridgley. Prospect av, s e s, 627 n e 180th st, late Samuel st, 33x150. Mar 30, 1908, due May 1, 1911, 6%. 11:3110. **2,000**



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- \*Kilsheimer, James B Jr with Mary J O'Neil. Willett av, w s, 350 n 216th st, -x-. Subordination agreement. Apr 1. Apr 2, 1908. nom
\*Kadlec, Frank to Michael McInerney. Morris Park av, s s, 50 e Hancock st, 25x100, except part for Morris Park av. Apr 1, installs, 5%. Apr 2, 1908. 850
\*Same to Geo W Moore. Same property. Apr 1, 4 years, 5%. Apr 2, 1908. 2,000
LAWYERS TITLE INS & TRUST CO with John Brown. Jerome av, n w s, 602.11 s w 190th st, 27x90. Extension mort at increased interest from 4 1/2% to 6%. Apr 1, 1908. 11:3199.
Levinson, Leo to Carolyn W Crandall. Brook av, e s, at n w s land N Y & Harlem R R, also - s 167th st, runs n 64 x s e 31.3 x s w 55.4 to beginning. Prior mort \$10,000. Mar 31, 2 years, 6%. April 2, 1908. 9:2392. 3,000
Leahy, Stephen F to TITLE GUARANTEE & TRUST CO. 162d st, No 497, n s, 80.6 e Brook av, 25x100. Mar 30, due, &c, as per bond. Mar 31, 1908. 9:2367. 13,000
Leib, Louis and David Seesle to Amalia Pirk. Decatur av, No 2717, w s, 150.4 n 195th st, 25x127.2x25.5x131.11. P M. Prior mort \$5,000. Mar 31, installs, 6%. Apr 1, 1908. 12:3283. 3,000
\*Lehman, Charles to Cuno F Nagel. Story av, n s, 275 e Av D, 25x103, Unionport. Apr 1, 1908, due Oct 1, 1911, 6%. 3,500
\*Leblang, Samuel to Milton M Blumenthal. Middletown road, n s, 50.4 w Pilgrim av, 45.4x115.10x45x110.3. P M. Mar 24, 3 yrs, 6%. Mar 28, 1908. 600
\*Levoli, Carmela wife of and Giovanni and Maria wife of and Carmino Liberti to Eliz K Dooling. Unionport road, e s, 100.1 s Morris Park av, 25x106x25x107.11. Mar 28, 1908. 3 years, 5 1/2%. 6,000
LAWYERS TITLE INS AND TRUST CO with Geo J Murphy, Bathgate av, e s, 75.8 n 173d st, 25x115.7. Extension mort at increased interest from 5 to 5 1/2%. Mar 19. Mar 27, 1908. 11:2921. nom
\*Meehan, John and Susan with Matthew Cohen. 218th st, late 4th av, n s, 305 e 5th av, 75x114, Wakefield. Extension mort. Mar 18. Mar 27, 1908. nom
\*Macaluso, Giuseppe and Rosina and Angelina Mancini to Philip Haft and ano. 12th st, n s, 305 w Av C, 25x103, Unionport. P M. Prior mort \$5,300. Mar 27, 2 years, 6%. Mar 28, 1908. 700
Mork, Waldo H to Gerald C Connor. Washington av, s w cor 180th st, 21.6x98. P M. Prior mort \$7,000. Apr 1, due, &c, as per bond. Apr 2, 1908. 11:3036. 3,000
\*McBride, Peter to Laura Boorman. 172d st, e s, 331.8 s Gleason av, 25x100. Mar 31, due Apr 1, 1911, 5 1/2%. Apr 2, 1908. 3,500
Mangella, Salvatore, Biagio Calandra, Frank Falotico and John Rumore, Ignatz Florio Co-operative Assoc Among Corleonesi, a corpn, and Francisco Parisi, Camelo Naso, Maria Morello and Nathan Silverstein with TWELFTH WARD BANK of City N Y. 137th st, n s, 101 w Cypress av, 75x99.11. Subordination agreement. Mar 31. Apr 2, 1908. 10:2550. nom
Milks, Mary J to John H Martin. Cauldwell av, late Av B, s w s, 130.6 s w (?) 161st st, late Cliff st, runs s w 100 x s e 19.6 x n e 100 to av x n w 19.6 to beginning, probable error; Cauldwell av, late Av B, w s, 130.6 s w 161st st, late Cliff st, runs e - x s 19.6 x w - to av, x n 19.6 to beginning. Apr 1, 1 year, 6%. Apr 2, 1908. 10:2626. 1,500
Miller, John to Adolph Hitsch. Eastburn av, Nos 1691 and 1693, w s, 106.8 s 174th st, 2 lots, each 25x95. 2 morts, each 5,000. Mar 31, 1908, 3 years, 5 1/2%. 11:2794. 10,000
McCabe, Ellen and Eliz A Green to Mary E Heisler. Prospect av, No 910, e s, 47.3 s 162d st, 22.3x97. P M. Prior mort \$5,000. Mar 27, due Apr 1, 1911, 5 1/2%. Mar 28, 1908. 10:2690. 6,500
\*Moessner, Cath W to Herman Wauer. Plot begins at n w cor land Jos B Horton, at or near high water mark at common tide, runs e - x n 60 x w 210 x s - to beginning, being lot 2 on south part lot 52 described in an old map, City Island; Minnieford av, w s, 576.8 from n w cor Cross st, 60.4x41.2x60x48.9, City Island; Minnieford av, w s, lot 222 map property Eliz R B King, City Island, except part taken by city. P M. Prior mort \$4,500. Mar 28, 3 years, 5 1/2%. Mar 30, 1908. 7,000
Muller, Ignace to John B Little. Cambreleng av, No 2471, w s, 54.2 n 189th st, 17.3x100. P M. Mar 31, due Apr 1, 1912, 6%. Apr 1, 1908. 11:3091. 3,000
Same to Same. Same property. P M. Mar 31, installs, 6%. Apr 1, 1908. 11:3091. 2,000
Marx, Magdalena to John P O'Connor. Hughes av, w s, 382.8 s 180th st, 25.1x100. Mar 31, due Sept 31, 1908, 6%. Apr 1, 1908. 11:3069. 1,000
Mango, or Mango, Jas G to Thos F Maloney. Robbins av, e s, 50 s 147th st, late Dater st, 50x100. April 1, 1908, 3 years, 6%. 10:2578. 2,000
\*Marcus, Harris to Samuel Marcus. White Plains road, n e cor Walkley pl, runs e 75 to Garden st x n 95 x w 63.1 to road x s 95.9 to beginning. Mar 27, 1908, 1 year, 6%. 1,000
McAuliffe, Allen J to TITLE GUARANTEE & TRUST CO. 132d st, n s, 225 e St Anns av, 100x110. Apr 1, 1908, due, &c, as per bond. 10:2546. 7,000
Nathan, Marcus to Elenora Bash. Charlotte st, n w cor Jennings st, 74.11x100x81.5x100.3. Prior mort \$5,000. Mar 31, 5 years, 6%. Apr 1, 1908. 11:2977. 480
\*Novak, John to Mary Novak. 234th st, n s, 231 e Carpenter av, 50x114, Wakefield. Mar 23, 2 years, 5 1/2%. Mar 27, 1908. 1,400
Neumann, Teresa to Park Mortgage Co. Davidson av, w s, 97.9 n Fordham road, 50x98.8. Mar 31, 2 years, 5 1/2%. Apr 1, 1908. 6%. 11:3065. 5,500
O'Leary, John to Eliz Golden. Crotona av, e s, 330 s 187th st, 20x100. Aug 22, 2 years, 5 1/2%. Apr 1, 1908. 11:3102. 7,000
\*O'Connell, John to Samuel Richards. Poplar st, n s, 88.1 e Bear Swamp road, 25x98x25x97.10. P M. Mar 26, 3 years, 6%. Mar 27, 1908. 1,800
Pirk, Amalla to Wm P Petty. Creston av, e s, 20 n 197th st, 20x -20x95. Mar 23, due Sept 23, 1908, 6%. Mar 27, 1908. 12:3315. 1,000
\*Pletscher, Martin to Frank Baumann. 233d st, late 19th av, n e s, being plot begins 100 w from point distant 100 s from cor formed by s s Jefferson av and w s Fox av, runs s 143 to 19th av, x n w 96.7 x n 82.2 x e 75 to beginning, being lots 16, 17 and 18 block 17 map Section B Edenwald. P M. Mar 26, 1 year, 6%. Mar 28, 1908. 400
Pignoni, Michael to DOLLAR SAVINGS BANK OF CITY OF N Y. Hoffman st, s e cor 187th st, late Jacob st, as on map Union Hill, 50x90.1. All title to that part of Jacob st lying s of s s 187th st, as now opened. P M. Mar 30, due June 1, 1909, 6%. Apr 1, 1908. 11:3065. 6,500
Same to Kate Walsh. Same property. P M. Apr 1, 1908, 3 years, 6%. 11:3065. 5,500
\*Poirer, Angelina with Martin Stepper. 7th st, n s, 205 e Av D, 25x108; 7th st, n s, 155 e Av D, 50x108, Unionport. Extension mort. Mar 30. Mar 31, 1908. nom
\*Peterson, Betty and Ehrich to Herman Mundheim. Union av, e s, about 151 n 4th st, 44x100. Two morts, each \$2,800. Mar 31, 3 years, 6%. Apr 1, 1908. 5,600
Petry, Antenatta or Antoinette A to Ellen Shields. Cedar av, No 1887, w s, 98 s 178th st, 25x120.6x25.1x122.3. P M. Mar 28, due, &c, as per bond. Mar 30, 1908. 11:2883. 4,000
Rogers, Jeannette G with Daniel F Carroll. 187th st, s w cor Crescent av, 71x88.4x107.10, on Crescent av, gore, except part for av. Extension mort. Apr 1, 1908. 11:3074. nom
Rosenberg, Herman with Roxanna N Turner. Eagle av, e s, 81.3 n 161st st, 18.9x100. Extension mort. June 25. Apr 1, 1908. 10:2627. nom
\*Roeder, Mary L to James H Grace. Bay av, n e cor North st, 30x100, City Island. Apr 1, 1908, 3 years, 6%. 3,000
Robertson, Nettie with John P O'Connor. Hughes av, w s, 125 n 179th st, 25.8x100. Subordination agt. Mar 31. Apr 1, 1908. 11:3069. nom
\*Ringelstein, Chas to Cath A O'Brien. Plot begins at center of stone fence at n cor Wm McIntee's lot, distant 25 n Sam'l Nelson's lot, runs w 220 to a street laid down on map property formerly S F Meyers x n 25 x e 220 to said fence x s 25 to beginning. P M. Mar 31, 3 years, 5%. Apr 1, 1908. 900
Reilly, Julia A to TITLE GUARANTEE & TRUST CO. Tinton av, No 1151, w s, 37.6 s Home st, 18.6x90. Mar 30, 1908, due, &c, as per bond. 10:2661. 4,500
Ridgley, Caroline with Andrew J Kelly and ano. Prospect av, s e s, 627 n e 180th st, late Samuel st, 33x150. Extension mort. Mar 30, 1908. 11:3110. nom
Seymour, Julius H with Harris Bernstein and John Davis and Max S Boehm and Isaac Boehm. German pl, n e cor 156th st, runs e 120 x n 90.11 x n w 43.8 x s w 96.8 to pl x s e 78.1 to beginning. Release and extend above mort in consideration of the assignment of two morts on Nos 762 to 768 Cauldwell av. Mar 3. Mar 31, 1908. 9:2360 and 10:2629. nom
Solomon, Meyer to Rachel Montgomery. Brook av, late Clifton av, w s, 25 n 145th st, 25x100, except part for Brook av. Apr 1, 5 years, 5%. Apr 2, 1908. 9:2290. 4,000
\*Shatzkin (A) & Sons, Inc, to Max Hoffman. Lots 12, 187A, 199, 200, 201, 202, 203, 204 and 205 map (No 426) of building lots in 24th Ward, near Williamsbridge Station. Apr 1, 1 year, 6%. Apr 2, 1908. 1,000
x s w 55.4 to beginning. Prior mort \$10,000. Mar 31, 2 years, in blk between 181st and 182d sts, and e 1/2 lot 26 map South Belmont, 25x70. April 1, due July 1, 1911, 5 1/2%. April 2, 1908. 11:3098. 5,500
Shapiro, Celia to Sarah J Gleason. Washington av, e s, 217 s 175th st, late Fitch st, 53x120, except part for av. P M. Prior mort \$8,000. Apr 1, 1 year, 6%. Apr 2, 1908. 11:2916. 1,000
\*Swanson, Christian to Otto Nilson. Mulford av, w s, 50 n Libby st, 25x100, Throggs Neck. Mar 25, 1 year, 5%. Mar 27, 1908. 400
\*Steinmetz, Amelia to Mary A Walsh. Lyon av, s e s, at n e s Grace av, 30x100, Westchester. Mar 24, 2 years, 6%. Mar 27, 1908. 1,500
\*Spielberger, Harry Jr to Hudson P Rose Co. Bayard st, w s, 126 n Kingsbridge road, 25x100, Willis estate. P M. Mar 23, due April 15, 1910, 5 1/2%. Mar 30, 1908. 250
Schmitt, Adam P and Lizzie to American Real Estate Co. Faile st, w s, 189.6 s Bancroft st, 20x100. P M. Mar 28, due May 1, 1911, 5 1/2%. Mar 30, 1908. 10:2749. 8,500
\*Sullivan, Richard to Katharina Gass. 9th st, s s, 105 e Av D, 100x108, Unionport. Jan 10, due Jan 1, 1909, 6%. Mar 30, 1908. 500
Trull, Wm C to TITLE GUARANTEE AND TRUST CO. 135th st, s s, 45 w Brown pl, 75x100. Mar 23, due, &c, as per bond. Mar 28, 1908. 9:2279. 2,200
Thomas, Rowland W to John Twiname. Tremont av, n s, 110.7 w Lafontaine av, 53.8x104.10x50x85.7. Mar 30, 3 years, 6%. Mar 31, 1908. 11:3060. 3,000
Troop, Alice to John Waters. 134th st, No 420, s s, 198.4 e Willis av, 16.8x100. P M. Mar 28, 5 years, 6%. Mar 30, 1908. 9:2278. 1,500
Utility Realty Co to Herald Square Realty Co. Southern Boulevard, w s, 166.1 n Wilkins av, 18.9x85x19.1x88.9. Apr 1, 1908, 3 years, 5 1/2%. 11:2976. 5,000
Same to same. Southern Boulevard, w s, 184.10 n Wilkins av, 18.9x88.9x19.1x92.6. Apr 1, 1908, 3 years, 5 1/2%. 11:2976. 5,000
Same to same. Southern Boulevard, Nos 1319 and 1321. Certificate as to two morts for \$5,000 each. Mar 30. Apr 1, 1908. 11:2976.
Wall, Caroline to Louis Wiebke. 155th st, Nos 687 and 689, n s, 100 w Elton av, 45x100. Mar 30, 1908, 1 year, 6%. 9:2377. 5,000
\*Woidscheck, Ferdinand to Vandla C Peterson. Burke av, e s, 100 n Jefferson av, 25x100, Edenwald. P M. Mar 13, 5 years, 5%. Mar 31, 1908. 635
Wolbach, Edwin M to Henry Chamberlaine. 206th st, n s, 389.11 w Perry av, 25x100. Mar 31, 1908, 3 years, 5 1/2%. 12:3342. 5,000
White, Evelyn H, of Pelham Heights, N Y, to Philip Schick as agent to carry out trusts Louis Becker Jr. Marmion av, No 1902, e s, 25 n Fairmount pl, 25x96.9. Mar 30, 3 years, 5 1/2%. Mar 31, 1908. 11:2960. 7,000
\*Wolf, Karl and Marie to Magdalena Messerschmidt. Green lane, s w s, 254.9 s e Castle Hill av, 25x104. Mar 31, 1908, 3 years, 5 1/2%. 2,500

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AND ALL LARGE CITIES

Wingert, Charles to Henry A Wingert. Mapes av, late Johnson av, n w s, 75 s 182d st, 61x150x75x150.5 n e s, except part for Mapes av. Prior mort \$4,000. Nov 7, 1907, due, &c, as per bond. Mar 30, 1908. 11:3111. 2,000

200x100, Arden property. P M. Mar 27, 2 years, 6%. Mar 28, 1908. 1,000
Wolbach, Edwin M to Fredk J Krauth. 206th st, n s, 414.11 w Perry av, 25x100. Mar 27, 1908, 3 years, 5 1/2%. 12:3342. 5,000
Yule, John to Isaac Pennamacoor and ano. Bathgate av, w s, 212.6 s 174th st, 37.6x120, except part for av. Prior mort \$36,000. Apr 1, 2 years, 6%. Apr 2, 1908. 11:2915. 2,000

JUDGMENTS IN FORECLOSURE SUITS.

March 26. 156th st, s w s, intersec s e s Fox st, runs s e 210 to So Boulevard, x s w 100 x n w 210 x n e 100 to beg. James P Robertson agt Bauhahn Realty Co et al; Arthur Knox, att'y; Samuel Cohn, ref. (Amt due, \$11,270.49.)
138th st, n s, 344.2 e So Boulevard, 225x100. Mutual Life Ins Co of N Y agt Broadway Reliance Realty Co et al; James McKeen, att'y; Wm H Black, ref. (Amt due, \$38,029.50.)
30th st, n s, 175 e 7th av, 50x98.9. J Fred Pierson agt Cohn, Baer, Myers & Aronson Co; Leslie R Palmer, att'y; Chas J Leslie, ref. (Amt due, \$15,752.50.)
178th st, s s, 167.1 w Grand Boulevard and Concourse, 25x94.3; York Clinton Co agt Matilda Levins; W C Dameron, att'y; Malcolm Sundheimer, ref. (Amt due, \$1,800.75.)

St Nicholas av, Nos 334 and 336. Ray Levy agt Paul Kaskel; action to compel conveyance; att'y, J B Liberman.

April 3. Fordham rd, s s, 180.6 w Loring pl, runs s 108.3 x w 161.10 x n w 28.5 to Sedgwick av, x n and n e - to Fordham rd, x e - to beg. Henry J Cammann agt Charles Cammann et al; partition; att'ys, Allen & Cammann.
34th st, n s, 350 w 5th av, 25x126.6. Robert S Smith agt Nina M Stedman et al; action to establish lien; att'ys, M Storn and C E Minor.
Carpenter av w s, 200 n 239th st, 27x100.11x 45x-. The Colored Co-operative Co agt Sallie Moore; action to foreclose mechanics lien; atty, A M Potter.
2d av, Nos 143 and 145. Annie Fein agt Jacob Fein et al; action to declare deed void; attys, Olcott, Gruber, Bonyng & McManus.

Arthur av, s w cor 188th st, 54.9x112.10x50.11x 112.7. Ferdinand R Minrath agt Joseph McEvoy et al; att'ys, Hoadley, Lauterbach & Johnson.
Amsterdam av, s w cor 174th st, 50x100. Knickerbocker Trust Co agt Samuel J Silverman et al; att'y, A L Westcott.
11th st, Nos 322 and 324 West. Same agt Annie Rubenstein et al; att'y, A L Westcott.
101st st, s s, 100 e 1st av, 100x100.11. Aetna Mortgage Co agt Anna Cirretto et al; att'ys, Levy & Rosenthal.

April 2.

138th st, s s, 562.6 w Cypress av, 37.6x100. Alma J Rosenstein et al agt The Ignatz Florio Co-operative Assn among Corleonesi et al; att'y, W J Rosenstain.
Belmont av, w s, 150.3 n 181st st, 17.7x85.9. Philip Siff agt Morris Bernstein et al; att'y, Spiro & Wasservogel.
183d st, s s, 94.7 w Washington av, 50x90. Mary E Melvin agt Geo L Collins et al; att'y, H B Hathaway.

FORECLOSURE SUITS.

March 28.

80th st, s s, 223 e Av A, 75x102.2. Joseph Guzy agt John Rumore et al; Max Silverstein, att'y; Paul L Kiernan, ref. (Amt due, \$10,270.)
7th av, No 363. Mayer S Auerbach agt Herman Aaron et al; Max Stern, att'y; Nelson Smith, ref. (Amt due, \$16,728.)
March 30. 102d st, No 166 East. Leonard Bronner agt Beckie Kleinfeld; S Marshall Kronheimer, att'y; John F O'Ryan. (Amt due, \$3,926.25.)
145th st, s s, 300 e Leggett av, 25x152x25x156. Katie F O'Neill agt Owen Costello; Hardiman & McGoldrick, att'ys; Jacob E Salomon, ref. (Amt due, \$1,022.78.)

Lot 272, sec 11, block 2983, map No 1100. Bronx. Jacob Warshawsky et al agt Henry Sommerfeld et al; att'y, C A Strauss.
105th st, n s, 300 e 5th av, 50x100.11. Anna C Hough agt Herman B Cahen et al; att'y, C H Friedrich.
165th st, No 955 East. Edw A Bell agt Magdelaine Kutschera et al; att'y, S Williamson.
Webster av, w s, 175.4 n 179th st, 50x110. Bronx. Borough Bank agt Joe Kosovsky et al; att'y, J Kearney.

6th av, c 1, 293.2 n Fordham Landing av, runs n 41.2 x w 132.3 to Croton Aqueduct, x s 41.2 x e 132.2 to beg, Bronx. Naomis S Phelps agt Chas S Hills et al; att'ys, Augustine & Hopping.
140th st, n s, 100 w 3d av, 50x100. Joseph W Flynn agt Pauline Jedel et al; att'ys, De La Mare & Morrison.
Gerard av, n w cor 168th st, 28x125x irreg. Railroad Brotherhoods Savings & Building Assn agt Wm R Mongan; att'y, W...
Webster av, w s, 300.4 n 179th st, 75x110. Bronx. Borough Bank agt Jacob Schindler et al; att'y, J Kearney.

March 31.

Matilda st, n w s, lot 205, map of South Mt Vernon, Bronx. Bradley L Eaton agt Conrad Trede et al; Everett L Barnard, att'y; S Howard Cohen, ref.
Jerome av, w s, 262.6 s Kingsbridge rd, 100x 113.7x100.9x114.1. Empire Mortgage Co agt Henry B Cocheu; Seth S Terry, att'y; Charles Firestone, ref. (Amt due, \$6,656.09.)
Morris av, w s, 350.10 n 165th st, 25x100.7x25x 100.10. Mary V Hill agt Bronx Home Realty Co; Edw S Clinch, att'y; Dudley F Malone, ref. (Amt due, \$8,303.27.)
April 1. Clinton av, e s, 20.5 s 179th st, 24.6x100. Robert C Walker agt Herman Berkovitz et al; Smith Williamson, att'y; Denis O'L Cohalan, ref. (Amt due, \$4,668.75.)

49th st, Nos 122 and 124 West.
48th st, Nos 129 and 131 West.
Frederick D Mollenhauer agt Kingston Realty Co et al; att'ys, Dixon & Holmes.
Broadway, No 598. Thomas A Howell agt same; att'ys, Dixon & Holmes.
Marion st, No 25. Italian Savings Bank of the City of N Y agt Frank McCoy et al; att'y, R W Bernard.
133d st, No 50 West, right, title, &c, and property in Dutchess County. Trust Co of America agt White Clover Farms; att'y, F Lawrence.
Courtlandt av, s e cor 163d st, 56x90. Twelfth Ward Bank of the City of N Y agt Annie Linder et al; att'ys, Katz & Sommerich.
Broadway, s e cor 187th st, 74.1x89.9x irreg. Solomon Moses et al agt Mary A Franklin et al; att'y, W E Menocal.
Tinton av, n w cor 150th st, 50x94.7x50x94.8. Fanny Rothstein agt Moses Leavitt et al; att'y, S H Kugel.
Avenue D, Nos 30 to 34 Philip Jacobs agt Kotzen Realty Co et al; att'y, W Bennett Marx.

62d st, No 230 West. Solomon Sulzberger agt Joseph S Schwab et al; att'y, M Sulzberger.
138th st, No 630 East. Charles Wynne agt Ignatz Florio Co-operative Assn among Corleonesi et al; att'y, J C Michael.
Houston st, n s, 35.10 w Hancock st, 26x100. Domingo T Moran agt Samuel Bachner et al; att'y, L S Skidmore.
Briggs av, e s, 296.7 s 194th st, 19.2x73.2x irreg. Unionport Lumber & Mfg Co agt Mary E Morgan et al; att'y, J Hahn.
62d st, No 228 West. Cornelius E Byrne agt Joseph S Schwab et al; att'y, A A Silberberg.
2d av, e s, 40 n 123d st, 60x100. Mutual Life Ins Co agt Leah Goldbach admrx; amended; att'y, J McKeen.
12th st, Nos 82 and 84 West. Harry Rosenwasser et al agt Morris Kraushaar et al; att'ys, Rosenbluth & Silverman.

LIS PENDENS.

March 28.

Pier No 54, North River. Michael J O'Brien agt Anchor Line, Ltd, et al; action to foreclose mechanics' lien; att'ys, Shiland, Shoemaker & Hedges.

March 30.

Lots 36, 37 and 38, map of Highbridgeville, West Farms. Catherine Bagot et al agt William Crussell et al; action to determine claim; att'ys, Peacock & Steves.
Avenue A, e s, 102.2 s 73d, 25x98. Mary Higgins agt Charles Wrestal et al; partition; att'y, A Bloch.
Sheridan av, No 33. Caroline Leonhard agt Lucy Roange; specific performance; att'y, J W Bryant.
South st, No 156.
30th st, n s, 365.9 w 2d av, 15.9x98.9.
25th st, s s, 435 w 7th av, 15x98.9.
30th st, s s, 328.2 e 2d av, 21x98.9.
Front st, No 216.
22d st, n s, 200 w 4th av, 23x98.9.
Anne B Innes-Ker agt James L Breese et al; amended partition, att'ys, Smith & Simpson.
14th st, No 101 West.
6th av, No 209.
Laurent J Tonnelle agt Francis S Wetmore et al; action to recover 1/8 part; att'y, J R Halsey.
14th st, No 103 West. Same agt John F Patterson et al; action to recover 1/8 part; att'y, J R Halsey.

March 30. Mott st, Nos 302 and 304. Eugene V Daly agt Michele Brigante et al; att'y, E V Daly.
112th st, n s, 75 e Madison av, 20x100.11. Lilly Hirshkind agt Julia Singer et al; att'ys, Wertheimer & Duffy.
Webster av, e s, 125 s Anna pl, 50x90. Estates Settlement Co agt Leopold Hutter et al; att'ys, Carrington & Pierce.
Beech Terrace, s s, 111.1 e Crimmins av, 75x 100. Wm M Greer et al agt Samuel Alderman et al; att'y, N W Chandler.
Intervale av, e s, 144.3 n 165th st, 50x100. Abraham Schneider agt The F H C L Realty Co et al; att'y, J Frank.
99th st, s s, 80 w West End av, 20x100.11. Francis M Jencks agt Mildred Lewin et al; att'y, C L Westcott.
3d av, n w s, 67.8 n 182d st, 74.6x103. John Oehler agt Louis Hubener et al; att'y, H Vogt.

April 3. 103d st, No 62 East. Beckie Kadin agt Lulu Banfort; att'y, I Cohn.
132d st, n s, 235 e Lenox av, 20x99.11. E Ormond Power agt David Vogel et al; atty, T Hansen.
16th st, No 536 East. Fitch Gilbert trustee agt Samuel Fensterheim et al; att'y, J H Seymour.
5th av, Nos 236 and 238. Edward S Rapallo agt J C Lyons Building & Operating Co et al; atty, H Swain.
Cathedral Parkway, n e cor Manhattan av, 110 x75.11.
Manhattan av, s e cor 111th st, 75.11x110. Mark Ash agt Arthur E Silverman Building Co et al; att'y, W Ash.
St Nicholas av, No 187. Pinnie Lang agt Alfred C Bachman et al; atty, S N Tuckman.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Table with 2 columns: Name and Amount. Includes entries like Mar. and Apr., 28 Andrews, Nathan-Harris Hausman...104.31, 30 Altman, Charles-City of N Y...943.23, 30 Aiken, John-Oliver Typewriter Co...44.41, 31 Altenberg, Geo P-People, &c...100.00, 31 Aronow, Harris-Harris Gill...costs, 74.30, 31 Altieri, Carmine-Molly Bergen...58.22, 31\*Adams, Edw F-John B Ritchie...48.00, 31 the same-Alfred L McArthur...25.00, 1 Auerbach, Maxine A-Beatrice G Auerbach...173.60, 2 Allen, Ira A-Sigmund Langsdorf et al...16.43, 28 Byrne, Elizabeth M & Frank P-Lilly I Jackson et al...5,417.22, 28 Burnett, Wm E-Robert J Horner...64.83, 28 Borgia, Louis-Samuel Raisler...123.04, 28 Baltimore, Jeremiah A-N Y School of Automobile Engineers...costs, 108.41, 28 Bertalan, Kalman-Central R R Co of N J...costs, 108.42, 28 Bergrin, Morris-Benj Jaffe...218.56, 28 Berkowitz, Louis-the same...218.56, 30 Boyer, Anna E-Selwyn & Co, Play Brokers...306.49, 30 Bendix, Benjamin-City of N Y...573.32, 30 Biddle, Edwin C-Oliver Typewriter Co...41.41, 30 Blackman, Morris & Perel-Elta Rubin...115.45, 30\*Beanco, Francesco-Congress Brewing Co...588.19, 30 Beck, Robert W-Fred H Mosler...287.41



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Table listing names and addresses of individuals and companies, organized into columns. Includes names like Hickey, Rebecca; Hatfield, Morton J; Hanson, Charles; Haber, Joseph; Han, Louis; Hamer, Alfred; Hoffman, Abram; Henderson, Chas A; Herbst, Abraham; Hendry, Frank W; Hyman, Jacob; Herbert, Kath; Hiller, Meyer; Hillers, August; Howe, Wm G; Hagadon, Wm P; Hanley, James M; Herf, Valentine; Horton, Thomas R; Herrmann, Max; Iffer, Charles; Israel, Jacob & Arthur; Isbell, Irving J; Joseph, Samuel; Jones, David A; Jacobs, Jennie; Jomelli, Jearne; Jerosolinsky; Jorisch, Max; Jerger, Clara S; Jones, Lenar R; Jacobson, Bernard; Jeffrey, Robert G; Jaffe, Joel; Johnson, Richard L; Joyce, Agnes F; Jursch, Paul; Jacobs, Philip; Jenkins, Alfred Jr; Jenkiss, Harry; Joline, Adrian H; Jaeger, August and Fred; Javesson, Wm R; Kaiser, Arthur H; Kugler, Joseph; Kilbon, Frank; Korn, Paul; Kornbluh; Kelly, John J; Karpas, Gottlieb M; Kelly, James A; Kirshenbluth; King, Gertrude; Kaufman, Constantine N; Kovary, Benjamin; Kantrowitz; Klein, Isaac; Kennedy, Abraham; Kehrer, Henry; Kaplan, Michael; Kull, Alfred L; Kornbluh; Kane, Josephine M; Kull, Albert L; Kalina, Looser; Koch, Max; Kliner, Julius; Klodowitz; Kaufman, Jacob; Lewinsky; Laudenberg; Lewinthal; Litchfield; Lubetsky; Levin; Levy; Levine; Lamb; Laber; Levy; Lachi; Lang; Leavitt; Lohman; Lettry; Lennon; Lettry; Lefevre; Laughlin; Lippman; Litsios; Lowe; Long; Lord; Louis; Laitman; Levine; Lancet; Leffler; Lemon; Lamura; Lehrer; Linton; Louts; Leet; Leibling; Lyons; Lippmann; Laske; Lynch; Lippman; Lager; Laster; Moore; Millman; Miller; Murray; Markarzel; Mahony; Martin; Molitor; Miller; McHugh; Mendlowitz; Mehdin; Meisler; Manheimer; Masler; Moore; McDowell; McCarthy; McDermott; Miller; Messuri; Michelini; Moschetto; Mandel; Mertz; Mulstuy; McCue; Monaghan; Merriam; Martin; Murphy; Mylonas; Morgan; Manley; Meyer; Mills; Macaulay; Mahoney; Manahan; Moritz; Mulbare; McCarthy; Meyer; Minor; Mahel; Minter; Moriarty; Martin; McCarthy; Mass; Maloney; Mandel; Miller; Magan; Mills; Marks; McLaughlin; McAndrews; Majori; Macauley; Macauley; Mullally; Maurice; Mandel; Maloney; McCauley.



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Hohman, Edw B & Elias Pitzle-E L Aurich. 1904.....75.15
Hornaday, John P-Oliver Typewriter Co. 1907.....113.91
Hazzell, Jesse-C W Keese. 1901.....2,942.23

236-50th st, Nos 126 and 128 West. Meyer Leibowitz agt John Doe and Richard Roe exrs and Michael Sidorowit.....55.00
237-Hoe av, No 1469. Sam C Solomon agt Lobe & Kaufman and Barnett Cohen.....51.50

233d st, s s, 205 e 5th av, 50x64 x irreg. Mary Mayer loans Gottfried Buhler to add one sty; 3 payments.....1,800
184th st, n s, 90 w Grand av, 71x100 x irreg. Henry U Singhi loans Germano Fioravanti to erect a -sty bldg; - payment.....16,000

J B & J M Cornell Co-P Hefferman. 1908. 784.00
Empire State Engineering Co-C I Hamilton. 1908.....712.68
Pease Piano Co-H B Sarles. 1908.....86.00

244-Broadway, s w cor 46th st, 125x156. Levering & Garrigues Co agt 46th Street & Broadway Realty Co.....990.07
245-60th st, No 106 East. Manhattan Iron Works agt James D Voorhees and Heineken, Bayne & McCarthy.....194.76

Union av, n s, 175 w 4th st, 225x100, Westchester. Herman Mundheim loans Betty and Ehrich Peterson to erect a - sty building; - payments.....2,800
Union av, n s, 150 w 4th st, 225x110, Westchester. Same loans same to erect a - sty building; - payments.....2,800

SATISFIED MECHANICS' LIENS.

March 28.

4th st, No 48 East. Pincus Bess agt A H Matthews et al. (Feb 28, 1908).....19.00
125th st, Nos 66 to 70 East. J & L Moreland Co agt Morris B Baer et al. (Aug 1, 1907).....261.50

March 31.

249-34th st, No 314 East. David Stone agt Annie Finger and Joseph Finger.....220.00
250-45th st, No 431 West. Joseph R Potter agt M Magdalena Peppler, trustee and William Brill.....55.68

86th st, No 139 West. Ernest S Piper agt Bella H Hughes et al. (March 14, 1908).17.75
Park av, e s, whole front between 76th and 77th sts. Alberene Stone Co agt German Hospital et al. (March 25, 1908).....176.00

April 1.

1-136th st, No 378 East. William Klein agt John Qwell.....100.00
2-31st st, No 23 West. Bolton & Whiston agt Life Pub Co and Max E Bensamon.....106.00

115th st, s s, 125 e Lenox av. Richard E Thibaut Inc agt R M Bent et al. (Nov 2, 1907).....500.00
Riverside Drive, n e cor 135th st. Same agt Thomas J Mooney. (Nov 2, 1907).....500.00

April 2.

6-Aqueduct av, e s, 815 n 190th st, 50x232. Colonial Decorative Co agt William Kaufman.....499.89
7-Nassau st, No 154. Tucker Electrical Construction Co agt Tribune Assn and D C Weeks & Son.....9,166.04

117th st, s s, 100 w Lenox av. Same agt R M Bent et al. (Nov 2, 1907).....500.00
Westchester av, s s, 105 e Brook av. Hull, Grippen & Co agt A B Russell et al. (Sept 26, 1907).....21.25

April 3.

12-41st st, Nos 446 and 448 West. Luis Krause agt Jacob Solomon and Morris Siegfried.....344.99
13-37th st, No 428 West. Dey Architectural Iron Works agt Elizabeth Grossmann and Valentine J Dey.....62.00

Essex st, Nos 85 and 87. Joseph Rabinowitz agt Abraham Kosower et al. (Dec 2, 1907).....105.00
Same property. Isaac Kaplovitz agt same. (Dec 2, 1907).....105.00

MECHANICS' LIENS.

March 28.

234-152d st, Nos 611 to 617 West. Candee, Smith & Howland Co agt Uhlfelder & Weinberg, and Eagle Concrete Construction Co. 1908.....\$68.00
235-55th st, Nos 237 to 243 and 234 and 236 East. Gustav Ernst agt Charles, Louise & Joseph Doelger and Carrie D Kramer and Diehl Construction Co.....672.00

BUILDING LOAN CONTRACTS.

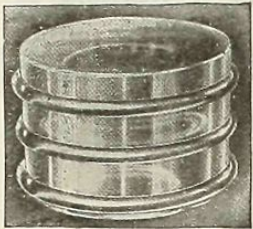
March 31.

German pl, n e cor 156th st, runs n 78.11 x n e 96.7 x e 43.7 x s 90.11 x w 120 to beg. Atlantic Dock Co loans Dacorn Realty Co to erect three 6-sty tenements; 10 payments.....\$75,000

April 1.

17th st, No 347 East. Max Kotzen loans Joseph Harbater and Solomon Silk to erect a 6-sty tenement, 7 payments.....10,500

Essex st, Nos 85 and 87. Joseph Rabinowitz agt Abraham Kosower et al. (Dec 2, 1907).....105.00
Same property. Isaac Kaplovitz agt same. (Dec 2, 1907).....105.00



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Hester st, Nos 137 to 143.	
Chrystie st, Nos 73 and 75.	
Sadie Siegel agt same. (June 5, 1907)	1,700.00
114th st, No 34 West. Joseph B Greitzer & Co agt S M Robinson et al. (Feb 24, 1908).	30.00
April 2.	
169th st, No 32 East. Joseph H Waters agt Elizabeth Power et al. (Feb 17, 1908)	131.65
152d st, Nos 611 to 617 West. William Mitchell agt Simon Uhfelder et al. (Jan 31, 1908)	146.10
Essex st, Nos 85 and 87. Roof Maintenance Co agt Abraham Kosower. (Sept 3, 1907)	133.30
81st st, Nos 444 to 452 East. Harry Crystall agt Isidor Kalt et al. (Feb 5, 1908)	81.23
97th st, No 259 West. Russell C Senior agt Mary E Miller et al. (Feb 3, 1908)	464.35
April 3.	
Monroe st, No 247. Morris Jacob agt Meyer Renkel et al. (Jan 23, 1908)	41.00
90th st, No 315 West. Edwin Dumble agt Isabella M Jordon et al. (Oct 2, 1907)	934.63
80th st, s s, 250 w Amsterdam av. Gustavus L Lawrence agt Palace Garage Co. (April 9 1907)	5,000.00
Same property. Same agt same. (April 22, 1907)	6,000.00

\*Discharged by deposit.  
\*Discharged by bond.  
\*Discharged by order of Court.

**BUILDING OPERATIONS.**

(Continued from page 611.)

Bologh & Co., William A. Muller. No. 9. For installing electric equipment in new P. S. 90, Queens. T. Frederick Jackson, Inc., \$9,951 (low bid). Other bidders were: E. J. Duggan, Reis & O'Donovan, Inc., Commercial Construction Co., Peet & Powers, Western Electric Co. No. 10. For furnishing and extending new sewers, drain lines, rain leaders, etc., and connections with private sewer in John st, P. S. 71, Queens. Wm. C. Ormond, \$837 (low bid). No. 11. For installing heating and ventilating apparatus in P. S. 89, Queens. Frank Dobson Co., Inc., \$41,846 (low bid). Other bidders were: James Curran Mfg. Co., Baker, Smith & Co., Blake & Williams, E. Rutzler Co., Gillis & Geoghegan, Daniel J. Rice. No. 12. For fire extinguishing apparatus to be furnished to the various schools in Queens. A. Doncourt, \$2,489 (low bid).

**Government Work.**

Office Constructing Q. M., Fort Slocum, N. Y.—Sealed proposals will be received April 15 for construction of new sewer system. Address Constructing Q. M.  
Army Building, 39 Whitehall St, New York.—Sealed proposals for dredging in Shrewsbury River, New Jersey, will be received April 7. D. W. Lockwood, Col., Engrs.  
Washington, D. C.—Sealed proposals will be received the 15th day of April for the construction (complete) of the U. S. Post Office at Ithaca, N. Y. James Knox Taylor, Supervising Architect.  
U. S. Engineer Office, Army Building, New York.—Sealed proposals for removal of pot rock, Frying Pan Reef and Middle Reef at Hell Gate, East River, N. Y., will be received April 28. John G. D. Knight, Col., Engrs.  
Sealed proposals will be received at the office of the Light-House Engineer, Tompkinsville, N. Y., April 7, for furnishing and setting a boiler and for repairs to machinery and hull of the U. S. Light-House tender Iris.  
U. S. Engineer Office, Charleston, S. C.—Sealed proposals for furnishing materials and constructing monument on Kings Mountain Battlefield, York Co., S. C., will be received April 23. E. R. Stuart, Capt., Engrs.  
But one bid was received March 19 at the office of the supervising architect for

**ATTACHMENTS.**

March 26.	
Pennsylvania Tanning Co; E E Vreeland; \$601.87; Bond & Babson.	
March 29.	
H E Hoesch & Co; Oscar Faehrmann et al; \$886.76; R B Honeyman.	
Coyle, John J; Mercantile National Bank of City of N Y; \$30,000; Sullivan & Cromwell.	
Gordon Bros & Co; Joseph F Brown; \$10,048.76; Hamlin & Conklin.	
March 30.	
Tetrazzini, Louise; I Lerner; \$39,000; H I Kowalsky.	
Wellington Worsted Mills Co; William Barber; \$2,079.44; James, Schell & Elkus.	

**CHATTEL MORTGAGES.**

**AFFECTING REAL ESTATE.**

March 27, 28, 30, 31, April 1 and 2.	
Arnold Realty Co. 320 W 96th. L H Mace & Co. Refrigerators. 11 at \$9.50; 7 at 8.50	

Alteri, M. South side of 137th st, 205 e St Anns av. T F Caul Con Co. Gas Fixtures.	\$2,600
Banford, L. 62 E 103d. A Spiro. Gas Fixtures.	400
Cohen, M. 326-330 E 102d. L Cohen. Plumbing Fixtures.	2,500
Frank, L. 94-98 Madison. I A Sheppard & Co. Ranges.	550
Gerhardt, W. 7-9-11 Hamilton av. Union G F Co. Gas Fixtures.	85
National Mantel & Looking Glass Co. 504-518 W 136th. B C Clark. Mantels. (Reported in issue of March 21 as a chattel mortgage, but it should not have been reported at all as it is a Release of a Chattel Mortgage, which we do not report.)	—
Same. Same. . . . . Same. Same.	—
Resht Realty Co. East side of Anthony av, 200 s of Prospect av. United States Gas Fixture Co. Gas Fixtures .	130
Voccoli, M. 912-14 2d av. Albert Gas Fix Co. Gas Fixtures.	155

the installation of a vacuum cleaning system in the U. S. Court House and Post Office building at Los Angeles, Cal., viz.: Sanitary Devices Manufacturing Co., New York City, \$5,160.

Washington, D. C.—Sealed proposals will be received the 4th day of May for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Bar Harbor, Me. James Knox Taylor, Supervising Architect.

Washington, D. C.—Sealed proposals will be received the 6th day of April for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. post office building at Hazelton, Pa. James Knox Taylor, Supervising Architect.

Office Superintendent U. S. Capitol Building and Grounds, Washington, D. C.—Sealed proposals will be received April 8 for electric passenger elevators for the office building, U. S. Senate, Washington, D. C. Elliott Woods, Superintendent U. S. Capitol Building and Grounds.

On April 7 the quartermaster at Key West Barracks, Fla., will open bids for furnishing 708 ft. of 4-in. cast-iron water pipe in 12-ft. lengths, 6 4-in. double hubs, 10 bends, 1 set calking tools, 1 asbestos rope, 1 pouring ladle, 300 pounds pig lead, 50 pounds of oakum and 1 1/2-in. sewer rod.

All bids opened February 15 by the superintendent of the capitol building and grounds have been rejected. This action was necessary on account of changes in the wiring requirements of the building. New specifications are being drawn and as soon as completed a new call for bids will be issued.

Office Constructing Q. M., U. S. A., 263 Summer st, Boston, Mass.—Sealed proposals will be received April 13 for building a toilet room in Q. M. and subsistence storehouse, installing plumbing and connecting same with post sewer at Fort Revere, Hull, Mass. Address Capt. Ira Fredendall, Constructing Q. M.

Office of Building for National Museum, Library of Congress, Washington, D. C.—Sealed proposals for furnishing, delivering and erecting in place complete, in running order, the seven electric elevators required for the new building for the National Museum, in this city, will be received April 16. Bernard R. Green, Superintendent of Construction.

PLATTSBURGH, N. Y.—Awards for the construction of a quartermaster's stable at Plattsburgh Barracks, N. Y., have been made as follows: J. J. Fitzpatrick, Plattsburgh Barracks, N. Y., construction, \$16,797.33; plumbing, \$350; Derfendorf & Hutchinson, Plattsburgh, N. Y., wiring, \$111.81. The contract has also been awarded to J. J. Fitzpatrick for the construction of a wagon shed at this post for \$3,957.03.

The Isthmian Canal commission will soon call for bids for 5,000 pounds ground lamp black, 50 pounds Bismark dry brown, 2,000 pounds ground light chrome green in pure linseed oil to be put up in 25-pound pails, 500 gallons japan drier to be put up in 5-gallon cans, 2,000 pounds Saxon dry green to be put up in barrels, 10 packs of gold leaf, 300,000 pounds ground white lead in pure linseed oil to be put up in 300-pound kegs, 12,000 gallons raw linseed oil to be put up in 5-gallon cans, 5,000 pounds putty in oil, 300 pounds white gum shellac and 500 pounds of orange gum shellac.

For general shop use on the isthmus the Isthmian Canal Commission will soon call for bids for furnishing 1,250 bars of double refined round iron and 900 bars of refined round iron, said bars to be from 12 to 14 feet long. For various uses in the several departments the circular will contain a request for bids for supplying 85,000 carriage bolts varying in size from 1/4x1 1/2 to 5/8x8 1/2 inches, also 20,000 wedge point drift bolts, 800 countersunk head rivets, 400 hexagon head screws, 1,008 twist bits for track drills, 3 rail benders, 12 screw benders, 100 coils of galvanized barbed wire for fencing, 92 belt hooks and 6 breast drills.

The Isthmian Canal Commission will soon call for bids for furnishing 3,286 bars of merchant bar iron varying from 1/4 inch by 1 inch to 2 1/2 inches by 3 inches, also 949 sheets No. 12, B. & S. gauge, of various sizes of sheet steel plates, also 1,752 sheets No. 16 B. & S. gauge of sheet steel plates, and 150 sheets of steel plates, all to be used for locomotives, steam shovels, iron body dump cars, cranes, dredges, boilers and general shop use on the Isthmus. The circular will also contain a request for bids for furnishing 10,000 feet of 6 inch extra heavy wrought iron pipe with couplings, for use in the Empire water service department. There will be a stipulation that no steel pipe will be accepted.