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THE recent conference held at the City Hall between the Tenement House Commissioner and the representatives of the several organizations interested in tenement houses and their sufficient sanitation brought out clearly one consideration of dominant importance. The tenement house problem in the City of New York is really dependent upon conditions which are not being reached by any existing sanitary legislation; and, what is still more serious, it is difficult to see in what way any practicable method of using the police powers of the State will avail to improve the domestic surroundings of the great majority of tenement-house inhabitants. There can be no doubt that up to the present time the Tenement-House Law in its administrative aspect has been a failure. The 123,000 violations are a plain and irrefutable proof of the truth of this statement. The Record and Guide will not go so far as to say that this failure was inevitable, and that the law is unenforceable; but its enforcement will constitute a very costly and extremely difficult work. That it has been unenforceable hitherto has, doubtless, been in part the fault of the property-owners; yet it has also been in part the fault of the framers of the law, in that they failed to allow sufficiently for the difficulties of its administration. But, however, the blame is to be apportioned. The fact that it has proved to be unenforceable in respect to the alterations prescribed in old-law tenements is merely symptomatic of the stubborn economic conditions which underly the New York tenement house problem. It is also symptomatic of the far more serious fact that the Tenement-House Law has failed in its salient purpose of improving the domestic surroundings of the poorer people. And it has failed in this salient purpose because it could not have any effect upon the economic conditions which determine the congestion of population. Everybody admits that congestion is increasing in Manhattan and is spreading to Brooklyn and the Bronx. That many of the inhabitants of the poorer districts live in houses built under the new law and provided with an apparent sufficiency of light and air is surely a good thing, but the excellence of the result is attenuated by the circumstance that these presumably well aired rooms are inhabited by a steadily increasing number of people. The number of lodgers is constantly increasing, because rents and the cost of living are increasing. THE TENEMENT-HOUSE LAW, SO FAR FROM DOING ANYTHING TO DIMINISH THIS OVERCROWDING, HAS PROBABLY DONE SOMETHING TO INCREASE IT, because it has increased the cost of tenement-house construction; and it will be as powerless in this respect hereafter as it has been heretofore.

THE Record and Guide is well aware of course that the Tenement Law is supposed to forbid the crowding of lodgers into the rooms of a tenement house, but it is also aware that the Sunday closing law for saloons would be easy of enforcement compared to such a prohibition. Even the tenement house reformers do not press at present the policy of seeking by inspection to prevent the congestion; and it is safe to say that no matter who is made responsible for prohibiting the over-crowding, the prohibition will be ineffective. If the property-owner is made responsible we shall have a repetition in a far more acute form of the organized illegality of the structural violations. No property-owner could be sure that over-crowding did not exist in a building he owned without living in the building him-

self and inspecting the several tenements every night. Any delegation of the duty would be evaded and would be made the excuse for petty graft. And what the property-owner could not accomplish could not conceivably be accomplished by any practicable amount or kind of direct municipal inspection. People take in lodgers, not because they want to do so, but because it is the only way of reducing the intolerable burdens imposed upon the poor by the increasing cost of every necessity of life. No legislation along the lines of the existing tenement-house law can do anything effectual to diminish this grave evil of congestion—an evil which is bound to increase rather than diminish. So far as Manhattan is concerned, the construction of tenement houses intended for the occupation of the poor has ceased. The only type of tenement now being erected in the central borough in any considerable numbers is an elevator building, intended for comparatively well-to-do people. How, then, is the normal increase in the poorer population of Manhattan finding habitations? For the most part, they are migrating slowly to other boroughs, and carrying with them their habits of congested living; but the necessity of residing near their work prevents many from so doing. Hence the overcrowding, and there is no way in which it can be diminished save by attacking the economic conditions which make it inevitable.

IT is by no means obvious in what way the problem can be effectively attacked, even on the side of its economic conditions. Undoubtedly improved methods of rapid transit will do something to alleviate the congestion, but the difficulty is that improved means of communication are not of much use to that part of the population, who are most in need of help. It is the really poor among whom congestion is most rife, and the really poor are not free to make use of new subways. They are forced to live where they do live, chiefly by the necessity of remaining near to their places of work, and while new centers of work will be developed in the other boroughs and assist in the distribution of population, an enormous number of people will necessarily depend upon the work-rooms of Manhattan. If this population is to be distributed it must be by artificial means, and a commission should be appointed to consider what artificial means, if any, will be likely to be effective. Would it be of any help, for instance, to run workingmen's trains at reduced rates over all the new subway routes? If so, what practicable measures could be taken to secure the operation of these trains. The value of any such measure as a means of inducing poor families to live on cheaper land would depend upon the habits of these people, and their economic situation; and the facts as to these matters could be obtained only after full and careful investigation. Inquiry should be made also into the question as to how far any future amelioration could be obtained by the diversion of business, now carried on in Manhattan, to the other boroughs. Possible remedial measures even along the foregoing lines do not, it must be admitted, look very promising. They would take many years to accomplish. They could at best be only partial in their effects. They would in one way or another be very costly, and while they were being accomplished congestion would increase, and with it an ever larger number of people would become habituated to unwholesome and depraved habits of living. But if any better means of attacking the problem exist, they have not yet been suggested, and in any event the situation will be cleared up as soon as it is realized that the cost of congestion cannot be fastened upon the property owners alone. It is a collective responsibility, due to conditions which individuals cannot change, and redeemable only at a huge cost by the whole city.

THE protest made by Mr. Allan Robinson, of the Allied Real Estate Interests, against the immediate abolition of the personal property tax seems to the Record and Guide to be well-founded. Mr. Robinson points out that next Fall the tax rate is likely to increase as much as thirteen points, which would bring it up to the high figure of 1.80. If in addition to this increase, the city surrendered the \$6,000,000 in income now derived from the personal property tax, a further increase of six points would be the inevitable result. In one year, consequently, the tax rate would be enlarged by no less than 19 points. This would mean that the tax bills of every real property owner in New York, would be increased by something over one-ninth, and that this staggering increase would have succeeded others of the same kind. It would mean that within four years the taxes

on real estate in this city would have become larger by fully twenty-five per cent., which would amount to something very much like confiscation. Of course, property-owners would shift this burden, so far as possible; but, just so far as it was possible for them to shift it, the cost of living and conducting business in New York would be increased. In so far as they could not shift it, it would be equivalent to a diminution of the value of their property. Tax-reformers may urge in rebuttal that real estate values have been increasing rapidly and that the property-owner is reimbursed from this source. Such is undoubtedly the case, but it must be remembered that the increase in value affects only a few property-owners while the increase in taxes affects all alike. If the reformers really wish to tax those real property owners who benefit by the unearned increase in real estate values, it would be far better to impose an increment tax, similar to the one proposed in the English Budget. But in any event the personal property tax should not be abolished, unless a substitute can be found or unless the expenses of the city government can be largely reduced.

REPORTS from the building trades are to the general effect that they are, with some exceptions, well employed considering the season. One of the exceptions is the bricklaying trade, which has of late years been less prosperous. Some trades have more work than can be attended to promptly. A large amount of new work is starting up. Scenes of pronounced activity are in the Audubon Park section and in the territory served by the 181st st station of the Subway. In the latter case there is an inspiration coming from the assurance recently given that a bridge will be built across the Hudson from that vicinity. Builders have also had encouraging success with the houses erected in the last two years. In the Audubon Park section some of the largest and finest apartments in the city are going up. There is, furthermore, to be a continuation of five-story flat house construction, as will be noted in the plans filed this week. Reports of coming labor troubles of a widespread nature are not credited by employers who have made their own investigation of the steamfitters' trouble, but there is danger that continued friction in some quarters may produce a frame of mind not conducive to general peace.

THE HYPNOTIZING OF THE TORRENS LAW AND THE CRIME OF RAPID-TRANSIT OBSTRUCTION.

To the Editor of the Record and Guide:

If a man should induce you, Mr. Editor, to hand him over \$10 on the assurance that he would keep the crows out of your corn field, and you found he had made a deal with the crows whereby they were to have the run of your field, provided they let that of your neighbor alone, your neighbor, of course, having been more liberal with the man, would not you feel just a little bit put out?

Now, speaking of property owners' organizations; how many are there of your subscribers who for years have been contributing \$10 or better to some such organization in this city on the assurance that they were going to have their interests faithfully looked after? The question arises, have these associations, or leagues, or interests, whatever the name is they go by, been FAITHFUL TO THEIR TRUSTS? Or, have they been serving the interests of the heaviest contributors to their treasuries to the disadvantage of the unorganized property owner whose money they did not hesitate to accept?

It would certainly seem a fact, if these various associations would purge themselves of the suspicion that seems to hover in the air, that some of them at least are guided in their effectuations by the skilled hand of the SYSTEM, they should come out into the open and declare themselves in the matter of the Torrens law, now slumbering under some hypnotic influence, and the three and more years of rapid transit obstruction. Of the first, the public is little informed for the reason that the daily press apparently has its instructions to ignore the subject in its columns. But every one is acquainted with the fact that the matter of title registration has been tried out in the other states and doubtless your paper would welcome discussions of the question from its readers. In fact, it would be interesting to hear from the association of brokers who worked so hard to have the law enacted what they know of the aforesaid hypnotic influence that has made it a dead letter on the statute books.

Concerning the subway obstruction, the citizens of this great metropolis cannot plead ignorance. The problem is with practically every one of us daily and nightly, A SCANDAL, the breath of which has grown to be a stench in the nostrils, a monumental disgrace to a civilized community. It is the essence of human depravity, stupidity, avarice, culpability, insincerity, all the ills the flesh is heir to, and all baled together like passengers on a subway car—A COMPRESSED, CONCENTRATED, SODDEN MASS, that is growing in size and gaining way as a snowball down a mountain-side, to end in some

TERRIBLE HOME-WRECKING FATALITY before many months have passed.

Would that the nightmare of subway obstruction haunted the dreams of those five Commissioners aloft in the Tribune tower. But one can picture them leaning from the windows of their quarters, gazing grimly upon the tired multitude below, surging by on their way homeward through the dismal tube of tears and tortures. Soon even this spectacle ceases to entertain them and then, after a merry dance about their offices, they turn their attention once more to the study of how to obstruct the development of rapid transit and yet to escape the wrath to come.

REAL ESTATE.

AN OPPORTUNITY TO GET A NEW CIVIC CENTER.

To the Editor of the Record and Guide:

Now that the question of the new Court House site is almost settled, some citizens and a few civic organizations are about to make a feeble and belated protest at a hearing before the Board of Estimate on Monday, March 28.

They will protest against the great crime about to be perpetrated, namely, the erection of a huge building which will take away most of what is left of City Hall Park, a building which will completely overshadow and dwarf the superbly beautiful City Hall building and take away the only open space in that section of the city.

It is planned to meet the conditions of to-day without one thought of the future. Under the most favorable conditions the new building cannot be completed before seven or ten years have elapsed. No one who has watched the progress of any public building erected in this generation will contradict this statement.

What vast changes in conditions will take place in these ten years! What will the centre of business be in ten years, in twenty years? The tendency is to go uptown, and the movement will take greater strides in the next ten years than it has in the past twenty years. As Judge Greenbaum has said: "We are building this Court House not for to-day but for ten, for twenty, for fifty years hence." This fact has been persistently overlooked in all consideration of the site.

For years I have advocated the Greenwich Village site as the most appropriate, the most logical, the ideal site for the new building.

From the standpoint of economy it is the best; here is an area of 400,000 square feet that can be acquired for \$2,500,000. The transit facilities at this point, 6th av and 8th st, are unsurpassed. In ten years the prolongation of 6th and 7th av's will be an assured fact. A West Side subway is planned and must be finished to take care of the enormous traffic that will develop from the new Pennsylvania terminal at Herald square.

As a strategic centre where one can travel in five directions by subway this point, 8th st and 6th av, is unique. The chief objection that this site is inaccessible therefore falls away. It will be just as convenient for the lawyer to reach this point by subway as to reach the present County Court House on foot.

The opportunity is at hand to create a new civic center, to give a monumental setting to a monumental building, to wipe out a slum district that is a menace to health and a disgrace to the city. To so improve property values in a section almost valueless, so that increased tax returns will pay for the entire improvement in a few years. Will we improve this opportunity?

471 Park avenue.

CHARLES H. JAEGER.

IN RETROSPECT.

TWENTY YEARS AGO—MARCH, 1890.

The city decided to offer at public auction the buildings on the line of the new aqueduct between 135th and 152d sts.

The Stewart mansion at the northwest corner of 5th av and 34th st was rented for five years at \$35,000 per annum.

Alderman Lynch presented to the City Council the application of the Washington Bridge, Tremont & Westchester R. R. Co. for a franchise.

Hall J. How & Co. sold for Mrs. Mandeville a plot 45x100 on 5th av, 55 feet north of 68th st, to John H. Inman, at \$150,000. (Mr. Inman subsequently had a residence built on the site.)

Architect J. M. Farnsworth had plans on the boards for a 12-story office building to be erected for John Pettit at Nos. 114 and 116 Nassau st and 45 Ann st.

Hoffman Bros., together with F. R. Houghton and J. H. Hunt, sold for A. A. Valentine, four lots on the southeast corner of the Boulevard and 80th st, 102.2x101.6, for \$57,000 in cash. (That proved to be a fine investment for Mr. Dimond.)

The Singer Mfg. Co. paid \$181.12 per square foot for 3,006.6 square feet of ground at the northwest corner of Broadway and Liberty st, or a total of \$544,500. The highest previous price ever paid for realty on Manhattan Island was in April, 1882, when M. Wilkes paid \$330.70 per square foot for 508 square feet at the southwest corner of Wall and Broad.

Judge Green's scheme for a bridge across the Hudson at Fort Washington was on the daily calendar for a second reading in the State Senate. (Judge Greene was then a State Senator from Orange County. He has been long dead. Strange as it may seem to New Yorkers, the first real pushers for a Hudson River bridge were up-State men.)

REMEMBER THE TAXPAYER.

To the Editor of the Record and Guide:

In the election campaign last November the cry of economy in city administration was what caused voters to think more than in many years past. At nearly every campaign stand the evils of the present system of condemning property for public purposes were attacked. To-day we are at a point where we must demand that the city fathers keep their promises.

It is true that City Hall Park is a picturesque spot to visitors, but to taxpayers it has no actual value as a thing of beauty. If the land needed for a courthouse site should be taken from this park, it would be more to the liking of the taxpayers. If, as it is claimed, the courthouse would hide the old City Hall Building, then let us take the old building and move it piece by piece to Central Park. What we need in this city is an economical administration for the benefit of taxpayers. We should really have one general administrative building covering the whole of City Hall Park, and not alone a courthouse.

Some years ago I had business to transact in the City of Philadelphia, and without leaving the City Hall I went to seven different city departments, including one of the courts. I have no doubt that the Philadelphia City Hall is known to a great many.

Our City Hall Park is nothing more than an exclusive passageway from Brooklyn Bridge to City Hall, and from Chambers st to Mail st. It is not in a residential section, but in a thorough high-class business section. Too few realize what it means to transact business with our administrative departments. We have offices in nearly all the buildings surrounding City Hall, paying tremendous rents, and still when the Court House Commission reports favorably on a site at the northerly end of our City Hall a voice is heard claiming that it will destroy the beauty of a "passageway park." This land is the City's, and we should improve it for our use. Whether you will be able to see the City Hall building from the rear or from the front is not a question at present; it is the necessity which demands a new court house WITHOUT FORCING CONDEMNATION PROCEEDINGS, especially as such proceedings are conducted to-day.

I find that the City Club and Bar Association protest against the adoption of the proposed site, but I ask frankly, would this club and this association stand for the city laying out MILLIONS OF DOLLARS FOR LAND in that vicinity, when we already own the land?
LEON A. RAINS.

OPPOSED TO SHIFTING THE PERSONAL TAX.

To the Editor of the Record and Guide:

The article in your issue of the 12th inst., in which you stated that while the assessed valuation of real estate has been growing with unprecedented rapidity, the city's expenditures have increased still more rapidly, and if this tendency continues unchecked a day was fast approaching when the burden of taxation would be equivalent to the confiscation of real estate value, is certainly timely. It does seem strange that a man like Mayor Gaynor, an executive of great ability, should advocate a change in the system of taxation, the effect of which would be to impose the entire cost of government upon the owner of real estate.

The reasons which have been advanced for abolishing the tax on personal property are: First, that it is difficult to collect the tax; second, that the enforcement thereof would drive a large number of wealthy people from the city, and third, (a reason given by a leading morning newspaper), that if personal property were not taxed, then it would flow into real estate channels. But the ABSURDITY of this proposition is so apparent that it hardly needs comment; because it is not likely that any person would take his property out of a non-tax paying class and put it into a tax-paying one.

The courts have held that an individual liable to taxation on personal property can be sued therefor in an action and the tax thus collected. In one case a delinquent was followed to Maine. If the tax is properly levied, then it can be collected. DOES ANY ONE SUPPOSE that if the tax is imposed upon our millionaires they would leave the city and reside elsewhere? And suppose a few of them did move, would they take their property with them? If not, then they can be taxed under the law as non-residents, provided their assets are here. The owner of personal property has the same protection of the health, police, fire and street-cleaning departments as the owner of real property. The latter cannot escape taxation, and the former makes every effort to do so. An individual owns a small piece of real estate, say of the value of \$15,000; it is mortgaged for \$10,000 or \$12,000; he has an equity of from \$2,000 to \$5,000, and pays a tax, not on the equity but on the \$15,000; the result of which is that his tax is doubled, but he cannot escape. He has no better protection from the city than the owner of personal property has.

Suppose a citizen were to purchase a piece of jewelry worth \$200,000. He would have the same police protection for it that the owner of real estate can secure. Should he not pay something for policing this property? I wonder on what amount of personalty he would pay taxes. A former tax commissioner states that if personal property liable to taxation paid its due share of taxes, the tax rate in the City of New York would be one-twentieth of 1% instead of 1.67 as in 1909; but no, it escapes

taxation and the ENTIRE BURDEN is upon the owner of the realty who, not only has to contend against taxes, but also is obliged to comply at his own cost with the requirements of the Tenement House Department, Fire Department, Health Department, Building Department, Board of Fire Underwriters, and I know not what else. Some relief would come to him through the collection of tax on personal property, and this ought to be enforced and not wiped out.

The matter SHOULD BE AGITATED, so that one class does not receive advantage over the other. It will not enhance the estimate which the general public throughout the country is rapidly forming of Mayor Gaynor, if it is considered that in effect he advocates taxes on the farm and on the home and taking it off the owner of personal securities, so that the personal property individual can shift his burden upon the owner of the realty.
EDWARD JACOBS.

BROOKLYN BUILDERS FAVOR NEW LIEN LAW.

THE Builders' Association of Brooklyn has formally approved of the Dana bill, amending the Mechanics' Lien Law, and has directed its legislative committee to use its best endeavors to have it passed. Mr. Warren, of the firm of Thompson, Warren & Pelgram, the attorneys representing the Credit Association of the Building Trades, said this week that he had heard of no withdrawal of any support which the bill has had, but on the contrary he had been informed that it has received additional support since the hearing before the committee last week. He believes that the committee will act favorably upon the measure, and that if all the "subcontractors and material men" in the State would study the terms of the proposed amendment they would be in favor of it.

"As drafted in its present form," said Mr. Warren, "the Dana bill is one which should be supported actively by subcontractors and materialmen, as it merely attempts to give them the protection to which they are entitled. The object of the law was to protect them and this proposed legislation was designed to accomplish this purpose. The history of similar legislation, which has been successfully passed in other States, even where the provisions of the amendments have been much more drastic than is proposed by the Dana amendment, has met with the same sort of opposition which this bill is now meeting in this State, but the legislators of these other States have disregarded such opposition, recognizing the well known policy of the law and giving to the subcontractors, laborers and materialmen the protection to which they are entitled.

The result of the passage of these laws in other States has not fulfilled the predictions of those who opposed them or brought about even a temporary falling off of building operations. Those in opposition therefore, who state that the passage of this measure will bring about a serious falling off of building business in this city and state, cannot be basing their statement upon the history of such measures in other States, but would seem to be merely making a prophecy and possibly believing that if this prophecy is repeated often enough, it will help a great deal toward making it a fact."

WHERE THE "GREEDY INDIVIDUAL" WOULD STEP IN.

Milton E. Oppenheimer, of 206 Broadway, the real estate operator, apropos of the proposed Dana amendments to the Lien Law, said he was not personally against the proposition, because the law would increase the risks of the building-loan men and so lessen his business. But he felt constrained to be frank and say that he considered it very unjust. Mr. Oppenheimer further remarked:

Contracts for the purchase of materials are based upon the credit of the builder. That is to say, the man who supplies material knows full well that the party to whom he is selling has not sufficient funds on hand to pay for his purchases. But he estimates that he will be able to do so by reason of the money which he is to get under the Building Loan Agreement, and he relies upon the honesty of the builder to the extent that when the builder receives money under the Building Loan Agreement he will pay his just debts and not spend it for other purposes.

Now it appears that the changes suggested by Mr. Moses Allen Warren are for the purpose of compelling the building loan mortgagee to warrant that the builder will honestly apply the money given to him. And, furthermore, it puts him in a position of guaranteeing that there is, or will be, sufficient money in the hands of the builder to pay all his debts. Would it not, therefore, be simpler for the new law to say that the building loan man is responsible for the builder's debts? This, in reality, is what the new law proposes to do. Then why not say so frankly? It is always better to look an issue fairly and squarely in the face."

"Assuming now that such a law will be passed, is it safe to predict that the large institutions which make advances under building loans WOULD REFUSE TO MAKE NEW CONTRACTS?" Mr. Oppenheimer was asked.

"It is, for it is evident that the small bonus of two per cent. which they receive is not sufficient to cover the risk under these circumstances. The market would then be entirely in the hands of THE GREEDY INDIVIDUAL. His greatest competitors being eliminated, his charges for building loans would be larger than ever. The additional charges would only make our BUILDINGS so much MORE EXPENSIVE. And the contractor would probably be compelled to sign some agreement waiving his rights under the lien law before the loan man would consent to make the loan at all. The new law would only mean additional trouble, and additional trouble means additional expense. Pray, then, of what service is the new law?"

CONSTRUCTION.

THE APARTMENT HOUSES OF NEW YORK

With an Example from Berlin for Comparison—Changes in the Prevailing Styles in Every Decade—Houses Typical of the Year 1910.

DURING its early history New York was as much a city of small residences as any American city is at the present time, and it was possible until about thirty years ago, to purchase a small dwelling, and an eminently pleasant and comfortable one, for less than \$10,000. The dominant reason for the change in the style of construction was economic. As is well known, it was in 1869 that the "Stuyvesant," the first apartment house in New York, was erected on the south side of 18th st, near 3d av, from plans of an architect who possessed a French training, the late Richard Morris Hunt, and hence the inspiration for the modern New York apartment house can easily be traced to Paris. Several other experiments of much the same kind, in much the same neighborhood, followed; but it is to be noted that this apartment house and its immediate successors, situated near Stuyvesant Square, were by no means typical of the flat houses that began to rise during the ensuing decade.

It was not until later years that New York became equal to apartment houses having frontages of seventy-five and one hundred feet, for when the speculative builder first attacked the problem he found himself confronted by certain inexorable conditions. In the first place, the investment market was not ready, and, in the second place, it was more difficult then than it is now, comparatively, to piece together a large plot. The consequence was that small flat houses with a frontage of twenty-five feet were at first the general rule; and builders preferred to make their houses of this size even when they had at their disposal a frontage three or four times larger.

It is unnecessary to consider why a demand arose for such places any more than it is necessary to explain why a very much different house is demanded to-day. If one could not afford a whole house in a desirable neighborhood, and did not care to travel far, the flat was the alternative, then as it is now. During the seventies and early eighties, this was almost the only kind of commercial flats built to meet a large public demand.

Newer tendencies began to appear and about 1880 a dozen or more mammoth apartment houses for the rich were erected. These were the leaders of another long line. Thus, throughout the early period of New York flats two strongly contrasted

a class of people prepared to pay seven to twelve dollars per room, as their rent rate, and the consequence was that, beginning in 1897, large numbers of this class of apartment house were put together. The records tell us that in the year 1897, eight 7-sty flats were planned for Manhattan above 59th st; in 1898 thirty-four were projected at an estimated cost of \$4,465,000, or at an average of \$131,000 each. The following year showed a still further increase, in that one hundred plans for this class of buildings were filed, calling for an expenditure of \$12,674,000; while in the seventeen months from January 1,



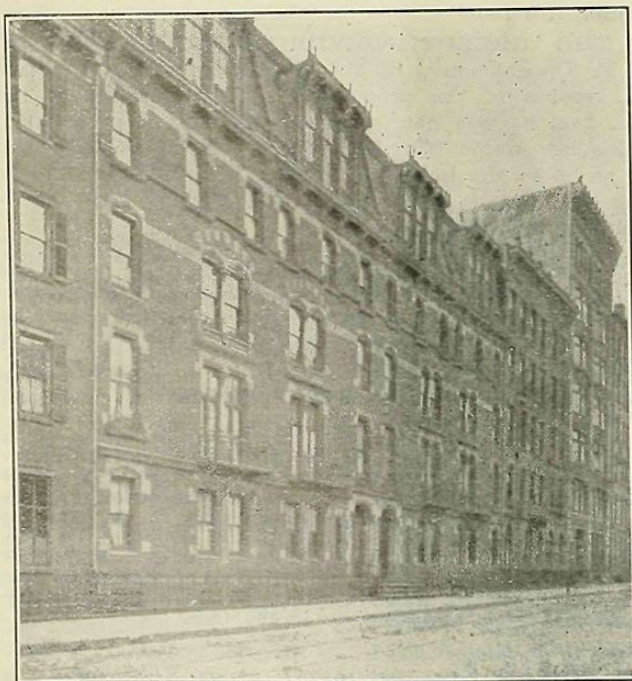
AN APARTMENT HOUSE ON RIVERSIDE DRIVE.
North corner of 116th St.

In course of completion by Paterno Bros.

1900, until June 1, 1901, 216 more such buildings were projected, at an estimated cost of more than \$30,000,000, or an average per house of nearly \$140,000.

These houses were erected east, west and north of Central Park. As was natural under the circumstances, the price of vacant land rose in response to the demand created by this considerable building movement. It was stated that fifteen to twenty-five per cent. was added, at that time, to the value of land available for this class of improvement. And about that period it was found that there was money to be made by tearing down some of the small dwellings, with which the improvement of the West Side began, and erecting in their place apartment houses of the new kind. The success of these houses was to practically put a stop to the building of any except costly dwellings in Manhattan.

This was THE NORMAL FLAT OF THE LAST DECADE—two stories higher than the older class, and generally upon a larger area. They had got rid of the long, dark hall; the rooms were grouped around a much smaller and better lighted passageway, and the bedrooms received much more air and light than formerly. A concentration of open court space upon one side of the building, with the court enclosed on all three sides, was then considered by architects the most desirable arrangement on all lots fifty feet wide and over. Another advantage from the use of larger courts, and particularly those opening on the street, was that they could be treated architecturally, and in harmony with the facade, and by giving these courts an outlet in the direction of the street, the number of inside rooms



STUYVESANT APARTMENT HOUSE—THE FIRST
ERECTED IN NEW YORK.

142 East 18th Street.

Richard M. Hunt, Architect.

types of apartment houses were built, one for the middle class and one for the very well to do. There was an intermediate type, with which the Chelsea and the Gramercy might be placed, but it was not numerously represented. About the year 1896, when builders found that they could obtain the power necessary for elevators from the street, an apartment house was put on the market, which at first made its appeal to

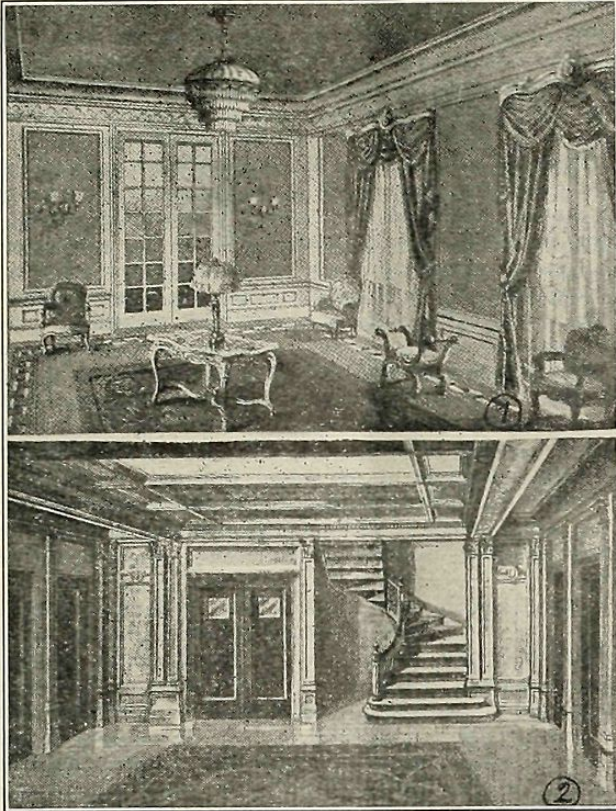
could be materially lessened and the owner's income correspondingly enlarged.

About ten years ago there was a revival in the building of very big apartment houses on the West Side, houses which sometimes occupied as much as a block front. Among the more

dicott" and the "Beresford," proved so successful that they had many imitators, of which the "Majestic" was the most prominent, but the construction of the type has ceased altogether, since luxurious new hotels usurped many of their functions.

Four distinct types of houses are being erected on Manhattan Island in the year 1910. Named in order of their numerical strength, they are (1) the 6-sty semi-fireproof elevator house, occupying half a block front, which are being erected principally on Washington Heights; (2) the 12-sty elevator fireproof house occupying half a block front, on Riverside Drive, and middle Broadway; (3) the 12-sty or more cooperative apartment house, the finest type of houses now being made, and principally to be found on Madison and Park avs and in Gramercy Park; (4) the 8-sty elevator house, on lateral streets of the West Side and on Morningside Heights. The construction of 5-sty non-elevator houses has practically ceased on Manhattan Island. The prevailing types of construction seem to change in New York every ten years.

In the normal 12-sty houses, there are vacuum cleaning systems, burglar proof storage compartments in the basement for every apartment, the dining-rooms are wainscoted in oak or mahogany, and have beamed ceilings; parquet floors in the principal rooms; the chambers arranged en-suite, separated by private halls from the rest of the apartment, and having dressing-room with lavatory and large closets with electroliers, base plugs for table lights or electric fans; wall safes; Kitchens



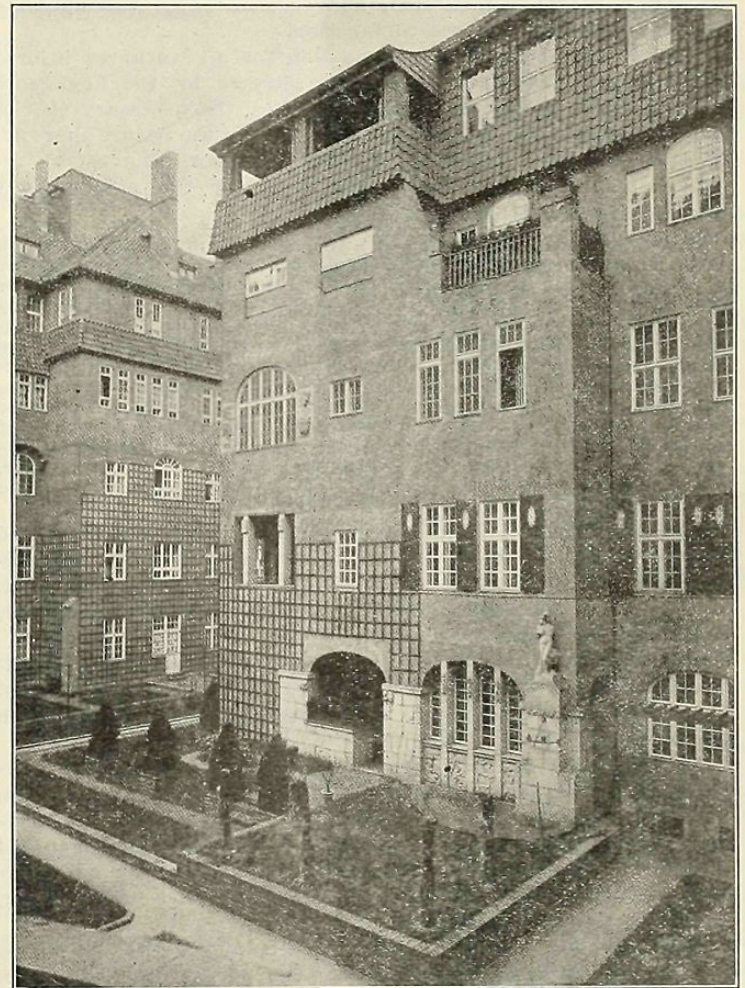
ENTRANCE HALL AND PARLOR IN THE "MIRA MAR," A NEW HOUSE ON RIVERSIDE DRIVE.

Gaton Ajello, Architect.

expensive buildings of this description was "Graham Court," on 7th av, between 116th and 117th sts; an Astor apartment hotel at the southwest corner of 75th st and Broadway, the 12-sty "Dorilton," at 71st st and Broadway, the 17-sty Stokes apartment hotel, the "Ansonia," on the west side of Broadway, between 73d and 74th sts, and the "Turrets," on Riverside Drive at 84th st. Of course, these far exceeded the class that was normal in their time, but they are interesting in TRACING THE DEVELOPMENT of the apartment house idea in New York, and in noting the standards of convenience and luxury which builders have successively been obliged to meet.

AN EXTREME TYPE OF THE LAST DECADE.

An extreme type was that of the "Turrets," in which the apartments ranged in size from ten rooms and three baths to twenty rooms and six baths, and among the attractions was a white marble swimming pool, a fully equipped gymnasium, a



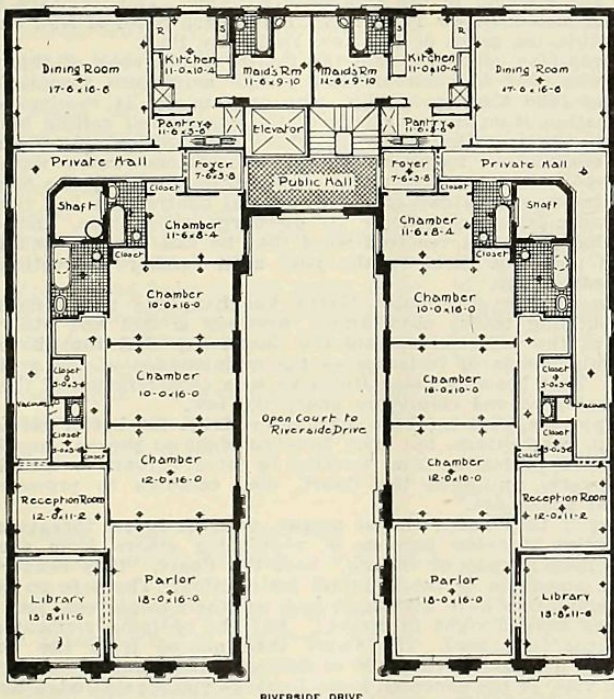
A HOUSE IN THE CHARLOTTENBURG SECTION OF BERLIN, SHOWING FORMAL PLANTING IN FRONT.

large and light, connected with dining-room through a butler's pantry and containing sanitary tile-lined refrigerator, white porcelain enameled sink and dressers.

It is difficult to compare apartment houses here with those in foreign capitals, because the economic causes and purposes are not the same in one city as in another. But without considering causes, it is interesting to set down beside photographs of our contemporary houses one of an apartment house in Charlottenburg, a section which bears the same relation to the center of Berlin as does Harlem to the center of New York. Charlottenburg is but half an hour by trolley from Unter den Linden. It is a section which in the last five years has grown into a large apartment-house district.

The roof treatment is always a conspicuous feature of German buildings, and apartment houses are not exceptions. The irregular shapes of the window openings of the house in the picture contribute their share to the total effect of picturesqueness. It is the almost universal practice in Germany of finishing rough brick walls with stucco or cement. A comparison of Berlin houses with those in New York will be found in the Architectural Record Magazine for March, written by H. W. Frohne. Among the illustrations there given is the one here reproduced.

The Charlottenburg house being on the corner and of the expensive sort, every apartment in it has an unusual degree of



RIVERSIDE DRIVE

A FLOOR PLAN OF THE YEAR 1910, IN A RIVERSIDE DRIVE APARTMENT HOUSE.

billiard-room, a large ballroom, a banquet-hall, bowling alleys and basket-ball court. It was an easy step then to the "family hotel." The "Chelsea," one of the first of the large apartment houses, was from the first equipped with the conveniences of a hotel. Other similar experiments, such as the hotel "En-

privacy. The public portion of each apartment of which there are two on a floor, is ranged around a reception hall leading from the private entrance hall and entirely cut off from the sleeping rooms and service; long dark halls are voided and the servants are entirely isolated, having their own entrance and staircase. An interior court sixteen feet square lights the staircases, reception hall, bath and toilets of each apartment. Though but five stories high, the house has an elevator.

BUILDERS' RESPONSIBILITIES.

FUNDAMENTAL CHANGES RECOMMENDED IN THE METHOD OF COMPENSATING INJURED WORKMEN.

MEN who do things, who make and own buildings, and who create values, seem to be the special object of legislative attack from the direction of Albany, and in the nature of things the brunt of the attack falls upon the business interests of New York. Maybe all the laws can be justified, but the fact remains that a great load of responsibility is being steadily heaped upon the shoulders of those who do most for the benefit of this community.

The report of the employers' liability commission was submitted to the New York Legislature on Monday evening last, recommending fundamental changes in the method of compensating injured workmen. To carry out the recommendations, two bills were introduced, one by Senator Wainwright, chairman of the commission, and the other by Assemblyman Phillips, a member of the commission.

The Senate bill is for compensation for all workmen injured in alleged hazardous employments, "either by the negligence of employers, agents, or employees, or by the necessary risk or danger of the employment or one inherent in the nature thereof." The present rule of law is that the workman assumes the ordinary risks of his employment. Among the employments specified in the bill as hazardous are:

The erection or demolition of any bridge or buildings in which there is, or in which the plans and specifications require, iron or steel framework; the operation of elevators, elevating machines, or derricks, or hoisting apparatus used within or on the outside of any such bridge or building for the hoisting of materials for such erection; work on scaffolds of any kind elevated twenty feet or more above the ground, water or floor beneath in the erection, construction, painting, alteration or repair of buildings or structures; the construction of tunnels or subways; all work carried on under compressed air; construction, operation, alteration or repair of wires, cables, switchboards or apparatus charged with electric currents; all work necessitating dangerous proximity to gunpowder, blasting powder, dynamite or any other explosives, where the same are used as instrumentalities of the industry.

The compensation is to be four years' wages, not to exceed \$3,000, in the case of death; in the case of total or partial disability the compensation is to be 50 per cent. of the wages lost, but no more than \$10 a week, during the period of disability, not to exceed eight years.

The bill does not take away existing rights of action, but it provides that at the time of instituting action a person shall elect whether he will pursue his rights under the compensation act or the existing liability law.

The Assembly bill is for compensation to employees for accidents in ordinary occupations not included within the definition of the bill in the Senate. It makes the principle of compensation voluntary and subject to agreement between employer and employee. It amends the employers' liability act so as to increase considerably the liability of employers by abrogating, or modifying, the assumption of risk rule.

The Assembly bill places upon the employer the burden of proving contributory negligence on the part of the employee. It modifies the fellow-servant rule by declaring an employer to be liable for the negligence of any employee intrusted in any superintendence or by reason of negligence of any employee intrusted with authority to direct, control or command any other employee in the performance of duty.

REPORTING ACCIDENTS.

With regard to the causes and prevention of industrial accidents the commission makes but a partial report, and states that it intends to take up and complete this investigation in time to report to the next session of the Legislature. The only recommendation that it makes relating to this part of its investigation is that the number of factory inspectors be increased from fifty, the present number, to sixty, and that the building trades and all other trades not now required to report accidents to the Department of Labor be so required. The report of the commission consists of about two hundred and fifty pages and reviews the laws of this country and of foreign countries and the objections and commendations that have been made with respect to these laws.

—Two brownstone dwellings at the southwest corner of Madison av and 28th st, have been cleared away and their place will be taken by a 12-story mercantile building. This will be the second construction of the sort on the avenue south of 34th st, not counting alterations. On the southwest corner of 27th st the Iselins have recently completed a larger operation. The premises at 28th st have already been leased from the plans by a firm of straw hat manufacturers now doing business on lower 5th av, and the owner is the George Backer Construction Co., and the architects are Schwartz & Gross. The operation is important as tending to bear out the prediction of the gradual transmutation of Madison av, at least south of the Murray Hill restricti

MUST THE ARBITRATION PLAN GO?

Employers to be Indicted, Under Judge Rosalsky's Charge for Violating the Anti-Boycott Law.

IF the Grand Jury follows Judge Rosalsky's bidding, indictments will be brought in against the Building Trades Employers' Association, based on charges to the effect that the employers' association had passed resolutions and in other ways directed and forced its members to refrain from hiring any member of the steamfitters' union, thereby discriminating against them, in violation of the anti-boycott law.

A prominent officer in the journeymen's unions expressed the opinion this week that should a case against the Employers be made out and confirmed on appeal, it would mean an end to employers' combinations and consequently of the Arbitration Plan. This is the most serious public aspect of the court proceedings. The Employers are saying little while the case is pending before the court, but it is known that they cannot see where the unions can charge the Employers with anything that has not the Enterprise Association of Steamfitters violated the arbitration agreement when it refuses to submit its grievance to arbitration. If it is conspiracy for the employers to refuse to employ any members of the union who quit work and are no longer their employees, then it would be conspiracy every time for the union when it forbade its members to work for any employer or any number of employers or an association of employers.

NO GENERAL ULTIMATUM, BUT ANOTHER REFERENDUM.

More attention is being given in the building trades to the court proceedings than to the latest attempt of the steamfitters to alarm the public and induce sympathetic action from other unions. It is regretted by employers and journeymen alike, for the sake of the stability of real estate and building interests, that the daily journals, for the most part, are so often made the medium of exaggerated reports. The union officers would do well if they took some action to prevent colored or "scare" reports from being given out.

There has been no "strike ultimatum of thirty-eight unions," giving the employers a certain time to comply with the steamfitters' demands. The essential fact simply is, as we are authoritatively informed, that the steamfitters have again asked for a vote in the various unions in favor of authorizing sympathetic action in case it should be required by the steamfitters. The unions are considering the action again this week, and the reports will come in to-day. At this writing the probabilities are against a decision which would mean anything like a general walkout.

The grand jury's action in the conspiracy proceedings is now being awaited. The judge's charge follows:

THE JUDGE'S CHARGE.

After reading the law governing conspiracy in this sense Judge Rosalsky said that he was advised by the District Attorney that the important facts of the case were conceded. It was granted, he said, that on January 17 of this year the board of governors of the Building Trades Employers Association passed a resolution declaring that "until further notice" no member of the organization should "directly or indirectly, through sub-contractors or otherwise," employ any member of the steamfitters' union. The territory affected by this included New York, Newark and such parts of New Jersey as lie within ten miles of the New York City Hall.

It was also conceded, said the Court, that a copy of this resolution was sent to each member of the employers association, including John Kennedy & Son, who on January 24 received a communication from the secretary of the association calling his attention to the fact that on a job where that concern was doing general contracting members of the steamfitters' union were being employed. A second communication was received by the firm three days later, on the day after the general contractors had instructed the steamfitting contractor to discharge these men, and on the day that they had received word that he had done so and that he would not "put them on the job" until further instructions from Kennedy & Son.

This smaller contractor, Harry Vaughan, was not a member of the building trades association. Kennedy & Son and other members of the association, said the Court, say that they have taken the only means of insisting on the maintenance of the arbitration plan. That brought Judge Rosalsky to a consideration of the rights of employees and employers under the law.

Employees, said he, have a right to strike for better terms, with certain restrictions, but they have no right to prevent members of another organization from working by force, threats or intimidation. Employers, continued the Court, may combine to promote their mutual advantage.

"But if they adopt illegal means, such as force, threats and intimidation, for the purpose of preventing others from exercising their lawful trade or calling," said the Court, "they render themselves amenable to the criminal jurisdiction. There is no question that employers have a right to lock out their employees, just as employees have a right to strike." But the coercion element applied here too," he said. The Court then quoted from the Court of Appeals decision in the case of Curren against Galen.

"In view of the conceded facts I charge you," said Judge Rosalsky, "first that John Kennedy & Son, in complying with the orders of the Building Trades Association, did not act of their own volition, but yielded to threats and intimidation, because the association would be entitled to recover from them the sum of \$1,500 upon their failure to comply with any of the terms of the bond executed by them; secondly, that the board of governors of the Building Trades Association, by threat and intimidation, did cause John Kennedy & Son, members of the employers' association, to notify the said Vaughan to discharge members of the Enterprise Association, and by threat and intimidation, did prevent John Kennedy & Son, either directly or indirectly, through sub-contractor or otherwise,

SOUTHERN BOULEVARD, n e cor Freeman st, 2-sty brick stores and offices, tin roof, 79.11x103.6; cost, \$10,000; owners, Jackson Associates, B. F. Jackson, 1229 Simpson st, pres.; architect, Robt. E. La Velle, 1284 Southern Boulevard. Plan No. 272.

BRONX ALTERATIONS.

BLACKROCK AV, n s, 204 e Zerega av, 1-sty brick extension, 10x66.4 to 1-sty brick engine room; cost, \$1,500; owners, Bronx Gas and Electric Co, Westchester; architects, Jno. B. Snooks Sons, 73 Nassau st. Plan No 128.

CASTLE HILL AV, e s, 84 s Blackrock av, move 2-sty frame dwelling; cost, \$1,500; owner, John Dineen, on premises; architect, Thomas L Newman, 2164 Westchester av. Plan No. 126.

CASTLE HILL AV, s w cor Powell av, move 2½-sty frame dwelling; cost, \$1,800; owner, J. Sullivan, on premises; architect, Thomas L Newman, 2164 Westchester av. Plan No. 127.

CLASON POINT ROAD, s s, 824 w East River, new roof, new partitions, &c, to 1½-sty frame amusement hall; cost, \$3,000; owner, Clinton Stephens, on premises; lessee, A Kaufman, on premises; architect, B Ebeling, 1136 Walker av. Plan No. 130.

MOTT AV, e s, 78 n 149th st, new wall to 1-sty brick shop; cost, \$300; owner, Fannie S. Norton, 502 Mott av; architect, Fred Hammond, 3d av and 149th st. Plan No. 132.

NEWBOLD AV, s s, 100 w Castle Hill av, move 2½-sty frame dwelling; cost, \$1,000; owner, Jacob Weinheimer, on premises; architect, B Ebeling, 1136 Walker av. Plan No. 129.

WILLIS AV, s w cor Southern Boulevard, 3-sty brick extension, 31¼x42, and build 1-sty of brick upon 2-sty brick store, lodge rooms and factory; cost, \$18,000; owners, J. & M. Haffen, Melrose av and 152d st; architects, Chas H Baxter Co, 2835 3d av. Plan No. 131.

ADVANCE REPORTS.

Another Astor Block Rumored.

BROADWAY. — Reports have it that William Waldorf Astor will soon begin the construction of another high class elevator apartment house to cover the entire block bounded by Broadway, Amsterdam av, 92d and 93d sts. The site is now covered with old frame dwellings. This square block is one of four in this neighborhood owned by the Astors, the others being the New Apthorpe Apartments, at Broadway, West End av, 78th and 79th sts, and the blocks between Broadway and Amsterdam av, from 89th to 91st sts. The "Apthorpe" was erected about two years ago, and with now the probability of another high class apartment block to be built by the same owner, is a very interesting and remarkable fact. Clinton & Russell, 32 Nassau st, were the architects for Mr. Astor in previous operations. It was stated at their office this week that no plans for the new building have yet been drawn.

Hunts Point Development.

SOUTHERN BOULEVARD. — Albert Morris, architect, 103 Park av, has completed plans for the Brook Construction Co., 60 Liberty st, for two 6-sty elevator apartment houses to be erected on the east side of the Southern Boulevard, 100 ft. north of Barretto st. The buildings will contain 66 suites, with stores on the ground floor, having a frontage of 225 ft. facing directly upon the private park of the Hunt's Point Apartments. The fronts are designed in Renaissance, the body in dark rich red brick, trimmed with limestone, with base of polished granite and

limestone sub-base. There will be an overhanging roof of Spanish tile. The specifications call for construction of the highest type, with every modern convenience for the comfort and safety of the tenants.

Work Starts on Hearst's Chicago Building.

CHICAGO, ILL.—Architect James C. Green, 103 Park av, N. Y. C., will receive figures next week for the caisson work required for the new printing house, loft and office building which William R. Hearst is to erect at the northwest corner of Madison and Market sts, Chicago. The building is to have a total height of 11-stys and will measure 189x136 ft. in ground dimensions. The American Bridge Co., 100 Broadway, N. Y. C., has received the contract for the structural steel work. So far, with the exception of the contract for demolishing the present buildings on the site, no other contract has yet been issued.

Allen & Collens to Plan Seminary Building.

CAMBRIDGE, MASS.—Architects Allen & Collens, 1170 Broadway, N. Y. C., have been selected to prepare plans for the seminary building, to be constructed by the Andover Theological Seminary, on the Norton estate, between Francis st and Divinity pl, Cambridge. The buildings will be of stone with limestone trimmings. Work will be begun as soon as estimates are received, and should be completed by next spring, possibly in time for the second term of the academic year.

Model Creamery and Stable for Brooklyn.

BROOKLYN.—The Sheffield Farms-Slawson Decker Co., 524 West 57th st, N. Y. C., has commissioned Architect Frank A. Rooke, 489 5th av, N. Y. C., to prepare plans for a 6-sty model creamery and stable building, to measure 175x100 ft., to be erected at Fulton and Herkimer sts. The architect will start work on plans in about one month. Specifications will call for glazed white terra cotta, steel and reinforced concrete construction.

Two Buildings for Whitney-Steen Co.

DENVER, COLO.—The Whitney-Steen Company, 135 Broadway, has received contracts for the construction of the Foster Building, 12-stys gray stone and girder building, costing \$400,000 for Denver. It will go ahead at once, and will be ready for occupancy in May, 1911. The Whitney-Steen Company has also received the contract for the construction of the Tramway office building and car barns costing \$500,000 in Denver. It will be built of brick and reinforced concrete. Work will go ahead at once.

Henry Corn to Build in 21st St.

21ST ST.—The Roscorn Realty Company, of which Henry Corn, 341 5th av, is president, has purchased the property Nos. 48 to 52 East 21st st, and 49 East 20th st, being 75x92 ft. in 21st st, through to 25x92 ft. in 20th st, for immediate improvement, with a 12-sty building for manufacturing purposes. Messrs. Maynick & Franke, 25 Madison Square north have prepared plans in previous operations.

Broadway and 98th Street Building.

BROADWAY.—Architects George and Edward Blum, 505 5th av, have completed plans for the 12-sty elevator apartment house, to cover a plot 100.11x irregular,

which the F. J. McLaughlins Sons, 39 East 42d st, are to erect at the northeast corner of Broadway and 98th st, to cost in the neighborhood of \$1,000,000.

Apartments, Flats and Tenements.

VALENTINE AV, N. Y. C.—Cunningham & Kearns, contractors, 438 East 91st st, will erect four 5-sty tenements, 91x138 ft., at the southwest corner of Valentine av and 187th st, to cost \$120,000. J. P. Boyland, 103 East 125th st, prepared the plans.

TERRACE VIEW AV, N. Y. C.—George Schuck, Adrian av, Marble Hill, will build a 5-sty tenement, 37.6x irregular, on the east side of Terrace View av, 332 ft. west of Adrain av, to cost \$30,000. J. C. Cocker, 2017 5th av, has prepared plans.

120TH ST, N. Y. C.—Gronenberg & Leuchtag, 7 W. 22d st, have completed plans for the improvement of the north side of 120th st, 100 ft. west of Lenox av, with a 6-sty flat, 50.8x87.11 ft., to cost \$60,000. The Rockwell Const. Co., 104 W. 113th st, is the owner.

164TH ST, N. Y. C.—Geo. Fred Pelham, 507 5th av, has prepared plans for a 6-sty apartment house, 125x irregular, to be erected in the north side of 164th st, 100 ft. east of Broadway, to cost \$200,000. The West 104th Street Building Co., 1171 Madison av, is the owner.

57TH ST, N. Y. C.—H. L. Young, architect, 47 West 34th st, has completed plans for a 6-sty 36-family tenement, 73x87 ft, for C. W. Logeling, to be erected in the north side of 57th st, 126 ft. west of 2d av, to cost \$100,000. The architect will take figures on materials and sub-contracts.

ST. NICHOLAS AV, N. Y. C.—The Trinity Studio Co., 3787 Broadway, will soon begin the erection of a 6-sty high-class apartment house, 100x irregular, at the southeast corner of St. Nicholas av and 174th st. Benjamin W. Levitan, 20 W. 31st st, has prepared plans. Estimated cost, \$175,000.

BEDFORD PARK BOULEVARD.—Harry T. Howell, 3d av and 149th st, has plans for one 4-sty brick and stone flat, 25x74 ft., all improvements and to be erected on the north side of Bedford Park Boulevard, 75 ft. east of Bainbridge av, for William Broderick, of 222 Greene st, to cost \$16,000. Architect to receive all bids.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three 4-sty brick and stone single apartment houses, two of which are 20x84 and one 41x99, to be built in the west side of East 15th st, 240 north of Foster av, Brooklyn. Each building will be finished in hardwood trim and contain every modern equipment. The row will have a varied facade of Elizabethan design. Abels Gold Realty Co., 44 Court st, is the owner.

Contracts Awarded.

18TH ST, N. Y. C.—Reinhardt Bros., 645 5th st, have received the mason work on a 6-sty flat building No. 350 West 18th st, for Charles Roffman, 148 Forsyth st, to cost \$25,000. Plans are by Chas. B. Meyers, 1 Union sq.

FORT HAMILTON, N. Y.—The contract for the construction of walks, drains, and grading in the vicinity of new buildings at Fort Hamilton, N. Y., has been awarded to James Cordee & Bro. of Brooklyn, N. Y., at \$3,100.

5TH AV, N. Y. C.—C. F. Bond Co., 136 Liberty st, has received the general contract to erect the 5-sty store and loft building, 28.8x105 ft., at No. 632 5th av, for Mrs. Russell Sage, to cost about \$40,000. Henry Otis Chapman, 334 5th av, prepared the plans.

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS

INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately.. For further details and particulars see under "Projected Buildings" and "Advance Reports."

Apartments, Flats and Tenements.

Brook Const. Co., 60 Liberty st, owner; red brick, limestone, polished granite and limestone sub-base, Spanish tile roof.

Simons Improvement Co., 277 B'way, owner; tin roof, galvanized cornices and skylights, terra cotta blocks, steam heat.

Thomas E. Brigham, 530 W. 179th st, owner; tin or plastic slate roof, galvanized iron skylights and cornices, glazed terra cotta coping, steam heat, vitrified tile floors, marble base, iron stairways.

West 184th St. Const. Co., 71 Nassau st, owner; brick, stone, galvanized iron skylights and cornices, slag roof, marble or vitrified tile coping, steam heat, terra cotta blocks, steel columns, iron stairs, marble base.

Harbater & Silk, 117 E 7th st, owners; brick, stone, tin roof, galvanized iron skylights, brick and tile cornices, terra cotta coping, steam heat.

C. N. & S. A. Const. Co., 1400 5th av, owner; brick, stone, wire lath and plaster, steel strings, marble treads, tile floors, marble base, tin roof, terra cotta coping, steam heat.

Chas. Hensle Realty Co., 3210 B'way, owner; brick, stone, tin roof, wire lath and plaster, steam heat, terra cotta coping, cinder concrete filling.

Van Orden Const. Co., 561 W 181st st, owner; brick, stone, plastic slate roof, steam heat, marble or vitrified tile coping, terra cotta blocks.

West 104th Street Building Co., 1171 Madison av, owner; limestone, light brick, terra cotta blocks.

F. J. McLaughlin's Sons, 39 E. 42d st, owners; elevators, limestone, steel work, fireproofing.

Churches.

H. I. Cobb, 42 B'way, archt.; limestone, iron work, marble, tiling, electric fixtures.

James E. Ware & Sons, 1170 B'way, archts.; hollow brick, limestone, structural iron, oak finish, marble and tile, gas and electric fixtures.

Dwellings.

W. W. & T. M. Hall, 11 E. 42d st, owners; tin roof, metal and glass skylights, galvanized iron cornices, metal lath, stone coping, combination hot air, steam heat, limestone.

York & Sawyer, 156 5th av, archts.; April 1; *electric fixtures, bath tubs, toilet fixtures.

Wm. A. Boring, 32 B'way, architect; brick, stone, slag roof, terra cotta blocks, steam and furnace heat, metal lath, limestone.

Factories and Warehouses.

Davis & Brooks, Hartford, Conn., archts.; brick, gravel roofs, reinforced concrete floors, freight elevators, steam heat.

Becker Realty Co., 206 B'way, owner; brick, stone, plastic slate roof, galvanized iron skylights, terra cotta blocks, marble coping, low pressure steam.

Miscellaneous.

Frank A. Rooke, 489 5th av, archt. Bids wanted about April 23.

Central Brewing Co., 68th st, near Av A, owner; brick, asphalt roof, metal and wire glass skylights, bluestone and terra cotta coping.

Board of Health, N. Y. C., April 12,* engine, dynamo, generator, transformer, electric wiring.

Office, Lofts and Stores.

C. P. H. Gilbert, 1123 B'way, archt.; granite, brick, tile and concrete roof, reinforced concrete floor filling, terra cotta blocks, galvanized iron skylights and cornices, stone coping, steam heat, wire glass, toilet fixtures, hardware, paints, interior trim, elevators.

Francis H. Kimball, 71 B'way, archt.; granite, limestone, brick, slag roof, copper skylights, wire glass, copper cornices, terra cotta blocks, steam heat, fireproofed doors, metal sash and frames, fireproof trim, elevators.

Edgehill Terrace Co., 84 William st, owner; brick, hollow tile.

John H. Van Tine, 121 W. 125th st, owner; brick, stone, tin roof, steam heat, metal and glass skylights.

James C. Green, 103 Park av, architect, Mar 28*; caissons.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

AUDUBON AV, n e cor 175th st, two 5-sty brick tenements, 50x88.10x84.1, tin roof, galvanized cornices and skylights, terra cotta blocks, steam heat; total cost, \$100,000; owner, The Simons Improvement Co., 277 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 164.

79TH ST, n s, 268 e Av A, 5-sty brick and stone tenement, 45x90.2, tin or plastic slate roof, galvanized iron skylights and cornices, glazed terra cotta coping, steam heat, vitrified tile floors, marble base, iron stairways; cost, \$50,000; owner, Thomas E. Brigham, 530 West 179th st; architect, Chas. A. Holmes, 25 West 42d st. Plan No. 166.

184TH ST, s s, 100 w Amsterdam av, two 5-sty brick and stone tenements, 80x87.3, galvanized iron skylights and cornices, slag roof, marble or vitrified tile coping, steam heat, terra cotta blocks, steel columns, iron stairs, marble base; total cost, \$160,000; owner, West 184th Street Const. Co., 71 Nassau st; architects, Neville & Bagge, 217 West 125th st. Plan No. 167.

Montz L. Ernst, 71 Nassau st, president; Anthony F. Koelble, vice-president. The owner builds.

184TH ST, n s, 200 w Amsterdam av, 5-sty brick and stone apartment house, 50x87.9, plastic slate roof, steam heat, marble or vitrified tile coping, terra cotta blocks; cost, \$50,000; owner, Van Orden Const. Co., 561 West 181st st; architects, Neville & Bagge, 217 West 125th st. Plan No. 173.

10TH AV, w s, 134 3/4 s Emerson st, two 5-sty brick and stone tenements and stores, 54.11x115.2, tin roof, wire lath and plaster, steam heat, terra cotta coping, cinder concrete filling; cost, \$60,000; owner, Chas. Hensle Realty Co., 3210 Broad-

way; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 171.

Owner builds.

13TH ST, s s, 347 w 6th av, 6-sty brick and stone tenement, 44x90.3, tin roof, galvanized iron skylights, brick and tile cornices, terra cotta coping, steam heat; cost, \$65,000; owners, Harbater & Silk, 117 East 7th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 169.

BRADHURST AV, n e cor 151st st, three 6-sty brick and stone stores and tenements, 57.9x114.6, wire lath and plaster, steel strings, marble treads, tile floors, marble base, tin roof, terra cotta coping, steam heat; total cost, \$200,000; owner, C. N. & S. A. Const. Co., 1400 5th av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 170.

Dwellings.

86TH ST, Nos. 12-16 West, three 5-sty brick and stone dwellings, 22x64, tin roof, metal and glass skylights, galvanized iron cornices, metal lath, stone coping, combination hot air and steam heat, limestone; total cost, \$145,000; owners, W. W. & T. M. Hall, 11 East 42d st; architect, Alex M. Welch, 11 East 42d st. Plan No. 163.

73D ST, No. 14 East, 4-sty brick and stone dwelling, 22.6x63.9, slag roof, terra cotta blocks, steam and furnace heat, metal lath, limestone; cost, \$40,000; owner, Mrs. H. M. Spracker, 62 West 45th st; architect, Wm. A. Boring, 32 Broadway. Plan No. 172.

Miscellaneous.

34TH ST, No. 240 West, 1-sty frame shed, 30x103; cost, \$7,000; owner, Penn. Tunnel & Terminal R. R. Co., Broad st, Philadelphia, Pa.; architect, R. D. Coombs, 135 Remsen st, Brooklyn. Plan No. 162.

1ST AV TO EAST RIVER, 26TH, 27TH STS, block, 6-sty brick, stone and concrete laundry extension and hospital, irregular, terra cotta blocks, copper skylights, terra cotta tile roof, copper cornices, limestone coping, steam heat; cost, \$2,750,000; owner, the City of New York, Bellevue Hospital, on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 165.

Architects state that no contract has yet been issued.

Stables and Garages.

64TH ST, No. 227 West, 3-sty brick or stone garage and loft, 25x93, wire glass skylights, terra cotta coping; cost, \$10,000; owner, A. L. Libman, 1968 Broadway; architect, F. F. French, 1968 Broadway. Plan No. 161.

68TH ST, n s, bet Av A and Exterior st, 3-sty brick garage and stable, 85.6x97.5, asphalt roof, metal and wire glass skylights, bluestone and terra cotta coping; cost, \$40,000; owner, Central Building Co., on premises; architect, Gus L. Grabe, St. George, S. I. Plan No. 174.

Stores, Offices and Lofts.

6TH AV, n e cor 9th st, 1-sty brick, frame and glass store, 11x7; cost, \$200; owner, Hudson Companies Corporation, 62 Cedar st; architect, J. B. Franklin, 325 Broadway. Plan No. 159.

BROADWAY, s e cor Astor pl, 12-sty brick and stone loft, 92.1x75.9x113.7, slag roof, copper skylights, wire glass, copper cornices, terra cotta blocks, steam heat, doors fireproofed, metal sash and frames, fireproof trim, limestone; cost, \$300,000; owner, O. B. Potter Trust, 71 Broadway; architect, Francis H. Kimball, 71 Broadway. Plan No. 160.

No contract let.

20TH ST, No. 35 West, 12-sty brick and stone loft, 25x85, tile on concrete roof,

reinforced concrete floor filling, terra cotta blocks, galvanized iron skylights and cornices, stone coping, steam heat, limestone; cost, \$80,000; owner, Theological Seminary of Pres. Church, Princeton, N. J.; architect, G. P. H. Gilbert, 1123 Broadway. Plan No. 158.

E. Francis Hyde, 36 West 58th st, treasurer; James H. Wekoff, Princeton, N. J., president; Rev. John Dixon, 108 W. State st, Trenton, N. J., secretary. No contract has yet been let.

125TH ST, No. 131 West, 3-sty brick and stone store and loft, 19.8x95, tin roof, steam heat, metal and glass skylights; cost, \$10,000; owner, John H. Van Tine, 121 West 125th st; architect, Frank H. Hines, 104 West 124th st. Plan No. 175.

5TH AV, No. 632, 5-sty brick and stone store and loft, 28.8x105, asphalt and gravel roof, galvanized iron and wire glass skylights, plaster block, steam heat, limestone; cost, \$40,000; owner, Mrs. Russell Sage, 604 5th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 176.

C. F. Bond Co., 136 Liberty st, has contract.

Factories and Warehouses.

GREENWICH ST, n w cor 12th st, 6-sty brick and stone warehouse, 40.10x64.10, plastic slate roof, galvanized iron skylights, terra cotta blocks, marble coping, low pressure steam; cost, \$65,000; owner, Becker Realty Co., 206 Broadway; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 168.

No contract let.

MANHATTAN ALTERATIONS.

ATTORNEY ST, No. 85, partitions, windows, steps to 5-sty brick tenement; cost, \$500; owner, David Zabinsky, 101 West 126th st; architect, Max Muller, 115 Nassau st. Plan No. 589.

CANAL ST, No. 104, partitions, stairs to 6-sty brick tenement; cost, \$750; owner, Bernard Galewski, 26 West 120th st; architect, Max Muller, 115 Nassau st. Plan No. 600.

DELANCEY ST, No. 278, toilets, partitions, sinks, steel beams to 5-sty brick tenement and store; cost, \$1,000; owner, Estate J. Richard, 766A Quincy st; architects, Gross & Kleinberger, Bible House. Plan No. 582.

DIVISION ST, Nos. 50-52, show windows, stairs to two 5-sty brick stores and shops; cost, \$800; owner, Albert Stevane, on premises; architect, H. J. Feiser, 150 Nassau st. Plan No. 588.

ESSEX ST, No. 89, 1-sty brick rear extension, 25x24.9, alter beams, toilets, girders to 5-sty brick store and loft; cost, \$6,000; owner, Dean Holding Co., 309 Broadway; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 581.

FULTON ST, Nos. 29-31, alter stairs, cut walls to two 5-sty brick stores and storage; cost, \$250; owner, A. F. Brombacher & Co., on premises; architect, Chas. E. Reid, 105 East 14th st. Plan No. 597.

GRAND ST, n w cor Mulberry st, partitions, windows, toilets to 6-sty brick loft; cost, \$1,500; owner, V. De Luca, 186 Grand st; architect, American Associate Archts., 33 East 27th st. Plan No. 562.

MONROE ST, No. 127, partitions, shaft windows, toilets to 5-sty brick tenement; cost, \$3,500; owner, Isaac H. Lewis, 356 121st st; architect, R. W. Lawrence, 350 East 140th st. Plan No. 595.

NORFOLK ST, No. 110, toilets to 5-sty brick tenement and store; cost, \$2,500; owners, Lowenfeld & Prager, 106 East 64th st; architect, Raphael Prager, 129 East 74th st. Plan No. 594.

PEARL ST, Nos. 358-360, erect sign to two —sty brick stores and offices; cost, \$200; owner, O. J. Maigne, on premises. Plan No. 603.

READE ST, No. 138, stairs, walls to 2-sty brick stores; cost, \$500; owner, Leon Realty Co., 133 West 12th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 602.

RIVINGTON ST, No. 159, 4-sty brick rear extension, 25x16.6, toilets, partitions, windows to 4-sty brick tenement; cost, \$25,000; owner, Max Fischler, on premises; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 605.

STANTON ST, Nos. 294-296, partitions, stairs to two 6-sty brick and stone lofts and stores; cost, \$100; owner, E. Diamond, on premises; architect, David Bleier, 99 Mangin st. Plan No. 578.

VARICK ST, No. 69, 4-sty rear extension, 22x13.3, partitions, stairs, toilets to 4-sty brick tenement; cost, \$5,000; owner, Deborah Herrman, Hotel Majestic, 72d st; architect, Peter Roberts, 37 Sullivan st. Plan No. 567.

WEST ST, s e cor Christopher st, alter stairway, install A. B. See electric elevator to 5-sty brick hotel; cost, \$1,500; owner, Samuel Wolff, 47 Franklin st; architect, Arne Dehli, 106-108 Fulton st. Plan No. 608.

2D ST, No. 200, partitions, windows, toilets to 5-sty brick tenement; cost, \$1,500; owner, Frank J. M. Barron, 872 West End av; architect, Max Muller, 115 Nassau st. Plan No. 561.

2D ST, No. 186, alter stairs, partitions, wall to 5-sty brick tenement; cost, \$2,000; owner, I. Lorberbaum, on premises; architect, O. Reissmann, 30 1st st. Plan No. 563.

11TH ST, No. 53 East, partitions, stairs, windows to two 3-sty brick stores and dwellings; cost, \$1,000; owner, Geo. W. M. Sturgis, 236 West 72d st; architect, Albert Goldhammer, 2134 Amsterdam av. Plan No. 601.

13TH ST, Nos. 432-434 East, toilets, partitions, steel chimney to two 6-sty brick tenements; cost, \$500; owner, Noah S. Schaefer, 22 West 17th st; architect, L. DeLorenz, 418 East 14th st. Plan No. 557.

14TH ST, Nos. 120-124 West, new partitions to 8-sty brick and stone loft; cost, \$750; owner, The Salvation Army, 120 West 14th st; architect, Wm. S. Barker, 120 West 14th st. Plan No. 571.

Stewart McKay, 130 West 14th st, has mason contract; Chas. Levy, 538 West 45th st, iron.

17TH ST, No. 535 East, toilets, partitions, windows to 5-sty brick tenement; cost, \$3,000; owner, H. C. Gartner, 644 East 19th st; architect, Henry Regelman, 133 7th st. Plan No. 560.

23D ST, No. 139 East, erect sign to —sty brick store and office; cost, \$600; owner, Frank Bros., 150 East 23d st. Plan No. 604.

24TH ST, No. 37 West, brick oven to 4-sty brick and stone hotel; cost, \$250; owner, not given; architect, Peter Brandone, 504 West st, West Hoboken, N. J. Plan No. 569.

D. Collazzi, 37 West 24th st, lessee.

37TH ST, No. 139 E, 2-sty brick rear extension, 7.10x8, to 4-sty brick dwelling; cost, \$300; owner, Dr. Duane, 49 East 30th st; architect, Robert E. Kelly, 219 East 39th st. Plan No. 606.

40TH ST, Nos. 32-34 West, alter roof garden to 13-sty brick club house; cost, \$2,000; owner, The Engineer Club, on premises; architects, King & Walker, 103 Park av. Plan No. 587.

42D ST, No. 25 West, pent house, roof beams to 5 and 6-sty brick and stone store and office; cost, \$1,600; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 583.

46TH ST, Nos. 73-75 West, 2-sty brick rear extension, 40x10, partitions, front walls to two 3-sty brick dwellings; cost, \$2,500; owner, Bridget D. Fitzpatrick, 60 West 76th st; architect, Patrick J. Murray, 341 East 43d st. Plan No. 576.

46TH ST, No. 152 West, erect sign to —sty brick theatre; cost, \$75; owner, D. Frohman, 149 West 45th st. Plan No. 566.

50TH ST, No. 32 West, 2-sty brick rear extension, 11x37, cut windows to 4-sty brick and stone dwelling; cost, \$4,500; owner, Dr. Howard C. Taylor, 24 West 50th st; architect, Chas. A. Luckhurst, 103 Park av. Plan No. 592.

50TH ST, No. 30 West, 2-sty brick rear extension, 10.4x17, partitions, windows to 4-sty brick dwelling; cost, \$3,000; owner, Dr. Chas. M. Peck, M. D., 30 West 50th st; architect, Chas. A. Luckhurst, 103 Park av. Plan No. 552.

71ST ST, No. 131 East, 5-sty brick rear extension, 10x41.11, add 1-sty, partitions, windows to 4-sty brick residence; cost, \$15,000; owner, Miss Elsie DeWolfe, 122 East 17th st; architect, Ogden Codman, 571 5th av. Plan No. 565.

71ST ST, No. 239 West, 2-sty brick rear extension, 10.6x13.6, toilets to 3-sty brick and stone dwelling; cost, \$2,500; owner, Mrs. Annie M. Waren, 239 West 71st st; architect, Peter Roberts, 37 Sullivan st. Plan No. 598.

77TH ST, No. 75 East, alter repair pit and turntable to 2-sty brick garage and stable; cost, \$430; owner, John J. Wysong, 30 East 34th st; architect, Julius A. Tassi, 303 West 130th st. Plan No. 558.

79TH ST, No. 172 West, alter shaft, stairs to 7-sty brick tenement; cost, \$300; owner, Jacob H. Haffner, 307 West 97th st; architects, Bannister & Schell, 69 Wall st. Plan No. 551.

79TH ST, No. 309 East, partitions, windows to 3-sty brick tenement; cost, \$300; owner, Biri Weiss, 309 East 79th st; architect, Louis C. Maurer, 1493 Broadway. Plan No. 573.

80TH ST, Nos. 518-520 East, new chimney, boiler pit, partitions to 1 and 2-sty brick shop; cost, \$500; owner, Peter Damm, 217 East 80th st; architect, Geo. Dress, 1321 3d av. Plan No. 572.

84TH ST, Nos. 209-211 West, 2-sty brick side extension, 26.4x102.2, alter roof to 2-sty brick convertor station; cost, \$70,000; owner, Henry J. Hemmens, 55 Duane st; architect, W. Weissenberger, 55 Duane st. Plan No. 584.

89TH ST, No. 400 East, 1st av, No. 1716, alter store fronts to 5-sty brick tenement and store; cost, \$125; owner, Joseph L. Bittenwieser, 220 Broadway; architect, Thomas Carroll, 406 East 57th st. Plan No. 579.

103D ST, Nos. 416-418 East, add 1-sty, doors to two 1 and 2-sty store and hotel; cost, \$1,000; owner, Harlem Market Co., Limited, 109 East 14th st; architect, John R. Nuss, 83 Prometcha av, Corona, L. I. Plan No. 553.

107TH ST, No. 330 East, erect stairs to 6-sty brick store and tenement; cost, \$100; owner, S. Cohen, 330 East 107th st; architect, George Haug, 103 Park av. Plan No. 548.

108TH ST, No. 181 East, partitions to 4-sty brick loft; cost, \$300; owner, Amanda Falihee; architect, Max Feldman, 21 Park Row. Plan No. 607.

United Plumbers Supply Co., 181 East 108th st, lessee.

116TH ST, n s, 143 w 5th av, fireproofing to 1-sty brick meeting rooms; cost, \$2,000; owner, Metreal Realty Co., 132 Nassau st; architects, Bergoffer & Doran, 482 3d av. Plan No. 577.

168TH ST, Nos. 514-516 West, baths, dumbwaiter shaft to two 5-sty brick tenements; cost, \$5,000; owner, Susan Goldstein, 172 East 94th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 568.

125TH ST, No. 225 East, toilets, skylights, partitions to 5-sty brick tenement; cost, \$500; owner, Jacob Holzman, 649 Broadway; architect, Louis Korn, 353 5th av. Plan No. 596.

AV B, No. 22, partitions, toilets, windows, skylights to 3-sty brick tenement; cost, \$1,000; owner, Frank J. M. Barron, 872 West End av; architect, Max Muller, 115 Nassau st. Plan No. 599.

AMSTERDAM AV, No. 102, glass store front to 2-sty brick and frame store; cost, \$300; owner, Julius M. Lowtz, on premises; architect, James W. Cole, 403 West 51st st. Plan No. 556.

BROADWAY, n e cor 43d st, piers, steel beams, partitions to —sty hotel; cost, \$250; owner, Estate Ogden Goelet, 9 West 17th st; architects, Kafka & Lindenmeyr, 37 East 28th st. Plan No. 580.

Fred Dahm has contract; L. C. & L. Wallick are the lessees.

GRACE AV, n w cor Lawton av, elevator, floor beams to 2-sty brick market; cost, \$3,000; owner, New York City; architect, Edward Glas, 37 East 28th st. Plan No. 554.

David Mayer, on premises, lessee. James Quinn, 52 10th av, has contract.

LENOX AV, n w cor 129th st, toilets, windows to 5-sty brick tenement; cost, \$1,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 559.

NEW BOWERY, Nos. 27-29, toilets, partitions, windows, sinks to 5-sty brick store and tenement; cost, \$400; owner, Antona G. Casazza, 28 Roosevelt st; architect, J. C. Niebel, 59 Court st, Brooklyn. Plan No. 550.

PARK AV, Nos. 1011-1013, windows, shafts to two 5-sty brick tenements; cost, \$500; owner, Combined Real Estate Interests, 30 1st st; architect, O. Reissmann, 30 1st st. Plan No. 590.

1ST AV, No. 268, toilets, partitions to 4-sty brick tenement; cost, \$1,500; owner, Arthur Astor Carey, 146 Broadway; architect, Thomas H. Van Tine, Jr., 79 6th av. Plan No. 575.

2D AV, No. 2080, partitions, windows, walls to 4-sty brick and stone tenement and store; cost, \$250; owner, B. Greenberg, 2080 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 549.

3D AV, No. 1841, skylights, partitions, tank, fire-escapes to 5-sty brick store and tenement; cost, \$700; owner, Norman S. Walker, Jr., Castleton Corner, N. Y.; architect, Chas. H. Richter, 68 Broad st. Plan No. 591.

5TH AV, w s, bet 23d and 24th sts, windows to 14-sty brick and stone store and office; cost, \$4,500; owner, Fifth Av. Bldg. Co., 200 5th av; architect, W. T. Starr, 200 5th av. Plan No. 586.

5TH AV, No. 1080, new stairs, partitions, new entrances to 5-sty brick and stone residence; cost, \$1,500; owner, M. Farquhar, 1080 5th av; architect, Ogden Codman, 571 5th av. Plan No. 555.

5TH AV, No. 588, new show windows to —sty brick store and office; cost, \$1,500; owner, H. G. Trevor, South Hampton, L. I.; architects, Chas. H. Sperry and L. U. Bruyere, associated, 11 West 36th st. Plan No. 570.

8TH AV, n e cor 129th st, toilets, partitions, store fronts to 5-sty brick store and tenement; cost, \$800; owner, S. Posner, 301 West 92d st; architect, Oscar Lowinson, 18 East 42d st. Plan No. 547.

8TH AV, No. 2365, show windows, floors to 1-sty brick store; cost, \$500; owner, Empire Amusement Co., 2365 8th av; architect, Wm. Delaney, 127 East 119th st. Plan No. 574.

8TH AV, 2457, plumbing fixtures, stairways to 5-sty brick store and tenement; cost, \$250; owner, Isaac J. Silberstein, 2457 8th av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 593.

9TH AV, n w cor 52d st, toilets, show windows, store fronts to 5-sty brick tenement; cost, \$500; owner, Peter Doelger, 407 E 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 564.

11TH AV, n e cor 58th st, 4-sty brick side extension, 25x100.4, add 2-stys, add posts, girders to 2-sty brick manufacturing building; cost, \$20,000; owner, Louis C. Jandorf, 40 West 60th st; architect, David Stone, Bible House. Plan No. 585.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

PARK AV, s e cor 176th st, two 4-sty brick tenements, slag roof, 39.8x98x97; total cost, \$40,000; owner and architect, John P. Leo, 770 St Nicholas av. Plan No. 257.

WEBSTER AV, n e cor 173d st, 5-sty brick store and tenement, slag roof, 29.11½ x85; cost, \$35,000; owner, Magdalena Kotbeck, 1698 Webster av; architect, Franz Wolfgang, 535 E 177th st. Plan No. 253.

FULTON AV, s w cor St Pauls pl, six 5-sty brick tenements, tin roof, sizes irregular; total cost, \$240,000; owner, Benjamin Gruenstein, 230 Grand st; architect, Chas B Meyers, 1 Union sq. Plan No. 266.

160TH ST, s s, 100 w Elton av, 5-sty brick tenement, slag roof, 50x87; cost, \$30,000; owners, Louis Hubener, 748 Melrose av; architect, Chas M Straub, 147 4th av. Plan No. 269.

CLINTON AV, n w cor 175th st, five 4-sty brick tenements, tin roof, 30.8x72; total cost, \$92,000; owners, Wiedhoff Con. Co., Oscar Wiedhoff, 126 W 131st st, pres; architect, Lorenz F J Weiher, 271 W 125th st. Plan No. 270.

155TH ST, s s, 120 e Melrose av, 5-sty brick tenement, plastic slate roof, 50x80; cost, \$40,000; owner, Benj Benenson, 407 E 153d st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 259.

154TH ST, n s, 145 e Melrose av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$40,000; owner, Benj Benenson, 407 E 153d st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 258.

WALTON AV, w s, 321 s 184th st, 4-sty brk tenement, slag roof, 50x81.10; cost, \$50,000; owner, Reidt Realty Co, Albert Reidt, 740 E 181st st, pres; architect, Edw J Byrne, 3029 3d av. Plan No. 260.

BASSFORD AV, e s, 264.1 n 182d st, two 4-sty brick tenements, tin roof, size, irregular; total cost, \$45,000; owners, Phelan Bros. Const. Co., Wm. L. Phelan, r1910 Webster av, secretary; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 279.

155TH ST, s s, 70 e Melrose av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$40,000; owner, Benj. Benenson, 407 East 153d st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 278.

Dwellings.

CRESTON AV, s w cor 191st st, 2½-sty brick dwelling, slate roof, 56.6x50; cost, \$15,000; owner, Henry Keil, 401 E 163d st; architect, Chas A Lupprian, New Rochelle. Plan No. 252.

BENEDICT AV, n s, 176.11 e Starrow st, 2-sty and attic frame dwelling, shingle roof, 21x35; cost, \$4,500; owner, Wm Kelleher, 1242 Beach av; architect, M W Del Gaudio, Tremont and Westchester av. Plan No. 264.

206TH ST, n s, 131 e Woodlawn road, 2-sty and attic frame dwelling, slate roof, 21x42; cost, \$4,500; owner, Richard O'Connor, 501 E 172d st; architect, Wm Kenny, 2600 Decatur av. Plan No. 261.

226TH ST, n s, 155 w Barnes av, two 2-sty frame dwellings, tin roof, 21x50; total cost, \$14,000; owners, Chas Pace, 500 5th av; architect, Geo P Crosier, 223d st and White Plains av. Plan No. 249.

261ST ST, 25.4 w Fieldstone road, 2-sty brick dwelling, tin roof, 20x52; cost, \$5,500; owner, Gladys E. Brnnel, 115 West 42d st; architect, Emile Brnnel, 115 West 42d st. Plan No. 277.

CARLISLE PL, e s, 125 s 213th st, 2-sty frame dwelling, tin roof, 20x50; cost, \$4,500; owner, Teone Ruggiero, 707 E 214th st; architect, John J Zuelch, Williamsbridge sq. Plan No. 275.

EASTERN BOULEVARD, n s, 25 w Quincy st, 2-sty frame dwelling, shingle roof, 18x60; cost, \$3,500; Mrs C Antonaides, 241 E 140th st; architects, Asch & Hertz, 751 E 5th st. Plan No. 273.

Miscellaneous.

PROSPECT AV, w s, 100 s 156th st, rear 1-sty brick shop, tin roof, 21x21; cost, \$200; owner, Mary Logan, 727 Prospect av; architects, Koppe & Daube, 830 Westchester av. Plan No. 255.

WASHINGTON AV, w s, 25 s 165th st, 1-sty frame shed, 12x29.6; cost, \$100; owner, Gustav Ahrweiler on premises; architect, Fred Hammond, 149th st and 3d av. Plan No. 256.

MONROE AV, e s, 291.5 n 181st st, 1-sty frame shop, tin roof, 20x25; cost, \$700; owner, Theo Sattler, 2189 Creston av; architect, J. Harper, 1899 Bathgate av. Plan No. 265.

CLASON POINT RD, s s, 824 w East River, 1½-sty frame photo studio, tar paper roof, 15x30; cost, \$100; owner, Clinton Stephens, on premises; architect, B Ebeling, 1136 Walker av. Plan No. 268.

CLASON POINT RD, s s, 1600 w East River, 1-sty frame stand, 13x15; cost, \$150; owner, Clinton Stephens, on premises; architect and lessee, H. Leslie Von Duffe, 1802 Westchester av. Plan No. 263.

CLASON POINT ROAD, s s, 850 w East River, 1-sty frame stand, 13x15; cost, \$150; owner, Clinton Stephens, on premises; lessee and architect, H Leslie Von Duffe, 1802 Westchester av. Plan No. 262.

CONCORD AV, s e cor St Marys st, 2-sty brick machine shop, tin roof, 122.93 x110; cost, \$20,000; owners, Pittsburg Motor Vehicle Co, Pittsburg, Pa; architect, C. B. Comstock, 103 Park av. Plan No. 271.

Stables and Garages.

WASHINGTON AV, e s, 50 n 165th st, 2-sty brick stable, shop and dwelling, slag roof, 25x50; cost, \$5,000; owner, Anton Dill, 931 Courtlandt av; architect, Oscar Lowinson, 18 E 42d st. Plan No. 274.

DECATUR AV, No 2969, 1-sty frame garage, 12x17; cost, not given; owner and architect, Clark B Augustine, 261 Broadway. Plan No. 250.

FERRIS PL, w s, 28.4 s Westchester av, 2-sty brick stable, slag roof, 20x40; cost, \$2,500; owner, Thomas Masterson, Westchester sq.; architect, B Ebeling, 1136 Walker av. Plan No. 267.

MORRIS PARK AV, s s, 50 e Adams st, 1-sty brick barn, tin roof, 16x16; cost, \$500; owner, Antony Pellegatti, 500 Morris Park av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 276.

Stores and Dwellings.

LORING PL, s e cor Fordham road, two 2-sty frame stores and dwellings, tin roof, 20.7x70.6; total cost, \$8,000; owner, A L Merritt, 331 W 83d st; architect, B H Simonson, 315 5th av. Plan No. 251.

HUNTS POINT ROAD, n s, 25.8 e Gilbert pl, four 3-sty brick stores and dwellings, slag roof, 19.3½x55; total cost, \$40,000; owners, Laine Realty Co., 874 East 156th st; architect, Adolph Mertin, 33 Union sq. Plan No. 280.

Stores, Offices and Lofts.

WILKENS PL, and SO BOULEVARD, northerly intersection, 1-sty brick stores, slag roof, 127.76x97.37; cost, \$12,000; owner, E S Levi, 514 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 254.

from doing the lawful act of employing members of the Enterprise Association; and thirdly, that all persons who combined to prevent members of the Enterprise Association from exercising their lawful trade or calling have violated the law, and it will be your duty, upon your oath, to find an indictment against them."

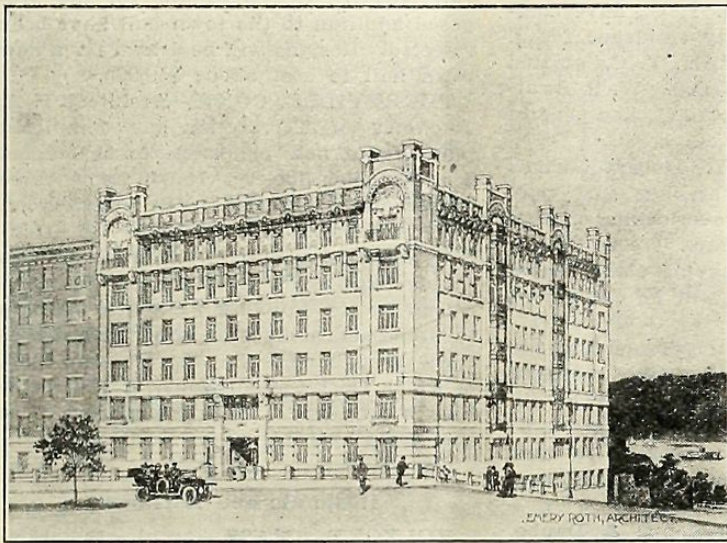
The Court said that the assertion of the employers association that they were protecting the interests of their members in maintaining the arbitration plan could not legalize what they had done. "Under the guise of a laudable object the members of the Building Trades Employers Association cannot escape responsibility for entering into a combination to injure others," said the Court. "Our law does not tolerate any such combination. Employers have no greater rights under the law than employees; both are subject to the law and neither is above it.

"Upon the evidence that has been submitted to you I charge you that a crime has been committed and that it is your bounden duty to find an indictment against those who have been guilty of its commission."

AUDUBON PARK MOVEMENT.

FIFTEEN million dollars is being invested in apartment houses in that interesting center once known as "Audubon Park," where Riverside Drive, Broadway, Boulevard Lafayette and several lateral streets come together and form a civic hub. The section lies on the north side of Trinity Cemetery, where one of the few roads descending to the river from Washington Heights, and available for hauling, can be found. When Prof. Audubon bought the tract early in the last century the description in his deed referred to the farm as being situated a number of miles distant from New York.

About a year ago Max Marx and others bought the last remaining portion of the old park, extending from 156th st to 100 feet south of 158th st, from Broadway to Riverside Drive. These lots are being covered with fine buildings, one



"HALIDON COURT."

Broadway, S. W. Cor. 153d St. Emery Roth, Architect.

of which is the 13-sty "Riviera" on the Riverside Drive frontage, which is to have an area of 200x185, and cost \$1,700,000. Two 6-sty houses have been completed on the Broadway front—the "Hispania Hall" and "Audubon Hall" by Fleischman Brothers Company. But not alone on these lots are builders active. On the east side of Broadway, between 156th and 158th sts, houses of the 6-sty type and one hundred feet frontage are rising. Also, on the Huntington block two beautiful institutional buildings are being completed, one for the Geological Society and one for the Numismatic Society, which are to be companion pieces for the Hispano-American Building.

A particularly fine house for residential purposes is being erected on a plot 100x150 ft. on the southwest corner of Broadway and 153d st, which is opposite the south side of the cemetery. According to report, this house will try to surpass anything so far attempted in the 6-sty class. As seen in the plans, the fronts of the building are particularly interesting. By a treatment of various shades of bricks, polychromatic terra cotta, faience tiles and Moravian tiles, a color effect is attained, in pleasing contrast with the monotonous fronts ordinarily seen in our streets. The cornices and bay windows are of copper, also adding to the polychromatic effect.

A notable feature of this building is its entrance court, which opens to the sky, and is built of limestone in its first story and is decorated with Moravian and faience tiles. The upper portion of this court is laid up of white enameled brick. The entrance to the building is through this court, to which access is had by an entrance passage, which entrance passage is decorated in faience tiles, a pictorial frieze being the main feature of this decoration. The end of the court opposite the entrance passage is framed in by a faience decoration and is almost entirely of plate glass and wrought iron and leads into a spacious reception room.

The rooms are of exceptionally large size, particularly the heretofore neglected bedrooms, the size of which are equal to those heretofore found only in private houses. There are eight apartments on each floor, ranging from eight rooms to five

rooms per apartment. The larger apartments have two bathrooms, foyers and pantries.

The building was designed and is being erected under the supervision of Emory Roth, architect.

CONSTRUCTION LESSONS OF ALWYN COURT FIRE.

Superintendent F. J. J. Stewart, of the Bureau of Surveys of the New York Board of Fire Underwriters, in a report on the fire in the Alwyn Court apartment house, makes several recommendations in connection with future fireproof apartment house construction. His findings are as follows:

A concerted effort should be made to minimize the amount of wood used in wall finish and for other extensive decorations, particularly in the upper floors of fireproof buildings, where public fire protection is not readily available.

White hardwood is now popular for interior decorations, there are other materials which make acceptable substitutes and their use should be encouraged by architects and builders.

Ordinary glass windows greatly facilitate the vertical spread of fire exteriorly from floor to floor, particularly in the upper stories of fireproof buildings, where the fire department streams cannot readily reach the windows. This fact reduces the efficiency of fire stops for floor openings and deserves careful consideration from the standpoint of safeguarding life and property in high buildings used for residence or other purposes.

The exterior windows in conjunction with the fuel afforded by the oak paneled side walls in dining rooms caused the fire to spread rapidly from floor to floor until it reached the roof. This point has been forcibly illustrated in previous fires, notably that of June 8, 1907, in the 10-story fireproof building corner Broadway and Great Jones st, occupied by mercantile and manufacturing tenants. Also the fire of March 10, 1908, in the 12-story fireproof building at 32-36 West 18th st, occupied by various manufacturing tenants.

Outside fire escapes with landings at each floor should be required by law on all fireproof buildings and be located adjacent to inside or outside standpipes having hose connections convenient to be handled from the landings.

New York with its abnormally high fireproof buildings and congested values is seriously deficient with regard to this type of fire protection, in comparison with other cities. These exterior fire escapes are often important in saving lives and are essential to the fire department if water from the separate fire main system or steamers is to be applied effectively and promptly in the upper stories. Valuable time was lost in this fire owing to the lack of outside fire escapes.

Considerable wood furring was used to carry portions of the wall finish. Wood furring is always objectionable, but particularly so in fireproof buildings, and its use should be avoided.

In this fire the hollow space and wood furring helped to carry the fire, and where it had not been burned the firemen chopped it down, to be sure there was no fire left in the concealed space.

CINDER CONCRETE AND THE ALWYN COURT FIRE.

The recent fire in the Alwyn Court apartment house, reference to which has been made heretofore, has attracted the attention of builders, architects and owners to the durability of cinder concrete construction even under most exceptional circumstances. Investigation made of the slabs at the damaged structure show that no sign of a defect due to the fire was noticeable above the plastering which dropped off from the wire lath when the terrific water pressure struck it. Furthermore, it has been shown that no part of the floor slabs will have to be removed when repairs are made, thus proving the adage that "cinder concrete floor slabs are proof against repair bills." The only part of the girders that were bared to the fire was the lower flange exposed by the peeled off plaster.

One writer has said that if the fire had been hotter the damage to the girders would have been greater. No hotter fire could have been produced in those apartments on the ninth floor under natural circumstances. Every inch of combustible material was burned to ash, not merely charred, yet no sign of deflection in the web of the beams and girders was apparent upon investigation.

Criticism has been made against the cinder concrete floor slabs on the ground that in this case they were not waterproof, much being made of the fact that water percolated through to the floors below and damaged other property. Those familiar with cinder concrete construction know that this kind of concrete never was intended to be waterproof. If it was made more solid so as to be waterproof, it would have a greater tendency to crack. But water having once seeped through a concrete floor slab will not harm it, as evidenced by the fact that none of the floor slabs in the Alwyn court will have to be taken out and that tests have proved it to still retain its original strength and rigidity.

When the Riviera Realty Company, with its architects, Rouse & Goldstone, decided upon cinder concrete floor slabs it did so after carefully weighing the best qualities of all other kinds of floor construction, and it has adopted, regardless of the Alwyn Court fire test, the same kind of construction, and this has been called one of the finest apartment house operations on Riverside Drive.

All construction engineers and most architects concede that cinder concrete will more than meet all requirements for fireproof buildings, providing good conscientious workmanship is guaranteed by the contractor having the work in charge. This happened to be the case at the Alwyn Court. The floors were well laid, as experts who have visited the damaged structure have since stated. The weak point was in the windows, while the floor slabs more than did what was required of them. * * *

COLD SPRING HARBOR, L. I.—The Amsterdam Building Co., 43 West 27th st, N. Y. C., has received the general contract to erect a \$40,000 residence and garage for Mrs. L. Boardman, of 4 West 48th st, N. Y. C. Beatty & Stone, 55 Broadway, N. Y. C., architects.

PAWTUCKET, R. I.—The contract for the construction of an extension to the U. S. public building at Pawtucket, R. I., has been awarded to the Mandit Construction Co., 25 W. 43d st, N. Y. C., at \$44,935 plus for painting old building \$675; amount, \$45,610; time to complete April 15, 1911.

CLAREMONT AV, N. Y. C.—Milliken Bros, have obtained the steel work, and H. E. Champoli, 116 West 90th st, the masonry, for two 11-sty apartment houses for B. Crystal & Son, on Claremont av, near 116th st, from plans by G. Ajello, 1 West 34th st. Estimated cost, \$500,000.

42D ST, N. Y. C.—The Lord Electric Co., 213 West 40th st, has obtained the contract for electric work on the 6-sty hotel addition, 30 East 42d st, for the Athens Hotel Co. N. C. Mellen, 45 West 34th st, architect; E. E. Paul, 289 4th av, general contractor. Estimated cost, \$80,000.

GARWOOD, N. J.—The Turner Construction Co., H. C. Turner, C. E., President, 11 Broadway, has been awarded the contract for the construction of a reinforced concrete power house and coal bunkers 90x60 ft. for the Aeolian Company, at Garwood, N. J. Balch & Moatz are the architects. Work will start at once.

25TH ST, N. Y. C.—The Raisler Heating Co., 1966 Broadway, has received the heating and the Weisberg-Mark Co., of Astoria, L. I., the carpentry, on the 12-sty store and office building, Nos. 137-139 West 25th st, for the Theodore Starrett Co., 103 Park av. L. C. Maurer, 1493 Broadway, architect. Estimated cost, \$185,000.

Churches.

MAPLEWOOD, N. J.—D'Oench & Yost, architects, 289 4th av, N. Y. C., are completing plans for the new edifice to be erected by the Maplewood M. E. Church, to cost about \$40,000. George E. Low is chairman of the building committee.

MERIDEN, CONN.—Bids are now being made on plans by Architect David Bloomfield, Meriden, for changes to the First Baptist Church in Broad st. An addition, of wood, arranged for Sunday-school rooms will be built and the interior of the church remodelled. A new steam heating system will be installed. It is expected that contracts will be awarded about April 10.

PROSPECT AV, N. Y. C.—James E. Ware & Sons, architects, 1170 Broadway, will award contracts for the edifice for the Woodstock Presbyterian Church, to be erected at the southwest corner of Prospect av and 165th st. Rev. James Cromie, 1068 Tinton av, is pastor. Hollow brick front, limestone, structural iron, oak finish, marble tile, gas and electric fixtures.

BROOKLYN.—Bids will soon be invited for the new edifice to be erected at the southwest corner of New York av and Dean st, Brooklyn, for the First Church of Christ Scientist, of Lafayette and Bedford av. The structure will measure 87x150 ft., and cost about \$80,000. H. I. Cobb, 42 Broadway, Manhattan, is architect. The foundations have been laid. Limestone, iron work, marble, tiling, electric fixtures.

134TH ST, N. Y. C.—Architects Tandy & Foster, 1931 Broadway, have completed plans for a 4-sty church and parish house, 40x60 ft. and 72x135 ft., to be erected by St. Phillip's Protestant Episcopal Church, Rev. H. O. Bishop, 127 West 30th st,

pastor, in the south side of 134th st, between 7th and 8th avs, to cost together \$120,000. Plans specify limestone, granite, structural steel, tile floors, marble, mosaic and tile, gas and electric fixtures, shower baths, face brick.

Dwellings.

RYE, N. Y.—Mrs. Abby L. Meeker of Rye, has purchased a building site on Highland road, adjoining the Apawamis Golf Club links, on which she will erect a handsome residence.

BRIDGEHAMPTON, L. I.—D. E. Osborne, of Southampton, has purchased eight acres at Bridgehampton for improvement with cottages costing \$2,000 each. Operations will be started at once.

BROOKLYN.—S. J. Goldberg, 825 Lafayette av, Brooklyn, owner, will erect a 2½-sty dwelling and garage 42x48 ft. on the Eastern Parkway, near Utica av, to cost \$7,500. A. F. Norris, 150 Nassau st, N. Y. C., has taken figures.

EMERSON HILL, S. I.—Richard Fitzpatrick, of Brooklyn, has purchased an attractive site in the Highland section of the Douglas road on Emerson Hill, S. I. Mr. Fitzpatrick contemplates the erection of a private residence on the plot.

RED BANK, N. J.—Architects York & Sawyer, 156 5th av, N. Y. C., have completed plans for a 3-sty residence for J. A. Haskell, 90 West st, N. Y. C., at Red Bank, to cost about \$75,000. W. S. Swallow Co., 507 5th av, N. Y. C., has general contract.

BRONXVILLE, N. Y.—Hobart Nichols the artist, 32 Union sq, has just purchased a large plot overlooking Sunny Brook, at Lawrence Park West, Bronxville. Mr. Nichols is having plans drawn for a residence which will be erected at once.

PARK AV, N. Y. C.—Trowbridge & Livingston, 527 5th av, have prepared plans for a 4-sty residence, 75x110 ft., for George Blumenthal, 10 Wall st, to be erected at the southwest corner of Park av and 70th st. No contract has yet been awarded.

RICK ST, N. Y. C.—Koppe & Daube, architects, 830 Westchester av, have completed plans for eleven 4-sty brick and limestone dwellings, 37x68 ft., to be erected in Rick st, near Longwood av, Bronx, to cost a total of \$220,000. The owner's name is withheld.

Factories and Warehouses.

NEW MILFORD, CONN.—The plant of the New Milford Foundry & Machine Co. burned March 1, will be rebuilt. Jasper A. Northrop is the owner. The loss was \$20,000.

FOREST HILLS, L. I.—Grosvenor Atterbury, architect, 20 West 43d st, has prepared plans for a factory to manufacture concrete blocks to be situated at Forest Hills, L. I. Cost, \$10,000.

NEWARK.—The General Electric Co., Schenectady, N. Y., is planning to spend about \$100,000 on a 4-sty building on Boyd and 18th avs, Newark, which will be an extension to the existing plant. The building will be 80x145 ft.

WATERTOWN, N. Y.—The Torrington Building Co. has secured the contract to erect an additional factory for Cluett, Peabody & Co., of Watertown, N. Y., manufacturers of shirts and collars. The plans call for a brick structure, 105x344 ft., two and four stories high.

NEWARK.—The Whitehead & Hoag Co., Newark, N. J., manufacturers of badges, novelties, etc., has purchased ground at Sussex av, 1st and Dickerson sts, Newark, on which a plant will be erected. The site has a frontage of 260 ft. on Sussex av, 475 ft. on 1st st and 520 ft. on Dickerson st. It is understood that most

of the property will be occupied by the buildings comprising the new plant, the plans for which are now being prepared.

JERSEY CITY.—The W. M. Crane Co., 16 West 38th st, N. Y. C., is erecting a factory for manufacturing gas ranges and stoves at Garfield st and Gates av, Jersey City. The building will be 300x600 ft., 1-sty of brick with concrete floor. Most of the equipment has been provided for, with the exception of the heating and power plants, which are yet to be decided upon. It is estimated that the power plant will be of 250 hp. capacity. About 400 men will be employed in the factory when it is completed.

HARTFORD, CONN.—Architects Davis & Brooks, of Hartford, have completed plans for several new buildings to be erected by the Atlantic Screw Works off Charter Oak av. The present factory, 55x243 ft., will be raised an additional story. A new building, 55x84 ft. 3-sty will also be erected, and plans provide for another building, 55x243 ft. 3-stys, a section of which will be erected at this time. They will all be of brick, mill construction, with gravel roofs, reinforced concrete floors, several freight elevators, steam heat, etc.

Halls and Clubs.

WINSTED, CONN.—Plans for the proposed addition to the town hall have been rejected. Designs will be drawn for a new town hall to cost about \$50,000.

TERRYVILLE, CONN.—Architect T. A. Racheter of Torrington has completed plans for a new clubhouse to be erected for the Polish Society. It will be of frame construction, 35x72 ft., with shingle roof.

SOUTH WILLIAM ST, N. Y. C.—Dunham Wheeler, architect, 1 Madison av, has prepared plans for \$25,000 worth of alterations to the building at South William to Stone sts, along Mill Lane, as a downtown headquarters for the Reform Club, of which Dock Commissioner, Calvin Tomkins is president. Work is expected to be completed by September.

Hospitals and Asylums.

HOLYOKE, MASS.—Architects Ellsworth & Howes have been selected by the Board of Public Works to prepare plans for the new contagious hospital to be erected in Cherry st. Complete details of the buildings to be erected have not been decided upon as yet.

OTISVILLE, N. Y.—Bids are asked by the Board of Health, N. Y. C., until 10 A. M., April 12, for furnishing materials necessary to install an electric light and power plant, including engine, dynamo, generator, transformer, electric wiring and all other work incidental thereto, on the grounds of the Tuberculosis Sanatorium, at Otisville, Orange County. Ernest J. Lederle, Ph. D., is president.

Miscellaneous.

BELLEVILLE, N. J.—Chas. S. Jones, 280 Broadway, N. Y. C., has started plans for the brick library to be erected at Washington and Academy sts, Belleville, to cost about \$20,000.

NEW HAVEN, CONN.—Plans drawn in competition by Architects Allen & Williams have been selected for the new fire station to be built in Highland st. There is an appropriation of \$10,000 for the structure.

WASHINGTON, D. C.—Architects York & Sawyer, 156 5th av, N. Y. C., will take figures about April 1, for two 2-sty frame and stucco cottages and kitchen building for the Episcopal Home at Washington, to cost about \$25,000. Electric fixtures, bath tubs, toilet fixtures.

BROOKLYN.—Plans have been completed by Architect J. D. Harrison, 31 East 27th st, N. Y. C., for the 4-sty In-

dustrial Home, 40x95 ft., which the Salvation Army, Inc., 122 West 14th st, N. Y. C., is to erect at Raymond and Tillary sts. Estimated cost, \$45,000.

WESTCHESTER AV, N. Y. C.—Koppe & Daube, 830 Westchester av, have plans for a 1-sty brick moving picture theatre, 115x121 ft., to be erected at the southwest corner of Westchester and Intervale avs, to cost \$35,000. The Chestervale Co., 836 Westchester av, is the owner.

EAST BUFFALO, N. Y.—The New York Central & Hudson River Railroad Co., 335 Madison av, will erect at East Buffalo a 1-sty fireproof concrete and brick car shops, 80x600 ft., to cost about \$100,000. D. R. Collin, architect, in care of the company prepared the plans. G. W. Kittredge is Chief Engineer.

GREENWICH, CONN. — Plans have been completed for the new hotel to be erected on Greenwich av, by J. J. Lipset of the Commercial Hotel. The structure will be 3-stys, of brick, and will provide 40 sleeping rooms, steam heat and every convenience. The plans are by F. A. Moore, 569 5th av, N. Y. C., and estimates are now being made.

Office and Loft Buildings.

SPUYTEN DUYVIL ROAD, N. Y. C.—Robert W. Gardner, architect, 122 West 29th st, has plans for a 3-sty brick and hollow tile office and store, 50x75 ft., for the Edgehill Terrace Co., 84 William st, to be erected at Spuyten Duyvil road and 230th st, to cost \$15,000.

NEW BRITAIN, CONN. — Plans are now being revised for the store and office building to be built by Porter & Dyson, 2-sty about 40 ft. sq. pressed brick front, iron beams, terra cotta, gravel roof. The heating has not been decided. Max J. Unkelbach, is the architect, Delbert K. Perry, associate.

Schools and Colleges.

LAWRENCE, L. I.—William Adams, 15 West 38th st, N. Y. C., is preparing plans for a brick and stone school for the Board of Education to be erected at Lawrence, costing about \$80,000.

BROOKLYN.—C. B. J. Snyder, 500 Park av, N. Y. C., has completed plans for the public school to be erected on Schenectady av, Eastern Parkway and Lincoln pl, Brooklyn, to cost \$275,000.

IRVINGTON, N. Y.—Ewing & Chappell, 347 5th av, N. Y. C., have completed plans for a brick school for the Board of Education, at Irvington, to cost, \$100,000. The contract has not been awarded.

BRIDGEPORT, CONN. — Architect Leonard Asheim has been selected to prepare plans for the new school on Tesiny av, Brick, four rooms, constructed so that eight more rooms may be added in the future.

DRYDEN, N. Y.—John V. Van Pelt, 333 4th av, N. Y. C., is preparing pland and will receive bids about Apr. 1, for 2-sty brick school at Dryden, Tomkins Co., to cost \$20,000. Dr. A. M. Ryan is president of the Board of Education.

CENTREVILLE, MASS. — Henry L. Rourke, 22 Hildreth Bldg., has been selected to prepare plans for the parochial school to be built at Centreville for St. Michael's R. C. Church Soc., Rev. J. J. Shaw, pastor, Lowell. Brick, cost, \$30,000-\$35,000.

Bids Opened.

Bids were opened by the School Board on Monday, Mar. 21, for furnishing and delivering materials for use of Mechanics Electrical Division, Building Bureau, in the public schools. Four bids were received from H. T. Dakin, Frederick Pearce Co., Western Electric Co., and Hammacher, Schlemmer & Co. The amounts are being tabulated.

Bids were opened by the Board of Education on Monday, Mar. 21, for the general construction of additions to and alterations in P. S. 19, Brooklyn. Geo. F. Driscoll, 548 Union st, Brooklyn, submitted the lowest bid at \$193,998. Other bidders were: John Kennedy & Co., F. T. Nesbit & Co., Inc., J. F. Walsh Constr. Co., Geo. Hildebrand, Wills & Marvin Co., Chas. H. Peckworth, James MacArthur, Thos. McKeown, Inc., Wm. J. Moran, Inc., T. A. Clark Co., P. J. Brennan & Son, Peter Cleary.

Municipal Work.

RUTHERFORD, N. J.—Bids are asked by a committee of the Board of Chosen Freeholders at the office of the clerk, Hackensack, until 1 P. M., April 1, for the construction of a new bridge over the Erie R. R. tracks at Montross av, Rutherford.

NORWALK, CONN.—At a special town meeting it was voted to secure an appropriation of \$250,000 for a new concrete arch bridge, to take the place of the present structure on Washington av. James A. Brown, South Norwalk, is the first selectman.

BLACKWELLS ISLAND. — Estimates will be received by the Department of Public Charities Wednesday, March 30, for furnishing labor and materials required for overhauling the garbage crematory. Also, for removing the present refrigerator and furnishing and installing two special refrigerators at the New York City Home for the Aged and Infirm, Blackwells Island.

Government Work.

NORTH ADAMS, MASS.—The contract for the construction of North Adams (Mass.) post office has been awarded to M. P. Wells, Witherspoon Building, Philadelphia, at \$67,431.

FORT HANCOCK, N. J.—Sealed proposals for the construction of a pumping plant and installation of machinery therein at Fort Hancock, N. J., will be received April 6. Address C. J. Goodier, Constructing Q. M., U. S. A.

BOSTON, MASS.—Proposals for dredging will be received at the Bureau of Yards and Docks, Navy Department, Washington, until April 2 for dredging at the navy yard, Boston, Mass. R. C. Hollday, Chief of Bureau.

WEST POINT, N. Y.—Office of the Q. M., West Point, N. Y.—Sealed proposals will be received until April 15 for the construction of a crematory building and garbage crematory, complete, at West Point, N. Y. Address Quartermaster, West Point, N. Y.

NEW YORK.—The Treasury Department has awarded to the New York Pneumatic Service Company a contract for installing a double pneumatic tube service between the Custom House and the Appraisers' Warehouses in New York City. The contract price is \$173,250.

CHICAGO, ILL.—Proposals will be received at the Bureau of navigation, Navy Department, Washington, D. C., until Wednesday, April 6, for a refrigerating and ice-making plant at the naval training station, Great Lakes, North Chicago, Ill., R. F. Nicholson, chief of bureau.

ATLANTA, GA.—Office of Superintendent of Prisons, Washington, D. C.—Sealed proposals will be received until April 4 for furnishing and delivering at the United States penitentiary, Atlanta, Ga., 10,000 barrels of Portland cement, for use at that institution.—R. V. LaDow, Superintendent of Prisons, Washington, D. C.

GREENCASTLE, IND.—Sealed proposals will be received at Washington until 3 o'clock p. m., on the 20th day of April, 1910, and then opened for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Greencastle, Ind.—James Knox Taylor, supervising architect, Washington, D. C.

CONCORD, N. C.—Sealed proposals will be received at Washington until 3 o'clock p. m., on the 19th day of April, and then opened, for the construction, (including plumbing, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Concord, North Carolina, in accordance with drawings and specification, copies of

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which may be had from the Custodian of site at Concord, N. C., or at the office of the Supervising architect, James Knox Taylor, Washington, D. C.

BOSTON.—Proposals will be received until the 5th of May, for the construction of the foundation, the basement and first floors for the extension, remodeling, etc., of the U. S. Custom House, Boston, Mass., in accordance with the drawings and specification, copies of which may be had at this office or at the office of the architects, Messrs. Peabody & Stearns, 53 State st, Boston, Mass., at the discretion of the Supervising Architect. Applications must be accompanied by a certified check for \$200, which will be held at this office until the return of the drawing and specification. James Knox Taylor, Supervising Architect, Washington, D. C.

Brief and Personal.

Fred A. Loney, architect, has removed his offices from 1123 Broadway to 103 Park av.

Johnson & Morris, heating and ventilating engineers, have moved to 536 West 23d st. They were formerly at 30 West 13th st.

Architects Frank E. Wallis, W. J. Rogers and Harry St. Clair Zogbaum, formerly of No. 1 Madison av, have removed their offices to No. 346 4th av.

The 12-sty apartment which James G. McGuire & Co. are erecting on Riverside Drive at the south corner of 103d st, has been named the "Clearfield."

The old historic mansion house at Hampton Institute, Hampton, Va., which at present is the residence of the principal, is being remodeled by Ludlow & Peabody, architects, of 12 West 31st st, N. Y. C. This building is considered one of the fine old examples of southern colonial architecture.

The offices and showrooms of the Model Heating Company, formerly of Center and Worth sts, have been moved to the Terminal building, 103 Park av, where they will occupy the southern half of the ground floor. This new location permits of more display room and better facilities for the company's particular needs.

Prof. Ira H. Woolson will begin his duties as consulting engineer to the National Board of Fire Underwriters next July. He has been a member of the faculty of Columbia University for twenty-five years. His tests of fireproof materials and of fireproof construction for the City of New York have given him a wide reputation among master builders and producers of building materials.

The Aberthaw Construction Co., Boston, Mass., has recently undertaken an investigation regarding the use of granolithic and other floors in manufacturing plants. The results will be embodied in a special report which is now in process of preparation. It is understood that the Aberthaw Co. will be very glad to receive information from various sources regarding experience with granolithic floors as to cost, durability, hygienic effect and general convenience.

The Hill Dryer Company and the Hill-Canton Dryer Co., of Worcester, Mass., and Canton, Ohio, manufacturers of the famous clothes dryers, "Hustler" ash sifters and Hill-Canton laundry dryers, have moved their offices from No. 1133 Broadway to 47 and 49 West 13th st. They now have the entire fourth floor with a total floor area of 1,600 sq. ft., where they will no longer have to demonstrate with models, but will use the same appliances for exhibition purposes as they install in buildings. The new 'phone number is 4187 Chelsea.

The F. M. Talbot Company, 1 Madison av, New York, has recently been organized to design and build reinforced con-

crete structures of every description, and to carry on a general contracting business. The members of the company are: Messrs. F. M. Talbot and E. J. Maleady. Mr. Lincoln Bush, formerly chief engineer of the Delaware, Lackawanna & Western Railroad, has been retained as consulting engineer. Mr. Talbot had charge of lining the second Bergen Hill tunnel of the Lackawanna Railroad, and of building the new line of the Pennsylvania Railroad across the Hackensack Meadows.

At its regular meeting this week the Board of Directors of the Thompson-Starrett Company, after declaring a semi-annual dividend of 4 per cent. on the preferred stock and ratifying the execution of several new building contracts in different parts of the country, elected Louis J. Horowitz, formerly vice-president and general manager, to succeed Albert B. Boardman, who resigns the presidency to become chairman of the Board of Directors. During the past two years the Thompson-Starrett Company has secured more than \$35,000,000 worth of contracts and is at present engaged on fifty building operations in more than twenty cities.

The Henry Steers Company, Inc., 17 Battery pl, is tearing down the Pennsylvania railroad ferry terminal at the foot of Cortlandt st, to make way for an \$850,000 steel terminal and bridge across West st. Mr. Henry Steers told the Record and Guide this week that the work would probably continue for a year and a half and that instead of cutting down the number of ferry slips as was generally supposed would be the program since the Hudson river tunnels have been placed in operation, an additional slip will be provided. The Pennsylvania is the last railroad to move back to the new westerly curb line of West st, the Central Railroad of New Jersey having only recently completed its new terminal at the newly established line.

Recent Otis Elevator Contracts.

The Otis Elevator Company, through its publication, "The Indicator," announces the following recent contracts: Twenty-nine traction passengers, 1-plunger ash lift and 1 plunger sidewalk lift, for the Whitehall building annex in Washington st, near Battery pl, and three traction passenger, 1 electric sidewalk elevator and 1 electric baggage lift for the N. Y. Telephone Company's new building at Newark, N. J.

The February number of "The Indicator" is one of the most interesting that has yet been issued. It gives a comprehensive review of the Brown-Marx building in the city of Birmingham in which nine Otis passenger elevators were installed besides a freight elevator and sidewalk lift. It also contains a reprint of an article by Herbert T. Wade, taken from the Review of Reviews of the December issue, entitled "The Problem of Vertical Transportation."

A Big Waterproofing Contract.

The waterproofing contract for the Pennsylvania improvements in Manhattan, and at Sunnyside, L. I., required the use of 9,000,000 square feet of waterproof felt. The waterproofing covers a wide diversity of construction, both underground and overhead. A pamphlet issued by J. A. & W. Bird Company, 31 Union sq, Manhattan, illustrates and describes the method of application.

Both the single arch type of tunnel and the open-cut section of tunnel were completely waterproofed with "Tunaloid" on the invert, roof and sides; in the tunnel sections the space above the brick roof

was filled with rock packing. Six thicknesses of felt and seven of cementing compound were laid upon the invert and sand walls and carried entirely around the extrados of the arch, thus forming a complete envelope.

In laying the brick the courses of the ring were carried up as high as the void between the extrados and the rock would permit and still leave a working space in which to place the waterproofing. This was laid for that height, joined to the previous waterproofing on the side walls and followed by the brick armor course over the waterproofing and finally by the rock packing. The distinctive feature of "Tunaloid," which differentiates it from other felts, lies in the coating of one side only.

On all work the joints of felt were lapped at least one foot, and when work was suspended for a time and a bevel lap could not be made the edges of the felt were left uncoated with compound and the newer work subsequently interlaced with the old. All construction was of concrete and all waterproofing felt was protected by an exterior or armor course of brick or cement.

THE CQ MOTOR.—The General Electric CQ motor is described in detail in a 16 page bulletin issued by the Company at Schenectady, N. Y. This motor is for direct-current circuits and is made up to 20 H. P. in size, and for voltages, of 115, 230 and 550. The sizes and speeds as shown by the tables given have been carefully selected to best serve imposed engineering and commercial requirements, and the design has been worked out with special reference to combining strength and simplicity in mechanical construction, high electrical constants and pleasing external appearance. The motors may be furnished with inclosing covers which thoroughly protect the internal parts from water, dust, vapor or mechanical injury. Descriptions are given of belt tightener attachments, back geared devices, motor generator sets consisting of two CQ motors connected rigidly together, etc. The application of the motor to linotype equipments, ventilating outfits, machine tools, etc., is also outlined. The extensive tables of dimensions, capacities, etc., in the bulletin will be found very useful in preparing specifications.

WATERPROOFING.—A paper read on this important topic by Mr. Myron H. Lewis before the Municipal Engineers of New York is now issued in pamphlet form. The author limits attention to those branches of work, defined by him as "waterproofing engineering," which relate particularly to means of protecting structures against injury by water and the occupants of structures from discomfort due to the penetration of water. He considers not only methods of treating various substructural conditions, but also the treatment of concrete so as to make it impermeable. He discusses the treatment of the materials and that of the structures in which they are employed before and after erection, above or below ground, and in water. Mr. Lewis is quite right in saying that defective waterproofing is almost worse than none. He is an advocate of the axiom that the best is the cheapest, and in addition to theoretical consideration he goes thoroughly into practical details in a manner which we are sure will be appreciated by our readers. The value of the paper is enhanced by various specifications for waterproofing work, including those adopted for the New York Rapid Transit Subway, the Long Island Railroad Tunnel, and concrete bridges on the Chicago & Northwestern Railway.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Paints Lead in Optimism.

Paints and oils lead in building material activity this week. A further jump is looked for. Hudson River common brick, on the other hand, were weaker, and Raritan Rivers are lower than last week's quotations. Iron and steel held firmly at prices already quoted. Building stone was in better demand, but the improvement did not carry with it any better prices. Portland cement interests report conditions still improving but it did not carry with it any better prices. To carry on existing work and in anticipation of possible railroad trouble more cement moved toward this city within the last ten days than in several months. Prices are without change and makers of cement continue to increase their facilities for turning out material, in anticipation of a much greater demand later on.

The building material market closes the first quarter in only a fair condition. Heavy weather, rumors of labor trouble and keen competition have kept prices low, because the demand has been light owing to a general hesitancy on the part of builders to go ahead. The proposed Dana amendments to the Mechanics' Lien Law caused some unrest among financiers and it was reflected upon owners who instructed architects to hold back work temporarily.

This work is going ahead now, although cautiously, but the market is not feeling the recovery as rapidly as it had hoped. The prospects are that the remainder of the year will be good. With over \$100,000,000 in building operations actually in sight, with plans filed, and the great barge canal, subway and big building construction already laid out and ready to go ahead, there is no reason why material men will have cause to complain at the end of the fourth quarter. There is also said to be more work planned and contemplated in North Jersey this year than in a decade, which will more or less help to swell the net earnings of Metropolitan building material men. A summary for the week follows:

BRICK—Prices lower. Demand light.

CEMENT—Generally improving conditions.

IRON—Market steady. Foundry grades strong.

LUMBER—Larger volume of business booked.

PAINTS AND OILS—Sharp advance in linseed.

STEEL—Bars active; prices steady.

STONE—Building stone inquiry better.

Brick.

Hudson River brick prices continued to fall this week, being quoted at \$5.50 to \$6.25 per M. The demand is very light, due, it is said, in part at least to the retardation of work pending the final outcome of the labor situation which has been a menacing cloud for some weeks. Transactions for the week ending last Monday are left overs, March 12, 11; arrived, 38; sold, 42 and left over March 21, 7. There were eight cargoes left on the local market on Thursday morning and incoming cargoes were few.

Raritan rivers are also quoted lower than last week, the figures being \$5.75 and \$6.25. The demand for these has not improved, but the outlook for a good year is bright, according to reliable information.

The New Jersey consumption of brick is fair. Raritan Rivers are going out in large quantities for building operations that are going ahead there with no serious labor difficulties on the surface worth speaking of. The fact that the Hudson is

now open as far as Albany has permitted Washburn Brothers, and other up-river manufacturers to bring in cargoes, but they are not bringing in especially large quantities.

Current prices follow:

BRICK.—(Cargo Quotations at the wharf.)*		Per M.	
Hudson River, Common.....	\$5.50@	\$6.25	
Hudson River, Light Hard.....		6.50	
Raritan River	5.75	6.25	
Croton Point—Brown, f. o. b.....	12.50		
Croton Point—Dark and red.....	12.50		
Hollow brick, Haverstraw size....	8.00	9.00	
*Cartage and dealers' profits must be added to above quotations for retail prices.			
Fronts: (Delivered at buildings.)			
Bufs, No. 1	22.00	28.00	
Bufs, No. 1 (delivered at bldgs.)..	24.00	28.00	
Greys, various shades & Speckled..	24.00	31.00	
Kittaning White, No. 1.....	26.50	30.00	
Kittaning White, No. 2.....	24.00	26.00	
Old Gold	26.00	32.00	
Trenton or Philadelphia Red Fronts	25.00	28.00	
Enameled:			
English size	75.00	80.00	
American size	60.00	80.00	
Seconds, etc	65.00	75.00	

LIME AND PLASTER.

500-bbl. lots delivered to the trade in Greater New York.	
State common, cargo rate, per bbl.....	@\$0.75
Rockland-Rockport, Com., per bbl.....	.92
Rockland-Rockport, L., per bbl.....	1.02
Rockland-Rockport, special, 320 lbs.	1.37
Select finish, per 350 lbs., net	1.60
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots	
West Stockbridge, finishing, 325 lbs.	1.40
New Milford Lime	1.30
New Milford (small barrel)	1.00
Hydrated, per ton	\$8.00
PLASTER PARIS.	
Calcined, city casting, in barrels, 250 lbs	1.45
In barrels, 320 lbs.	1.65
In bags, per ton	\$8.50
Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs.	1.65
Neat wall plaster, in bags, per ton*	8.00
Wall plaster, with sand, per ton.....	5.25
Browning	5.25
Scratch	6.25
Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.	

Cement.

Portland cement interests report the same tendency toward improved conditions that was felt this week and the latter part of last week in other building material lines. There was a freer undertone, inquiries were for larger business. As for prices, there is a more harmonious tendency to advance them, and this is given by certain interests, as being the reason for the better conditions now prevailing.

Work has started on the restoration of the burned out mills of the Atlas Portland Cement Company up the Hudson, and it is expected that they will be in shape to take care of a large share of the company's up-state output this year. The Lawrence Portland Cement Company's plants have a large force of men at work and the entire capacity of the mills will be utilized all this year to meet the business that is coming in in large quantities. Almost all the big companies report big contracts booked, but are not ready to particularize at present. Speaking of the Lawrence Portland Cement Company, it is of interest to note that 3,100 barrels Dragon Portland cement, made by this company, went into the Firemen's Insurance Company's new 16-story office building, in Newark, built by the Whitney-Steen Company, of 135 Broadway. This building has been called the "Singer Building of New Jersey. It is the tallest in the State.

Current prices follow:

CEMENT.	
Portland Cement, in cloth*	\$1.43
Rosendale or Natural, per bbl.....	.80
*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cts. delivered at mill.	
Manufacturers' Quotations:	
The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:	

Alsen's (American) Portland	\$1.43@	\$1.58
Atlantic Portland	1.43	1.53
Atlas Portland	1.43	1.53
Bath Portland	1.43	1.53
Edison Portland	1.43	1.53
Dragon Portland	1.43	1.58
Lehigh Portland	1.43	1.58
Trowel Portland ..	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	2.40	2.40
Dyckerhoff (German) Portland	2.43	2.43

Iron and Steel

The pig iron market was steady this week with only a moderate demand. Inquiries were fair, but the tonnages booked were small. Encouragement is found in structural material circles by reason of an increased inquiry for foundry grades and a more satisfactory tonnage placed. The tonnage in prospect indicates a heavy melt after the opening in July. Consumption at all points continues on a liberal scale and shipments on contracts continue to be large, most of it going into immediate consumption. Foundry consumers have purchased about 1,000 to 2,000 ton lots, and inquiries for low phosphorus iron in lots of up to 750 tons are still in the market.

The steel situation is bright especially as regards structural work. Steel bars continue to attract good attention with large inquiries in hand covering sizable lines. These will be booked, probably before Tuesday. Bids covering lots of 300 to 1,300 tons for building operations here were made during the week. There were practically no big contracts let this week.

Prices current follow:

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

Northern:	
No. 1 x Jersey City.....	\$18.25@
No. 2 x Foundry.....	18.00
No. 2 Plain	17.50
The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including litherage within litherage limits, N. Y. harbor, \$4.85:	
Southern:	
No. 1 Foundry	\$18.00@
No. 2 Foundry Spot.....	17.50
No. 3 Foundry	17.00
Basic:	
Eastern Pennsylvania	18.00
Alabama	14.50
Valley	17.25

STRUCTURAL STEEL.

Nominal prices f. o. b. dock N. Y.	
Beams and Channels, 15-in. and under	\$1.60@
Angles	1.65
Tees	1.65
Zees	1.76

BAR IRON FROM STORE (National Classification.)

ROUND AND SQUARE IRON.	
1 to 1½, base price.....	1.60
¾ and ⅞-in.....	1-10c. extra
FLAT IRON.	
1½ to 4 in. x ½ to 1 in., base price.....	2.00
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1½ to 2 in.	5-10c extra
4½ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.35
Norway Shapes	3.35
Burden Best Iron	\$3.15
Burden H. B. & S.....	\$2.95
Machinery Steel, Iron Finish, base.....	2.00
Soft Steel Bars, base or ordy. sizes....	2.00
Tool Steel, regular quality	7.00
Tool Steel, extra quality	13.00

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

One Pass, Cleaned Cold Rolled, Mill. Store.	
No. 16	\$2.90
No. 18	2.85
No. 21	2.25
No. 22	2.25
No. 24	2.30
No. 25	2.30
No. 26	2.35
No. 27	2.30

GENUINE IRON SHEETS.—Galvanized.	
Nos. 22 and 24	per lb. \$5.75
" 26	" " 6.25
" 28	" " 7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

Table with 2 columns: Description of terne plate (e.g., About 40-lb. coating, About 30-lb. coating) and Price (\$17.30, 15.20, 13.50, etc.).

RUSSIA, PLANISHED, ETC.

Table with 2 columns: Description of Russian terne plate (e.g., Genuine Russia, Patent planished) and Price (11 1/4 @ 14, 22, 24).

GALVANIZED STEEL.

Table with 2 columns: Description of galvanized steel (Nos. 14, 18, 20, 22, 24, 26, 27, 28, 30) and Price per 100 lbs. (\$3.10, 3.25, 3.45, etc.).

FABRICATED SLAB REINFORCEMENT.

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

Lumber.

There was no reduction in the volume of business reported by wholesalers this week, and neither was there any marked advance, except in spots. The big buying movement that developed ten days ago has not reached the proportions it might have, owing to the renewal of reports of labor trouble, according to authorities in the business.

As has been said, prices are steady and firm. There is good reason to believe that they will become stiffer before long, but it is too early yet to say how much prices will be affected.

Dealers, and especially wholesalers, were interested in the annual election of officers of the National Association held in Cincinnati, Ohio, recently, as follows: Robert W. Higbie, New York, president, to succeed George F. Craig, of Philadelphia; F. R. Babcock, of Pittsburgh, first vice-president; F. E. Parker, of Saginaw, second vice-president; Eugene F. Perry, New York, re-elected secretary; and Frederick W. Cole, of New York, for eighteen years treasurer and re-elected.

A new wholesale yellow pine company has located in this city. It is P. B. Newman & Co., and is located at 396 Broadway. Current prices follow:

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

Table with 4 columns: Description of boards (4-4 Edge, 4-4 Wide Edge, etc.), No.1, No.2, No.3, and Culls. Prices range from 21.50 to 32.00.

Bark Strips 21.50

Air dried, N. C., F.O.B. vessel:

Table with 4 columns: Description of boards (4-4 Edge, 4-4x6, etc.), No.1, No.2, No.3, and Culls. Prices range from 19.00 to 25.00.

Bark Strips 19.00

*These widths included with Edge in these Grades.

FRAMING.—Square and Round:

Table with 4 columns: Size (2x4, 2x6, 2x8, 2x10, 2x12), 12-14-16 ft., 18-20 ft., 22 ft., 24 ft. Prices range from 16.00 to 21.00.

FLOORING.—F.O.B. Car:

Table with 4 columns: Size (13-16x2 1/2, 13-16x3 1/2, etc.), No.1, No.2, No.3. Prices range from 29.75 to 42.75.

CEILING AND PARTITION:

Table with 4 columns: Size (13-16x All widths except 5 1/2, 3-4x All widths except 5 1/2, etc.), No.1, No.2, No.3. Prices range from 30.75 to 33.50.

TIMBER.—Short-leaf, square and round:

Table with 4 columns: Size (3x4 to 8x8, 3x10 to 10x10, etc.), 16 ft. & 17 to 22 to under, 20 ft., 24-ft., 26 ft. Prices range from 17.50 to 27.00.

Add \$1.00 for each additional 2 ft.

CEILING:

Table with 4 columns: Size (5-4 Wide Edge, over 12 in., 5-4x10, 5-4x12), No.1, No.2, No.3. Prices range from 41.00 to 40.00.

BASE.—S 4 S:

Table with 4 columns: Size (13-16x4 and 5, 13-16x6, 13-16x7, 8 and 9), No.1, No.2, No.3. Prices range from 34.00 to 37.00.

ROOFERS:

Table with 2 columns: Size (13-16x4 to 9 in. face, 13-16x5 1/2, etc.) and Price (16.50, 17.00, 18.00, etc.).

FACTORY FLOORING:

Table with 2 columns: Size (1 1/2, 2, 2 1/2 and 3x5 to 9 in., 1/4" Scant in Thickness, etc.) and Price (19.25, 22.50, etc.).

STAIR RAIL:

No. 1 per inch per 100 lineal ft., \$0.50.

AIR DRIED.—F.O.B. Car.

BOARDS:

Table with 4 columns: Size (4-4 S1S or S2S to 13-16, 4-4 Resawn, 4-4 Dressed & Resawn), No.1, No.2, No.3, No.4. Prices range from \$1.50 over rough list to \$2.00 over rough list.

ROOFERS:

Table with 2 columns: Size (13-16 Promiscuous widths, 13-16x5 1/2, 13-16x7 1/2, 13-16x9 1/2) and Price (16.00, 16.50, 17.50, 18.00).

Paints and Oils.

Partial verification of the reported advance in prices of paints and oils was obtained this week and after careful investigation it was learned from the largest wholesale houses that paints would advance as the season progresses. The extent to which this advance would be made, no one would prophesy, but the fact remains that the rapid rise in linseed oil quotations will boost other prices accordingly. The market in this city and the suburbs is particularly good, it is said, because last year, being one of final recovery from the panic, owners were not inclined to make extensive repairs and new business was only little better than normal. This year extensive repairs and renovating will be done and the demand, even so far, has been such as to make the new prices quoted below well sustained.

Linseed oil jumped this week more than 50 per cent. over September prices, the new figure being 77 cents a gallon, and it may go higher. Flaxseed sold at \$1.65 in September sold here this week at \$2.31. The oil companies say that the cause of the high prices is that the domestic crop last year was only two-thirds of the normal production.

Current prices follow:

Table with 2 columns: Description of white lead (WHITE LEAD in oil or dry, 500 lbs. or over; 100, 250 and 500-lb. kegs; 25 and 50-lb. kegs; Red lead and litharge in bbls., 1/2 bbls. and 100-lb. kegs) and Price (\$0.07 1/2, .07 1/2, .07 1/2).

Table with 2 columns: Description of metallic paints (Brown metallic, Red metallic, American Venetian Red, etc.) and Price (\$16.50 to \$22.00, 14.00 to 18.00, \$0.75, \$1.50, \$1.15 to 1.60).

LINSEED OIL:

Table with 2 columns: Description of linseed oil (Raw, out of town; Raw, city; Boiled, city; Boiled, out of town) and Price (\$0.77, .78, .79, .78).

SPIRITS TURPENTINE:

Table with 2 columns: Description of spirits turpentine (5-bbl. lots, per gal.; GRAPHITE BRIDGE PAINTS: Asphaltum base, car lots; Asphaltum base, bbl. lots) and Price (\$0.66 1/2 to \$0.63, \$0.65 per gal., .70 per gal.).

Stone.

One of the encouraging signs noted in some time of an improvement in the stone situation is the statement made this week by certain wholesalers that the inquiry for building stone is picking up considerably. The volume so far placed for late Spring and Summer delivery is well in advance of business placed up to April first of last year. Most of that business has come in within the last three weeks. The individual orders are not larger than those of a year ago, but their totals, as nearly as can be estimated from reports at hand, average practically the same, owing to more numerous orders. Here and there are several big contracts for loft buildings, while, of course, the contract for granite for the Municipal Building signed by the John Peirce Co., as previously noted, brings the average for local consumption for that material well in advance of last year's figures.

The general improvement in this department of the building material market is also reflected in marble. Big apartment house operations along the Riverside Drive, upper Broadway and in the Morningside territory have taken large quantities, but there is not much activity at present in foreign brands, according to statements made by marble men. There are some big contracts pending that may put certain foreign marbles in greater demand, but they are not scheduled to come out at present.

As far as building stone is concerned one wholesaler stated that practically all the available supply on hand now is spoken for. The reports from the Western quarries state that they are getting in shape rapidly for sending stone to this market, but it will be slow in coming for some time. It is said that by the time the real building activity begins the Western quarries will be in condition to make shipments much more satisfactory than they did last year. The Northern quarries are preparing for a big year.

Slate interests here report conditions fairly satisfactory. The volume of business is not as large as had been expected, but this is ascribed to rumors of labor trouble which has retarded small operations which otherwise would have gone forward during the recent open weather. Prices in slate, as in all other lines of building stone are steady, there being little disposition to advance them under present conditions. Limestone prices are inclined to be stiffer than others, owing to the difficulty of getting raw material in any quantity. The outlook, considering the time of the year and the clouds of financial, legislative and labor difficulties that have been hanging over the building horizon since January 1, is characterized as bright, by stone interests, but the thought that it could be better is generally expressed in the same breath.

Current prices follow:

STONE.—Wholesale rates, delivered at New York.

Table with 2 columns: Description of stone (Bennington building marble, Brownstone, Portland, Conn., Caen, Georgia building marble, Granite, black, Granite, grey, Granite, etc.) and Price (\$1.40 @, .60, \$1.25, 1.75, 1.40, 2.00, 1.10, 1.25, .70, 1.25, .75, 1.00, 1.25, 1.25, 1.25, 1.25, 1.25, 3.75, 1.25, 3.25, .90).

Kentucky limestone	.....	.80	.95
Lake Superior redstone	.....	1.05	.....
Limestone, buff and blue	.....	.85	1.05
Longmeadow freestone	.....	.85	.90
Ohio freestone	.....	.80	1.00
Portage or Warsaw stone	.....	.90	1.00
Scotch redstone	.....	1.05	.....
South Dover building marble	.....	1.25	1.50
Tennessee marble	.....	2.35	2.50
Vermont white building marble	.....	1.00	1.50
Wyoming bluestone	.....	.80	.90

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

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

Giving Money to the City Without Return.

There are hundreds of taxpayers and building superintendents in this city who are actually giving money to the city and are getting no return for it. They do not know that they are doing it, but they are just the same. Their water meters are running fast and when the inspector comes around and says the bill is so much, it is paid. But the Water Supervision Company, 3 Park Row, makes a specialty of looking out for the owner's pocketbook.

About ten hundred millions of gallons of city water are saved from waste each year all of which would otherwise have flowed away but which would have been paid for by the taxpayer. Even in the largest plants where a staff of engineers are employed, the expert services of this company have resulted in eliminating unthought of and unlooked for waste.

One Way to Avoid Roof Repair Worries.

The average building manager, owner or architect finds that the roof problem, while a seldom recurring one, is, none the less, annoying, to say the least. It means that prompt action must be taken or serious damage might occur. This is especially true in summer, when a sudden shower may do more damage through a leaky roof than a whole season of snow.

The Southern Roofing & Repair Company, 147 East 23d st, makes a specialty of relieving owners and others of this worry by its system of looking after roofs by the year. It has many years of practical experience in the repair of all kinds of roofs, and Mr. William B. Shryock, an expert in this line, gives each job his personal attention. The roofs of some of the most important buildings in New York are under his care.

Spunky Concern Wins Trade Praise.

The average man admires a fellow that when once knocked down is quick to get on his feet again and show that he is made of the right kind of stuff. That is the case with the Janusch Manufacturing Co., makers of brass and iron goods with an office and factory at 496 and 498 East 134th st. With the ruins of their factory still smoking and with the fire engines still on the scene, their customers received the following postal card the next morning, March 8:

"Our plant was completely destroyed by fire last night."

"We shall resume as quickly as adjustment can be made, and all orders you have placed with us will be filled at an early moment."

"We wish to thank you for the many favors tendered us in the past and hope we will retain the confidence you have reposed in us for over 37 years."

"The same energy and perseverance will rebuild what it has taken only hours to destroy."

"Trusting you will exercise as much leniency as possible and oblige,

The Janusch Manufacturing Co.
(Telephone, Melrose 1322.)"

The company's showroom is at 18 East 22d st, and it also has a branch office in San Francisco.

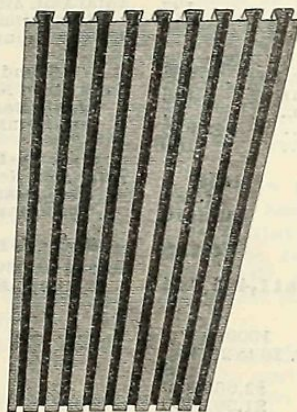
Ferro-Lithic Plates.

A catalogue from the Berger Manufacturing Company (11th av and 22d st, N. Y. C.), describes the patented Ferro-Lithic plates for reinforced concrete construction. One of the illustrations shows the application of the system to a residence at Tuxedo Park, N. Y., from plans by the Taft-Howell Co., of Cornwall, N. Y., architects and contractors.

Ferro-Lithic steel plates are plates whose cross-section shows a continued series of alternate dovetails. Because of this shape it is possible to concrete and plaster directly upon the steel plate.

The constant demand for light weight and consequent low dead load in concrete construction was a reason for the Ferro-Lithic Interlocking System of Concrete Reinforcement.

Ferro-Lithic steel plates were originally designed for combined centering and reinforcing of concrete to meet the demand for a permanent, fireproof concrete roof.



FERRO-LITHIC PLATE READY TO LAY.

The application of these plates has been extended into other fields and they are now extensively used for centering and reinforcing of concrete slabs for flat and arched floors, for sidings of buildings, lining of coal bunkers, and sidewalk construction. They are applicable to either reinforced concrete frames or structural steel frames, the better application being to the structural steel framing.

A Street Directory.

A formula for finding the nearest cross street to a given address on an avenue, Manhattan Island:

Cancel the last figure of the given house number, divide the remainder by 2 and add the number specified in the following key:

Avenue A.....	3.....	Avenue	4....	18
Avenue B.....	3.....		5....	17
Avenue C.....	3.....		6....	6
Avenue D.....	3.....		7....	12
Avenue 1.....	5.....		8....	9
Avenue 2.....	3.....		9....	13
Avenue 3.....	10.....		10....	14
			11....	15

Lexington 22.....	Amsterdam	59
Madison 26.....	Columbus	59
Park 34.....	West End	59

Example: Find nearest street to 863 3d av. First cancel the last figure. The remainder is 86. Divide by 2, giving 43. Add key number 10, and you will find that 863 3d av is near 53d st.

Store and Building Lighting That Saves Money.

The lighting problem always was a most perplexing one to the manager, owner or agent, as well as tenant, but new ideas and new systems are rapidly solving this difficulty. Within the comparatively recent past architects have had their attention called to the system of the United Tungsten Lamp Company (Marbridge Building, 1328 Broadway), of which Mr. W. P. Crarey is president. This system is admirably adapted for use in stores, factories, garages, churches, halls, clubs, railroad stations, and private and public buildings of all kinds. Where a 176-cp.

arc lamp costs 6¼ cents an hour a Tungsten lamp of the United system will give 200 cp. at a cost of 2½ cents an hour. The U. T. L. Company's claim is that with the proper installation of the Tungsten lamp an actual saving of 50 per cent. will be accomplished, and "if in any way, this should not be so, there will absolutely be no charge for the equipment."

Here are a few instances of installation that have made good, according to the company. All the Regal Shoe stores are being equipped with the United Tungsten Lamp Co.'s system of illumination, by which the saving to this shoe company will be the difference between a yearly expense of \$17,000 and \$7,000. B. Sadowsky, at Broadway and 11th st, has just installed the largest equipment ever executed in this city. He has put in 400 250-Watt Tungsten lamps, and he says that he is receiving more than 25 per cent. more light at 50 per cent. less cost than with the other kind of electric illumination.

Still another installation is that the factory of Palmer & Singer, automobile manufacturers, Astoria, where 456 40-Watt lamps were recently installed. The United Tungsten Lamp Company employs only experts, and each installation is scientifically studied before installation is begun. It maintains a staff of proficient engineers, and is capable of taking up and solving any lighting problem.

Mineral Oil and Cement.

A pamphlet has been issued by the Vulcanite Portland Cement Company upon the subject of Concrete and Mineral Oil used in combination, written by Albert Moyer, Assoc. Am. S. C. E. By mixing semi-asphaltic base oils with cement concrete it is hoped to obtain in the combination the desirable qualities of both for use as a road material.

The mixing of oil (mineral) with concrete is very simple, says the author of the treatise. The oil, alkalies and water will form an emulsion becoming thoroughly incorporated in the concrete. If the concrete is to be mixed by hand, proceed as usual, and, after the water has been added, the resulting mass turned and raked, add non-volatile mineral oil in proportion of 10 to 15 per cent. of oil to the weight of the cement. Turn the concrete with shovels two or three times, raking while turning; the oil will quickly emulsify and become thoroughly mixed in the concrete.

If machine mixing is employed, use a batch mixer, turning a sufficient number of times to thoroughly mix the cement, sand, crushed stone or gravel and water. Then add 10 to 15 per cent. of non-volatile mineral oil. Turn again the same number of times as it requires to mix the concrete. The oil will quickly emulsify and become thoroughly incorporated in the concrete.

Oils added to concrete in proportions of from 5 to 15 per cent. will slightly delay the initial and final set. Increasing the proportions of oil will further retard both the initial and final set and hardening, from experiments so far made, it would seem that the retarding of hardening will not be sufficient to cause the work to be uneconomical.

The tensile strength will necessarily be reduced, and with the increasing percentages of oil toughness will be slightly diminished, but not in proportion to the increase in the percentage of oil used.

Electric Power in Construction Work.

The Thompson-Starrett Company, general contractor for the new Municipal Building, has signed a contract for 400 horsepower in motors, 200 incandescent lamps and 100 arc lamps. Electricity will be used exclusively for light and power in the erection of the superstructure.

REAL ESTATE.

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

REAL ESTATE AND BUILDING STATISTICS.

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

MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
March 18 to 24, inc.		Mar. 19 to 25, inc.		Mar. 19 to 25, inc.	
Total No. for Manhattan	201	Total No. for Manhattan	225		
No. with consideration	23	No. with consideration	18		
Amount involved	\$1,515,700	Amount involved	\$2,066,950		
Number nominal	178	Number nominal	207		
Total No. Manhattan, Jan. 1 to date		1910.	1909.		
No. with consideration, Manhattan, Jan. 1 to date		2,669	2,592		
Total Amt. Manhattan, Jan. 1 to date		219	187		
		\$11,941,582	\$10,509,016		
March 18 to 24, inc.		Mar. 19 to 25, inc.			
Total No. for the Bronx	161	Total No. for the Bronx	106		
No. with consideration	12	No. with consideration	6		
Amount involved	\$172,272	Amount involved	\$42,850		
Number nominal	149	Number nominal	100		
Total No., The Bronx, Jan. 1 to date		1910.	1909.		
Total Amt., The Bronx, Jan. 1 to date		1,582	1,566		
		\$1,115,477	\$896,518		
Total No. Manhattan and The Bronx, Jan. 1 to date		4,251	4,158		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$13,057,059	\$11,405,534		

Assessed Value Manhattan.

1910.		1909.	
March 18 to 24, inc.		Mar. 19 to 25, inc.	
Total No. with consideration	23		18
Amount involved	\$1,515,700		\$2,066,950
Assessed value	\$1,445,000		\$1,961,500
Total No. nominal	178		207
Assessed value	\$9,022,800		\$10,190,000
Total No. with consid., from Jan. 1 to date	219		187
Amount involved	\$11,941,582		\$10,509,016
Assessed value	\$11,014,200		\$9,454,500
Total No. nominal	2,450		2,405
Assessed value	\$173,237,500		\$132,160,100

MORTGAGES.

1910.		1909.	
—March 18 to 24, inc.—		—Mar. 19 to 25, inc.—	
Manhattan.	Bronx.	Manhattan	Bronx.
Total number	156	173	94
Amount involved	\$6,448,695	\$4,750,532	\$748,886
No. at 8%			
Amount involved			
No. at 6%	47	57	26
Amount involved	\$451,134	\$897,315	\$224,496
No. at 5½%	5	6	14
Amount involved	\$682,779	\$175,850	\$46,050
No. at 5%			
Amount involved			
No. at 4½%	40	43	28
Amount involved	\$2,864,057	\$1,410,127	\$262,540
No. at 4%	18	36	1
Amount involved	\$654,500	\$1,500,000	\$4,000
No. at 4½%	1		
Amount involved	\$24,000		
No. at 4%	5	2	
Amount involved	\$468,000	\$61,000	
No. at 3½%			
Amount involved			
No. with interest not given	40	28	25
Amount involved	\$1,306,225	\$706,240	\$211,800
No. above to Bank, Trust and Insurance Companies	42	60	14
Amount involved	\$3,959,700	\$2,570,000	\$138,250
Total No., Manhattan, Jan. 1 to date		1910.	1909.
Total Amt., Manhattan, Jan. 1 to date		2,153	2,263
Total No., The Bronx, Jan. 1 to date		1,561	1,517
Total Amt., The Bronx, Jan. 1 to date		\$13,660,114	\$13,073,590
Total No., Manhattan and The Bronx, Jan. 1 to date		3,714	3,780
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$109,432,976	\$88,189,783

*Does not include mortgage of \$197,000 given by Empire City Subway Co., Ltd., to the Mercantile Trust Co., trustee, covering subways, conduits, ducts, franchises, privileges, etc.

EXTENDED MORTGAGES.

1910.		1909.	
—March 18 to 24, inc.—		—Mar. 19 to 25, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	46	33	12
Amount involved	\$1,170,250	\$909,000	\$232,600
No. at 6%	9	6	4
Amount involved	\$70,250	\$27,500	\$30,200
No. at 5½%	1	3	1
Amount involved	\$13,000	\$96,000	\$2,500
No. at 5%	21	8	2
Amount involved	\$529,500	\$178,500	\$23,000
No. at 4½%			
Amount involved			
No. at 4%	15	10	3
Amount involved	\$563,500	\$483,000	\$170,000
No. at 4%		2	
Amount involved		\$70,000	
No. with interest not given	1	4	2
Amount involved	\$7,000	\$54,000	\$6,900
No. above to Bank, Trust and Insurance Companies	22	15	3
Amount involved	\$746,500	\$651,000	\$170,000
Total No., Manhattan, Jan. 1 to date		1910.	1909.
Total Amt., Manhattan, Jan. 1 to date		529	489
Total No., The Bronx, Jan. 1 to date		21,776,731	\$22,860,775
Total Amt., The Bronx, Jan. 1 to date		159	118
		\$2,346,981	\$1,105,774
Total No., Manhattan and The Bronx, Jan. 1 to date		688	607
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$24,123,712	\$23,966,549

PROJECTED BUILDINGS.

1910.		1909.	
March 19 to 25, inc.		Mar. 20 to 26, inc.	
Total No. New Buildings:			
Manhattan	25	34	
The Bronx	50	75	
Grand total	75	109	
Total Amt. New Buildings:			
Manhattan	\$4,167,200	\$3,031,300	
The Bronx	843,400	1,040,450	
Grand total	\$5,010,600	\$4,071,750	
Total Amt. Alterations:			
Manhattan	\$137,030	\$437,795	
The Bronx	27,100	11,850	
Grand total	\$166,130	\$449,645	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date	194	300	
The Bronx, Jan. 1 to date	403	680	
Mhhtn-Bronx, Jan. 1 to date	597	980	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date	\$25,779,570	\$86,311,750	
The Bronx, Jan. 1 to date	8,437,705	10,423,390	
Mhhtn-Bronx, Jan. 1 to date	\$34,217,275	\$46,735,140	
Total Amt. Alterations:			
Mhhtn-Bronx, Jan. 1 to date	\$2,511,811	\$2,757,680	

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Mar. 17 to 23, inc.		Mar. 18 to 24, inc.	
Total number	542	544	
No. with consideration	33	24	
Amount involved	\$704,606	\$187,690	
Number nominal	509	520	
Total number of conveyances, Jan. 1 to date	5,856	6,435	
Total amount of conveyances, Jan. 1 to date	\$3,186,196	\$3,005,572	

MORTGAGES

Total number	524	502
Amount involved	\$2,369,358	\$2,525,179
No. at 6%	313	254
Amount involved	\$919,476	\$936,223
No. at 5½%	76	65
Amount involved	\$313,450	\$274,950
No. at 5%		
Amount involved		
No. at 4½%	112	162
Amount involved	\$1,010,786	\$1,125,100
No. at 4%		
Amount involved		
No. at 4½%		1
Amount involved		\$85,000
No. at 4%	3	
Amount involved	\$2,550	
No. with interest not given	20	20
Amount involved	\$123,096	\$103,906
Total number of Mortgages, Jan. 1 to date	5,562	5,606
Total amount of Mortgages, Jan. 1 to date	\$22,396,995	\$23,000,350

PROJECTED BUILDINGS.

No. of New Buildings	285	143
Estimated cost	\$2,026,965	\$766,725
Total Amount of Alterations	\$373,141	\$52,735
Total No. of New Buildings, Jan. 1 to date	1,354	1,627
Total Amt. of New Buildings, Jan. 1 to date	\$8,493,560	\$9,115,576
Total Amount of Alteration, Jan. 1 to date	\$1,395,789	\$1,053,171

QUEENS.

PROJECTED BUILDINGS.

1910		1909	
Mar. 18 to 24, inc.		Mar. 19 to 25, inc.	
No. of New Buildings	69	118	
Estimated cost	\$300,355	\$426,250	
Total Amount of Alterations	\$20,703	\$28,075	
Total No. of New Buildings, Jan. 1 to date	813		
Total Amt. of New Buildings, Jan. 1 to date	\$3,008,772		
Total Amount of Alterations, Jan. 1 to Date	\$117,522		

THE WEEK.

WHILE transactions in the loft zone are again overshadowing all others during the week, the activity in nearby sections was by no means circumscribed. The volume of the business compared to that of the first two weeks of this month was somewhat smaller, but no signs of weakness or decline have been exhibited. Brokers and traders alike are of the firm belief that the market is not limited to certain districts or specialties. They expect a busy spring season in all parts of Manhattan and the Bronx, and the influx of small investors into sections which have been dormant for some time is already noticeable.

The corralling of desirable parcels between 14th st and 42d st, on both sides of Broadway, has not diminished. Speculators succeeded in getting a number of valuable plots. One of the most important transactions was the sale of 22 West 35th st, a 5-sty structure, situated between the McCreery store and the Revillon Building. The sale of 48, 50 and 52 East 21st st and 49 East 20th st for immediate improvement with a 12-sty loft building is also noteworthy, as this parcel has changed owners three times since the first of the year, each successive buyer taking a substantial profit on the resale. Countess Zborowski and the Huntington estates had been the owners for a long period. The last buyer of the property is the Roscorn Realty Company, of which Henry Corn is president.

Inquiries for medium priced dwellings in the mid-town sections have been surprisingly numerous. For many years considered a drug in the market, one-family houses seem to have become popular again. Whether the forces at work which have brought about the return of the apartment dweller to a longing for a home whose roof is his own, are of a social or economical nature, the fact remains that more than a dozen dwellings below 100th st have been sold this week, thereby establishing a new record of this kind. It is not so very long ago that the occasional sale of a dwelling for occupancy below 100th st was considered an event in the real estate market.

The sale of the Britannia apartment house on Cathedral Parkway is of interest, as this section also shows an awakening due to the exhibit of strength in the general market.

Of the many leases reported during the week the turning over of one of the Goelet residences, at the northeast corner of 48th st and 5th av, and the sub-letting of 537 5th av, between 44th and 45th sts, for business use are items well worth the attention of speculators and tradesmen in the 5th av district. Business houses are encroaching rapidly on the Gould, Haggin and other residences, whose owners still believe that they will be able to withstand the transformation of the erstwhile most select residential avenue into the most fashionable shopping lane. No longer a question of decades, it is now only a matter of a few years when all of 5th av below Central Park will be given over to business.

A number of sales on East 57th st within the last few months indicate that business is also getting a foothold in this thoroughfare. This week's transactions include the sale of No. 19, a 4-sty building, which will be remodeled for business purposes.

THE AUCTION MARKET

THE offerings of real estate at the auction rooms were neither momentous nor numerous. Most of the parcels knocked down by the auctioneers went to plaintiffs or defendants. Outside bidders held aloof, the price and the goods evidently not being to their liking. The coming week promises better results, 28 parcels on the East Side, below Houston st, being the chief offering, by Jos. P. Day. The property is a part of the Shradly-Appley holdings and consists of old buildings erected nearly half a century ago. Each piece is free and clear, no mortgage ever having encumbered the property. Undoubtedly this sale will draw a record-breaking crowd to the auction rooms and tend to stimulate speculation on the lower East Side.

TRYING RESPONSIBILITIES FOR MEN OF AFFAIRS.

To the Editor of the Record and Guide:

Mr. Carnegie says the time is coming when a mere "parasite on values" will not be recognized as a man of affairs. This may be true, but everyone must concede that the Legislature at Albany could scarcely do more than it is doing at the present time to impose trying responsibilities and liabilities upon the real men of affairs in New York City.

The Legislature not only enacts severe statutes but also provides for clouds of human hornets designated "inspectors" to enforce them. All the expense of complying with the laws and of enforcing them, including the paying of the salaries of regiments of department inspectors and clerks, falls upon the creative interests as represented by real estate. They catch it coming and going.

The Tenement, Labor and Factory, Health and the newly proposed Employers' Liability laws are instances. Something in a constitutional way ought to be done to protect city-builders and taxpayers from Legislative imposition. The State and municipal civil service employees and those engaged in semi-public work for which they are paid by the community number, as I am informed, about one to every fifty people in this city. If only one in every five of the population represents a male adult, it figures out that every nine men are obliged to support a tenth.

Most men of affairs are agreed that the engine of the legislative mill of Albany ought to be reversed for a period and made to eat up a lot of expensive red tape. Property owners have found a great deal of fault in the past with the city

fathers, when more attention should have been paid to what the legislators at Albany were doing to us. At the present time builders especially should through their organizations have the new Employers' Liability bills watched. Two bills have been introduced this week, one in the Senate and one in the Assembly, and hearings are yet to be held.

M. H.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

CHARLES ST.—Cammann, Voorhees & Floyd and Horace S. Ely & Co. sold for the estate of Matilda W White 5 Charles st, adjoining the corner of Greenwich av, on lot 22x95.

GREENWICH ST.—H. J. Scheuber & Brother sold for Trinity Church Corporation to James H. Cruikshank, the southeast corner of Morton and Greenwich sts, being 102.4 feet on Morton st and 100.2 feet on Greenwich st, irregular, containing 10,650 square feet, now occupied by old buildings. This plot will be improved at once with an 8-sty fireproof building. This is the second plot Mr. Cruikshank has purchased from Trinity Church. The former purchase was 537 to 545 Greenwich st, which has been improved with a 6-sty fireproof building and leased to the United States Government as the Medical Supply Department of the Army.

JUMEL PL.—Owen E. Kelly and John Kohrman sold through Joseph Gottlieb 19 to 23 Jumel pl, a 4-sty flat on plot 50x90, to Mary F A J. Ryan.

MACOMBS PL.—Edward N. Crosby & Co. sold for E. Rogolino 32 Macomb's pl, southeast corner of 151st st, a 6-sty apartment house, on plot 69.5x52.6, and have resold it in conjunction with the Consolidated Board of Brokers, to a client, who gave in part payment the plot, 75x100 feet, at the northwest corner of Jennings and Charlotte sts and three lots on the west side of Kelly st, 90 feet south of 167th st.

MORTON ST.—S. B. Goodale & Son sold for Madison Square Mortgage Co. Nos. 10 and 12 Morton st, 6-sty tenement on lot 50x100.

WASHINGTON ST.—H. J. Scheuber has sold for Frances Louise Bardet to James H. Cruikshank, the premises 389 Washington st, size 25x69, occupied by a 2½-sty dwelling. This property adjoins the corner and will be torn down for a new 6-sty mercantile building.

Greenwich Village Activity.

WASHINGTON ST.—Amos S. Lamphear sold for Charles L. Russell the northeast corner of Washington and West 11th sts, a 6-sty building, on plot 75x118. The buyer is the Llewellyn Realty Co., which gives in part payment 92 6th av, a 3-sty building on lot 22x80, adjoining the corner of 8th st; also a farm near Princeton, N. J. The building at Washington and West 11th sts, is under a fifteen-year lease to the Italian-Swiss Wine Colony. The deal involved about \$275,000. The Washington and 11th st property has been sold under foreclosure several times.

WASHINGTON SQUARE.—The Francis estate sold 42 Washington Square south, a 4-story and basement dwelling on lot 25x105, facing the park. The property is located fifty feet east of Macdougall st, and was in the possession of the Francis family for over half a century.

3D ST.—Chr. Volzing & Son sold to a client for the estate of Anna C. Port, the 5-sty and basement tenement, 7 East 3d st.

14TH ST.—John Peters sold for Carl Schmesing estate to Christian G. Froelich, 212 East 14th st, near 3d av, a 5-sty business building on lot 24x103.3. This property has not changed hands for over twenty years.

17TH ST.—Catharine McVey sold 119 West 17th st, a 3-sty building, on lot 12.8x92.

18TH ST.—Duross Company sold 335 West 18th st, a 3-sty and basement brick dwelling, on lot 25x92, for the Miller estate.

20TH ST.—Georgianna B. Sammis sold, through J. W. Cushman & Co., to William H. Silk 233 and 235 West 20th st, two 3-sty buildings, on lot 25x74.10x irregular.

21ST ST.—Heil & Stern sold for I Randolph Jacobs to the Roscorn Realty Company, Henry Corn, president, 48 to 52 East 21st st, and 49 East 20th st, abutting. The property has a frontage of 75 feet in 21st st and 25 feet in 20th st. On May 1 the new owners will commence the erection of a modern 12-sty loft building on the site, and if the present plans are carried out the structure will be completed before January 1. The operation will involve \$750,000.

21ST ST.—N. A. Berwin & Co, and De Selding Brothers sold for John S. Melcher, 41 East 21st st, an 8-sty loft building on a lot 25x100.

28TH ST.—Thomas B. Hidden sold 9 West 28th st, a 3-sty building on lot 25x98.9, between Broadway and Fifth av. The buyer, it is said, is an investor.

28TH ST.—De Selding Brothers and N. A. Berwin & Co. sold for John E. Olsen 37 and 39 East 28th st, a 9-sty office building, on plot 42x98.9.

35TH ST.—The Bonwit Realty Co. sold 22 West 35th st, a 5-sty building, 21x71 to the Robespierre Realty Co. (L. & A. Pincus), which gives in exchange the St. George apartment house, an 8-sty structure on plot 75x100, at 224 to 232 West 50th st, near Broadway. Albert B. Ashforth is said to have been the broker in the deal. The 35th st property has been resold to John Claflin through the same broker.

36TH ST.—Jefferson M. Levy sold an interior strip of land, 17x8, in the block bounded by Broadway, 7th av, 36th and 37th sts, at the rear of 136 West 37th st. The Reliant Holding Company is the buyer. It recently purchased 136 to 140 West 37th st. The purchase price is said to have been \$3,000.

37TH ST.—William Sittenham is reported to have sold 60 West 37th st, a 4-sty building, on lot 23.6x98.9. The property is on the north side of 37th st, 75 ft. east of 6th av.

37TH ST.—Pease & Elliman report that negotiations have been concluded for the sale of 27 West 37th st, a 4-sty dwelling, on lot 22.6x98.9, for Elizabeth H. Carleton. The buyer is Dr. Joseph E. Winters, who owns 25, adjoining.

43D ST.—Robert M. Silverman bought from various owners through Leo Hess 257 to 263 West 43d st, three 3-sty dwellings and a 5-sty flat, on plot 100x100.5, 100 feet east of 8th av. Mr. Silverman will erect on the site a 12-sty office and loft building. The plot adjoins the Ascension Protestant Episcopal church.

46TH ST.—John P. Kirwan sold for the King estate 341 West 46th st, a 3-sty dwelling on lot 19.6x100.5, to a client for occupancy.

51ST ST.—Pease & Elliman sold for Mrs. J. R. Davies 60 West 51st st, a 4-sty and basement brownstone dwelling on lot 18 feet 2 inches x100.5, to a buyer for occupancy.

51ST ST.—Senior & Stout sold to a client 345 West 51st st, a 3-sty and basement private dwelling on plot 20x100.

52D ST.—Pease & Elliman sold for Florence Estell and Martha Estell Craig 63 East 52d st, a 3-sty private dwelling on lot 13.10x half the block to a client for investment.

54TH ST.—C. A. Rosenthal & Son sold for the C. N. Shurman Investing Co. 432 West 54th st, a frame dwelling on lot 17x53.6.

57TH ST.—Alvan W. Perry bought for a client 19 East 57th st, a 4-sty dwelling on lot 23x100.5, between 5th and Madison avs. The house will be extensively altered, and a ground store installed. The upper floors will be laid out in apartments, suitable for physicians.

BOWERY.—Joseph H. Schwartz bought from Michael F. Lyons, 221 Bowery, a 5-sty building, on a lot 22x99.8. Alexander Wagner was the broker.

7TH AV.—Robert Alexander sold 491 7th av, a 4-sty tenement, on lot 21x75, to the Brookside Realty Co., which recently purchased Nos. 493 and 495, adjoining, and now control a plot 61x75.

7TH AV.—The Phillips estate sold 267 7th av, a 4-sty tenement, on lot 19x75. The buyer is understood to be Lina Ettlinger, who owns the adjoining northeast corner of 25th st.

NORTH OF 59TH STREET.

65TH ST.—Robert I. Jenks sold 35 East 65th st, a 4-sty brownstone front dwelling on lot 16.8x100.5.

67TH ST.—P. S. Tracy & Co. sold for the estate of Russell Sage to M. A. C. Levy the six lots in the north side of 67th st, 100 feet west of Central Park West.

70TH ST.—Grace L. Luling sold the 5-sty dwelling 118 East 70th st, on lot 20x100.5, bet. Park and Lexington avs. The buyer is a client of Post & Reese.

72D ST.—Max Nathan sold 32 East 72d st, a 4-sty dwelling, on a lot 28.9x102.2, about 83 feet east of Madison av.

75TH ST.—Robert F. Adams sold 118 West 75th st, a 4-sty dwelling, on lot 20x102.2.

80TH ST.—John J. Kavanagh sold for Elizabeth K. Dooling 177 East 80th st, a 3-sty dwelling, on lot 16.8x102.2, to a client for occupancy.

82D ST.—Mrs. Edward Harrison, of Yonkers, sold the 5-sty dwelling, 57 East 82d st, on lot 16x102.2, near Madison av. The buyer is a client of the Douglas Robinson, Charles S. Brown Co.

85TH ST.—Kurz & Uren, in conjunction with Bauer & Co., sold for Albert C. Lorey 515 East 85th st, a 5-sty flat, on lot 25x102.2.

88TH ST.—Slawson & Hobbs sold for Morris Jones to John B. Nohn for occupancy No. 144 West 88th st, a 3-sty and basement dwelling on lot 18x100.8.

Site for a Dwelling.

91ST ST.—John J. Kavanagh sold 57 East 91st st to William P. Collins, for whom he has resold the parcel, in connection with 59 adjoining, for Miss Sarah E. Collins and Mrs. Maud E. Parsell. Each plot is 17x100.8½ and improved with a 3-sty dwelling. The buyer, whose name has not been disclosed, will raze these buildings and erect on the combined plot a single 5-sty American basement dwelling for his own occupancy. The new structure, 34 feet in width, will be one of the widest yet erected east of 5th av and north of Lenox Hill.

92D ST.—The Tomahawk Realty Co., Robert M. Silverman president, resold the plot 57.8x108x irregular, on the south side of 92d st, 125 feet east of Broadway. The property adjoins the St. James Court apartments and has been bought by a builder, who will erect an 8-sty apartment house. The block to the north, bounded by Broadway and Amsterdam av, 92d and 93d sts, is owned by the Astors.

94TH ST.—Pease & Elliman sold for Mrs. Julia Berkele, 172 West 94th st, a 3-sty high stoop dwelling, on lot 17x52x93.

107TH ST.—The Brown Realty Co. resold to Alexander A. Forman, of Brooklyn, 68 West 107th st, a 6-sty elevator apartment house, on plot 50x100, between Columbus and Manhattan avs.

112TH ST.—Mrs. Lillian Gross sold 246 West 112th st, a 5-sty flat, on plot 33.4x100.11, to Harry L. Rosen.

115TH ST.—Mooyer & Marston sold for the estate of Louis Wilkins the 5-sty double flat, 75 East 115th st, on a lot 25x100.10.

118TH ST.—John R. & Oscar Foley sold for Daniel Daly 120 West 118th st, a 3-sty dwelling, on lot 20x100.

119TH ST.—Edward N. Crosby & Co. sold for James Dailey 72 East 119th st, a 5-sty flat on lot 25x100.11.

128TH ST.—Shaw & Co. sold for Mrs. F. B. Frear 215 West 128th st, a 3-sty and basement dwelling, 16.8x99.11.

133D ST.—Levy & Starr sold the 5-sty flat 210 West 133d st on plot 42x99.11.

134TH ST.—James O. Wright sold for M. F. Levine to Martin Henry 56 West 134th st, a 3½-sty dwelling, on a lot 16.10x99.11.

136TH ST.—Jacob Israelson sold for Edmund F. Swanberg the 3-sty and basement dwelling, 206 West 136th st, to Michael Cohn.

144TH ST.—Joseph P. Day sold for William H. A. Wagner 313 West 144th st, a 5-sty flat, on lot 26x99.11, to Philip A. McQuade for a client.

149TH ST.—Joseph Deckinger sold the plot 100x99.11 on the south side of 149th st, 175 feet west of 7th av.

182D ST.—W. D. Morgan sold for Nicholas Auer to Henry Sullivan the plot 50x79.9 in the north side of 182d st, 100 feet west of St. Nicholas av.

AMSTERDAM AV.—Kirkpatrick & Urquhart sold for Rosenberg & Young, to a client for investment, 2262 Amsterdam av, a 5-sty flat with stores, on plot 37.6x100.

AMSTERDAM AV.—Manheimer Brothers resold for Leopold Immergut the 5-sty double flat, with stores, 1825 Amsterdam av, on lot 26x100, near 150th st.

BRADHURST AV.—The Realty Operating Co. sold 234 and 236 Bradhurst av, southeast corner of 154th st, a 5-sty apartment house, on plot 102x52.5x irregular, to Goldstone & Light. The buyers gave in part payment the block front on the west side of Av St. John, between Fox and Beck sts, a plot 250x100, recently reported sold.

CATHEDRAL PARKWAY.—Richtmyer & Irving sold for the Gracehull Realty Co., J. Charles Wechsler, president, the new 10-sty apartment house known as the Britannia, at 527 Cathedral Park-

way (110th st), on a plot 108.4x100, bet. Amsterdam av and Broadway. The purchaser is Charles E. Otis of the law firm of Hornblower, Miller & Potter, and formerly corporation counsel for Yonkers, who gives in part payment his handsome residence at North Yonkers, consisting of seven and a half acres of ground, having a frontage of 600 feet on Hudson terrace, at the corner of Shonnard terrace. The Britannia has been held at \$500,000.

EDGEcombe AV.—The Brown Realty Co. bought through Arthur S. Day the block front on the west side of Colonial parkway (Edgecombe av), between 166th and 167th sts, a plot fronting 40.8 feet on the parkway and 95.1 and 111.8 feet on 166th and 167th sts, respectively, with a rear line of 101.8 feet. The plot will be improved with a 6-sty elevator apartment house, which will be the first building operation for the upper end of this thoroughfare.

FORT WASHINGTON AV.—The Hanover Estates, William J. Merritt, president, bought through G. Waldo Smith, Jr., from the Schramm estate a plot of seven lots on the southwest side of Fort Washington av, 155 feet west of Broadway, opposite 159th st. The property lies just west of the Church of the Intercession, which occupies the block front on Broadway, between 158th and 159th sts, and overlooks Riverside Drive.

ST. NICHOLAS AV.—Ennis & Sinnott have resold to a client of the Henry M. Weill Co., 204 St. Nicholas av, a 5-sty flat on lot 29.4x103.7x irregular, between 120th and 121st sts.

ST. NICHOLAS AV.—John R. & Oscar L. Foley sold for the De Leon Realty Co. to an investor Morton court, on the east side of St. Nicholas av, adjoining the northeast corner of 159th st, a 6-sty elevator structure containing 42 apartments. The property fronts 127.1 feet on St. Nicholas av and has a depth of 104.8 feet. It was held at \$260,000. The building is leased to one tenant on a net basis.

WEST END AV.—F. R. Wood & Co. sold for Amelia Drake 878 West End av, a 4-sty and basement dwelling, on lot 20x80, at the southeast corner of 103d st. The buyer, who has been a resident of the East Side for many years, will occupy the house.

BRONX.

179TH ST.—Charles Cooper resold the block front on the north side of 179th st, between Lafontaine and Monterey avs, 243.5x92.5x240x58.7; also the plot 304x100 at the southwest corner of Monterey av and 179th st; also the block front on the east side of Monterey av, between 178th and 179th sts, 428x100x irregular. The buyer of the three plots is George F. Johnson, who gives in exchange the five stores and flats at 1122 to 1130 Fulton st, Brooklyn. Mr. Cooper recently took the Bronx lots in exchange from Lowenfeld & Prager for the Phoenix office building, 16 Court st, last year.

181ST ST.—Mary A. Hassels sold the plot, 50.5x88.7, on the north side of 181st st, running through to West st, 21.5 feet west of Honeywell av.

186TH ST.—Mary Poldow sold the 4-sty flat 458 East 186th st.

229TH ST.—Isidore Blumenkron and others sold to a Mr. Duff 20 lots, forming the entire block front on 229th st, from Bailey to Heath av.

CLINTON AV.—Wilhelmina Schiemer sold the southwest corner of Clinton av and 182d st, a frame dwelling, on plot 70.4x78.9x irregular.

EDGEWATER RD.—The Hunts Point Realty Co. sold a plot of ten lots on the west side of Edgewater rd, 100 feet south of Garrison av, for immediate improvement.

HALL PL.—John Winton sold for Matthew Marshall the lot 25x126, on the west side of Hall pl, 190 feet south of 167th st.

MORRIS AV.—The August Jacob Construction Co. sold the northwest corner of Morris and Tremont avs, a 5-sty flat and a two-family house, on plot 42.8x100.3x irregular; also, the northeast corner of these thoroughfares, a 5-sty flat, on plot 48.11x93x irregular.

PARK AV.—Henry Cleland sold 4290 Park av, a 5-sty flat, 125 ft. south of 179th st.

ROSEDALE AV.—John A. Steinmetz sold for Robert Adelman the frame dwelling, on plot 50x61, on the west side of Rosedale av, 75 feet south of Mansion st to C. A. Wright.

SOUTHERN BOULEVARD.—The Tully Construction Co. sold 888 Southern boulevard, a 4-sty flat, with store, on plot 27x100, to Frederick Meyer.

SOUTHERN BOULEVARD.—M. May has bought the 5-sty new law house 884 Southern Boulevard, on plot 34x100.

TREMONT AV.—John W. Van Dermarck sold the 3-sty dwelling, on lot 25x100, on the south side of Tremont av, 64 feet east of Arthur av.

TREMONT AV.—John A. Steinmetz sold for the Purdy estate to Dr. F. Becker the southwest corner of Tremont and Vyse avs, a plot 129x103.

TELLER AV.—Froman & Taubert sold for Joseph King, the five 3-family dwellings at 1055 to 1065 Teller av, to a buyer for investment. Albert Stern represented the purchaser.

WEEKS AV.—A. Friedberg sold for a client 1685 Weeks av, northwest corner of 173d st, a frame house, on plot 30x95.

WASHINGTON AV.—John Winton sold for a client the lot 25x86 on the east side of Washington av, 50 feet north of 165th st.

WASHINGTON AV.—A Mr. Mollen sold 1766 Washington av, a 2-sty dwelling on plot 27x109.6. The Mandeville estate recently sold the 55-foot plot adjoining on the south.

WASHINGTON AV.—Ernst & Cahn and J. J. Pittman sold for Leopold Oppenheimer 2058 Washington av, a 2-sty dwelling, on lot 18.9x95.

WILLIS AV.—Kurz & Uren, in conjunction with Bauer & Co., sold for S. Baron 443 Willis av, a 5-sty flat, on lot 25x107.7.

LEASES.

H. J. Scheuber has leased for Trinity Corporation one of their new 8-sty fireproof buildings at Hudson, Charlton and Vandam sts for a term of years.

Louis Becker leased for the estate of C. G. Stone, the 3-sty dwelling, 508 West 159th st to Miss Anna F. Ryan for a term of years, who will occupy same as her residence.

S. E. Kelly & Co. has leased for Louis Korn to W. B. Quaintance a store in the new building at 42 West 22d st, to be occupied by the Alice Maynard store, now located at 22 West 22d st.

Duroso Co. has leased for Clarence Storms to Bischoff's banking house the 1st floor at 287 Broadway, at the southwest corner of Reade st, for a term of years at an annual rental of \$8,000.

The Charles F. Noyes Co. leased the entire 9th floor of the Hamilton Building, Thames and Greenwich sts, for the Hamilton Building Co. to Adams & Grace; and an entire floor in 12 Dutch st to H. Popper & Son.

The Charles F. Noyes Co. leased offices in the Hudson Terminal Building to Crouse, Hinds Co.; offices in the Fulton-Chambers Building to Downes & Co., Inc.; in 95-97 Liberty st to Bernard C Levy and Alice P. Littlefield, and in 37-39 Liberty st to Henry Goldstein.

Gustave Britt leased for Hennings & Schmidt to J. McGuire 257 West 11th st; for Mary E Tromp to Bridget Branigan, 296 West 12th st; for W H Starr to J. Griffin and A. Zanetta, 13 Bedford st; and for the Woodcock estate, 127 Lexington av, to Frank Gaud, and 148 Lexington av, to Alice Issas.

M. & L. Hess have leased for E. W. Bliss Buildings, Inc., the fifth floor 324-326 East 23d st, to Charles Zeman; for Michael Hallanan, the fourth loft 9-13 Barrow st, to Commercial Mfg. Co.; for Charles Kaye, the first loft, 22-24 West 26th st, to United Cloak & Suit Co.; for Patrick Gallagher, the second loft, 17-19 West 3d st, to the B. & G. Hat Co.

Jacob Finkelstein has leased for Lexington Avenue Co. to a confectionery firm the store and basement, consisting of 2,000 square feet, in premises 2 West 14th st, for a long term of years, which approximate rental aggregate about \$100,000; also for Mrs. Kurzman the building in premises 248 Bowery st, to a clothing firm for a long term of years.

The Cross & Brown Co. has leased for the Uptown Realty Co. to Chas. H. Potter and D. L. Mills the 4-sty garage at 154 to 160 West 124th st, opposite the Harlem Casino. The building was formerly a stable and housed many well known thoroughbred horses, and has room for about 250 automobiles. The lease is for a term of years at an aggregate rental of \$200,000.

E. H. Wendell Co. have leased for A. Fillmore Hyde, 12 West 47th st, a 4-sty brownstone high stoop dwelling on lot 21.5x100.5, to M. Davey & Co., dressmakers. Extensive alterations, including new store front, will be made by the lessee, who will occupy the premises for business purposes. This is the third house in the block to be altered for business purposes in the last few months.

J. B. English has leased for a term of years to the Hamilton System Advertising Co. store and offices in the Astor Theatre Building, 1531 Broadway; also the store in premises 109 West 47th st, for J. Walter Rosenberg of Philadelphia, Pa., to Charles W. Barnett for a term of years; also for A. R. Robinson the 3-sty high stoop brownstone dwelling 157 West 49th st to Jessie Mead for a term of years.

The property at 1 West 46th st, 24x63.9, has been sublet by Charles Thorley to Larimore & Co., druggists, now at 537 5th av, between 44th and 45th sts. The lease is for 10 years at an aggregate gross rental of about \$85,000. The lessees will occupy the premises after making alterations. One interesting phase of the transaction is that the removal of Larimore & Co. from 537 5th av will make it possible to remove the areaway in front of that building and carry the sidewalk back to the building line. This is the only property on 5th av between 42d and 47th sts from which sidewalk obstructions have not been removed.

SUBURBAN.

NEW BRIGHTON, S. I.—Arnold, Byrne & Baumann resold for the Queen Mab Co. to Royden W. Vosburgh 13-14 Lenox pl, New Brighton, S. I., two 3-sty dwellings, on plot 86x110.

Many Yonkers Deals.

YONKERS, N. Y.—A high record price for property in Yonkers has been established through a deal just closed for what is considered the finest business corner in that city. The 3-sty brick buildings on plot 37.5x115, at the southwest corner of Broadway and Main st, on Getty square, have been resold by Michael Dee for about \$200,000. The purchaser is William F. Harrigan, a wealthy coal dealer of Yonkers. Mr. Dee recently purchased the property from the Waring estate, and now disposes of his contract. The property is diagonally opposite the Getty House, and is in the block with several trust companies and banks. The new city hall is being erected on the block to the south on Broadway. The newly formed Yonkers National Bank has just bought the brick structure adjoining on the south, the railroad station of the Putnam Division of the New York Central road. Three other interesting deals in Yonkers are announced. The Eliphalet W. Tyler place, on the east side of North Broadway, north of Odell st, comprising about 50 acres, has been bought by J. Romaine Brown and Alexander P. W. Kinnan. The asking price was \$2,000 per acre. The buyers intend to subdivide the property. The E. B. Teichmann and L. G. Bloomingdale places lie just to the south, and adjoining it on the north is the large Andrus estate tract. The northeast corner of South Broadway and Randolph st, a plot with frontages of 100 and 125 ft. respectively, has been bought by George Branchu for about \$25,000. He will erect a 2-sty brick building on the site. Theo. H. Silkman has sold two lots on the west side of South Broadway, just north of Valentine lane, together with three lots abutting on Valentine lane. It is understood that the property will be improved.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 90, of which 31 were below 59th st, 37 above, and 22 in the Bronx. The sales reported for the corresponding week last year were 100, of which 20 were below 59th st, 43 above, and 37 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 156, as against 214 last week, and in the Bronx, 164, as against 128 last week. The total amount was \$7,011,503, as against \$8,931,112 last week.

The amount involved in the auction sales this week was \$334,031, and since January 1, \$15,878,763. Last year the total for the week was \$3,155,965, and from January 1, \$16,394,529.

87TH ST.—The north corner of Central Park West and 87th st, a flat, owned by the J. Vanderpoel estate, together with the two adjoining vacant lots, has been sold. According to reliable report the property has been acquired by the Congregation B'nai Jeshurun, which owns a synagogue at Madison av and 65th st. The entire plot has frontages of 75.6 ft. on Central Park West and 100 ft. on 87th st. The rest of the block front including the southwest corner of Central Park West and 88th st, is occupied by the Mohonk and Minnewaska apartment houses.

60TH ST.—H. C. Senior & Co. have sold for D. J. O'Connor the 4-sty dwelling 30 West 60th st, 20x100.5. The property has not changed hands in over 23 years.

40TH ST.—C. A. Rosenthal & Son have sold for Frederick Bender 546 West 40th st, a 5-sty tenement with store, 25x100.5.

27TH ST.—J. H. Mayers has sold for Simon Fink 152 West 27th st, a 4-sty building on lot 22.2x98.9. The buyer is the People's Co-operative Property Co., which recently bought 144 to 150, adjoining, through the same broker. The company will erect on the combined site, 67.8x98.9, a 12-sty business structure for which a building loan has been arranged.

WALTON AV.—Bauer & Co., in conjunction with Kurz & Uren, have resold for Benjamin Benenson the southeast corner of Walton av and 176th st, a 3-sty frame tenement, 102.11x20.10x100x51.6.

227TH ST.—The Two-Borough Realty Co. has sold for Geo. H. Janns the 2-family house 827 East 227th st, 25x100, and a plot of 8 lots on Chestnut st, Arden estate tract.

A SUBSTITUTE FOR PERSONAL TAXES.

PROFESSOR SELIGMAN RECOMMENDS A PROGRESSIVE HABITATION TAX.

While a concerted effort is being made to place a higher tax upon real estate, it is significant to note that no other measures of taxation thoroughly practical and immediately available have been suggested for New York City. In 1907 a special Tax Commission, of which Prof. E. R. A. Seligman, Mr. Lawson Purdy and Senator M. Saxe were members, recommended two such measures.

The first was an Inheritance Tax Law in which progressive rates are levied and half the proceeds of which are devoted to the locality and the other half to State purposes. The rates of the present Inheritance Law are very low, but the law as proposed would yield at least nine to ten million dollars for local purposes in New York City, and would to that extent relieve the present burden upon real estate.

This tax commission has, moreover, appreciated the need of a substitute for the personal property tax and has suggested what they call the graduated habitation tax by which the occupants forming a single household would pay instead of a personal tax a tax upon the rental value of the land and building. This measure would yield about eight or possibly nine million dollars at least MORE than the present personal property tax and it is based upon values which CANNOT BE HIDDEN and is levied against those who CAN EASILY AFFORD TO PAY.

PROFESSOR SELIGMAN'S VIEWS.

THE work of this special tax commission was completed when their recommendations reached the legislature. Bills incorporating the ideas contained in the report were introduced in Senate and Assembly, but owing to the chaotic political conditions at that time (Governor Hughes was making his first fight against the machine) nothing was done with the proposed tax measures. It is the intention of some of the members of the special tax commission to renew their attempt to pass a progressive inheritance tax law before the close of this year's session.

Professor Seligman's recent work "Shifting and Incidents of Taxation," deals exhaustively with the tax problem. When asked by a representative of the Record and Guide to state his position in regard to the efforts made by the present municipal administration to abolish personal taxes, he expressed his views as follows:

"All State taxes which have been developed since 1880 and specially within the last few years ARE REALLY TAXES ON PERSONAL PROPERTY. This is true of the corporation tax, of the excise tax, of the mortgage tax, of the inheritance tax, of the stock transfer tax and all other state taxes. It can be stated that a tax on personalty is really being paid, although personal property has been slipping out of the assessment list.

"Would the abolition of the personal tax place an additional burden on the real estate owner?" he was asked.

"The yield of the direct tax on personal property is so small," he answered, "that it makes VERY LITTLE DIFFERENCE, if the tax is entirely abandoned. On the other hand, if you exempt personal property many people who now have their residences in other states, would be attracted to New York and live here permanently. To escape assessments a large number of people live in hotels. Abolish the tax on personalty and they will buy houses and other property in New York. After a few years it would make no difference in real estate taxes. Furthermore, if there should be a slight addition it does not cause a burden on real estate."

"Real estate is a TAX BEARER and not a TAX PAYER. The real estate tax consists of two parts: land and buildings. So far as the tax concerns buildings, it is shifted on the consumer and in so far as it is a tax on land values, the tax is at once capitalized at the time the land is sold, for the new owner buys himself free of tax."

"If you must have a substitute, in order to make good the 5 points at present derived from the personal tax, levy a tax on house rents. The expenditure for house rents is a good estimate of a man's income. Of course, tenements and every tenant paying less than \$1,000 or thereabout, should be exempted from such tax. Make the tax rate progressive so that people who spend ten or twenty or thirty thousand dollars a year for rent will pay a higher rate. This is NOT A TAX ON REAL ESTATE, but a tax on the property of a man. In some municipalities of Canada and in a number of European cities this tax is being used with good results."

Professor Seligman will support the progressive inheritance tax measure to be introduced in the legislature.

WANTS AND OFFERS

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ESTABLISHED DOWNTOWN REAL ESTATE BROKERAGE COMPANY considering opening store office on 5th Ave., between 34th St. and 42d St., wants to hear from man thoroughly experienced in this section, who can produce results; splendid opportunity. BOX 20, Record and Guide.

FOR EXCHANGE

Two choice 6-sty, 30-ft. stores and tenements Upper East Side.
Price, \$90,000; 1st mtg., \$57,000; Rent, \$8,544. Will consider choice east side dwelling or unimproved Manhattan or Bronx property and additional cash.
M. MORGENTHAU JR., COMPANY,
95 Liberty Street.

EXPERIENCED MORTGAGE BROKER WANTED IN ESTABLISHED OFFICE. SALARY AND COMMISSION. "OPPORTUNITY," BOX 5, RECORD AND GUIDE.

SUPERINTENDENT of construction wanted by New York contractors. Give fullest information regarding experience, salary desired, etc. BOX 10, Record and Guide.

ESTIMATOR WANTED by New York contractors. State what branches able to take off, experience, salary desired, etc. BOX 15, Record and Guide.

LOFT TO LET, 25x95, 3d floor, light on four sides, steam heat, large elevator, possession may be had on first of May. Inquire Davis Brown, 306 East 40th st.

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

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 17 years

160 Broadway, New York

168 Montague Street, Brooklyn.

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For Reports on Building Operations, send to F. W. Dodge, Co., New York, Boston, Philadelphia, Pittsburg and Chicago.

REAL ESTATE NOTES

The regular meeting of the Property Owners' Association of Vyse Estate and Vicinity was held last Saturday evening, the president, Peter J. Stumpf, being in the chair. Reports were received from various standing committees, but definite action was deferred until the next meeting.

Bert G. Faulhaber & Co. were the brokers who negotiated the recently reported sale of the "Dorothea," a 6-sty apartment house situate at No. 331 West 101st st, on plot 50x100. The purchaser, Mrs. Jane A. Stokes, gave her magnificent estate "Villamont" at Schooley Mountain, Hackettstown, N. J., consisting of 220 acres with modern buildings, in part payment.

SUBMITTING PLANS TO UNDERWRITERS.

The manager of the New York Fire Insurance Exchange, Mr. E. R. Hardy, says that plans for about two hundred buildings within the territory of the Exchange have been passed upon by the underwriters within a year. Conferences between architects and representatives of fire insurance companies are becoming more and more the rule, as it becomes better understood that an architect is an architect of an insurance rate as well as of a building. The insured are gradually being educated up to the point that they not only seek advice after the building has been erected, but also of submitting their plans in advance in order to avoid defects that will increase the rate of insurance.

Mr. Hardy relates a specific case in Insurance Engineering concerning the Tiffany Studios on Madison av where a recent fire served to "point a moral and adorn a tale." The building in which the business is conducted is an old property, although considered fireproof in a certain sense. A high-grade sprinkler equipment has been installed and some other changes made, with the result that a rate of insurance averaging something like \$1.50 on contents has been reduced one-half, with similar results on the building. The savings in the premiums of insurance for three years will pay for the sprinkler installation. There was a general feeling that if a fire should once start in this property the chance of putting it out without a great loss was very poor. It so happened that two or three weeks after the installation was in commission a fire started which was held in check by two or three sprinkler heads and one line of hose, all these on the premises, the fire department itself not using any of its apparatus. The claim was in the neighborhood of \$1,000 and it probably would have been several thousand, if not hundreds of thousands, if the fire had not been caught by the sprinkler equipment.

LAW DEPARTMENT

AN UNAVAILING PROTEST.

Two firms which are members of the Merchants' Association, were ordered by the State Bureau of Factory Inspection to instal a system of ventilating pipes which would deliver fresh air, to the quantity required by law, in the immediate vicinity of every employee.

The firms in question were entirely willing to supply ample ventilation of a type approved by competent sanitary engineers, but objected to the method officially ordered, because of the local drafts which would be created, which would seriously interfere with the delicate processes of manufacturing involved.

A protest was made by the Association to the State Factory Inspector against insistence upon a ventilating plant against which there were valid objections, notwithstanding that the sanitary requirements could be sufficiently met by other devices free from manufacturing objections. The protest, however, was unavailing, as the law clothes the Factory Inspector with sole discretion, and he declined to recede from his position.

LEGAL MEANING OF A RESTRICTION.

To the Editor of the Record and Guide:

What interpretation do the courts of this state make or have made in connection with the following covenant of restriction contained in many deeds?

"Other than as herein set forth no class of building shall be erected except that nothing shall act against the erection of a HIGH CLASS APARTMENT HOUSE." H. N. M.

Answer.—The discussion and holdings of the courts relative to the distinction between tenements, high class apartment houses, etc., will be found pretty well set forth in the following named cases: Marx vs. Brogan, 111 App. Div., 480; McClure vs. Leaycraft, 97 App. Div., 518; Kitchings vs. Brown, 37 Misc., 439; Affd. 92, App. Div. 100.

To the Editor of the Record and Guide:

I bought a piece of property in Nassau County and the survey showed adjoining owner's fence to be .33 to .40 of a foot on my land. The title company took exception, but advised me the matter was too trifling for a ground to refuse title. Please advise me in the matter.

Answer.—Unless the fence has stood or soon will have stood long enough to make the 20-year statute of adverse possession and prescription apply, the matter is one of little importance. Make some little paper writing with the encroaching next door owner that he makes no claim of title by reason of the encroaching fence.

If of enough of importance, get a lawyer and start one of the actions relating to fence lines that have made the history of law famous—and lawyers rich!—Ed.

IS IT OFFICIAL OR NOT?

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

Department of Labor Ambiguity. Property Owners
Trying to Discover Where They Are At.

IT is not the newspapers alone that are trying these days to make this an "Age of Guessing," with their contests as to the subject matter of childish drawings. The pictorial disease has apparently entered, or threatens to enter, some of our governmental departments. For instance, the Department of Labor is apparently preparing a charade or prize puzzle as to "WHAT IS OFFICIAL VENTILATION?" The picture which the Department of Labor has struggled to portray consists, as far as many read it, of a picture of an official hurrying up and down along a railroad between a large spot marked "Albany" and a very much smaller spot marked "New York City." This official is drawn blurred and with evident traces of wobble in the penmanship. In "Albany" he is shown crawling out from a very small office, and, at the other end of the line, he is depicted entering a very large office, the portals of which tower above his stature. Entering upon the scene from a remote corner of the drawing is a figure, made to a small scale, and labeled with a tag "Engineer." He stands in a Napoleonic attitude, facing a heavy fog marked " $\text{CO}_2 + \text{X}_{66} = \text{Ventilation}$." Up in the sky is a Vulcanlike figure marked "PATERNAL GOVERNMENT," which is shown working vigorously upon an enormous pair of bellows labeled "LAW," with which the aforesaid cloud, marked "ventilation," is blown toward the heroic "Engineer." Surrounding "Vulcan" are a number of stately personages, each of them tagged "Philanthropist," who are throwing out with their left hands toward the figure of "PATERNAL GOVERNMENT," money which they are surreptitiously extracting from the pockets of a large host of individuals, all depicted of villainous aspect and tagged "Real Estate Owners." A seraphic look of beatitude dwells on the faces of all the personages who figure as "Philanthropists." As we have said, the whole picture is entitled "What Is Official Ventilation?" Whoever guesses the answer is to receive as a first prize the well-known volume which has received the approval of so many politicians and others—"The Essential Nature of Honesty." We trust the daily papers will give this masterpiece of comic ability a place in their columns next Sunday, because we believe it needs the widest study in order to secure the right answer. To help towards elucidation of the puzzle, we suggest the press should inform their readers that an investigation as to WHAT CONSTITUTES HEALTHY VENTILATION is in progress. The investigation itself is a good step, for therein lies the subtlety of the joke, for no one can yet find out whether the results of the investigation are to be regarded as official or not in any sense of the word. It is being carried out largely through the public spirit and liberality of a well-known real estate firm. The Department of Labor expresses, in friendly terms, a vague attachment to the experiment. Property owners are led (no doubt by this attachment and by their ignorance and desire for definite results) to feel, that somehow, something definite will be forthcoming; but nobody, apparently, is willing to say that the result will be, in any degree, authoritative; nor has as yet defined the status of ANY of the

individuals who are giving their time to the experiment. Commissioner Williams declines to commit himself, in which course he may be wise; but he is certainly not explicit. In answer to telegraphic inquiry sent to him by the Record and Guide he replied, by wire: "I shall make no statement until I have examined the report covering the test to which you refer." In addition to that, he said on Thursday to one of our representatives: "I have nothing to say. I will add nothing to the letter I have written, nor have I any statement to make." Is it any wonder that property owners are beginning to feel that ventilation must be largely a matter of air—pure or otherwise?

JOKING aside, Mr. Coley's letter, printed elsewhere, is a puzzling document. It invites a competitive test, to which the Commissioner of Labor has "CONSENTED." Exactly what does that consent mean to the real estate owner? Anyone in this town who wants to can carry on a competitive test. There is no law against experimenting. It is not an experimental test that is wanted by the property owner, but an authoritative and OFFICIAL test. Because the Commissioner of Labor gives his consent to ten thousand tests, nothing is settled at all that is worth a moment's publicity, so far as the property owner is concerned. The letter goes on to say that the Department does not propose to specify what kind of a ventilator, or how many, shall be used or shall not be used. All it wishes is that the air be made pure, to such an extent that it shall not contain more than 12 parts of CO_2 in 10,000 parts of air. Well, what of it? Does this mean that the Department will be perfectly satisfied whenever and by whatsoever these conditions are met? The letter proceeds to say that three tests will be made "by the Department" in the presence of the Department's representative. Are we to understand thereby that the tests are official, or have any more meaning than if a Mr. Smith of the Department went into his own cellar and conducted an experiment on his own account? Toward the end of the letter, the remark is further made that unless the manufacturer reply to the communication, "we will be obliged to eliminate you from our list of ventilator manufacturers who are able to produce results SATISFACTORY TO THE DEPARTMENT in open competition with ventilators of other makes." Does this mean that the Department that has "consented," and by whom three tests will be made, will accept, as satisfactory, the results of the test, provided they fall within the standard of 12 parts CO_2 in 10,000 parts of air?

WE are not raising these questions in any small spirit of fault-finding. This question of ventilation is an important one to thousands of owners. It affects their property and pocketbooks. There is considerable public discontent with the Department of Labor, mainly because some people have found it extremely difficult to learn exactly what the Department requires. These tests are, at any rate, coincident with a pretty general expression of discontent with the Department. Is it not a reasonable question to ask

the Commissioner of Labor whether he will be bound by these tests, at which his representative is to be present and to which he is said to have "consented"? If he does not answer the questions nor strive to illuminate the public mind in any way, has not the public a right to say that his action, in this particular case, proves the correctness of the complaints that are made against his department in general?

IN saying all this, we are not impugning anyone's motives or intelligence, nor are we questioning the value of the Department's labors. The department is founded on a false principle, we believe. There is no more justice, that we can see, in forcing the real estate OWNER to contribute mechanical appliance for ventilation than there would be in making him contribute to the meat bills and shoe leather of his tenants. But that is another story. All that may be wrong in principle, and yet the Department may be doing efficient work. But of this we are sure—that the public is entitled to know **WHAT THESE TESTS AMOUNT TO**. The real estate property owners of this city are not willing to accept, without question, ANYBODY'S experiments or ANYBODY'S standard of ventilation. So there is not the least use worrying about Mr. Coley's report, unless it be authoritative and official. If it be such, it is worth investigating, as to the value of its conclusions. Then, perhaps, the property owners of this city would like to refer the Coley report to a commission of scientists, say Dr. Soper and Professors Pruden, Hiss, Hallock and Chandler of Columbia University. These experts might or might not agree with Mr. Coley's conclusions. These conclusions mean nothing of practical value to property owners unless the DEPARTMENT OF LABOR will say that these conclusions are acceptable to it. With the best intentions, Mr. Williams is not acting wisely in refusing to enlighten those who are most interested. He should not have "consented" to a "maybe" investigation that can reach, so far as the public is concerned, only "perhaps" conclusions. If the Commissioner needed an investigation he should have conducted it himself, allowing the public to be present. Private individuals are permitted to conduct their own investigations at any time, without involving either the name of the Department or its relationship to the public.

COPY OF THE INVITATION TO MANUFACTURERS.

The following letter is a copy of that sent as an invitation to manufacturers to participate in the test:

Gentlemen: As you probably know, the writer has been investigating the matter of ventilating loft and factory buildings in New York city, and has taken the matter up on behalf of the Allied Real Estate Interests of this city with the Department of Labor, with the result that Mr. John Williams, the Commissioner of Labor, has CONSENTED that a competitive test be conducted in the building, Nos. 402-8 Lafayette st, running through to No. 708 Broadway; and we have, therefore, invited the Monarch, Ideal, Economy, Protective, Pullman, and the National Ventilator companies to compete in order to show what their ventilators can do in the producing of reasonably pure air in loft buildings by the natural systems, without the production of draughts in a horizontal direction below a plane of six feet from the floor and three feet from the window ventilator when an indicator, such as a lighted match, is held on the same plane as the window ventilator.

The Department does not propose to specify what kind of a ventilator or how many shall be used, or shall not be used. All they wish is that the air be made pure to such an extent that it shall not contain more than 12 parts CO₂ in 10,000 parts of air; they also consent not to make further changes in the ventilating equipment should the air under the worst condition during the test be 15 or below parts in 10,000 CO₂ parts of air. Three tests will be made by the Department in the presence of the Department's representative, together with your representative and the writer; one at about eleven o'clock with the outside temperature below freezing and the direction and velocity of the wind as the day may bring forth. The second test is to be made about 3 P. M. with the direction of the wind from the north or east with a wind velocity as near as possible to the average wind velocity during the daytime between the 1st of October and the 1st of June. The third test will probably be made at about five o'clock, with the average wind and temperature conditions, the direction of the wind to be from the south or west. This last test is to be made with the gas jets burning which are usually burned in the various lofts during evening conditions.

We are willing to allow you —, if you will survey the — floor as to window conditions, population, heating, etc., and use your own engineering ability in the arrangement of your intakes and outlets; although this money is only to be paid you in the event that you produce the results as above enumerated and required by the Department, and that you perform this duty without the production of draught in a horizontal direction as above specified; and, should you fail in the above requirements, you are to remove your ventilators without any expense whatever to the owner of the building or ourselves. It is understood that you are to be allowed to remove all ventilators that you have set up after you have made your original installation and have taken a few preliminary tests on your own account.

We will be very glad to hear from you at your very earliest convenience as to whether you wish to enter into this matter. Unless you do we will be obliged to eliminate you from our list of ventilator manufacturers who are able to produce results satisfactory to the Department in open competition with ventilators of other makes.

We trust that you will favor us with an early reply, as it is extremely important and interesting to very large interests, and we must proceed with the installation without delay within the next twenty days. Yours very truly,

DOUGLAS ROBINSON, CHARLES S. BROWN CO.,
(Signed) C. T. Coley,
Supervising Engineer.

INTERVIEWS.

MANUFACTURERS MORE PERPLEXED THAN EVER.

"The manufacturers of ventilators who had hoped that the test made in a loft building at 402-8 Lafayette st a few weeks ago would result in simplifying the situation, as regards the interpretation of the ventilation law, are more mystified than ever. That the test had a semblance of official sanction they were led to suppose from the wording of the INVITATION to participate sent to them by Mr. Coley, of the Douglas Robinson Charles S. Brown Company. In the above letter the word "Consent" was interpreted to mean that the Department was not only cognizant of the proposed test but that it was interested as a means of straightening out the misunderstanding that exists between the Factory Inspectors and property owners and factory tenants." (No. 95.)

The foregoing remarks represent the feelings of all the manufacturers of ventilators, with one exception. Another added:

PUBLIC HEARING SUGGESTED.

"The way to get at the bottom of this trouble," said a manufacturer, "now that the test has been shown to be apparently unofficial, so far as improving conditions in the Factory Inspection Department is concerned, is to have all factory owners and tenants rally through the Record and Guide and the Associated Real Estate Property Owners' of New York City, and PETITION THE COMMISSIONER OF LABOR TO CONDUCT A HEARING similar to that conducted in the City Hall by Commissioner Murphy of the Tenement House Department, so that he can know first hand what the trouble is. Let your paper print the names of those tenants each week who have added their names to the roll and then urge the conference upon the proper authorities." (No. 96.)

SHOULD THE FACTORY INSPECTION BE INVESTIGATED?

In the absence heretofore of an official statement from the Commissioner of Labor, as to whether the test was official or not, manufacturers feel that time has been wasted, because Mr. Walling has flatly informed one manufacturer that he did not consider the tests in any manner binding upon him, although the Factory Inspector, in speaking to the writer about the tests, used the words "that we hope will greatly simplify the matter," in reference to the conflict of opinions now existing. Manufacturers have felt that the test was an effort on the part of the Labor Department to clarify the situation. Since they have discovered that the department does not consider the findings "official," there is talk of an investigation of the whole factory inspection bureau, and, as a matter of fact, certain organizations have committees appointed with a view to bringing this about. (No. 97.)

CHANGE OF EXECUTIVE SYSTEM DEMANDED.

"New York City is the largest city in the country, and the Labor Department is not the least of the branches of government, yet we find the Chief of that Department having his principal office in Albany, and he is here in New York, the scene of his greatest activities, only on Fridays and Saturdays, the two busiest days in the week for manufacturers. When a visitor goes to that office, he has to wait an hour or more. He is greeted with mechanical replies to questions, and when he finally sees the inspector he often gets little satisfaction. New York City is where the principal office of the Commissioner should be, and not 200 miles away." (No. 98.)

DRIVING MANUFACTURERS OUT OF CITY.

A representative midtown agent and broker, in commenting on the action of the Department of Labor in administering the factory laws, said: "I am of the opinion that the authorities are going to the extreme in their demand for installing ventilators. The result will be that manufacturers eventually will leave the State and the owners of properties in the City of New York will lose tenants."

Another member of the same firm said: "It is an unjust proposition to force an owner to go to an additional expense of installing ventilating apparatus after the building has been finished and all building laws have been complied with. There should not be any more trouble when buildings have ample light and windows."

"Does not the owner protect himself against these expenses by a clause in the lease making the tenant liable?" he was asked.

"We have a large number of leases compelling the tenant to comply with all the orders of the different departments, city as well as State. But they have taken advantage of the recent court decision in the Eno case which lays the burden of installing ventilators on the OWNER, as well as the tenant and agent."

"Don't you think that the law is necessary to protect employees?"

"Decidedly so! I am of the opinion that ventilation should be provided at any cost. But THE OWNER OF THE BUILD-

ING SHOULD NOT BE HELD RESPONSIBLE. He does not know how many people his tenant will employ. The tenant might increase his force at any time after having moved into the building. And another thing I wish to point to. After ventilators are installed the operators close the windows and there is no more ventilation than before. Recently we paid \$1,500 for providing ventilators in a building and not one of the ventilators is being used."

It was suggested that the employees did not have a liking for cold air.

"This is the whole trouble," he replied. "Otherwise open windows would be sufficient to provide ventilation. In many buildings it would be impossible to properly heat the lofts without doubling the heating capacity. If an agent reminds the tenant that he does not make proper use of the ventilators installed at the expense of the owners the tenant becomes excited and gives the agent to understand that he should mind his own business. The Department of Labor should certainly take as much interest in seeing that tenants make use of the ventilators as it takes to see that ventilators are being installed."

"What suggestion can you make to remedy these conditions?"

"I can't say what should be done. All I am aware of is that the law as at present administered is building up A FINE BUSINESS FOR LAWYERS —"

"Yes, and a good business for manufacturers of ventilating apparatus," he added. (No. 99.)

VENTILATOR ON OUTSIDE OF DOUBLE WINDOW.

There is a certain factory in this city where the nature of its product requires a temperature of 60 degrees SUMMER and winter. To insure this the windows in certain workrooms are double; that is to say, there is the customary raising and lowering sash on the exterior and another window sash, in one piece, hung upon side hinges, upon the inside of the building. The proprietor received an order to provide PROPER AND SUFFICIENT VENTILATION. His factory is ONE OF THE MOST SANITARY IN THE COUNTRY. He complies with every health, labor, fire insurance and every other kind of law to maintain that reputation. So he spent considerably over \$1,000 to comply with this order.

A certain kind of ventilator that seems to have the entire approval of the Factory Inspector's Bureau was installed and in the rooms where refrigerating appliances are kept in operation and where all windows are DOUBLE—ventilators are PUT ON THE OUTSIDE SASHES. The interior sashes are NEVER open even in the HOTTEST WEATHER, so that the ventilators are absolutely USELESS.

When a reinspection was made after the installation was completed the inspector said to the proprietor, according to that person:

"I don't see why they ever made you put in ventilators here."

In the same factory, but in a department where intense heat is maintained, the engineer made a ventilator by putting a hinge on the bottom of the lower sash and braced the casing so that the sash could swing out about 10 inches measured from the regular channel where the bottom and top of the upper and lower sashes would ordinarily meet. The whole window was practically open, but the first inspector declared that that would not do. A — ventilator was installed, and, although it is still in place, the windows are open top and bottom, so as to give the employes sufficient fresh air. (No. 100.)

WHAT MANUFACTURERS AND OWNERS WANT.

The question: "How should the law be changed, in your opinion, to give greater satisfaction?" was asked a number of manufacturers and owners. For the purpose of saving space this, in substance, is the gist of the replies:

"Let the Department abstain entirely from naming or recommending any ventilator."

"Let the Department abstain from stating how many ventilators shall be used in any loft or factory, or any other structure, under its jurisdiction."

"Make it compulsory on the part of the department of labor to employ only technically trained ventilating engineers as inspectors."

"Amend the present law so that it will specifically state that the air be made pure to such an extent that it shall not contain MORE THAN 12 PARTS CO₂ in 10,000 parts of air; or more than 15 parts in 10,000 parts of air."

"Let the law definitely state what kind of a day shall be selected for such tests to be made, striking an average for velocity of wind and temperature conditions, for certain conditions existing in the factory or loft to be so ventilated."

"This," according to one manufacturer, "would take from the Factory Inspector excessive discretionary power and would give EVERY ventilating company in the market an equal chance to make his device conform to the Department's standards. To-day, no matter what records of accomplishment are submitted, ONLY ONE window device is alleged to satisfactorily conform to the department's standard of what constitutes "proper and sufficient" ventilation."

A FACTORY OWNER'S SUGGESTION.

The nature of the product turned out in (No. 101's) factory compels the use of a suction system to carry out minute particles floating in the air. This produces as perfect a system of ventilation as could possibly be had in that type of factory.

No gas jets are burned. The employes work under almost ideal conditions. An order was served to install a certain number of ventilators. The proprietor protested and asked for a reinspection. The number of ventilators was reduced one-half. The proprietor took a card bearing the name of the — Ventilator Company and sent for a representative of that company.

He asked for figures on 20 ventilators. The ventilator man said he needed 40. The manufacturer told him that he was paying for the ventilators and could buy as many or as few as he wanted. The ventilating company's representative protested that the installation would not be approved. (He did not know of the official reduction in number). He was again informed that he had nothing to do with that. "I'm paying for those ventilators," he said, "if you don't want to figure on them you don't have to."

The manufacturer said the man's reply was that he would not get official approval. Finally, he got the figures and then placed the order with another company.

"I've got an organization behind me, and I am waiting developments," the manufacturer said. "I expect to save several hundred dollars on it and still I'll be throwing the cost price away because any one can see I do not need it." (No. 102.)

CONGESTION IN MANHATTAN.

The Alternative Confronting Factory Operatives—Land Values on Factory Blocks.

AT the public meeting which Commissioner Murphy called last week a few of the speakers referred briefly to the congestion of the tenements as a result of higher rents, which in turn are caused by expensive alterations on part of the owners. Mr. Benjamin C. Marsh, secretary of the Committee on Congestion, makes the statement that congestion can be traced to the concentration of factories.

"The concentration of factories in limited areas is an extremely important cause of congestion of population," says Mr. Marsh. "The alternative is that the workers in the factories should live near their work and probably walk to their work; or that the workers in the factories should ride a long distance to where land is cheap and rents for decently large apartments are within the reach of their wages.

"If high factories are constructed, the value of land immediately rises, because a high rent is derived from the land. This is best illustrated by the factory block in the centre of Manhattan, bounded by Broadway, East Houston, Crosby and Prince sts. Nearly three-quarters of the total area of this block is covered by factories, twelve stories in height; less than three per cent. (one-thirty-fourth of the site) only is not built upon, and the remainder of the ground is covered by factories one to six stories in height. The block is assessed at about three-quarters of a million dollars per acre, to be exact, the assessment in 1908 was \$785,930.15 per acre.

"This enormous value in the factory block affects the values of land adjoining and there are practically no blocks within thirty minutes' walk, a mile and a half of this factory block, where land is assessed for less than \$5 a square foot, while most of them are assessed for from \$6 to \$10 a square foot, and many of them from \$10 to \$14 per square foot. To the east most of the blocks are used for tenements, to the west and immediately north and south for factory, commercial and business purposes, while tenements predominate in all directions a quarter of a mile away. It must be remembered, too, that the unskilled wage earner cannot be properly housed upon land worth more than \$1 to \$1.50 at the outside.

"We are in a position then to see what the alternatives are for the factory worker in a high loft or factory building. If the worker elects, or is forced, to walk to his work, and so live within a mile and a half of this block, or of practically any block of high factories in Manhattan, he will have to live on sweated land where the rent for decent living accommodations will take about ONE-THIRD of his pitably small earnings. Almost all of the thirty blocks in Manhattan having in 1905 a density of 1,000 or over to the acre are located within this mile and a half radius of this concentrated factory block. The inhuman conditions of overcrowding in rooms, the knowledge of which temporarily stirs the city, is largely found in this district, because rents run from \$4 to \$5 a room per month, and that means for three rooms from \$144 to \$180 a year for these accommodations, while for the apartment the wage earner wants he must pay up to \$250 a year within this district.

"If the factory worker wants to go farther than a mile and a half to live where land is worth less than \$1 a square foot he can go to outer sections of Brooklyn, or into Queens, or into farthest Bronx. To get to Brooklyn will cost two fares; or, granting that the man has employment for 300 days in the year, it will take \$60 a year for carfare and nearly an hour to come to his work, and the same length of time to return.

"To get to Queens, he must pay also from the manufacturing centres of Manhattan 10 cents each way, 20 cents a day, or \$60 for a working year of 300 days and spend about two hours

a day going to and returning from his work. To get to the cheap land in the Bronx will take only one carfare, but an hour's ride.

WHERE THE GREATEST DENSITY OF POPULATION EXISTS.

"With a nine-hour day he must leave his home in both cases about seven in the morning and does not get back again till after seven at night. With a ten-hour day he must leave his home at six in the morning and get back also about seven. He prefers the first alternative and "congests," as he can't afford to spend one-twelfth of the day traveling even to give his family an opportunity to live healthily, and with the carfare it costs him still about one-fourth to one-third of his wages if they total \$720 to \$540.

"The greatest density of population in the city is found directly east of the greatest density of workers in factories, in lower Manhattan, and in the blocks bounded by Monroe, Catherine, Market, Cherry, Jefferson, Rutgers and Clinton sts, where the increase of rents in the years of 1906 to 1908 was eight per cent."

THE TENEMENT HOUSE LAW AS THE CAUSE OF CONGESTION.

Dr. Henry W. Berg, of 923 Madison av, in the address which he delivered at the hearing last week held by Commissioner Murphy, asserted that the existing Tenement House Law had not only encouraged but ABSOLUTELY FORCED families to take in lodgers and had to that extent increased congestion of the lower districts in this city. Dr. Berg further said at that time:

When the Tenement House Law was first promulgated before the Legislature it was possible for a four-family-to-a-floor tenement to be put up upon a twenty-five foot front lot. That lot was sufficient to give—if the then law had been enforced to build only on 70 per cent. of the ground—that lot was sufficient to have given a fair amount of light and a fair amount of air, and larger rooms than the present rooms constructed under the present Tenement House Law. It is an elementary proposition, Mr. Commissioner, that the largest amount of light and the largest amount of air is a desirable thing in housing; but when you say the word "desirable," you are coming into contact with THAT ONE IMPORTANT FACT which the makers of the Tenement House Law seem to have absolutely lost sight of, and that was that WE DO NOT GIVE TO THE POOR THEIR RESIDENCES FREE OF CHARGE, as we give our schools to the citizens, as we give other things to the citizens; but that everything in the way of a tenement house room that the poor workman gets, he has TO PAY FOR; and the problem was not, Mr. Commissioner, to supply a maximum amount of light or a maximum of air, but the problem was to supply the maximum amount of light and the maximum amount of air that you could supply WITHOUT INCREASING THE RENT.

"Now this Tenement House Law came before the Legislature and was so drawn that a four-family-to-a-floor tenement could only be constructed profitably upon forty feet front of ground, instead of twenty-five feet. Anybody who knows anything about the East Side will know that the most expensive commodity that you can buy on the East Side is land. When you are compelled by law to construct a house taking up twice as much land for a four-family-to-a-floor tenement as was needed under the old law, you inevitably make the price of a room in one of the new-law tenements twice as much as the price of a room in one of the old-law tenements. The owners of these tenements, not being rich financiers or multi-millionaires, but ordinary business men, honest business men, as a rule, were compelled to get back a return for the amount of capital invested. The amount of capital invested being twice as large, they had to get back twice as much rent. And such being the case, as any ordinary arithmetician will tell you, instead of rooms costing on the average of three dollars a month, so that a four-room apartment could be hired for twelve dollars, the rooms in the new tenement houses cost on an average SIX DOLLARS PER MONTH each, instead of three dollars a month apiece. For four rooms, \$24.00. Now, have you increased in any way by law the earning capacity of the tenement dweller?"

COMMISSIONER MURPHY: Doctor, will you pardon me a moment, you will appreciate the point that I am about to make. I wanted to devote as far as possible this discussion to the methods of the present law, rather than to a consideration of what may be said by speakers here.

DR. BERG: I want to speak of this because Mr. Veiller has spoken of congestion and getting rid of the lodgers. I want to show you why the lodgers are here and how impossible it is to get rid of them.

To continue then, if it was necessary for the tenant to pay \$24 instead of \$12 for four rooms, there were only two ways in which he could pay it, as you did not increase his wages. Either he had to stint himself on his food, on the food which he bought for his wife and his children, or he had to take lodgers; so that this very law, intended to conserve the privacy of the homes of the poor, has resulted in bringing into the homes of the poor, in many of these flats, three or four lodgers TO HELP PAY THE RENT; and the man who could formerly bring up his little daughter in his own home, among his own family, now brings up that little girl in the presence of three or four strangers, who are living in this apartment with him. So, I say that this Tenement House Law has encouraged the system of lodgers and has made it almost absolutely essential so that the children of the poor are brought up under greater difficulties than ever before. Now, if you are going to enforce this law and add to it the extent of prohibiting the taking of lodgers, you will undoubtedly effect this. The tenant will be unable to find a place in which he can afford to live and pay the rent without the aid of lodgers, for the rooms as constructed in new law tenements must bring more than he can pay out of his earnings. If he cannot take in lodgers he will have to take counsel with his wife and decide not to buy as much bread and butter today, nor as much milk, nor as much meat, because "WE HAVE GOT TO HAVE THE MONEY TO PAY FOR RENT AT THE END OF THE MONTH." The result will be, Mr. Commissioner, if you will interfere with this question of lodgers—and it is a very important question—the result will be that you will compel these people to starve themselves and their children.

Now, it only shows you that when you begin to legislate about a matter of this kind and break through the laws of supply and demand, you are wielding a double-edged sword, a sword that cuts

both ways, as is shown by this tenement house law, intended to conserve the interests of the poor, yet actually creating by law a great and effective agent to deprive them of food and break up the privacy of their homes.

Now, there is another matter, concerning which I wish to say something. It is about these small houses, formerly private houses, that you see scattered through the East Side with three stories and basement and yard. They have large back yards; they are only 30 feet high, and all of the space above their roof is free and open to the tenants in the adjoining caravansaries—the tenements on either side are getting the light and air above the roof and from the yard of that little house. They get it free of charge! It is the only light and air that the tenant of the tenements does not have to pay for, simply because it does not belong to his landlord; it belongs to the owner of the little house. These little houses are occupied by three families. They are by law tenement houses. And yet, I told one of the earlier Tenement House Commissioners that it should have been the aim of this Department, with the aid of the Legislature, to conserve these little houses, occupied by only three families, and technically tenements, and for that purpose so amend the law as to remove them from the tenement house law provisions, for to comply with these provisions entails so prohibitive an expense upon the owners as to compel them to pull down these little buildings and erect six-story tenements upon the site. In this way the adjoining tenements are deprived of all the light and air which they had for nothing from the almost vacant lot occupied by the little three-story houses.

These little houses did not pay a proper income on the investment, even before the law of 1901 was passed. The Tenement House Law classes the three-family house as a tenement, and you have to put an increased amount of capital into that little old-fashioned house to make it a tenement, in accordance with the present law, and the result is that the best thing an owner can do is to take that little house, sell it for what the land is salable for, tear the house down, and make room for another six-story tenement. That is being done in many of these cases every day.

Now, I asked one of the first commissioners in this department, "change your law, make your law to apply to five-family houses or to four-family houses, but CONSERVE THESE LITTLE "PRIVATE" HOUSES." "Oh, no," he said, "I am the Commissioner of Tenement Houses; it is my business to enforce this law, and modifying the law is not my affair." Now, it was as much his affair to help modify bad sections of the law as it is to enforce it. Under your administration I hope the policy will be to conserve these little private houses, because the rear yards of those houses give light and air to the adjoining tenement houses. Not a single tenant pays for that light, for he gets it from another landlord's property. His landlord does not own it, and it is free to the tenants of the adjoining tenements. And I would encourage—I think everybody who studies the subject and knows tenement house conditions, as physicians know them—would encourage a modification in the law making a three-family house not a tenement, but limiting the classification to buildings housing at least five families.

Mr. Commissioner, am I through with my ten minutes? I beg your pardon.

Commissioner Murphy: I would be glad if Dr. Berg had some further suggestions, and would commit them to writing, so that I may have a chance to consult them.

Dr. Berg: No, I should not wish to do that, but I would be glad to come down and discuss these subjects with you.

THIRTY-FOURTH STREET ROADWAY.

THE CENTRAL IMPROVEMENT ASSOCIATION FAVORS WIDENING IT AND INSTALLING MOVING PLATFORM.

The Manhattan Central Improvement Association at a meeting held Tuesday afternoon at the Waldorf-Astoria placed itself on record in favor of the widening of 34th st and the construction of a moving platform under the street. The chairman, Roderick M. Cameron, who is supporting both propositions, was opposed by ex-Congressman Jefferson M. Levy and five other members of the association. Mr. Levy was called an obstructionist and compared with people who in bygone days had held up for years necessary improvements.

The secretary, C. J. Allen, read a communication received from the Continuous Transit Securities Co., whose president, Max E. Schmidt, was present at the meeting. The company is willing to build the moving platform at its own expense. After a long and heated argument the association decided to send a committee to the proper authorities to urge the granting of a franchise to Mr. Schmidt's company for the construction of the moving platform.

The question of widening 34th st also provoked opposition on part of Mr. Levy, who claimed that the 5th av owners were treated ruthlessly when the avenue was widened.

"If the widening of 34th st is to be of benefit to the city, the property owners ought to be paid for the expense they will be put to in taking down their stoops," he said.

Mr. Percy Straus, representing the firm of R. H. Macy & Co., also opposed the widening of the street. "It has been said," Mr. Straus argued, "that when the Pennsylvania terminal is opened, about 250,000 passengers will be brought daily into the city at that point. Most of these will evidently walk through 34th st to do their shopping, and any curtailment of the sidewalks will add to the congestion rather than lessen it." The association, nevertheless, voted in favor of the widening of the street.

New Subway Plan for Seventh Avenue.

A hearing on proposed new subway routes will be held at City Hall on Monday afternoon. Chairman Willcox, of the Public Service Commission had another conference with the Mayor on this subject, and while it is being reported that the Public Service Commission and the Interborough are still at odds on the subway problem, it seems that the prospects for a subway down 7th av from Times square, connecting with the existing subway, are very good.

GREENWICH VILLAGE AS A LAW CENTER.

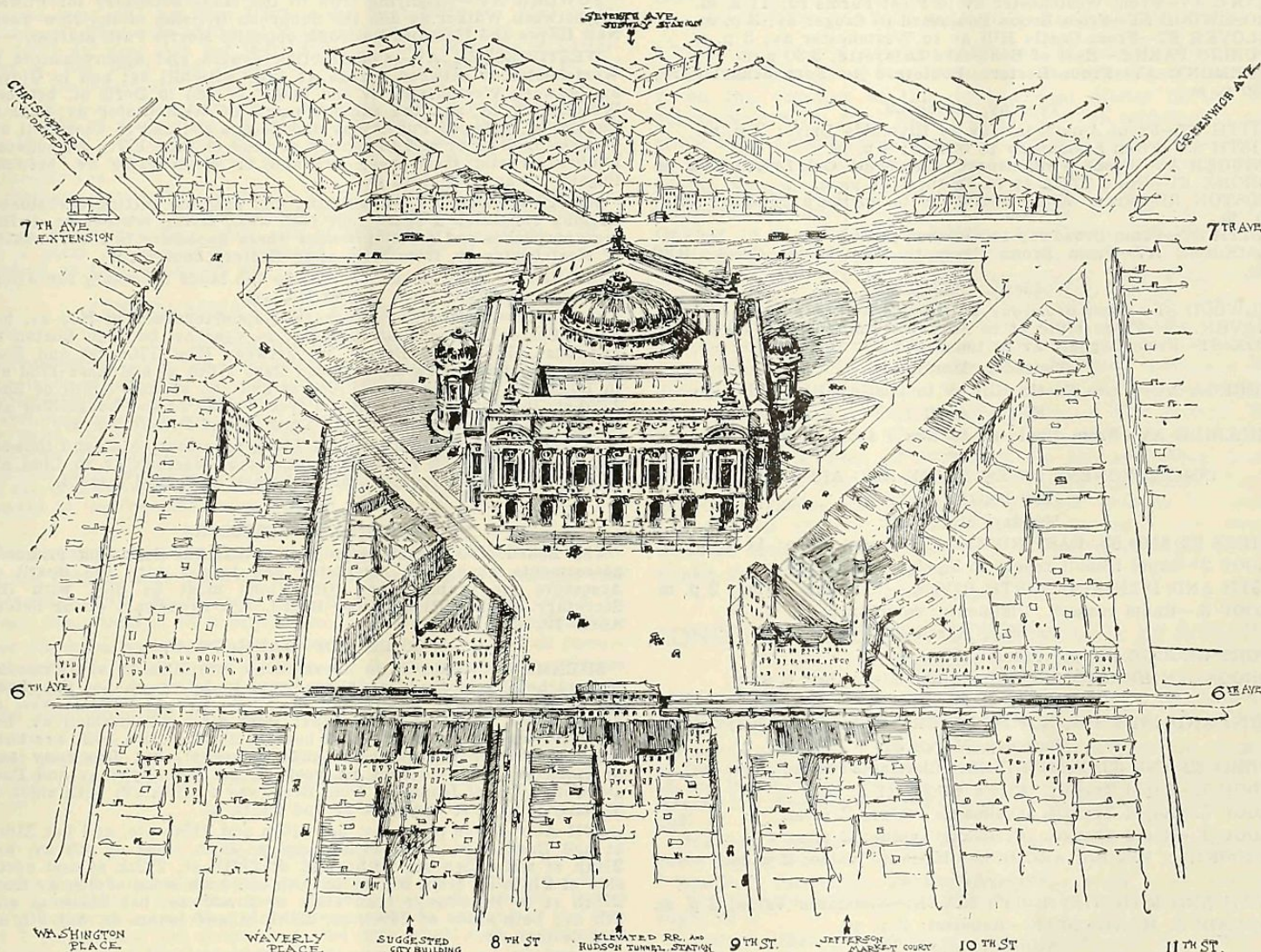
Claiming that the extension of 7th av is practically assured, property owners in the Greenwich section are saying that this is the psychological moment to acquire a site for the new Court House there. The precise site recommended is a triangular piece of land, is bounded on one side by Christopher st and on the other by Greenwich av, which streets converge at West 8th st and 6th av, forming at this point the apex of the triangle. The third side is formed by what would be the southern extension of 7th av, with a frontage of 1,050 ft. The other two sides are each 850 ft. long, altogether comprising an area of almost 4,000,000 sq. ft. In addition to this Charles R. Lamb suggests the elimination of Jefferson Market, and the clearing away of the old building on the opposite triangular corner, which process would add 25,000 ft. to the aforesaid site and provide a magnificent plaza 300 ft. in width, the police court to remain, but to be embellished with a new facade, corresponding to the architecture of the courthouse. The area of this site is almost 50

ANOTHER PARK GRAB NIPPED IN THE BUD.

BOROUGH PRESIDENT MILLER AND PARK COMMISSIONER HIGGINS OF THE BRONX REPORT AGAINST APPLICATIONS FROM RAILROADS.

At a public hearing held at the Borough Hall, on Tuesday last, for the purpose of ascertaining the views and desires of the people of the Borough in the matter of granting new franchises to several street railway companies for new lines, the applications were extensively and impartially discussed by the representative citizens present. Mr. Miller and Mr. Higgins had given the matter a thorough study in all its details, and the facts consequent thereto, ever since these petitions had reached them, and they were intensely desirous to act in a fair and equitable way towards the good of the majority.

To do this, they felt themselves obliged to report against the petitions of these railway companies, in so far as these were to affect the use of two parks and parkways in the Bronx, the Bronx Park and Pelham Park. Mr. Miller and Mr. Higgins say



per cent. greater than the proposed Union Square location, and the assessed value of the entire tract is \$2,500,000.

Dr. Charles H. Jaeger of Columbia University points out a tract of land as would be desirable for the great improvement planned and which could be procured in a section of the city which has been passed over in the upward march of improvement, and is at present covered with a poor class of tenements and dwelling houses. This tract is in the district which is known as Greenwich Village. Dr. Jaeger, in his investigations along the line of medicine found that this old village had one of the worst records as to tuberculosis of any part of the city. He felt, therefore, the possibility of cutting out a large area in the interest of improving the district, and with this thought in mind, presented the matter to Mr. Charles R. Lamb, whose work in improving city conditions from an architectural standpoint he was familiar with.

Mr. Lamb, in arranging the plan on the triangle formed by Greenwich av on one side, Christopher st on the other side, and 7th av, as extended on its own axis, has recognized the possibilities of the triangular space so formed. He has deliberately indicated in the drawing the Paris Opera House, so as to call attention to the action of the French people in cutting the Avenue de L'Opera, and making the equivalent area for their great opera house, thus showing in so doing their desire not to have a rectilinear site, but one which permitted the development of a much more important and interesting building owing to the irregularity of the ground plan.

Attention is invited to Editorial Comments on the Tenement House Law to be found on the first page of this issue.

in their report to the Board of Estimate and Apportionment, in reference to the franchise for extending the existing line of the Union Railway Company upon Pelham av and the Bronx and Pelham Parkway:

"Bronx and Pelham Parkway is one of the most beautiful parkways in the city. Both its beauty and usefulness would be greatly marred should a railway be permitted to run through it.

"The object sought in this petition is to make Pelham Bay Park accessible to the people for a five-cent fare. This object can be accomplished by making the following extensions to the existing lines:

- Westchester avenue, from the Village of Westchester to Pelham Bay Park;
- Morris Park avenue, from White Plains road to Westchester avenue to the Park;
- Gun Hill road, from White Plains road to Baychester avenue and on Baychester avenue to the Park;
- East 222d street, from Webster avenue to Pelham Bay Park;
- East 233d street, from Webster avenue to Boston road;
- Baychester avenue, from Webster avenue to Pelham Bay Park;
- Boston road, from White Plains road to East 233d street.

"Westchester av and Baychester av enter Pelham Bay Park only a short distance apart. A franchise could undoubtedly be secured to connect these two lines without running along a highway, thus making it possible for through service on several of the lines suggested.

"Another means of reaching Pelham Bay Park is over the New York, New Haven & Hartford R. R. to Bartow, whence a new railroad line is now under construction to City Island, which it is reasonable to assume will be finished during the coming season."

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MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners. They Mean the Expenditure of a Large Amount of Money.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

Monday, March 28.

174TH, 175TH and 176TH STS.—From Aqueduct av to Undercliff av; 1.30 p. m.
ST. NICHOLAS PARK—Between Hamilton terrace and 141st st; 3 p. m.
227TH and 228TH STS.—Between Laconia and Bronxwood avs; 12 noon.
231ST ST.—Between Bailey and Riverdale avs; 1 p. m.
ST. LAWRENCE AV.—From Westchester av to Classon's Point rd; 2 p. m.
MAGENTA ST.—From White Plains rd to Golden av; 10 a. m.
LANE AV.—From Westchester av to West Farms rd; 11 a. m.
ROSEWOOD ST.—From Bronx Boulevard to Cruger av; 3 p. m.
GLOVER ST.—From Castle Hill av to Westchester av; 3 p. m.
PUBLIC PARKS.—East of Boulevard Lafayette; 3.30 p. m.
TREMONT AV.—From Eastern Boulevard to Fort Schuyler rd; 10.30 p. m.

Tuesday, March 29.

177TH ST.—From Amsterdam av to Riverside Drive; 2 p. m.
218TH ST.—From Seaman av to 9th av; 4 p. m.
CRUGER AV.—From Williamsport rd to South Oak Drive; 10 a. m.
BRONX ST.—From 177th st to 180th st; 1 p. m.
BOSTON RD.—From White Plains rd to northern boundary city; 1 p. m.
157TH ST.—From Broadway to Audubon pl; 2 p. m.
LACOMBE AV.—From Bronx River to Westchester Creek; 9.30 a. m.

Wednesday, March 30.

ELWOOD ST.—From Broadway to Hillside av; 11 a. m.
HAVEN AV.—From 170th st to Fort Washington av; 1.30 p. m.
FOX ST.—From Leggett av to Longwood av; 2 p. m.

Thursday, March 31.

ZEREGA AV.—From Castle Hill av to Castle Hill av; 1 p. m.

Friday, April 1.

HILLSIDE AV.—From Nagle av to Nagle av; 1 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL.

258 BROADWAY.

Monday, March 28:

PIERS 32 AND 33, EAST RIVER.—Claimants' value; 11 a. m.
LOOP 2.—Rapid transit report to be signed; 1 p. m.
15TH AND 18TH STS, NORTH RIVER.—Claimants' value; 2 p. m.
LOOP 3.—Rapid transit. Claimants' value; 2 p. m.

Tuesday, March 29.

FORT GEORGE.—Rapid Transit; 10 a. m.
BROOKLYN BRIDGE ARCHES.—Claimants' value; 2 p. m.

Wednesday, March 30:

15TH AND 18TH STS, NORTH RIVER.—Claimants' value; 2 p. m.

Thursday, March 31:

PIERS 32 AND 33, EAST RIVER.—Claimants' value; 11 a. m.
LOOP 5.—Rapid Transit. City's value; 11 a. m.
LOOP 3.—Rapid Transit. Claimants' value; 2 p. m.
LOOP 1.—Rapid Transit. Claimants' value; 2 p. m.
BROOKLYN BRIDGE ARCHES.—Claimants' value; 2 p. m.

Friday, April 1.

15TH AND 18TH STS, NORTH RIVER.—Claimants' value; 2 p. m.
BRIDGE 3, MANHATTAN.—Rebuttal; 2 p. m.

Saturday, April 2:

141ST ST SCHOOL SITE.—City's value; 11 a. m.

PUBLIC SERVICE COMMISSION, TRIBUNE BUILDING, 154 NASSAU ST.

Monday, March 28:

THIRD AVENUE R. R. CO.—Application of Bondholders' Committee for approval of issue of securities under second reorganization plan—Chairman Willcox and Commissioner Maltbie; at 2 p. m.

INTERBOROUGH RAPID TRANSIT CO.—Rehearing as to service on subway lines—Chairman Willcox and Commissioner Eustis—at 2.30 p. m.

INTERBOROUGH RAPID TRANSIT CO.—Hearing as to service on the elevated lines—Commissioner Eustis; at 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—On the complaint of W. J. Spiegel and one hundred others in regard to rate for gas—Commissioner Maltbie; at 2.30 p. m.

INTERBOROUGH RAPID TRANSIT CO.—Extension of Broadway express and local service—Commissioner Eustis—at 2.30 p. m.

LONG ISLAND R. R. CO.—Safety precautions at Higbie av and Springfield av crossings—Commissioner Bassett; at 2.30 p. m.

Tuesday, March 29.

SECOND AVENUE RAILROAD CO.—Application for change of motive power on Worth st between Chatham Square and Broadway—Commissioner Maltbie; at 2.30 p. m.

CONEY ISLAND & BROOKLYN R. R. CO.—Five-cent fare from New York to Coney Island on week days—Commissioner Bassett; at 2.30 p. m.

Wednesday, March 30.

QUEENS BOROUGH GAS & ELECTRIC CO.—On the complaint of S. A. Meyers, et al, in regard to rate for electricity—Commissioner Maltbie, at 2.30 p. m.

Thursday, March 31.

YONKERS RAILROAD CO.—Rehearing as to fenders and wheel guards—Commissioner Maltbie; at 2.30 p. m.

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

NEW PETITIONS.

Property owners are notified that the following petitions have been presented to the President of the Borough of the Bronx and may be inspected at the Municipal Building, cor 3d av and 177th st. The petitions will be submitted to the Local Board having jurisdiction thereof on Mar 29, 1910, at 11 a. m.

GARFIELD ST.—Laying out on the map of The City of New York an extension of Garfield st from Morris Park av to the present southerly line of Bronx Park.

PARKER ST.—Constructing a sewer and appurtenances in Parker st, between Westchester av and Castlehill av.

CASTLEHILL AV.—Constructing sewers and appurtenances in Castlehill av, between Parker st and Walker av; and in Walker av, between Castlehill av and Silver st.

FOWLER AV.—Acquiring title to the lands necessary for Fowler av, between Walker av and the Suburban Division of the New York, New Haven and Hartford Railroad, opposite Morris Park Station.

WESTCHESTER AV.—Constructing sewers and appurtenances in Westchester av between Zerega av and Castlehill av; and in Glover av, between Westchester av and Lyon av; and in Doris st, between Westchester av and the summit north of Westchester av; and in Ludlow av, between Pugsley av and Zerega av; and in Castlehill av, between Ludlow av and Blackrock av; and in East 177th st, between Ludlow av and Havemeyer av; and in Westchester av, between Pugsley av and Olmstead av.

WESTCHESTER AV.—Regulating and grading, setting curbstones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in the extension of Westchester av, from Main st to Eastern boulevard.

ALLERTON AV.—Acquiring title to the lands necessary for Allerton av, from Bronx Park to Gun Hill rd.

HOE AV.—Constructing sewers and appurtenances in Hoe av, between Boston rd and East 174th st; in Vyse av, between Boston rd and East 173d st; in Bryant av, between East 176th st and East 173d st; in Longfellow av, between East 176th st and East 173d st; in Boone av, between East 176th st and the summit south of East 172d st; in East 173d st, between West Farms rd and Longfellow av; in East 172d st, between West Farms rd and Longfellow av.

165TH ST.—Paving with granite block pavement on a sand foundation the roadway of West 165th st, from Anderson av to Lind av, setting curb where required, and all work incidental thereto.

BOARD OF ASSESSORS

The Board of Assessors give notice that the following proposed assessments have been completed and lodged with the Board of Assessors for examination. Objections must be filed with the Secretary at the office of the Board, 320 Broadway, on or before April 19, 1910:

BOROUGH OF MANHATTAN.

SHERMAN AV.—Sewer in Sherman av, bet 10th av and Emerson st, and bet Dyckman st and Broadway; in Isham st, bet Broadway and 10th av, and in Emerson st, bet Post av and summit west of Sherman av. Area of assessment: Both sides of Sherman av, bet Dyckman st and Broadway, and bet Emerson st and 10th av; both sides of Sickles st, Arden st and Thayer st, bet Broadway and Sherman av; both sides of Emerson st, bet Vermilyea av and Post av; both sides of Isham st, from Broadway to 10th av; both sides of Vermilyea av, bet Emerson st and 211th st.

9TH AV.—Sewer in 9th av, bet 210th and 215th sts, and bet 218th st and Broadway. Area of assessment: Both sides of 9th av, bet 210th st and 215th st; both sides of 211th st, 212th st and north side of 213th st, from 9th av to 10th av; both sides of 9th av from 218th st to Broadway; both sides of Broadway, bet 219th st and 9th av; both sides of 219th st, 220th st and Isham st, bet 9th av and Seaman av.

212TH ST.—Sewer in 212th st, bet Harlem River and Broadway. Area of assessment: Both sides of 212th st, from Broadway to Harlem River.

BROADWAY.—Sewers in Broadway, both sides, from 214th st to Ship Canal Bridge; in 218th st, bet Broadway and 9th av, and in 9th av, bet 216th and 218th sts. Area of assessment: Both sides of Broadway, bet 212th st and 9th av; both sides of Park Terrace East, from 215th to 218th st; both sides of 215th st and 217th st, bet Park Terrace West and Park Terrace East; both sides of 218th st, 219th st and 220th st, and Isham st, bet Seaman av and 9th av; both sides of 9th av, from 216th st to Broadway.

EMERSON ST.—Sewer in Emerson st, bet Vermilyea av and summit east. Area of assessment: Both sides of Emerson st, bet Vermilyea av and Sherman av.

POST AV.—Sewer in Post av, bet Academy st and 10th av. Area of assessment: Both sides of Post av, from Academy st to 10th av.

THE BRONX.

GRAND BOULEVARD.—Sewers in the Grand Boulevard and Concourse, both sides, between Belmont st and East 177th st, and across the Grand Boulevard and Concourse on the south side of Belmont st. Area of assessment: Both sides of Grand Boulevard and Concourse, bet 172d st and Belmont st, including lots Nos. 15, 20, 22, 29 and 33 of block 2836; lot No. 23 of block 2837; lots Nos. 21, 19, 24, 25, 26 and 28 of block 2821.

CLASSON POINT RD.—Regulating, grading, curbing, flagging, laying crosswalks, &c, Classon Point road, from Westchester av to the East River (Long Island Sound). Area of assessment: Both sides of Classon Point rd, from Westchester av to the East River, and to the extent of half the block at the intersecting sts.

165TH ST.—Sewer in 165th st, bet Jerome av and the east side of the Grand Boulevard and Concourse; in the Grand Boulevard and Concourse, west side, bet 165th st and a point about 90 ft. south of the centre line of McClellan st, and in the east side, bet 165th and 166th sts. Area of assessment: North side of 164th st, and both sides of 165th st, bet Jerome av and the Grand Boulevard and Concourse; north side 165th st, bet Grand Boulevard and Concourse and Sheridan av; both sides of McClellan st, bet Jerome av and Sheridan av; east side of Jerome av; both sides of Cromwell, River, Gerard and Walton avs, bet 164th and 167th sts; west side of Grand Boulevard and Concourse, bet 164th and 167th sts; both sides of Grand Boulevard and Concourse, bet 165th and 167th sts.

PARKER AV.—Drain in Parker av, commencing at the existing drain north of Lyon av, and running to the existing drain south of Lyon av; Lyon av, from Parker av easterly to connect with the existing drain in Lyon av. Area of assessment: Northeast side of Parker av, bet Westchester and Glebe avs; both sides of Lyon av, bet Parker and Green avs.

173D ST.—Sewers in 173d st, bet Hoe and Bryant avs, and in Bryant av, bet East 173d st and the summit south therefrom. Area of assessment: Both sides of 173d st, bet Hoe and Longfellow avs; both sides of Vyse and Bryant avs, bet 172d and 174th sts.

GRAND BOULEVARD.—Sewer in Grand Boulevard and Concourse, both sides, bet East 204th st and Van Cortlandt av; in East 206th st, bet Mosholu Parkway South and Grand Boulevard and Concourse, and in Van Cortlandt av, south side, bet Mosholu Parkway South and the Grand Boulevard and Concourse. Area of assessment: Both sides of Grand Boulevard and Concourse, from 204th st to Mosholu Parkway South; both sides of 206th st, from Grand Boulevard and Concourse to Mosholu Parkway South; both sides of St. Georges Crescent, from 206th st to Van Cortlandt av, and the south side of Van Cortlandt av, from St. Georges Crescent to Mosholu Parkway.

163D ST.—Sewers, bet Sheridan av and Grand Boulevard and Concourse, and in Grand Boulevard and Concourse, east side, bet East 163d st and East 165th st, and Grand Boulevard and Concourse, west side, bet East 164th st and East 165th st. Area of assessment: East side of Grand Boulevard and Concourse, from 163d to 165th st; west side, bet 164th and 165th sts; east side of Butter-nut st, bet 164th and 165th sts, and both sides of 163d st, bet Grand Boulevard and Concourse and Sheridan av.

AV E.—Outlet sewer in Av E, bet East 152d st and Westchester av. Area of assessment: On the north side from West Farms rd, on the east on Unionport rd and Av C, on the south on Randall av and 152d st, and on the west on Taylor av, 172d st and Tremont and Rosedale avs.

NELSON AV.—Sewer in Nelson av, bet Boscobel av and Feather-bed la. Area of assessment: Both sides of Nelson av, from Boscobel av to Featherbed lane; west side of Shakespeare av, from 172d st to a point about 225 ft. southerly; south side of 172d st, from Nelson av to Shakespeare av.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

NORTHERN AV.—The Commissioners appointed to acquire title to the lands required for the opening and extending of that portion of NORTHERN AV (although not yet named by proper authority) not heretofore acquired, and located between a line about 760 feet north of West 181st st and Fort Washington av, in the Twelfth Ward, Borough of Manhattan, have completed their estimate. Objections thereto must be presented on or before April 8, 1910, at the office of the Commissioners, 90 West Broadway. Final report will be presented to the Supreme Court May 26, 1910.

BILLS OF COST.

KINGSBRIDGE ROAD.—The Commissioners appointed to acquire title to and possession of all the lands, tenements and hereditaments required for the purpose of opening Grote st, from East 182d st to Southern Boulevard, and in re-applications for damages by reason of the closing in front thereof of former Kingsbridge road, from Crotona av to Prospect av and from Prospect av to Southern Boulevard, will present for taxation the additional bill of costs to one of the justices of the Supreme Court on April 5, 1910. The said bill of costs, charges and expenses have been deposited in the office of the County Clerk, there to remain for the space of ten days, as required by law.

ASSESSMENTS.

The Comptroller gives notice to all persons affected by the following assessments that the same are now due and payable. Unless paid within the prescribed time interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

MANHATTAN.

1ST AV.—Restoring asphalt pavement, east side of 1st av, between 100th and 101st sts. Area of assessment: East side of 1st av, 101 feet south of 101st st. Assesment entered Mar. 17, 1910. Payable on or before May 16, 1910.

APPOINTMENT OF COMMISSIONERS.

UNNAMED ST.—John T. Hynes, Thomas Kiernan and Geo. V. Mullan have been appointed Commissioners of Estimate in the matter of acquiring title to the lands, tenements and hereditaments required for the opening and extending of THE UNNAMED ST located south of Boscobel pl, and extending from Undercliff av to Aqueduct av, in the 24th Ward, Borough of The Bronx. The said John J. Hynes, Thomas Kiernan and George V Mullan, Esqs., will attend at a Special Term of the said Court, to be held at Part II. thereof, at the County Court House in the Borough of Manhattan, on the 30th day of March, 1910, for the purpose of being examined under oath by the Corporation Counsel, or any other person having any interest in the said proceeding, as to their qualifications to act as such Commissioners.

EAST TREMONT TAXPAYERS' BANQUET.

At the banquet of the East Tremont Taxpayers, they expect to have with them Mayor Gaynor, Hon. Cyrus W. Miller, President of the Borough of the Bronx; Congressman Goulden, Senator Schultz, Public Service Commissioner Eustis, Park Commissioner Higgins, District Attorney Charles S. Whitman, Hon. John Purroy Mitchel of the Board of Aldermen, Assistant Deputy Hon. Douglas Matthewson. John A. Steinmetz, President of the Association, will act as toastmaster, and as each one of the committee, Henry Mahnken, Charles A. Schrag and Charles Forbach, are preparing a good toast, and where we can learn from the other prominent speakers what is going on in our large City, it will be one of the most successful events in the Bronx.

They will hold their banquet at the Boat House, Bronx Park, 182d st and Boston road, on April 4, 1910, 7:30 p. m., and all those that have not as yet procured tickets, may do so from the committee at 1009 East 180th st. The Park Department are having special menu's printed with a picture of the boat house and the name of the association, and they will leave nothing unturned to give each and every one in attendance good service.

The regular meeting of the East Tremont Taxpayers' Association is held at Prospect Hall, Prospect and Tremont avs, every fourth Friday of the month. Their next meeting will be held on Friday evening, March 25, 1910. They would like each and every member as well as others interested to attend, and at this time, if you are desirous of getting a ticket for the banquet you may do so.

JOHN A. STEINMETZ.

NEW JERSEY-NEW YORK REAL ESTATE EXCHANGE.

GOVERNOR FORT AND LEADING MAYORS TO ATTEND BANQUET—MAYOR GAYNOR ALSO EXPECTED.

There will be a notable gathering of public officials and prominent citizens of New Jersey at the Hotel Astor on April 2, on the occasion of the third annual dinner of the New Jersey-New York Real Estate Exchange. In addition to Governor Fort, acceptances have been received from about twenty of the Mayors representing the leading communities adjacent to the Metropolitan section, as well as the seashore territory. A special committee has been appointed to call upon Mayor Gaynor to invite him to address the assembled New Jersey Mayors, which is an invitation that he will most likely consider favorably. In any event, the City of New York will be fittingly represented, as the Commissioner of the Dock Department, Mr. Calvin Tomkins, has agreed to attend to speak on the great problem of harbor improvement which is of such vital interest to the neighboring States of New York and New Jersey. The following are the names of the speakers: Governor John Franklin Fort, for the State of New Jersey; Dock Commissioner Calvin Tomkins, for the City of New York. Mayor Chas. J. Fisk, of Plainfield, for the assembled Mayors and for Union County; Mr. Geo. F. Reeve, president Newark Board of Trade, for Essex County; Hon. Eugene W. Leake, for Hudson County; Hon. Cornelius Doremus, for Bergen County; Hon. Vivian M. Lewis, for Passaic County; Hon. T. Frank Appleby, for Monmouth County.

CONDITIONS AT 149th STREET AND 3d AVENUE.

MAYOR GAYNOR APPEALED TO.

The following resolution was introduced in the Board of Aldermen by Aldermen Herbst and was passed on March 22:

Whereas, The people of the Bronx, and particularly the residents of the central and eastern sections, have long suffered by refusal of the Interborough Railway Co. to take any intelligent steps to remedy the disgraceful conditions at 149th st and 3d av stations; and

Whereas, A continuation of the present conditions will eventually cause loss of life; and

Whereas, The Public Service Commission seem to be incapable or unwilling to do its simple duty to the public of this great borough; be it

Resolved, That the Mayor of this city be, and is, hereby requested to take up this matter in the hope that his clear insight into public matters and his personal interest will bring about a speedy relief.

Mayor Gaynor will find this a very necessary reform. Very trying conditions have been permitted to remain with little abatement at this point, where the subway and elevated lines intersect. Making the change from one road to another twice a day, as many people are obliged to do, is one of the most unpleasant things connected with living in the East Bronx. It would seem that if there were real willingness to back engineering ability that more generous and respectable passageways could have been constructed long ago. It is one of those little daily pinpricks of life that after awhile infuriate the most placid disposition. Why cannot a business agreement be made between the two roads whereby an escalator can be constructed to run between the subway and elevated platforms?

MORTGAGE MONEY JOHN H. KEIRNS

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I have Mortgage Money for 1sts and 2ds in large and small amounts. The Principals are broad minded business men and want quick action. Tear off and send in this memorandum, giving me your name, address and amount of your application.

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Form with fields for Name, Address, Amount Wanted, How Long, Interest Rate, and a note to Mr. John H. Keirns at 119 Nassau Street, New York.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

EDGAR J. LEVEY President JOHN D. CRIMMINS, Vice-Presidents. CLINTON R. JAMES, Secretary. CYRIL H. BURDETT, Secretary. CHAUNCEY H. HUMPHREYS, Asst. Sec'y. EDWIN A. BAYLES, Sec'y. WILLIAM N. HARTE, Treasurer. Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

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

March 26.

No Legal Sales advertised for this day.

March 28.

Rivington st, Nos 255 to 257 1/2 on map No 225 & 227, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. Eliza J Smith agt Isaac Slobor et al; A Fred Silverstone, att'y, 150 Nassau st; Royal E T Riggs, ref. (Amt due, \$20,587.27; taxes, &c, \$1,400; sub to a first mort of \$45,000.) By Joseph P Day.

122d st, No 263, n s, 17.6 w 2d av, 14x71.8, 3-sty stone front dwelling. Metropolitan Savings Bank agt Michael Freedman et al; A S & W Hutchins, att'ys, 84 William st; Thomas F Grady, ref. (Amt due, \$6,486.04; taxes, &c, \$117.46.) Mort recorded June 11, 1907. By Joseph P Day.

8th st, No 39, n s, 55.4 s 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.

129th st, No 113, n s, 190 e Park av, 25x99.11, 5-sty brk tenement and store. J Frederick Jarvis agt Henry R Lilly et al; Samuel H Halstead, att'y, 76 William st; Manfred H Ehrlich, ref. (Amt due, \$4,296.33; taxes, &c, \$495.95.) Mort recorded Nov 20, 1905. By Joseph P Day.

March 29.

West End av, No 910, e s, 80.9 s 105th st, 20.2 x100, 4-sty and basement stone front dwelling. Samuel A McGuire agt Emily M Kalloch et al; Flannigan & Erskine, att'ys, 52 Wall st; Adam Wiener, ref. (Partition.) By Samuel Goldsticker.

Forest av, w s, 54.3 s 160th st, 63x87.6, 1-sty brk synagogue. Arthan Realty Co agt Beth Hamedrash Hagodol of the Bronx et al; Philip Goldfarb, att'y, 302 Broadway; Frank A Spencer, Jr, ref. (Amt due, \$7,651.57; taxes, &c, \$100; sub to two mort aggregating \$9,500.) Mort recorded July 10, 1907. By Joseph P Day.

Jerome av | s w cor 172d st, runs w 332.6 to 172d st | Inwood av, x s w 101.1 to Ma- Inwood av | combs road, x s e 332.1 to Jer- Macombs road | ome av, x n e 497.3 to beg, 2-sty frame dwelling, 1 and 2-sty frame building and vacant. Edw L Woolf et al agt Leicester Realty Co et al; James A Deering, att'y, 135 Broadway; J Hampden Dougherty, ref. (Amt due, \$111,053.82; taxes, &c, \$13,642.71.) Mort recorded May 5, 1905. By Joseph P Day.

South st, Nos 386 and 387 | n w cor Jackson st, Jackson st, Nos 83 to 91 | 50x104.4, 6-sty brk tenement and stores. Bernard Mayer agt Aaron Drusin et al; Isaac S Heller, att'y, 71 Nassau st; Denis O'L Cohalan, ref. (Amt due, \$28,070.19; taxes, &c, \$175.90.) Mort recorded Aug 2, 1906. By Joseph P Day.

Cambreling av n e cor 188th st, 95x100, vacant. 188th st | James McNulty agt Meyer Bar- ber et al; Clocke & Clocke, att'ys, 2022 Boston road; James Kearney, ref. (Amt due, \$5,420.53; taxes, &c, \$2,900.) Mort recorded Mar 1, 1905. By James L Wells.

137th st, No 11, n s, 208.9 w 5th av, 36.3x99.11, 6-sty brk tenement and stores. Gustavus Sid- enberg agt Frederick F Whitehead et al; Lach- man & Goldsmith, att'ys, 35 Nassau st; John E Duffy, ref. (Amt due, \$28,787.72; taxes, &c, \$1,039.42.) Mort recorded June 15, 1904. By Hugh D Smyth.

116th st, No 322, s s, 275 e 2d av, 20x100.10, 3-sty stone front dwelling. Jacob Wertheim et al, exrs, &c, agt Herman L Reis et al; Bandler & Haas, att'ys, 42 Broadway; Wm A McQuaid, ref. (Amt due, \$8,477.25; taxes, &c, \$702.50.) Mort recorded April 4, 1905. By Joseph P Day.

235th st, No 227, on map No 223, n s, 200 e Kepler av, 25x100, 2-sty frame dwelling. Louis Eickwort agt Annie O'Donnell et al; Smith Williamson, att'y, 364 Alexander av; Chas E Moore, ref. (Amt due, \$1,417.19; taxes, &c, \$100; sub to a prior mort of \$3,000.) By James L Wells.

56th st, No 421, n s, 300 w 9th av, 25x100.5, 5-sty brk tenement. Lydia J Wait et al agt Theresa Abelson et al; Seth S Terry, att'y, 66 Broadway; Samuel L Frooks, ref. (Amt due, \$14,906.53; taxes, &c, \$335.60.) Mort recorded June 28, 1905. By Joseph P Day.

March 30.

Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry land- ing at West 42d st, runs to 11th av & 34th st; also beg at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th st and 28th st, on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st

and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th av to 28th st to 11th av; also from 9th av and 28th st on 28th st to 11th av to 24th st to 13th av, to 14th st and North River. Central Trust Co of New York agt The Twenty-eighth and Twenty-ninth Streets Crosstown R R Co et al; Joline, Larkin & Rathbone, att'ys, 54 Wall st; Newell Martin, ref. (Amt due, \$1,639,167.67; taxes, &c, \$—.) By Joseph P Day.

115th st, No 336, s s, 200 w 1st av, 25x100.10, 4-sty brk tenement and store. Oscar W Freid- enrich agt P Imperato Realty Co et al; Otter- bourg, Steindler & Houston, att'ys, 487 Broad- way; Walter S Heilborn, ref. (Amt due, \$3,804.38; taxes, &c, \$449.16.) Mort recorded June 4, 1907. By Joseph P Day.

Broome st, Nos 508 & 510, n s, 40.3 w West Broadway, runs n 80 x w 28 x s 30.6 x w 13.5 x s 49.6 x e 41.10 to beg, two 7-sty brk loft and store buildings. Trustees of the Pea- body Education Fund agt Daniel R Hendricks et al; Bangs & Van Sinderen, att'ys, 44 Wall st; Isham Henderson, ref. (Amt due, \$84,682.34; taxes, &c, \$1,090.72.) Mort recorded Aug 23, 1899. By Bryan L Kennelly.

163d st, No 463, n s, 150 e Amsterdam av, 25 x112.6, 5-sty brk tenement. Samuel J Luck- ings agt Lucas Toch et al; Eugene Congleton, att'y, 115 Broadway; Lewis J Conlan, ref. (Amt due, \$21,257; taxes, &c, \$821.55.) Mort recorded Oct 2, 1908. By Joseph P Day.

March 31.

132d st, No 5, n s, 135 w 5th av, 25x99.11, 5-sty brk tenement. Reinhold Kuehn agt Ger- trude Leve et al; H H Glass, att'y, 49 Cham- bers st; Elek J Ludvig, ref. (Amt due, \$7,743.95; taxes, &c, \$530; sub to a first mort of \$15,000.) Mort recorded May 16, 1905. By Joseph P Day.

Monroe st, Nos 212 & 214 | s e cor Gouverneur st, Gouverneur st, No 56 | 50.5 x 69.10 x 50.2 x 66.2, two 5-sty brk tenements & stores. Julius Rosenstein agt Myron Ritter et al; David Galewski, att'y, 280 Broadway; Maurice J Mc- Carthy, ref. (Amt due, \$14,921.76; taxes, &c, \$—; sub to two prior mort aggregating \$39,000.) Mort recorded May 25, 1908. By Samuel Marx.

11th av, No 781, w s, 75.5 s 55th st, 27.1x65.10 x16.3x75, 4-sty brk tenement and stores. Eliza Dean agt Esther Reshower et al; Salter & Steinkamp, att'ys, 140 Nassau st; Henry N Steinert, ref. (Amt due, \$9,183.10; taxes, &c, \$606.63.) By Joseph P Day.

Cannon st, No 98, e s, 75 s Stanton st, 34.4x 100, 6-sty brk tenement and stores. Gustav Lange agt Phillip Sollow et al; Gustav Lange, Jr, att'y, 257 Broadway; Lewis J Conlan, ref. (Amt due, \$10,723.41; taxes, &c, \$945.02; sub to a first mort of \$37,000.) Mort recorded July 25, 1905. By Bryan L Kennelly.

8th av, No 2690 | s e cor 143d st, 25.1x75, 4-sty 143d st, No 278 | brk tenement and store. Sam- uel A Tanenbaum agt Benjamin F Carpenter et al; Milton S Hoffman, att'y, 198 Broadway; Wm S Jackson, ref. (Amt due, \$8,360.62; taxes, &c, \$352.38; sub to a first mort of \$28,000.) Mort recorded April 1, 1909. By Joseph P Day.

Lexington av, No 288, w s, 49.5 s 37th st, 24.6x 84, 4-sty stone front dwelling. Geo F Martens et al, exrs, &c, agt Mary A Doris et al; Thomas J Farrell, att'y, 73 Nassau st; Warren Leslie, ref. (Amt due, \$11,507.91; taxes, &c, \$1,234.61; sub to a prior mort of \$35,000.) Mort recorded April 16, 1908. By Joseph P Day.

119th st, No 118, s s, 215 e Park av, 25x100.10, 5-sty brk tenement and store. William Grae- ber agt Taft Realty Co et al; Adolphus D Pape, att'y, 95 Liberty st; Denis O'L Cohalan, ref. (Amt due, \$4,584.47; taxes, &c, \$444.88; sub to a first mort of \$19,000.) Mort recorded July 30, 1907. By Joseph P Day.

Allen st, No 117, w s, 50.1 n Delancey st, 25.5 x88.5, 1-sty frame stable.

Allen st, No 119, w s, 75.1 n Delancey st, 25.5 x88.5, 2-sty frame brk front tenement and store.

Eldridge st, Nos 154 & 156 | n e cor Delancey st, Delancey st, Nos 60 to 62 | 47.1 x 88.5 x 47.1 x 88.4, two 3-sty frame brk front tenements and stores, 3-sty brk tenement and store and 1-sty brk store.

Eldridge st, No 158, e s, 47.1 n Delancey st, 21.10x88.5, 2-sty frame brk front tenement and store and part 1 & 3-sty brk and frame stable in rear.

Eldridge st, No 160 on map Nos 160 & 162, e s, 68.11 n Delancey st, 31.1x88.5, 3-sty frame tenement and store and part 1 & 3-sty brk and frame stable in rear.

Eldridge st, No 204, e s, 176.6 n Rivington st, 23.11x88.6, 1-sty frame building and vacant.

Eldridge st, No 206, e s, 200.5 n Rivington st, 25.6x88.6, 2-sty brk tenement and store.

1st st, No 19, s s, 85.9 w 2d av, 18.2x46.7x18.1 x45.7, 2-sty frame tenement and store.

1st st, No 21, s s, 68.7 w 2d av, 17.1x45.7x17.1 x44.8, 2-sty frame tenement and store.

2d av, No 11, w s, 52.9 s 1st st, 17.6x58.10x24.8 x59.2, 2-sty frame tenement and store.

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2d av, No 15, w s, 17.7 s 1st st, 17.6x59.2x17.3 x59.2, 2-sty frame tenement and store.

Forsyth st, No 178, e s, 175.4 n Rivington st, 25x100.2, 3-sty frame brk front tenement and store.

Forsyth st, No 180, e s, 200.5 n Rivington st, 25x100.2, 2-sty frame brk tenement and store.

Forsyth st, No 108 | n e cor Broome st, 20x50x20 Broome st, No 306 | 49x11, 3-sty brk tenement.

Forsyth st, No 110, e s, 20 n Broome st, 19.11 x50, 3-sty brk tenement.

Forsyth st, No 112, e s, 40 n Broome st, 19.11 x50, 3-sty brk tenement.

Forsyth st, No 114, e s, 59.11 n Broome st, 20x 50, 3-sty brk tenement.

Forsyth st, No 116, e s, 80 n Broome st, 19.11 x50x20.1x50, 3-sty brk tenement.

Forsyth st, No 118, e s, 100 n Broome st, runs e 50 x n 7 x e 50.3 x n 25.2 x w 100.3 x s 25.10 to beg, 3-sty brk tenement.

Forsyth st, No 115, w s, 75.5 n Broome st, 25.2 x50x25.1x50, 3-sty brk tenement.

Delancey st, No 14, n s, 50 w Chrystie st, 20.4 x50x19.11x50, 3-sty frame brk front building.

Chrystie st, No 91, w s, 171.2 s Grand st, 16.9 x100.2x16.3x100.2, 3-sty frame brk front tenement.

Chrystie st, No 93, w s, 150.5 s Grand st, 20.9 x99.5x20.10x100.2, 3-sty frame tenement and store.

Chrystie st, No 99, w s, 75 s Grand st, 25.2x 49.8x25.2x49.10, 3-sty brk tenement and stable.

Chrystie st, No 67, w s, 50.4 s Hester st, 25.2 x84.5x25.1x84.5, 3-sty frame tenement with 1-sty frame extension.

Bayard st, No 62, n s, 23 w Elizabeth st, 24.9 x74.11, 3-sty frame brk front tenement and store.

Bayard st, No 64, n s, 47.9 w Elizabeth st, 23.6 x75x23.8x74.11, 4-sty frame tenement and store and 3-sty brk tenement in rear.

Bayard st, No 81, s s, 50.3 w Mott st, 25.1x75 x24.11x75, 3-sty frame brk front tenement and store.

Archibald M Shrady et al agt Chas H Appley et al; Brownell & Patterson, att'ys, 71 Wall st; Algernon S Norton, ref. (Partition.) By Joseph P Day.

April 1.

Lewis st, No 111, w s, 180 n Stanton st, 20x 100, 5-sty brk tenement and store and 3-sty brk tenement in rear. State Bank agt Sam Schulman et al; J A Kohn, att'y, 1400 5th av; Joseph P Morrissey, ref. (Amt due, \$5,681.81; taxes, &c, \$2,373.78; sub to two prior mort aggregating \$12,300.) Mort recorded July 5, 1900. By Joseph P Day.

172d st, w s, 206.8 s Gleason av, 25x100, Van Nest. Augustus L Hayes agt Jacob Marx et al; John H Rogan, att'y, 145 Nassau st; Warren Leslie, ref. (Amt due, \$4,412.05; taxes, &c, \$53.69.) By William Kennelly, Jr.

Av A, No 1317, w s, 120.4 s 71st st, 25x100, 6-sty brk tenement and store. Meyer Jarmulow- sky et al agt Berel Kramer et al; Bernard Alexander, att'y, 165 East Broadway; Henry M Stevenson, ref. (Amt due, \$8,171.09; taxes, &c, \$1,077.33; sub to a prior mort of \$22,500.) Mort recorded April 10, 1907. By Joseph P Day.

115th st, Nos 111 & 113, n s, 89.6 e Park av, runs n 18.6 x e 6 x n 56.6 x e 36 x s 75 x w 36.6 to beg, 6-sty brk tenement and stores. Harris Schwartz agt Gertrude L Smith et al; Manheim & Manheim, att'ys, 302 Broadway; Walter A Hirsch, ref. (Amt due, \$7,922.36; taxes, &c, \$671.65; sub to a mort of \$28,000.) Mort recorded Jan 19, 1905. By Joseph P Day.

April 2.

No Legal Sales advertised for this day.

April 4.

Hoffman st, e s, 283 s Pelham av, 25x113.1x25 x112.11, vacant. Warren B Sammis agt Sarah Permit et al (Action 2); Warren E Sammis, att'y, 1 Liberty st; S L H Ward, ref. (Amt due, \$692.33; taxes, &c, \$30.42; sub to a prior mort of \$1,500.) By Joseph P Day.

125th st, No 257, n s, 18 w 2d av, 28x74.11, 5-sty stone front tenement and store. Simon Her- zig, trustee, &c, agt Lucy S H Harper et al; Abraham G Meyer, att'y, 132 Nassau st; Wal- ter B Caughlan, ref. (Amt due, \$19,869.73; taxes, &c, \$402.72.) By Joseph P Day.

41st st, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. American Mortgage Co agt Clara Hochland et al; Bowers & Sands, att'ys, 31 Nassau st; Abraham R Lawrence, ref. (Amt due, \$26,518.10; taxes, &c, \$544.68.) By Joseph P Day.

224th st, No 810, s s, 155.6 e 4th av, 50.2x114.4, Wakefield. Mary Berman agt Raffaella Per- sutty et al; Monfried & Feinberg, att'ys, 150 Nassau st; Geo L Donnellan, ref. (Amt due, \$2,432.60; taxes, &c, \$812.15; sub to a first mort of \$8,500.) By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending March 25, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

Arthur av/n e cor cor 175 th st, runs n 70 x s e 70 x w 8.3 to beg, tri- 175th st | angular plot, vacant. (Partition.) E L Barnard.....200 *118th st, Nos 313 & 315, n s, 200 e 2d av, 50x100.11, 6-sty brk tenement and stores. (Amt due, \$10,392.15; taxes, &c, \$—; sub to a first mort of \$48,000.) Joseph Edelstein.....57,000

*18th st, Nos 648 & 650, s s, 88 w Av C, 50x92, 3-sty brk stable. (Amt due, \$6,877.08; taxes, &c, \$1,000; sub to prior mort of \$21,500.) Thomas M Blake28,250 100th st, Nos 183 & 185, n s, 145 e Lexington av, 50x100.11, 6-sty brk tenement. (Amt due, \$21,206.26; taxes, &c, \$—; sub to a prior mort of \$48,000.) Adj sine die *2d av, No 740, e s, 49.4 s 40th st, 24.8x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. (Amt due, \$11,772.51; taxes, &c, \$1,105.86; sub to a prior mort of \$10,000.) Geo N Fisher....23,632 *1st av, No 846, e s, 26 n 47th st, 24.10x80, 5-sty brk tenement and store. (Amt due, \$15,214.19; taxes, &c, \$814.53.) Ernest Wibel...16,000

BRYAN L. KENNELLY.

49th st, No 519, n s, 275 w 10th av, 25x100.5, 4-sty brk tenement. (Amt due, \$12,140.65; taxes, &c, \$3,051.72.) Arthur McGlone.....14,500

*Columbia st, No 77, w s, 80 n Rivington st, 20x49.8, 5-sty brk tenement and store. (Amt due, \$1,449.61; taxes, &c, \$607.21; sub to two mortg aggregating \$12,400.) Hendretta Krugman.....12,795

SAMUEL GOLDSTICKER.

74th st, No 24, s s, 54.6 w Madison av, 20x80, 4-sty stone front dwelling. (Exr and trustee's sale.) F R Minnath, party in interest. 55,000
75th st, No 317, n s, 250 e 2d av, 25x102.2, 6-sty brk tenement with store. (Exr and trustee's sale.) Withdrawn.....
163d st, No 465, n s, 125 e Amsterdam av, 25x112.6, 5-sty brk tenement. (Amt due, \$21,370.32; taxes, &c, \$440.) Basilius Busch et al defendants.....22,250
*Bathgate av, w s, 128 s Kingsbridge road, 50x190xirreg, old building. (Receivers' sale) sub to prior mortg of \$10,000. Max Levy.....10,403

JAMES L. WELLS.

143d st, No 416, s s, 175 e Willis av, 18.7x100, 3-sty frame dwelling. (Exrs sale.) F A Spencer, Jr.....7,250
Southern Boulevard, Nos 2419 & 2421, w s, 200 n 187th st, 25x98.3x 24.7x102.1, two 2-sty frame dwellings. (Exrs sale.) Bella A Jorn. 4,100
75th st, n s, 173 e Av A, 25x102.2, vacant. (Partition.) Arthur G Muhlker.....4,325
Clinton av | s w cor Oakland pl, 25x100x25.4x100, vacant. (Partition.)
Oakland pl | C A Wheeler.....3,900
Daly av, No 1974, e s, 150.7 n 177th st or Tremont av, 25x44.9x25x44.2, 2-sty frame dwelling. (Partition.) C A Wheeler.....2,600

15th st, Nos 320 & 322, s s, 238.4 e 2d av, 33.4x114.4, two 4-sty and basement stone front dwellings. (Partition.) Elizabeth Filtzsimons. 3,300
Hone av, No 1521, late Forest av, w s, 170 n West Farms rd, 25x100, Westchester. (Partition.) C A Wheeler.....2,350

SAMUEL MARX.

159th st, No 422, s s, 175 w Elton av, 25x98, 5-sty brk tenement. (Amt due, \$22,475.33; taxes, &c, \$2,218.75.) Withdrawn.....
1st av, No 2128, e s, 88.4 n 109th st, 37.6x95, 6-sty brk tenement and stores. (Amt due, \$17,483.45; taxes, &c, \$700; sub to prior mort of \$29,000.) Dean Holding Co.....34,442
Clinton av, No 1996, e s, 20.5 s 179th st, 24.7x100, 2-sty frame dwelling. (Amt due, \$1,717.04; taxes, &c, \$125.) Adj to April 5.....
*102d st, No 60, s s, 151 w Park av, 30x100.11, 5-sty brk tenement. (Amt due, \$8,794.80; taxes, &c, \$1,022.75; sub to a first mort of \$22,000.) Leo H Klugherz, admr.....27,534

DANIEL GREENWALD.

*235th st, No 233, n s, 325 e Keplar av, 25x100, 2-sty frame dwelling...
235th st, s s, 525 e Katonah av, 25x100, vacant.....
(Sheriff's sale of all right, title, &c.) Mary V McCusker.....4,200

Total	\$334,031
Corresponding week, 1909.....	3,155,965
Jan. 1st, 1910, to date.....	15,878,763
Corresponding period, 1909.....	16,394,529

REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

March 18, 19, 21, 22, 23 and 24. (No. 117.)

BOROUGH OF MANHATTAN.

Broome st, No 103 (109 and 109½), s s, 50 e Willett st, 25x75, 5-sty brk tenement and stores. Dean Holding Co to Broome-Clinton Co, a corpn. Mortg \$35,500. Mar 17. Mar 23, 1910. 2:336—42. A \$16,000—\$23,000. nom
Church st, No 296, w s, about 65 s Walker st, 19.7x50, 3-sty brk loft and store bldg. Frank S Rutter to Rosalie D Wilbert. July 16, 1909. Mar 21, 1910. 1:101—33. A \$13,000—\$16,000. nom
Clinton st, No 246, e s, 40.7 n Cherry st, runs n 30.1 x e 71 x s 29.10 x w 71.11 to beginning, 6-sty brk tenement. Rosie Modne to Jacob Siris and Pincus Malzman. Mortg \$37,450 and all liens. Aug 30, 1909. Mar 18, 1910. 1:258—41. A \$21,000—\$40,000. nom
Same property. Jacob Siris et al to Harris Schwartz. Mort \$32,000. Mar 11. Mar 18, 1910. 1:258. other consid and 100
Cortlandt st, No 88 (78), n s, about 55 e West st, 25.8x59.7x 25.9x59.2.
West st, No 115 | n e cor Cortlandt st, 20.9x64.4x39.5
Cortlandt st, Nos 90 and 92 | x55.1, 4 and 5-sty brk hotel.
Wm T Brandes to August and Peter Wilkens. Q C. Mar 5. Mar 18, 1910. 1:59—1 and 22. A \$136,000—\$159,000. nom
Same property. Edward Brandes to same. Q C. Mar 5. Mar 18, 1910. 1:59. nom
Same property. Mary W Brandes and Dora Crusius to same. Q C. Mar 15. Mar 18, 1910. 1:59. nom
Chrystie st, w s, 150 s Stanton st, runs s 0.2 x w 125 x n 0.2 x e — to beginning. Release mort. August Ruff and ano to Minsker Realty Co. Mar 17. Mar 19, 1910. 2:426. nom
Charlton st, No 40, s s, 156.7 e Varick st, 23x100, 3-sty and basement brk dwelling.
Charlton st, No 38, s s, 180.6 e Varick st, 23x100, 3-sty and basement brk dwelling.
Richard Outwater to N Y City Mission & Tract Society. Mort \$6,000 on No 40. Feb 16. Mar 22, 1910. 2:506—12 and 13. A \$26,000—\$30,000. other consid and 100
Eldridge st, No 218, e s, 49.6 s Stanton st 24.6x87.6, 5-sty brk tenement and store. Joseph H Schwartz to Harris Schwartz. ½ part, all title, all liens. Mar 4. Mar 18, 1910. 2:416—12. A \$20,000—\$32,000. other consid and 100
Same property. Harris Schwartz to Jacob Siris and Pincus Malzman. Mort \$31,500. Mar 14. Mar 18, 1910. 2:416.
Eldridge st, No 172, e s, 174.3 s Rivington st, 25.3x87.6, 5-sty brk tenement and store. Assign rents. Tarsus Realty Co to Royal Bank of N Y. Mar 21. Mar 23, 1910. 2:415—10. A \$17,000—\$27,000. 1,500
Fulton st, No 244, s s, 20 w Washington st, runs s 34.3 x w 10.10 x s 8.6 x n 8.6 x n 9.5 and 34.4 to st x e 20 to beginning, 4-sty brk loft and store bldg. Farmers Loan & Trust Co TRUSTEE Wm Hodson to Rosina Vollhart. Mar 15. Mar 21, 1910. 1:82—18. A \$13,500—\$16,000. 16,500
Forsyth st, No 54, e s, 76 s Hester st, 24.9x75.4x24.9x75.2, 5-sty brk tenement and stores. Isaac Lipschitz to Philip Sugerman. All title. Q C. Mar 22. Mar 23, 1910. 1:301—12. A \$17,000—\$25,000. 100
Same property. Rebecca Lipschitz et al to same. Mort \$25,000. Mar 22. Mar 23, 1910. 1:301. other consid and 100
Goerck st, No 6, e s, 110.2 n Grand st, 25x99.7x25x99.5, 6-sty brk tenement and store. Rosa Zwick to Yetta Green. Mortg \$31,000. Mar 14. Mar 18, 1910. 2:321—3. A \$14,000—\$30,000. nom

Goerck st, No 3, w s, abt 100 n Grand st, 25x100, 6-sty brk tenement and stores. Rosa Zwick to Israel Lewis. Mort \$30,750. Mar 11. Mar 19, 1910. 2:326—52. A \$14,000—\$35,000. other consid and 100
Grove st, Nos 16 and 18 | s w cor Bedford st, 40.6x67.7, two 3-sty Bedford st | and basement brk dwellings.
Grove st, No 31, n s, about 170 e Bedford st, 20.10x100, 3-sty and basement brk dwelling.
John H Degraw to Lotta Degraw of Teaneck, N J. Mar 19. Mar 21, 1910. 2:585—22 and 23. A \$17,500—\$20,000; 2:588—74. A \$9,000—\$10,500. nom
Jackson st, No 19, w s, 28 s Madison st, 14x70, with all title to 8-ft in rear, 2-sty brk and frame tenement and store. Wm H Falconer to Bruce McLean Falconer. B & S. Mar 10, 1908. Mar 19, 1910. 1:266—45. A \$3,000—\$3,500. other consid and 100
Same property. Wm H Falconer as TRUSTEE to same. Mar 19, 1910. 1:266. 6,600
Macombs pl, No 32 | begins 151st st, s s, 512.6 w 7th av, runs s 60.11 151st st | x w 85.1 to e s Macombs pl or road x n 69.2 to s s 151st st x e 52.2 to beginning, 6-sty brk tenement. Eva Rogaliner to James Dailey of Avon, N J. B & S. Mort \$56,500. Mar 17. Mar 23, 1910. 7:2036—56. A \$17,500—\$59,500. nom
Same property. James Dailey to the R & S Realty Co, a corpn. Mortg \$63,000. Mar 18. Mar 23, 1910. 7:2036. nom
Morton st, Nos 10 and 12, s s, 100 w Bleecker st, 50x90, 6-sty brk tenement and stores. Madison Square Mortgage Co to Gennaro Sierra. Mort \$48,000. Mar 22. Mar 23, 1910. 2:586—57. A \$28,000—\$65,000. other consid and 100
Pearl st, No 215, n s, abt 70 w Platt st, runs n 49 x n 45.3 x n 46.6 x n again 16.7 x e 14 x s 32.10 and 35 x e 0.6 x s 93.2 x w along st 29.9 to beginning, except lot begins at line bet Nos 215 and 217 Pearl st at point 129.1 n w from Pearl st, runs s 24.8 x n w 28.4 x n e 14.1 x e 32.10, 6-sty brk loft and store building. W Irving Clark, EXR Mary A Gillespie to Preferred City Real Estate Co. Mar 23. Mar 24, 1910. 1:69—4. A \$25,500—\$39,500. 50,000
Pearl st, No 315, w s, abt 25 n Ferry st, 20.2x100x16.6x100, 5-sty brk loft and store building. W Irving Clark, EXR Mary A Gillespie to Preferred City Real Estate Co. Mar 23. Mar 24, 1910. 1:105—9. A \$13,300—\$24,500. 23,000
Roosevelt st, No 27, w s, abt 110 n Madison st, 25x70, 6-sty brk tenement and stores. Fiorina Bozzo to Paolo Bozzo, her husband. ½ part. Mar 19. Mar 22, 1910. 1:118—34. A \$11,000—\$25,000. 15,000
Stanton st, No 171 | s e cor Clinton st, 25.4x100, 6-sty brk Clinton st, Nos 36 and 38 | tenement and stores. Dean Holding Co to Broome-Clinton Co, a corpn. Mortg \$107,000. Mar 17. Mar 23, 1910. 2:339—48. A \$50,000—\$80,000. nom
Washington st, Nos 719 and 721 | n e cor 11th st, runs n 75 x e 11.5 11th st, Nos 337 to 345 | x again e 86.8 x s 60 to n s 11th st x w 115.10 to beginning, 6-sty brk loft and store bldg. Chas L Russell to Chas C Tilghman. C a G. Mort \$150,000. Mar 21. Mar 23, 1910. 2:634—47. A \$50,000—\$136,000. 100
Weehawken st, No 6 | w s, 60.6 s 10th st, 28.3 to West st x 28.10, West st, No 393 | 2-sty frame tenement and stores. John P Terry to Wyllys Terry. All title. Mar 16. Mar 21, 1910. 2:636—5. A \$8,000—\$9,000. 500
2d st E, No 241, s w s, abt 225 w Av C, 25.4x74.1x25.4x76, n w s, 5-sty brk tenement and stores. Joseph Schieber et al to Rosie Schieber. Mortg \$29,150. Mar 21. Mar 24, 1910. 2:384—25. A \$17,000—\$27,000. other consid and 100
11th st E, No 613, n s, 193 e Av B, 25x103.3, 5-sty brk tenement and store and 4-sty brk tenement in rear. Joseph Rabinowitz to Lena Schiff. ½ right, title and interest. Mort \$16,500. Feb 17, 1908. Mar 24, 1910. 2:394—62. A \$16,000—\$23,000. 100
12th st E, Nos 504 and 506. Assign rents. Hyman Katz and ano to Frank Gens. All title. Mar 9. Mar 22, 1910. 2:405. nom

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

- 15th st W, No 312 to 316, s s, 150 w 8th av, 50x103.1, three 3-sty brk dwellings. Isidore Jackson et al to Saml Lipman. Mort \$21,500. Mar 18. Mar 23, 1910. 3:738-48 to 50. A other consid and 100 \$21,000-\$27,000.
- 16th st W, No 423, n s, 275.2 w 9th av, 24.11x92, 5-sty brk tenement and store. Jonas Weil et al to Fanny Gruen. All liens. Mar 21. Mar 22, 1910. 3:714-22. A \$9,500-\$16,000. other consid and 100
- Same property. Fanny Gruen to Jonas Weil and Bernhard Mayer. All liens. Mar 21. Mar 22, 1910. 3:714. other consid and 100
- 18th st W, No 153, n s, 230 e 7th av, 15.4x90.9, 4-sty brk tenement and store and 2-sty brk shop in rear. Matilda Seaman, Yonkers, N Y to Florence Seaman of Yonkers, N Y. Mort \$12,500. Mar 4. Mar 21, 1910. 3:794-12. A \$12,500-\$15,000. gift
- 22d st W, No 120, s s, 243.9 w 6th av, 18.9x98.9, 3-sty and basement brk dwelling. Power of attorney. Isabel M Neilley to Hamilton M Neilley. Dec 18, 1905. Mar 19, 1910. —
- 22d st W, No 120, s s, 243.9 w 6th av, 18.9x98.9, 3-sty and basement brk dwelling. Release dower. Gussie A Laursen formerly wife of Hamilton M Neilley to Hamilton M Neilley, of Stony Point, N Y. Mar 17. Mar 22, 1910. 3:797-55. A \$24,000-\$27,000. nom
- Same property. Hamilton M Neilley and Isabel M his wife to Holland Holding Co. Mar 21. Mar 22, 1910. 3:797. other consid and 100
- 22d st W, No 118, s s, 225 w 6th av, 18.9x98.9, 3-sty and basement brk dwelling. John H N Glassford TRUSTEE James Glassford to Holland Holding Co. Mar 21. Mar 22, 1910. 3:797-54. A \$25,000-\$28,000. 29,500
- 24th st W, No 313, n s, abt 170 w 8th av, —x—, 3-sty frame brk front dwelling. Release all right, title and interest in estates of Minnie C and Wm H Livingston, decd. Marie C Williams, of Brockton, Mass, to Lillian B Gardner, of Brockton, Mass. Mar 29, 1906. Mar 21, 1910. 3:748-33. A \$8,000-\$9,500. nom
- 25th st W, No 166, s s, 79.2 e 7th av, 20.10x98.9, 4-sty brk tenement and store and 2-sty brk building in rear. Frederick W Marquand to Wilber C Goodale. All liens. Mar 22. Mar 24, 1910. 3:800-75. A \$17,000-\$19,500. nom
- 27th st W, Nos 135 and 137, n s, 425 w 6th av, 50x98.9, two 5-sty brk tenements and stores. Nomella Renting Co to Isidore Grossman. Mort \$80,000. Mar 24, 1910. 3:803-16 and 17. A \$48,000-\$84,000. other consid and 100
- 27th st W, Nos 135 and 137, n s, 425 w 6th av, 50x98.9, two 5-sty brk tenements and stores. Lawrence C Hafner and ano, EXRS Francis McCabe to Nomella Renting Co. Mort \$20,000 on No 137. Mar 24, 1910. 3:803-16 and 17. A \$48,000-\$84,000. 100,500
- 27th st W, No 236, s s, 285 e 8th av, 24.10x98.9, 4-sty brk tenement and 3-sty brk tenement in rear.
- 27th st W, No 238, s s, 260.2 e 8th av, 24.10x98.9, 4-sty brk tenement and store. Henry J Schiever to Central Associates Company. All liens. Mar 19. Mar 22, 1910. 3:776-59 and 60. A \$27,000-\$35,000. other consid and 100
- 25th st W, No 166, s s, 79.2 e 7th av, 20.10x98.9, 4-sty brk tenement and store and 2-sty brk building in rear. Charles Gallagher to Fredk W Marquand, of Brooklyn. All liens. Mar 22, 1910. 3:800-75. A \$17,000-\$19,500. other consid and 100
- 28th st W, No 44, s s, 173 e 6th av, 26x98.9, 5-sty stone front office and store bldg. Thos G Patten et al to 174th Street Construction Co. Mar 19. Mar 23, 1910. 3:829-68. A \$57,500-\$68,000. 100
- 28th st W, No 48, s s, 125 e 6th av, 24x98.9, 5-sty brk office and store bldg. Robert L Hoguet et al to Neerg Realty Co, a corpn. All liens. Mar 14. Mar 23, 1910. 3:829-70. A \$52,800-\$71,000. nom
- 30th st W, Nos 110 and 112, s s, 139.6 w 6th av, 36.9x106x37.6x98.4, 7-sty brk loft and store building. Reliance Holding Co to Heyward H McAllister. Mort \$81,000. Mar 21. Mar 22, 1910. 3:805-67. A \$56,000-\$100,000. other consid and 100
- 31st st E, No 336, s s, 175 w 1st av, 25x98.9, 5-sty brk tenement and store. Chester A Luff to Joseph M Burns and Joseph H Johnston. All title. Q C. All liens. Mar 17. Mar 18, 1910. 3:936-43. A \$10,000-\$15,500. 500
- 31st st W, No 111, n s, 120.10 w 6th av, 20.10x98.9, 4-sty brk tenement and store. Mary Murray EXTRX and TRUSTEE Ellen Murray to Jane E. Duffy. All liens. Mar 18, 1910. 3:807-34. A \$44,000-\$49,000. other consid and 100
- 32d st E, No 244, s s, 143.9 w 2d av, 18.9x98.9, 4-sty brk dwelling. William Martin to Hugh Carroll. Mort \$7,325. Mar 21. Mar 23, 1910. 3:912-42. A \$7,800-\$11,000. other consid and 100
- 35th st W, No 310, s s, 100 w 8th av, 12.6x98.9, 3-sty brk dwelling. Geo D Ebermayer to John O'Reilly. Mar 23. Mar 24, 1910. 3:758-48. A \$6,000-\$8,000. other consid and 100
- 35th st W, No 9, n s, 200 w 5th av, 18.9x98.9, 4-sty brk dwelling. FORECLOS (Mar 15, 1910). Manfred W Ehrich (Ref) to Metropolitan Bank. Mort \$77,500. Mar 18, 1910. 3:837-35. A \$60,000-\$68,000. 2,000
- 36th st W, No 219, n s, 214 w 7th av, 18.4x88.1x18.4x88.3, 3-sty brk tenement.
- 36th st W, No 221, n s, 232.4 w 7th av, 18.4x87.10x18.4x88.3, 3-sty brk tenement. Mary J McDonald to Joseph P Connor. Mort \$30,000. Mar 21. Mar 22, 1910. 3:786-32 and 33. A \$26,000-\$30,000. other consid and 100
- 37th st W, No 241, n s, 300 e 8th av, 25x98.9, 4-sty brk tenement and store. Louis H G Dethloff et al to Louis Bernstein's Co, a corpn. Mort \$35,000. Mar 21. Mar 22, 1910. 3:787-22. A \$22,000-\$25,000. other consid and 100
- 37th st W, No 4, s s, 141.6 w 5th av, 21.6x98.9, 6-sty brk loft and store building. John J Sammon to Midville Realty Co. Mort \$120,000. Mar 16. Mar 19, 1910. 3:838-54. A \$68,500-\$107,000. other consid and 100
- 37th st W, No 243, n s, abt 275 e 8th av, 25x98.9, 3-sty frame tenement and 3-sty frame tenement in rear. Borough Realty Co to Louis Bernstein. Mort \$24,000. Mar 18. Mar 19, 1910. 3:787-21. A \$22,000-\$24,000. other consid and 100
- 40th st W, No 64, s s, 151 e 6th av, 18.6x98.9, 4-sty stone front dwelling. Mary A Hoelzle HEIR Charlotte Miller to John H Judge. 1-7 part. All title. B & S. Mar 14. Mar 18, 1910. 3:841-84. A \$62,500-\$70,000. nom
- 40th st E, No 153, n s, 63 w 3d av, 37x24.8, 1-sty brk stores. Marie L Seifert to Karl F J Seifert. All liens. Mar 26, 1909. Mar 21, 1910. 5:1295-part lot 33. A \$—\$— nom
- 40th st W, No 222, s s, 242.9 w 7th av, 14.3x98.9. Certificate as to release from all claims, &c, in Estate Fannie Eisfeld. Martha Stern to Regina Eisfeld and ano HEIRS Fannie Eisfeld. Mar 21. Mar 22, 1910. 3:789.
- 43d st E, No 337, n s, 10 0w 1st av, 28.6x100.5, 5-sty brk tenement. Geo W Schieck HEIR Geo W Schieck to Frances Rullmann of Valley Stream, L I. 1/2 part. Feb 26. Mar 22, 1910. 5:1336-22. A \$10,500-\$24,000. nom
- 45th st W, Nos 17 to 21, n s, 233.6 w 5th av, runs n 105.5(?) to c 1 blk x w 66.6 x s 100.5 to st x e 66.6 to beginning, probable error, two 4-sty stone front dwellings, and 5-sty brk loft and store building. Albert F Jammes to Midville Realty Co. Mort \$247,000 and all liens. Mar 19, 1910. 5:1261-26 to 28. A \$179,000-\$201,000. other consid and 100
- 45th st E, No 228, s s, 333 e 3d av, 27x100.4, 5-sty brk tenement and store. Manko Guggenheim to Carrie, wife John Reinhardt. B & S and C a G. Mort \$18,000. Mar 17. Mar 18, 1910. 5:1318-37. A \$11,500-\$22,500. other consid and 100
- 46th st W, No 73, n s, 70.6 e 6th av, 20x50.2, 4-sty stone front dwelling. Bridget D Fitzpatrick EXTRX, &c, Philip Fitzpatrick to Walter H Barry of Brooklyn. Mar 17. Mar 19, 1910. 5:1262-1 1/2. A \$20,000-\$23,000. 37,500
- 46th st W, No 510, s s, 120 w 10th av, 20x100.5, 4-sty brk tenement. Matthew J May ADMR &c Annie T May to Joseph C Woltersen. B & S. Mar 16. Mar 23, 1910. 4:1074-38. A \$7,000-\$9,000. 11,750
- 48th st E, Nos 318 to 322, s s, 225 e 2d av, 75x100.5, 4-sty brk loft bldg and 2-sty brk shop. John B Schlesinger to Isaac Sakolski. Mort \$31,500. Mar 21. Mar 23, 1910. 5:1340-41 and 43. A \$28,000-\$39,000. other consid and 100
- 48th st E, s s, No 318 to 322, s s, 225 e 2d av, 75x100.5, 4-sty brk loft bldg and 2-sty brk shop. Isaac Sakolski to John B Schlesinger of River Edge, N J. Mort \$38,500. Mar 23, 1910. 5:1340-41 and 43. A \$28,000-\$39,000. other consid and 100
- 48th st E, No 337, n s, 150 w 1st av, 25x100.5, 2-sty frame bldg and 3-sty brk bldg in rear. August H Drucker to Bertha wife August H Drucker. Q C. Mar 10. Mar 23, 1910. 5:1341-20. A \$9,000-\$10,000. other consid and 100
- 52d st E, s s, at dividing line bet 2 lots which line is 218 e Madison av. —x—. Receipt and release of party wall agreement. Edward H Wise with Charles Brendon Co. Mar 18. Mar 19, 1910. 5:1287. 650
- 54th st E, No 53, n s, 122 e Madison av, 22x100.4, 4-sty and basement stone front dwelling. Ella F Cusack to Mary T White. All title. Q C. Mar 17. Mar 19, 1910. 5:1290-26. A \$41,000-\$52,000. 3,333.33
- 54th st W, No 432, s s, 383.4 e 10th av, 16.8x53.6x16.8x52.3, 1-sty frame store. C N Shurman Investing Co to Max Rosenthal. Mort \$6,500. Mar 23. Mar 24, 1910. 4:1063-49. A \$5,000-\$5,000. 100
- 55th st E, No 137, n s, 80 e Lexington av, 20x100.5, 4-sty and basement stone front dwelling. FORECLOS, Mar 4, 1910. Frederic C Leubuscher, ref to Simeon M Barber. Mar 21. Mar 22, 1910. 5:1310-23 1/2. A \$12,000-\$17,000. 20,250
- 55th st W, No 538, s s, 250 e 11th av, 25x100.5, 5-sty brk tenement. Theodore Schmidt to Elijah Twaddell. Mort \$14,000. Mar 17. Mar 18, 1910. 4:1083-54. A \$9,000-\$16,000. other consid and 100
- 57th st E, No 443, n s, 201.5 w Av A, 20x100.4, 3-sty and basement stone front dwelling. Chas W Hubbell et al, EXRS Clara O Bartholomew to Carrie Brand. Mar 4. Mar 24, 1910. 5:1369-16. A \$7,500-\$11,500. 11,100
- 57th st E, No 109, n s, 70 e Park av, 20x100.5, 4-sty and basement stone front dwelling. Alex T Mason et al, TRUSTEES to Andrew Shiland. Mar 10. Mar 22, 1910. 5:1312-44. A \$35,000-\$45,000. 60,000
- 62d st E, No 43, n s, 200 e Madison av, 25x100.5, 2 and 3-sty brk stable. Margt S Postley HEIR &c Clarence A Postley to Emily A Sanford. Jan 18. Mar 23, 1910. 5:1377-29. A \$40,000-\$47,000. other consid and 100
- 68th st W, Nos 302 and 304, s s, 100 w West End av, 50x100.5, 2-sty brk tenement and 1-sty frame shed in rear. FORECLOS, Feb 24, 1910. Elek J Ludvigh, ref to Walter Westervelt. Mar 24, 1910. 4:1179-37. A \$12,000-\$19,000. 20,250
- 71st st W, No 155, n s, 510 w Columbus av, 20x102.2, 3-sty and basement stone front dwelling. Mary E Lawson and Albert R Searles to Fannie J Fuller. B & S. Mar 19. Mar 22, 1910. 4:1143-11 1/2. A \$15,000-\$19,500. nom
- 72d st W, No 33, n s, 274.11 e Columbus av, 18x102.2, 4-sty and basement stone front dwelling. J Van Vechten Olcott to Estate Chas F Hoffman, a corpn. Mort \$52,500. Mar 23, 1910. 4:1125-12. A \$32,000-\$65,000. other consid and 100
- 75th st W, No 104, s s, 100 w Columbus av, 20.6x102.2, 4-sty and basement stone front dwelling. Adolf H Landeker to Co-operative Building Bank. Mort \$30,000. Mar 21. Mar 22, 1910. 4:1146-37. A \$14,000-\$27,000. nom
- 75th st W, No 104, s s, 100 w Columbus av, 20.6x102.2, 4-sty and basement stone front dwelling. Sampson H Weinhandler to Adolf H Landeker. Mort \$30,000. Mar 5. Mar 18, 1910. 4:1146-37. A \$14,000-\$27,000. other consid and 100
- 76th st E, No 426, s s, 250 w Av A, 25x102.2, 4-sty brk tenement and store. Joseph Pechner to Albert D Kubie. Mort \$20,000. Mar 15. Mar 18, 1910. 5:1470-36. A \$8,000-\$18,000. nom
- 77th st W, No 318, s s, 208 w West End av, 22x102.2, 3 and 4-sty and basement brk dwelling. Thomas Byrnes to Ophelia A Byrnes. B & S. Mar 19. Mar 22, 1910. 4:1185-84. A \$16,500-\$29,500. nom
- 78th st E, No 442, s s, 169 w Av A, 25x102.2, 4-sty brk tenement and store. Sophia Appel to David Abraham. C a G. All title. Mort \$13,500. Mar 18, 1910. 5:1472-33. A \$8,000-\$17,000. other consid and 100
- 78th st E, Nos 308 to 312, s s, 125 e 2d av, 49x102.2, 6-sty brk tenement and stores. Samuel Rodt to Max Lipman. Mort \$75,000. Sept 3, 1909. Mar 21, 1910. 5:1452-47. A \$18,000-\$62,000. other consid and 100
- 78th st E, No 218, s s, 185 e 3d av, 13.4x102.2, 3-sty brk dwelling. Paul W Flemming to Ernest H Boschen. Mort \$3,500 and all liens. Mar 23, 1910. 5:1432-41. A \$5,500-\$6,500. nom
- 84th st E, Nos 327 and 329, n s, 310 e 2d av, 40x102.2, one 2 and one 3-sty frame dwellings. Adolf Miller to Yorkville Automobile & Garage Co. Mort \$18,500. Feb 23. Mar 23, 1910. 5:1547-13 and 14. A \$14,000-\$15,500. other consid and 100
- 88th st E, Nos 212 and 214, s s, 210 e 3d av, 50x100.8, two 5-sty brk tenements. Lesstip Realty Co to Jennie Schlesinger. B & S. All liens. Mar 19, 1910. 5:1533-40 and 41. A \$20,000-\$42,000. other consid and 100

88th st E, n s, 205.8 e 5th av, 75.5x100.8, vacant. Century Holding Co to August Belmont, of Hempstead, L I. Mort \$105,000. Mar 22, 1910. 5:1500-9. A \$150,000-\$150,000. other consid and 100

91st st E, Nos 150 and 152, s w s, 325 n w 3d av, 50x100.8, 6-sty brk tenement. Release dower. Anna Clark to Anna Clark and Ezekiel Fixman EXRS & Nathan E Clark. Mar 17. Mar 18, 1910. 5:1519-50. A \$26,000-\$70,000. other consid and 100

Same property. Anna Clark and ano EXRS & Nathan E Clark to Diedrich Angelbeck. Morts \$74,000. Mar 17. Mar 18, 1910. 5:1519. 85,000

94th st E, Nos 337 and 339, n s, 100 w 1st av, 50x100.8, 6-sty brk tenement and stores. Achille Ginzbourger et al to Tillie Strauss. All liens. Mar 17. Mar 18, 1910. 5:1557-21. A \$17,000-\$57,000. other consid and 100

94th st E, No 205, n s, 102 e 3d av, runs e 28 x n 100.8 x w 30 x s 75.6 x e 2 x s 25.2 to beginning, with all title to strip on 94th st, n s, 100 e 3d av, 2x25.2, 5-sty brk tenement. Charles Lipkowitz to Annie wife Charles Lipkowitz. Mort \$28,900. Mar 24, 1910. 5:1540-5. A \$9,000-\$24,000. other consid and 100

96th st W, No 34, s s, 325 w Central Park West, 17x100.8, 5-sty brk dwelling. Jacob L Andron to Pearl Silverson. Mort \$28,000. Mar 21. Mar 23, 1910. 4:1209-46. A \$12,000-\$24,000. 100

98th st E, No 204, s s, 110 e 3d av, 25x100.5, 4-sty brk tenement. Moritz Neuman et al to Ida Rothstein. Mort \$7,000. Mar 22. Mar 24, 1910. 6:1647-44. A \$9,000-\$15,000. other consid and 100

99th st E, No 51, n s, 275 w Park av, 25x100.4, 1 and 2-sty brk building and store. John H Yoekel to Anna V Horan. Mort \$13,000 and all liens. Mar 5. Mar 18, 1910. 6:1605-25. A \$9,000-\$12,000. nom

100th st E, No 229, n s, 425 e 3d av, 25x100.8, 5-sty brk tenement. Nathan Wittkin et al to Abraham Kaden. All liens. Mar 19. Mar 21, 1910. 6:1650-18. A \$9,000-\$15,000. nom

100th st E, Nos 202 and 204, s s, 102 e 3d av, runs s 50.7 x e 3 x s 50.4 x e 25 x n 100.11 to st x w 28 to beginning, 5-sty brk loft and store bldg. Amy wife Morris Strauss to Edwin L Kahner. Mt \$25,000. Mar 13, 1907. Mar 23, 1910. 6:1649-44. A \$9,000-\$24,000. other consid and 100

100th st W, No 241, n s, 140 e West End av, 15x100.11, 4-sty stone front dwelling. Robt L Cutting to Peter A Meagher of Hoboken, N J. Mort \$10,000. Mar 22. Mar 23, 1910. 7:1872-6½. A \$8,400-\$19,000. other consid and 100

101st st W, Nos 329 and 331, n s, 250 w West End av, 50x100.11, 6-sty brk tenement. Bronx Heights Land Co to Jane A Stokes. Mort \$90,000. Mar 21. Mar 22, 1910. 7:1889-46. A \$34,000-\$95,000. other consid and 100

101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Sarah Weiss to William Dangler of Brooklyn. Mort \$39,000. Mar 10. Mar 19, 1910. 6:1672-37. A \$12,000-\$43,000. nom

105th st E, No 334, s s, 231.3 w 1st av, 18.9x100.9, 6-sty brk tenement and store. FORECLOS (Mar 16, 1910). Edward D Dowling (Ref) to Frederick Billings of Woodstock, Vermont. Mar 18, 1910. 6:1676-36. A \$5,000-\$20,000. 16,000

106th st E, No 337, n s, 100 w 1st av, 25x100.11, 4-sty brk tenement and store. Bernarda Orlando to Vincent J Orlando. Mort \$14,000. Mar 1. Mar 21, 1910. 6:1678-22. A \$9,000-\$19,000. other consid and 100

107th st E, No 226, s s, 250 w 2d av, 25x100.11, 4-sty brk tenement. Minnie Grossman to Julia Tomback. ½ part of ½ right, title and interest. Morts \$11,000. June 22, 1908. Mar 21, 1910. 6:1656-35. A \$8,000-\$17,000. other consid and 100

107th st W, No 68, s s, 100 e Columbus av, 48.9x100.11, 7-sty brk tenement. William Dangler to Sarah Weiss. Mort \$52,500. Mar 18. Mar 19, 1910. 7:1842-59. A \$23,400-\$65,000. other consid and 100

107th st W, No 310, s s, 205 e Riverside Drive, 20x100.11, 5-sty brk dwelling. Isidore Isaac to Nanno F wife of John Noonan. Mort \$24,000. Mar 9. Mar 23, 1910. 7:1892-24. A \$13,600-\$32,000. other consid and 100

109th st E, No 127, n s, 255 e Park av, 25x100.11, 5-sty stone front tenement. Joseph Friedman to Lewis Krulewitch. All title. Mort \$19,500. Feb 27, 1909. (Re-recorded from Mar 2, 1909) Mar 21, 1910. 6:1637-12. A \$10,000-\$22,000. other consid and 100

Same property. Same to same. All title. Q C. Mar 14. Mar 21, 1910. 6:1637. nom

Same property. Lewis Krulewitch to Christopher F Campbell. Mort \$19,500. Mar 15. Mar 21, 1910. 6:1637. nom

109th st E, No 169, n s, 207.6 w 3d av, 37.6x100.11, 6-sty brk tenement and stores. Ray Goldfarb to Abraham Feltenstein. Mort \$51,500. Mar 17. Mar 23, 1910. 6:1637-28. A \$15,000-\$46,000. other consid and 100

109th st E, No 337, n s, 200 w 1st av, 25x100.11, 6-sty brk tenement and store. Wm H Mayer to Annie C Clinton. Mort \$28,000. Mar 16. Mar 18, 1910. 6:1681-18. A \$7,000-\$30,000. other consid and 100

110th st E, No 135, n s, 305 e Park av, 25x100.11, 5-sty stone front tenement. Emanuel E Reis to Manfred Goldman. Mort \$22,000. Mar 22. Mar 24, 1910. 6:1638-14. A \$11,000-\$22,000. other consid and 100

111th st E, No 28, s s, 75 w Madison av, 25.3x100.11, 5-sty stone front tenement. Rosa Solner to Frederick Sackett. Mort \$22,950. Mar 18, 1910. 6:1616-60. A \$12,000-\$24,000. other consid and 100

115th st W, Nos 237 and 239, n s, 225 e 8th av, 50x100.11, 5-sty brk tenement. Leahman S Moses to Leopold Rothschild. Mort \$48,000. Mar 21. Mar 24, 1910. 7:1831-10. A \$24,000-\$60,000. other consid and 100

116th st E, No 355, n s, 78 w 1st av, 22x100.11, 4-sty stone front tenement. Dominick Di Dario to Lionello Perera. Morts \$16,750. Mar 18. Mar 19, 1910. 6:1688-22½. A \$7,500-\$17,500. other consid and 100

116th st E, No 115, n s, 202.7 w Lexington av, 17.10x100.11, 3-sty stone front dwelling. John P Lalor to Teresa Gildea in trust. ¼ part. B & S. Nov 22, 1909. Mar 24, 1910. 6:1644-9. A \$9,000-\$12,000. nom

119th st W, No 28, s s, 585 e Lenox av, 15x100.11, 3-sty and basement stone front dwelling. Matthew J Smith to Emil Koch and Alice his wife as tenants by entirety. Mort \$10,000. Mar 22. Mar 23, 1910. 6:1717-48. A \$7,000-\$11,000. other consid and 100

119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty brk tenement and store. James Dailey to Emanuel Mandel. Mort \$22,750. Mar 17. Mar 23, 1910. 6:1745-42. A \$10,000-\$22,000. nom

121st st W, No 234, s s, 339 w 7th av, 18x100.11, 5-sty brk tenement. Joseph Lessler to Annie Lessler. Mort \$14,000. Mar 15. Mar 18, 1910. 7:1926-47½. A \$8,600-\$16,000. nom

122d st E, No 263, n s, 17.6 w 2d av, 14x71.8, 3-sty stone front dwelling. Michael Freedman to Louis Freedman. Mort \$11,000. June 14, 1906. Mar 21, 1910. 6:1787-21½. A \$5,000-\$7,000. nom

123d st W, No 363, n s, 100 e Morningside Park East, 16.8x100.11, 3-sty and basement stone front dwelling. Stella A Barlow and ano HEIRS Cath Gracey to Bridget Gracey. All title in ½ part. Nov 16, 1909. Mar 24, 1910. 7:1950-5. A \$7,300-\$10,500. nom

Same property. Eliz E Gracey et al, HEIRS, &c, Cath Gracey to Bridget Gracey their mother. All title in ½ part. Q C. Sept 2, 1909. Mar 24, 1910. 7:1950. nom

Same property. Robt E Gracey, HEIR, &c, Cath Gracey to Bridget Gracey his mother. All title in ½ part. Q C. Sept 14, 1909. Mar 24, 1910. 7:1950. nom

123d st W, No 363, n s, 100 e Morningside Park East, 16.8x100.11, 3-sty and basement stone front dwelling. Bridget Gracey, HEIR Cath Gracey to John Maher, of Salina, Kan. All title in ½ part. Q C. Mar 24, 1910. 7:1950-5. A \$7,300-\$10,500. other consid and 100

130th st W, No 263, n s, 125 e 8th av, 25x99.11, 5-sty brk tenement. Simon Hermann to Lina Weil. Mort \$20,500. Mar 24, 1910. 7:1936-6. A \$11,000-\$21,000. 100

130th st W, No 263, n s, 125 e 8th av, 25x99.11, 5-sty brk tenement. Lina Weil to Simon Hermann. Mort \$21,000. Mar 24, 1910. 7:1936-6. A \$11,000-\$21,000. other consid and 100

132d st E, No 7, n s, 135 e 5th av, 25x99.11, 4-sty stone front tenement. Fanny Weinberg to Wm J Gregor and Michael H Wolfe. Morts \$12,000. Mar 23. Mar 24, 1910. 6:1757-6. A \$8,000-\$15,000. other consid and 100

133d st W, No 144, s s, 300 e 7th av, runs e 24.9 x s 27.4 and 72.6 x w 24.10 x n 99.11 to beginning, 6-sty brk tenement and store. Annie Moore to Mary Rosenthal, undivided share. All liens. Mar 22. Mar 23, 1910. 7:1917-51. A \$11,000-\$34,000. nom

133d st W, No 214, s s, 319 w 7th av, 27x99.11, 5-sty brk tenement. Wm Nelson to James N Thompson. Mort \$15,000. Mar 17. Mar 21, 1910. 7:1938-47. A \$11,800-\$25,000. nom

133d st W, No 210, s s, 250 w 7th av, 42x99.11, 5-sty brk tenement. Meister & Bache Realty Co et al to Ellen Priess. Mort \$37,000. Mar 22. Mar 24, 1910. 7:1938-44. A \$18,400-\$36,000. other consid and 100

134th st W, Nos 114 and 116, s s, 262.6 w Lenox av, 55.11x99.11, two 5-sty stone front tenements and store in No 114. Moses L Frazier to Albert S and Fanny Meyer EXRS Cauffman H Meyer. Morts \$42,000. July 1, 1909. Mar 18, 1910. 7:1918-44 and 46. A \$24,600-\$52,000. other consid and 100

135th st W, No 122, s s, 324.11 w Lenox av, 25x99.11, 5-sty stone front tenement and store. Herman J Katz to Jacob Katz. All liens. Feb 1. Mar 24, 1910. 7:1919-47. A \$13,000-\$26,000. 100

137th st W, No 622, s s, 340 w Broadway, 85x99.11, 6-sty brk tenement. Emma Weinberg and ano to Louvre Realty Co. Mort \$119,500. Mar 15. Mar 24, 1910. 7:2002-61. A \$38,000-\$140,000. other consid and 100

137th st W, Nos 616 and 622, s s, 255 w Broadway, 170x99.11, two 6-sty brk tenements. Transit Realty Co to Louvre Realty Co. Q C. Mar 23. Mar 24, 1910. 7:2002-57 and 61. A \$76,000-\$280,000. nom

137th st W, No 622, s s, 340 w Broadway, 85x99.11, 6-sty brk tenement. Release mort. Joseph Simerman and Louvre Realty Co to Emma Weinberg and Celia Uhfelder. Mar 22. Mar 24, 1910. 7:2002-61. A \$38,000-\$140,000. nom

143d st W, Nos 114 and 116, s s, 225 w Lenox av, 41.8x99.11, 6-sty brk tenement. Release from all liability on bond secured by mortgage. Henry B Hess to Isidor & Harry L Bloch. Mar 16. Mar 18, 1910. 7:2011-43. A \$15,000-\$48,000. nom

146th st W, No 552, s s, 125 e Broadway, 37.6x99.11.

146th st W, No 550, s s, 162.6 e Broadway, 37.6x99.11, two 5-sty brk tenements. FORECLOS, Mar 18, 1910. Chas L Cohn, ref to Twenty-Third Ward Bank of N Y. Morts \$91,147.48 and all liens. Mar 24, 1910. 7:2077-55 and 57. A \$30,000-\$80,000. 1,500

149th st W, s s, 175 w 7th av, 100x99.11, vacant. Joseph Deckinger to Arthur G B Mayer. Mort \$26,000. Mar 8. Mar 18, 1910. 7:2034-41. A \$28,000-\$28,000. other consid and 100

156th st W, s s, 124.9 w Broadway, late Boulevard Lafayette, 25 x99.11, vacant. Lena F Vanner to Archer M Huntington. Mar 17. Mar 19, 1910. 8:2134-50. A \$-\$. other consid and 100

160th st W, No 526, s s, 337.6 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. Morris Gellert to Ray wife Aaron Shapiro. Mort \$41,000. Mar 23, 1910. 8:2118-24. A \$15,000-\$40,000. other consid and 100

161st st W, Nos 508 and 510, s s, 150 w Amsterdam av, runs s 100 x w 25 x n 0.1 x w 25 x n 99.11 to st x e 50 to beginning, two 2-sty frame dwellings. Rebecca Fishel et al to Washington Heights Congregation. Mar 1 (Re-recorded from Mar 3, 1910). Mar 18, 1910. 8:2119-32 and 33. A \$16,000-\$19,000. 19,500

166th st W, No 460, s s, 162.10 w Colonial Parkway late Edgecombe av, 37.6x106.4x37.10x111.10, 5-sty brk tenement. Joseph Roeder to Fannie Prager. Q C. Mar 22. Mar 24, 1910. 8:2111-55. A \$11,500-\$44,500. nom

Av A, No 1400, e s, 62.2 n 74th st, 20x98, 3-sty brk tenement and store and 3-sty frame tenement in rear. Sophie K Spitzer to Hugh P Skelly. Mort \$5,000. Mar 22, 1910. 5:1486-3½. A \$6,000-\$10,500. nom

Av A, No 145 [n w cor 9th st, 26.4x113, 5-sty brk tenement and stores. Dean Holding Co to Broome-Clinton Co, a corpn. Morts \$99,500. Mar 5. Mar 23, 1910. 2:437-31. A \$36,000-\$65,000. nom

Av C, No 10. Assign rents on above to secure building loan of \$2,000 covering lease of No 235 Av A. Annie Finger to Eva Davis. Feb 25. Mar 24, 1910. 3:946, 2:377. nom

Av C, Nos 171 and 173, w s, 47.4 s 11th st, 47.4x83, two 5-sty brk tenements and stores. DeWitt Bailey EXR & Samuel Schendel to Sarah Kohn. Morts \$47,750. Mar 10. Mar 21, 1910. 2:393-34 and 35. A \$26,000-\$50,000. 50,750

Av D, No 56 [s e cor 5th st, 22x78, 6-sty brk loft and 5th st, Nos 800 and 802] store bldg. Mary Rosenberg to Newman & Wischer Construction Co. Mort \$30,000. Mar 17. Mar 18, 1910. 2:360-8. A \$20,000-\$33,000. other consid and 100

Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100, 6-sty brk tenement and stores. Eleven Hundred and Eleven Amsterdam Avenue Co to Emilie Uhlig of Cranford, N J. All liens. Mar 17. Mar 18, 1910. 7:1867-41. A \$30,400-\$65,000. other consid and 100

Amsterdam av, No 1735 [s e cor 146th st, 25x100, 5-sty brk tenement and store. Henry C Torborg to Rudolph Rinne of Newark, N J. B & S. Mar 23, 1910. 7:2060-61. A \$28,000-\$53,000. 100

Same property. Rudolph Rinne to Henry C Torborg and Minnie his wife, joint tenants. B & S. Mar 23, 1910. 7:2060. 100

Audubon av n e cor 175th st, 98.9x100.5x89.3x100, vacant. David 175th st | Shaff et al to Simon Improvement Co. Mort \$20,- 000. Feb 17. Mar 18, 1910. 8:2132-1. A \$37,000-\$37,000. other consid and 100

Broadway, Nos 3580 to 3588 n e cor 147th st, 99.11x125, 6-sty brk 147th st, No 547 | tenement and stores. Braender Building & Construction Co to Phillip Braender of White Plains, N Y. Mort \$225,000. Feb 28. Mar 18, 1910. 7:2079-1. A \$86,000-\$225,000. other consid and 100

Broadway, Nos 2148 and 2150. Consent to alterations. Mary D Van Winkle and ano to John L Miller. Oct 4, 1906. Mar 24, 1910. 4:1167.

Broadway, Nos 2148 and 2150, e s, 75 s 76th st, 52.8x111x51.1x 114, 7-sty brk garage. Mary D Van Winkle et al to John McCoy. Mort \$138,000. Mar 21. Mar 24, 1910. 4:1167-43. A \$95,000-\$135,000. nom

Broadway, Nos 2148 and 2150, e s, 75 s 76th st, 52.8x100.11x51.1 x114, 7-sty brk garage. John McCoy to The Alicia Realty Co. Mort \$138,000. Mar 23. Mar 24, 1910. 4:1167-43. A \$95,000-\$135,000. othre consid and 100

Central Park West, Nos 13 to 16 n w cor 61st st, 100.5x100, two 61st st, No 1 | 7-sty brk tenements. Release legacy etc. Geo W Poillon son of Winfield Poillon decd to Anna L P Goodrich and Florence P Choules daughters of Winfield Poillon, decd. Q C. Mar 10. Mar 21, 1910. 4:1114-29 and 31. A \$169,000-\$295,000. 50,000

Columbus av, Nos 410 to 416 | s w cor 80th st, 102.2x64, 10-sty 80th st, No 100 | brk and stone tenement and stores. Solomon L Pakas to Walter J Clarke. Mort \$300,000. June 24, 1909. Mar 19, 1910. 4:1210-33. A \$120,000-\$350,000. other consid and 100

Edgecombe av | s w cor 142d st (closed), runs w 109.10 to c l old 142d st Kingsbridge road x n 30 to c l 142d st (closed) x e 106.1 to av x s 30.5 to beginning, vacant. Benjamin Silverman to Wilgro Realty Co. Mort \$10,000. Mar 5. Mar 22, 1910. 7:2051-15. A \$-\$. nom

Lenox av, Nos 546 to 552 | s e cor 138th st, 99.11x100, 7-sty brk 138th st, No 68 | tenement and stores. Annie Strauss to Chas Rader. Mort \$225,000. Mar 23. Mar 24, 1910. 6:1735-69. A \$85,000-\$260,000. nom

Lexington av, No 1486 | s w cor 96th st, 100.8x36, 5-sty brk tene- 96th st, No 138 | ment and stores. Mary T Meehan to The Gerbereux Co, a corpn. Mort \$64,500. Mar 21. Mar 22, 1910. 5:1524-56. A \$43,000-\$70,000. other consid and 100

Lexington av, Nos 57 and 59 | s e cor 25th st, 39.6x72, 8-sty brk 25th st, No 134 | hotel. Wm P Brandes to August and Peter Wilkens and Mary W Brandes. Q C. Mar 5. Mar 18, 1910. 3:880-64. A \$39,500-\$105,000. nom

Same property. Edward W Brandes to same. Q C. Mar 5. Mar 18, 1910. 3:880.

Lexington av, No 306, w s, 98.9 n 37th st, 24.8x100, 3-sty stone front dwelling. Chas T Harbeck of Islip, L I to The Islip Corporation. July 31, 1902. Mar 18, 1910. 3:893-68. A \$32,000-\$39,000. nom

Lexington av, Nos 215 and 217 | s e cor 33d st, 50.9x95, 4-sty brk 33d st | stable. Mary E, wife Fredk H McCoun et al to the Joseph Smith Realty Co, a corpn. Q C Mar 22. Mar 23, 1910. 3:888-57. A \$68,000-\$83,000. nom

Lexington av, Nos 215 and 217 | s e cor 33d st, 50.9x95, 4-sty brk 33d st | stable. PARTITION (Mar 2, 1910) Adam Wiener (Ref) to the Joseph Smith Realty Co. Mar 23, 1910. 3:888-57. A \$68,000-\$83,000. 100,000

Lexington av, Nos 1785 to 1789 | s e cor 111th st, 49.6x100.11, 6-sty 111th st, Nos 150 to 154 | brk tenement and stores. Frank L Sheldon to Richard C Brand. Mar 23, 1910. 6:1638-52. A \$37,500-\$85,000. other consid and 100

Madison av | s e cor 96th st, runs e 100 x s 100.8 x w 20 x n 25 96th st, No 50 | x w 80 to e s of av x n 75.8 to beginning, 6-sty brk tenement. FORECLOS. (Mar 18, 1910) Geo E Weller (Ref) to Chelsea Realty Co. Mar 23, 1910. 5:1507-50. A \$110,000-\$195,000. 190,000

Same property. Chelsea Realty Co to P Samuel Rigney of Brook- lyn. Mar 23, 1910. 5:1507. other consid and 100

Marble Hill av, late Kingsbridge av, e s, 427.1 n 225th st late Terrace View av, 25x100, 1-sty frame building and vacant. Conrad Milliken to Henrietta wife Louis Brandt. Mort \$3,000. Oct 18, 1906. Mar 23, 1910. 13:3402-549. A \$3,100-\$3,300. other consid and 100

Madison av, No 1016, w s, 127.3 s 79th st, 24.1x100, 5 and 6-sty stone front dwelling. Lawyers Title Ins & Trust Co to Thomas D M Cardeza. B & S. Mar 22, 1910. 5:1393-16. A \$58,000-\$105,000. other consid and 100

Madison av n w cor 90th st, 100.8x11.1, vacant. Jere J. Campion 90th st | Ida, Kate and Frances Campion. B & S and C a G. ¼ part. All title. Mar 18. Mar 21, 1910. 5:1502-17. A \$30,000-\$30,000. nom

Same property. Edmond L and Ida Campion EXRS Ann T McNulty to Kate and Frances Campion. ¼ part. Mar 18. Mar 21, 1910. 5:1502. 7,750

Same property. Jere J Campion EXR Mary F McNulty to same. ¼ part. Mar 18. Mar 21, 1910. 5:1502. 7,750

Same property. Louis J Mitchell to Ida Campion. 1/8 part. B & S and C a G. Mar 18. Mar 21, 1910. 5:1502. nom

Madison av, No 1783 n e cor 117th st, 34.11x108, 5-sty brk tene- 117th st, No 51 | ment and stores. Sophia Mayer to Bernhard Mayer. All liens. Mar 21, 1910. 6:1623-23. A \$37,000-\$63,000. other consid and 100

Madison av, No 1309, e s, 40.4 s 93d st, 20x74, 4-sty stone front dwelling. Henry S Stark to Sarah W Stark. Mort \$20,000. Mar 21, 1910. 5:1504-53. A \$24,000-\$27,000. other consid and 100

Madison av s w cor 79th st, 102.2x60, vacant. FORECLOS. (Mar 79th st | 3, 1910). Isidor Wels (Ref) to Lawyers Realty Co. Mar 18. Mar 21, 1910 5:1393-56 to 58. A \$255,000-\$255,000. 180,000

Madison av, Nos 1016 and 1018, w s, 102.2 s 79th st, 49.2x100, two 5 and 6-sty stone front dwellings. FORECLOS. (Mar 3, 1910). Isidor Wels (Ref) to Lawyers Title Insurance & Trust Co. Mar 18. Mar 21, 1910. 5:1393-16 and 17. A \$119,000-\$215,000. 162,500

Old Broadway, e s, 49.5 n 130th st, 53.11x99.4x53.11x100, vacant. Jos H Beall to Bronx & Yonkers Realty Co. Mort \$16,000. Feb 17. Mar 23, 1910. 7:1985-14. A \$21,500-\$21,500. other consid and 100

Riverside Drive | s e cor 103d st, 100.11x125, 2 and 3-sty and base- 103d st, No 322 | ment brk dwelling and 1 and 2-sty brk stable and vacant, 12-sty brk tenement to be erected. Brookfield Construction Co to Brookfield Holding Co. Mort \$217,500. Mar 21, Mar 22, 1910. 7:1890-36. A \$-\$. 100

Vermilyea av n e cor Emerson st, 100x100, vacant. Annie Harris Emerson st | to Carvo Realty Co. Mort \$15,000. Mar 18. Mar 19, 1910. 8:2236-27 to 30. A \$15,500-\$15,500. other consid and 100

West End av, No 340 n e cor 76th st, 22.10x90, 4-sty and base- 76th st, No 255 | ment stone front dwelling. Anna G Biglow to Ralph L Spotts. All liens. Mar 5. Mar 22, 1910. 4:1168-1. A \$28,000-\$46,000. 100

1st av, No 339, w s, 114.9 n 19th st, 23.8x79.9x23.4x79.9, 4-sty brk tenement and stores. Release claims &c for station plat- form extension. Charles Forsch to Interborough Rapid Transit Co et al. Mar 9. Mar 21, 1910. 3:925-39. A \$12,000-\$15,500. 473.33

1st av, No 1027, w s, 47 n 56th st, 25x74, 5-sty brk tenement and stores FORECLOSURE. (Mar 8, 1910). Sylvester L H Ward (Ref) to Albert Winternitz. Mort \$17,000. Mar 16. Mar 21, 1910. 5:1349-25. A \$10,500-\$21,000. 2,000

1st av, No 1025, w s, 22 n 56th st, 25x74, 5-sty stone front tene- ment and stores. FORECLOSURE. (Mar 8, 1910) Sylvester L H Ward (Ref) to Albert Winternitz. Mort \$17,000. Mar 16. Mar 21, 1910. 5:1349-24. A \$10,500-\$21,000. 2,000

1st av, No 352, e s, 46 s 21st st, 23x68.8, 3-sty brk tenement and store. David B Jacobowicz or Yachabowitz et al to Feige Wein- garten. All liens. Mar 15. Mar 18, 1910. 3:952-61. A \$9,500-\$12,000. 100

1st av, No 49 n w cor 3d st, 48.1x20, 4-sty brk tenement and on map No 49 1/2 | stores. Paul W Flemming to Ernest H Bosch- 3d st, No 99 E | en. Mort \$13,000 and all liens. Mar 13, 1910. 2:445-37. A \$17,000-\$22,000. nom

1st av, No 2128, e s, 88.4 n 109th st, 37.6x95, 6-sty brk tenement and stores. FORECLOS (Mar 22, 1910) John Harrington (Ref) to Dean Holding Co. Mar 22. Mar 23, 1910. 6:1703-50. A \$13,000-\$43,000. 5,000

2d av, No 831, w s, 98.7 s 45th st, runs w 100 x s 22.7 x s e 3.8 x e 96.9 to av x n 24.4 to beginning, 5-sty stone front tene- ment and store. Sigmund Levin to Max Cohen. All liens. Mar 16. Mar 18, 1910. 5:1318-26. A \$15,000-\$26,000. other consid and 100

2d av, Nos 145 and 147 n w cor 9th st, 39.6x105, 7-sty brk tene- 9th st | ment and stores. Fanny Gruen to Jenny Faber of B of R. Mort \$120,000. Mar 21, 1910. 2:465-55. A \$50,000-\$125,000. other consid and 100

2d av, No 1949, w s, 50.11 n 100th st, 25x100, 5-sty brk tenement and store. August H Drucker to Bertha wife August H Drucker. Q C. Mort \$15,000. Mar 10. Mar 21, 1910. 6:1650-23. A \$12,000-\$23,000. other consid and 100

2d av, No 1842, e s, 25.8 n 95th st, 25x100, 5-sty brk tenement and stores. Joseph A Dwyer to Cecilia M Stegmair. Mort \$23,- 000. Mar 11. Mar 22, 1910. 5:1558-2. A \$13,000-\$23,000. nom

2d av, No 1830, e s, 75.8 n 94th st, 25x80, 5-sty brk tenement and store. Sigmund Sommerfeld to Therese Wachtel. Mort \$18,- 500. 1/2 part all title. Mar 22. Mar 24, 1910. 5:1557-4. A \$11,500-\$19,500. other consid and 100

2d av, No 1814 | s e cor 94th st, 25.8x100, 5-sty brk tene- 94th st, Nos 300 and 302 | ment and store. Edith I Pariser to George Kochoer, of Brooklyn. Mort \$38,125 and all liens. Mar 24, 1910. 5:1556-49. A \$20,000-\$32,000. other consid and 100

3d av, No 1765 | s e cor 98th st, 25.9x83.9, 5-sty brk tenement and 98th st, No 200 | stores. Chas H Doscher to Jefferson National Realty Co of N Y City, a corpn. Morts \$37,750 and all liens. Mar 7. Mar 23, 1910. 6:1647-45. A \$22,000-\$37,000. nom

3d av, No 1461, e s, 102.2 n 82d st, 20x103.9, 4-sty brk tenement and store. Rose wife Maurice Goldberg to Goldmount Realty Co. All liens. Mar 7, 1910. Re-recorded from Mar 7, 1910. Mar 22, 1910. 5:1528-48. A \$15,000-\$22,500. other consid and 100

3d av, Nos 1600 and 1602 | s w cor 90th st, 50.10x100, two 5-sty brk 90th st, No 174 | tenements and stores. Sophia Mayer to Bernhard Mayer. Mort \$70,000. Mar 21, 1910. 5:1518-39 and 40. A \$58,500-\$91,000. other consid and 100

3d av, e s, bet 31st and 32d sts, a strip between s line land con- veyed by Thomson to Betjeman in L 737 page 191 and n line land conveyed by Thomson to Betjeman by deed recorded in L 810, page 75. John W Thomson et al to Francis J Keogh. All title. Q C. Dec 24, 1909. Mar 18, 1910. 3:912. nom

5th av, No 220, w s, 34.4 n 26th st, 22x100, 5-sty stone front bldg and store. Mary H Steinman to Croisic Realty Co. Mort \$50,- 000. Mar 2. Mar 18, 1910. 3:828-37. A \$176,000-\$190,000. 285,000

5th av, No 1474 | s w cor 119th st, 25.10x100, 5-sty brk tenement 119th st, No 2 | and store. Barnett Levy to Moritz Gruenstein. 1/2 part. Mort \$46,250. Apr 19, 1909. Mar 18, 1910. 6:1717-40. A \$25,000-\$50,000. other consid and 100

5th av, No 102, w s, 61 n 15th st, 36.2x80, 3-sty and basement stone front dwelling. Alleyway, e s, 61 n 15th st, and 140 w 5th av, 19x60, with right to 15th st, 2-sty brk stable. Westleigh Realty Co to Jacob Rothschild. Morts \$125,000. Mar 18. Mar 19, 1910. 3:817-47. A \$145,000-\$150,000. other consid and 100

5th av | n e cor 81st st, 102.2x125, vacant. August Belmont to 81st st | Century Holding Co. Mar 10. Mar 22, 1910. 5:1493-1 to 5. A \$590,000-\$590,000. other consid and 100

6th av, No 92, e s, 22.9 s 8th st, 22.9x80, 3-sty brk tenement and store. Alfred C Bachman to City Real Estate Co. Mort \$30,- 000. Mar 23. Mar 24, 1910. 2:553-9. A \$18,000-\$20,000. nom

6th av, No 92, e s, 22.9 s 8th st, 22.9x80, 3-sty brk tenement and store. Wm E Gilmore to Chas C Tilghman. B & S. Mar 19. Mar 23, 1910. 2:553-9. A \$18,000-\$20,000. nom

Same property. Chas C Tilghman to Alfred C Bachman. B & S. Morts \$30,000. Mar 21. Mar 23, 1910. 2:553. nom

7th av, No 2297, e s, 24.11 s 135th st, 16.7x75, 3-sty and base- ment stone front dwelling. Walter J Clarke to Solomon L Pakas. Mort \$12,000. June 24, 1909. Mar 19, 1910. 7:1919-61. A \$8,500-\$12,000. 100

7th av, No 1966, w s, 75.11 n 118th st, 25x100. 7th av, 1972, w s, 26 s 119th st, 24.11x100, two 5-sty brk tene- ments and stores. Rachel K Loeb to Levi Hershfield, N Y and Isidore Krotosky of Scranton, Pa. 1-3 part. B & S. Mort \$58,500. Mar 1. Mar 18, 1910. 7:1924-32 and 35. A \$38,000-\$60,000. 100

8th av, No 127 n w cor 16th st, —, 3-sty brk tene- 16th st W, Nos 301 and 305 | ment and 2-sty brk stable. 3:740-30. A \$23,000-\$28,000. To Helen B Walsh, daughter of John Walsh of Great Barrington, Mass. 8th av, No 129, w s, about 25 n 16th st, —, 3-sty brk tenement and store with 1-sty brk extension. 3:740-31. A \$15,000-\$18,000. 16th st W, No 307, n s, about 95 e 8th av, —, 3-sty brk tene- ment. 3:740-29. A \$6,000-\$7,500. This and 8th av, No 129, to Eliza T wife Glenn Walmsley.

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New York
Hoboken
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Staten Island
New Jersey

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Arthur Kill
Hackensack
Passaic Rivers

16th st W, Nos 107 to 111, n s, about 100 w 6th av, —x—, three 3-sty brk tenements and stores. 3:792—29 to 31. A \$49,500—\$64,500. To New Jersey Society for the Prevention of Cruelty to Animals.
A copy of last will of Gertrude Leslie, late of Lakewood, N J, conveys all title in above by will to said parties. Apr 5, 1904. Mar 23, 1910. 3:740. nom
9th av, No 570, e s, 79.1 n 41st st, 19.8x75, 4-sty brk tenement and store. Lina wife Hugo Maier to Matilda A Bucking, of Alsfield, Germany and Augusta A Wurm. Apr 30, 1903. Mar 22, 1910. 4:1032—4. A \$14,000—\$21,000. nom
9th av, No 260, e s, 79.3 s 26th st, 19.6x55, 4-sty brk tenement and store. Title Guarantee & Trust Co EXR Patrick C Duffy to George Vollmar. Mar 22. Mar 23, 1910. 3:749—88. A \$7,500—\$10,000. 17,000
9th av, No 734, e s, 111.10 n 49th st, runs e 78 x n 3.6 x e 23 x n 1.6 x w 101 to av x s 22.7 to beginning.
9th av, e s, 66.4 s 50th st, runs e 80 x s 18.2 x n w 82 to beginning, gore, 4-sty brk tenement and store.
Edward P Orrell EXR Joseph R Wigger to John E and Amelia A Wigger. Mar 8. Mar 23, 1910. 4:1040—64. A \$14,500—\$18,000. 23,000
Plot begins at c l block bet 36th and 37th sts, distant 244.8 e 7th av, runs w 17 x n — x n e 17 x s 8.9 to beginning. Jefferson M Levy to Reliant Holding Co. B & S. Mar 21. Mar 23, 1910. 3:812—part lot 64. A \$—\$. other consid and 100

MISCELLANEOUS.

Agreement as to adoption of Joseph Kirwin. Francis M Kirwin to Seymour Kahn of Coney Island, N Y. June 15, 1909. Mar 19, 1910. nom
Certified copy adjudication of bankruptcy and order of reference in matter Louis Grimm bankrupt. Feb 10. Mar 19, 1910. —
Deed of appointment. Eugene L Bushe EXR and TRUSTEE Frederick Bedford appoints Stephen Fiske a TRUSTEE under said will. Mar 29, 1894. Mar 18, 1910. —
Order of Court consolidating the Fourteenth Street Presbyterian Church and the Thirteenth Street Presbyterian Church. Mar 19. Mar 23, 1910. Court order
Power of attorney. Marie B Jammes to Chas P Latting. Mar 16. Mar 19, 1910. —
Power of attorney. Moe Kraus to Geo Kraus. Mar 21, 1910. —
Power of attorney. Harry Osborne to Charles Runkel. Mar 21, 1910. —
Power of attorney. Anna Stapel to The German Society of the City of N Y. June 25, 1909. Mar 22, 1910. —
Power of attorney. Geo C Park to Abner B Mills. Mar 21. Mar 24, 1910. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Belmont st Parkway | n w cor Morris av, 35x100, vacant. Hugo Morris av | Mayer to Simeon M Barber. Mort \$2,000. Mar 22. Mar 23, 1910. 11:2824. other consid and 100
*Birch st, w s, 100 s Chester av, 50x100, and being lots 26 and 27 revised map of Seneca Park. Beckie S wife Israel Solowitz to Melrose Realty Co. Q C. Mar 16. Mar 24, 1910. 100
*Same property. Melrose Realty Co to Antonio Pagliaro. Mort \$275. Mar 8. Mar 24, 1910. other consid and 100
*Cedar st, w s, 276 n Boston Post rd, 75x100.
*Cedar st, e s, 283 n Boston Post rd, 100x100, and being lots 89, 90, 91, 106, 107, 108 and 109, revised map Seneca Park. Release dower. Nellie Sultan to Julius Sultan. Mar 16. Mar 19, 1910. nom
Charlotte st, late pl | n w cor Jennings st, 74.10x100x81.5x100.3, Jennings st | being lots 759 to 761, map Sec C Vyse estate, vacant. Mort \$16,000.
Kelly st, w s, 90 s 167th st, 75x100, vacant. Morts \$12,250.
The R & S Realty Co to James Dailey of State of N J. Mar 18. Mar 23, 1910. 11:2977, 10:2705. nom
Charlotte st, late pl | n w cor Jennings st, being lots 759, 760 and Jennings st | 761 map Sec C of Vyse estate, 74.10x100x81.5x100.3, vacant. Amelia Steinmetz to The R & S Realty Co, a corpn. Mort \$9,980. Mar 18. Mar 19, 1910. 11:2977. other consid and 100
*Dean pl, w s, 50 s Sackett av, 25x100, Westchester. Dominic Fasulo to Angelo Petrello. Mort \$2,000. Mar 18. Mar 21, 1910. nom
Faile st, w s, 100 n Randall av, 150x100, vacant. Release mort. Lawyers Title Insurance & Trust Co to Hunts Point Estates. Mar 19. Mar 21, 1910. 10:2769. 2,700
Same property. Hunts Point Estates to West Mount Vernon Realty Co. B & S. Mar 8. Mar 21, 1910. 10:2769. other consid and 100
*Fulton st, n w s, 146 n 238th st and being lot E map South Washingtonville, 42.3x100x47.8x—. John Trede, Jr, to Philip S Bolton. Mort \$—. Feb 24, 1891. Mar 24, 1910. 2,300
*Same property. Philip S Bolton to John A McGuire. Mort \$—. Apr 22, 1902. Mar 24, 1910. nom
Hall pl, w s, 174.11 s 167th st, 25x125.7x26.3x126.3, vacant. Matthew Marshall to John Winton. Mar 24, 1910. 10:2691. nom
*Halsey pl | s e cor Zerega av, 100x100, and being lots 115 to 118 Zerega av | map Cebrie Park. David Bingham, of East Orange, N J, to Savings Investment & Trust Co, of East Orange, N J. Q C. Mar 7. Mar 21, 1910. nom
Home st, No 886 | s s, 252.11 e Stebbins av, runs s 42.8 x s e Intervale av, No 1159 | 75.2 to n w s Intervale av x n e 25 x n w 65.1 x n 32.7 to s s Home st x w 25 to beginning, two 3-sty frame tenements and stores. FORECLOS, Feb 9, 1910. J Sidney Bernstein to Louisa B Diener. Mort \$10,750. Mar 11. Mar 19, 1910. 10:2692. 1,900
Jennings st | n w cor Longfellow av, runs w 60 x n 75 x e 60 to Longfellow av | w s Longfellow av x s 12.9 x s w 50.3 x s e 46.4 to w s Longfellow av x s 17.11 to beginning, vacant. Rosa Geissinger to John L O'Hara. Mar 21. Mar 22, 1910. 11:3000. other consid and 100
Jennings st | n w cor Longfellow av, 60x75, vacant. John L Longfellow av | O'Hara to Rosa Geissinger. Mar 21. Mar 22, 1910. 11:3000. nom

*Logan st, s s, 50 w Maple av, 25x100. Fridolin Weber to Teresa A Bottino and Felicia A Quindo. Mort \$850. Mar 23. Mar 24, 1910. other consid and 100
Minford pl, No 1525, w s, 34 n 172d st, 33x67, 4-sty brk tenement. 172d st, No 891, n s, 67 w Minford pl, 33x100, 4-sty brk tenement. Louis Grimm to Chas A Laumeister. Mort \$33,500. Mar 2. Mar 19, 1910. 11:2977. nom
Same property. Walter Cook, Jr, TRUSTEE in bankruptcy of Louis Grimm to same. Q C. Mort \$33,500. Mar 18. Mar 19, 1910. 11:2977. 38,500
*Pelham st, e s, lot 109 map 14 lots part Givan Homestead, Westchester, 195.6x200x188.6x200.
Meadow st, w s, lot 108, same map.
Van Cortlandt st, s w cor Fowler pl, being lots 118 and 120 same map.
Guion pl, e s, lot 119 same map.
Bradley L Eaton to Church E Gates & Co. B & S and C a G. Mar 21. Mar 24, 1910. nom
Perot st, No 115, n s, 131.5 w Sedgwick av, 15.3x98, 2-sty brk dwelling. Mary E Sullivan to Margt E Sullivan. Mar 18. Mar 21, 1910. 12:3254. nom
Ritter pl, No 822, s s, 135 w Prospect av, 25x99.10, except part for pl, 2-sty frame dwelling. Elizabeth Sheldon to Madeline Leake of Elizabeth, N J. All liens. Nov 29, 1909. Mar 18, 1910. 11:2968. other consid and 100
*Seddon st | w s, 93.8 s West Farms rd and runs s w 100 x s e Fuller st | 38.2 x s e again 15.7 x n e 90 to n w s Fuller st (proposed) at w s Seddon st x n w along Seddon st, 50.2 to beginning, Westchester. Release mort. James Hennesey to Frank H G and Henry C Helfst. Q C. Mar 9. Mar 21, 1910. 2,000
*Shiel st, s s, 200 e Paulding av and being lots S30 and S31, map Laconia Park, 50x100. Peter Ferrara to Antonetta Ferrara. Mort \$1,200. Mar 5. Mar 18, 1910. other consid and 100
*Stevens pl, e s, 74 n Morgan av, 25x290 to high water mark x25x300, Throggs Neck. Helen A Wissmann to Francis DeR Wissmann. Mar 24, 1910. other consid and 100
Tiffany st, w s, 165.10 s Intervale av, runs s 100 x w 114.7 x n 25 x e 10.4 x n 25 x e 18.1 x n 17.2 x n e 10.11 x e 12.5 x n 7.4 x n e 25 x e 48.2 to beginning, vacant.
Cambreling av, Nos 2319 to 2325, n w s, 300 n 183d st, 100x100, four 4-sty brk tenements.
Tiffany st, w s, 188.8 s 167th st, 30x100, vacant.
Crotona av, No 2342, e s, 420 n 183d st, 20x100, 2-sty brk dwelling.
Crotona av, Nos 2346 and 2348, e s, 460 n 183d st, 40x100, two 2-sty brk dwellings.
John O'Leary to O'Leary Realty & Construction Co. All liens. Mar 23. Mar 24, 1910. 10:2706, 2716; 11:3088, 3102. other consid and 100
Tiffany st, w s, 250 n Randall av, 100x100.
Worthen st, e s, 350 n Randall av, 100x100.
Worthen st, e s, 350 n Randall av, runs w 30 to c l Worthen st x n 168.10 to c l Leggetts Creek x n w 6.5 x n w 29.9 x n w 3.3 x n e 185.6 to s w s Longwood av x s e 184.5 to w s Tiffany st x s 164.8 x w 100 x n 100 x w 100 to e s Worthen st x s 125 to beginning.
Tiffany st | s e cor Spofford av, runs s 100 x e 100 x s 100 x w Spofford av | 100 to e s Tiffany st x s 500 x e 100 x n 50 x e 50 Casanova st | x s 100 to n s Randall av x e 50 to w s Casanova st x n 750 to s s Spofford av x w 200 to beginning.
Randall av, n e cor Casanova st, runs e 200 to w s Barretto st x n 425 x w 100 x n 25 x e 100 to w s Barretto st x n 175 x w 100 x n 25 x e 25 x n 100 to s s Spofford av x w 50 x s 100 x w 75 to e s Casanova st x s 650 to beginning.
Barretto st, s e cor Spofford av, 275x100.
Barretto st, e s, 300 s Spofford av, runs s 225 x e 100 x n 100 x e 100 to w s Manida st x n 75 x w 100 x n 50 x w 100 to beginning.
Randall av | n w cor Manida st, 100x100.
Manida st |
Also strip known as Casanova st, lying between s s Spofford av and n s of Randall av, vacant.
Empire Development Co to Tiffany Development Co. Morts \$60,285. Feb 1. Feb 2, 1910. 10:2767, 10:2768. Corrects error in issue of Feb 5 when grantor and grantee were omitted. other consid and 100
*Van Buren st, w s, 250 s Columbus av, 25x100. Antonio Baroncini to Bucarelli V Baroncini. All liens. Mar 17. Mar 18, 1910. other consid and 100
135th st, No 355, n s, 331.6 w Willis av, 25x100., 5-sty brk tenement. Anna C D Boehling EXTRX & John Boehling to Justine Bunke. Mort \$10,000. Mar 21, 1910. 9:2298. 22,000
135th st, No 353, n s, 356.6 w Willis av, 25x100, 5-sty brk tenement. Same to Elise Krause. Mort \$10,000. Mar 21, 1910. 9:2298. 22,000
140th st, Nos 491 to 505, n s, 762.6 e Willis av, 150x100, four 5-sty brk tenements. Aurora Investing Co to Fleischmann Bros Co, a corpn. Morts \$109,500. Mar 16. Mar 18, 1910. 9:2285. other consid and 100
141st st, No 419 (679), n s, 216.8 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Release mort. Fanny Mandelbaum to Gertrude I Grummon of Ridgefield, or Englewood, N J. Mar 14. Mar 21, 1910. 9:2286. 375
Same property. Gertrude I wife Josiah D Grummon to Bertha Freid. Mort \$4,000. Mar 18. Mar 21, 1910 9:2286. other consid and 100
143d st, No 307, n s, 220.6 w 3d av, 24x100.2, 2-sty frame dwelling. Anabella Howell to Francis Rogers of New Rochelle, N Y. Mar 18. Mar 21, 1910. 9:2324. 7,000
Same property. James Hall to same. Q C. Mar 18. Mar 21, 1910. 9:2324. nom
143d st, Nos 303 and 305, n s, 244.6 w 3d av, 31.2x100.2, two 2-sty frame dwellings. James Hall et al to Francis Rogers of New Rochelle, N Y. All title. All liens. Mar 18. Mar 21, 1910. 9:2324. other consid and 100
143d st, Nos 301 to 309, n e s, 100 s e College av, and being lots 131 and 132 map (No 225 in Westchester Co) of Mott Haven, 100x100, four 2-sty frame and one 3-sty brk dwellings. Wm L Hall to James Hall. All title. Q C. Jan 19. Mar 21, 1910. 9:2324. nom
143d st, Nos 303 and 305, n s, 244.6 w 3d av, 31.2x100.2, two 2-sty frame dwellings. Geo E Hall by Lyle H Hall GUARDIAN to Francis Rogers of New Rochelle, N Y. ¼ part. All title.



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WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

- All liens. Mar 18. Mar 21, 1910. 9:2324. 2,500
Same property. James Hall to Lyle H and Geo E Hall, Edith L
Fairclough and Annabella D Van Riper. All title. Q C. All
liens. Feb 3. Mar 21, 1910. 9:2324. nom
- 143d st, No 458, s s, 550 e Willis av, 25x100, 2-sty frame dwell'g.
143d st, No 462, s s, 575 e Willis av, 25x100, 1-sty frame dwell'g.
Ellen Kearns to Henry S Gamp. Mar 22. Mar 23, 1910. 9:2287.
other consid and 100
- 148th st, No 541, n s, 149.6 w St Anns av, 37.6x84.9, 5-sty brk
tenement. Louis Grimm to Emil G Rupprecht. Mort \$33,000.
Mar 2. Mar 19, 1910. 9:2275. nom
- Same property. Walter Cook, Jr, TRUSTEE in bankruptcy of
Louis Grimm to same. Q C. Mort \$33,000. Mar 18. Mar
19, 1910. 9:2275. 34,250
- 150th st, No 218, s s, 475.3 w Morris av, 24.9x100, 3-sty frame
tenement and store. Maria A Petrello to Angelo Petrello her
husband. Mort \$3,000. Mar 22. Mar 23, 1910. 9:2338. nom
- 151st st, Nos 245 and 247, n s, 200 w Morris av, 50x118.3x50x
118.2, two 3-sty frame tenements and stores.
151st st, No 243, n s, 250 w Morris av, 25x100, vacant.
Waterford W Smith to Giuseppe Fusco. Mort \$11,000. Mar 22,
1910. 9:2441. nom
- 169th st, No 354, s s, 40 e Findlay av, 20x90, 3-sty frame dwell-
ing. Thornton Brothers Co to Patrick J Daly. Mort \$5,000.
Mar 21. Mar 22, 1910. 9:2436. other consid and 100
- 176th st, Nos 661 and 667 | n e cor Belmont av, bounded on s w s
late Woodruff av | by said av 109.2, n e s by lot 81 199
Belmont av | ft, on n e s by lot 97 108.9 ft, on s e
by lot 79 208.4 ft on map of Fairmount, 2-sty frame dwelling
and vacant. Frederick D Storey to Storey Realty Co. All liens.
Mar 21. Mar 23, 1910. 11:2946. other consid and 100
- 178th st, No 239, n s, 150.4 w Anthony av late Prospect av, 24.8x
105.6x24.8x106.7, 2-sty frame dwelling. Geo A Pearse et al,
HEIRS, &c, Geo A Pearse, decd, to Amelia Pearse widow. Q C.
Mar 23. Mar 24, 1910. 11:2811. nom
- 180th st, No 784, late Samuel st, s s, 70 w Mapes av and being
part lot 117, map East Tremont, bounded e by lot 118, 25x103,
except part for 180th st, 3-sty frame tenement and store. Den-
nis Carragher to Marie Tamm. Mort \$8,050. Aug 9, 1909. Mar
18, 1910. 11:3109. other consid and 100
- Same property. Marie Tamm to The Levinson Improvement Co.
Mort \$7,250. Mar 15. Mar 18, 1910. 11:3109. other consid and 100
- *215th st, n s, 175 w Paulding av, and being lot 565 map of La-
conia Park, 25x100. Stellario Lauro to Rocco Pirrone. 1/2 part.
All title. Mort \$400 on whole. June 25, 1907. Mar 21, 1910.
nom
- *216th st late 2d av, s s, 324 e White Plains road, and being part
lot 615 map (No 143 Westchester Co) of Wakefield, begins at
s w cor 216th st late 2d av and runs e 30 x s 110 x w 30 x n
110 to beginning. Ellen Bolger to Rosanna Smith. Q C. Feb
28. Mar 18, 1910. omitted
- *216th st, s s, 105 e Barnes av, strip, 1x114, Wakefield. James
Slater to Martin Tully. Mar 17. Mar 18, 1910. 150
- *222d st, s s, 130 w 4th av and being w 1/4 of e 1/2 of plot 494, map
Wakefield, 25x89. Raffaele Di Luglio to Teressa Contessa. Mort
\$800. Dec 21, 1909. Mar 18, 1910. other consid and 100
- *222d st late 8th av, n s, 380 w White Plains road and being east
1/2 lot 953 map Wakefield, 50x114, except part for 222d st.
Pauline Rywold to Leo Hemerling and Josephine his wife as ten-
ants by entirety. Mar 21, 1910. other consid and 100
- *222d st, s s, 155 w Barnes av, 50x89. Max Just to Louis Frank-
enthaler. Mort \$10,000. Mar 14. Mar 23, 1910. other consid and 100
- *222d st, s s, 155 w Barnes av, 25x89. Louis Frankenthaler to
Paul Rom. Mort \$5,000. Mar 15. Mar 23, 1910. nom
- *222d st, n s, 280 w White Plains rd and being lot 908 and part
lot 907 map (No 143 in Westchester Co) of Wakefield, 100x100.
Melrose Realty Co to Francesco Moscato. Mort \$4,300. Mar
19. Mar 22, 1910. other consid and 100
- *Same property. Henry Dickert to Melrose Realty Co. Mort
\$2,800. Mar 4. Mar 22, 1910. other consid and 100
- *222d st, n s, 280 w White Plains road and being lot 908 and
part lot 907 map Wakefield, 100x100. Release mort. Fridolin
Weber and ano to Melrose Realty Co. Mar 15. Mar 22, 1910.
1,500
- *225th st, n s, abt 225 w Laconia av, 75x109 and being lots 160,
161 and 162 map (No 1114a) of 329 lots part Schieffelin Estate.
Annie E Tivers to Thomas Lyon. Mort \$1,260. Mar 19. Mar
21, 1910. other consid and 100
- *227th st, n s, 180 e Barnes av, 25x114, Wakefield. Jos P Schwab
to Benj Phillips. Mort \$4,000. Mar 22. Mar 23, 1910.
other consid and 100
- *228th st, s s, 380 e White Plains road and being lot 553 map No
143 (Westchester Co) of Wakefield, 100x114. Milton Realty Co
to Thomas H Roff. Mort \$2,500. Feb 7. Mar 22, 1910. 100
- *229th st, s s, 255 w 5th av and being lot 269 and w 1/2 of lot
235, map Wakefield, 150x100. Max Germansky to Brill Con-
tracting Co. Mar 17. Mar 18, 1910. nom
- 236th st late Opdyke av, n s, 244.7 e Verio av late 1st st, 75x
149.4, vacant. Edward O'Neill to Anne Gully. Mort \$2,000.
Mar 21. Mar 22, 1910. 12:3398. 100
- 236th st, No 277, n s, 135 w Katonah av, 25x100, 2-sty frame
dwelling. Dora M Schrenkeisen to Louis Eickwort, of Mt Ver-
non, N Y. Mort \$3,000. Feb 21. Mar 24, 1910. 12:3377.
other consid and 100
- 239th st, No 323, n s, 325.1 w Martha av, 25x100, 2-sty frame
dwelling. John A Kennelly to Fairmount Realty Co. Mort
\$5,100. Mar 24, 1910. 12:3388. nom
- 246th st, bet Riverdale av and Cayuga av. Agreement and per-
mit to lay gas mains, pipes, &c. The Delafield Estate with
Westchester Lighting Co of Mt Vernon, N Y. Mar 10. Mar 23,
1910. 13:3415. nom
- *Av C or Castle Hill av | s w cor 12th st, 108x105, except part for
12th st | Castle Hill av. Albert Buttner to Martha
Buttner. Mar 19. Mar 21, 1910. other consid and 100
- *Amundson av, w s, 175 s Nelson av, 25x100. Land Co "C" of
Edenwald to Thomas McNamara. Dec 13, 1909. Mar 22, 1910.
nom
- *Bruner av, w s, 450 s Nereid av, 50x97.6 and being lots 46 and
47 blk 29 map (1140) Sec 1 of Bathgate Estate.
Bruner av, w s, 550 s Nereid av, runs w 97.6 x s 235.6 x e 26.5
x n e 106.9 to av x n 159.11 to beginning.
Frederick Sackett to Rosa Solner. Mort \$3,800. Mar 17. Mar
18, 1910. other consid and 100
- *Baisley av | s e cor Ellsworth av, 55x100, and being lots 517 and
Ellsworth av | 518 map (No 1275) of Lohbauer Park. Sidney B
Hickox to Catherine McGann. Mort \$623. Feb 24. Mar 19,
1910. other consid and 100
- *Boston Post road, n s, lots 10 and 11 map (No 223) subdivision
property of Ann Harvey, runs n — x e 53.9 to c l old Eastches-
ter Landing road x s e — to n s Boston Post road x w 110 to
beginning.
- Boston Post road, n s, all title to a strip bounded e by c l old
Eastchester Landing road, w by land Mary E Harvey n x —
with any award for 7 ft strip for widening old Boston Post
road, Eastchester.
Emanuel Arstein et al EXRS Leopold Hutter to Harry J Doug-
las, of Mt Vernon, N Y. Mar 19. Mar 22, 1910. other consid and 100
- Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tene-
ment and store.
- Brook av, No 460, e s, 99.8 n 145th st, 25x100, 5-sty brk tene-
ment and store.
Anna D Bartels to Wilhelmine, George, Frederick, Ernest, Aug-
ust and Charles Schilling and Wilhelmine Korman, Kate Boyle,
Fredericka Augustine and Pauline Bartsch. 10-11 parts. Cor-
rection deed. Mar 19. Mar 21, 1910. 9:2272. nom
- Brook av, Nos 1068 to 1072, e s, 110.3 n land of N Y & Harlem R
R, runs s e 49.11 to n w s said R R x n e 100 x n w 79.8 to av
x s 106.3 to beginning, 1-sty brk power house. City Real Es-
tate Co to Union Railway Co. B & S. Mar 23. Mar 24, 1910.
9:2392. nom
- Bathgate av late Madison av, No 1782, e s, 202 s 175th st late
Fitch st, runs e 110.10 x s 14 x w 1 x s 67 x w 22.1 x n 40 x w
91.6 to av x n 41 to beginning, except part for Bathgate av,
3-sty frame dwelling. Clement H Smith to Moses Lowenstein.
Mort \$8,000. Mar 21. Mar 22, 1910. 11:2922. 100
- Bathgate av, No 1654 late Madison av, e s, 150 s 173d st, and
being lot 186 map part Bathgate farm, Central Morrisania,
50x120, 3-sty frame dwelling.
- 3d av (Fordham av), w s, abt 150.8 s 173d st, and being lot 206
same map, 50.1x85.5x50x90.4, 1-sty frame building and vacant.
Fanny J wife of and Geo A Fuller to Mary E Lawson widow.
1/2 part. B & S. Mar 19. Mar 22, 1910. 11:2920. nom
- Bathgate av, No 1890, e s, 270 n 176th st, 27x85.7, brk tene-
ment and store. John Leonard to Stephen H Welch. All liens.
Mar 14. Mar 18, 1910. 11:2924. other consid and 100
- *Bassett av, w s, 375 s Saratoga av, 25x100, and being lot 45
map (No 1130) of 327 lots, Hunter Estate. Hudson P Rose Co
to Claus H Hinck. All liens. Mar 23. Mar 24, 1910. nom
- *Columbus av, s s, 200 e Garfield st, 25x100, and being lot 492
map Van Nest Park. Agnes K Malone to Chas W Martens.
Mar 19. Mar 22, 1910. other consid and 100
- Cromwell av, w s, 408 n 165th st, 113.2x120.10x113.4x116.8, vac-
ant. Kath A Pittelli to Concetta Giura. 1/2 part. All liens.
Mar 19. Mar 22, 1910. 9:2503. 100
- Same property. Frank Pittelli and Catherina his wife to Kath A
Pittelli. All of. Mort \$3,500 and all liens. Nov 25, 1909. Mar
22, 1910. 9:2503. other consid and 100
- Clinton av, Nos 1807 to 1817 | n w s, at n e s 175th st, 194x149.10,
175th st | except parts for av and st, 2-sty
frame dwelling and vacant. Clara Wiedhopf to Wiedhopf Con-
struction Co. Mort \$36,000. Mar 17. Mar 22, 1910. 11:2949.
nom
- College av, No 1023, w s, 22 n 165th st, 20x84.9, 3-sty brk dwell-
ing. Samuel Mann to Portia Horwitz. 1/2 part. All title.
Mort \$8,500. Mar 15. Mar 24, 1910. 9:2437. other consid and 100
- College av, No 1025, w s, 42.3 n 165th st, 20.3x84.9, 3-sty brk
dwelling. Portia Horwitz to Samuel Mann. 1/2 part. All title.
Mort \$7,500. Mar 15. Mar 24, 1910. 9:2437. other consid and 100
- College av, No 1344, e s, 426.5 s 170th st, 16.8x100, 2-sty frame
dwelling. Fannie S Greenfield and ano to Kingston Securities
Co, a corpn. Mort \$1,750. Jan — (?), 1909. Mar 23, 1910.
11:2783 and 2785. omitted
- *Carpenter av, w s, 46 s 228th st, 33x105, Wakefield. Charles
Sgritta to Ellen L Keating. Mar 21. Mar 24, 1910. nom
- *Same property. Ellen L Keating to Charles Sgritta and Margt
E his wife. Mar 22. Mar 24, 1910. nom
- Crotona av, No 1900 | n e cor Fairmount pl, 40.8x70, 4-sty brk
Fairmount pl, No 701 | tenement. Michael F Cusack to Patrick E
O'Connell. Mort \$24,000. Mar 21. Mar 22, 1910. 11:2950.
other consid and 100
- Crotona av, No 2362, e s, 110 s 187th st, 20x100, 3-sty brk
dwelling. O'Leary Realty & Construction Co to John Byrne.
Mort \$7,000. Mar 17. Mar 18, 1910. 11:3102. other consid and 100
- *Cottage Grove av | n e cor Tremont av, 60x111 to Old road x108.10
Old road | x20 and being lots 317 to 319 map (No 1891)
Tremont av | of 370 lots McGraw Estate, Van Nest, except
part for Tremont av. Albert Buttner to Martha Buttner. Mar
19. Mar 21, 1910. other consid and 100
- *DeMilt av, s e cor Mathilda st and being lot 57 map Penfield
property, South Mt Vernon, 33.4x100. Tulare Realty Co to Mary
A Howley. Mort \$1,500 and all liens. Mar 17. Mar 18, 1910.
nom
- *Eastern Boulevard | s w cor La Salle av, 378.11 to Waterbury av
La Salle av | x100x375x100 and being lots 80 to 94 map
Waterbury av | (No 1116a) of 336 lots Sisters of Charity.
Friend Hoar to Kathryn K Eye. Mort \$12,489.75. Oct 16,
1908. Mar 21, 1910. nom
- Same property. Chas W Kuhns to Friend Hoar. Mort \$12,489.75.
Oct 15, 1908. Mar 21, 1910. nom
- *Eastchester road, e s, abt 603 s Saratoga av, 25x121.5x25x121.11,
and being lot 5 map No 1130 327 lots Hunter Estate. Hudson
P Rose Co to Antonio Villano. Mar 14. Mar 23, 1910. nom
- Franklin av, No 1387, n w s, 113.5 s w 170th st, 20x100, except
part for av, 2-sty and basement brk dwelling. Annie Lang to
Jennie Starr. All liens. Mar 22, 1910. 11:2931. nom
- Grand av, No 2051, w s, 330 s 180th st, 20x100, 3-sty brk dwell-
ing. John La Spina to Josephine La Spina. Mort \$8,000. Aug
24, 1909. Mar 18, 1910. 11:3206. other consid and 100
- Same property. Josephine La Spina to Pauline Lupis. Mort \$9,-
000. Mar 1. Mar 18, 1910. 11:3206. other consid and 3,000
- Grand av, No 2532, e s, 250 s 192d st, 50x100, 2-sty frame dwell-
ing. Thos H Thorn to Justin Herold. Mort \$8,000. Mar 23,
1910. 11:3204. nom

NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO.
45 WEST 34th STREET

Grand Boulevard and Concourse, No 2430, e s, abt 250 s 189th st, deed reads Ryer av, e s, lot 407 map Charles Berrian at Fordham, begins 224 s from n boundary line of said map, 25x152.4x25.9x150.8, except part for Grand Boulevard and Concourse, 2-sty frame dwelling. Bridget Young to James Nolan. Mar 23. Mar 24, 1910. 11:3152. 100

Heath av s w cor Boston av, 130.7x89x133.6x75.7, 1-sty frame Boston av dwelling and vacant. Simeon M Barber to Harry Lilly. B & S. Mar 18. Mar 19, 1910. 12:3260. other consid and 100

Hoe av, e s, 47.6 s West Farms road, runs n e 78.10 x n w 88.11 x s w 78.10 to beginning, gore, vacant. Francis T Perry et al to Henry F A Wolf Co. All liens. Mar 7. Mar 24, 1910. 10:2751. 600

Hoe av, e s, 125 s 173d st, 75x100, vacant. FORECLOS, Feb 17, 1910. Edmund J Tinsdale, ref to Mary S Crosson. Mar 19. Mar 24, 1910. 11:2989. 9,000

Hoe av, No 1487, w s, 250 s 172d st, 25x100 and being lot 401, map Sec A, Vyse Estate, 2-sty frame dwelling. Philip Herschowsky to Max Fisch. All liens. Jan 9, 1909. Mar 21, 1910. 11:2981. other consid and 100

Same property. Meyer or Max Fisch to Philip Herschowsky. Q C. Mar 16. Mar 21, 1910. 11:2981. nom

Same property. Philip Herschowsky to Joseph A Theberg. Mort \$7,250. Mar 15. Mar 21, 1910. 11:2981. other consid and 100

Independence av, No 5367, late Palisade av, w s, 599.9 n 252d st, late South av, 143.3x354 to Sycamore av or e s of an alley x 143.3x347, contains 1 213-1,000 acres, 3-sty frame dwelling, 2-sty frame stable in rear and vacant. Henry D Babcock to Winifred S wife Wm M Harris. All liens. Mar 14. Mar 22, 1910. 13:3424. other consid and 100

*Jefferson av n w cor Monticello av, 75x100, Edenwald. Harry Monticello av L Kovar to Marcia Stein. 1/2 part. Mort \$1,375. Mar 12. Mar 22, 1910. nom

Kingsbridge roads w cor Marion av, 26.5x115.5x25x123.11, vacant. Marion av ant. Thomas Keary et al HEIRS, &c, Charles Keary to Jas H Jones. 1/2 part. Mort \$4,000. Mar 22. Mar 23, 1910. 11:3026. nom

Same property. Anne E Carroll et al INDIVID and TRUSTEES, &c, Patrick J Keary to same. 1/2 part. Mort \$4,000. Mar 22. Mar 23, 1910. 11:3026. nom

Longfellow av, w s, 100 s Jennings st, 50x100, and being lots 301 and 302 map Sec B Vyse estate, vacant. Chas P Schneider to Jas J Haggerty. 1/2 part. All title. Mar 21. Mar 23, 1910. 11:2999. other consid and 100

*Ludlow av n w cor Zerega av, 32x105x—x30, being part plot Zerega av 496 map Unionport, except part for sts. Florence S Crosby to Henry Feulner. All liens. Feb 8. Mar 19, 1910. other consid and 100

*Lawrence av, s w cor Central av, 50x100, and being lots 18 and 19 blk 15 map Pelham Park. FORECLOS, Feb 10, 1910. Louis B Hasbrouck, ref, to James W Stevenson. All liens. Mar 7. Mar 18, 1910. 450

Longfellow av, w s, 17.11 n Jennings st, runs n 45.2 x w 52.4 x e 47.11 to beginning, vacant. Charlotte Blumenthal to John L O'Hara. Mar 21, 1910. 11:3000. other consid and 100

Morris av, late 2d av, e s, 338 n 174th st, lot 304, map of Mt Eden, 50x100, except part for Morris av, vacant. Henry D Clark to Geo O Clark. Q C. Mar 16. Mar 19, 1910. 11:2795. nom

Morris av n w cor 165th st, 50.10x102.8x40.6x103.4, vacant. 165th st Morris Avenue Realty Co to Civic Realty & Construction Co. Mar 23. Mar 24, 1910. 9:2448. other consid and 100

Mosholu Parkway North, e s, 25 s Kossuth pl, 50x100, and being lots 295 and 296 map (No 1104) of 134 lots, Varian Estate, vacant. FORECLOS, Feb 24, 1910. David Tim, ref, to Daniel W Patterson. Mar 24, 1910. 12:3326. 4,200

*Monticello av, e s, 350 n Jefferson av, 25x100, Edenwald. Charles Kusterko to Adolph Brauner. Nov 9, 1907. Re-recorded from Nov 11, 1907. Mar 21, 1910. nom

Morris av, No 2355 w s, 71 s 184th st, 125x198.3 to e s Walton av x125x197, 2-sty frame dwelling and vacant. Walton av, No 2294 n e cor 183d st, 47x95, 2-sty frame dwelling and vacant. 183d st

Morris av n w cor 183d st, 147x106.9x147x108.2, 2-sty frame 183d st dwelling, 2-sty frame stable and vacant. Walter J Clarke to Solomon L Pakas. Mort \$19,000. June 24, 1909. Mar 19, 1910. 11:3183. 100

*Maple av, n s, 135 w Ruskin st, 25x100, and being lot 97 map W F Duncan at Williamsbridge. Ariberto or Robert Catella to John Bruccoli. Mar 15. Mar 19, 1910. other consid and 100

*Morris Park av, n s, 290 e White Plains road, 50x95, Lena Frank et al to Louis Waxberg. Mort \$1,900 and all liens. Mar 19. Mar 22, 1910. 100

*Murdock av, w s, 100 n Randall av, 50x100. Hilda Johnson to Josef Anderson. Mar 23, 1910. nom

Park Drive, n s, 584.9 w Spuyten Duyvil Parkway (said n s of Park Drive being 10 s from n s of West 231st st), runs n 155 x w 50 x s w 128.4 x s 71.3 x s e on curve 14 to n s Park Drive x e 85.5 to beginning, contains 16,076.5 sq ft, vacant. Release mort. John Ewen et al to Along the Hudson Co. Q C. Feb 24. Mar 22, 1910. 13:3411. 5,000

Same property. Along the Hudson Co to Chas H Ayres. All liens. Mar 21. Mar 22, 1910. 13:3411. nom

Prospect av late Taylor av, n w s, 100 n 187th st and being lot 152 map Belmont Village, 100x100, except part for Prospect av, vacant. Uriah Symonds to James T Barry. Feb 24. Mar 22, 1910. 11:3104. other consid and 100

Prospect av, Nos 847 to 859, w s, 77.2 n 160th st, runs n 120.1 x w 210 x s 100.1 x w 5 x s 20 x e 215 to beginning, 1-sty brk stores. 160th st, n s, 125 w Prospect av, 22.5x77.2, vacant. Wm J Ehrich to Adelaide P wife Wm J Ehrich. 1-3 part. B & S. Dec 10, 1909. Mar 22, 1910. 10:2677. other consid and 100

Plympton av, w s, 133.6 s Boscobel av, 50x100 and being lots 27 and 28 parcel 20 map subdivision Estate Wm B Ogden at High-bridge filed May 24, 1907. Friend Hoar to Kathryn K Eye. Mort \$2,415. Oct 16, 1908. Mar 21, 1910. 9:2522. nom

Same property. Chas W Kuhns to Friend Hoar. B & S and C a G. Mort \$2,415. Oct 15, 1908. Mar 21, 1910. 9:2522. nom

Prospect av s w cor 178th st, 33x100, 4-sty brk tenement. 178th st, No 750 Arthur J Barry et al to Uriah Symonds of Port Jervis, N Y. Mort \$22,000. Feb 28. Mar 21, 1910. 11:3093. other consid and 100

*Pratt av, e s, 183.5 n Nelson av, 25x112.2x25x109.11. Land Co "C" of Edenwald to Michael Conroy. Sept 3, 1909. Mar 22, 1910. nom

Prospect av, No 2444, e s, 440 n 187th st, 20x95, 2-sty brk dwelling. Henry C McComas to Margt T Shanley. Mort \$6,500 and all liens. Mar 11. Mar 23, 1910. 11:3115. other consid and 100

Park av, Nos 3600 and 3602, late Railroad av, e s, 40 n 169th st, 50x100, 4-sty brk tenement and 2-sty frame dwelling. Lena Alcan to Henry Hering. 1-7 part. Morts \$15,000. Mar 7. Mar 23, 1910. 11:2901. nom

Same property. Katharina Bollenbach to same. 1-7 part. Mort \$15,000. Mar 7. Mar 23, 1910. 11:2901. nom

Same property. Margaret Besemer to same. 1-7 part. Mort \$15,000. Mar 7. Mar 23, 1910. 11:2901. nom

Same property. Julia Hering to same. 1-7 part. Mort \$15,000. Mar 7. Mar 23, 1910. 11:2901. nom

Same property. Frances Boegler to same. 1-7 part. Mort \$15,000. Mar 7. Mar 23, 1910. 11:2901. nom

Same property. Rosie Hering to same. 1-7 part. Mort \$15,000. Mar 7. Mar 23, 1910. 11:2901. nom

Same property. Jonas Hering to same. Q C. Mar 7. Mar 23, 1910. 11:2901. nom

Riverdale av e s, at w s Fieldston rd, 41.1 on curve x103.11x Fieldston rd 75.3x119.1 and beings lots 1 and 2 map (No 1345) of Walde Hutchins Estate, vacant. H U Singh Realty Co to Edward M Norris. Mort \$4,952.50. Mar 17. Mar 19, 1910. 13:3414. nom

Riverdale av e s, at w s Fieldston rd, 41.1 on curve x103.11 Fieldston rd, w s x75.3x119.1 and being lots 1 and 2 map (No 1345) of Walde Hutchins Estate, vacant. Edward W Norris to Frank P Bartlett. 1/2 part. Mort \$4,952.50. Mar 18. Mar 21, 1910. 13:3414. nom

*Rosedale av, w s, 567.2 n Tremont av, 50x— and being lots 465 and 466, block P, map (No 514) of Mapes Estate. Anna M Steinmetz to Robert Adelman. 1/2 part. All title. Mort \$4,600. Mar 15. Mar 18, 1910. other consid and 100

*Seton av, e s, 150 s Randall av, 50x100, Edenwald. Anton Markert to Carl A Anderson. Mar 21. Mar 24, 1910. 100

*Seton av, e s, 200 s Randall av, 50x100, Edenwald. Anton Markert to Oscar M Anderson. Mar 21. Mar 24, 1910. 100

*Starling av, s s, 96 w Glebe av, 25x111.9x25x111.10. Starling av, s s, 171 w Glebe av, 25x111.6x25x111.7. Starling av, s s, 95.7 e Castle Hill av, 50x111.5x50x111.2 and being lots 5, 8, 10 and 11 map (No 1288) belonging to Colorado Realty Co, being a subdivision of lot 40 map St Peters Church. Matthew T Halpin to Wm Buhl. 1/2 part. Morts \$10,864 on this and other property. Mar 1. Mar 4, 1910. Corrects error in issue of Mar 12 when 3d parcel read Starling av, s s, 957 e Castle Hill av, etc. other consid and 100

Seneca av, s s, 125 w Faile st, 47.3x165 and being lots 42 and 43, map No 1275 of 369 lots of Hunts Point Realty Co, vacant. Broad Realty Co to M S A Wilson Construction Co. Mort \$6,000. Mar 2. Mar 19, 1910. 10:2761. other consid and 100

*Town Dock rd, s s, 100 w Valentine av, 81x106x56x100, and being lots 191 to 193 amended map (No 1337) of St Joseph's Orphan Asylum. Catharine Kuhlmann to Otto Kuhlmann. Mar 18. Mar 19, 1910. other consid and 100

Teller av, No 1275, w s, 90 s 169th st, 20x100, 2-sty frame dwelling. Thornton Brothers Co to Margaret Cantillon. Mort \$4,000. Mar 23. Mar 24, 1910. 9:2436. other consid and 100

*Tremont rd n e cor Pilgrim av, 25x100, Tremont Terrace. Bank-Pilgrim ers Realty & Security Co to John F Gordon. All liens. Mar 2. Mar 22, 1910. other consid and 100

*Tremont road, n s, 25 e Pilgrim av, 25x100. Same to Wm P Kearney. All liens. Mar 2. Mar 22, 1910. other consid and 100

*Tremont rd n e cor Pilgrim av, 50x100, Tremont Terrace. Re-Pilgrim av lease mort. Washington Savings Bank to Bankers Realty & Security Co. Mar 2. Mar 22, 1910. nom

Tiebout av n e cor Clark st, runs n 75 x e 85.2 x s w 101.4 to c l Clark st Clark st x w 74.4 to e s of av x n 25 to beginning, 184th st except part for East 184th st and Tiebout av, vacant. Walter D Marony to Sarah Brennan. 1-6 part. Q C. Mort \$500 and all liens. Mar 11. Mar 23, 1910. 11:3022 and 3143. other consid and 100

Union av n e cor Jennings st, runs e 110 x n 64.8 x s w Jennings st, No 741 86.9 x s 3 x w 13.6 x s 5.8 x w 14.10 to e s Union av x s 26.9 to beginning, 5-sty brk tenement and stores. Peter Bauer to Rosalie E Bauer. B & S. All liens. Mar 17. Mar 22, 1910. 11:2962. gift and 100

Union av, No 1281, w s, 327 s Boston road, 16.8x89.11x20.7x102, 2-sty frame dwelling. Chas LeB Goeller to Sarah A Goeller. Mort \$4,000. Feb 10. Mar 22, 1910. 11:2961. other consid and 100

Washington av, No 2058, e s, 284.8 s 180th st, 18.8x95, 2-sty frame dwelling. Leopold Oppenheimer to Rachel Singer. Mar 16. Mar 22, 1910. 11:3046. other consid and 100

*Walker av or West Farms rd s w cor Bronx Park av, 52.1x121.5 Bronx Park av x50x141.3, and being lots 20 and 21 map Neill Estate dated Sept —, 1897. Bronx Park av, w s, 141.3 s West Farms rd, 25x100. 13th st s s, 205 w Zerega av, and being lot 345 map Unionport, 12th st 100x216 to n s 12th st.

170th st, n s, abt 110.4 w Pugsley av, 50x150.11x50x149.2, and being lots 195 and 196 map (No 1130a) of N Y Catholic Pro-tectory. John M Haffen to Otto Kuhlmann. Mort \$13,185. Mar 16. Mar 19, 1910. other consid and 100

*West Farms road. Assignment of award to extent of \$622.82 in matter of acquiring title to West Farms rd from Bronx River to Westchester Creek, being damage parcel No 187. Emma A Lane to Emil Julius and Alfred Fleischl. Feb 14. Mar 22, 1910. nom

Washington av, Nos 1295 to 1305 n w s, at n e s 169th st, 98x150 169th st, Nos 455 to 461 except part for av, two 3 and two 2-sty frame dwellings and 1-sty frame stable in rear. Moe Cohen to David Amolsky. Mort \$23,000. Mar 21, 1910. 11:2901. nom

Westchester av, Nos 1111 and 1115, n s, 91.11 e Hoe av, 100x 76.11x101.11x57.2, two 5-sty brk tenements. Release mort. The Bronx Investment Co to Henry F A Wolf Co. Mar 17. Mar 18, 1910. 10:2751. nom

Same property. Henry F A Wolf Co to Gottlob Klein. Morts \$50,000. Mar 17. Mar 18, 1910. 10:2751. other consid and 100

LONG BEACH

24 MILES 35 MINUTES FROM MANHATTAN
100 ARE BEING COMPLETED, NOT FOR SPECULATION, BUT TO ESTABLISH
THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.

If you want to offer your clients a list for purchase of the most complete
modern and attractive ocean villas, at terms which will appeal, apply to

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WILLIAM H. REYNOLDS, President

Weeks av late Clinton av, e s, 90 n 174th st, and being lots 24, 25 and 26 map Mt Hope, 280x100, except part for Weeks av, vacant. Robert Hankinson to Mary Beam, of Paterson, N. J. 1/2 part. Mort \$15,069.39. Mar 23, 1910. 11:2797. nom
Wilkins av, Nos 1426 and 1428, late ple s, 281.6 n Jennings st, 170th st, No 870 53.5 to 170th st x 100, 6-sty brk tenement and stores. John Graham to Martha Graham. B & S. Dec 23, 1909. Mar 23, 1910. 11:2966-2977. nom
Webster av, s s, 1,050 e Woodlawn road, a strip, runs s e 81.11 x n e 0.4 x n w 81.11 to av x s w 0.4 to beginning. Mary F Berrian to Kingston Securities Co. Mar 18, 1910. Mar 23, 1910. 12:3357. nom
*Westchester av, s s, s 1/2 of lot 354 map Washingtonville. Honora Barry to James W and Honora Barry. Mar 19, 1910. nom
3d av, Nos 3664 to 3668, e s, about 195 s 170th st, 75x209, 3-sty frame tenement and store and 1-sty frame bldg in rear, 3-sty frame tenement and store and vacant. Contract. Max Hirshkind with Selig Gumpel. Mort \$12,500. Mar 16, 1910. Mar 21, 1910. 11:2925. 28,000
3d av, No 3886, e s, 146 s 172d st, 27x125, 4-sty brk tenement and stores. Rachel Singer to Sigmund Ernst and Harry Cahn. Mort \$19,750. Mar 18, 1910. Mar 23, 1910. 11:2929. other consid and 100
*6th av | s e cor 216th st, 100x100, Laconia Park. Paul Rom to 216th st | Louis Frankenthaler. Mort \$2,000. Mar 10, 1910. Mar 23, 1910. nom
*Lots 48 and 49 blk 26 map (No 393) of Edenwald. Release mort. Jefferson M Levy to Saml Aronson. Mar 23, 1910. 600
*Lot 33 map property J E Bullard & Co adj South Mt Vernon. Edward Trott to Philip Trott. Mar 22, 1910. Mar 23, 1910. nom
Lot 12,365, sections 108, 109, 121 and 122, map of Woodlawn Cemetery contains 1,324 superficial feet. The Woodlawn Cemetery to Chas H Keys. May 15, 1909. Mar 21, 1910. 12:3361. 3,972
*Lots 93, 102, 103 and 104 map of Green, Owens & Gelston at Throggs Neck. Francis de R Wissmann to Helen A Wissmann. Mar 24, 1910. other consid and 100
*Lots 86 to 90 same map. Reliance Realty Co to Helen A Wissmann. Mar 24, 1910. other consid and 100
*Lot 20 map (No 1039) of Bronxwood Park. Release mort. Fannie Cannon to Joseph A Mascia. Q C. Mar 23, 1910. Mar 24, 1910. 550
*Same property. Release mort. Wm D Cameron to same. Q C. Mar 22, 1910. Mar 24, 1910. 250
*Plot at Throggs Neck, begins at stone wall at land of John T Wright, thence by road from Westchester to Fort Schuyler and said stone fence n w 333 to a post on east line private road to residence of Geo T Adee x irreg 1095 to Morgan av x e 310 x s 174 x e 102 x n 191 to s Morgan av x e 1,232 to East River or Long Island Sound x s e 821.6 x s w 83 x n w 824 and 208 x s w 583 to beginning, contains 32 306-1000 acres. Helen A Wissmann to Francis De R Wissmann. Mar 24, 1910. other consid and 100
*All right, title and interest to any and all real estate which party 1st part has possession of in towns of Eastchester, Mt Vernon, Yonkers and Mamaroneck. Sophie Duden of Yonkers, N Y, to Herman Duden, Jr, of Yonkers, N Y. B & S. Mar 17, 1910. Mar 19, 1910. other consid and 5,000

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

March 18, 19, 21, 22, 23 and 24.

BOROUGH OF MANHATTAN.

Attorney st, Nos 146 to 150 | All. Abraham Finelite TRUSTEE Stanton st, No 186 | David Finelite to Jacob Siris and ano; 10 4-12 years, from Jan 1, 1910. Mar 18, 1910. 2:345.....3,600
Ann st, No 22, store. Geo Checketts to Adolph Leibowitz; 3 years, from May 1, 1910. Mar 18, 1910. 1:892,400
Broome st, Nos 128 and 130, cor Pitt st, store and basement. Henry Breslauer to Rose Greendlinger; 5 years, from May 1, 1910. Mar 19, 1910. 2:3371,140 to 1,260
Cathedral Parkway, n s, 7th store from Manhattan av. Dorie Realty & Holding Co to Christ Pappas; 4 years, from Sept 1, 1908. Mar 19, 1910. 7:1846660 to 840
Clinton st, No 123, all. Amelia Zeman to Samuel Weingarten; 3 years from May 1, 1910. Mar 22, 1910. 2:347.....1,020
Delancey st, s w cor Ludlow st, top loft. Manhattan Holding Co to Workmen's Circle; 5 years, from Jan 1, 1910. Mar 18, 1910. 2:4092,000
Grand st, No 337, top floor. Max Rothman to Joseph Kersner; 4 years from May 1, 1910. Mar 22, 1910. 1:309.....720
Hancock st, Nos 5 and 7, north store and basement. Antonio Cardone to D Bochiechio and R Paterno; 5 years from Mar 1, 1910. Mar 22, 1910. 2:526.....660
Houston st, No 314 East. Assignment of money that will become due on surrender of lease. Edward Hess to Bernheimer & Schwartz Pilsener Brewing Co. Mar 14, 1910. Mar 18, 1910. 2:384.nom
Houston st, Nos 266 to 270 East, rear buildings. Henry Friedman to Faerber, Silberman & Co; 2 years, from May 1, 1910. Mar 23, 1910. 2:397.....1,300
Hudson st, No 566, store and basement. Chas H Bohde et al to Jacob Blumenthal; 3 years from May 1, 1910. Mar 24, 1910. 2:622.....780
Jackson st, Nos 18 and 20, rear bldg. Isaac Kaufman to Anshel Simon; from Feb 1, 1910 to Apr 30, 1913. Mar 21, 1910. 1:265. 800
James st, No 66. Assign lease. Angelo Trillo to N Y & Brooklyn Brewing Co. Jan 22, 1909. Mar 22, 1910. 1:278.....nom
Jefferson st, No 59, store. Abraham Sandberg to Salvatore Yantasco; 5 years from May 1, 1909. Mar 24, 1910. 1:257.....348
Liberty st, No 99, cor store. Anoka Real Estate Co to Robt E Smith; 10 years 3 1/2 months from Jan 15, 1910. Mar 24, 1910. 1:62.....4,000 to 6,000
Mulberry st, Nos 163 and 165. Surrender 2 leases. Michele Voccoli to Serafino and Antonio De Franco. Jan 31, 1908. Mar 23, 1910. 2:471..... nom

Rivington st, No 34, cor store. John H Scheier to Hyman Shapiro; 3 years, from May 1, 1910. Mar 23, 1910. 2:421.....1,260
Spruce st, No 19, all. Wm Zinsser Realty Co to F Blumenthal Co; Oliver st, No 42, 1st floor and part cellar. Domenico Divito to New York & Brooklyn Brewing Co; 2 7-12 years, from Apr 1, 1910. Mar 18, 1910. 1:278480
3 years, from May 1, 1910 (2 years renewal). Mar 21, 1910. 1:1022,000
Spring st, No 51, small store. Anna Nicolino to Charles Usdansky; 4 years from May 1, 1910. Mar 22, 1910. 2:495.....120
Thompson st, Nos 218 and 220, store and two basements. Mary H Walsh to James Calucci; 5 years from Mar 1, 1909. Mar 22, 1910. 2:537900
Vesey st, No 40, n s, 25x100, all. Rector, & c, Grace Church in City N Y to Bawo & Dotter, a corpn; 21 years, from May 1, 1909, with privilege of renewal. Mar 23, 1910. 1:86..... taxes, &c, and 2,500
Same property. Assign lease and consent to same. Bawo & Dotter, a corpn, and ano to Bawo & Dotter, Ltd, a corpn. Mar 2, 1910. Mar 23, 1910. 1:86..... nom
Vesey st, No 42, n s, 25x100. Assign lease and consent to same. Bawo & Dotter, a corpn, and ano to Bawo & Dotter, Ltd, a corpn. Mar 2, 1910. Mar 23, 1910. 1:86.....nom
Water st, No 334, all. Ellen Hamill to Richard Spero et al firm of Spero, Palmieri & Co; 5 years, from May 1, 1910. Mar 23, 1910. 1:110..... 960
Water st, No 440. All. Simon M Rosenblatt to David S and John McLean; 10 years, from May 1, 1910. Mar 19, 1910. 1:249. 1,650 to 1,800
William st, No 193, all. Wm Zinsser Realty Co to F Blumenthal Co; 3 years, from May 1, 1910 (2 years renewal). Mar 21, 1910. 1:1025,000
10th st, Nos 43 to 47 East, store and basement. Estate of Chas F Hoffman to Sigmund Sommers, firm H Knobel & Co; 5 years from Feb 1, 1910. Mar 22, 1910. 2:562.....5,000
14th st, No 405 West, all.
14th st, No 407 West, wing on rear of lot.
James S Herrman to Herbert C Darling; 5 years from May 1, 1910. Mar 22, 1910. 3:712.....4,200
17th st W, No 120, all. Prudential Real Estate Corporation to Isidor Cohn; 5 1-12 years, from Apr 1, 1910. Mar 21, 1910. 3:7921,800 to 2,000
17th st W, No 119, basement store. Max A Feuerlicht to Harry Jacobson; 3 years and 10 1/2 months, from Nov 16, 1909. Mar 21, 1910. 3:793540
24th st, No 41, n s, 586 w Broadway, 21x98.9, all. Edward H Litchfield to Hans Vyth; 15 years, from Nov 1, 1907. Mar 21, 1910. 3:826taxes, &c, and 7,000 to 8,000
28th st W, No 46, store and basement. Edward T Paull to Michael C and Wm P Ford; 3 years, from May 1, 1910. Mar 18, 1910. 3:829.2,300
28th st, Nos 210 and 212 West, all. Katie and Chas W Meisner, EXRS, &c, Charles Meisner to Joachim Devoluy; 5 years from May 1, 1910. Mar 22, 1910. 3:777.....2,800 and 3,000
29th st, No 49 West. Assign lease. Martha R G Steinigans to Lavern M Titus. Mar 1, 1910. Mar 23, 1910. 3:831..... other consid and 100
32d st E, Nos 410 to 416, 3d floor. Cohocton Realty Co to Manhattan Box Co; 8 years, from May 1, 1910. Mar 18, 1910. 3:963. 2,800
38th st, Nos 8 to 14 West, 11th loft. 5th Av & 38th St Realty Co to Josh W Mayer firm Powers & Mayer; 5 years, from May 1, 1910. Mar 23, 1910. 3:839.....7,000
39th st W, No 22, 1st loft. Michael Naftal to Leonard D Goldstone; 5 years, from Nov 1, 1909. Mar 21, 1910. 3:840..... 2,400 and 2,600
42d st, No 17, n s, 270.10 w 5th av, 20.10x100.5. Edw B L Carter et al HEIRS, &c, Galen A Carter to Walter J Salomon. Agreement as to extension of lease for 1 year, from May 1, 1920, with 1 years renewal, at \$10,000. Mar 21, 1910. 5:1258.....nom
45th st E, No 10. Assign lease. Christian H Lang to Chas L Bernheimer. All title. Mar 18, 1910. 5:12795,000
45th st E, No 10. Surrender lease. Gottlieb Siebold to Christian H Lang. All title. Q C. Mar 17, 1910. Mar 18, 1910. 5:1279. nom
52d st, No 230 West, all. Josephine E Lesster to Harriet Dale; 1 year, from Oct 1, 1910, with privilege of renewal. Mar 23, 1910. 4:10231,700
57th st, No 109 West, all. C Virginia Dahlgren to Benito Rovira; 5 years from May 1, 1910. Mar 24, 1910. 4:1010.....3,600 and 4,000
60th st E, Nos 413 and 415. Subordination of lease to mort for \$38,000. Esther Isenberg and O J Gude Co with Albert V de Goicouria. Mar 15, 1910. Mar 18, 1910. 5:1455.....nom
63d st E, No 327, 5-sty brk bldg. Chas E Reynolds to New York Nickel Plating & Manufacturing Co; 5 years, from May 1, 1910 (5 years renewal with option to purchase for \$30,000). Mar 21, 1910. 5:14382,400
110th st, No 515 West, apartment on 11th floor. Carlyle Realty Co to Sidney B Bowman; 4 10-12 years, from Dec 1, 1909. Mar 19, 1910. 7:1882. 1,800
125th st W, No 129, 4th floor. Robert Reid Co to New York Telephone Co; 3 4-12 years, from June 1, 1910 (2 years renewal). Mar 21, 1910. 7:1910480
Av A, No 1607. Assign lease. Martin Lange to Karl Dungs. Mar 19, 1910. Mar 22, 1910. 5:1564.....nom
Av A, n e cor 92d st, 142x100, with wharves, &c, being ferry from foot East 92d st, New York, to Fulton av, Astoria, L I. The City of N Y by Commissioner of Docks to N Y & East River Ferry Co; 15 years, from May 1, 1914. Mar 21, 1910. 5:1588... 3% of gross receipts for ferry franchise and \$700 in addition for wharf property.
Av B, s e cor 14th st. Assign lease. Abraham Cytryn to David Wachtel. Mar 22, 1910. Mar 24, 1910. 2:396.....nom
Amsterdam av, No 1733, store. Henry C Torborg to Helena and Julius Jones; from Feb 1, 1910 to May 1, 1914. Mar 18, 1910. 7:20602,000
Broadway, s e cor 157th st, store &c. McMorrow Engineering & Construction Co to Hartford Lunch Co; 10 years, from Aug 1, 1910. Mar 21, 1910. 8:21152,500 and 3,000
Broadway, No 2713, store. Nonpareil Laundry Co to Gaetano Im-104th st W, No 240 | pellittieri; 4 7-12 years, from Mar 1, 1910. Mar 21, 1910. 7:18751,000 to 1,300

OTTO G. LINDBERG,

Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK

ENGINEERING AND GENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

Lenox av n w cor 127th st, 3 lofts and part basement. Max 127th st, No 101 Weil to Aaron Loeb; 15 years, from May 1, 1910. Mar 21, 1910. 7:19121,500 and 1,800

Lexington av, No 1264, n w cor 85th st, 40x35, store and basement. Arthur Bloch to Lewis A Cushman; 5 years, from Apr 1, 1910. Mar 21, 1910. 5:15142,100

St Nicholas av, s e cor 126th st, "The Cameron." Cameron Apartment Co to Isaac Specter; 1 year from Mar 1, 1910 (5 years renewal at \$15,500). Mar 24, 1910. 7:1952.....14,000

1st av, Nos 274 to 278 3 buildings. Morris Singer to Morris 16th st, No 401 East Stahl; 3 years, from Jan 1, 1910. Mar 23, 1910. 3:948.....10,800

1st av, No 2217, south store, basement and 5 rooms above store. Carmela Paladino to Amalia Varriale; 2 years from Aug 1, 1910. Mar 22, 1910. 6:1688.....996

1st av, Nos 214 and 216 s e cor store and basement. Samuel Saffer and ano to Vito Calcagno; 3 years, from May 1, 1910. Mar 21, 1910. 2:4401,608

2d av, No 1585, north store &c. Minnie Pincus to Louis Siegel and ano; 2-12 years, from Mar 1, 1908. Mar 19, 1910. 5:1528.....540

2d av, No 2170, north store, &c. Ezra Solomon to Guiseppa Calvelli; 5 years, from May 1, 1910. Mar 23, 1910. 6:1683.....432

3d av, No 1110, n w cor 65th st, 20.5x83.6, the land. Louisa M Gerry to Bernard T Kearns; 21 years, from Apr 1, 1910. Mar 19, 1910. 5:1400taxes &c and 1,250

3d av, No 1253, store and basement. Harris Levy to Max Schoenberg of West Hoboken, N J; 10 years, from May 1, 1910. Mar 21, 1910. 5:14271,200

3d av, No 1023, e s, 60.5 s 61st st, 20x95. All. Jennie Singer to Nectar Co. May 1, 1910, to Feb 1, 1915. Privilege 10 years renewal. Mar 21, 1910. 5:14152,400 to 3,000

3d av, Nos 1305 and 1307, two stores and basements. Carry Teven to Daniel M Schechter and Ida Abrams; 5 1-12 years, from Apr 1, 1910. Mar 21, 1910. 5:14292,100

3d av, No 1909, all. Clara Steiermann to John M Languth and ano; 3 years from May 1, 1909 (3 years renewal). Mar 22, 1910. 6:1655.....1,920

3d av, No 1327 s e cor 76th st, —x—, all. Pauline Goldstein to 76th st, No 200 Chas Daly; 10 1-12 years, from Apr 1, 1910. Mar 24, 1910. 5:14303,500

3d av, No 746, w s, 75.5 n 46th st, 25x100, the lot. Harriet R McKim to Harry Wasserman and Lippman Deutsch; 21 years from May 1, 1909. Mar 24, 1910. 5:1301.....taxes, &c, and 1,050

3d av, No 744, w s, 50.5 n 46th st, 25x100, the lot. Harriet R McKim to Harry Wasserman and Lippman Deutsch; 21 years from May 1, 1909. Mar 24, 1910. 5:1301.....taxes, &c, and 1,050

4th av, No 77, 2d, 3d and 4th floors. Francis W Drake and ano to John and Claus Bohling; 10 years from May 1, 1910. Mar 22, 1910. 2:556.....1,500 and 1,800

5th av, n e cor 31st st.....

31st st, Nos 5, 7 and 9 East.....

32d st, Nos 6, 8 and 10 East.....

Agreement as to covenants in lease of above and as to form of 2 proposed sub-leases on the following property and to reimburse party of 3d part the amount paid out by it after August 31, 1910, by reason of provisions in lease which party of 3d part now holds as tenant of Nos 35 to 41 W 23d st and 20 and 22 West 24th st, for rebuilding walls, &c. Improved Property Holding Co party 1st part and 5th Av Investing & Impt Co party 2d part with F A O Schwarz, a corpn party 3d part. Mar 1, 1910. Mar 23, 1910. 3:825.....nom

Same property. Agreement as to covenants and conditions in leases as above. Improved Property Holding Co of N Y with F A O Schwarz, a corpn. Aug 9, 1909. Mar 23, 1910. 3:825.....nom

6th av, No 186. Surrender lease. Charles Lehrenkrauss to John Hayes. All title. Mar 21, 1910. 2:576.....nom

6th av, No 186, all. John Hayes to Benjamin Buchbinder et al; from Mar 22, 1910, to Sept 1, 1914. Mar 23, 1910. 2:576.....3,000

6th av, No 866, s e cor 49th st, store &c. Chas P Buckley et al to Geo E Schweinfurth; 5 years, from May 1, 1910. Mar 21, 1910. 5:12642,800

6th av, No 265 and 267, room on 2d floor. James Fellows et al EXRS Geo H Beyer to James F Cush; 5 years, from May 1, 1910. Mar 19, 1910. 3:7921,000

6th av, No 955, store and basement. Wm H L Lee et al to Henry Hirsch; 5 years, from May 1, 1910. Mar 18, 1910. 4:1007.....3,500

7th av, No 281, basement. Monte Sano and ano to Leonardo Floreno; 3 years from Aug 1, 1909. Mar 22, 1910. 3:801.....240

8th av, No 497, all. Louis and Ida Kempner, TRUSTEES of Isidor H Kempner to John O'Reilly; from Apr 1, 1910, until May 1, 1922. Mar 24, 1910. 3:758.....5,000 to 6,800

8th av, No 216. Assign lease. Eugene E McCarthy to William Wilson and John M Mortimer. Mar 17. Mar 18, 1910. 3:771.....nom

8th av, No 2109 cor store. Hyman Stern to A Andre; 5 yrs, 114th st, No 300 W from May 1, 1910. Mar 23, 1910. 7:1829.....2,500

10th av, No 309, n w cor 28th st, cor store &c. Louis Becker to Henry A Siebenborn; 10 years, from May 1, 1910. Mar 19, 1910. 3:6991,000

10th av, No 823, south store. Hannah W Abraham to Helen Florsheim; 3 years, from May 1, 1910. Mar 23, 1910. 4:1083.....1,068

BOROUGH OF THE BRONX.

134th st, Nos 289 and 291. All. Therese W Elderd to Empire Door & Trim Co; 2 1-12 years, from Apr 1, 1910. Mar 18, 1910. 9:23101,500

138th st, No 284 East, store &c. Alex C Campbell to Louis Ellinger and ano; 2 years, from May 1, 1910. Mar 19, 1910. 9:2313480 to 540

*Classon Point rd, n w cor White Plains rd, —x—. Assign lease. Philip Dietrich to Ebling Brewing Co. Mar 16. Mar 18, 1910.....nom

Jerome av, No 2308, store &c. James E Place to Edward F Lynch; 5 years, from May 1, 1910. Mar 21, 1910. 11:3187564 to 780

Same property. Assign lease. Edward F Lynch to Patrick J Sloyan. Feb 28, 1910. Mar 21, 1910. 11:3187nom

Same property. Assign lease. Patrick J Sloyan to Harry E Cooley. Mar 9. Mar 21, 1910. 11:3187nom

Morris av, No 688, store and basement. Anthony Marino to Frank Kaminsky or Kameski and Jacob Minkstein; 3 2-12 yrs, and 19 days, from Feb 9, 1910. Mar 21, 1910. 9:2414.....660 and 720

Same property. Assign lease. Jacob Minkstein to Frank Kaminsky. All title. Mar 3. Mar 21, 1910. 9:2414.....nom

Southern Boulevard, n w cor Brown pl, 145x100, all. Option as to lease and agreement, &c, as to extension of lease to Apr 30, 1915, at \$8,000 per annum, &c. Doll Realty Co with Wasle & Co. Mar 19. Mar 22, 1910. 9:2278.....250

Southern Boulevard, n s, 145 w Brown pl, 50x100, the lots. Doll Realty Co to Wasle & Co; from Mar 19, 1910 to May 1, 1915. Mar 22, 1910. 9:2278700

Southern Boulevard, No 890.....

Barretto st, No 915.....

Re-assign two leases. Davies J Marshall to John Bracker. All title. Mort \$5,565. Mar 18, 1910. 10:2733.....nom

Willow av, s w cor 134th st, 26x60, all. John H C Johansmeyer to Max Zimmermann; 5 years, from July 1, 1909. Rerecorded from July 14, 1909. Mar 23, 1910. 10:2562.....1,500

Same property. Assign lease. Max Zimmermann to Max Garms. Mar 19, 1910. Mar 23, 1910. 10:2562.....nom

Wilkins av, Nos 1344 and 1346, south store, &c. The Jacob Streifler Co to Adam and William Wittekind; 5 years, from May 1, 1910. Mar 23, 1910. 11:2976.....900 to 1,020

Lots 39 and 40, block 512, 23d Ward. Assigns four tax leases. Howard Taylor to Chas B McKay. Mar 5, 1908. Mar 18, 1910. 10:2699475

Same property. Assigns four tax leases. Chas B McKay to Pasquale J Lamberti. May 28. Mar 18, 1910. 10:2699nom

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 18, 19, 21, 22, 23 and 24.

BOROUGH OF MANHATTAN.

Abraham, David, to METROPOLITAN SAVINGS BANK. 78th st, No 442, s s, 169 w Av A, 25x102.2. Equal lien with mort for \$7,500. Mar 18, 1910, 5 years, 5%. 5:1472. 4,500

Same to Sophia Apfel. Same property. P M. Prior mort \$12,000. Mar 18, 1910, 5 years, 6%. 5:1472. 1,500

Allen, Augustus C and Florence of Poughkeepsie, N Y, to LAWYERS TITLE INSURANCE & TRUST CO. Park av, No 1036, w s; 22.2 s 86th st, 20x70. Mar 17, 2 years, 5%. Mar 18, 1910. 5:1497. 25,000

Aronson, Martha with Jessie T Phillips. Madison av, No 1875, e s, 55 s 122d st, 18x100. Extension of \$13,000 mort until July 1, 1910, at 4½%. Mar 21. Mar 23, 1910. 6:1747. nom

Arndtstein, Moser to YORKVILLE BANK. Cathedral Parkway, No 50, s w cor Manhattan av, 100x72.11. Prior mort \$109,000. Mar 17, due June 17, 1910, 6%. Mar 23, 1910. 7:1845. 15,000

Ashner, Sigmund with Louvre Realty Co. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Extension of mort for \$16,500 to Mar 15, 1913, 6%. Mar 23. Mar 24, 1910. 7:2002. nom

Brand, Carrie to John Vesey. 57th st, No 443, n s, 201.5 w Av A, 20x100.4. P M. Mar 23, 5 years, 5%. Mar 24, 1910. 5:1369. 9,000

Bernstein's (Louis) Co to Chas Metz. 37th st, No 245, n s, 250 e 8th av, 25x98.9. P M. Prior mort \$21,000. Mar 24, 1910, 2 years, 6%. 3:787. 10,000

Buchbinder, Benj and Harry, and Saml Levin to Chas Lehrenkraus. 6th av, No 186. Store lease. Mar 22, installs, 6%. Mar 23, 1910. 2:576. 3,700

Berry (John B) to GERMANIA LIFE INS CO. Wadsworth av, n e cor 177th st, 89.10x100. Mar 23, 1910, due, &c, as per bond. 8:2144. 140,000

Same to same. Same property. Certificate as to above mort. Mar 23, 1910. 8:2144. —

Same and Franklin Pettit with same. Same property. Subordination agreement. Mar 23, 1910. 8:2144. nom

BROOKLYN SAVINGS BANK to whom it may concern. 14th st, Nos 132 to 136, s s, 425.6 w 6th av, 74.3x103.3. Certificate as to reduction of mort. Mar 8. Mar 23, 1910. 2:609. —

Brookfield Construction Co with Brookfield Holding Co. Riverside Drive, s e cor 103d st. Agreement as to assignment of building loan contract for \$640,000. Mar 21. Mar 22, 1910. nom

Becker Realty Co to Bernard Frank. Charlton st, s e cor Greenwich st, 75x50. Prior mort. \$48,000. Mar 17, demand 6%. Mar 18, 1910. 2:597. 5,000

Same to same. Same property. Certificate as to above mort. Mar 17. Mar 18, 1910. 2:597. —

Bernstein, Louis to Borough Realty Co. 37th st, No 243, n s, about 275 e 8th av, 25x98.9. P M. Prior mort \$24,000. Mar 18, due June 1, 1911, 6%. Mar 19, 1910. 3:787. 6,000

Bauer, Charles G and Louis Doctor to Emma Gibbs. 138th st, Nos 104 and 106, s s, 100 w Lenox av, 50x99.11. Mar 18, 1910, 5 years, 5%. 7:2006. 48,000

Berman, Jacob to York Card & Paper Co. Brook av, No 498, e s, 24.11 n 147th st, 24.11x100; 122d st, No 275, n s, 85.11 e 8th av, 14x76.5. Mar 4, due, &c, as per bond. Mar 21, 1910. 9:2274 and 7:1928. 6,000

Bauer, Chas G and Louis Doctor and Meyer & Louis Jarmulowsky with Emma Gibbs. 138th st, Nos 104 and 106 West. Subordination agreement. Mar 18. Mar 21, 1910. 7:2006. nom

Bochicchio, Domenico and Rocco Paterno to Lion Brewery. Hancock st, Nos 5 and 7. Saloon lease. Mar 18, demand, 6%. Mar 22, 1910. 2:526. 1,078.40

Bonner, Jeanette F with Fanny Gruen. 16th st, No 423 West. Extension of \$14,000 mort until Apr 8, 1913, at 5%. Mar 18. Mar 22, 1910. 3:714. nom

BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT BAYSIDE, FLUSHING, WHITESTONE GREAT NECK ESTATES

Chas. R. Kelly & Co.
July 5th Ave. 12

Bach, Aaron J to Chas Remsen. 80th st, No 55, n s, 165 e Madison av, 22x102.2. Mar 21, 1910, 5 years, 4%. 5:1492. 40,000

Bernstein's (Louis) Co to Louis H G Dethloff and ano. 37th st, No 241, n s, 300 e 8th av, 25x98.9. P M. Prior mort \$16,000. Mar 21, 2 years, 6%. Mar 22, 1910. 3:787. 19,000

Barber, Simeon M to Alexis M Leon and ano, trustees Joseph Seidenberg. 55th st, No 137, n s, 80 e Lexington av, 20x100.5. Mar 21, 3 years, % as per bond. Mar 22, 1910. 5:1310. 15,000

Brockett, Edward J, Wm C Renwick and John G Steenken, trustees Wm R Renwick with Angelo Marino. 101st st, No 219, n s, 285 e 3d av, 25x1/2 blk. Extension of \$8,500 mort until Feb 1, 1913, at 5%. Feb 1. Mar 22, 1910. 6:1651. nom

Bloom, Lizzie to Max Heller. 141st st, No 228, s s, 500 w 7th av, 37.6x99.11. Mar 22, 1910, due, &c, as per bond. 7:2026. 34,000

Brookfield Holding Co to METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 103d st, No 322, 100.11x125. Mar 21, due Oct 1, 1914, 6% until completion of buildings and 5 1/2% thereafter. Mar 22, 1910. 7:1890. 640,000

Same to same. Same property. Certificate as to above mort. Mar 21. Mar 22, 1910. 7:1890. —

Beagan, Edward to Geo Ehret. 8th av, No 2525, s w cor 135th st. Saloon lease. Mar 5, demand, 6%. Mar 7, 1910. 7:1959. Corrects error in issue of Mar 12 when 8th av No was 2535. 9,000

Brown (S S) Co to Geo N Kanenbley, trustee Geo P Ledig. Hous-ton st, No 212, n e s, 226.8 n w Av A, 25.2x61.4 to 1st st, No 105, x25x64.6. Equal lien with mort for \$15,600. Mar 21, 1910, 3 years, 4 1/2%. 2:428. 9,400

Same to Geo N Kanenbley and ano, exrs August Kanenbley. Same property. Equal lien with mort for \$9,400. Mar 21, 1910, 3 years, 4 1/2%. 2:428. 15,600

Berger, Edward with Maurice Gross. Lexington av, Nos 2113 and 2115, and 127th st, No 143 East, begins 127th st, n s, 35 e Lexington av, runs n 99.11 x w 35 to e s Lexington av x s 36 x e 20 x s 63.11 to 127th st x e 15 to beginning. Extension of \$17,000 mort until Apr 15, 1915, at 6%. Mar 20. Mar 24, 1910. 6:1776. nom

Croisic Realty Co to Mary H Steinman. 5th av, No 220, w s, 34.4 n 26th st, 22x100. P M. Prior mort \$50,000. Mar 17, 3 years, 5%. Mar 18, 1910. 3:828. 185,000

Curlay, Daniel J to TITLE GUARANTEE & TRUST CO. 150th st, No 556, s s, 505 w Amsterdam av, 20x99.11. Mar 18, due, &c, as per bond. Mar 19, 1910. 7:2081. 1,700

Carvo Realty Co to Annie Harris. Vermilye av, n e cor Emerson st, 100x100. P M. Mar 18, due, &c, as per bond. Mar 19, 1910. 8:2236. 10,000

Carroll, Clarence J to Westown Realty Co. 37th st, Nos 255 and 257, n s, 150 e 8th av, 33.4x98.9. P M. Prior mort, \$—, Feb 18, 2 years, 5 1/2%. Mar 11, 1910. 3:787. Corrects error in last issue, when 37th st, Nos were 25 and 257. 8,000

Curtis, Chas G with Morton H Meinhard and ano trustees Henry Meinhard. 70th st, No 18 East. Extension of \$50,000 mort until Apr 3, 1913, at 4 1/2%. Mar 15. Mar 18, 1910. 5:1384. nom

Cheyne, Thomas and Marcus B Bookstaver exrs &c Hugh Cheyne with Lionel Simmonds. 11th av, No 635, w s, 75.5 s 47th st, 25x100. Extension of \$9,000 mort until Apr 9, 1912, at 5%. Apr 19, 1909. Mar 19, 1910. 4:1094. nom

Cohen, Moses to DRY DOCK SAVINGS INSTN. Forsyth st, No 51, w s, 101.10 s Hester st, 25x100. Mar 22, 1910, due, &c, as per bond. 1:302. 26,000

Calucci, James to Lion Brewery. Thompson st, Nos 218 and 220. Saloon lease. Mar 18, demand, 6%. Mar 22, 1910. 2:537. 3,282.85

Central Associates Co to TITLE GUARANTEE & TRUST CO. 27th st, Nos 236 and 238, s s, 260.2 e 8th av, 49.9x98.9x49.8x—. P M. Mar 21, due, &c, as per bond. Mar 22, 1910. 3:776. 40,000

Same to same. Same property. Certificate as to above mort. Mar 21. Mar 22, 1910. 3:776. —

Same to Harry W Miller. Same property. P M. Prior mort \$40,000. Mar 19, 1 year, 6%. Mar 22, 1910. 3:776. 7,000

Same to same. Same property. Certificate as to above mort. Mar 21. Mar 22, 1910. 3:776. —

Connor, Joseph P to Mary J McDonald. 36th st, No 219, n s, 214 w 7th av, 18.4x88.1x18.4x88.3; 36th st, No 221, n s, 232.4 w 7th av, 18.1x87.10x18.4x88.3. P M. Prior mort \$—. Mar 21, 1 year, 6%. Mar 22, 1910. 3:786. 14,500

Cardeza, Thomas D M to LAWYERS TITLE INS & TRUST CO. Madison av, No 1016, w s, 127.3 s 79th st, 24.1x100. P M. Mar 22, 1910, 5 years, % as per bond. 5:1393. 68,000

Century Holding Co to METROPOLITAN LIFE INS CO. 5th av, n e cor 81st st, 102.2x125. Mar 22, 1910, due Apr 1, 1920, 6% until completion of building, 5 1/2% thereafter until Apr 1, 1915, and 5% thereafter. 5:1493. 1,350,000

Same to same. Same property. Certificate as to above mort. Mar 22, 1910. 5:1493. —

Same to August Belmont. Same property. P M. Prior mort \$1,350,000. Mar 22, 1910, 1 year, 4%. 5:1493. 216,000

Campbell, Christopher F to Metropolis Securities Co. 109th st, No 127, n s, 255 e Park av, 25x100.11. P M. Mar 15, 5 years, 5%. Mar 21, 1910. 6:1637. 22,000

Campbell, Christopher F to Lewis Krulewitch. 109th st, No 127, n s, 255 e Park av, 25x100.11. P M. Prior mort \$22,000. Mar 19, 1 year, 6%. Mar 21, 1910. 6:1637. 5,000

Camero, Angelo to Real Estate Mortgage Co of N J. 109th st, No 332, s s, 407 e 2d av, 25x100. Mar 22, due Apr 1, 1915, 5%. Mar 23, 1910. 6:1680. 17,000

Campbell, Jeanette M to LAWYERS TITLE INS & TRUST CO. Beekman pl, No 16, w s, 19 s 50th st, 19x90. Mar 23, 1910, 5 years, 5%. 5:1361. 7,500

City of N Y to Ludwig Harburger of 65 Duane st. Transfer of tax lien for years 1904 to 1907, assessed to unknown. Lot 61 on 72d st, s s, bet Columbus av and Central Park West. Mar 17, 3 years, 6%. Mar 23, 1910. 4:1124. 3,920.34

City of N Y to Ludwig Harburger of 65 Duane st. Transfer of tax lien for years 1906 and 1907 assessed to Mary Hendricks. Lot 11 on 42d st, n s, bet 7th and 8th avs. Mar 17, 3 years, 5%. Mar 23, 1910. 4:1014. 2,057.00

City of New York to Ludwig Harburger of No 65 Duane st. Transfer of tax lien for years 1900 to 1907 assessed to C F Wildey. Lot 18 on 83d st, n s, bet Columbus av and Central Park West. Mar 17, 3 years, 5 1/2%. Mar 23, 1910. 4:1197. 2,779.92

Cohen, Molly and Saml Hammer to Herbert Baum. Orchard st, No 34, e s, abt 50 s Hester st, 25x65. Prior mort \$21,950. Mar 23, due as per contract. Mar 24, 1910. 1:298. 5,400

Cathedral Realty Co to LAWYERS TITLE INS & TRUST CO. Cathedral Parkway, No 100, s w cor Columbus av, 150x100. Mar 23, 5 years, % as per bond. Mar 24, 1910. 7:1864. 255,000

Same to same. Same property. Certificate as to above mort. Mar 23. Mar 24, 1910. 7:1864. —

Cathedral Realty Co to LAWYERS TITLE INS & TRUST CO. Columbus av, No 1000, n w cor 109th st, Nos 101 to 105, 71.10x 150. Mar 23, 5 years, % as per bond. Mar 24, 1910. 7:1864. 173,000

Same to same. Same property. Certificate as to above mort. Mar 23. Mar 24, 1910. 7:1864. —

Duffy, Jane E to UNION DIME SAVINGS BANK. 31st st, n s, 100 w 6th av, 41.8x98.9. Mar 18, 1910, due, &c, as per bond. 3:807. 75,000

Davidis, Anton to A Hupfel's Sons, a corpn. Lenox av, No 120. Saloon lease. Feb 21, demand, 6%. Mar 21, 1910. 6:1600, 4,516

DuBois, Augustus J with Ruth A Bruce-Brown. 1st av, No 1628. Extension of \$25,000 mort until Mar 1, 1913, at 5%. Feb 15. Mar 22, 1910. 5:1564. nom

Dirr, Mary to TITLE GUARANTEE & TRUST CO. Pitt st, No 119, w s, 75 n Stanton st, 20x75.1. Mar 23, 1910, due, &c, as per bond. 2:345. 5,000

EAST RIVER SAVINGS INSTN with Anna Spangenberg. 79th st, No 433 East. Extension of \$9,000 mort until May 1, 1915, at 5%. Mar 23, 1910. 5:1559. nom

Eagan, Emma J with BOWERY SAVINGS BANK. 35th st, No 17 West. Extension of \$54,000 mort until Nov 1, 1912, at 4 1/2%. Mar 18. Mar 24, 1910. 3:837. nom

Empire City Subway Co (Lim) to The MERCANTILE TRUST CO, trustee. Supplemental first mort or deed of trust covering sub-ways, conduits, ducts, &c, constructed for reception of telephone and telegraph conductors, also franchises, privileges, &c, subject to 17 other morts \$—. Jan 1, due, &c, —. additional bonds, 197,000

Same to same. Same property (with schedule attached). Certificate as to above mort. Mar 18. Mar 24, 1910. —

Egan, Margaret L B wife Jefferson Egan with BOWERY SAVINGS BANK. 1st av, No 344. Extension of mort for \$4,000 to Mar 16, 1913, at 4 1/2%. Mar 16. Mar 21, 1910. 3:952. nom

Eisfeld, Fannie with Martha Stern. 40th st, No 222, s s, 242.9 w 7th av, 14.3x98.9. Extension of mort for \$3,000 to Mar 19, 1909, at 6%. Mar 12, 1908. Mar 21, 1910. 3:789. nom

Eisenstadt, Hyman and Joseph Medwin to General Theological Seminary of the Protestant Episcopal Church in U S. Cherry st, No 276, n s, 78.5 w Jefferson st, 26.1x112.8x26.1x112.2. Mar 22, 1910, 5 years, 5%. 1:256. 28,000

EMIGRANT INDUSTRIAL SAVINGS BANK with Adolf Jacoby. 15th st, No 161 West. Extension of mort for \$27,000 to Mar 21, 1915, at 4 1/2%. Mar 21. Mar 22, 1910. 3:791. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Charles and Henry Roffmann. 19th st, No 333 West. Extension of \$12,000 mort until Mar 18, 1915, at 5%. Mar 21. Mar 22, 1910. 3:743. nom

Frankel, David and Max Wachsman to Solomon Schwarz. Mont-gomery st, No 60, w s, 50 s Monroe st 25x93.4. Mar 18, due, &c, as per bond. Mar 19, 1910. 1:258. 26,500

Fink, Saml H to Sarah A Meeks exr Albert V Meeks. 5th av, No 1357, n e cor 113th st, No 1, 25.11x100. Mar 18, 1910, 3 years, 5%. 6:1619. 8,000

Fitz Gibbon, Marcus F to James E Corsa. Park av, No 1005, e s, 52.2 n 84th st, 24.6x57x24.5x57. Mar 21, 1910, 3 years, 4 1/2%. 5:1513. 5,000

Frank, Leopold with Philip A Messer. Dyckman st, s w s, 150 n w Sherman av, 100x200 to n s proposed Thayer st. Extension of \$14,000 mort until May 1, 1912, at 5 1/2%. Mar 17. Mar 21, 1910. 8:2175. nom

Fuchs, Mary wife of Jacob to UNION SQUARE SAVINGS BANK. Grand st, Nos 213 to 217, s s, 40.1 w Elizabeth st, runs w 53.9 x s 75 x e 94 to Elizabeth st, No 97, x n 20 x w 40.3 x n 55.1 to beginning. Mar 21, due Aug 15, 1915, 4 1/2%. Mar 22, 1910. 1:238. 105,000

Fritsche, Madelaine W with Joseph Rossman. 101st st, No 302 East. Extension of \$31,000 mort until Feb 9, 1915, at 5%. Mar 24, 1910. 6:1672. nom

GREENWICH SAVINGS BANK with Simon and Bernard Radt. 148th st, No 211 West. Extension of \$28,000 mort until June 27, 1915, at 4 1/2%. Mar 22. Mar 24, 1910. 7:2034. nom

Goodale, Wilber C to County Holding Co. 21st st, No 166, s s, 79.2 e 7th av, 20.10x98.9. P M. Mar 23, 2 years, 5 1/2%. Mar 24, 1910. 3:800. 21,000

Gordon, Louis, Barnett Levy and Moritz Gruenstein to Henry Solomon and ano, exrs Saml J Solomon. 58th st, No 342, s s, 490 e 2d av, 20x100.4. Mar 22, 5 years, 5%. Mar 24, 1910. 5:1350. 14,000

Same and Bernhard Mayer with same. Same property. Subor-dination agreement. Mar 23. Mar 24, 1910. 5:1350. nom

Gordon, Louis, Barnett Levy and Moritz Gruenstein to Leo Lesin-sky. 58th st, No 340, s s, 470 e 2d av, 20x100.4. Mar 22, 5 years, 5%. Mar 24, 1910. 5:1350. 14,000

Gordon, Louis, Barnett Levy and Moritz Gruenstein and Bernhard Mayer with Leo Lesinsky. 58th st, No 340 East. Subordina-tion agreement. Mar 23. Mar 24, 1910. 5:1350. nom

Gordon, Hyman and Charles with Louis Gordon, Barnett Levy and Moritz Gruenstein. Thompson st, Nos 143 and 145. Ex-tension of two morts for \$4,000 and \$5,000, respectively until June 1, 1914, at 6%. Mar 1. Mar 23, 1910. 2:517. nom

Gordon, Ellen B wife of and Gurdon W to Eleanor C Gibson. 8th av, No 127, n w cor 16th st, Nos 301 to 305, runs n 22.10 x w 45.3 x n 0.3 x w 52.9 x s 23 to st x e 98 to beginning. Mar 21, 3 years, 5%. Mar 23, 1910. 3:740. 3,000

Gumperz, Jacob with August F Beckmann and Chas Otten. Green-wich st, No 460. Extension of \$24,000 mort until July 1, 1914, at 5%, Dec 2, 1909. Mar 18, 1910. 1:224. nom

Gray, Louisa W to John N Van Pelt. 61st st, No 119, n s, 214 w Lexington av, 19x100.5. Prior mort \$20,000. Mar 3, 1 year, 6%. Mar 19, 1910. 5:1396. 20,000

GREENWICH SAVINGS BANK with August Nebeling and Alice Blaine. 148th st, Nos 213 and 215 West. Extension of mort for \$28,000 until June 27, 1915, at 4 1/2%. Mar 18. Mar 19, 1910. 7:2034. nom

Gallagher, Eliz, widow of Wm J or Wm, Mary, Joseph, Al-phonse and Mildred by CARNEGIE TRUST CO their gdn to LAWYERS TITLE INSURANCE & TRUST CO. Mulberry st, No 111, w s, 106.4 n Canal st, 25x106. Dec 3, 5 years, 5%. Mar 18, 1910. 1:206. 23,000

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Goldstein, Rachel to TITLE GUARANTEE & TRUST CO. 113th st, No 74, s s, 125 e Lenox av, 26.3x100.11. Mar 18, 1910, due &c, as per bond. 6:1596. 20,000

GUARDIAN TRUST CO of N Y with Edgar M Smith. 30th st, No 9, n s, 185.9 e 5th av, 21.5x85x irreg x 81.2. Extension of \$60,000 mort until May 16, 1912, at 5%. Mar 14. Mar 18, 1910. 3:860. nom

Gruver, Anna C to Henry E Schwitters. 35th st, No 41, n s, 375 e 6th av, 18.9x98.9. 1/4 interest. Prior mort \$27,000. Mar 21, 1910, demand, 6%. 3:837. 363

GREENWICH SAVINGS BANK with Margaretha Eggers. Lenox av, Nos 180 to 184, n e cor 119th st, No 95, 75.8x85. Extension of \$125,000 mort until May 3, 1915, at 4 1/2%. Mar 21. Mar 22, 1910. 6:1718. nom

GREENWICH SAVINGS BANK with Woman's Hospital in State N Y. Cathedral Parkway, s s, 200 e Amsterdam av, 300x— to 109th st. Extension of \$100,000 mort until Mar 1, 1913, at 4 1/2%. Mar 14. Mar 22, 1910. 7:1864. nom

Hess, Henry B with Harry Schiller. 143d st, Nos 114 and 116 West. Extension of \$10,000 mort until Mar 16, 1913, at 6%. Mar 16. Mar 18, 1910. 7:2011. nom

Horowitz, Rachel with Annie Rabinowitz. Bedford st, Nos 72 and 74. Certificate that Annie Rabinowitz has invested \$400, which is considered a lien to that amount on above property at 6%. Jan 20. Mar 18, 1910. 2:587. 400

Howell, Kate V L wife of Fredk H to MUTUAL LIFE INSURANCE CO of N Y. 46th st, No 49, n s, 348 e 6th av, 22x100.5. Prior mort \$— Mar 2, due, &c, as per bond. Mar 21, 1910. 5:1262. 10,000

Harris, Minnie L to Eugene H Paul. 28th st, No 132, s s, 60 e Lexington av, 20x74. Mar 21, 1910; 3 years, 4 1/2%. 3:883. 17,000

Holland Holding Co to Hamilton M Neilley. 22d st, No 120, s s, 243.9 w 6th av, 18.9x98.9. P M. Mar 21, 3 years, 5%. Mar 22, 1910. 3:797. 2,840

Same to same. Same property. P M. Prior mort \$2,840. Mar 21, 3 years, 5%. Mar 22, 1910. 3:797. 15,660

Holland Holding Co to John H N Glassford, trustee James Glassford. 22d st, No 118, s s, 225 w 6th av, 18.9x98.9. P M. Mar 21, 3 years, 5%. Mar 22, 1910. 3:797. 20,000

Hennessy, Annie widow to Lawrence and Annie Miller. 29th st, No 113, n s, 175 w 6th av, 16.8x68.10x17x72.1. Prior mort \$12,500. Mar 21, 2 years, 6%. Mar 22, 1910. 3:805. gold, 2,500

Hanitsch, Julius with BOWERY SAVINGS BANK. 102d st, No 6 West. Extension of \$20,000 mort until Mar 17, 1915, at 4 1/2%. Mar 17. Mar 23, 1910. 7:1837. nom

Hassey, Wm with Real Estate Mortgage Co of N J. 109th st, No 332 East. Subordination agreement. Mar 22. Mar 23, 1910. 6:1680. nom

Hunterdon Realty & Construction Co to FRANKLIN SAVINGS BANK. 139th st, Nos 62 and 64, s s, 125 e Lenox av, 41.8x 99.11. Mar 23, 1910, 5 years, 5%. 6:1736. 36,000

Same to same. Same property. Consent to above mort. Mar 23, 1910. 6:1736. nom

Same to same. Same property. Certificate as to above mort. Mar 23, 1910. 6:1736. nom

Hammerstein, Simon to N & L Hirsch. St Nicholas av, No 169, w s, 86.8 s 119th st, 31.8x142.2x27x123.7. Receipt for payment of \$175 on account of mort. Mar 21. Mar 22, 1910. 7:1924. nom

Herrmann, Maurice with American Mortgage Co. Av A, No 1448, s e cor 77th st, No 500, 26.7x98. Subordination agreement. Mar 15. Mar 21, 1910. 5:1488. nom

Higgins, Patrick to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 93d st, No 156, s s, 333.2 w 3d av, 16.10x100.8. Mar 24, 1910, due Jan 1, 1912, 4 1/2%. 5:1521. 8,500

Kocher, George of Brooklyn, N Y to CENTRAL TRUST CO of N Y. Lewis st, No 117, w s, 25x100. Mar 18, 1910, 5 years, 4 1/2%. 2:330. 26,500

Kassing, Edwin S with TITLE GUARANTEE & TRUST CO. 113th st, No 74 West. Subordination agreement. Mar 18, 1910. 6:1596. nom

Keve, Max with Fannie Rechson. Broome st, No 557, s s, 70 e Varick st, 21x63. Agreement as to priority of an interest in mort. Mar 18, 1910. 2:477. nom

Kyle, Thomas H with Lionel Simmonds. 11th av, No 635, w s, 75.5 s 47th st, 25x100. Extension of \$3,500 mort until Apr 29, 1911, at 6%. Apr 19, 1909. Mar 19, 1910. 5:1094. nom

Kaempfer, Max with BOWERY SAVINGS BANK. 7th av, No 825. Extension of mort for \$24,000 to Mar 15, 1911, at 4 1/2%. Mar 15. Mar 21, 1910. 4:1006. nom

Kutscher, Caroline and Regina Eisfeld, heirs Fannie Eisfeld to Patrick J McGinnis. 40th st, No 222, s s, 242.9 w 7th av, 14.3x 98.9. Prior mort \$— Mar 21, 3 years, 5%. Mar 22, 1910. 3:789. 12,000

Koch, Emil to TITLE GUARANTEE & TRUST CO. 115th st, No 114, s s, 275 w Lenox av, 25x100.11. Mar 16, due, &c, as per bond. Mar 24, 1910. 7:1824. 20,000

Katz, Jacob to Wm Wolf. 135th st, No 122, s s, 324.11 w Lenox av, 25x99.11. Prior mort \$— Feb 1, 3 years, 6%. Mar 24, 1910. 7:1919. 2,000

Kean (Louis), a corpn to Emily M Wheeler. 3d st, No 420, s s, 50.5 w Tompkins st, 40.4x68x40x62.11. Mar 24, 1910, due, &c, as per bond. 2:356. 20,000

Lawyers Mortgage Co with Lillie McGovern. 42d st, 241 West. Extension of \$28,000 mort until Mar 11, 1913, at 5%. Mar 3. Mar 18, 1910. 4:1014. nom

Loughran, Wm H to Daniel J Curley. 53d st, No 224, s s, 260 e 3d av, 20x100.5. Prior mort \$9,000. Mar 18, due Apr 1, 1912, 6%. Mar 19, 1910. 5:1326. 1,700

Lawyers Mortgage Co with Henry Breslauer. Broome st, No 128. Extension of \$45,000 mort until Apr 8, 1915, at 5%. Mar 10. Mar 18, 1910. 2:337. nom

Lobes, Louis N and Wm K Hamilton to A Hupfel's Sons, a corpn. Lafayette st, No 6. Saloon lease. Mar 8, demand, 6%. Mar 21, 1910. 1:155. 2,150

LAWYERS TITLE INS & TRUST CO with John M Sheehan. 58th st, No 404 East. Extension of \$7,000 mort until Mar 11, 1915, at 5%. Mar 11. Mar 22, 1910. 5:1369. nom

Long, Bertha L to John Isaacs. 123d st, No 128, s s, 333.4 w Lenox av, 16.8x100.11. Mar 21, due, &c, as per bond. Mar 22, 1910. 7:1907. 8,500

Lipman, Saml to Samson Lachman. 15th st, Nos 312 to 316, s s, 150 w 8th av, 50x103.1. Prior mort \$34,500. Mar 22, due Apr 1, 1911, 6%. Mar 23, 1910. 3:738. 30,000

Lipman, Saml to Isidore Jackson and ano. 15th st, Nos 312 to 316, s s, 150 w 8th av, 50x103.1. P M. Mar 18, 1 year, 6%. Mar 23, 1910. 3:738. 13,000

Lind, Simon A with American Bible Society. 164th st, No 452 West. Extension of \$36,500 mort until Apr 3, 1915, at 4 1/2%. Mar 21. Mar 23, 1910. 8:2110. nom

LAWYERS TITLE INS & TRUST CO with Estelle Heyman. 110th st, Nos 318 and 320 East. Extension of \$30,000 mort until Mar 29, 1915, at 5%. Mar 24, 1910. 6:1672. nom

Louvre Realty Co to Dora Schiffer. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Mar 22, 5 years, 5%. Mar 24, 1910. 7:-2002. 110,000

Same to same. Same property. Certificate as to above mort. Mar 22. Mar 24, 1910. 7:2002. nom

Louvre Realty Co to Joseph Simerman. 70th st, Nos 506 to 512, s s, 175 e Av A, 148x100.5. Collateral mort. Mar 22, due, &c, as per bond. Mar 24, 1910. 5:1481. 12,000

Same to same. Same property. Certificate as to above mort. Mar 22. Mar 24, 1910. 5:1481. nom

Levine, Morris W with Dora Schiffer. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Subordination agreement. Mar 22, Mar 24, 1910. 7:2002. nom

LAWYERS TITLE INS & TRUST CO with Paul S Bolger. Madison av, No 1963, e s, 57.5 s 126th st, 23x89.6. Extension of mort for \$16,000 to Mar 21, 1915, at 4 1/2%. Mar 21. Mar 24, 1910. 6:1750. nom

Mackeown, Jos J to James Carlew. Claremont av, No 188, e s, 220 n 125th st, 40x100. Prior mort \$39,000. Mar 18, 1910, due, &c, as per bond. 7:1993. 6,000

Moersfelder, Jacob with Lawyers Mortgage Co. St Nicholas av, Nos 17 to 25, s w cor 112th st, No 114, 118.5x109.11x100.11x48. Agreement amending description in mort Mar 19, 1910. 7:1821. nom

Moses, Leahman S and Leopold Rothschild with LAWYERS TITLE INSURANCE & TRUST CO. 115th st, Nos 237 and 239 West. Subordination agreement. Mar 17. Mar 21, 1910. 7:1831. nom

Messer, Philip A to Leopold Frank. Dyckman st, s w s, 150 n w Sherman av, 100x200 to Thayer st, as proposed. Prior mort \$14,000. Mar 17, due May 1, 1912, 5%. Mar 21, 1910. 8:2175. 5,000

METROPOLITAN LIFE INS CO with Brookfield Construction Co and Brookfield Holding Co. Riverside Drive, s e cor 103d st. Agreement modifying building loan contract dated Sept 29, 1909, for \$640,000. Mar 19. Mar 22, 1910. nom

Morris, Simon with Matilda Stiefel. West Broadway, No 245 old No 127, e s, 112.6 n White st, 18.9x100. Extension of mort for \$21,000 to Mar 29, 1913, at 5%. Feb 3. Feb 18, 1910. 1:191. Corrects error in issue Feb 26 when West Broadway No was 127. nom

Misericordia Hospital, a corpn to EMIGRANT INDUSTRIAL SAVINGS BANK. 86th st, Nos 523 to 541, n s, 225 e Av A, runs e 246 x n 140.1 x w 25 x n 61.9 to s s 87th st, No 538, x w 25 x s 62.2 x w 146 x s 20 x w 50 x s 118.1 to beginning. Mar 22, 1910, 3 years, 4 1/2%. 5:1583. 108,000

McShane, Mary H to Johanna H C Schnepf, trustee Eleonore Pirkel. 53d st, No 333, n s, 375 e 9th av, 17.5x44.9x19.9x47.4. Feb 26, 3 years, 5%. Mar 23, 1910. 4:1044. 2,000

Muller, Conrad to METROPOLITAN SAVINGS BANK. 121st st, No 217, n s, 225 w 7th av, 25x100.11. Mar 23, 1910, 5 years, 5%. 7:1927. 22,000

Maplewood Hotel Co to KNICKERBOCKER TRUST CO as trustee. Certificate as to mort for \$150,000 dated Mar 24, 1910. Mar 22. Mar 23, 1910. nom

McKenney, Charlotte P to Eliz Coburn. 23d st, No 417, n s, abt 160 w 9th av, also 216.4 e from a line equidistant bet 9th and 10th avs, runs n 117.6 x e 22.4 x s 117.6 to st x w 22.4 to beginning. Prior mort \$2,000. Mar 18, due Apr 1, 1912, 6%. Mar 23, 1910. 3:721. 500

McCoy, John to Mary D Van Winkle, of Litchfield, Conn, and Edgar B Van Winkle, N Y. Broadway, Nos 2148 and 2150, e s, 75 s 76th st, 52.8x100.11x51.1x114. P M. Mar 21, due Mar 24, 1915, 4 1/2%. Mar 24, 1910. 4:1167. 138,000

Marshall, Abby S and Alice S or Alice Rowland to LAWYERS TITLE INS & TRUST CO. Front st, No 5, s w cor Moore st, Nos 24 and 26, 34.2x80.3x35.11x79.8. Mar 22, 3 years, % as per bond. Mar 24, 1910. 1:4. 20,000

Macon, John to Geo J Gould. 132d st, No 131, n s, 308 w Lenox av, 17x99.11. Prior mort \$9,000. Mar 23, due, &c, as per bond. Mar 24, 1910. 7:1917. 5,350

Maze Realty Co to MUTUAL LIFE INSURANCE CO OF N Y. 45th st, No 141, n s, 240 w 3d av, 20x100.5. Mar 22, due, &c, as per bond. Mar 24, 1910. 5:1300. 14,000

Same to same. Same property. Certificate as to above mort. Mar 21. Mar 24, 1910. 5:1300. nom

Manfredi, Vincenzo and Salvatore Petruzzi to Maria T Manfredi. 2d av, No 2149, w s, 75.10 s 111th st, 25x79. Prior mort \$12,000. Mar 15, 3 years, 6%. Mar 24, 1910. 6:1660. 2,000

Number 1465 Broadway Co to BANKERS TRUST CO. Consent to mort or deed of trust for \$400,000 dated Feb 1, 1910. Feb 1. Mar 21, 1910. nom

Same to same. Certificate as to mort or deed of trust for \$400,000 dated Feb 1, 1910. Feb 1. Mar 21, 1910. nom

Newtown Construction Co to Mary S Croxson. Washington st, No 799, n e cor Horatio st, Nos 85 to 89, 24.2x89.1x24.1x90.9. Washington st, No 801, e s, 24.2 n Horatio st, 18.1x—x18.1x 89.1. Mar 18, 1910, 1 year, 6%. 2:643. 34,000

Same to same. Same property. Certificate as to above mort. Mar 10. Mar 18, 1910. 2:643. nom

Neerg Realty Co to Robt L Hoguet et al. 28th st, No 48, s s, 125 e 6th av, 24x98.9. P M. Prior mort \$62,500. Mar 22, due Sept 22, 1914, 6%. Mar 23, 1910. 3:829. 17,500

Neerg Realty Co to LAWYERS TITLE INS & TRUST CO. 28th st, No 48, s s, 125 e 6th av, 24x98.9. P M. Mar 22, 5 years, 4 1/2%. Mar 23, 1910. 3:829. 62,500

Same to same. Same property. Certificate as to above mort. Mar 22. Mar 23, 1910. 3:829. nom

Nomella Renting Co to American Mortgage Co. 27th st, Nos 135 and 137, n s, 425 w 6th av, 50x98.9. Certificate as to two morts aggregating \$80,000. Mar 23, 1910. 3:803. nom

JOHN C. ORR CO., India, Java and Huron Sts. and East River SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS City of New York, Borough of Brooklyn Telephone 948 Greenpoint

- Naumann, Henry C to Martin E Naumann. Broadway, w s, lots 11 to 14 map 716 of Est Lucius Chittenden, 50x200 to the New st as on said map. Prior mort \$— Mar 21, 1910, due June 15, 1912, 6%. 8:2180. 6,500
- Nomella Renting Co to American Mortgage Co. 27th st, Nos 135 and 137, n s, 425 w 6th av, 50x98.9. P M. Mar 24, 1910, 3 years, 5%. 3:803. 73,000
- Same to same. Same property. P M. Prior mort \$73,000. Mar 24, 1910, 3 years, 6%. 3:803. 7,000
- Newtown Construction Co and Geo Alex Macdonald with Mary S Croxson. Washington st, n e cor Horatio st, 42x91. 2 subordination agreements. Mar 18, Mar 24, 1910. 2:643. nom
- O'Reilly, Jonh to American Mortgage Co. 35th st, No 310, s s, 100 w 8th av, 12.6x98.9. P M. Mar 23, 3 years, 5%. Mar 24, 1910. 3:758. 10,000
- Same to Geo D Ebermayer. Same property. P M. Prior mort \$10,000. Mar 23, due, &c, as per bond. Mar 24, 1910. 3:758. 2,000
- 174th Street Construction Co to Thomas G Patten & ano. 28th st, No 44, s s, 173 e 6th av, 26x98.9. P M. Mar 19, due Feb 28, 1913, 5%. Mar 23, 1910. 3:829. 66,000
- O'Brien, Thomas to MUTUAL LIFE INSURANCE CO of N Y. 36th st, Nos 72 to 76, s s, 62.6 e 6th av, runs e 62.6 x s 98.9 x w 25 x n 24.8 x w 37.6 x n 74 to beginning. Mar 4, due, &c, as per bond. Mar 18, 1910. 3:857. 62,000
- Oberndorf, Augusta to TITLE GUARANTEE & TRUST CO. West End av, No 667, w s, 75.8 n 92d st, 15x100. Feb 24, due, &c, as per bond. Mar 18, 1910. 4:1252. 16,000
- POUGHKEEPSIE SAVINGS BANK with Rebecca Wolper. Madison av, No 1911. Extension of \$17,500 mort until Feb 17, 1913, at 5%. Feb 8, Mar 23, 1910. 6:1748. nom
- Post, Waldron P, trustee for Clara T Lincoln and ano with Richard Grant. 114th st, No 245 East. Extension of \$11,000 mort until Mar 24, 1915, at 5%. Mar 23, Mar 24, 1910. 6:1664. nom
- Prager, Fannie to Isaac L Kip and ano, exrs, &c, Cornelia B Kip. 166th st, No 460, s s, 200.4 w Edgcombe av, runs s 106.4 x s e 37.6 x n 111.10 to st x w 37.6 to beginning. Mar 22, 3 years, 5%. Mar 24, 1910. 8:2111. 33,000
- Same and Abraham L Prager with same. Same property. Subordination agreement. Mar 23, Mar 24, 1910. 8:2111. nom
- Preferred City Real Estate Co to W Irving Clark. Pearl st, No 315, w s, abt 25 n Ferry st, 20.2x100x16.6x100. P M. Mar 23, due May 1, 1915, 4½%. Mar 24, 1910. 1:105. 16,000
- Preferred City Real Estate Co to W Irving Clark, exr Mary A Gillespie. Pearl st, No 215, n s, abt 70 w Platt st, runs n 49 x w 0.4 x n 45.3 x n 46.6 x n 16.7 x e 14 x s 32.10 x s 35 x e 0.6 x s 93.2 to st x w 29.9 to beginning, except plot begins 129.1 n w from Pearl st, runs s 24.8 x n w 28.4 x n e 14.1 x e 32.10 to beginning. P M. Mar 23, due May 1, 1915, 4½%. Mar 24, 1910. 1:69. 40,000
- Petri, Clara wife of and John J to August Luchow. 115th st, No 228, s s, 160 w 2d av, 25x100.11, given as collateral security for payment of mort covering No 5 East 132d st. Prior mort \$21,500. Mar 8, due Feb 5, 1915, 4%. Mar 21, 1910. 6:1664. 10,000
- Petri, Clara wife of and John J to August Luchow. 132d st, No 5, n s, 110 e 5th av, 25x99.11. Feb 7, due, &c, as per bond. Mar 21, 1910. 6:1757. 10,000
- Petri, Clara to August Luchow. 85th st, No 526, s s, 273 e Av A, 25x102.2. Given as collateral security for mort covering No 5 E 132d st. Prior mort \$14,000. Mar 8, due Feb 5, 1915, 4%. Mar 21, 1910. 5:1581. 10,000
- Rosenthal, Marcus to STATE BANK. 34th st, No 314, s s, 207.6 e 2d av, 21.3x98.9. Prior mort \$31,000. Mar 16, 2 years, 6%. Mar 21, 1910. 3:939. 4,000
- Roffmann, Chas and Henry to EMIGRANT INDUSTRIAL SAVINGS BANK. 19th st, No 333, n s, 350 w 8th av, 25x91.11. Prior mort \$12,000. Mar 18, 5 years, 5%, until Mar 18, 1912 and 4½% thereafter. Mar 21, 1910. 3:743. 6,000
- Ryshpan, Moses and Rachel Goldstein to Mary E Blodgett. Orchard st, No 176, e s, 50 n Stanton st, 25.6x87.9. Mar 21, 1910, due July 15, 1913, at 6%. 2:412. 3,000
- Rosenthal, Marcus to STATE BANK. Water st, No 433, s e cor Market slip, Nos 92 to 98, 26x80. Prior mort \$— Mar 16, 1 year, 6%. Mar 21, 1910. 1:249. 2,500
- Rose, Morris to Francis Speir and ano, trustees Kath F Kip. Market st, No 71, w s, 85.4 n Cherry st, runs w 60.4 x n 31.11 x e 23.3 to alley x s 3.7 x e 36.2 to st x s 27.7 to beginning. Mar 22, 5 years, 5%. Mar 23, 1910. 1:253. gold, 20,000
- Rose, Morris to Francis Speir and ano, trustees Kath F Kip. Market st, No 73, w s, 58.7 n Cherry st, 26.9x60.4x26.11x60.4. Mar 22, 5 years, 5%. Mar 23, 1910. 1:253. 20,000
- Rigney, P Samuel to Chelsea Realty Co. Madison av, s e cor 96th st, No 50, runs e 100 x s 100.8 x w 20 x n 25 x w 80 to av x 75 to beginning. P M. Mar 23, 1910, 1 year, 4%. 5:1507. 190,000
- R & S Realty Co to James Dailey. 151st st, s s, 512.6 w 7th av, runs s 60.11 x w 85.1 to e s Macomb's pl, No 32, x n 69.2 to st x e 52.2 to beginning. P M. Prior mort \$56,500. Mar 18, due Oct 1, 1911, % as per bond. Mar 23, 1910. 7:2036. 6,500
- Rose, Wm R with Morris W Levine. 137th st, s s, 340 w Broadway, 85x99.11. Subordination agreement. Mar 22, Mar 24, 1910. 7:2002. nom
- Rose, Wm R with Dora Schiffer. 137th st, No 622, s s, 340 w Broadway, 87x99.11x85x99.11. Subordination agreement. Mar 22, Mar 24, 1910, 7:2002. nom
- Rose, Wm R with Dora Schiffer. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Subordination agreement. Mar 22, Mar 24, 1910. 7:2002. nom
- Rosenthal, Max to Carl Ernst. 54th st, No 432, s s, 383.4 e 10th av, 16.8x53.6x16.8x52.3. Prior mort \$4,000. Mar 23, due Sept 23, 1911, 6%. Mar 24, 1910. 4:1063. 2,500
- Simon Improvement Co to Chelsea Realty Co. 175th st, n s, 50 e Audubon av, 50x89.3x50x94. Prior mort \$13,000. Mar 1, 1 year, 6%. Mar 18, 1910. 8:2132. 45,000
- Same to same. Same property. Certificate as to above mort. Mar 1, Mar 18, 1910. 8:2132. —
- Staats, Gustav to Jacob Vetter. Beekman pl, No 25, e s, 45 n 50th st, 20x100. Mar 18, 1910, 5 years, 5%. 5:1362. 12,000
- Schaaf, Amalie with TITLE GUARANTEE & TRUST CO. Eldridge st, No 75. Subordination agreement. Mar 15, Mar 19, 1910. 1:306. nom
- Schmukler, Saml to Lenhard Vogel. 14th st, No 233, n e s, 235 n w 2d av, 26x103.3. Prior mort \$25,500. Mar 18, 1910, 3 years, 6%. 3:896. 2,000
- Shurman (C N) Investing Co to Carl Ernst. 113th st, No 560, s s, 125 e Broadway, 19x100.11. Prior mort \$21,500. Mar 18, due Sept 18, 1910, 6%. Mar 19, 1910. 7:1884. 1,000
- Sommer, Wm to Rebecca T Mathews. Amsterdam av, No 785, e s, 50.2 n 98th st, 25x80. Mar 18, 1910, 5 years, 4½%. 7:1853. 22,000
- Sternberger, Julian to Matilda K Sternberger his wife. 60th st, No 43, n s, 209.1 e Madison av, 20x100.5; West st, Nos 317 and 318, e s, 62.6 e Charlton st, runs s 41.8 x e 147.6 x n 44 x w 87.8 x s 2.6 x w 63 to beginning; Broadway, No 525, w s, 25.6 s Spring st, 24.11x75; Spring st, No 94, s s, 25x50.5; also land in Monmouth County, N J and Union County, N J; also all other lands of which Simon Sternberger died seized. All title. Mar 16. Secures agreement. Installs without interest. Mar 21, 1910. 2:484 and 596, 5:1375. 22,500
- Spektorsky, Joseph to Hyman Spektorsky. Clinton st, Nos 215 and 217, n w cor Madison st, Nos 249 to 255, 50x95. Prior mort \$— Feb 1, 1909, 3 years, 6%. Mar 21, 1910. 1:270. 25,000
- Sauer, Anna D wife of and Joseph with Fanny P Robertson. 42d st, No 330 West. Extension of \$23,000 mort until Mar 14, 1915, at 4½%. Mar 17, Mar 21, 1910. 4:1032. nom
- Simon Improvement Co to Chelsea Realty Co. Audubon av, n e cor 175th st, 98.9x50x94x50. Prior mort \$13,000. Mar 1, 1 year, 6%. Mar 18, 1910. 8:2132. 65,000
- Same to same. Same property. Certificate as to above mort. Mar 3, Mar 18, 1910. 8:2132. —
- Simon Improvement Co to David Shaff and ano. Audubon av, n e cor 175th st, 98.9x100.5x89.3x100. P M. Prior mort \$90,000. Mar 1, due June 1, 1911, 6%. Mar 18, 1910. 8:2132. 10,000
- Simon Improvement Co to David Shaff and ano. Audubon av, n e cor 175th st, 98.9x100.5x89.3x100. P M. Prior mort \$— Feb 17, 1 year, 6%. Mar 18, 1910. 8:2132. 13,000
- Sternfeld, Julius with General Theological Seminary of Protestant Episcopal Church in U S. Cherry st, No 276, n s, 78.4 w Jefferson st, 26.1x112.8x26.1x112.2. Subordination agreement. Mar 22, 1910. 1:256. nom
- Shiland, Andrew to Alex T Mason et al, trustees under deed of trust. 57th st, No 109, n s, 70 e Park av, 20x100.5. P M. Mar 10, due, &c, as per bond. Mar 22, 1910. 5:1312. 45,000
- Spotts, Ralph L to Anna G Biglow. West End av, No 340, n e cor 76th st, No 255, 22.10x90. P M. Mar 22, 1910, due, &c, as per bond. 4:1168. 45,000
- Same to same. Same property. Prior mort \$45,000. Mar 22, 1910, due, &c, as per bond. 4:1168. 15,000
- Sakolski, Isaac to N Y TRUST CO. 48th st, Nos 318 to 322, s s, 225 e 2d av, 75x100.5. Mar 21, 5 years, 5%. Mar 23, 1910. 5:1340. 32,500
- Schiff, Philip and Pauline with John B Schlesinger. 48th st, Nos 318 to 322, s s, 225 e 2d av, 75x100.5. Extension of \$6,000 mort until Jan 29, 1912, at 6%. Feb 7, Mar 23, 1910. 5:1340. nom
- Slaven, Ellen A to TITLE GUARANTEE & TRUST CO. 78th st, No 168, s s, 100 e Amsterdam av, 20x102.2. Feb 15, due, &c, as per bond. Mar 23, 1910. 4:1149. 19,000
- Smith (Joseph) Realty Co to LAWYERS TITLE INS & TRUST CO. Lexington av, Nos 215 and 217, s e cor 33d st, 50.9x95. P M. Mar 23, 1910, 3 years, 4½%. 3:888. 30,000
- Simon, Mary to American Mortgage Co. Av A, No 1448, s e cor 77th st, No 500, 26.6x98. Mar 15, 5 years, 5%. Mar 21, 1910. 5:1488. 24,000
- Silverstein, Max to NEW YORK TRUST CO. Houston st, Nos 430 and 432, n s, 44.9 e Av D, 45.3x70. Mar 24, 1910, 5 years, 5%. 2:357. 37,000
- Stroock, Hilda W with Emily M Wheeler. 3d st, No 420 East. Subordination agreement. Mar 22, Mar 24, 1910. 2:356. nom
- SAVINGS BANK OF UTICA with Rebecca Werner. 96th st, No 157 East. Extension of \$17,000 mort until Jan 4, 1912, at 5%. Mar 24, 1910. 6:1624. nom
- Society of the Lying In Hospital of City N Y with Max Thorn. 108th st, Nos 215 and 217 West. Extension of two mort for \$52,000 each until Mar 13, 1915, at 5%. Feb 14, Mar 24, 1910. 7:1880. nom
- Salvin, Tillie wife Paul to Roman Catholic Orphan Asylum in City N Y. Cannon st, No 62, e s, 150 s Rivington st, 25x100. Mar 23, 3 years, 4½%. Mar 24, 1910. 2:328. 25,000
- STATE BANK with Dora Schiffer, Morris W Levine and Wm P Rose. 137th st, No 622 West. Subordination agreement. Mar 22, Mar 24, 1910. 7:2002. nom
- Swiss Lace Refinishing Works, a corpn, to Bemo Sturmwald. Consent to mort dated Jan 7, 1910. Mar 17, Mar 24, 1910. —
- Schleissner, Emanuel with Iphigenia Z Place. 3d av, Nos 744 and 746, w s, 50.5 n 46th st, 50x100. Subordination agreement. Mar 22, Mar 24, 1910. 5:1301. nom
- Schauerman, Lizzie to TITLE GUARANTEE & TRUST CO. 115th st, No 116, s s, 300 w Lenox av, 25x100.11. Mar 10, due, &c, as per bond. Mar 24, 1910. 7:1824. 20,000
- Schaefer, Daisy C to John M Carrere. Convent av, No 322, w s, 19.11 n 143d st, 20x100. Mar 24, 1910, due Sept 24, 1910, 6%. 7:2059. 15,000
- Twaddell, Elijah to Theo Schmidt. 35th st, No 538, s s, 250 e 11th av, 25x100.5. P M. Prior mort \$14,000. Mar 17, 2 years, 6%. Mar 18, 1910. 4:1083. 5,000
- Townsend, J Allen with Nathan Schanuff. 98th st, No 226 East. Extension of mort for \$28,500 to Feb 15, 1913, at 5%. Mar 1, Mar 22, 1910. 6:1647. nom
- Torborg, Henry C to GERMAN SAVINGS BANK in City N Y. Amsterdam av, No 1735, s e cor 146th st, No 478, 25x100. Mar 21, 1 year, 4½%. Mar 22, 1910. 7:2060. 8,000
- Thomas, James C with Fanny P Robertson. 134th st, No 89 West. Extension of \$7,000 mort until Mar 23, 1913, % as per bond. Mar 22, Mar 23, 1910. 6:1732. nom
- Tilghman, Chas C to Llewellyn Realty Co. 6th av, No 92, e s, 22.9 s 8th st, 22.9x80. P M. Mar 19, 3 years, 5%. Mar 23, 1910. 2:553. 25,000
- Same to same. Same property. P M. Prior mort \$— Mar 19, 2 years, 6%. Mar 23, 1910. 2:553. 5,000
- TITLE GUARANTEE & TRUST CO with Adolph Schreitmuller. Bleecker st, Nos 311 and 313. Extension of \$15,000 mort until Mar 21, 1913, at 4½%. Mar 21, Mar 24, 1910. 2:591. nom
- UNION TRUST CO OF N Y with Royal Whitman. Lexington av, No 283, e s, 47.9 s 37th st, 25.6x80. Extension of mort for \$40,000 to Dec 13, 1914, 5%. Nov 11, 1909, Mar 21, 1910. 3:892. nom

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY NEW YORK**

Vesell, Meyer with Joseph Sookne and Annie Rasch. 88th st, No 117 East. Extension of \$5,250 mort until Mar 1, 1915, at 6%. Mar 1. Mar 19, 1910. 5:1517. nom

Vollmar, Geo to TITLE GUARANTEE & TRUST CO. 9th av, No 260, e s, 79.3 s 26th st, 19.6x55. P M. Mar 22, due, &c, as per bond. Mar 23, 1910. 3:749. 11,000

Vollhart, Rosina to FARMERS LOAN & TRUST CO as trustee Wm Hodsdon. Fulton st, No 244, s s, 20 w Washington st, runs s 34.3 x w 10.10 x s 8.6 x w 8.6 x n 9.5 x n 34.4 x e 20 to beginning. P M. Mar 21, 1910, 3 years, % as per bond. 1:82. 11,500

Wollersen, Joseph C to Matthew J May, admr Annie T May. 46th st, No 510, s s, 120 w 10th av, 20x100.5. P M. Mar 16, 5 years, 5%. Mar 23, 1910. 4:1074. 5,000

Weil, Lina to Julius Pauly. 130th st, No 263, n s, 125 e 8th av, 25x99.11. P M. Mar 24, 1910, 3 years, 6%. 7:1936. 3,000

Weiss, Sarah to Frances Hays Hanford committee Mary E Hays. 107th st, No 68 West, s s, 100 e Columbus av, 48.9x100. Mar 23, 3 years, 5%. Mar 24, 1910. 7:1842. 60,000

Weil, Lina to TITLE INSURANCE CO OF N Y. 130th st, No 263, n s, 125 e 8th av, 25x99.11. Mar 24, 1910, 5 years, 5%. 7:1936. 18,000

Wachtel, David to Lion Brewery. Av B, s e cor 14th st. Saloon lease. Mar 22, demand, 6%. Mar 24, 1910. 2:396. 2,025

Wasserman, Harry and Lippman Deutsch, of Brooklyn, to Iphigenia Z Place. 3d av, No 744, w s, 50.5 n 46th st, 25x100; 3d av, No 746, w s, 75.5 n 46th st, 25x100. Leasehold. Mar 23, due May 1, 1913, 6%. Mar 24, 1910. 5:1301. 4,000

Warner, Helen M and Mabel H Smith, of Skaneateles, N Y, and Ethel S Hazen, of N Y to TITLE INSURANCE CO OF N Y. West End av, No 620, n e cor 90th st, No 275, 26x57.6. Mar 9, 3 years, 4 1/4%. Mar 24, 1910. 4:1238. 24,000

Wasserman, Joseph and Esther to Regina Unger. Rivington st, No 74, n s, 21.9 w Allen st, 21.9x75. Mar 17, due May 1, 1914, % as per bond. Mar 18, 1910. 2:416. 2,000

Same to Nathan Unger. Same property. Mar 17, due May 1, 1914, % as per bond. Mar 18, 1910. 2:416. 2,275

Weil, Jonas & Bernhard Mayer with Antonia Teitelbaum. 9th st, No 809 East. Declaration &c as to mort of \$5,000 on above to secure leases on No 310 E 89th st, 325 E 89th st, 337 E 81st st, 420 E 76th st, 405 E 74th st, 232 E 54th st, 334 and 336 E 53d st, 332 E 73d st, 316 and 318 E 70th st, 316 E 62d st, 334 E 70th st, s w cor Park av and 103d st and n w cor Park av and 102d st. Dec 20, due Feb 1, 1915, 6%. Mar 18, 1910. 2:366. 5,000

Wittich, Eliz, Mary Geib, Carrie Lafor, Emma Knabe, Henry Wittich to Martin Grieshammer. Lewis st, No 77, w s, 125 n Rivington st, 25x100. Mar 15, 5 years, 5%. Mar 19, 1910. 2:329. 18,000

Weintraub, Morris with Solomon Schwarz. Montgomery st, No 60, w s, 50 s Monroe st, 25x93.4. Subordination agreement. Mar 15. Mar 19, 1910. 1:258. nom

Walz, Henry to Olga wife Oscar Krause. Bradhurst av, No 122, e s, 24.11 n 148th st, 25x75. Mar 21, 1910, due July 1, 1915, 4 1/2%. 7:2045. 12,000

WATERTOWN SAVINGS BANK with Thomas F Featherston. 101st st, No 209 East. Extension of \$9,000 mort until Mar 1, 1913, at 5%. Mar 2. Mar 22, 1910. 6:1651. nom

Yorktown Realty Co to LAWYERS TITLE INS & TRUST CO. Cathedral Parkway, No 501, n w cor Amsterdam av, Nos 1020 to 1026, 125x95.11. Mar 24, 1910, 5 years, 5%. 7:1882. 430,000

Same to same. Same property. Certificate as to above mort. Mar 24, 1910. 7:1882. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Aird, Kate T, Wm H, Geo C and Edw J heirs Wm H Aird to Manhattan Mortgage Co. Chisholm st, e s, 215 s Jennings st, 20x100. Prior mort \$—. Mar 18, due, &c, as per bond. Mar 19, 1910. 11:2972. 1,200

Ast, Charles to DOLLAR SAVINGS BANK of City N Y. Crotona av, n e cor 181st st, 67.4x63.7x69.1x76.5. Mar 17, due June 1, 1913, 6%, until Dec 1, 1910, and 5% thereafter. Mar 18, 1910. 11:3098. 29,000

Same to same. 181st st, n s, 76.5 e Crotona av, 53x66.1. Mar 17, due June 1, 1913, 6% until Dec 1, 1910, and 5% thereafter. Mar 18, 1910. 11:3098. 19,000

*Adelmann, Robert to John Thoma. Rosedale av, w s, 567.2 n Tremont av, 50x—, and being lots 465 and 466 amended map Mapes estate. Mar 15, 2 years, 6%. Mar 19, 1910. 3,000

Amolsky, David to Moe Cohen. 169th st, Nos 455 to 461, n e s, at n w s Washington av, Nos 1295 to 1305, 150x98, except part for av. P M. Prior mort \$—. Mar 21, 1910, 1 year, 6%. 11:2901. 26,500

Same to Max Cohen. Same property. Building loan. Prior mort \$—. Mar 21, 1910, 1 year, 6%. 11:2901. 80,000

Amsler, Sophia to Mary Russhon. Decatur av, w s, 470 s 205th st, 50x100. Prior mort \$14,500. Mar 1, 3 years, 6%. Mar 21, 1910. 12:3349. 2,200

Albor Realty Co to Manhattan Mortgage Co. Belmont av, w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st x e and n e 128.7 to beginning. Prior mort \$—. Mar 17, due, &c, as per bond. Mar 18, 1910. 11:3086. 42,000

Same to same. Same property. Certificate as to above mort. Mar 17. Mar 18, 1910. 11:3086. —

*Anderson, Josef to Augusta Nelson. Murdock av, w s, 100 n Randall av, 50x100. P M. Mar 23, 1910, installs, 5%. 200

*Berkowitz, Hanna wife of and Harry to Geo P Andrae. Hill av, w s, 500 s Jefferson av, 25x100. Mar 23, 1910, due July 1, 1913, 6%. 3,000

Bauer, Frederick E to Annie Weir. Townsend av, w s, 100 s 174th st, 50x100. Mar 22, due as per bond, 6%. Mar 23, 1910. 11:2847. 4,000

Brandt & Gartelman, a corpn to TITLE INSURANCE CO OF N Y. Townsend av, w s, 130 n 175th st, 30x100. Certificate as to mort dated Mar 3, 1910. Mar 3. Mar 24, 1910. 11:2850. —

Beck St Realty Co to Moritz L Ernst and ano. Beck st, e s, 100 n Longwood av, 409.5x100. Prior mort \$209,000. Mar 14, due Sept 14, 1911, 6%. Mar 18, 1910. 10:2709. 55,800

Brill, Annie to Max Germansky. Hoffman st, s e cor 191st st, 25x100. Prior mort \$8,000. Mar 17, 1 year, 6%. Mar 18, 1910. 12:3273. 500

*Brill Contracting Co to Max Germansky. 229th st, s s, 390 e Barnes av, 5 lots, each 30x114.5. 5 morts, each \$640; 5 prior morts, each \$3,750. Mar 17, due June 1, 1912, 6%. Mar 18, 1910. 3,200

Bishop, Katie to TITLE GUARANTEE & TRUST CO. Beaumont av, No 2334, e s, 450 n 183d st, 25x100. Mar 18, 1910, due, &c, as per bond. 11:3103. 2,500

BRONX BOROUGH BANK with National Assoc of Audubon Societies for the Protection of Wild Birds and Animals. Prospect av, s e cor Fox st, 61.5x114.8x50x78.11. Subordination agreement. Mar 17. Mar 18, 1910. 10:2683. nom

Berrian, Mary F to Warren B Sammis. Webster av, s s, 1,050 e Woodlawn road, 25x81.2x25x81.11, except strip on west, 4 inches wide. Mar 17, 3 years, 5%. Mar 18, 1910. 12:3357. 3,000

Bogert, Henry L and Walter L trustees, &c, Mary L Elliman, dec'd, et al with William Stonebridge. Fordham road, No 8 W. Extension of mort for \$5,600 to Feb 1, 1911, at 5%. Feb 1, 1908. Mar 18, 1910. 11:3199. nom

*Brucali, John to Ariberto or Robert Catella. Maple av, e s, 135 n 211th st, 25x100, and being lot 97 map lots in Williams-bridge, property W F Duncan. P M. Mar 15, 3 years, 5 1/2%. Mar 18, 1910. 675

*Barry, Theresa to Francis S Phraner trustee. Lincoln st, w s, 275 n West Farms rd, 18.2x100. Mar 21, 1910, due June 1, 1913, 5 1/2%. 1,200

Bunke, Justine to Anna C D Boehling extrx &c John Boehling. 135th st, No 355, n s, 331.6 w Willis av, 25x100. Prior mort \$10,000. Mar 21, 1910, 3 years, 5%. 9:2298. 5,000

*Bronx Investment Co to Mary M Argersinger. Newell av, e s, 260.9 s Magenta (Julianna) st, 19.11x125. Feb 10, 3 years, 5%. Mar 22, 1910. 1,000

*Same to same. Same property. Certificate as to above mort. Feb 10. Mar 22, 1910. —

*Same to same. Newell av, e s, 221 s Magenta (Julianna) st, 19.10x125. Feb 10, 3 years, 5%. Mar 22, 1910. 1,000

*Same to same. Same property. Certificate as to above mort. Feb 10. Mar 22, 1910. —

*Same to same. Newell av, e s, 240.11 s Julianna st, 19.10x125. Feb 10, 3 years, 5%. Mar 22, 1910. 1,000

*Same to same. Same property. Certificate as to above mort. Feb 10. Mar 22, 1910. —

*Same to Sophia Zetsche. Newell av, e s, 200.7 s Magenta st, 20.5x125. Mar 21, due, &c, as per bond. Mar 22, 1910. 1,000

*Same to same. Same property. Certificate as to above mort. Mar 21. Mar 22, 1910. —

*Same to same. Newell av, e s, 280.8 s Magenta st, 20.2x125x20.3 x125. Mar 21, due, &c, as per bond. Mar 22, 1910. 1,000

*Same to same. Same property. Certificate as to above mort. Mar 21. Mar 22, 1910. —

Bauer, Peter to TITLE GUARANTEE & TRUST CO. Union av, n e cor Jennings st, No 741, runs e 110 x n 64.8 x s w 86.9 x s 3 x w 13.6 x s 5.8 x w 14.10 to e s Union av x s 26.9 to beginning. Mar 17, due, &c, as per bond. Mar 22, 1910. 11:2962. 40,000

*Christiansen, Terkel G to Railroad Co-operative Bldg & Loan Assoc. Amundson av, w s, 400 s Randall av, 25x100. Prior mort \$2,500. Mar 18, installs, 6%. Mar 19, 1910. 450

Carucci, Checchina wife of Samuele to CENTRAL TRUST CO of N Y. Hughes av, s e cor 181st st, 127.9x50x115x51.7. Mar 21, 1910, 5 years, 5%. 11:3081. 51,000

Coley, Harry E to Lion Brewery. Jerome av, No 2308. Saloon lease. Mar 9, demand, 6%. Mar 21, 1910. 11:3187. 2,040.96

Carey, Joseph to A Hupfel's Sons, a corpn. Wales av, No 643, s w cor 152d st. Saloon lease. Jan 18, demand, 6%. Mar 21, 1910. 10:2643. 5,000

Crowley, Wm to John G Roos, exr Michael Roos. Prospect (Taylor) av, s e s 200 n 187th st, and being lot 169 map Belmont Village, 100x100, except part for av. Mar 21, 1910, 3 years, 5%. 11:3115. 6,000

Cook, John C to HARLEM SAVINGS BANK. Crotona Park North or Crotona av, n s, 227 e Prospect av, 27.10x97.2x27.10x97.6. Mar 21, 3 years, 5%. Mar 22, 1910. 11:2952. 14,000

Same to same. Crotona Park North or Crotona av, n s, 254.10 e Prospect av, 22.2x96.11x22.2x97.2. Mar 21, 3 years, 5%. Mar 22, 1910. 11:2952. 12,000

Civic Realty & Construction Co to Manhattan Mortgage Co. Morris av, n w cor 165th st, 50.10x102.7x40.6x103.4. Prior mort \$—. Mar 24, 1910, due, &c, as per bond. 9:2448. 36,000

Same to same. Same property. Certificate as to above mort. Mar 24, 1910. 9:2448. —

Clinchy, Geo O to Thomas E Crimmins. Prospect av, No 651, w s, 20.3 s 152d st, 18.6x100. Mar 22, 3 years, 6%. Mar 24, 1910. 10:2674. 1,500

Cantillon, Margt to Thornton Brothers Co. Teller av, No 1275, w s, 90 s 169th st, 20x100. P M. Prior mort \$4,000. Mar 23, due, &c, as per bond. Mar 24, 1910. 9:2436. 2,500

*Dellarda, Giuseppe to T Emory Clocke. Wright st, w s, and being lot 100 map No 1064 107 lots Hudson Park, 25x100. Mar 21, due, &c, as per bond. Mar 24, 1910. 4,000

*Devermann, Chas E to Adolf Sundmacker. Chatterton av (7th st), n s, 280 w Olmstead av (Av D), 25x100. Bldg loan. Mar 18, 3 years, 5 1/2%. Mar 21, 1910. 3,000

Devine (L W) Co to LAWYERS TITLE INS & TRUST CO. Clinton av, s w cor 180th st, 100.1x33.10x100.1x33.6. Mar 16, building loan, due Jan 16, 1911, 6%. Mar 18, 1910. 11:3095. 29,000

Same to same. 180th st, s s, 33.6 w Clinton av, 37.9x100.1. Building loan. Mar 16, due Jan 16, 1911, 6%. Mar 18, 1910. 11:3095. 26,000

Same to same. Clinton av, s w cor 180th st, 115.1x71.7x115.1x71.3. Certificate as to above morts. Mar 16. Mar 18, 1910. 11:3095. —

De Salvo, Alfonso to ITALIAN SAVINGS BANK of City N Y. Rochambeau av, e s, 181.6 s Van Cortlandt av, 50x100. Mar 17, 2 years, 6%. Mar 18, 1910. 12:3335. 1,000

E & W Construction Co to Leon Weinsbank. Brook av, s w cor 137th st, 40x100. Prior mort \$42,000. Mar 24, 1910, 3 years, 6%. 9:2264. 8,000

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IRON WORK

- EAST RIVER SAVINGS INSTITUTION with Michael A Defeo. Wendover av, No 551. Extension of \$35,000 mort until May 1, 1915, at 5%. Mar 21, 1910. 11:2929. nom
- Epstein, Louis to Emma Hassey. 162d st, No 873, n s, 220.5 e Prospect av, 40x100. Prior mort \$—, Mar 18, 1910, 5 years, 5%. 10:2690. 30,000
- Fath, Anna to Henrietta Shotten. 133d st, s s, 229 w Willow av, 16.8x100. Mar 17, installs, 6%. Mar 18, 1910. 10:2561. 400
- Faude, Jacob to Yetta Reiss and ano. Tinton av, No 717, w s, 100 n Dawson st, 25x96.5x26.1x110.5. Mar 10, due, &c, as per bond. Mar 18, 1910. 10:2654. 11,000
- *Feulner, Henry to Rosa B R Heintz. Tremont av, n w cor Zerega av, 105x108, except part for Zerega av. P M. Mar 18, due, &c, as per bond. Mar 19, 1910. 3,000
- Freund, Alfred and Wm Dub to Hannah Greenebaum. Washington av, w s, 127.6 s 171st st, 37.6x140.2. Prior mort \$27,000. Mar 21, due Apr 1, 1912, 6%. Mar 22, 1910. 11:2902. 4,000
- Gerlach, Andrew W to Kate Leppig. Jefferson st, No 673, n s, 189.4 e Clinton av, runs n 80.4 x s 92.4 to st x w 48.1 to beginning. Mar 22, 1910, 5 years, 5%. 11:2935. 5,000
- Geissinger, Rosa to Winfred A Openhym. Jennings st, n w cor Longfellow av, 27x75. Mar 21, due Apr 1, 1913, 5%. Mar 22, 1910. 11:3000. 4,000
- Same to same. Longfellow av, n w cor Jennings st, 75x33. Mar 21, due Apr 1, 1913, 5%. Mar 22, 1910. 11:3000. 3,000
- Gully, Anne to Henry Bruckner. 236th st late Opydyke av, n s, 244.7 e Verio av late 1st st, 75x149.4. Prior mort \$2,000. Mar 21, due, &c, as per bond. Mar 22, 1910. 12:3398. 1,000
- Geissler, Louis with TITLE GUARANTEE & TRUST CO. Union av, n e cor Jennings st, No 741, runs e 110 x n 64.8 x s w 86.9 x s 3 x w 13.6 x s 5.8 x w 14.1 to e s Union av x s 26.9 to beginning. Subordination agreement. Mar 21, Mar 22, 1910. 11:2962. nom
- Gerhards (Albert) Inc to Victor Gerhards. Freeman st, n w cor Longfellow st or av, 25x100. Prior mort, \$22,000. Mar 18, due, &c, as per bond. Mar 21, 1910. 11:2999. 8,000
- Same to same. Same property. Certificate as to above mort. Mar 12, Mar 21, 1910. 11:2999. nom
- *Gajewski, Ksawery to Susan A Tier. 220th st, s s, 180 w 5th av, and being w 1/4 of lot 214 map No 143. Wakefield, 25x114. Mar 17, due, &c, as per bond. Mar 18, 1910. 2,000
- Gamp, Henry S to Augustus F Holly. 143d st, Nos 458 and 462, s s, 550.2 e Willis av, 50.2x109.8x50x104.11. Building loan. Prior mort \$7,000. Mar 22, 1 year, 6%. Mar 23, 1910. 9:2287. 30,000
- Same to Katherine Bissell. Same property. Mar 22, Mar 23, 1910, 1 year, 5%. 9:2287. 7,000
- *Gass, Frank to Henry Neeb. 13th st, s s, 155 w Av C, 28x103. Unionport. Mar 22, 3 years, 5%. Mar 24, 1910. 3,600
- Guaranteed Mortgage Co of N Y with Cohen & Eckman Corp. Webster av, e s, 237.11 n 168th st, 42x90. Extension of \$28,000 mort until Mar 23, 1915, at 5%. Mar 23, 1910. 9:2396. nom
- Harris, Winifred S and Wm M to Henry D Babcock. Independence av, No 5367, late Palisade av, w s, 599.9 n e 252d st late South av, runs n w 347 to Sycamore av or an alley x n e 143.3 x s e 354 to Palisade av x s w 143.3 to beginning, contains 1 213-1000 acres. P M. Mar 19, 2 years, 4%. Mar 22, 1910. 13:3424. 25,000
- Heuser, Henry to Bronx Security & Brokerage Co. 150th st, n s, 200 e Brook av, 25x100. Mar 17, installs, 6%. Mar 24, 1910. 9:2276. 600
- *Heyde, Emil to Jacob Cooper. Hunt av, e s, and being lots 28 and 29 map No 1097 (Westchester Co) of Partition sale Lott G Hunt. Mar 23, 3 years, 6%. Mar 24, 1910. 1,500
- Helmcke, Heinrich to Geo A Steinmuller. Mt Hope pl, No 253, n s, 133.9 w Anthony av, 18.9x100. Mar 21, due July 1, 1913, 5%. Mar 23, 1910. 11:2804. 7,500
- *Hanson or Hansen, Louis to MOUNT VERNON TRUST CO, guardian Ruth A Philip. Vernon Parkway, w s, lots 446 and 447 map South Vernon Park, 50x102.11x50x101.10, s s. Mar 21, 5 years, 6%. Mar 23, 1910. 3,000
- Horenburger, Emma to AMERICAN SAVINGS BANK. 159th st, No 422, s s, 175 w Elton av, 25x98. Mar 14, 5 years, 5%. Mar 18, 1910. 9:2380. 26,000
- Same and Mary D Ungrich with same. Same property. Subordination agreement. Mar 14, Mar 18, 1910. 9:2380. nom
- Horenburger, Emma to John C Heintz and ano. Same property. P M. Prior mort \$26,000. Mar 18, 1910, due, &c, as per bond. 9:2380. 1,300
- Same and Mary D Ungrich with same. Same property. Subordination agreement. Mar 17, Mar 18, 1910. 9:2380. nom
- Hoffmann, Helena to John Schreiber. Jerome av, s e s, 229.3 n e 177th st, 25x102.4x59.7x100.11. Prior mort \$5,000. Mar 7, due Sept 7, 1910, 6%. Mar 18, 1910. 11:2853. 1,000
- *Hauser, George with John B Sabine. Olmstead av, No 1210. Extension of \$3,500 mort until June 1, 1913, at 5%. Mar 18, 1910. nom
- *Higgins, Henrietta L to Wm A Cameron. 233d st, late 19th st, s s, 155 e 5th av, 50x114, Wakefield, except part for 233d st. Prior mort \$4,500. Mar 18, 1910, 1 year, 6%. 1,000
- *Hofman, Ferdinand to Louisa Hessler. Plot begins 395 w White Plains rd at point 600 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Mar 19, 3 years, 5%. Mar 21, 1910. 3,400
- *Hemerling, Leo and Josephine to Wm Ludden. 222d st, late 8th av, n s, 380 w White Plains rd and being e 1/2 lot 953, map Wakefield, 50x114, except part for 222d st. P M. Mar 21, 1910, due, &c, as per bond. 3,000
- *Same to Pauline Rywold. Same property. P M. Prior mort \$3,000. Mar 21, 1910, 3 years, 6%. 1,000
- *Horan, Helen M H to Vera M Wilson. Broadway, w s, 265.7 n Tremont road, 29.6x87.6x25x103.2, Tremont Terrace. Feb 28, 3 years, 6%. Mar 22, 1910. 1,000
- Irving Construction Co to Mary Gabryel. Webster av, No 3536, e s, 471.5 n Gun Hill road, 23.11x74.3x16.3x74.8. Prior mort \$4,800. Mar 4, 2 years, 6%. Mar 22, 1910. 12:3360. 1,000
- Same to same. Same property. Certificate as to above mort. Mar 4, Mar 22, 1910. 12:3360. —
- Same to same. Webster av, No 3554, e s, 639.4 n Gun Hill road, runs e 74.3 x n 51.11 x s w 82.8 to av x s 15.8 to beginning. Prior mort \$5,000. Mar 4, 2 years, 6%. Mar 22, 1910. 12:3360. 1,000
- Same to same. Same property. Certificate as to above mort. Mar 4, Mar 22, 1910. 12:3360. —
- Irving Construction Co to Bronx Investment Co. Webster av, No 3536, e s, 471.5 n Gun Hill rd, 23.11x74.3x16.3x74.8. Mar 21, 1910, 3 years, 5%. 12:3360. 4,800
- Same to same. Same property. Certificate as to above mort. Mar 21, 1910. 12:3360. —
- Same to same. Webster av, No 3554, e s, 639.4 n Gun Hill rd, 15.8 x 82.8x51.11x74.3. Mar 21, 1910, 3 years, 5%. 12:3360. 5,000
- Same to same. Same property. Certificate as to above mort. Mar 21, 1910. 12:3360. —
- Jensen (Jacob) Co to LAWYERS TITLE INS & TRUST CO. 180th (Samuel) st, s s, 100 w Honeywell av, 50x133, except part for st. Building loan. Mar 16, due Jan 16, 1911, 6%. Mar 18, 1910. 11:3123. 38,000
- Same to same. Same property. Certificate as to above mort. Mar 16, Mar 18, 1910. 11:3123. —
- Johnson, Mary A wife Harry C to Theresa Foy. Decatur av, e s, 163.4 s 205th st, 16.8x112.6. Mar 18, due, &c, as per bond. Mar 19, 1910. 12:3353. 4,500
- Same to Herman Wiebke. Same property. Prior mort \$4,500. Mar 18, due, &c, as per bond. Mar 19, 1910. 12:3353. 600
- Johnson, Geo F with TITLE GUARANTEE & TRUST CO. Longwood av, n w cor Hewitt pl, 225x100x162.4 to w s Hewitt pl x 121.3. Subordination agreement. July 16, 1906. Mar 18, 1910. 10:2689. nom
- Same with same. Longwood av, n e cor Hewitt pl, 169.9 to w s Dawson st x 107.5x246.10 to e s Hewitt pl x s 133.8 to beginning. Subordination agreement. July 16, 1906. Mar 18, 1910. 10:2696. nom
- *Jordan, Patrick J to Robt Marshall. Jackson av, n s, 148 w Unionport road and being lot 554 map Van Nest Park, 25x100. Mar 21, 3 years, 5 1/2%. Mar 22, 1910. 4,000
- Jones, James H to Anne E Carroll et al, admrs Charles Keary. Kingsbridge road, s w cor Marion av, 26.5x115.5x25x123.11. P M. Mar 22, 1 year, 5%. Mar 23, 1910. 11:3026. 4,000
- Same to same as trustees Patrick J Keary. Same property. P M. Mar 22, 1 year, 5%. Mar 23, 1910. 11:3026. 4,000
- Kameski, Frank to Lion Brewery. Morris av, No 688. Saloon lease. Mar 8, demand, 6%. Mar 21, 1910. 9:2414. 2,443.64
- Kelly, Abraham to J Romaine Brown. 254th st, n s, 25 w Newton av, 75x100 and being lots 168 to 170 map of Samler Estate. P M. Mar 11, 5 years, 5%. Mar 22, 1910. 13:3421. 3,790
- Krause, Elise to Anna C D Boehling extrx &c John Boehling. 135th st, No 353, n s, 356.6 w Willis av, 25x100. Prior mort \$10,000. Mar 21, 1910, 3 years, 5%. 9:2298. 7,000
- Lilly, Harry to Simeon M Barber. Boston av, s w cor Heath av, 75.7x133.6x89x130.7. P M. Mar 18, due, &c, as per bond. Mar 19, 1910. 12:3260. 9,000
- *Lane, Emma A to Emil Fleischl et al. 2d st, s s, 200 e Madison av, runs s 100 x e 108.8 to road leading from Westchester Landing to Bear Swamp x n 44.5 x s w 33.9 x w 105.8 x n 0.4 to beginning. Given as collateral security for payment of an assignment of award. Feb 14, due, &c, as per bond. Mar 22, 1910. 622.82
- Levy, Augusta and Rosie Goldstein and Bernard, Ida and Spincer Bernstein to Morris M Sinske. Prospect av, e s, 207.4 n e Beck st, 37.6x100. Mar 10, 5 years, 5%. Mar 23, 1910. 10:2685. 42,000
- Lowenstein, Moses to LAWYERS TITLE INS & TRUST CO. Bathgate av, No 1872, late Madison av, e s, 202 s 175th st late Fitch st, runs e 110.10 x s 14 x w 1 x s 27.2 x w 112 to av x n 41 to beginning, except part for av. P M. Mar 21, 5 years, 5%. Mar 22, 1910. 11:2922. 8,000
- Same to Clement H Smith. Same property. Prior mort \$8,000. Mar 21, 1 year, 6%. Mar 22, 1910. 11:2922. 1,800
- Mountshannon Realty Co to Berthold Sinauer. Creston av, e s, 176.4 s 183d st, 16.8x89.6. Prior mort \$5,500. June 23, 1909, 3 years, 6%. Mar 24, 1910. 11:3163. 2,500
- *Mascia, Jos A to G De W Clocke. Elm st, w s, 175 n Locust av, 25x100, Williamsbridge. Feb 5, due, &c, as per bond. Mar 18, 1910. 5,000
- Meyer, Fred to Diedrich Eggers. 141st st, No 615, n s, 27 e Beckman av, 27x100. Mar 17, 3 years, 6%. Mar 18, 1910. 10:2554. 6,000
- Menkoff, Marie to Fredk W Schall. St Anns av, No 595, w s, 180.4 s Westchester av, 27x111.5x29.9x124. Mar 15, due, &c, as per bond. Mar 18, 1910. 9:2276. 20,000
- Same with Nathan Brender. Same property. Subordination agreement. Mar 16, Mar 18, 1910. 9:2276. nom
- Manly, Mary to TITLE GUARANTEE & TRUST CO. 136th st, No 333, n s, 16.6 e Alexander av, 15.11x50. Mar 16, due, &c, as per bond. Mar 21, 1910. 9:2299. 2,500
- Masterson, Wm H to Clement H Smith. Anthony av, w s, 100 s Mt Hope pl, runs w 97.8 x n 5 x w 50 x s 92.8 to 176th st x e 148.8 to av x n 70.4 to beginning. Prior mort \$20,000. Mar 1, due Oct 1, 1911, 6%. Mar 21, 1910. 11:2802. 4,000
- Montgomery (Richard M) & Co to Mary S Croxson. Tee Taw av, n e cor 188th st, runs n 285 to Park View pl x e 100 x s 120 x e 38.2 x s w 35.1 x n w 20 x s 30 x n w 66.8 x s 99 to st x w 33.10 to beginning. Mar 10, demand, 6%. Mar 21, 1910. 11:3219. 10,000
- Same to same. Same property. Certificate as to above mort. Mar 18, Mar 21, 1910. 11:3219. nom
- *McGuire, John A to Cath B Jordan. Fulton st, n w s, 146 n 238th st and being lot E, map South Washingtonville, 42.4x100x47.10x— on s w s. Mar 16, due, &c, as per bond. Mar 21, 1910. 3,000
- *McGarry, Charles S to Lavinia W Burnett. 215th st, n s, 100 e Tilden av, 25x100 and being lot 603 map No 1041 Laconia Park. Mar 22, 1910, 3 years, 6%. 2,000

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*Martens, Chas W to Agnes K Malone. Columbus av, s s, 200 e Garfield st, 25x100, and being lot 492 map Van Nest Park. P M. Mar 19, 3 years, 5½%. Mar 22, 1910. 4,000

*Same to same. Same property. P M. Prior mort \$4,000. Mar 19, installs, 5%. Mar 22, 1910. 1,100

*Moscato, Francesco to Melrose Realty Co. 222d st, n s, 280 w White Plains road and being lot 908 and part of lot 907 map Wakefield, 100x100. Mar 19, 1 year, 6%. Mar 22, 1910. 500

*Melrose Realty Co to Herman Schlueter and ano. 222d st, n s, 280 w White Plains road and being lot 908 and part of lot 907 map Wakefield, 100x100. P M. Mar 15, due July 15, 1912, 6%. Mar 22, 1910. 1,500

Naftal, Michael to Evelyn De Cordova. Tiebout av, e s, 75 n Clark st, runs n 175 x e 113.5 x s 111.2 x s 65.9 x w 85.2 to beginning, except part for av. Mar 18, due Mar —, 1915, 5%. Mar 21, 1910. 11:3022. 10,000

Necarsulmer, Henry and Edw, trustees Sarah Heineman with Frank M Paul. Southern Boulevard, No 63. Extension of \$12,000 mort until Apr 18, 1913, at 5%. Mar 18. Mar 24, 1910. 10:2546. nom

Nolan, James to Bridget Young. Grand Boulevard and Concourse, No 2430, e s, abt 250 s 189th st, mort reads Ryer av, e s, lot 407 map building lots at Fordham, 25x152.4x25.9x150.8, except part for Grand Boulevard and Concourse. P M. Mar 23, 3 years, 5%. Mar 24, 1910. 11:3152. 1,500

*Phillips, Benj to Joseph P Schwab. 227th st (13th av), n s, 180 e Barnes av, 25x114; Matilda st, e s, 433.4 s 239th st, 16.8x100, Wakefield. Mar 22, installs, % as per bond. Mar 23, 1910. 2,350

*Penfield, Wm W to Caroline Ritter, guardian Frank O and John J Ritter. Penfield av, s s, 87.9 e White Plains av, 25x97.2x25x96.7, South Mt Vernon. Mar 22, due July 1, 1913, 6%. Mar 23, 1910. 1,200

*Purcell, James to John Wolf. Benedict av, n e cor Storrow st, 101.11x25x101.7x25 and being lot 15 map No 1130a of Prop N Y Catholic Protectors. Feb 25, 1 year, 6%. Mar 23, 1910. 600

Patterson, Daniel W to Louis M Simson. Mosholu Parkway North, e s, 25 s Kossuth pl and being lots 295 and 296 map No 1104 of 134 lots remainder Varian Est, 50x100. P M. Mar 24, 1910, 2 years, 6%. 12:3326. 2,500

*Pagliaro, Antonio to Melrose Realty Co. Birch st, w s, 100 s Chester av, 50x100, and being lots 26 and 27 revised map Seneca Park. P M. Mar 8, installs, 6%. Mar 24, 1910. 525

Pakas, Solomon L to Walter J Clarke. Morris av, n w cor 183d st, 147x106.9x147x108.2; Morris av, No 2355, w s, 71 s 184th st 125x198.3 to Walton av x125x197. Prior mort \$15,000. Mar 18, due, &c, as per bond. Given to secure performance of agreement. Mar 19, 1910. 11:3183. 20,000

Pakas, Solomon L to Walter J Clarke. Walton av, No 2294, n e cor 183d st, 47x95. Mar 18, due, &c, as per bond. Mar 19, 1910. 11:3183. 2,500

R & S Realty Co to Amelia Steinmetz. Charlotte st, late pl, n w cor Jennings st, 74.10x100x81.5x100.3, being lots 759, 760 and 761 map Sect C Vyse estate. P M. Prior mort \$9,980. Mar 18, due Sept 18, 1911, 5½%. Mar 19, 1910. 11:2977. 6,020

Rendall, Georgiana and Eliz Peace to National Assoc of Audubon Societies for the Protection of Wild Birds and Animals, a corpn. Prospect av, s e cor Fox st, 61.5x114.8x50x78.11. Mar 18, 1910, due, &c, as per bond. 10:2683. 41,000

Same and Abraham Samuels with same. Same property. Subordination agreement. Mar 18, 1910. 10:2683. nom

R & W Realty Co to Century Mortgage Co. Union av, e s, 80 n 166th st, 2 lots, each 40x100. 2 morts, each \$33,500. Mar 17, 5 years, 5%. Mar 18, 1910. 10:2680. 67,000

Same to same. Union av, e s, 40 s 167th st, 2 lots, each 40x100. 2 certificates as to 2 morts for \$33,500 each. Mar 17. Mar 18, 1910. 10:2680.

R & W Realty Co to Amelia Orth. Union av, s e cor 167th st, 40x100. Mar 18, 5 years, 5%. Mar 19, 1910. 10:2680. 43,000

Same to same. Same property. Certificate as to above mort. Mar 18. Mar 19, 1910. 10:2680.

Same to Peter Tivnan. Same property. Prior mort \$43,000. Mar 18, 3 years, 6%. Mar 19, 1910. 10:2680. 8,000

Same to same. Same property. Certificate as to above mort. Mar 18. Mar 19, 1910. 10:2680.

Rogers, Francis of New Rochelle, N Y to Lyle H Hall et al. 143d st, Nos 303 and 305, n s, 244.6 w 3d av, 31.2x100.2. P M. Mar 18, due, &c, as per bond. Mar 21, 1910. 9:2324. 6,500

Same to Anabella Howell. 143d st, No 307, n s, 220.6 w 3d av, 24x100.2. P M. Mar 18, due, &c, as per bond. Mar 21, 1910. 9:2324. 5,000

Rogers, Anne C with Geo Schilling et al. Brook av, No 460. Extension of \$13,000 mort until Mar 1, 1911, at 5½%. Apr 10, 1908. Mar 21, 1910. 9:2272. nom

*Rumpf, Jacob to James Flaherty. Haskin st, n s, 345.10 e Throggs Neck or Fort Schuyler road, 50x148.5. Mar 15, 3 years, 5%. Mar 22, 1910. 1,200

*Same to same. Haskin st, n s, 320.10 e Throggs Neck or Fort Schuyler road, 25x148.5x25x148.11. Mar 15, 3 years, 5%. Mar 22, 1910. 800

Roseman, Isaac and Lena his wife to Matthew McNamara. Brook av, No 1470, e s, 159.2 n St Pauls pl, 25x100.7. Prior mort \$—. Mar 21, due Dec 12, 1912, 6%. Mar 22, 1910. 11:2895. 2,000

Rosenhaus, Annie with Alonzo P Meyer and ano, exrs Geo H Meyer. Bathgate av, e s, 54.10 n 173d st, 20.2x87.6. Extension of \$10,000 mort until Feb 1, 1915, at % as per bond. Jan 3. Mar 21, 1910. 11:2921. nom

*Rom, Paul to Louis Frankenthaler. 222d st, s s, 155 w Barnes av, 25x89. P M. Mar 15, 1 year, 5%. Mar 23, 1910. 1,000

Storey Realty Co to LAWYERS TITLE INS & TRUST CO. Belmont av, e s, 160.1 n 176th st, 39x107.6x38.9x107.6. Building loan. Mar 22, 1 year, 6%. Mar 23, 1910. 11:2946. 20,000

Same to same. Belmont av, e s, 43.1 n 176th st, three lots, each 39x107.6. Three building loan morts, each \$20,000. Mar 22, 1 year, 6%. Mar 23, 1910. 11:2946. 60,000

Same to same. Belmont av, n e cor 176th st, 43.11x107.6x52.7x107.11. Building loan. Mar 22, 1 year, 6%. Mar 23, 1910. 11:2946. 27,500

Storey Realty Co to LAWYERS TITLE INS & TRUST CO. Belmont av, s e cor 176th st, 199.1x107.6x208.4x107.11. Certificate as to five morts aggregating \$107,500. Mar 22. Mar 23, 1910. 11:2946.

Schneider, Chas P and James J Haggerty to TITLE GUARANTEE & TRUST CO. Longfellow av, w s, 100 s Jennings st, 50x100, and being lots 301 and 302 map Sec B Vyse Est. Two building loan morts, each \$8,000. Mar 22, 1 year, 6%. Mar 23, 1910. 11:2999. 16,000

Shrady, Mary K to Thomas W Martin. Old Post road to Albany, n w s, 276 s w from s e cor land now or formerly of Geo H Peck, runs n w 132.8 x s w 100 x s e 137.3 to road x n e 100 to beginning. Mar 23, 3 years, 6%. Mar 24, 1910. 12:3269. 2,500

Schoen, Benj to Leon Kalmus. Washington av, No 2156, e s, 456.5 s 182d st, runs e 106.1 x n e 24 x w 110 to av x s 23.9 to beginning. Mar 24, 1910, 3 years, 6%. 11:3049. 1,000

Singer, Rachel to Mary Hoenninger and ano. 186th st, s s, 260 e Park av, 20x100. Mar 24, 1910, 3 years, 5%. 11:3039. 8,750

Singer, Rachel to Harriet B Piester. Washington av, e s, 284.9 s 180th st, 18.8x95. Mar 16, due, &c, as per bond. Mar 22, 1910. 11:3046. 4,000

*Schneider or Snyder, Louisa, devisee Martin Stiefenhofer and August Schneider or Snyder to Edw Sadler. Plot begins at its n e cor and adj land now or formerly James Ketcham and ano, runs s 93.2 x w 150 x n 93.2 x e 150 to beginning, City Island. Mar 19, 2 years, 6%. Mar 22, 1910. 2,000

Sweet, Lewis M to TITLE INSURANCE CO of N Y. 184th st, s s, 116.2 w Washington av, 50x100. Mar 21, 1910, 3 years, 6%. 11:3058. 2,000

Sloan, Jos B to John J Brady. Hoffman st, s e cor 187th st, late Jacob st, 50x90.1. Jan 25, 1 year, 6%. Mar 21, 1910. 11:3065. 500

*Steinmetz Construction Co to Emma Pagendorn. Glover st, e s, 228.11 n Westchester av, old line, 25x130, Westchester. Resolution of directors to make 2d mort for \$1,500. Mar 17, 1910. Mar 18, 1910.

*Steinmetz Construction Co to Emma Pagendorn. Grace av, e s, 228.11 n Westchester av, old line, also 300 s Lyon av, runs e 130 x n 25 x w 130 to av x s 25 to beginning. Prior mort \$5,000. Mar 17, 3 years, 6%. Mar 18, 1910. 1,500

*Sica, Angelo, Antonio Falcone and Raffaele Pisani to Hudson P Rose Co. Wright st, w s, and being lots 98 and 99 map 108 lots Hudson Park, 50x100. P M. Mar 15, 3 years, 5½%. Mar 19, 1910. 900

*Tully, Martin to G De Witt Clocke. 216th st, s s, 81 e Barnes av, 25.2x114. Mar 1, due, &c, as per bond. Mar 18, 1910. 4,500

Teichman Engineering & Construction Co to North American Mortgage Co. Harrison av, n w cor Morton pl, 25x97.10x25x98. Prior mort \$15,000. Mar 18, demand, 6%. Mar 21, 1910. 11:2868. 2,500

Same to same. Same property. Certificate as to above mort. Mar 18. Mar 21, 1910. 11:2868.

Third Avenue Construction Co to TITLE GUARANTEE & TRUST CO. 3d av, late Fordham av, w s, 100 s 174th st, late 42th st, as on map Central Morrisania, 100x128.8x100x125.2. Bldg loan. Mar 19, 5 years, 6% until completion of building and 5% thereafter. Mar 21, 1910. 11:2921. 40,000

Same to same. Same property. Certificate as to above mort. Mar 17. Mar 21, 1910. 11:2921.

Taylor, Wm J, of Schuylerville, N Y, to TITLE GUARANTEE & TRUST CO. Lorillard pl, w s, 105.4 s 188th st, 25x90. Mar 22, due, &c, as per bond. Mar 23, 1910. 11:3056. 4,000

Tolf, Annie and Gustav T Lindahl to Chas E Halback. Plot begins at s e s lot 155 distant 149 n e from s e cor lot 155, runs s w 25 x n w 131 to c l Mill Brook x n e 25 x s e 131 to beginning, being part for lot 155 map Morrisania, except part for Brook av; also all title to Brook av, e s, 323.8 s 167th st, 5x—x 1.6x118.10. Mar 21, due, &c, as per bond. Mar 23, 1910. 9:2392. 1,000

*Ulman, Ella M to Rowena M Southworth. Lincoln st, w s, 175 s Columbus av, 25x100. Mar 23, 1910, due, &c, as per bond. 2,000

*Villano, Antonio to Hudson P Rose Co. Eastchester road, e s, abt 603 s Saratoga av, and being lot 5 map No 1130 327 lots Hunter Est, 25x121.5x25x121.11. P M. Mar 14, 3 years, 5½%. Mar 23, 1910. 395

*Ward, Mary F with Henry Dickert. 222d st, n s, 280 w White Plains rd and being lot 908 and part lot 907 map Wakefield, 100x100. Extension of mort for \$2,800 to Sept 30, 1913, at 6%. Feb 17. Mar 22, 1910. nom

Winton, John to HARLEM SAVINGS BANK. Hall pl, w s, 174.11 s 167th st, 50x125.5x52.9x126.3. Mar 24, 1910, 3 years, 5%. 10:2691. 3,000

*Woerter, John to Angelo Rezzano. Wright st, e s, and being lot 99 map 107 lots Hudson Park, 25x100. Prior mort \$3,800. Mar 1, due Apr 1, 1913, 5½%. Mar 22, 1910. 700

Wynne, Charles to William Kent and ano trustees Mary G Edwards for benefit Mary G Littleton. 138th st, No 630, s s, 176.11 w Cypress av, 37.6x100. Mar 17, 3 years, 4¾%. Mar 18, 1910. 10:2550. 28,500

Wilson (M S A) Construction Co to Stephen W Collins. Seneca av, s s, 173.6 e Hunts Point av, 47.2x165. P M. Prior mort \$—. Mar 2, due Feb 16, 1911, 6%. Mar 19, 1910. 10:2761. 5,000

*White, Lena to Geo H Lawrence et al exrs Eliz H Sias. White Plains rd, w s, 150.5 n Magenta st, 50x108.11x50x114.8, except part for road. Mar 19, 3 years, 5%. Mar 21, 1910. 8,000

West Mount Vernon Realty Co to Hunts Point Estates, a corpn. Faile st, w s, 100 n Randall av, 6 lots each 25x100. Six bldg loan morts, each \$5,000. Mar 18, 1 year, 6%. Mar 21, 1910. 10:2769. 30,000

Same to same. Same property. Six P M morts each, \$2,000. Six prior morts, \$5,000 each. Mar 21, 1910, 1 year, 6%. 10:2769. 12,000

Same to same. Faile st, w s, 100 n Randall av, 150x100. Certificate as to six morts for \$5,000 each. Mar 18. Mar 21, 1910. 10:2769.

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p>ALSEN</p>	<p>SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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JUDGMENTS IN FORECLOSURE SUITS.

March 17
137th st, No 282 East. Henry Nembach agt Rudolph Mann; Geo A Steimmuller, att'y; James Kearney, ref. (Amt due, \$2,628.75.)
152d st, n s, 350 w Courtlandt av, 50x100. Henry H Jackson agt Johnston Umsted Realty Co et al; Stephen H Jackson, att'y; Richard H Clarke, ref. (Amt due, \$24,558.09.)
5th av, e s, 60.5 s 68th st, 40x100. Mutual Life Ins Co of N Y agt Louis S Owsley exr; James McKeen, att'y; John H Judge, ref. (Amt due, \$292,852.64.)
105th st, n s, 86.10 e Manhattan av, 16.4x100.11. John A Beall agt Mathilda E Streinmell; Henry Merckle, att'y; Leighton Lobdell, ref. (Amt due, \$3,467.70.)

March 18.
45th st, No 524 West. John M Bowers agt Bessie Bobrick et al; Middleton S Borland, att'y; Lytleton Fox, ref. (Amt due, \$14,495.83.)
12th st, No 537 East. Meyer Jarmulowsky agt Ernestin Frankenthal et al; Bernard Alexander, att'y; Wm C Reddy, ref. (Amt due, \$11,271.99.)
74th st, n e s, 77 w 2d av, 23x102.2. Adam Greim agt Louis Grimm; Edward Herrmann, att'y; Denis O'L Cohalan, ref. (Amt due, \$4,120.)
St Nicholas av, w s, 202.7 n 141st st, 112x125. City Real Estate Co agt John F Cockerill et al; Harold Swain, att'y; Abraham R Lawrence, ref. (Amt due, \$38,212.50.)

March 19.
Valentine av, e s, 39.7 n 182d st, 16.8x63.1x 16.8x61.9. Union Bank of Brooklyn agt B Alexander Basch; Edw M & Paul Groul, att'ys; Henry J Goldsmith, ref. (Amt due, \$859.15.)
Hughes av, e s, 71.8 s 188th st, 24.10x87.6. Joseph Byers agt Belmont Realty & Construction Co; Wm D Leonard, att'y; N Taylor Phillips, ref. (Amt due, \$5,190.15.)

March 21.
Jackson st, n w cor South st, 104.4x50. Bernard Mayer agt Aaron Drusin; Isaac S Heller, att'y; Denis O'L Cohalan, ref. (Amt due, \$27,621.70.)
113th st, Nos 339 & 341 East. Louis C Tiffany agt Abraham Norwalk et al; De Forest Bros, att'ys; Wm T Keleher, ref. (Amt due, \$32,420.10.)
2d av, No 1824. John A Schappert agt Annie Messer et al; Malcolm Sundheimer, att'y; Arthur D Truax, ref. (Amt due, \$9,520.33.)
Westchester sq, No 63. Max Aronson agt Geo H Ehrigott; Herman G Loew, att'y; Louis B Hasbrouck, ref. (Amt due, \$2,567.08.)
Houston st, Nos 480 to 486 East.
Goerck st, Nos 147 & 149.
Bella Hillman agt Louis Sorkin; Kantrowitz & Esberg, att'ys; John F O'Ryan, ref. (Amt due, \$51,308.33.)
98th st, No 324 East. East River Savings Institution agt James King et al; Hitchings & Palliser, att'ys; Geo H Bruce, ref. (Amt due, \$3,096.25.)

March 20.
No Judgments in Foreclosure Suits filed this day.

March 21.
10th st, No 66 West. Action No 1. German Savings Bank agt George Nicholas; A Henry Mosle, att'y; William Klein, ref. (Amt due, \$34,581.25.)
10th st, No 68 West. Action No 2. Same agt same; same att'y; same ref. (Amt due, \$34,581.25.)

LIS PENDENS.

March 19.
120th st, Nos 213 & 215 East.
85th st, No 209 East.
20th st, n s, 75 w 3d av, 35x92.
Edw H Kelly agt John T Delaney et al; action to set aside conveyance; att'y, E H Kelly.
8th st, s s, & 7th st, n s, lot 162, map of Unionport, Bronx.
Old Boston road, — s, 412.9 n 2d st, runs w 183.3 x n 50 x e — x s — to beg.
Daniel P Gillespie agt Bernard J Shanley et al; partition; att'y, J F Donnelly.

March 21.
8th av, s e cor 116th st, 25x18. Rudolph Wallach agt Central Park Improvement Co et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.
Vermilyea av, n s, 125 e Academy st 25x150. Rudolph Wallach agt Joseph M Fernandez et al; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.
Woodruff av, n e s, 94.2 n w Old Boston road, 75x—. Nellie G Richards agt Hester Hartwell et al; amended partition; att'y, W H Hamilton.
Lot 58, map of Hunter Estate, Bronx, 20/27 part. Josephine Schneider agt Thomas Schneider; action to declare trust; att'y, L McGee.

March 22.
120th st, Nos 213 & 215 East.
85th st, No 209 East.
20th st, n s, 75 w 3d av, 35x92.
Edw H Kelly agt John T Delaney et al; action to set aside conveyance; att'y, E H Kelly.
113th st, No 335 East. Giovanni Bergaglio agt Annie Ridal; action to foreclose mechanics lien; att'y D W Rockmore.
118th st, Nos 411 to 415 East. Murtha Schmohl Co agt Max Lipman et al; action to foreclose mechanics lien; att'ys, Wilson, Barker & Wager.

34th st, No 318 West. John C Brockelbank, trustee, &c, agt Geo H McAdam et al; action to set aside deed; att'ys, Barbour, Rush & Ware.

March 23.
Clinton av, e s, 193.2 n 169th st, runs n 102.2 x e — to Boston road, x s 43.3 x w — to beg. Spencer-Blake Realty Co agt Boston Road Realty & Garage Co; specific performance; att'y, J P Everett.
6th st, No 312 East.
83d st, s s, 288 e 3d av, 42.5x102.2.
Samuel M Fischer, trustee, agt Henrietta Bennett et al; action to set aside deed; att'y, B F Feiner.

March 24.
116th st, Nos 109 & 111 East. Max Schlesinger agt Herman B Grossman; action to foreclose mechanics lien; att'y, W Weiss.
97th st, Nos 57 to 65 East. Jacob Horowitz agt Iron Masters Realty & Construction Co; action to foreclose mechanics lien; att'y, H Kuntz.
120th st, No 521 East.
116th st, No 135 West.
3d av, No 1439.
Louis Schafarman agt Maurice Goldberg et al; action to set aside deeds, &c; att'y, M Silverstein.
2d av, w s, 75.4 n 59th st, 25x75. Jacob Portman agt William Eifler exr et al; action to foreclose mechanics lien; att'y, L Rosenberg.

Mar. 25.
119th st, No 202 West. Tenement House Dept agt Isaac Goodstein; notice of levy; att'y, W Chilvers.
Mulberry st, No 42. Same agt Michael Berardini; notice of levy; att'y, W Chilvers.
122d st, No 265 East. Same agt Henry Markus; notice of levy; att'y, W Chilvers.
Lots 20 to 23, map of property of St Joseph's Orphan Asylum, Bronx. Charles Goldzier, receiver, agt Joseph Foerst et al; action to set aside deed, &c; att'y, N Blank.
Mott av, w s, 150 s 150th st, 25x90. Ida Regel agt Augusta Engelhardt et al; partition; att'y, G Frey.

FORECLOSURE SUITS.

March 19.
133d st, No 204 West. Oscar Michels agt Leo Rosengarten et al; amended; att'ys, Fleischman & Fox.
Amsterdam av, s e cor 165th st, 55.10x58. Louis Lowenstein agt John Rollmann et al; att'ys, Ernst, Lowenstein & Cane.
Greenwich st, No 74. Josephine Macmillan agt Harris D Rush et al; att'y, F J Kuerzi.
Bathgate av, w s, 25 s 185th st, 25x187.6. City Real Estate Co agt George H Rosenthal et al; att'y, H Swain.

March 21.
116th st, Nos 234 & 236 East. Carrie M Merriam et al agt Frank Hillman et al; amended; att'ys, Wesselman & Kraus.
13th st, n s, 88 e Av B, 25x103.3. Anna Amend agt Julius Karlsberg et al; amended; att'ys, Amend & Amend.
Crotona av, w s, 208.4 s Lebanon st, 16.7x85.7. Anna M Kittridge agt Anna Boyle et al; att'ys, Strang, Sawyer & Taylor.
Anthony av, e s, 259.2 s Prospect pl, 29.2x53.6x irreg. Isaac Kaminsky agt Resht Realty Co et al; att'y, H Bergman.
126th st, n s, 280 w 2d av, 25x99.11. Sophie Muller agt Catharine Gerlich et al; amended; att'y, H Odell.
133d st, No 202 West. Simon Marx agt Leo Rosengarten et al; att'ys, Fleischman & Fox.
Lot 616, map of Gleason property, Bronx. Julia Cole agt Celeste B Levy; att'y, J J K O'Kennedy.
Teller av, s e s, 474 n e 169th st, 25x80.9. William Pronitz agt Mary A Nall et al; att'ys, Miller & Bretzfelder.

March 22.
Jerome av, w s, intersec e s old Anderson av, runs n 117.9 x w 48.5 x w 48.5 x s 117.9 to beg. Trina Prigge agt Mirwin Realty Co et al; att'y, W F Wund.
88th st, No 214 East. Fanny Rosenstock et al agt Jennie Schlesinger et al; att'y, S Hellinger.
88th st, No 212 East. Hannah Strauss et al agt Leopold Kaufmann et al; att'y, S Hellinger.
Goerck st, No 90. Sophie Bohnet et al agt Sarah or Sere Davidowitz; att'y, G Haas.
Lot 33, parcel 26, map showing subdivision of the property of the Estate of William B Ogden, Highbridge. Fanny P Whitney agt Chas E Keniston Realty Co et al; att'ys, Crocker & Wickes.
Market st, No 85. Nellie Orth agt Israel Jacobson et al. att'y, F B Chedsey.
Olinville av, No 3343. Robert Wick et al agt Anna M Flygar et al; att'y, J C McEachen.
117th st, Nos 420 to 424 East. Louis Lese agt Sunflower Realty & Security Corp et al; att'ys, Lese & Connolly.
Christie st, w s, adj land of Richard Munson, 25x50xirreg. Sigmund Wechsler agt Domenico Bonomolo et al; amended; att'y, R V Wechsler.

March 23.
4th st, No 57 East. Florence N Harris et al agt Mary Mooney et al; att'y, J C Levi.
4th st, No 129 East. Melchior Hoffman agt Frank Gens et al; att'y, E A Hassey.
Hughes av, e s, 119.4 n 181st st, 16.9x85.10. James McGowan agt Sophie Knepper; att'y, J J K O'Kennedy.

March 24.
98th st, s s, 260 e 3d av, 25x100.9. Henry Blank agt Max Rollnick et al; att'y, P S Dean.
9th st, No 226 East. State Bank agt Mandel Alterman, et al; att'y, J A Kohn.

135th st, No 174 West. Gilbert R Hawes agt Susie H Stewart et al; att'ys, Cooper & Baer.
188th st, n s, 33.10 e Webb av, runs n 99.1 x e 66.7 x n 30 x e 20 x n e 159.4 x s 120.2 x w 150.7 x w 57.7 x w 166 to beg. Chas A Christianman agt Richard M Montgomery & Co; att'y, J E Hedges.
20th st, s w s, 125 n w 10th av, 25x99.11.
10th av, n w s, intersec n e s, 20th st, 100x100. Julia Linck et al agt Ferruccio Vazzana et al; att'ys, Zabriskie, Murray, Sage & Kerr.
1st av, No 174. Conrad Hottes agt Anna Fischerman et al; att'y, O J Kalb.
Willis av, No 445. Jennie Freed agt Wm L J Pidgeon et al; att'y, E Jacobus.
Park av, w s, 428.10 s 175th st, 16.8x12x irreg. Lizzie Wheat agt Emanuel Arnstein et al; att'y, J F Frees.
121st st, Nos 148 & 150 East. Helene Fuld agt Isaac Helfer et al; att'ys, Kurzman & Frank-enheimer.
Bowery, e s, 74.9 n Rivington st, 22x99.8. Dry Dock Savings Institution agt Michael F Lyons et al; amended; att'y, F M Tichenor.
Kelly st, w s, 114.5 n 167th st, 25.8x64.10x27.5x 74.7. Rose Reilly agt Kate Petzoldt; amended; att'ys, Arrowsmith & Dunn.
Briggs av, n s, Lot 215 map of Williamsbridge, 16x—. Simeon M Barber agt Mariantonio V Garofano et al; att'y, Beardsley & Hemmens.

Mar. 25.
Houston st, n s, adj land of Estate of Adam Tartwell, 22.6x100. John M Bowers exr agt David Cohen et al; att'y, M S Borland.
146th st, s s, 125 w Lenox av, 225x99.11, except parts released. Mutual Life Ins Co of N Y agt Julius Bachrach et al; amended; att'y, J McKeen.
3d av, w s, 22.6 s 178th st, 20.6x79.10. Bazena T Downes agt Wm G Mulligan exr et al; att'y, E F Moran.
5th av, No 2195. Stephen D Pringle agt Davis Levy et al; att'y, C Wood.
Broad st, e s, 134.1 s 176th st, 17.8x100. Bazena T Downes agt Marie W Wallas et al; att'y, E F Moran.
98th st, No 139 West. Josephine & Stewart et al agt Charles Schwarz; att'y, S S Terry.
3d av, s w cor 178th st, 22.6x79.2. Bazena T Downes agt Anna Graham; att'y, E F Moran.
Lot 41 and portion of lot 42 map of Fairmount Upper Morrisania, Bronx. Bazena T Downes agt Katherine F Merritt et al; att'y, E F Moran.
47th st, s s, 311 w 2d av, 19x100.5. Alphonus L Poole exr agt William Weinstock et al; att'ys, Bowers & Sands.
92d st, s s, 200 w 1st av, 50x100.8. Samuel Ginsberg agt Theron S Johnson et al; att'ys, Monfried & Feinberg.
110th st, s s, 300 e 2d av, 50x100.11. State Bank agt Eliseo Saggese et al; att'y, W T Kohn.
218th st, s s, lot 689 map of Village of Wakefield, Bronx. Wm B Hobby trustee agt Peter Kieran et al; att'y, S Keeler.
127th st, s s, 127.6 w Park av, 12.6x99.11. Chas C Jacobs agt F James Parks; att'y, R K Jacobs.
172d st, N 503 West. Pnion Bank of Brooklyn agt Isidore Freudenheim; att'ys, Strauss & Anderson.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

March.

21 Amerman, Harriet W—W H Clayton	73.40
21 Abrams, James D—D A Sniffin	74.49
22 Altman, Louis et al—M Davidson	64.63
22 Aronson, Peter—Abendroth Bros	928.35
22 Adler, Rose—H H Reiners	311.01
23 Atonna, Carmel et al—City of N Y	264.41
23 Altieri, Mary—Tenement House Dept	264.72
23 Ahearn, Francis—N Y Talking Machine Co	257.95
23 Acee, Acee M—K Siegel et al	100.19
23 Aronsohn, Jacob et al—N Bluestone	86.23
24 Abramowitz, Isaac or Abrams et al—H C Hallenbeck	354.33
24 Abramowitz, Elias W—B F Haas	39.31
24 Adams, Lee P—L J Field et al	283.39
24 Avery, Marcellus C—F B Olsen	179.60
24 Adeimy, Simon et al—S T Barody	155.46
24 Ashinofsky, Morris et al—W F Hofstatter	51.55
25 Adler, Max—G Frank	53.16
25 Andrews, Stephen—J Scharwath	75.31
25 Arvintz, Aaron—Abendroth Bros	631.33
19 Briggs, Francis F—Lawyers Title Ins & Trust Co	459.41
19 Braskin, Max et al—S Schild	231.17
19 Boltan, Jacob & Morris et al—M Cohen et al	564.09
21 Berman, Isidore—R Hornby	30.38
21 the same—Philip Ruxton, Inc	88.66
21 Boccieri, John A—United Wine & Trading Co	79.73

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

21 Bruh, Morris—R Lederer.....137.15	23 Davies, Andrew M—J Piscano...costs, 129.50	22 Haas, Gollus M A et al—Hayes Lithograph- ing Co.....37.26
21 Bendix, Theodore—N Y Telephone Co...47.94	23 Dincin, Philip & Isaac—A M Scriber...130.12	22 Hoffman, Robert—W W Carlisle et al...88.80
21*Brandy, Frank et al—C Stokes.....90.41	24 Donnelly, James J—E B McGaffney...944.04	22*Hand, Solomon S et al—S Sroka.....200.00
21 Brown, Geo C—W P Sheridan.....721.55	24 De Genaro, Antonio—J Seeman et al...60.15	22 Harrington, Alma B—A J Quang.....22.21
21 Bacher, Hyman—M Baer et al.....20.21	24 Darrah, Mary E G—Styles & Cash.....99.63	22 Hoelper, Alois et al—A Sueskind et al...36.60
22 Bilotta, Rachele & Pasqualini*—Henry G SiMeck, Jr.....88.25	24 Davis, Henry C—Lopez Grau Co.....64.50	22 Hirsch, Charles—United Electric Light & Power Co.....27.36
22 Buckley, Wm J—Royal Bank of N Y.....93.40	25*Daniel, Anna K—E S Piper.....53.41	22 Hirschfeld, Max—the same.....21.19
22 Brown, Chas R—Broadway Building Co..... 938.99	25*Dixon, Joseph M & Ida C—C Luchesi et al... 92.92	22 Hartmann, Albert, gdn—R Herschman et al... costs, 68.18
22 the same—A W King.....539.43	25 Dunfee, Chas W—C M Rathbun.....117.91	22 Harris, Louis & Joseph adms—L Traube, Jr.....costs, 189.85
22 the same—the same.....1,512.96	25 Dockery, John J—E Heller & Co.....160.61	22 Hirsch, Morris et al—A Wanke et al...168.57
22 Bromfeld, David—J H Bier.....29.65	25 Davis, Chester W—G S Van Wickle...596.64	22 Held, Harry et al—I N Haber.....77.65
22 Blauvelt, Sallie—Aradell Stock Farm...386.75	25 Dow, Thomas J—H Friedlander et al...35.82	22*Hyman, Benjamin et al—I M Haber.....77.65
22 Bauenfrend, Adolph—T Heine.....35.72	21 Ehrlich, Benjamin et al—H Zinkowetsky... 49.03	22 Honig, Ernest—J W Place.....225.77
22 Boule, Josephine—United Electric Light & Power Co.....19.31	21 Eagleton, Ellen—N Y Telephone Co.....35.20	22 Hirsch, Herman et al—Wearless Co.....112.15
22 Bauman, Emanuel W—H Mandler.....113.95	21 Edelson, Jacob—the same.....51.13	22*Hamilton, Oliver C et al—Wearless Co...112.15
22 Burlando, Emanuel—N Y Telephone Co...30.64	21 Epstein, Ida, extr—L Zuckerman.....244.07	22 Hill, Thomas M—G Fallara.....237.45
22 Bryan, Walter J—Empire State Surety Co... 79.90	22 Edelson, Isaac et al—S Sroka.....200.00	22*Hyman, Godfrey H et al—S Rappaport...124.76
22 Brooks, Byron—Gorham Co.....237.55	22 Elterich, Richard—G J Trinkhaus.....151.67	22*Halstead, Thomas J et al—S J Wooley...328.56
22 Buehler, Paul E—Hammacher Schlemmer & Co.....65.83	22 Elmenhorst, Frederick et al—Motley, Green & Co.....costs, 72.38	22 Halpern, Irving et al—N Bluestone...86.23
22 Bedelle, Adrian et al—S J Storheim et al... 60.73	22 Evans, Alice B—A Grebel.....42.31	22 Hines, Samuel L et al—N Weisberg...337.70
22 Bandholtz, Frank A—H W Fairfax.....165.48	22 Ellenborgarn, Abram—W W Slocum..... costs, 28.39	22 Howison, Robert—B Moskowitz.....139.85
22 Bussell, James & Thomas—United Dressed Beef Co.....4,721.94	23*Eatman, Michele et al—City of N Y...264.41	22 Henriquis, Boysey—W E Banks.....43.98
23 Bihl, Lena—G A Hoffman.....119.41	23 Economopolous, Constant—Milton T Elliott & Co.....30.57	22 Hubbell, Chas B assignee—Hirsch Lumber Co.....945.91
23 Bertsch, Wm F et al—H T Stetson.....19.30	21 Epstein, Libby—F Frey.....542.82	24 Hauss, Edward & Louise—A Caruthers...93.34
23 Brooks, Byron—P F Keogh.....160.56	25*Eitelberg, Kalman & Herman et al—H Min- lin et al.....204.49	24 Horton, Jeannette—C F Kehoe.....269.65
23 Barcia, Gaspara—W Klein.....84.57	25 Eagan, Thomas F—N Y Cab Co, Ltd...36.91	25 Hubbell, Marvin D and Mary—J T Gean- cy.....175.27
23 Briskman, Hilel—P Herman.....86.65	25 Frechtman, William—A Hirsh et al...69.55	25 Hendricks, D Ridgway—G S Ferrie..... 1,117.62
23 Bayles, Chester A—M Mendelson.....234.40	21 Furey, John—J Kelly.....61.29	25 Hendley, Theodore W—Star Co...costs 115.37
23 Bocker, Henry et al—J Lissner.....320.16	21 Fleming, Irene T—F K Mitchell.....247.51	25 Hoyt, Caleb D—Weber & Heilbronner...31.10
23 Broderick, Francis—F P Hayes.....67.08	21 Friedman, Jeno—J Olinger.....28.91	25 Hunger, Solomon—Fruit Auction Co..... 3,010.48
23 Bramley, Clement A et al—C W Coleman et al.....1,328.67	21 Friedberg, Herbert J et al—L Malugani...119.41	25 Heller, William et al—American Agency for the Associated Wine Growers & Ex- porters of Hungary.....61.38
24 Bellak, Jacob et al—R M Boggs.....152.45	21 Friedheim, Leopold—E Barnet.....2,534.96	25 Hammond, Howard D—C S Doughty et al... 29.05
24 Bernstein, Joseph—L Arons.....30.01	21 Freedman, Herman—E B Eising et al...49.65	19 Isear, Abraham—Heilman Mandell & Co...26.86
24 Bonnell, Geo P—H P Wenig.....187.97	21 Friedman, Leo—N Y Telephone Co.....57.20	21*Ingram, Harry et al—C P Jennings et al... 39.41
24 Baxter, Dennison D—J Braunstein.....34.41	21 Freedman, Isaac—M Pariser.....938.48	23 Isaacs, Joseph—J S Sagowitz et al...132.05
24 Bueb, Edward—L S Meyer et al...154.86	21 Frobe, Louis—A D Weinstein.....3,045.21	23 Igstaedter, Benjamin et al—S Rappaport... 124.76
24 Bonnell, Geo P—J S Negus et al...68.41	22 Fitzpatrick, Thomas et al—H Held...301.12	24 Isaacs, Morris—Water Supervision Co...81.26
24 the same—Charles D Durke & Co...536.91	22 the same—the same.....335.99	24 Ihm, Adolph et al—T S Nepier.....2,709.86
24 the same—John Curtin, Inc.....378.16	22 Frank, Robert F—E H Smith.....100.21	21 Jetter, Geo J—L E Kohl.....costs, 112.75
24 Berlinger, Henry et al—S Neiman et al... 450.00	22 Furth, Fred—B C Samuel et al...372.42	21 Joline, Adrian H et al, rec'r—J Kattel... 350.00
24 Baxter, John F—Bucholz-Hill Transporta- tion Co.....5,767.60	22 Farrell, Edward—N Y Telephone Co...94.86	21 Jaslow, Leonard A et al—Douglas Manor Co.....96.66
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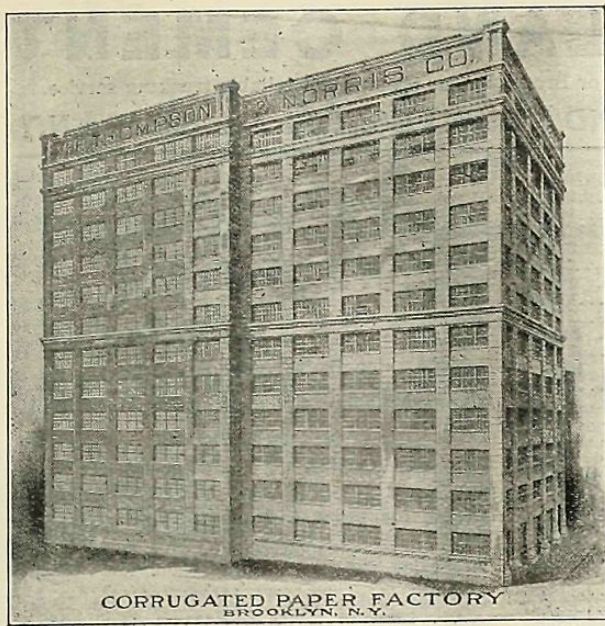
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- March 19.
- 136-116th st, Nos 109 & 111 East. American Diamond Blast Co agt Herman B Grossman and Max Schlesinger180.00
- 137-134th st, Nos 11 to 17 East. Morris Jaffe agt Bronner, Sam Cohen and Philip Polusky460.00
- 138-45th st, Nos 141 to 147 West. Alfred E Norton Co agt Forty-Fifth Street Exchange and John E Olson3,000.00
- 139-121st st, No 341 East. Gaetano Carrado agt Raffaele Sirica and Angelo Sirica.....400.00
- 140-Tinton av, e s, 110 n Westchester av, 80x100. W M Young agt Henry Roth.....123.00
- March 21.
- 141-Av A, No 1022. Cross, Austin & Ireland Lumber Co agt Charles Meiszahl and Frederick Burghardt772.90
- 142-189th st, n e s, Beaumont to Cambrelling av, 150x40. Charles Shapiro agt Bedford Park Construction Co820.00
- 143-120th st, No 218 East. Henry Thompson agt Robert & Mary Ferguson and H Oesler8.00
- 144-Broome st, No 557. Mayer Schnee agt Rebecca Shkolnikoff and Union Square Contracting Co190.00
- 145-135th st, Nos 266 to 272 West. Eller Mfg Co agt Samuel Rouse, Harry Pollok, lessee, and Eagle Roofing Co230.82
- 146-189th st, n s, whole front between Cambrelling & Beaumont avs, 150x40. Thomas Zilli agt Bedford Park Construction Co.800.00
- March 22.
- 147-Broome st, No 557. Mayer Schnee agt Rebecca Shkolnikoff and Union Square Contracting Co190.00
- 148-Broadway, Nos 3117 to 3129. Howes Mfg Co agt Surety Construction Co.....1,726.50
- 149-49th st, Nos 142 to 146 West. T R McMann Co agt Mary A C Hallahan, Martha Ahearn and J Fred Graves.....177.62
- 150-18th st, No 425 East. Jacob Deutsch agt Pasquale Nunziata and Jarossi & Docunto.....40.00
- 151-119th st, No 74 East. Klein & Weiss agt Moses Schloss and Davis Levin.....325.00
- 152-119th st, No 74 East. Samuel Miller agt Moses Schloss, Klein & Weiss and Davis Levin81.30
- 153-116th st, Nos 109 & 111 East. Meyer S Blumberg agt Herman B Grossman and Max Schlesinger280.16
- March 23.
- 154-135th st, Nos 303 & 311 East. Continental Roofing Co agt William & Elizabeth Fritzel and Geo L Fritzel.....80.00
- 155-Satisfied.
- 156-Amsterdam av, Nos 1109 & 1111. Alexander Schepps agt Eleven Hundred and Nine & Eleven Hundred and Eleven Amsterdam Avenue Co169.00
- 157-170th st, n s, 100 w Ft Washington av, 100x98. Joseph McNichol agt John Lever and Joseph Lefrieri.....40.00
- 158-Av A, No 1022. Wm A Thomas Co agt Charles Meiszahl665.15
- 159-127th st, No 213 West. Samuel Klein et al agt Angelina M de Quesada and Mrs Higgins14.00
- 160-Plympton av, e s, 75 n 170th st, 75x100. Eagle Plumbing Supply Co agt Plimpton Construction Co, Nathan Cohen, agent, and Rudolph Diamond280.00
- 161-Marmion av, e s, 36 s 178th st, 66.1x201.1 to Southern oBulevard, x 72.6x171.3. Oliver M Arkenburgh agt Katonah Construction Co360.00
- 162-97th st, Nos 57 to 65 East. Jacob Horowitz agt Iron Masters Realty & Construction Co1,196.00
- 163-Broadway, s w cor 169th st, 90x150. Pasquale Ventimiglia agt Hugh J Lawler.....900.00
- Mar. 24.
- 164-189th st, n s, whole front, between Beaumont and Cambreling avs, 150x40. J P Duffy Co agt Bedford Park Construction Co975.51
- 165-12th st, No 20 East. F W Devoe and C T Reynolds Co agt Julia Fitzgerald and Joseph Di Corcia135.84
- 166-Broadway, Nos 1457 to 1463.....7th av, Nos 589 to 593.....James F Hughes agt Henry Phipps and United States Restaurant & Realty Co.1,924.35
- 167-12th st, s s, 133.7 w University pl, 19.9 x103.3x irreg. Nicholas Corcia agt Julia Fitzgerald and Joseph Di Corcia.....129.05
- 168-Ryer av, e s, 125 n 180th st, 75x102. Louis J Sheperd agt Julius K Brady, Rebecca D Levine and Joe Lowenfeld and Samuel Merksamer100.00
- 169-Broadway, Nos 1457 to 1461.....7th av, Nos 587 to 593.....Henry C Pelton agt Henry Phipps Estate and United States Restaurant & Realty Co.40,451.18
- 170-Satisfied.
- 171-7th st, No 64. Harris Goldberg agt Rebecca Spielberg and Alexander Dickson Co151.40
- 172-Broadway, Nos 1457 to 1463. Yale & Towne Mfg Co agt Estate of Henry Phipps and United States Restaurant & Realty Co.482.18
- Mar. 25.
- 173-96th st, No 328 West. Otto Miller agt Rose Eathoven42.46

- 174-9th av, s e cor 54th st, 135.10x525. Dennis J Kearns agt Metropolitan St Ry Co, Artistic Marble Co and Byrne & Murphy.315.00
- 175-Kelly st, e s, 230 n 165th st, 50x100. Harlem Supply Co and Albert Supply Co agt Albert Gerhard138.23
- 176-7th st, No 64 East. Harris Goldberg et al agt Rebecca Spielberg and Alexander Dickson Co388.00
- 177-Hughes av, No 2110. Oscar E Koukle agt P D'Auria4.90
- 178-Broadway, Nos 1457 to 1463.....7th av, Nos 589 to 593.....Electric Carriage Call & Specialty Co agt Estate of Henry Phipps and United States Restaurant & Realty Co.....2,315.00
- 179-Broadway, Nos 1457 to 1461.....7th av, Nos 587 to 593.....Frederick Porsth agt Estate of Henry Phipps and United States Restaurant & Realty Co.2,460.00
- 180-Same property. Westinghouse, Church, Kerr & Co agt same.....5,357.81
- 181-Same property. McNulty Bros agt same.....5,660.88
- 182-Lenox av, s e cor 138th st, 100x99.11. Goldfarb & Bookbinder agt Annie Strauss and Asher Strauss24.91
- 183-Waterloo av, s e cor 176th st, 98x65. Chas Bjorkegren agt Cornelia E McCormack1,178.38
- 184-176th st, No 887 East. Charles Bjorkegren agt same729.75

BUILDING LOAN CONTRACTS.

- March 19.
- 183d st, s w cor St Nicholas av, 150x104.11. Title Guarantee & Trust Co loans Napoleon Construction Co to erect a 6-sty apartment; 11 payments250.00
- Seneca av, s s, 173.6 e Hunts Point av, 47.3 x165. Prospect Investing Co loans M S A Wilson Construction Co to erect a 5-sty apartment; 9 payments30,000
- March 21.
- Faille st, w s, 100 n Randall av, 150x100. Hunts Point Estates loans West Mount Vernon Realty Co to erect six 2-family dwellings; 6 payments30,000
- Chatterton av, n s, 280 w Olmstead av, 25x108. Adolf Sundmacker loans Chas E Devermann to erect a 2-sty dwelling; 3 payments.3,000
- Tee Taw av, e s, whole front between 188th st and Park View pl, 285x33.10xirregx100. Mary S Croxson loans Richard M Montgomery & Co, Inc, to erect seven 3-sty buildings; 4 payments10,000
- Washington av, n w cor 169th st, 98x150. Max Cohen loans David Amolsky to erect a -sty building; - payments.....80,000
- March 22.
- 5th av, n e cor 81st st, 102.2x125. Metropolitan Life Ins Co loans Century Holding Co to erect a 12-sty apartment; - payments.1,350,000
- March 23.
- 143d st, s s, 550.3 e Willis av, 50.3x109.7. Augustus F Holly loans Henry S Gamp to erect a 6-sty tenement; 7 payments.....30,000
- Fordham av, w s, 100 s 12th st, 100x125.2x irreg. Title Guarantee & Trust Co loans Third Ave Construction Co to erect a 2-sty building; 3 payments.....40,000
- Wadsworth av, n e cor 177th st, 89.10x100. Germania Life Ins Co loans John B Berry Co to erect a -sty building 6 payments.140,000
- 15th st, Nos 312 to 316 West. Samson Lachman loans Samuel Lipman to erect a -sty building; 9 payments30,000
- Mar. 24.
- Pinehurst av, s w cor 178th st, 130x92.8. Jacob Hirsh loans Peto Realty Co; to erect a 6-sty apartment; 11 payments.....110,000
- Beck st, e s, 100 n Longwood av, 409.6x100. City Mortgage Co loans Beck Street Realty Co; to erect eleven 4-sty houses; 12 payments165,000
- 163d st, n s, 140 e Ogden av, 50x100. Same loans Thomas J Waters Co; to erect a 5-sty apartment; 11 payments.....31,000
- Mar. 25.
- Belmont av, n e cor 176th st, 43.11x107.11. Belmont av, e s, 43.11 n 176th st, 39x107.6. Belmont av, e s, 82.11 n 176th st, 39x107.6. Belmont av, e s, 121.11 n 176th st, 39x107.6. Belmont av, e s, 160.11 n 176th st, 39x107.6. Lawyers Title Ins & Trust Co loans Storey Realty Co; to erect five 4-sty houses; 9 payments107,500
- Lot 302, map of Sec H of Vyse Estate, Bronx. Title Guarantee & Trust Co loans Chas P Schneider and James J Haggerty; to complete building; 6 payments.....8,000
- Lot 301 map of Sec B of Vyse Estate, Bronx. Same loans same; to complete building; 6 payments8,000
- 157th st, s s, 214.3 w Boulevard Lafayette, 112.6x99.11. Irving Savings Institution loans Kuhn-Lawson Co; to erect a 5-sty tenement; 11 payments.....175,000
- Mapes av, w s, 272.5 s 180th st, 44x145.3. Greenwich Mortgage Co loans Morrisdale Realty Co; to erect a 5-sty tenement; 6 payments32,000
- Freeman st, s s, 109.5 e Vyse av, 82x102.10. Emanuel Glauber and Harris Ratner loans Lewis Realty & Construction Co; to erect two 5-sty buildings; 14 payments.....36,000
- Bryant av, s e cor 181st st, 35.2x104.8. American Mortgage Co loans Marie Krabo and Johanna R Ernst; to erect a 5-sty tenement; 13 payments35,000

- 23d st, Nos 155 and 157 West. Bronx Investment Co loans Irving Fischel Construction Co; to erect a 12-sty loft and store; 10 payments150,000
- Bryant av, e s, 73.2 s 181st st, 38x115. American Mortgage Co loans Marie Krabo and Johanna R Ernst; to erect a 5-sty tenement; 13 payments28,000
- Bryant av, e s, 35.2 s 181st st, 38x109.10. American Mortgage Co loans Marie Krabo and Johanna R Ernst; to erect a 5-sty tenement; 13 payments28,000
- Morris av, n w cor 165th st, 50.10x103.5. Manhattan Mortgage Co loans Civic Realty & Construction Co; to erect a 5-sty tenement; 13 payments36,000

SATISFIED MECHANICS' LIENS.

- March 19.
- Hoffman st, Nos 2423 & 2425. Pasquale Tavo-lacci agt Bianchetti Construction Co et al. (Feb 7, 1910)235.50
- March 21.
- 39th st, Nos 222 to 226 West. Cornelius J Nye agt Marmack Construction Co et al. (March 14, 1910)14.85
- Same property. Chas P Sheridan agt same. (March 14, 1910)38.76
- Same property. Jerome Pilkington agt same. (March 14, 1910)35.06
- Same property. Robert Linton agt same. (March 14, 1910)51.60
- Same property. William Miller agt same. (March 14, 1910)56.40
- 5th av, No 509. German Grob & Son agt Christian H Lange et al. (Feb 17, 1910).285.00
- 63d st, Nos 41 & 43 West. Christian H Lang et al agt Fiss, Doerr & Carroll Horse Co. et al. (Dec 29, 1909)1,100.00
- 234th st, n s, 435 w Katonah av. Fordham Parquet Floor Co agt Bernard Schultz et al. (Nov 19, 1909)237.00
- 32d st, Nos 344 & 346 East. Keystone Fire Proofing Co agt Franko Realty Co et al. (Nov 10, 1909)327.82
- 141st st, No 419 East. William Kroepke agt Gertrude Grummons et al. (March 14, 1910)69.00
- 127th st, No 409 West. I Leitchstein agt Lewis A Loudon et al. (Dec 30, 1909)60.00
- March 22.
- 17th st, Nos 227 to 239 West. Samuel Sass agt 227 West 17th Street Co et al.....1,000.00
- March 23.
- 1st av, 2d av, 96th & 97th sts, entire block. Joe Dollan & Co agt Second Avenue R R Co et al. (March 10, 1910).....198.00
- Mar. 24.
- 4th st, Nos 377 to 383 East. Marcus Buda agt Angelo Altieri et al (April 2, 1908).227.20
- 54th st, Nos 48 and 50 West. White Fireproof Construction Co agt City Athletic Club et al. (Feb 26, 1910).....1,432.50
- Mar. 25.
- 107th st, No 68 West. National Elevator Co agt William Dangler et al. (Feb 24, 1910)64.03
- 5th av, Nos 303 and 305. Phoenix Iron Works agt Fifth Avenue Improved Property Holding Co et al. (Mar 10, 1910).....350.00
- Forest av, n w cor 158th st. Gustav Ernst agt William F Rohrig Co et al (Mar 23, 1910)1,350.00
- Forest av, n e cor 158th st. Fireproof Sash & Door Co agt same. (Mar 24, 1910).....310.00

- 1Discharged by deposit.
- 2Discharged by bond.
- 3Discharged by order of Court.

ATTACHMENTS.

- Mar. 17.
- W S Frazier & Co; Abendroth & Root Mfg Co; \$379.75; Lockhart, Bogart, Elkus & Woglom. United States Banking Co; S A Parsons Trading Co; \$456.52; Parsons, Closson & McIlvalne.
- Mar. 18.
- No Attachments filed this day.
- Mar. 19.
- Marginson, Joseph H; Frederick B Shipley; \$896.11; A L Marilley.
- Title Guaranty & Surety Co; Annie Baum admrx; \$11,740.37; Wellman, Gooch & Smyth. American-West Indies Trading Co; Nicholas C Teddy; \$2,447.21; Shearman & Sterling.
- Mar. 21, 22 and 23.
- No Attachments filed these days.

CHATTEL MORTGAGES.

- MORTGAGES AFFECTING REAL ESTATE.
- March 17, 18, 19, 21, 22 and 23.
- Bedford Park Const Co. N w cor 189th st and Belmont av..H Delinsky. Hardware (Contract). \$325
- Bedford Park Construction Co. 189th st & Cambreling av..American M & M Co. Mantels. 312
- Berliner & Greenberg. 335 6th st..I A Sheppard & Co. Ranges. 1,870
- Berliner & Greenberg. 411 to 421 E 56th..I A Sheppard & Co. Ranges. 840
- Falella, Jos A. 187th st and Hoffman st..American M & Mfg Co. Wood Mantels. 250
- Wolf & Holzberg. 3 Wooster..Reliable Electric Co. Electrical Fixtures. 108

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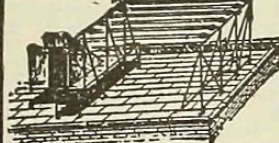
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