

REAL ESTATE RECORD AND BUILDERS GUIDE.

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C. W. SWEET

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THE table published by the Record and Guide last week showing the number of new loft buildings projected during the past five years and a half is so interesting and important that it is worth reproduction and further comment. The table was as follows:

FIVE AND A HALF YEARS OF LOFT CONSTRUCTION.

Year.	Number.	Estimated total cost.	Average cost.
1905	108	\$12,455,750	\$115,000
1906	128	12,213,100	95,000
1907	132	11,297,200	85,000
1908	143	9,480,100	66,000
1909	220	30,086,450	136,000
1910 to date	99	17,907,000	180,000
Total	830	\$93,439,600	Average \$112,000

According to this table the loft buildings projected during the past seventeen months call for a larger expenditure of money and consequently will add to the stock of the city a larger floor space than the buildings projected during the four previous years; and it should be added that these four years were themselves a period of exceptionally active construction. Economic conditions can hardly warrant an expansion in the construction of one type of building so enormous and so unprecedented. The Record and Guide fully understands and admits that conditions do warrant the construction of more loft buildings than used to be required a few years ago. Manufacturers and wholesalers find they can pay higher rents for more space in a new building north of 14th street, and get it back in increased business and various economies. There are many sound reasons for the migration of mercantile houses into the new district, and it is bound to continue. But it certainly cannot continue at a pace sufficient to absorb the construction of \$30,000,000 worth of new floor space in each year; and a continuation of such a rate of construction will not only be disastrous to the newer enterprises, but it will be harmful to the older ones, because it will tempt owners to cut rents and accept inferior tenants. When a district suffers from a burst of over-building, it sometimes takes years to make a good recovery, because investors become afraid of it, and builders are loth to engage in enterprises of which investors are afraid. It is essential, consequently, that speculative building in the new loft districts should cease until buildings now under construction are finished, and until it is discovered to what extent the supply exceeds the demand.

PRACTICALLY every real estate expert who has expressed an opinion about Mayor Gaynor's idea for a new avenue midway between the existing lines of Fifth and Sixth avenues, has agreed with the Record and Guide that the Mayor both underestimated the cost of the enterprise and overestimated the net benefit which would accrue to adjacent private property. Most of them place the probable expense at nearer \$100,000,000 than our own figure of about \$75,000,000; and undoubtedly the Record and Guide's estimate erred on the side of modesty. The intersection of the proposed avenue with Broadway, which would take place at about 29th street, would be unusually expensive and would destroy as well as create considerable property values. We trust, however, that Mayor Gaynor will not be discouraged, but will have his plan tested by an expert board, because only by a scientific and impartial examination of actual schemes can public opinion gradually be brought to a realization of the powerlessness of the city to carry out street

improvements in Manhattan. New York is merely reaping a harvest of trouble and expense, which has been allowed to grow unhampered during the past fifteen years. Throughout the whole of that time it has been pointed out again and again that the delay in beginning such improvements was the worst kind of economy and the most flagrant extravagance; but nobody paid any attention to these warnings. As long as the situation had not become absolutely intolerable, the city government was content to postpone responsibility, and in this evasion it was supported by public opinion. Now, however, the situation is rapidly becoming intolerable. The congestion of traffic in Manhattan is increasing year by year—both because of the expansion of business, its increasing concentration in one district, and the enormous growth in the use of motor vehicles. The city has from the beginning done nothing to distribute business or traffic. It has allowed the congestion to accumulate unimpeded, because it has allowed property-owners to build to any height they pleased; and now any really drastic remedy is impossible. In the long run the property-owners of Manhattan will discover that as an inevitable result of their indifference to the public interest, business will be driven to the other boroughs, not because of the want of space in Manhattan, but because the street system cannot be reformed for the purpose of making the existing space accessible and available. Of course, minor improvements may still be made, but it has become impossible to cut new avenues or streets along the central ridge of the island, and new streets cannot even be run through marginal districts to any advantage until the city possesses the power of excess condemnation.

THERE are two types of street improvements which may still be possible in Manhattan, and both of them would become much more possible in case the city were to obtain the power of excess condemnation. It is still practicable to run an avenue through a cheap and unimproved section like Greenwich Village, and while a new thoroughfare, such as the extended Seventh avenue, will not do much to relieve congestion at central points, it will do something to divert the stream of business and traffic to a less crowded route—quite enough to pay for its cost many times over. Seventh avenue will be particularly useful in this respect, because it is one hundred feet wide. Avenues like Madison, Sixth and Lexington, which are narrower and have trolley cars on them, are far less useful for vehicular traffic. After Seventh avenue has been extended to Varick street, and after a thoroughfare has been opened around the Grand Central Station, Manhattan will have two additional avenues along which traffic can move with (for some years at least) comparatively little interruption. Another type of street improvement which might be possible would be diagonal streets connecting two important centers of congested traffic. New diagonal streets would be expensive because they would cut across existing lines of ownership and would incur heavy damages, but they would have the advantage—not enjoyed by such a plan as that of Mayor Gaynor—of developing new traffic and of actually economizing the use of the streets by affording vehicles a shorter route between two important districts. An idea of this kind lies behind a plan which Mr. Wilber C. Goodale has recently suggested in a letter to the "Times," and which is well worth serious consideration. He says: "Four out of five persons desire to travel in a diagonal direction rather than up or downtown. This is particularly true between 34th and 59th streets on account of the location of Central Park, and occupying the centre of Manhattan Island, Fifth avenue at present accommodates a double traffic—the traffic of an uptown and downtown street, and further the traffic which should be accommodated by a northeasterly street analogous to Broadway. A new diagonal street running from 37th street and Seventh avenue, cutting through the corner of Bryant Park, and extending to Queensboro Bridge Plaza, would have the effect of carrying much traffic not only to the latter point, but would also divert traffic to all other avenues, including Park avenue."

THE RECORD AND GUIDE believes that the "Committee on Congestion" will find a really valuable suggestion in this idea of Mr. Goodale's. If Manhattan needs any one new thoroughfare more than another, it would be an avenue performing the same service for the upper East Side and the lower West Side as Broadway does for the upper West Side and the lower East Side. But if it is impracticable to lay out a new Broadway, it may not be impossible to obtain a similar result from a shorter diagonal avenue. The route proposed by Mr. Goodale would have the advantage of a

maximum of serviceability compared with a minimum of expense. He points out that it would serve as a convenient route to the new Pennsylvania Station, and that it could be laid out so as to do away with the blocks now covered by inferior buildings between 37th and 39th streets, Broadway and Seventh avenue. Finally, the use of a corner of Bryant Park would obviate the necessity of the purchase of some of the most expensive land, while an economical arrangement could probably be made with the New York Central for the right of way across the property of that corporation. The crossing of Fifth avenue would be the only excessively expensive part of the route, and such a crossing cannot be avoided by any plan, which would really help to relieve existing congestions. Fifth avenue should, however, be crossed at a lower level. Such an avenue would develop a stream of traffic as great as that which now follows the avenue; and if these two streams crossed each other on the same level the delays at the point of intersection would be intolerable. Mr. Goodale estimates that such an avenue would not cost more than about one-fifth the one proposed by Mayor Gaynor; and in combination with the extension of Seventh avenue to Varick street, it would be almost as useful.

A HODGEPODGE OF SUBWAYS AND A DEBAUCH IN FINANCE.

To the Editor of the Record and Guide:

Whether the five merry jesters of the Tribune Tower, otherwise known as Public Service Commissioners, are the hired servants of the Interests, employed for the purpose of distracting the people's attention with trivialities from the all important question of rapid-transit, is merely a matter of inference; but whether there is a basis for any such inferences, let the people judge. Assuredly there must be some ground for the commonly accepted opinion that the commissioners have made no move in the interest of the taxpayer since they came into office except for an occasional baiting of a gas company at the request of a consumer, and for a few academic talks to reporters about candle-power, side entrance cars, train schedules, etc. Can all of this have been done under orders? and is it part of the game of hoodwinking the unorganized and unrepresented citizen?

Perhaps some day the wireless operator in the Tribune Tower may turn state's evidence and we will learn that one captain of industry has another by the throat; that Tommy Ryan has Augie Belmont on the run for having pulled off the original subway from under the former's nose. But we can go on drawing inferences until the crack of doom; it is sufficient for the great unorganized to know that the game goes merrily on and they are the puppets that supply the entertainment for the powers that prey. As a matter of fact the Commission's principal reason for being was to solve the rapid-transit problem in the quickest and most intelligent manner for the common good. And the result has been three years of conversation and the piling up of needless expense. Now there is being dished out for the long starved and unorganized a medley, a hodgepodge, of subway routes that are an insult to ordinary intelligence.

In regard to the Broadway-Lexington avenue plans, the completion of which have added several inches of chest-measurement to Mr. Willcox's anatomy, it does not much matter whether it is a case of baiting Augie, or whether the New Haven railroad, at the expense of the public, is trying to break through the barriers that up to the present time have kept its fingers out of the pie pretty much; or whether they have been submitted merely for the purpose of marking time. In any event the fine hand of the System is revealed, and no better proof of the insincerity of the Commission would seem to be needed; for, surely, no practical engineer would risk his reputation by presenting such a plan as a solution of the problem of rapid-transit, or a safe venture for the city to embark in from the standpoint of earning power, in view of existing competition, and competition that might be developed through a combination of the Belmont and New York Central interests. Moreover, apart from all the delay and inconvenience that must result from building a subway along this proposed route, the extreme wastefulness of such a plan viewed on its economic side, calls for the most serious consideration on the part of every taxpayer of the greater city. It would be far more wise, it would be safer on account of financial reasons, it would be vastly less expensive, on the whole, to make the best terms possible with the existing subway Interests and be done with it.

But listen to the Commissioner's latest Conversationals. We are to have a five-cent subway ride to Queens by way of 7th av and 59th st. Why not by way of the moon? It would please the contractors and make them duly grateful. If this is not a case of bating Augie, what is? The unorganized citizen would like to know. For Augie has his tube to Queens already; but Willcox says he must not operate it and he does not dare to—at least, not till they get through at Albany, which may be soon, let it be hoped. Moreover, Augie has his steam-shovels pointed in the direction of 7th av himself.

It sounds like the squabbling of school children rather than the intelligent debating of grown men, intent upon a serious purpose. However, the Commissioners must begin to realize that they cannot go on marking time without end. It begins to look as if old Father Knickerbocker might have to swallow the Broadway-Lexington dose that Dr. Willcox has prescribed for him. He is a pretty hale old chap and he may be able to assimilate it, but if all the hodgepodge of subway stuff that Willcox is concocting has got to be cramed down his throat it will bring on a case of financial indigestion such as he has never before experienced.

Fortunately the same bankers of the community are giving serious consideration to the growing disposition on the part of municipalities to financial debauch. Witness the difficulties that the cities of the first class are experiencing trying to float new issues of bonds. The Socialist Mayor of Milwaukee is about to give the world some object lessons in having a community lift themselves up by the straps of their boots. He proposes, it is understood, to make corn grow on lamp-posts, potatoes sprout on green grocers' stands, by the simple process of printing bonds; by increasing the daily wage of a dollar or so. But will he be able to convince the bankers as to his dexterity? or does he expect to build up a new banking system of his own? Meanwhile the citizens of Greater New York await with growing interest the next issue of bonds for the purpose of carrying on a debauch of subway building in their midst. What rate of interest will it require to make them float? or will they float at all?

REAL ESTATE.

WHY NOT "PENNSYLVANIA AVENUE.?"

Mr. Henry M. Toch Makes the Suggestion—
A Subway for Mayor Gaynor's New Avenue.

To the Editor of the Record and Guide:

Considering the plan of Mr. Gaynor a most excellent one, of building a new avenue between Fifth and Sixth avenues, I desire to call your attention to the fact that, should this ever be done, a subway should be built under that avenue at once to save all the annoyance to the public that the building of such roads naturally brings with them. This thought ought to be kept in mind, should the proposed street become a reality.

It occurs to me also that, inasmuch as the Pennsylvania Railroad has done a great thing for our city in locating its station where it did, aside from the fact that it will be of great advantage to them, we ought to re-name Seventh avenue as a token of respect and appreciation, calling it "Pennsylvania avenue."

HENRY M. TOCH.

320 Fifth Avenue.

MAYOR GAYNOR'S NEW AVENUE.

To the Editor of the Record and Guide:

The suggestion of the Mayor to construct a new avenue between 8th and 59th sts, midway between 5th and 6th avs, should be carefully weighed by all taxpayers in the City of New York, as the cost of the ground alone would amount to over fifty million dollars. If the city bought 300 feet, instead of 100, and resold the 100 feet extra frontage on either side of the avenue, it would more than reimburse the municipality for this outlay. This cannot be done, however, under the present system of condemnation. Therefore, one of the two alternatives should be carefully considered before final steps are taken in this matter.

A most economical plan would naturally be to rescind the stoop and area privileges from the owners of 6th and Madison av properties. Widen the roadway proportionately as was done with the 5th av widening. A further relief would be the construction of a sub-surface trolley line, on the respective avenues, and use the entire roadway for vehicular traffic. It is timely to suggest, that 5th av south of 34th st, has not been used for private equippages as much in the last two years as the five or ten years previously.

Owing to the rapid northerly trend of the retail trades it is to be supposed that twenty-five years hence the congestion of traffic will be even less, owing to the increased number of motors, instead of horse drawn vehicles. The former are under more perfect control, and therefore can be started and stopped quicker and with improved traffic supervision, we can eliminate all trouble at populous crossings.

A. N. GITTERMAN.

FOR GOOD LAW AND GOOD BUILDING.

At a special meeting of the board of directors of the Real Estate Owners and Builders' Association held at its office, No. 500 5th av, on June 1, the following members were elected: Henry Morgenthau Company, Mr. Alfred M. Rau, Mr. Jacob Fischel, Mr. John P. Leo and Mr. Nicholas Conforti.

The Association invites all property owners, architects and builders who believe in united efforts to advance the cause of good law and good building to join the Association. The dues are light and the benefits great.

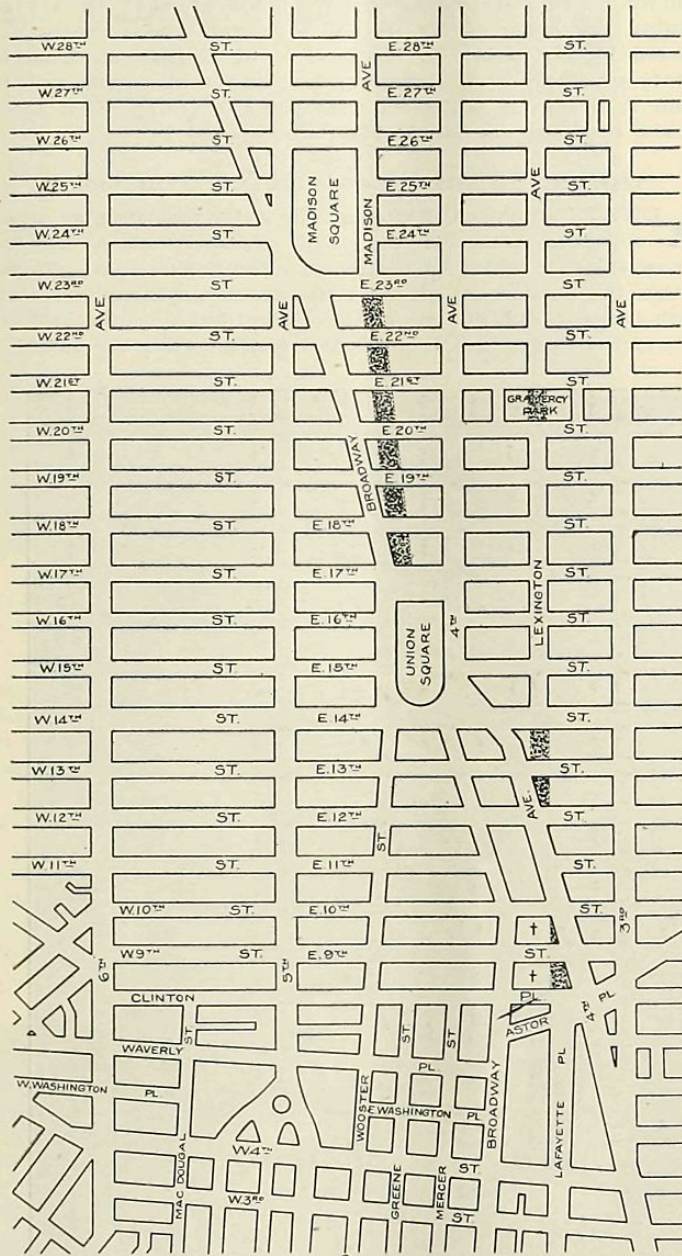
MR. BARCLAY'S PLAN FOR THE RELIEF OF TRAFFIC CONGESTION.

To the Editor of the Record and Guide:

I enclose herewith a plan of the proposed extension of certain streets, which would undoubtedly relieve the congested traffic of New York City. The plan is, as the map will show, the extension of Madison av from the south side of Madison sq and 23d st through to Union sq. This cut will affect very little improved property or property of great value, and would add to the value of any property, by reason of giving the properties affected two street frontages.

The other proposed cut is the extension of Lexington av through the centre of Gramercy Park and a cut from the south side of 14th st, opposite Irving pl to Lafayette pl. This cut would give a continued street from Brooklyn Bridge straight north up Elm st, Lafayette pl, Irving pl, and Lexington av, and would greatly appreciate the property between Lafayette pl and 34th st. The map will show that all these cuts go through a part of the city where real property is not excessive in value and where no large improvements have already been built, with the exception of the two Wanamaker stores, Broadway and 8th and 9th sts.

The Wright Barclay Plan.



PROPOSED EXTENSION OF MADISON AND LEXINGTON AVENUES.

In addition to the above, you will note that the cut from Lafayette pl to 14th st would develop a section of the city which for many years has been very inactive. The buildings in this section are very old and are now ripe for improvement and would undoubtedly be a new loft building centre from 14th st north to Gramercy Park, which is now becoming a great loft building centre, has for years lain dormant, principally affected by Gramercy Park on the north at 20th st, which cuts off straight transportation north up Lexington av. This small cut through Gramercy Park would probably do more for East Side real estate along the lines of Irving pl and Lexington av than any other cut that could be made. The great feature of the proposed cut north from Union sq to 23d st and Madison sq is that it only materially affects two blocks, namely, between 17th and 18th sts and 18th and 19th sts. The other cut further north between 19th and 23d sts would make four small corner properties with light on four sides and four street frontages. One big advantage in this cut is that traffic can be so directed from Union Square North as to use 4th av, the

extension of Madison av, and Broadway, all starting from the north side of Union sq.

If you will compare this plan with the other plans which have recently been offered for consideration you will find that this would cost the city practically nothing and would be very advantageous to the property owners which the extension would touch on. I have already discussed this matter with several of the property owners in the section affected and they all seem in favor of the plan.

WRIGHT BARCLAY.

435 Fourth avenue.

WOULD KEEP TABS ON SUB-SURFACE STRUCTURES.

So rapidly is the Bronx growing that Borough President Miller has taken steps to organize a bureau of sub-structures such as now exists in Brooklyn, so as to keep tabs on street installations that, it is said, are sometimes made without proper return to the city. For this purpose he has asked the Board of Aldermen for \$9,000 to be issued in special revenue bonds.

The bureau already established in Brooklyn has proved itself invaluable not only to the city but to individuals and corporations who in the course of business are obliged to do sub-surface construction or ascertain the location of sub-surface structures already in existence. But they should pay a license for such privilege. Such a bureau in every borough would put a stop to this. Borough President Miller says:

"The Bronx is growing so rapidly, and sewers, gas mains, water mains and conduits for telephone, telegraph and electric light and power lines are being constructed in such large numbers, that unless the work of preparing accurate maps is taken up at once, the opportunity will be lost.

"The importance of such records can hardly be over estimated. The location, size and character of all existing sub-surface work should be determined as soon as possible, in order that new work may be properly located, that street openings for connections may be as small and as few as possible, that corporations and contractors doing work in the streets may have accurate information as to the conditions which they may expect to find, and, in general, that the city may be in a position to know what sub-surface structures have been built, when and by whom, and may direct where new structures may be built to the best advantage."

Fate of Certain Legislative Bills.

The Three-Family House Bill, which had the approval of the business interests of the Bronx, failed to get through the State Senate after passing the Assembly. The bill was drawn up with the approval of Borough President Miller and the Superintendent of Buildings, and notwithstanding, failed of enactment. It is evident from this that if the reform is ever brought about, every possible effort will have to be made to disabuse the mind of the up-State legislators of certain exaggerated notions regarding the sacred character of the Tenement House Law.

The Dana Bill, amending the Mechanics' Lien Law, concerning which there was a very thorough discussion in the Record and Guide, was not reported out of the Assembly committee.

Among the bills passed were those placing telegraph and telephone companies under the jurisdiction of the Second District Public Service Commission, authorizing the use of the Steinway Tunnel, accepting the Harriman gift of 10,000 acres of land in the Highlands of the Hudson for State park purposes and the incidental abandonment of the Bear Mountain Prison site; also the Callan Automobile bill, for a regulation of the operation of motor vehicles and an annual revenue in excess of \$1,000,000, to be applied to the improvement and maintenance of highways, was provided; a bill was also passed permitting the Interborough Company to construct additional tracks for the better handling of traffic during the rush hours.

The Three-Family House Bill.

To the Editor of the Record and Guide:

What was the fate of the Burgoyne Three-family House Bill in the Legislature?
A BUILDER.

Answer.—It was passed by the Assembly, but in the Senate it was still in committee when the Legislature adjourned.

New Schools and Additions.

Mayor Gaynor has approved of the issue of corporate stock for the erection of the following named school buildings and additions:

BOROUGH OF MANHATTAN.		Amount.
Dist.	School Location.	
7	61 East 12th st, bet. Avs B and C.....	\$316,000
BOROUGH OF THE BRONX.		
26	46 Bainbridge and Briggs avs and 196th st.....	300,000
25	44 Prospect av and 176th st.....	240,000
BOROUGH OF BROOKLYN.		
32	168 Throop av, Bartlett and Whipple sts.....	300,000
40	171 Ridgewood, Lincoln and Nichols avs.....	300,000
		\$1,456,000

CONSTRUCTION

NEW PALACES ON FIFTH AVENUE

The Changes at Col. John Jacob Astor's Pictured—Houses for Edwin Gould, J. B. and B. N. Duke, and J. B. Clews—Excavating for an Apartment House.

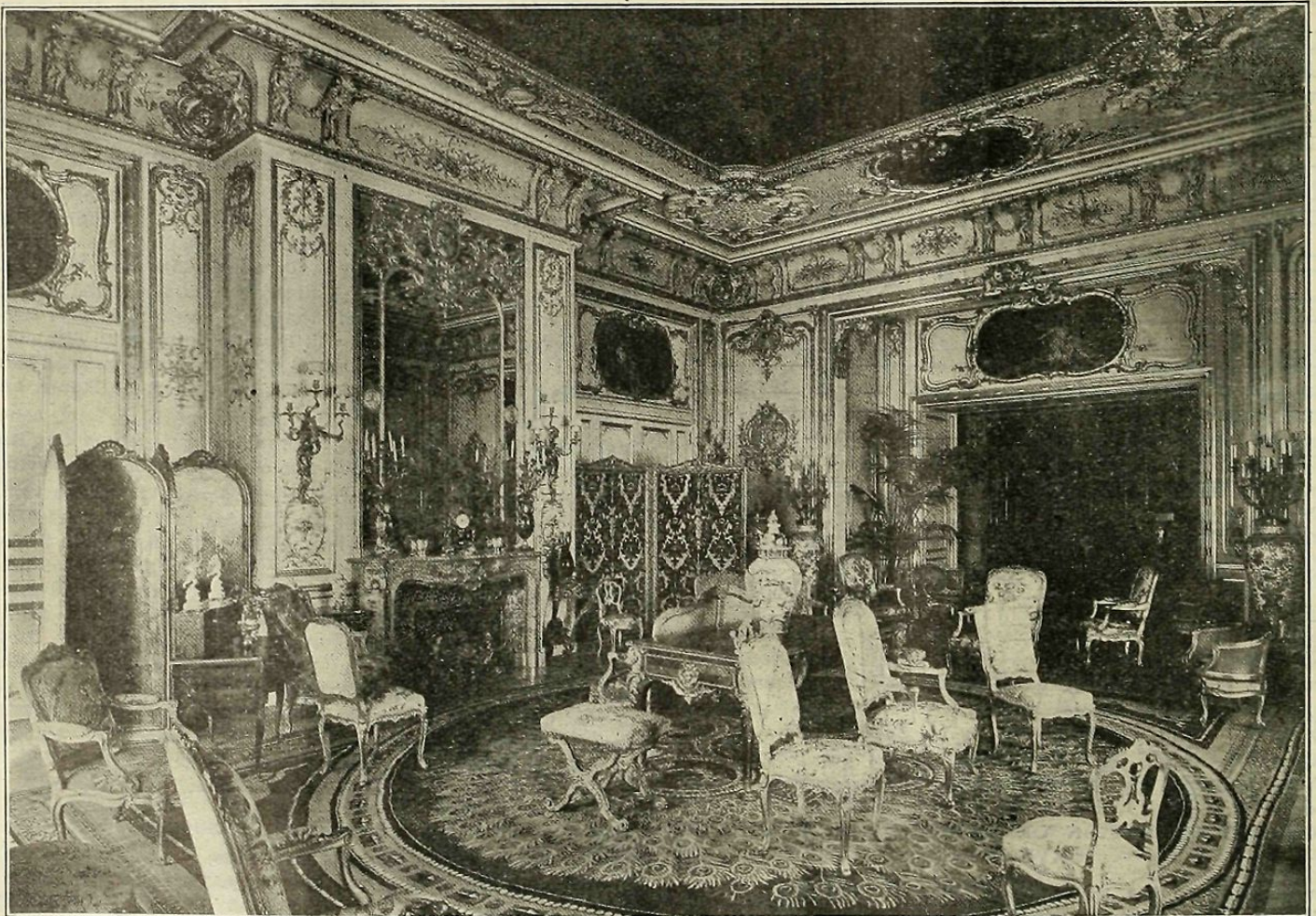
FIFTH AVENUE has seen more new houses under construction in the past two years than for a long previous period of years. Mr. James B. Clews' limestone house at the north corner of 85th st is in the hands of the decorators. A large use is being made of Caen stone in the principal rooms, and, the exterior being all limestone, the dwelling has a very substantial appearance. The plans are by Horace Trumbauer, of Philadelphia, and are being worked out by the John T. Brady Company as the builder. At the south corner of 89th st the stone house for Mr. B. N. Duke is now in the plasterers' hands. C. P. H. Gilbert is the architect and the firm of D. C. Weeks & Son is the builder.

Excavating has commenced by Canavan Bros. for the third really high class apartment house to be erected on the avenue. The site is the north corner of 81st st, with dimensions of 102.2x125. The corner to be improved was formerly owned by August Belmont. He purchased it eight years ago, intending at that time to erect his city home there. The corner is one of the two or three pieces on upper 5th av that are not covered by restrictions, and after long negotiations Charles R. Fleischmann and James T. Lee, who comprise the Century Holding Co., succeeded in getting Mr. Belmont's consent to

At the north corner of 78th st, adjoining the residence of Harry Payne Whitney, a white marble mansion is being erected from plans by Horace Trumbauer by the John T. Brady Co. for Mr. James B. Duke. This house will have a frontage of 72 ft. and a depth of 140. The masons are now laying the walls of the first story. The Edwin Gould house at the south corner of 75th st is enclosed. It is a limestone building, from plans by Carrère & Hastings, with the J. W. Bishop Co. as builder. The old brownstone residence at 835 5th av, adjoining the home of Mr. Isador Wormser, and recently purchased by Mr. John W. Herbert, of 31 Nassau st, from the estate of Charles A. Gardiner, is being torn down, and the John T. Brady Co. will erect from plans of Harry Allen Jacobs a new residence for Mr. Herbert's occupancy.

THE RESIDENCE OF COL. JOHN JACOB ASTOR.

ALWAYS an object of interest, the Astor residence, as a metropolitan house of the most expensive class, has had a new splendor added by the recent alterations. Some glimpses within the portals are given in the accompanying illustrations. Both the plan and design of this original building, the architect of which was the late Richard Morris Hunt, was dominated by



RECEPTION ROOM—RESIDENCE OF COL. JOHN JACOB ASTOR.

5th Avenue at 65th Street.

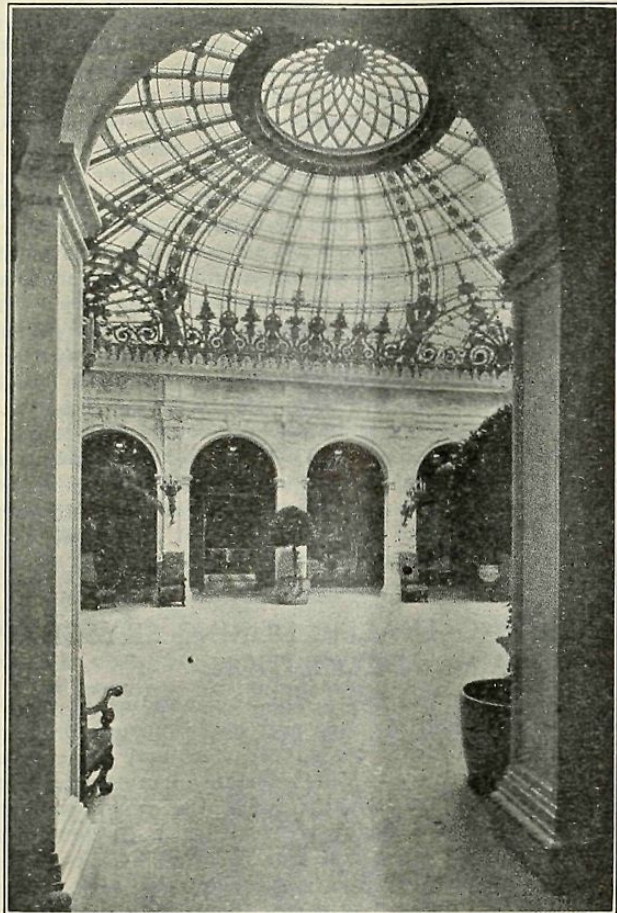
The late Richard M. Hunt, Architect.

sell. At the same time that the company took title it secured a building loan of \$1,350,000, to run until 1920. McKim, Mead & White are the architects. The house will be twelve stories high and will contain but eighteen apartments. No apartment will have less than seventeen rooms and there may be one of twenty-eight rooms. The rentals will range from \$10,000 to \$26,000, making them the highest renting apartments in the city. Six will be on the duplex plan. All the rooms will be of large dimensions and will be decorated as elaborately as the most sumptuous private homes. The exterior of the building will be in Italian Renaissance, the facade being of limestone, with a highly decorated entrance, and the 81st st side will be ornamented with bay windows,

a huge monumental staircase, which directly faced the entrance hall, and which occupied a great deal of space. This staircase belonged, like the art gallery, to the house as a whole, rather than to the two separate sets of apartments into which the use of the house was divided. When Mrs. Astor died, Col. Astor naturally wished to have its plan adapted to the occupancy of one rather than two families; and the task of making the change was confined to Messrs. Carrère & Hastings. They were not commissioned, however, to do away entirely with the old plan. On the contrary, the idea was that only such changes should be made as were indispensable to the adaptation of the house to its new function, including, of course, such changes in the design as necessarily accompanied the changes in the plan. The

new plan became, consequently, something of a compromise and included certain dispositions of the available space, which would not have been adopted in case a wholly new house of the same dimensions and requirements was to be built.

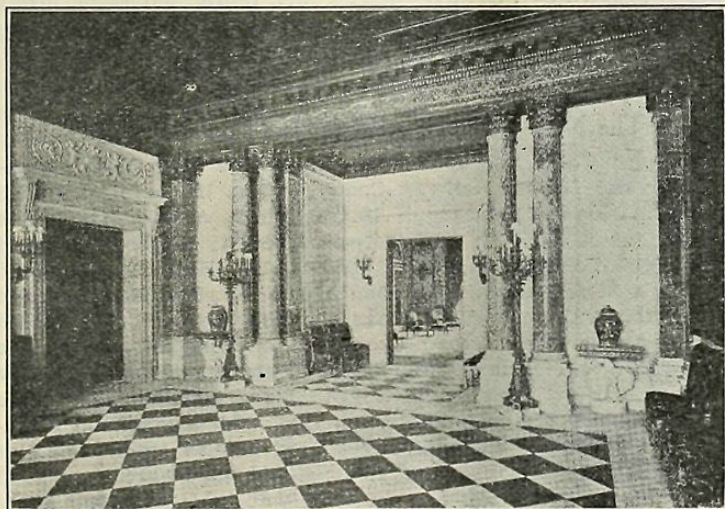
The fundamental change in the old plan which the new architects decided to make was the elimination of the monumental staircase. This staircase, while an effective architectural feature, served no practical purpose commensurate in importance with its cost in space. The rooms on the upper floor, to which



ENCLOSED COURT—RESIDENCE OF COL. JOHN JACOB ASTOR.
5th Avenue and 65th Street.

Carrère & Hastings, Architects.

it rose, were not used for entertainment. They were the private apartments of the occupants of the house; and it did not seem worth while to sacrifice so much room to what was essentially a subordinate function in the economy of the building. Moreover, this staircase embarrassed the architects in laying out the ground floor so that it would be best adapted to its essential purpose. What the owner needed on the ground floor was a series of apartments which could be conveniently used for entertainments of all kinds, both large and small; and this staircase made it difficult, if not impossible, to provide either for free movement among the different rooms on the ground floor or for any effective architectural treatment.



THE NEW DINING ROOM IN COLONEL ASTOR'S RESIDENCE.
Carrère & Hastings, Architects.

The grand staircase having been done away with, a much more modest one was substituted in the rear of the building. The way was thus cleared for a central court, roofed in glass and finished in Caen stone, which forms the dominant feature of the plan. This court is separated from the entrance hall by a wooden screen, beautifully designed and carved, but it communicates freely through its arches with the rooms into which

the floor is divided. Such a court existed in the first plan, but it was deprived of any effect by the staircase. Back of this court is the art gallery, which remains as it was, and which can be used for dancing. To the right is a library, formerly Col. Astor's dining-room, which has not been essentially changed by the new architects. To the left is the new dining-room, which has been done over completely, and which is an apartment of rare beauty and distinction. The smaller reception rooms to the left and right of the entrance on the avenue frontage of the house have not been materially altered; but in one room, a good deal of money was spent upon new furnishing. The existing arrangement of rooms is extraordinarily adapted to the entertainment of a large number of guests.

One need only compare the new dining-room with the reception rooms or library in order to trace the different point of view towards interior design, which has become characteristic of the majority of the better contemporary architects. Says the June Architectural Record Magazine in an illustrated description of the changes in the Astor house: "The earlier rooms are careful examples of so-called 'period' design; and in executing this class of work the architect was usually much more preoccupied with general precedents than he was with imparting distinction and flavor to a particular room. The new dining-room, on the other hand, while it is composed entirely of traditional architectural material, cannot be identified absolutely with any single period. The architects have contrived to give it individuality and distinction, while still keeping it congruous with the rest of the house and while adhering strictly to the forms of the classic French decorative styles. It is apparent that the change has constituted an improvement, and it is to be hoped that mere architectural scholarship will never again become so large a part of the equipment of the average good architect, as it was twenty-five years ago."

FIREPROOF STAIRWAYS FOR ALL OFFICE BUILDINGS.

EVERY office building of five stories or more in height, should Section 103 of the existing Building Code be strictly enforced, would have to be provided with "good and sufficient" fire-escapes—if not already possessing such, in the form of an enclosed stairway with fireproof doors, exterior iron ladders, or other means of egress. Architects are of the opinion that the Building Department is endowed with large authority under this section and could legally insist on the erection either of the protected stairway or of the exterior iron ladders, as the individual case demanded; but the department has never in the past felt called upon to exercise this authority in the case of old buildings.

Superintendent Miller himself is inclined to the belief that the ordinance spells the same requirement for both old-law and new-law office buildings, and whether in the fireproof class or not; and that in every case it means providing some safe way of egress in the event of fire, be this what it may. Few office buildings have exterior means of escape, and none of the small non-fireproof buildings have protected interior stairways. The paragraph of the code referred to reads as follows:

Every office building five stories or more in height shall be provided with such good and sufficient fire escapes, stairways, or other means of egress in case of fire, as shall be directed by the Department of Buildings; and said Department shall have full and executive power and authority within said city to direct fire escapes and other means of egress to be provided upon and within said building or any of them.

As many old 5-sty loft buildings are now used in whole or in part for offices, the question arises, are these included in the phrase "every office building" five stories in height? A high authority on the building ordinances thinks there would be considerable difficulty at times in making legal distinctions. Superintendent Miller himself is understood to prefer the enclosed or walled-in stairway, or even an exterior stairway, over the dizzy iron ladders, as a "sufficient" fire-escape.

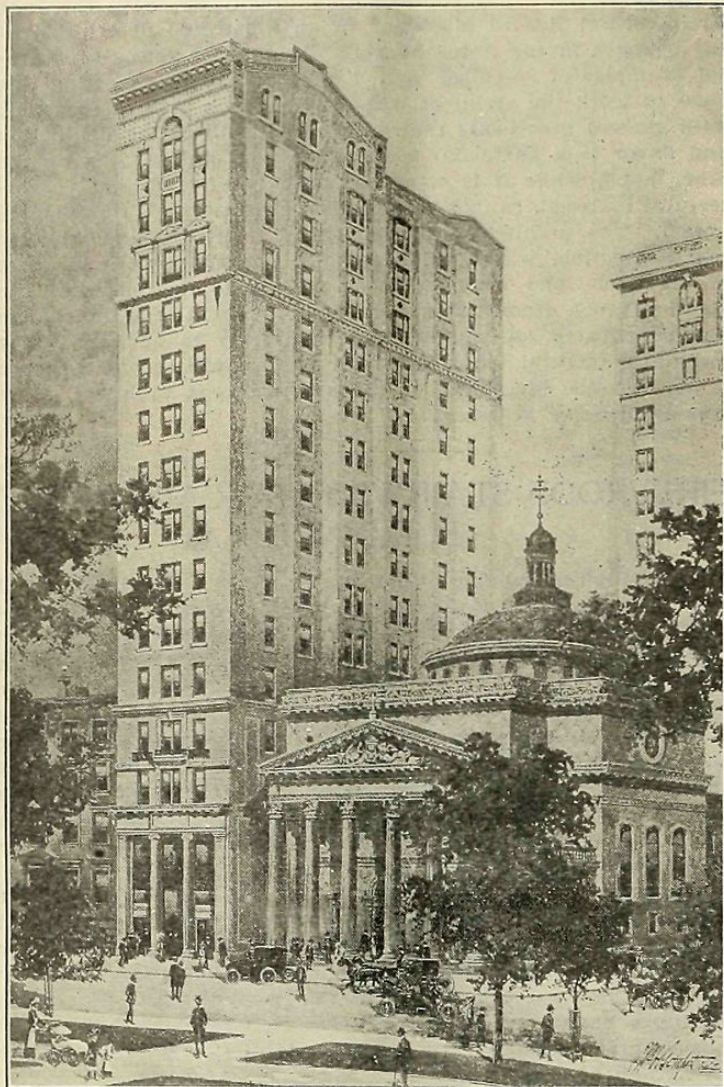
In the cases of buildings where inspectors have recently reported violations of the ordinance, the Superintendent has had conferences with the owners and agents, in order to ascertain their views as to how the section should be enforced; but so far he has taken no steps different from the policy of his predecessors. Practically every modern building, despite fireproof construction, would be classed as falling under the provisions of this ordinance if its stairways were not impregnable to flames.

The fact that the department has taken no decided stand in the past with reference to interpreting the ordinance for the benefit of old buildings makes the issue particularly difficult now. Superintendent Miller has thought of a series of conferences with real estate men and builders, with the object of perhaps formulating a policy that will be accepted as a reasonable compliance with the ordinance. Such representatives would include the president of the Real Estate Board of Brokers, Mr. Joseph P. Day; also the president of the Allied Real Estate interests of the State of New York, Mr. Allan Robinson. Borough President McAneny and Superintendent Miller have had the matter under consideration for several weeks.

A NEIGHBOR FOR DR. PARKHURST'S CHURCH.

The 15-story office building to be erected at No. 17 Madison av, on a plot 24.8 ft. wide and 100 ft. deep, adjoining Dr. Parkhurst's church on the north, by the Pullman Holding Company, of which Loten H. Slawson is president, will have a distinct individuality not possessed by many office buildings in the city. It will be tall, narrow, complete, centrally located for business purposes and form part of an interesting architectural group unsurpassed in any other part of the city.

The building will be erected from plans of Wm. H. Gompert, architect, and has been designed in pure Italian Renaissance style of architecture. The lower three stories will be built of Indiana limestone and the large columns on the first and second stories will be cut from pink granite. The upper stories



AN OFFICE BUILDING FOR MADISON SQUARE EAST. Will adjoin Dr. Parkhurst's church.

William H. Gompert, Architect.

of the building and gable wall over the church will be built of terra cotta and face brick of design and color to form an harmonious architectural background for the church edifice.

The entrance hall will have a marble dado made of red Numedian and white Italian marble, and above this the walls will be treated with a classic wall paneling. The building will be equipped with high-speed traction elevators and will be enclosed the entire height of the building with ornamented iron enclosure and polished plate wire glass.

The whole building will be used for office purposes and the owners will endeavor to satisfy a growing demand for a quiet office, conveniently located, and still affording an opportunity to have a view of the trees, grass and flowers, etc., of one of the city's oases. The building will be ready for occupancy February 1.

THE CROISIC BUILDING, which for more than fifty years has stood at the gateway to the middle section of 5th av, at the northwest corner of 26th st, is coming down, and a building with a larger producing power will rise in its place. The present owners, Messrs. L. M. Jones and C. W. Jones, who for the purpose of this operation have incorporated the "Croisic Realty Company," do not exactly know how long the old building was able to serve its purpose, but for a long period it was occupied by the Meriden Silverware Company. The adjoining building on the avenue, No. 220, is also coming down, and for the combined frontage of 56.6 ft., a 20-story office building, with a depth of 12.6 ft., is being planned by Messrs. Browne & Moroiity, of 3 West 29th st, architects. It is important to note the type of building which is now considered best suited to the

locality, because formerly Madison Square was deemed a good hotel centre, and both of the corners opposite the "Croisic" once were so occupied. Subsequently the Brunswick was replaced by an office building, and the same thing happened to the adjacent Fifth Avenue Hotel. No doubt in time Madison Square will be surrounded by office buildings almost entirely.

IRVING HIGH SCHOOL PLANS.

Contrary to a report in a morning paper, bids have not yet been asked on the construction of the Irving High School, planned for the block between 16th and 17th sts, in Irving pl. Nor has the building been designed with the idea that it will ever be made over for business purposes, as the Record and Guide is officially informed. The probability that the school will ever be used for business purposes is too remote for consideration or to cause any modification from what is conceived to be the highest type of construction for a girl's high school. But Superintendent Snyder has said of the building that it will be "business-like," in the sense of being utilitarian rather than ornamental. High schools are not supposed to be as plentifully sprinkled over the city as grammar and primary schools, and the Irving is to serve a very large section of the city. While it is true that since the site was selected several commercial buildings have been erected in Irving pl, it can be further said that a number of fine apartment houses have been erected in the neighborhood also, as in Gramercy Park; and that the location is as appropriate for a high school at this moment as when the site was first recommended, the surroundings being as refined as any equally qualified in other respects. Superintendent Snyder has not completed a perspective drawing of the building as it will be under the revised plans, but there will be eight stories of brick and limestone.

PROTECTING TRAFFIC DURING SKYSCRAPER DEMOLITION.

The demolition of the 20-story Gillender Building at the corner of William and Wall sts has presented unusual problems to building wreckers. It is the tallest steel and stone structure ever torn down in this city. The question of protecting traffic in the vicinity of the Sub-treasury across the street was an important one. Should a heavy steel girder, a section of brickwork or a block of stone fall from a great height and strike upon a wooden shed or the stone sidewalk, serious damage would result from flying fragments. Something unusual had to be done.

Marc Eidlitz, the builder, conceived the idea of rigging a sort of life net over the street to protect workmen and pedestrians. The Expanded Metal Engineering Company, of 1182 Broadway, supplied the requisite material. First, the usual 10 x12 timber bridge was built, but instead of the ordinary plank roof three-quarter inch elevator cables were strung the entire length of the building in Wall st and around the corner into Nassau st. Over this was laid a 3/4-in. No. 13 gauge expanded metal fabric upon a base of 3-inch mesh No. 10 extra heavy expanded metal reinforcement.

This was laid at right angles to the cables, so that there was perfect tension. Numerous tests were made after the net was completed and it stood every one of them. Four brick cemented together accidentally fell from the topmost story. A workman was employed on the mesh and the four bricks struck within two feet of him. Not a fragment left the four bricks, which penetrated the three-quarter inch fabric, but stuck firmly in the heavier mesh underneath. The contrivance was constructed by George S. Holmes, furring and lathing specialist.

The New York, Westchester and Boston Bridges.

Through Chief Engineer J. L. Crider, the New York, Westchester and Boston Railway Company has, in conformity with the provisions of paragraph 10, section 2, Article III. of the agreement of June 24, 1904, between the City of New York and the New York, Westchester and Boston Railway Company, transmitted for the consideration of the Board of Estimate and Apportionment general drawings showing the bridges proposed for carrying the railroad over the following streets in the Borough of the Bronx: Brady av and Matthews av, Bogart av and Colden av, Mulliner av. The plans indicate that plate girder bridges of the half-through type with a minimum clearance of 16 feet above the street level are to be provided at these crossings. The floor-system will in each case be a solid steel trough filled with concrete and waterproofed. The abutments will be constructed of concrete and will be built within the railroad right-of-way outside of the street area.

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NEW BUILDINGS OF UNION SEMINARY.

THE quadrangle of Gothic buildings which has been erected for the Union Theological Seminary on Morningside Heights is all but finished, and on the whole many consider it the most symmetrical and characterized range of institutional buildings that has yet been erected in New York and devoted to education. Both faculty and students are moving in. Only the northwest corner building is still having something done to it, and a few workmen remain in the chapel, which latter is a separate contract. The walls of the various buildings when under construction were not impressive. The dark native rock, taken from the site, was not handsome at that moment, though the stone-cutters seemed to be taking unusual pains with both it and the limestone from Indiana with which they were tracing the outlines of the buildings. But see the walls now, when finished, and with capstones, architraves and pinnacles all in place—the glistening light gray stone against and upon the dark blue granite in the graceful forms of collegiate Gothic.

More labor has clearly been put into the finish of these walls than those of some colleges similarly composed, and this mechanical superiority in the exterior masonry is the striking of a note that is echoed accurately wherever one goes through the great halls. Why Union moved to this locality is partly a real estate question, partly a social question, and partly a response to the claims of progress. The proximity of Columbia University is part of the answer, the larger size and finer quality of the seminary buildings themselves are more of it. The architectural style of all is represented and accentuated in the picture of the chapel. There is no side to these buildings which is not to be viewed. No rear wall, court or recess where the architectural ornament has broken off, or where some material not quite so good has been substituted. From corner-stone to the highest finial the construction is what it claims to be. The panelled walls in chapel and library are real oak, the clustered columns and springing ribs of the vaulted ceilings are real stone. Whatever seems to be oak and whatever claims to be stone are such. Not even the fireproof doors and windows are disguised, but left in their rightful golden bronze.

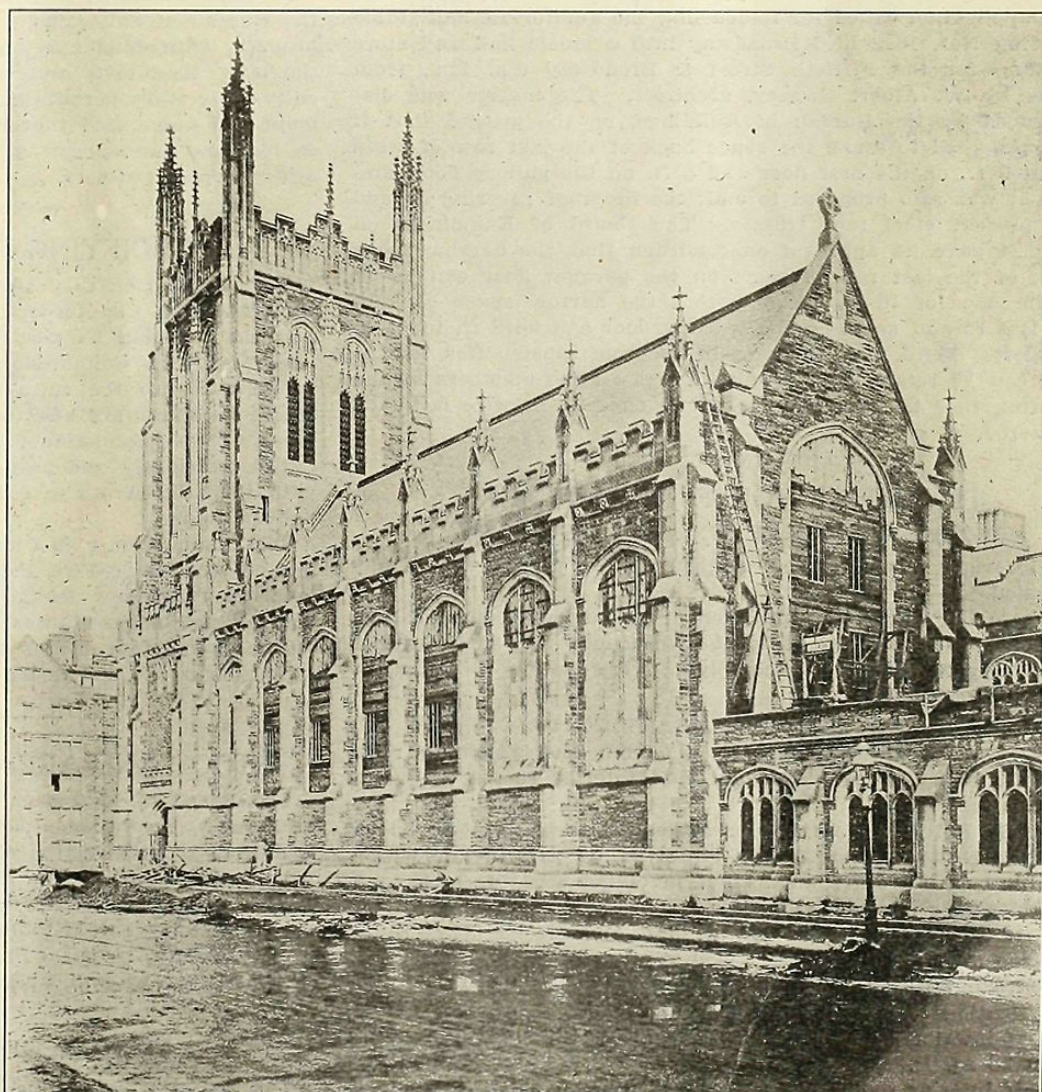
As with the material, so with the design. It is as consistent internally in its Gothic style as on the outer walls. There is an unbroken rhythm of pointed arches, in doorways, windows and groined ceilings; also in having the windows large in proportion to wall space, and, so far as may be, in great height in proportion to other dimensions. The interior of the chapel resembles the one on Park av. This is the reason: A tablet in the vestibule bears this inscription: "This Chapel in Memory of William Adams, D. D., LL.D., was erected by his friend Frederick Marquand.—This bronze tablet was taken from the walls of the Adams Chapel at 700 Park Avenue, where the worship of God was maintained from 1884 to 1910 and has been placed here to perpetuate his memory." Another memorial is the surpassingly beautiful window in the chancel, to the memory of Daniel Willis James. If only Charles Cuthbert Hall, the late Chancellor, could have lived to dedicate here this new divinity school for which he planned!

With what has been said and a few additional notes the nature of the construction will be understood. The buildings of five and six inhabitable stories run around all four sides of an interior quadrangle of green lawn and stone walks. Those intimately acquainted with its plan will distinguish one part from another by different names, as the Library, Chapel, Administration, Dormitory and other buildings. In the dormitory, for example, the hall floors are terrazzo tile, the bedroom floors hardwood, the walls tinted variously, the window panes small and leaded, and the trim, consisting of baseboard, chair-rail, picture rail and deep window-sill, all in oak. The architects are Allen & Collens, of Boston, with whom is associated L. E. Jellade, of 25 Liberty st, New York; general contractor for all the buildings except the chapel, the Andrew J. Robinson Company, 123 East 23d st; general contractor for the Chapel, Edwin Outwater, 225 5th av.

"When the doom was decided, in the interest of 'progress,' of the picturesque buildings of the Union Theological Seminary, which made so grateful an oasis of a block-front at Park av and 70th st, lovers of architecture refused to be comforted, foreboding that they would get nothing to look at in its stead that would be so good," says Montgomery Schuyler in the Architectural Record for June, when referring to the general subject of the architecture of New York City Colleges. "Now they are reassured, having in the new buildings at Broadway and 120th st received something even better worth looking at, being equally artistic and much more extensive. For here is a double block front, the suppressed street, closed to general traffic, being indicated by a towered gateway at the center. Four hundred and sixty feet one may take the frontage to be, including the suppressed street, and such a frontage lengthwise of a New York avenue offers an unusual architectural opportunity. Happily, also, the transverse blocks are so narrowed at this point that the site suggests or imposes a quadrangle entirely enclosed but surrounding a court which is seemly and ample, but no more, for the purposes of a court, assuring light and air to the inmates on all four sides.

"It will be agreed that the architectural opportunity has been admirably utilized. 'The municipal character of the site' is recognized, not by making the architecture uncharacteristic, for it remains, unmistakably collegiate. It has been recognized by building higher than the architects would have liked to go, we may assume, if expense, in the costliness of the land, had been no object. The architects of Princeton have had the greatest luck in this respect of any of the recent designers of colleges. They have been permitted, by the expanse of the campus, to limit themselves to two stories of actual wall in their dormitories, whereas Mr. Haight, in the 'Sheff' buildings of Yale, has been compelled to 'recognize the municipal character' of New Haven by adding two more, and Messrs. Allen and Collens conformed to the municipal character of upper Manhattan by a superposition of still two more, for the court side of their buildings shows six habitable floors, though one of them is in the basement and one in the roof. The disposition necessarily lacks something of the cloistral character.

"A main drawback to it is that it becomes impossible to signalize the superior parts of your design by superior altitude, a misfortune which, in the old seminary on Park av, resulted in the overtopping of the chapel, the central and most commanding member of the group, by the dormitories which rose behind it. It has not been so bad in these succeeding buildings.



CHAPEL OF THE NEW UNION THEOLOGICAL SEMINARY (1910).
Broadway, Claremont Ave., 120th-122d Sts., N. Y. City. Allen & Collens, Architects.

The chapel, by dint of its steep roof and its tower, manages to assert itself according to the importance of its function. In the material, though the contrast of the light tint of the wrought work and the intractable rock of the wall field is by no means so staring as in the C. C. N. Y., it is striking enough to make one wish that the colors could have been transposed. The architecture suffers also, no doubt, from the enforced attenuation of the supports of the Broadway front, an attenuation so extreme that the photograph even suggests, though untruly, a metallic structure for the lower walls, and has a worse effect

in giving the 'clerestory,' the library, one infers, a greater apparent solidity than that of its supporting substructure. These defects the architects have endeavored, and with success, to mitigate by enclosing the whole light structure of the curtain walls between features of unquestionable massiveness and solidity, the central tower and the terminal pavilion. The device has its success. An angle pavilion like this at the north end of the Broadway front, a terminal feature of this kind, buttressed and gabled, but not towered, has no precedent in collegiate architecture that I know of. But what of that?"



DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others



BOARD OF EXAMINERS' DECISIONS.

Appeal No. 57 of 1910; new building No. 241 of 1910; premises, Nos. 137 to 151 West 12th st; Henry S. Lion, appellant; appearance, Lion, Rubinger & Bittenweiser. The architects' plan calls for three 6-sty tenement houses for thirty-five families each to be erected at Nos. 137 to 151 West 12th st, to cost a total of \$120,000. The plans were disapproved by the Bureau of Buildings owing to excessive spans of floor and roof beams, and because the steel floor beams were weak. The matter was approved by the Board of Examiners on May 24, on condition that all bearing walls be laid in Portland cement mortar, and that where the span between bearing walls exceeds 26 ft., continuous fore and aft partitions be set the four-inch way; that the studs run from sill to plate between beams, and further that every 4 ft. a 4 in. by 4 ft. stud be inserted.

Appeal No. 60 of 1910; alteration No. 684 of 1910; premises, Nos. 611 to 623 West 43d st; H. G. Knapp, appellant. Plans were filed by Architect H. G. Knapp calling for the erection of an additional story to the office and light manufacturing building Nos. 611-623 West 43d st. The Bureau of Buildings made the following objection: that the area of building exceeds that allowed for non-fireproof structures; cross wall is only shown on the 4th story, construction below should be shown; also that walls are of unlawful thinness, the percentage of openings exceeding 30 ft. and spans of roof trusses exceeding 26 ft. The Board of Examiners on May 24 sustained the objections made by the Bureau of Buildings.

Appeal No. 61 of 1910; alteration No. 1226 of 1910; premises, Nos. 1636 to 1642 Broadway; W. Albert Swasey, appellant. The application called for remodeling the auditorium and stable building Nos. 1642-1646 Broadway into a music hall and store building for the Fiftieth Street & Broadway Co., Inc., from plans by W. Albert Swasey, architect. The matter was disapproved by the Bureau of Buildings, on the ground that it was proposed to make the space back of the last row of seats about 9 ft. on the first floor and 8 ft. on the gallery floor, and that it was also proposed to omit the fireproof covering around the present steel roof trusses. The Board of Examiners on May 24 gave its approval on condition that the narrow space back of the last row of seats on the parquet floor can be 12 ft. in place of 16 ft. Second, that the narrow space back of the last row of seats on the balcony floor can be 8 ft. in place of 12 ft. Third, that the present fireproof construction for the roof can be retained on condition that all the members of the existing roof trusses and purlins be encased in wire lath and plastered.

TENEMENT HOUSE DEPARTMENT.

GENERAL ORDER (IN RE SECTION 73).

All former general orders relative to the matter are hereby repealed.

Where the light and ventilation of an interior room has been reported adequate by at least two inspectors, such interior room may be accepted as complying with Section 73 under the following conditions:

(A) THROUGH APARTMENTS.

1—If sliding doors between said room and adjoining room contain 10 sq. ft of glass, and said interior rooms are sufficiently lighted.

NOTE 1—If light at time of inspection is inadequate, but if conditions may be materially improved by painting or white-washing, or by other means not involving structural changes, the inspector should so report.

2—If the interior rooms on the first and second floors below the top floor are lighted and well ventilated, and the providing of partition windows will produce no material improvement on the lighting and ventilation of said rooms.

3—If interior rooms are lighted by alcove openings of not less than 28 sq. ft.

4—If interior rooms are sufficiently lighted, existing windows opening to the outer air will be accepted as adequate for the purpose of this section.

5—If interior room partitions are so narrow as to prohibit the cutting of a 3x5 ft. window, a 2x5 ft. regulation window may be accepted.

NOTE 2—The expression of "Series of Windows" is to be interpreted any number of windows in substantial alignment, regardless of whether they be located in shafts or rooms.

(B) FRONT AND REAR APARTMENTS.

1—Existing windows lighting and ventilating to the outer air may legalize the room in which they are, providing there is sufficient light.

2—Interior rooms lighted by alcove openings not less than 28 sq. ft. in area may be accepted.

NOTE 3—The expression "Series of Windows" is to be interpreted any number of windows in substantial alignment, regardless of whether they be located in shafts or rooms.

(Signed) JOHN J. MURPHY,
Commissioner.

Dated June 2, 1910.

BUREAU OF SIDEWALKS TO CORRECT ABUSES.

Rules and Regulations of the Department of Public Works affecting obstruction and repairs of sidewalks and other matters relating to encumbrances of streets are being enforced for the first time in many years impartially and rigidly. The new administration is codifying the rules and will soon publish them in pamphlet form for the use of builders and owners, whose co-operation the officials are relying upon.

Borough President McAneny has started a new department, the Bureau of Sidewalks, which is trying to compel owners of property with dangerous and neglected sidewalks to live up to the law. Architects and builders do not experience any difficulty in getting permits for the use of streets. The Department has announced that it is ready to grant any application so long as the request is within reason and not injurious to other property owners.

CODIFYING FIRE REGULATIONS.

A Committee on City Departments, composed of members of the New York Chapter of the American Institute of Architects and the Building Trades Employers' Association, has had an interview with Commissioner Waldo of the Fire Department in reference to the rules and regulations of his department, where buildings are affected, particularly in regards to stand-pipes. The Commissioner received the members of this committee graciously and assured them of his hearty co-operation with their endeavors to codify these rules and regulations and publish them.

The Commissioner is considering the organization of an effective Bureau of Fire Prevention, by combining existing detached bureaus now dealing with various phases of the business and adding to these duties. He has invited the co-operation of various competent bodies and has asked suggestions and information to aid him to his conclusions.

STOOP AND AREA PRIVILEGES REVOKED.

The Board of Estimate has repealed, revoked and cancelled ordinances, resolutions, permits or licenses heretofore passed, issued or granted by the city allowing any stoop, steps, courtyard, area, platform, porch, fence, railing or any other projection or encroachment in Delancey st, between the easterly line of the Bowery and the westerly line of Clinton st, beyond a line parallel to the building line and distant two and one-half feet therefrom and less than ten feet above the curb grade.

FIREPROOFING BULKHEADS.

The Green amendment to the Tenement House Law, in relation to the fireproofing of bulkheads, passed the Legislature and is now before the Governor for his signature.

FIRE EXTINGUISHER CO. ASKS GRANT.

Owners of Buildings Can be
Forced to Install the Apparatus.

A MATTER of great importance to owners of tenement houses and other multi-family buildings is an application now pending before the Board of Estimate for the right or franchise to be given to a fire extinguisher company "to lay, erect, construct and maintain wires and other conductors, with the necessary poles, conduits and appliances, in, over, and under the streets, avenues, highways, etc., within the territory of the city of New York."

A public hearing will be held Friday, June 24, and Taxpayers' Associations and other bodies of Real Estate Owners should meanwhile study the question of the advisability of indorsing or opposing the application. The wording of the application now before the Board seems to indicate that it is the purpose of the company to enter into almost any kind of business which may require the use of signal wires in the streets. Excepting one fire alarm company, which obtained permission on December 28, 1904, from the Board of Electrical Control to place its wires in the ducts of the Empire City Subway Co., none of the companies operating in the city which report fire alarms to Fire Headquarters, requiring the use of wires in the street, have any franchise whatever.

Chief Engineer Nelson P. Lewis of the Board of Estimate has prepared an exhaustive report on the merits of the application for a franchise and he refers to the question of installing the system of fire extinguishers in tenement houses as follows:

It appears to me that if this company, by furnishing an efficient fire alarm apparatus which is satisfactory in all respects to the Fire Department and install the same in tenement houses as is proposed at rates which will not be an undue hardship on the owner of such houses or on the tenants, for it is to be assumed that the tenants must eventually pay for such service by an increase in rent, then it is rendering a service which should be encouraged by the city authorities. It is well known that many disastrous fires occur in tenement house districts and often serious loss of life is the result. According to the press reports, many of these fires are the result of maliciousness.

The companies now furnishing automatic fire alarm service in the city do not include tenement house districts within their field of operation, but operate principally in districts where the risk amounts to large sums. An example of such a district would be a wholesale dry goods district. Here the amount of insurance carried is extremely large and the premium which must be paid upon such insurance amounts to a considerable sum. I am informed that a special insurance rate is made where an automatic alarm system is installed, conforming with fire underwriter's rules. The amount saved by the insurer on account of the special rates enables them to pay for the automatic alarm service and still make the total cost less than it would be if they were unable to take advantage of the special rate.

Section 762 of the Charter provides that "owners and proprietors of all manufactories, hotels, tenement houses, apartment houses, office buildings, boarding houses and lodging houses, warehouses, stores and offices, theatres and music halls, and the authorities or persons having charge of all hospitals and asylums, and of the public schools and other public buildings, churches and other places where large numbers of persons are, shall provide such means of communicating alarms of fire, accident or danger to the police and fire departments, respectively, as the fire commissioner or police board may direct, and shall also provide such fire hose, fire extinguishers, buckets, axes, fire hooks, fire doors and other means of preventing and extinguishing fires as said fire commissioner may direct."

Under this provision the Fire Commissioner or Police Department may, should it appear that such service is of benefit both as a saver of life and property, require the apparatus to be installed in all tenement houses, and for this reason the owners of buildings should receive some assurance from those in authority that they will not be compelled to install fire extinguishers of the applicant company after the franchise has been granted.

A YEAR WITH THE U. S. REALTY AND IMPROVEMENT COMPANY,

The regular net income of the U. S. Realty and Improvement Co. during the fiscal year was sufficient to meet all the fixed charges, including the interest on the debenture bonds, without resorting to the profits derived from the construction and real estate operating departments. The results from the construction department have been very satisfactory. While the construction work shows a falling off in the East, there is a very considerable revival in the Middle and Western States. There is every assurance that the results from this department for the coming year will be equally as good as in the past.

From the annual report of President H. S. Black it is learned that practically all the real estate now held by the company is on an investment basis. On the plot adjoining the Whitehall Building on the north, the company is erecting a new Whitehall Building which will be thirty-one stories in height. This will make the combined building the largest office building in the world and there is reason to believe that it will prove a most desirable investment. This building will be completed and ready for occupancy January, 1911. The real estate held

by the company is carried at its original cost and the carrying charges on unproductive properties are charged out of income.

The company has a controlling interest in the Plaza Operating Company which owns and operates the Plaza Hotel, also owns a large interest in the Broad-Exchange Company and the Alliance Realty Company, which companies are closely allied. Their business during the year has shown very satisfactory results. The Plaza Hotel has had a most successful year and it is expected that the stock of that company will be placed on a dividend basis during the present year; this will add materially to the fixed income of the U. S. R. & I. Company.

At the beginning of the fiscal year the surplus of the United States Realty Company was \$3,409,274, and it was increased during the year by \$1,318,912, making a total surplus at the first of May of \$4,728,187. If the amount of the unrealized profits had been added the surplus would have been \$5,764,901. The directors decided, however, to apply a portion of the unrealized profits and a part of the surplus to the reduction of the good will, which was carried on last year's statement at \$5,943,181. As a result, the item of good will is now carried at only \$1,000,000, and there still remains a surplus of earnings amounting to \$878,187. The company purchased and cancelled during the year \$1,284,000, reducing the amount of bonds outstanding to \$12,000,000 and affecting an annual saving of \$64,000.

Early in the year, the directors decided to dissolve all the subsidiary companies, except the George A. Fuller Company, so that their assets and properties might be transferred to the company. The George A. Fuller Company was not dissolved, as it is operating in many of the principal cities of the United States, and its name and good-will are valuable assets. The company holds in its own name all the real estate shown in the statement, including such well-known properties as the Trinity, the United States Realty, the Fuller and the Whitehall buildings.

"NO NONSENSE ABOUT IT."

Much of the interior work of the new Pennsylvania terminal building is reported by a critic in the Architectural Record Magazine to be of the same grave and simple character as the exterior, but he expresses the hope that in the fulness of time the gravity and simplicity will be relieved, without being disturbed, by mural decoration. The tympana in the loggia of the entrance seem to have been reserved, he says, expressly for such an enrichment: "One may walk for long distances in the interior, as he may inspect the entire exterior, without once being reminded that 'we live in times unknown to the ancients.' The most emphatic recognition of that fact is in the treatment of the great hall, or 'concourse,' both inside and out. 'Modernism' and Gallicism are unmistakably indicated from the outside by the emerging mass of the transverse roof, with the three heavily mullioned arches, each decorated with a protruding keystone, and covered with its own low gable. Within, an enormous and lofty shed of iron and glass is an architectural feature for which no classic precedent exists, since no Greek architect or Roman engineer ever had occasion to treat such a construction. Originality, or at least modernism, is here enforced. The architectural treatment is constructional and straightforward, with as much, perhaps, as the case admits, of the gravity and simplicity of the abundantly precedented design of the exterior, but with necessarily much less of the impressiveness of massiveness, and of the monotony which the massiveness here entails. But of the design, classic or modern, in masonry or metal, one has to own that its dignity everywhere escapes frivolity. In the language of Mr. Edmund Sparkler, there is no nonsense about it."

A NOVELTY.

LIQUID RUBBER FOR WATERPROOFING CELLARS.—Hundreds of cellars are damp and owners would be glad to find some satisfactory method of treating the walls to check this. There is a composition on the market that is a sort of liquid rubber which is applied in two coats either directly upon a brick wall or on plaster veneer. It is a material that should prove of great value to any one struggling with the damp basement proposition. Further information will be supplied by the Buyers' Bureau upon application.

A HINT FOR THE UNKNOWING.

To the Editor of the Record and Guide:

Many a truth is told in jest. Then why all the discussion as to whether the owner's address is made compulsory in deeds (after Sept. 1). Is the proposed ordinance important? Everyone who knows, knows that the Record and Guide Information Bureau, if resorted to, could furnish it anyway. **FACT.**

AN UNUSUAL use of steam was recently described in the general press in connection with safeguarding the vaults of the National City Bank in New York City. It appears that a 4-in. steampipe encircles the bottom of the vault. At regular intervals are nozzles. In various parts of the buildings are valves controlling the steampipe. Should the watchman discover some tampering with the big vault he needs only to rush to one of these valves and in a moment the safe is surrounded by volumes of hissing, boiling steam. It is needless to say that the wrongdoer is not likely to remain long in such a parboiling atmosphere. The safe is 25x30 ft. in floor area and stands 15 ft. high, but is supported so that one can walk underneath it.

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS.

INDEX:

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

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- 2—Excavating
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Regent Const. Co., 35 Nassau st., owner; 4, 5.
 Henry J. Hammens, 55 Duane st., owner; 4, 5, 7; June 15.
 J. C. McGuire Co., 50 Church st., builder; 6, 7, 9, 12, 13.
 C. B. J. Snyder, 500 Park av., ar't; 12.
 John Rendall, 859 E. 156th st., owner; 12, 14, 24.
 New York Dental College, 20 W. 14th st., owner; 12, 14, 16.

E. T. Gerry, Newport, R. I., owner; 7, 12, 14, 25, 26.
 106 Seventh Ave. Co., 1182 Broadway, owner; 6, 7, 9, 12, 26.
 Mrs. H. McCarthy, 215 W. 87th st., owner; 12, 14, 16.
 Joseph W. Harper Estate, owner; 27, 22.
 Washington Irving Estate, 80 William st.; owner; 26.
 Richard K. Fox, Franklin sq., owner; 24, 27.

Herman Herrstadt, 27 W. 115th st., owner; 26.
 Samuel Kaufman, 47 Division st., owner; 24.
 Thomas W. Lamb, 489 5th av., ar't; 7, 8, 9, 12.
 Chas. E. Birge, 29 W. 34th st., ar't, 7, 8, 9.
 Samuel Rosenberg, 72 Bayard st., owner; 12.
 Adolph Mandel, 155 Rivington st., owner; 22.
 Edward D. Farrell, 158 W. 125th st., owner; 24.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

185TH ST, n s, 100 w St. Nicholas av, 5-sty brick and stone tenement, 25x46.4, tin roof, steam heat; cost, \$25,000; owner, Mrs. H. McCarthy, 215 West 87th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 404.

The owner builds.

BAYARD ST, Nos. 62-64, 6-sty brick and stone store and tenement, 48.4x61.11, tar and gravel roof, stoves; cost, \$35,000; owner, Samuel Rosenberg, 72 Bayard st; architect, Chas. M. Straub, 147 4th av. Plan No. 407.

FORSYTH ST, Nos. 108-116, 6-sty brick store and tenement, 49.11x89; cost, \$50,000; owner, Harris Fine Realty & Const. Co., 261 Broadway; architect, Chas. M. Straub, 147 4th av. Plan No. 413

Halls and Clubs.

59TH ST, No. 36 West, 11 and 12-sty brick and stone home club, 50x88, copper, tar and gravel roof; cost, \$275,000; owners, Henrietta E. and Henry Munro, 24-26 Vandewater st; architect, Chas. W. Buckham, 307 5th av. Plan No. 410.

Miscellaneous.

49TH ST, n s, 155 w west bldg. line, Lexington av, Grand Central Yard 4-sty brick and steel boiler house 95x126.3, gravel roof; cost, \$300,000; owner, New York Central & H. R. R. Co., Grand Central Station; architect, C. A. Reed, 314 Madison av. Plan No. 397.

145TH ST, Nos. 604-612 West, 1-sty brick and frame ticket office, 5 and 13x7; cost, \$100; owner, Washington Amusement Co., 559 West 145th st; architect, J. J. Kennedy, Riverdale, N. Y. Plan No. 401.

3D ST, No. 141 East, 1-sty brick out-house, 6.2x11.4; cost, \$300; owner, Geo. J. & M. J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, Bible House. Plan No. 408.

5TH AV, No. 1316, 1-sty brick store and photo gallery, 16.4x27; cost, \$300; own-

er, Pinckney Estate; architect, Geo. M. McCabe, 96 5th av. Plan No. 412.

Schools and Colleges.

35TH ST, Nos. 302-306 East, 4-sty brick and stone college of dental surgery, 78x88.9, tile roof, terra cotta coping, steam heat, copper cornices; cost, \$130,000; owner, New York Dental College, 20 West 14th st; architects, J. B. Snook's Sons, 73 Nassau st. Plan No. 398.
 No contract let.

Stables and Garages.

58TH ST, No. 323 East 4-sty brick and stone stable and residence, 20.1x59.5, slag roof; cost, \$17,000; owner, Vivant Machin, 316 East 59th st; architect, Geo. Provot, 104 West 42d st. Plan No. 402.

Stores, Offices and Lofts.

FOURTH AV, Nos. 390-396, 8-sty brick and stone store and loft, 86x78.6, slag roof; cost, \$125,000; owner, E. T. Gerry, Newport, R. I.; architect, J. B. Snook's Sons, 73 Nassau st. Plan No. 399.

No contract let.

LEXINGTON AV, e s, 25 n 84th st, 2-sty brick stores, 77.2x32.8, composition roof; cost, \$10,000; owner, The 84th Street Co., 1178 Broadway; architect, Chas. E. Birge, 29 West 34th st. Plan No. 400.

7TH AV, Nos. 106-110, 12-sty brick and stone loft, 52x99, tin or plastic slate roof, steam heat, brick and terra cotta cornices; cost, \$300,000; owner, 106 Seventh Avenue Co., 1182 Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 403.

Gustavus A. Beyers, 1182 Broadway, president; David A. Bernstein, treasurer; Daniel W. Richman, secretary. No contract let.

5TH AV, s e cor 42d st, 7-sty brick and stone store and office, 73x96, slag roof, copper cornices, glazed tile coping, steam heat; cost, \$150,000; owner, Edwin Wolf, care of architect, Thomas W. Lamb, 489 5th av. Plan No. 405.

No contract let.

36TH ST, Nos. 35-39 West, 12-sty brick and stone store and office, 54.6x88.9, slag roof, tile coping, terra cotta blocks, metal window frames and wire glass; cost, \$185,000; owner, Mrs. Ellen O'Donovan

MacNamara, 33 West 36th st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 406.

19TH ST, Nos. 220-230 West, 12-sty brick and stone loft, 91.8x84, tar and gravel roof; cost, \$300,000; owner, G. B. W. Construction Co., 45 Pine st; architect, J. S. Barney, 31 West 37th st. Plan No. 409.

18TH ST, Nos. 356-362 West, 6-sty brick and stone store and loft, 50x50, plastic slate roof; cost, \$35,000; owner, Teichman Eng. & Const. Co., 1300 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 411.

MANHATTAN ALTERATIONS.

DIVISION ST, No. 119, partitions, toilets, to 5-sty brick stores and tenements; cost, \$3,000; owner, Samuel Kaufman, 47 Division st; architect, Samuel Sass, 32 Union sq. Plan No. 1364.

ELDRIDGE ST, Nos. 210-212, partitions to two 6-sty brick stores and tenements; cost, \$1,000; owner, Rachael Samuels, 548 West 165th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1402.

GREENWICH ST, No. 562, partitions, toilets to 3-sty brick tenement; cost, \$100; owner, H. J. Heinze, 256 West st; architect, P. J. Murray, 341 East 43d st. Plan No. 1399.

HOUSTON ST, No. 185 West, toilets, partitions, skylight, to 4-sty brick tenement and store; cost, \$375; owner, F. Strohmeier, 616 8th av; architect, Wm. G. Clark, 438 West 40th st. Plan No. 1376.

JEFFERSON ST, s e cor Henry st, alter dumbwaiter shaft to 6-sty brick tenement and store; cost, \$700; owner, Wolf Nadler, 25 Jefferson st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1397.

PINE ST, Nos. 60-64, 5 and 6-sty side extension, 28.1x133.3, partitions, toilets, doors, steel columns, to 5½-sty brick club house; cost, \$100,000; owner, Down Town Association, 60 Pine st; architects, Warren & Wetmore, 3 East 33d st. Plan No. 1369.

John Downey, 410 West 34th st, has contract.

PRINCE ST, No. 56, windows to 6-sty brick loft; cost, \$600; owner, not given; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1395.

M. Katz, 56 Prince st, lessee.

ST MARKS PL, No. 89, sinks, wash basins, to 5-sty brick tenement; cost, \$350; owner, Bertha Kloker, 89 St Marks pl; architects, Gross & Kleinberger, Bible House. Plan No. 1389.

SPRING ST, No. 148, 4-sty brick rear extension, 20x28, partitions, stairs, to 3-sty and attic brick store and loft; cost, \$12,500; owner, Isaacs Marks, 61 Park Row; architect, L. A. Sheinart, 194 Bowery. Plan No. 1346.

SUFFOLK ST, No. 120, 1-sty brick rear extension, 24x15, stairs, partitions, skylight, walls, to 5-sty brick tenement; cost, \$25,000; owner, Adolph Mandel, 155 Rivington st; architect, Max Muller, 115 Nassau st. Plan No. 1375.

UNION SQ, No. 56, 1-sty brick rear extension, 25x50, partitions, raise floor beams, to 5-sty brick store and loft; cost, \$18,000; owner, Hennessey Estate, 220 4th av; architect, H. C. Knege, 342 East 17th st. Plan No. 1382.

UNIVERSITY PL, s e cor 9th st, 1-sty brick side extension, 25x22, partitions, stairs, cut openings to 4-sty brick cafe and hotel; cost, \$3,500; owner, Trustees Sailors' Snug Harbor, 31 Nassau st; architect, Geo. Provot, 104 West 42d st. Plan No. 1403.

VANDAM ST, No. 11, floors, toilets, partitions, to 3-sty brick dwelling; cost, \$2,500; owner, Trinity Church Corporation, 187 Fulton st; architect, Henry Houghton, 18 East 42d st. Plan No. 1368.

Houghton Const. Co., 18 East 42d st, has carpenter work.

WEST ST, s e cor Vestry st, add 3-stys, girders, beams, columns, to 7-sty brick storage and warehouse; cost, \$75,000; owner, John Finn, 245 Waverly av, Brooklyn; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 1386.

P. J. Carlin Construction Co., 16 East 23d st, has general contract.

19TH ST, No. 463 West, cut windows, alter shafts, partitions, to 5-sty brick tenement; cost, \$1,000; owner, Stevenson Brewing Co., 463 West 19th st; architect, John H. Knubel, 318 West 42d st. Plan No. 1384.

21ST ST, Nos. 538-540 West, alter stairs, balcony, beams to two 1 and 2-sty studio; cost, \$750; owner, Eugene Glaenger, 540 West 21st st; architect, Benj. Driesler, 178 Remsen st, Brooklyn. Plan No. 1401.

26TH ST, No. 212 West, partitions, plumbing fixtures to 4-sty brick stable and tenement; cost, \$500; owner, Estate M. Cohn, 218 West 26th st; architects, Denby & Nute, 333 4th av. Plan No. 1392.

28TH ST, No. 127 West, columns; partitions, girders, stairs, to 2-sty brick stable and storage; cost, \$1,500; owner, Henry Downs 127 West 28th st; architect, Lee Samenfeld, 367 Fulton st, Brooklyn. Plan No. 1354.

29TH ST, Nos. 214-216 West, partitions, cut openings, to two 5-sty brick tenements; cost, \$4,000; owner, Edward L. Rosenbaum, 612 West 112th st; Max W. Solomon, 1691 Broadway; architect, John H. Knubel, 318 West 42d st. Plan No. 1385.

34TH ST, Nos. 52-54 East, cut doors, windows, to two 5-sty brick dwellings; cost, \$500; owner, Madison Realty Co., 37 East 33d st; architect, G. Lowell, 225 5th av. Plan No. 1353.

J. W. Bishop Co., 345 5th av, has contract.

38TH ST, No. 331 East, vent shafts, partitions, to 5-sty brick tenement; cost, \$1,000; owner, Wolf Wolkenberg, 1 Hester st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1347.

39TH ST, No. 160 East, show windows, cornices, to 3-sty brick stores and dwelling; cost, \$500; owner, Rozell Estate, 450 11th av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1350.

39TH ST, No. 508 West, 1-sty brick rear extension, 7x8, to 5-sty brick tenement; cost, \$500; owner, Mrs. Thomas Morrow, 508 West 39th st; architect, John H. Knubel, 318 West 42d st. Plan No. 1383.

43D ST, No. 548 West, partitions, to 5-sty brick tenement; cost, \$700; owner, Chas. P. Caldwell, 640 West 139th st; architect, John G. Pfuhrer, Whitestone, L. I. Plan No. 1377.

44TH ST, No. 31 West, alter stalls, floor beams, walls to 3-sty brick stable; cost, \$2,000; owner, H. W. Slokom, Harvard Club; architect, Max Schlesinger, 208 East 83d st. Plan No. 1394.

46TH ST, No. 1 West, 1-sty and mezzanine floor, brick rear extension, 24x9.7, partitions, dumb waiter shaft, stairs, skylights, to 4-sty brick dwelling; cost, \$12,000; owner, Joseph W. Harper Estate; architects, Geo. A. Freeman and F. G. Hasselman, 39 West 38th st. Plan No. 1352.

47TH ST, Nos. 402-404 East, 5-sty brick front extension, 8x19.10, cut doors, windows, to 5-sty brick warehouse; cost, \$12,000; owners, Schwarzschild & Sulzberger Co., 406 East 47th st; architect, L. Levy, 406 East 47th st. Plan No. 1374.

47TH ST, No. 302 West, partitions, to 5-sty brick tenement; cost, \$1,200; owner, Thomas S. Faulkner, 183 Halsey st, Brooklyn; architect, B. W. Berger & Son, 121 Bible House. Plan No. 1356.

57TH ST, No. 622 West, pent house, to 4-sty brick garage; cost, \$2,500; owner, New York Taxicab Co., 622 West 57th st; architect and engineer, C. J. Rankin, 622 West 57th st. Plan No. 1349.

57TH ST, No. 27 West, elevator shaft to 6-sty brick dwelling; cost, \$5,000; owner, Geo. E. Dodge, 27 West 57th st; architect, A. J. Smith, 24 Manhattan av. Plan No. 1406.

Marc Eidlitz & Son, 489 5th av, has contract.

60TH ST, No. 19 East, add 2-stys over portion of extension, install elevator shaft, 1-sty extension rear, to 5-sty brick and stone dwelling; cost, \$30,000; owner, Edwin Hawley, Babylon, L. I.; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1360.

Bunn & Nase, 1123 Broadway, have general contract.

61ST ST, No. 136 East, stairs, partitions, windows, bath fixtures, to 4-sty brick dwelling; cost, \$2,200; owner, Mrs. M. L. Pike, 136 East 61st st; architect, A. M. Welch, 11 East 42d st. Plan No. 1387.

64TH ST, No. 176 East, 2-sty brick rear extension, 9.8x16, partitions, windows to 3-sty brick dwelling; cost, \$5,000; owner, J. W. Cross, 12 West 10th st; architects, Cross & Cross, 527 5th av. Plan No. 1405.

67TH ST, No. 62 East, 2-sty brick rear extension, 19.8x17.4, partitions, baths, to 4-sty brick dwelling; cost, \$3,500; owner, Sophia T. Hawkins, 62 East 67th st; architect, Edward P. Casey, 149 Broadway. Plan No. 1373.

69TH ST, No. 34 West, add 1-sty to rear extension to 6-sty brick dwelling; cost, \$2,500; owner, Chas. Robinson Smith, 34 West 69th st; architect, Louis R. Metcaife, 27 East 22d st. Plan No. 1393.

70TH ST, Nos. 208-210 East, windows, to two 4-sty brick tenements; cost, \$500; owner, Kate Warner, 25 Liberty st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1379.

74TH ST, No. 100 West, partitions, to 5-sty brick tenement; cost, \$350; owner, M. H. Watts, 31 West 81st st; architect, G. F. Spelman, 143 West 142d st. Plan No. 1372.

78TH ST, No. 304 East, partitions, windows, to 4-sty brick tenements; cost, \$2,000; owner, Hungarian Society of Brotherly Love, premises; architect, Jacob Fisher, 296 East 3d st. Plan No. 1378.

83D ST, Nos. 141-147 West, alter elevator shaft, to 4-sty brick garage; cost, \$1,000; owner, Cedarhurst Motor Livery Co., 141-147 West 83d st; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 1361.

91ST ST, No. 66 East, add 1-sty to 4-sty brick dwelling; cost, \$5,000; owner, Wm. H. Hyde, 66 East 91st st; architect, Wm. A. Boring, 32 Broadway. Plan No. 1408.

107TH ST, Nos. 204-206 East, erect hand power elevator to 6-sty brick laundry and factory; cost, \$400; owner, McManus Estate, 45 East 47th st; architect, J. J. Kouher, 162 East 23d st. Plan No. 1367.

107TH ST, No. 62 West, toilets to 6-sty brick tenement; cost, \$200; owner, Anna B. Gibson, care E. F. Browning, 18 West 75th st; architect, John E. Nitchie, 150 Nassau st. Plan No. 1396.

115TH ST, Nos. 27-29 West, 1-sty and basement, brick rear extension, 76.4x37.6, elevator shaft, to two 3-sty brick loft; cost, \$12,000; owner, Herman Herrstadt, 27 West 115th st; architect, Chas. Volz, 160 5th av. Plan No. 1363.

No contract let.

125TH ST, Nos. 321-323 East, partitions, dumb-waiter shafts, plumbing, wall to two 5-sty brick tenements; cost, \$25,000; owner, Richard K. Fox, Franklin sq; architect, Abraham Farber, 1746 Pitkin av, Brooklyn. Plan No. 1362.

125TH ST, Nos. 257-259 West, erect sign to two — sty brick stores; cost, \$250; owner, Felix Isman, 1443 Broadway; architect, Frank Sutton, 334 5th av. Plan No. 1348.

AV D, n w cor 7th st, partitions, to 6-sty brick tenement and stores; cost, \$125; owner, David Moskowitz, 49 Cannon st; architects, Gross & Kleinberger, Bible House. Plan No. 1388.

AMSTERDAM AV, Broadway, 116th-120th sts, alter elevator run to 5-sty brick library; cost, \$3,000; owner, Columbia University, 116th st and Amsterdam av; architects, McKim, Mead & White, 160 5th av. Plan No. 1404.

BOWERY, Nos. 27-29, new columns, steel beams, vent shaft, partitions, plumbing, to two 4-sty brick stores and hotel; cost, \$4,800; owner, Edward D. Farrell, 158 West 125th st; architects, Temple & Wein, 10 West 143d st. Plan No. 1381.

LEXINGTON AV, No. 589, 2-sty brick front extension, 25x5.3, raise beams, new columns, partitions, windows, to 4-sty brick dwelling; cost, \$2,800; owner, Mary Solley, 114 East 60th st; architects, Gross & Kleinberger, Bible House. Plan No. 1366.

PARK AV, Nos. 481-483, elevator shaft, electric elevator, to 3-sty brick garage and stable; cost, \$12,000; owner, Washington Irving Estate, 80 William st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1357.

3D AV, No. 276, partitions, stairs, show windows, to 3-sty brick store and dwelling; cost, \$750; owner, H. Gucker, 276 3d av; architect, Henry H. Koch, 22 East 127th st. Plan No. 1365.

3D AV, No. 609, toilets to 4-sty brick tenement; cost, \$500; owner, M. A. Maguire and Thomas Kean, 534 West 149th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1371.

3D AV, No. 677, erect sign to — sty store and office; cost, \$60; owner, F. and C. Schnittjer, 666 3d av. Plan No. 1370.

3D AV, No. 1329, partitions, toilets, to 4-sty brick hotel; cost, \$500; owner, Mary A. Saxton, 831 Lexington av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1391.

3D AV, Nos. 1787-1789, partitions to two 4-sty brick tenements; cost, \$800; owner, Estate Geo. M. Chapman, 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1398.

4TH AV, s w cor 14th st, partitions, stairs, store fronts, alter chimney to 2 and 3-sty brick store; cost, \$2,200; owner, Geo. Ehret, 235 East 95th st; architect, B. W. Berger & Sons, 121 Bible House. Plan No. 1355.

Jacob Froehlich Cabinet Works, Whitlock & Leggett avs, has contract.

5TH AV, No. 150 East, partitions, vent shaft to 5-sty brick dwelling; cost, \$6,400; owner, Wm. Rockefeller, 689 5th av; architect, Wm. Emerson, 281 5th av. Plan No. 1400

5TH AV, No. 102-104, 18-sty side extension, 72.5x119.6, to 15-sty brick and stone office and loft; cost, \$250,000; owner, Jacob Rothschild, 31 West 57th st; architect, John Woolley, 100 5th av. Plan No. 1351.

Metropole Const. Co., 100 5th av, has general contract.

5TH AV, No. 11, partitions, windows, to 4-sty brick hotel; cost, \$2,000; owner, Emma C. Roche, 200 Adelpia st, Brooklyn; architect, Geo. Provot, 104 West 42d st. Plan No. 1358.

6TH AV, No. 900, toilets, to 5-sty brick store and office; cost, \$50; owner, M. King, 293 Broadway; architect, Harold S. Young, 1328 Broadway. Plan No. 1359.

6TH AV, e s, between 43d and 44th sts, new gangways, iron stairways, toilets, to —sty galleries; cost, \$10,000; owner, Forty-Third Street Realty Co., 111 Broadway; architect, Francis H. Cruess, 111 Broadway. Plan No. 1380.

Geo. A. Fuller Co., 111 Broadway, has general contract.

8TH AV, n e cor 46th st, partitions, fire-escapes, to 6-sty brick warehouse; cost, \$500; owner, Metropolitan Mercantile & Realty Co., premises; architect, E. R. Williams, 8th av and 46th st. Plan No. 1390.

8TH AV, n w cor 110th st, partitions to 1-sty brick stores; cost, \$1,000; owner, Morris Schiff, 320 West 113th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1407.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

TRINITY AV, e s, 78.9 s 160th st, 5-sty brick tenement, tin roof, 50x86.2; cost, \$42,000; owner B. M. Gruenstein, 230 Grand st; architect, C. B. Meyers, 1 Union Square. Plan No. 565.

181ST ST, n e cor Belmont av, 5-sty brick tenement, slag roof, 41.2x72; cost, \$40,000; owner, John Violante, 667 East 181st st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 571.

INTERVALE AV, e s, 125 n 163d st, two 4-sty brick tenements, plastic slate roof, 43.6x89; total cost, \$50,000; owner, Leopold Kahn, 344 West 72d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 567.

BRYANT AV, s e cor 181st st, three 5-sty brick tenements, plastic slate roof, 35x90, 38x92; total cost, \$110,000; owners, Crabo & Ernst, 2074 Vyse av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 568.

166TH ST, s w cor Trinity av, four 5-sty brick tenements, plastic slate roof, 40x87.5; total cost, \$205,000; owners, Wahlig Sonson Co., So Boulevard and Freeman st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 569.

SIMPSON ST, e s, 281.10 n Westchester av, three 5-sty brick tenements, tin or plastic slate roof, 40x88; total cost, \$150,000; owners, Simpson Construction Co., Thos. Reilly, 1238 Simpson st, president; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 590.

Churches.

BOSTON ROAD, n w cor Suburban place, 1-sty brick church, tile roof, 70x40; cost, \$15,000; N. Y. C. Church Extension and Missionary Soc. of the M. E. Church; architect, Milton See & Son, 6 West 22d st. Plan No. 566.

Dwellings.

212TH ST, s s, 50 w Holland av, 2-sty brick dwelling and shop, tin roof, 25x65; cost, \$5,500; owners, Bottino, Bottino & Jurudo, 769 East 227th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 573.

175TH ST, n s, 95 e Walton av, three 2-sty frame dwellings, tin roof, 17x43; total cost, \$9,000; owners, Edmundson Const. Co., Geo. Edmundson, 2311 Lyon av, pres; architect, Geo. Hof, Jr., 721 Madison av. Plan No. 575.

HAVILAND AV, s s, 105 w Olmstead av, 2-sty frame dwelling, 21x56, tin roof; cost, \$6,000; owner, E. Lang, 1078 1st av; architect, B. Ebeling, 1136 Walker av. Plan No. 585.

ROCHAMBEAU AV, s w cor 212th st, 2-sty frame dwelling, 22.10x52.10, tin roof; cost, \$5,000; owner, Henry Gaurieder, 344 East 149th st; architect, Gustav Schwarz, 302 East 158th st. Plan No. 582.

167TH ST, n s, 66 e Lind av, 2-sty brick dwelling, 22x50, tin roof; cost, \$6,000; owner, Frank E. Claasen, 1121 Ogden av; architect, Geo. F. Bache, 128 West 167th st. Plan No. 583.

Factories and Warehouses.

DASH'S LANE, n s, 98 n e Greystone av, 2-sty frame storage, 16x26, tin roof; cost, \$1,500; owner, Amy D. Dash, on premises; architect, Michael Bowler, 1015 3d av. Plan No. 581.

Miscellaneous.

160TH ST, s w cor Westchester av, 1-sty frame office and booth, slag roof, 6x6; total cost, \$75; owners, Victor Airodrome Co., 827 Union av; architects, Koppe & Daube, 830 Westchester av. Plan No. 579.

DECATUR AV, e s, 487 s Gun Hill road, 1-sty brick storage, 6x7; cost, \$225; owner, Wm. Seitz, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 570.

BRONX RIVER AV, s s, opposite Bolton av, 1-sty frame shelter house, 40x50, slag roof; cost, \$500; owner, T. W. Higgs, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 588.

BROADWAY, n w cor 246th st, 1-sty frame stand, 25x15; cost, \$350; lessee, John Beck, on premises; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 591.

162D ST, n s, 144.4 w Stebbins av, 1-sty brick tank house, 5.6x8; cost, \$150; owners, Prospect Garage Co., 879 East 162d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 580.

CLASON POINT ROAD, n s, 900 e White Plains av, 1-sty carousel house, 86x86, flinthote roof; cost, \$2,500; owners, Clason Point Twin Coaster Co., Arthur F. Turpen, 309 Broadway, president; architect, H. D. Whipple, 1972 East 19th st, Brooklyn. Plan No. 584.

CORNELL AV, n s, 70 e White Plains road, 1 and 2 1/2-sty frame roller rink, 185x100; slag and shingle roof; cost, \$20,000; owners, Ruppert & McKay, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 587.

CORNELL AV, s e cor Stephens av, 1-sty canvas tent, 20x16; cost, \$500; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 586.

Stables and Garages.

CRUGER AV, e s, 152 s Bear Swamp road, 2-sty brick stable, plastic slate roof, 24.8x18; cost, \$2,000; owner, Louis C. Rose, 737 East 180th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 592.

176TH ST, n s, 275 w Anthony av, rear 1-sty brick garage, plastic slate roof, 20x22; cost, \$500; owner, Henry V. Cronin, 263 East 176th st; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 574.

Stores and Dwellings.

233D ST, s s, 80.6 e Carpenter av, two 3-sty brick stores and dwellings, tin roof, 20x50; total cost, \$14,000; owner, Wm. Lechnyr, 546 Brook av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 572.

WHITE PLAINS ROAD, e s, 45.3 n Bartholdi st, two 1-sty brick stores and dwellings, 25.2x72.7, tin roof; total cost, \$12,000; owners, Vollono-Maresca & Maresca, 2677 8th av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 589.

Stores, Offices and Lofts.

3D AV, w s, 201.20 s 173d st, 1-sty brick stores, slag roof, 50.3x62.2; cost, \$5,000; owner, Louisa E. Levy, 1216 Boston road; architect Michael J. Garvin, 3307 3d av. Plan No. 571.

BROOK AV, s w cor 156th st, 1-sty brick store, plastic slate roof, 40x103.1; cost, \$15,000; owners, H. Morgenthau Co., 165 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 577.

3D AV, e s, 136.10 s 156th st, 1-sty brick stores, plastic slate roof, 37.21x90; cost, \$10,000; owner, Morgenthau Co., 165 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 578.

BRONX ALTERATIONS.

KELLY ST, s e cor Intervale av, new partitions, etc., to 5-sty brick tenement; cost, \$240; owner, Christine Burckel, 1323 Chisholm st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 291.

TIMPSON PL, w s, 228 s Leggett av, 1-sty frame extension, 34x50, to 3-sty frame store and dwelling; cost, \$4,000; owner, Ellen Quinlan, on premises; architect, J. Edw. Cahill, Overing st. Plan No. 298.

152D ST, No. 416-418 and 420, new partitions, etc., to three 3-sty frame tenements; cost, \$15,000; owners, Augusta and Wm. Junge, 385 East 155th st; architects, Brook & Rosenberg, 186 Remsen st, Brooklyn. Plan No. 288.

184TH ST, w s, 134.11 s Marion av, 2-sty frame extension, 16.8x12.6, to 2-sty frame dwelling; cost, \$300; owner, Dominick Frese, 360 East 184th st; architect, Robt Glenn, 371 East 149th st. Plan No. 293.

214TH ST, No. 838 East, 2-sty frame extension, 21x6, to 2-sty frame dwelling; cost, \$200; owner, Concettino Bertone, on premises; architect, R. C. Bertone, on premises. Plan No. 296.

215TH ST, n s, 100 w Pauling av, 2-sty brick extension, 25x11, to 1-sty frame dwelling; cost, \$2,500; owner, Merichiere Canotoni, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 294.

227TH ST, n s, 305 e Bronxwood av, raise and new plumbing, etc., to 2-sty frame dwelling; cost, \$400; owner, Edw. L. EStrange Phipps, 102 s 6th av, Mt. Vernon; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 295.

BATHGATE AV, No. 2257, 1-sty added to present 1-sty frame extension of 2-sty frame dwelling; cost, \$250; owner, Henry Farrell, 2255 Bathgate av; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 299.

WESTCHESTER AV, n e cor Sands av, move two 2 1/2 and 1 1/2-sty frame dwelling and shed; cost, \$600; owner, S. B. Ayers, 1123 Broadway; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 289.

WHITE PLAINS ROAD, s w cor 216th st, new store front, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Jas. B. Kilsheimer, 203 Broadway; architect, Franz Wolfgang, 535 East 177th st. Plan No. 292.

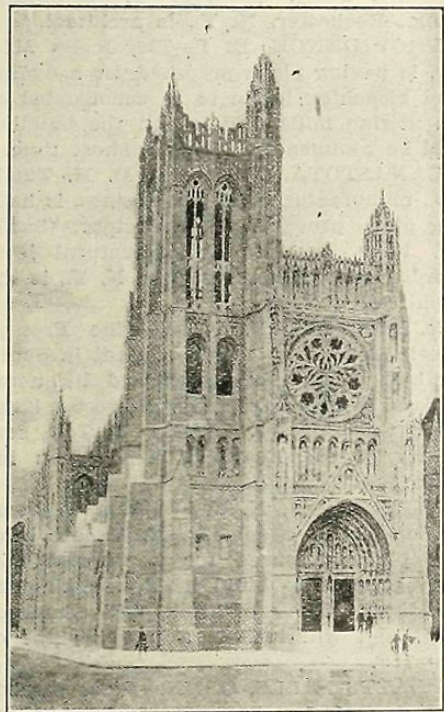
WILLIS AV, No. 445, new partitions, etc., to 5-sty brick store and tenement; cost, \$350; owner, Benj. Benensen, 407 East 153d st; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 297.

3D AV, No. 3397, 1-sty frame extension, 2.6x4, new show windows, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Louisa Daub, 1094 Washington av; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 290.

ADVANCE REPORTS.

Norcross Bros. Co. to Build St. Thomas's.

5TH AV.—The general contract for the erection of the new St. Thomas's Episcopal Church, to be built at 5th av, the northwest corner of 53d st, to replace the edifice burned about three years ago, was awarded during the week to the Norcross Brothers Company, of No. 160 5th av. The building will outclass in cost and appearance any single Protestant church in America that is designed for parish and not cathedral uses. A necessity has been to obtain a large seating capacity. In the new plans, the rectory, fronting in 53d st, is sacrificed, and a rectory will have to be provided for elsewhere. Every inch of the plot covered by the now temporary structure, the



chapel, parish rooms and the rectory will be utilized for the new foundation. Of the "French Gothic style" the new building will resemble Westminster Abbey in some particulars. There is a tower with four spires at the corner that has in it some suggestion of the old St. Thomas's tower, and there is a very high nave. On the 5th av front there is an elaborate entrance in portal form. There is an entrance through the tower in 53d st, and at the rear, in the street, are other entrances to a parish building, 6-stys in height, that will contain choir rooms, sacristy, guild rooms, Sunday school room, parish library and parish offices. There is in the exterior design no suggestion, however, of an office or other separate building, so completely does the exterior appearance harmonize with the ecclesiastical architecture of the main part of the church. The estimated cost is placed at between \$800,000 and \$1,000,000. Messrs. Cram, Goodhue & Ferguson, 170 5th av, are the architects.

Architect Valentine to Plan Packard School.

LEXINGTON AV.—Plans for the new school building soon to be erected by the Packard Commercial School now at No. 101 East 23d st, at No. 253 Lexington av,

the southeast corner of 35th st, on a plot 46.8x100 ft., and an adjoining plot 25x97.6 ft. in 35th st, will be prepared by Architect Charles A. Valentine, of 346 4th av. The site is now covered with a 4-sty dwelling and a 2-sty stable which will immediately be demolished. The height of the new structure has not yet been fully determined, although the entire building will be for the school's own use. It was stated at the school on Friday that operations would be carried out immediately. The building contract has not yet been awarded, and no figures have yet been taken. Mr. Valentine will have full charge and entire supervision of the work.

\$1,200,000 Park Avenue Apartment.

PARK AV.—Architects Geo. and Edw. Blum, 505 5th av, are preparing plans for a 12-sty apartment house for Janpole & Werner, of 206 Broadway, to be erected at the southeast corner of Park av and 78th st, to occupy six city lots with 150 ft on Park av. The apartments will range from seven to ten extra large rooms, with a whole floor given up to additional servants' rooms. All the latest improvements will be installed, including vacuum cleaner, refrigerating plant, fireproof laundry, complete heating and power plant. These will be under the supervision of P. R. Moses, engineer, who will also design the steel. This construction will be of the highest grade, and the improvement will add effectively to this section of Park av.

A Novel Playhouse for the Bronx.

LONGWOOD AV.—Plans are being prepared by the well known theatrical architect William H. McElpatrick, with offices in the Columbia theatre Building, 47th st and 7th av, for a novel playhouse of "Syrian style," to be erected on a plot 100x100 ft, on the northside of Longwood av, 167 ft east of Westchester av. The structure will measure 76x88 ft, and will have a seating capacity of 1,200. Plans will be ready for figures in about four weeks. The owner is the Damascus Amusement Company, of 234 Broadway, recently incorporated with L. G. Knowles the well known lecturer and Mr. F. Klein, attorney. This will only be one of a numerous chain of similar theatres to be erected throughout the country.

To Build in 39th Street.

39TH ST.—The Medford Realty Co., Broadway and 164th st, of which Alex. Kahn is president, has purchased the plot No. 13 East 39th st, through to 16-18 East 40th st, fronting 24 ft. in 39th st and 50 ft. in 40th st, having a total ground area of 7,500 square feet. On the site the company will soon begin the construction of a 12-sty store and loft building for which Architect Charles H. Caldwell, 160 5th av, is preparing plans. The Sterling Bronze Co., now located in 25th st, near 6th av, has leased the building and will occupy the store and five floors.

To Take Bids for Westchester Stations.

WESTCHESTER COUNTY.—The New York, Westchester & Boston Ry. Co., has plans in hand for the erection of new passenger stations at the following places, and bids for the work will soon be asked for: Morris Park, Pelham Parkway, Al-lerton av, Dyer av, Gunhill road and Baychester av, in the Bronx; South Third av, East 6th st, Lincoln av, Fulton av and Columbus av, in Mount Vernon; one at North Pelham, Pelhamwood, at Webster av and North av, in New Rochelle, and at New Rochelle proper. Mace Moulton, 22 William st, New York, is chief engineer.

West End Ave. to Have \$1,000,000 House.

WEST END AV.—Schwartz & Gross, architects, 347 5th av, are preparing plans for an apartment house to be erected at the northeast corner of West End av and 89th st by the Strauss Building and Realty Co., Herman Strauss, president. The corner has a frontage of 100.8 ft. on the avenue and 100 ft. in the street. The building will be 12-stys, having two apartments on a floor, and all rooms will be exceptionally large. Operations will be undertaken at once. The cost will be in the neighborhood of \$1,000,000.

Will Erect Naugatuck Bank.

NAUGATUCK, CONN.—The Tidewater Building Co., 1499 Broadway, N. Y. C., has received the contract to erect the new banking quarters of the Naugatuck Savings Bank in Church st. The building will be 35x65 ft, one and two stys high, built of light pressed brick with limestone and marble trim. It will be steam heated, will have a fireproof vault, fireplace, art and plate glass, etc. Crow, Lewis & Wickenhoefer, 160 5th av, N. Y. C., are the architects.

Herts & Tallant to Plan 47th Street Building.

47TH ST.—Architects Herts & Tallant, 113 East 19th st, have been selected to prepare plans for the new business building which Martin Beck, No. 1495 Broadway, vaudeville manager, will put up at Nos. 224-226 West 47th st on a plot measuring 32.10x100.5 ft. There will be a full size stage equipped in the building to be used expressly for rehearsal. No building contract has been placed.

Broadway and Park Place Building.

BROADWAY.—Cass Gilbert, architect, 11 East 24th st, has sketches well along for the 20-sty office building, 80x172.9 ft, which F. W. Woolworth, of 280 Broadway, is to erect at the southwest corner of Broadway and Park place. Gunvald Aus, 11 East 24th st, will be the steel engineer, and B. S. Harrison, 42 East 23d st, steam and electrical engineer.

Park Avenue and 60th Street Operation.

PARK AV.—The J. C. McGuire Co., 50 Church st, has received the general contract for the 12-sty fireproof apartment house, 100x60 ft, which the "No. 515 Park Avenue Company" is about to erect at the southeast corner of Park av and 60th st, from plans by Ernest Greene, 5 Beekman st. Boller & Hodge, 149 Broadway are the steel engineers.

Riverside Drive and 102d Street.

RIVERSIDE DRIVE.—The Rockledge Construction Co., of which V. J. Slattery, 148 West 92d st, is president, will erect a 12-sty high-class elevator apartment house, 76.11x irregular, at the southeast corner of Riverside Drive and 102d st, to cost in the neighborhood of \$300,000. E. T. Macdonald, 41 West 32d st, is the architect.

Five Apartments for 183d Street.

183D ST, N. Y. C.—Excavating is under way for five 4-sty tenements, 37x70 ft, 8 families each, for John Rendall, 859 East 156th st, to be erected in the northside of 183d st, 75 ft east of Park av, to cost \$85,000 each. Koppe & Daube, 830 Westchester av, are making the plans. The owner builds.

To Take Bids on Sub-Station.

84TH ST.—Bids will be taken about June 15, by Henry J. Hammens, owner, 55 Duane st, for the 5-sty fireproof brick, stone and terra cotta sub-station, 27x102 ft, to be erected at No. 209 West 84th st, from plans by Wm. Weissenberger, 55 Duane st. Estimated cost \$75,000.

Eight-Story House in 121st Street.

121ST ST.—Emery Roth, architect, 20 East 42d st, has completed plans for the improvement of the north side of 121st st, 175 ft. west of Amsterdam av, with an 8-sty elevator apartment house, 85.1x80 ft., to cost \$350,000. The Sethlow Realty Co., 149 Broadway, is the owner.

Bath House for Clason Point.

CLASON POINT, BRONX.—Bernard Ebeling, architect, 1136 Walker av, is preparing plans for a bath house, 75x150 ft., frame, 2-stys, to be erected at Clason Point. Cost, \$10,000. Clinton Stephens, Clason Point, owner.

Apartments, Flats and Tenements.

180H ST, N. Y. C.—Shaefer & Jaeger, architects, Tremont and Webster avs, are preparing plans for two 5-sty brick flats, 40x88 ft. each, in the south side of 180th st, 100 ft. west of Vyse av. Cost, \$70,000. Krabo & Ernst, owners.

5TH AV, N. Y. C.—Renwick, Aspinwall & Tucker, architects, 320 5th av, have prepared plans for \$10,000 worth of changes to the 8-sty apartment house, No. 611 5th av, owned by the Geo. Kemp Real Estate Co., of 615 5th av.

WADSWORTH AV, N. Y. C.—Robertson & Gammie, 1375 Intervale av, owners, will soon begin the erection of three 5-sty flats, 125x85 ft. each, on the north side of Wadsworth av, east of 190th st, to cost a total of \$180,000. J. C. Cocker, 2017 5th av, has made plans.

185TH ST, N. Y. C.—Mrs. H. McCarthy, 215 West 87th st, owner, will erect a 5-sty tenement, 25x46.4 ft, in the north-side of 185th st, 100 ft west of St. Nicholas av. Geo. Fred Pelham, 507 5th av, has plans ready. The owner will build awarding all subs. Cost \$25,000.

PINEHURST AV, N. Y. C.—The Cotobo Realty & Construction Co., which is erecting an apartment house at the southeast corner of Pinehurst av and 180th st, is now ready for figures on front limestone, granite, blue stone and terra cotta. Jos. Reiss, 1023 College av, is president.

JENNINGS ST, N. Y. C.—Goldner & Goldberg, 704 Jackson av, are planning for two 5-sty tenements and stores, 40x88 and 38x90 ft., to cost \$95,000. Owners, Cotobo Realty & Construction Co., Joseph Reiss, president, 1023 College av; to be erected at the northwest corner of Jennings st and Charlotte pl.

Contracts Awarded.

34TH ST, N. Y. C.—J. W. Bishop Co., 345 5th av, has the contract for changes to the two 5-sty dwellings, Nos. 52-54 East 34th st, for the Madison Realty Co., 37 East 33d st. Plans by Guy Lowell, 225 5th av.

4TH AV, N. Y. C.—The Jacob Froehlich Cabinet Works, Whitlock & Leggatte avs, has the contract for interior changes to the store building southwest corner 4th av and 14th st, owned by George Ehret. B. W. Berger & Son, architects.

90TH ST, N. Y. C.—McDermott & Hanigan, 31 West 42d st, have received the general contract to erect a "Taxpayer" at the northeast corner of 90th st and Madison av, from plans by Messrs. Reiley & Steinback, architects. J. J. Campion, owner.

60TH ST, N. Y. C.—Edwin Hawley, Babylon, L. I., owner, has awarded to Bunn & Nase, 1123 Broadway, the general contract for making over the 5-sty residence No. 19 East 60th st, from plans by C. P. H. Gilbert, 1123 Broadway. Estimated cost, \$30,000.

VANDAM ST, N. Y. C.—The Trinity Church Corporation, 187 Fulton st, has awarded to the Houghton Construction Co., 18 East 42d st, the carpenter work for alterations to the 3-sty brick dwelling No. 11 Vandam st. Henry Houghton, 18 East 42d st, architect.

ASTOR PLACE.—The contract for placing concrete piles in the foundations of the Potter Building, Broadway and Astor Place, New York, has been awarded to the Raymond Concrete Pile Company. Francis H. Kimball, architect; George A. Fuller Company, general contractors.

5TH AV, N. Y. C.—The Metropole Construction Co., 100 5th av, has received the general contract to erect the 18-sty extension 72.5x119.6 ft, to the 15-sty office and loft building Nos. 102 to 104 5th av, for Jacob Rothschild, of 31 West 57th st. John Woolley, 100 5th av, architect. Estimated cost is \$250,000.

BOSTON, MASS.—James Knox Taylor, supervising architect, Washington, has awarded contract for the construction of the foundations, sub-basement, basement stairs and first floor of the Boston custom-house building to Norcross Bros. Co., 160 5th av, N. Y. C., at \$278,500. Time to complete, Feb. 1, 1911.

BROOKLYN.—Contract has been awarded to the Cranford Co., 52 9th st, Brooklyn, by the Department of Water Supply Gas and Electricity, for furnishing, delivering and laying high-pressure service mains and appurtenances in the Gowanus and South Brooklyn districts at \$497,697. Bids were opened on May 11.

PINE ST, N. Y. C.—The Down Town Association, 60 Pine st, has awarded to John Downey, of 410 West 34th st, the contract for the erection of a 5 and 6-sty side extension, 28.1x133.3 ft, and extensive interior changes to the clubhouse Nos. 60-64 Pine st, to cost \$100,000. Warren & Wetmore, 3 East 33d st, are the architects.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has taken the contract for waterproofing the bridge decks of the P. T. T. R. R., being erected in Sunnyside Yard, L. I. The area of surface to be waterproofed is over 100,000 sq. ft. The Wilson & English Const. Co. is general contractor.

WEST ST, N. Y. C.—The general contract has been awarded to the P. J. Carlin Construction Co., 16 East 23d st, for enlarging and improving the 7-sty storage warehouse at the southeast corner of West and Vestry sts. John Finn, 245 Waverly av, Brooklyn, is the owner, and Frank J. Helmle, 195 Montague st, Brooklyn, architect. Estimated cost is \$75,000.

6H AV, N. Y. C.—The Geo. A. Fuller Co., 111 Broadway, has received the general contract for \$10,000 worth of changes to the galleries on the east side of 6th av, between 43d and 44th sts, for the Forty Third Street Realty Co., of 111 Broadway, from plans by Francis H. Cruess, 111 Broadway. New gangways, iron stairways and plumbing will be installed.

Dwellings.

GREENWICH, CONN.—Taylor & Levy, architects, 48 East 80th st, N. Y. C., are preparing plans for a handsome residence to be erected by Milton L. Frank, at Greenwich. It will be 40x90 ft, frame and stucco, 3-stys.

BELLE HAVEN, CONN.—The contract to erect the residence at Belle Haven for W. R. H. Martin, 258 Broadway, New York, has been awarded to S. F. Quick of New York. The plans are by G. H. Chamberlain, of Yonkers.

MADISON AV, N. Y. C.—Architects James E. Ware & Sons, 1170 Broadway, have taken bids on the 4-sty parish house, 25x90 ft, which the Madison Avenue Presbyterian Church, Madison avenue and 73d st, will erect at No. 921 Madison av.

GREAT NECK, L. I.—Thomas Palmer of Detroit, former United States Senator, has bought the R. C. Field property at Great Neck, L. I., and will erect a residence there. The estate consists of about thirteen acres, and has a large frontage on Long Island Sound.

BRIDGEPORT, CONN.—Arthur Arc-tander Co., 391 East 149th st, is making plans for a 2-sty and attic private dwelling, 34x42 ft., terra cotta, tile roof, to be erected in Main st, Bridgeport, Conn., to cost \$12,000. C. Hugo Lyngge, 797 Washington av, is the owner.

LONG ISLAND.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for four 2-sty frame residences to be erected on the site known as Pine st, Old Mill Park, Long Island, and two 2-sty frame residences at Euclid av, Long Island, for the Schwenk Construction Co., of Brooklyn, as owners. Each building will be arranged for one family with the room layouts and facades of different types. The owners will be ready for estimates June 6.

Factories and Warehouses.

LEOMINSTER, MASS.—Charles H. Blanchard and Fred C. England of Worcester will erect a new comb factory and employ about 200 hands.

BUFFALO, N. Y.—The Sowers Mfg. Co. will erect a 3-sty factory 124x160 ft., of brick and steel, at Niagara st and Auburn av, to cost \$30,000. David W. Sowers, 1310 Niagara st, is president.

NEWARK, N. Y.—The Newark Wagon Co., S. F. Sherman, Pres., will erect a factory, 130x160 ft. of concrete construction. J. Mills Platt, Chamber of Commerce Bldg., Rochester, N. Y., is architect.

PROVIDENCE, R. I.—The Joslin Mfg. Co. is having plans prepared for a dyeing and bleaching house to be constructed at its merino mills. Work on the building will be commenced within a short time.

CANASTOTA, N. Y.—The D. M. Tuttle Co., manufacturers of gas engines, is having plans prepared for a factory, 40x150 ft., 1-sty, concrete and structural iron. Gordon A. Wright, Syracuse, N. Y., is the architect.

SCHENECTADY, N. Y.—The Pressed Steel Car Co., which has a plant in South Bethlehem, Pa., has purchased 100 acres of land in this city, and will erect a large plant this summer. Wesley E. Tolo, secretary of the Board of Trade, can inform.

NEWBURGH, N. Y.—William Crabtree & Sons, of Montgomery, N. Y., are having plans prepared for a worsted mill they propose to build in Newburgh. The buildings will be of brick, mill construction, and will include a power plant of 250 HP.

PLATTS MILLS, CONN.—Plans are being figured for the new factory to be erected at Platts Mills for the Bristol Co. 3-stys, brick, 48x100 ft, bluestone trim, tar and gravel roof, steam heat, elevator, sprinklers, etc. Griggs & Hunt of Waterbury are the architects.

Hospitals and Asylums.

NORWICH, CONN.—Estimates are being made on plans by Architects Cudworth & Woodworth for an addition to the Backus Hospital. It will be of brick, 3-stys and will provide an additional ward.

CAMDEN, N. J.—J. E. & A. L. Pen-nock, Land Title Bldg., Philadelphia, have the contract to erect a 3-sty addition, 96x48 ft., with a wing, 28x27 ft., to the Cooper Hospital in Camden. The cost will be \$50,000.

Miscellaneous.

OGDENSBURGH, N. Y.—The city will construct a filtration plant to cost \$175,000. The date for receiving bids has not yet been set. George A. Tate is City Engr.

NEW HAVEN, CONN.—Olive Branch Lodge, No. 84, A. F. & A. M., have voted to build a Masonic temple on the Beecher property on Whalley av. The structure will cost about \$20,000. C. A. Marvin is the treasurer of the lodge.

133D ST, N. Y. C.—Wakeham & Miller, 103 Park av, have obtained the general

contract to erect the 4-sty church and parish house in the northside of 133d st, through to the southside of 134th st, between 7th and 8th avs, for St. Phillips Protestant Episcopal church. Tandy & Foster, 1931 Broadway, has prepared plans. The church will be semi-fireproof, 1½-sty, 72x135 ft, seating 1,000, brick, limestone and terra cotta. The parish house will be 4-stys, 40x50 ft. Excavating is underway.

Schools and Colleges.

STRATFORD, CONN.—Contract for the erection of the new school in Stratford has been given to the H. Wales Lines Co. of Meriden, at about \$40,000. The plans are by Cooper & Bailey, 89 Franklin st, Boston.

NORTHAMPTON, MASS.—Charles A. Rich, architect, 320 5th av, N. Y. C., is preparing plans for two college houses to be erected in Elm st, Northampton, for Smith College, to cost between \$60,000 and \$70,000.

BROOKLYN.—C. B. J. Snyder, 500 Park av, N. Y. C., is preparing plans for a 5-sty public school, 60x125 ft, to be erected at Irving and Putnam avs, Brooklyn, for the Board of Education, to cost about \$100,000. No figures have yet been taken.

NEW HAVEN, CONN.—From plans by Chas. C. Haight, 452 5th av, N. Y. C., the contract for the erection of the W. & D. Sloan laboratory for Yale University, has been awarded to the Sperry & Treat Co. The carpenter work, painting and metal work and the other sub-contracts will be let soon.

35TH ST.—J. B. Snook's Sons, architects, 73 Nassau st, have completed plans and no contract has yet been awarded for the 4-sty college to be built in the south side of 35th st, opposite St. Gabriel's Park, for the New York Dental College, of 20 West 14th st. The building will be fireproof with a facade of brick, having a frontage of 78 ft, and a depth of 88.9 ft, and cost \$130,000.

Stables and Garages.

BRIDGEPORT, CONN.—Architect W. B. Chambers, 35 Wall st, N. Y. C., is preparing plans for a new stable for Oliver G. Jennings. It will be about 40x100 ft, of concrete, 2-stys.

176TH ST, N. Y. C.—Shaefer & Jaeger, Tremont and Webster avs, are preparing plans for a 1-sty brick garage in the north side of 176th st, 275 ft. north of Anthony av. Mrs. H. V. Cronnin, 253 East 176th st, owner.

Stores, Offices and Lofts.

5TH AV, N. Y. C.—Thomas W. Lamb, architect, 489 5th av, has plans ready for the 7-sty store and office building, 73x96 ft., to be erected at the southeast corner of 5th av and 42d st, to cost \$150,000. Edwin Wolf is the owner.

4TH AV, N. Y. C.—Plans are ready by J. B. Snook's Sons, 73 Nassau st, for an 8-sty store and loft, 86x78.6 ft, to be erected at Nos. 390-396 4th av, for E. T. Gerry, of Newport, R. I. Estimated cost, \$125,000. No figures have yet been taken or contract let.

28TH ST, N. Y. C.—Demolishing is under way at Nos. 44-50 West 28th st, for the 12-sty store and loft, 75x98 ft, which the Regent Const. Co., 35 Nassau st, Ignatz Roth, president, is to erect from plans by Geo. Fred Pelham, 507 5th av. The owner builds and will award all sub-contracts. Estimated cost, \$250,000.

7TH AV, N. Y. C.—Figures will now be taken for the 12-sty loft building, 52x99 ft, at Nos. 106-110 7th av, to be erected by the 106 Seventh Avenue Co., of No. 1182 Broadway. Samuel Sass, 32 Union sq, architect; estimated cost, \$300,000. G. A. Beyers, president; David A. Bernstein, treasurer; Daniel W. Richman, secretary.

EAST BROADWAY, N. Y. C.—Schwartz & Steiner, 732 East 11th st, have received the contract for structural and ornamental ironwork for the 5-sty fireproof loft building, 25x75 ft, to be erected at 20 East Broadway for S. J. Silberman, of 83 Canal st, from plans by Barney Parker, 834 Kelly st. Silberman Schampain Co., 83 Canal st, has the general contract. Wrecking is under way.

Bids Opened.

MANHATTAN.—For alterations and repairs, at Public School 168, Manhattan, Rudolph Rosenberg, \$1,538; low bid.

BRONX.—For completing and finishing the repairs, alterations and additions to the electric equipment on Public School 4, The Bronx, abandoned contract of E. J. Duggan. Griffin & Co., \$1,023 low bid.

BROOKLYN.—Bids were opened on May 31, by the School Board for alterations and repairs at the Brooklyn Athletic Field, Brooklyn. The lowest bid was submitted by M. P. Allen, at \$893. Other bidders were: C. L. Dooley, Otto Metz, Benjes & Steifel, B. Diamond.

BRONX.—The following are the lowest bids opened on May 31, for alterations and repairs to various schools in the Bronx: P. S. 6, 33, Wm. Kriesberg, \$540; \$575; P. S. 7, 8, 34, W. M. Fleischman, \$670; \$645; \$1,590; P. S. 11, 12, 32, 36, Lawrence J. Bengert, \$720, \$760; \$680; \$1,070.

BROOKLYN.—For alterations and repairs to different Brooklyn schools the following bids were received: P. S. 2, Thomas Dillon & Sons, \$858; P. S. 4, Kerr & Krenkel, \$877; P. S. 10, B. Diamond, \$3,268; P. S. 13, J. M. Knopp, \$1,964; P. S. 27, Rudolph Rosenberg, \$1,548; P. S. 30, Joseph Ryan, \$1,232; P. S. 32, Wm. H. Waite, \$1,370; P. S. 39, Neptune B. Smyth, Inc., \$2,549; P. S. 40, Casey O'Brien Co., Inc., \$545; P. S. 46, Christopher Nally, \$720.

Municipal Work.

BROOKLYN.—On Wednesday June 8, bids will be received by the Commissioner of Water Supply, Gas and Electricity for furnishing, delivering and erecting smokestacks and appurtenances at various pumping stations.

BRONX.—The Superintendent of School Buildings will open bids on Wednesday, June 8, for the general construction of new Public School 46, on the northerly side of 196th st, between Briggs and Bainbridge av, The Bronx.

NEW YORK.—Bids will be opened on June 9, by the President of the Borough of Manhattan at the City Hall, Room 14, for the installation of a complete system of mechanical draft to be installed in the Hall of Records and in the Criminal Courts Building at Centre and Franklin sts.

BRIDGEPORT, CONN.—Engineer M. F. McKenna has completed plans for the new bridge on Boston av, and estimates will be called for at once. The bridge will be of reinforced concrete, 75 ft. long and 60 ft. wide, and will cost about \$26,000. M. A. Kenny is director of public works.

EAST 26TH ST, N. Y. C.—Estimates will be received by the President of the Board of Trustees in the Staff Room of Bellevue Hospital, No. 411 East 26th st, on Tuesday, June 7, for the alteration of Ward 31 of the Bellevue Hospital; also on Tuesday, June 7, for the erection and completion of a temporary office building.

BLACKWELLS ISLAND, N. Y.—Bids will be received by the Department of Public Charities, Tuesday, June 7, for the masonry, steel and iron work, roofing and metal work, heating and ventilating work, plumbing and all other work as set forth in the drawings and specifications for the alteration, repair, construction and entire completion, with the

exception of fitting up, sterilizing apparatus and lighting fixtures, of the improvements in operating rooms, elevators and machinery, in the City Hospital building, Blackwell's Island.

Government Work.

NEW YORK.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 11, for addition to female nurses' quarters at the U. S. naval hospital, New York, N. Y. Plans and specifications can be obtained on application to the bureau. R. C. Hollyday, chief of bureau.

Brief and Personal.

Architect Geo. F. Lovdall, 822 Greenwood terrace, Chicago, would like catalogues from the manufacturers of building materials.

Glen Island, which was purchased recently by Ignatz Roth, the woolen importer of this city, has been reopened and will be continued as an amusement resort.

Mr. Charles Buek under date of April 29 donated to Bellevue Hospital the magnolia trees in the courtyard of the Poor mansion, corner of Lexington av and 21st st.

James Stengle, one of the best-known plumbing contractors in the Bronx, with offices at 169th st and Stebbins av, has opened a branch office and shop at 1142 Intervale av.

Davis, McGrath & Kiessling, architects, 1 Madison avenue, New York City, announce the removal of their offices to the Fuller (Flatiron) Building, 178 Fifth avenue, New York City. Telephone Gramercy 138.

All the large contracting firms of Philadelphia and vicinity have granted the demands of the Brotherhood of Carpenters for an increase in wages from 45 cents to 50 cents an hour, and for mill men from 30 cents to 35 cents an hour. Consequently the general strike of carpenters and allied trades did not begin this week as scheduled.

Three of the series of twelve dwellings in "Malba," L. I., upon which construction work was begun by speculative builders several months ago, were made ready for occupancy this week. Six of these houses were finished in April and the remainder will be completed before the end of June. The respective construction costs were \$13,500, \$12,000 and \$15,000.

HOUGHTALING & WITTPENN

Impervious Face Bricks

ALL COLORS

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ENGINEERS
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THE QUAY ENGINEERING CO.
NEW YORK CLEVELAND
Offer 25 Years' Experience Designing and Installing Power, Heating, Plumbing and Ventilating Plants.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Some Materials in Better Demand.

The recovery of the building material market is being effected slowly but surely. Several lines that were most inactive reported a better tone this week, namely: hardware, window glass, building stone and foundry grades of pig iron. A temporary slump came over the Hudson River brick market, but it is not expected to last long. Lumber is steady and prices are likely to remain where they are for some time. Structural steel interests reported a better undertone. Portland cement was in good demand. Front brick are being taken fairly well and enamels are holding their own. Fire-proofing interests report no falling off, and the boiler and stove houses all report increased business so far this year with prospects of material increases over last year's records. This, it should be stated, covers the entire Metropolitan district. Collections are a trifle slower, according to some authorities. Architects and builders may look for steady prices in practically every branch of the building material field for the immediate future, which means until August 1. Portland cement may be a possible exception, as some of the leading companies are changing their attitude on quotations longer than thirty days. Sand continues active but gravel and crushed stone are not so firm. A summary of the market for the week follows:

BRICK.—Market weak, prices lower.

CEMENT.—Demand strengthening.

GLASS, OILS AND PAINTS.—Glass stronger; oils easier; paints steady.

HARDWARE.—Strengthening.

IRON AND STEEL.—Iron strengthening; steel in better demand.

LUMBER.—Steady as to prices and demand.

STONE.—Supplies better, market quiet.

Brick.

No definite quotation on Hudson River common hard brick can be made this week. The figures noted in the price list below merely show the approximate price at which this material can be bought. It is liable to go even lower at any time. The cause is ascribed partly to the holiday and partly to labor conditions in the yards. Practically all the old brick is in the market and little new brick is coming down. This has also had an effect upon the market. Some dealers would not buy the run of brick in dock at the end of this week and preferred to wait for new stock. No brick brought more than six and an eighth on Thursday or yesterday.

The Record and Guide in last week's review, intimated an impending slump in the market. The transactions showed that healthy conditions were not prevailing. While sales and arrivals were evenly balanced in the week before, 67 cargoes came in and only 59 went out last week up to last Saturday. Tuesday of this week opened weak with twenty cargoes on hand. In a short week this was a big handicap to overcome and prices fell almost from the start. Building exchange transactions were light and general apathy prevailed.

RARITAN RIVERS VERY ACTIVE.

Raritan River common hard brick are extremely active with no change in quotation. Sayre & Fisher Co. is using North River boats to facilitate deliveries.

Front brick are meeting a stronger demand and enamels are holding their own in a fair market. Current wholesale prices follow:

BRICK.—(Cargo Quotations at the wharf.)

	Per M.	@ \$6.00
Hudson River, Common.....	4.00	
Hudson River, Light Hard.....	6.00	6.25
Raritan River, Common.....	12.50	
Croton Point—Brown, f. o. b.....	12.50	
Croton Point—Dark and red.....	25.00	28.00
*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
Enamelled:		
English size	75.00	80.00
American size	60.00	75.00
Seconds, etc.	45.00	55.00

Cement.

Manhattan and the Bronx continue to present an absorbing market for Portland cement. Rosendale also reports an increase in business. Some of the larger companies have a different attitude regarding contracts running over long periods which may or may not presage a change in prices. Optimism prevails in most of the agencies and the outlook for the immediate future looks bright, according to some authorities. Wholesale 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 cents delivered at mill.	

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	
Atlas Portland	1.43	1.53
Bath Portland	1.43	
Edison Portland	1.43	
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	
Dyckerhoff (German) Portland.....	2.43	

Hardware.

Wholesalers report a strengthening tone to the local market with large specifications coming in from western buyers. Nails are moving well and the metal lath interests figure an increase in business in this city over May of last year. The suburbs are not taking this material as strong as early in the spring, but the lull is thought to be only temporary. Butts and other essentials are going out in large quantities but even in this line there is a better demand. The market is characterized as being in a healthy condition.

Glass, Oils and Paints.

Window glass manufacturers are noticing an increased demand from this district, but the local market is not as strong in this city as had been expected at this time. The improvement is probably noted at this time because about fifty per cent. of the factories went out of blast on the first of the month. This condition of affairs is expected to be only temporary, as the available supply will soon be exhausted with the arrival of normal building conditions.

Linseed oil is easier in this market. While the supply of oil is unquestionably limited, there is more oil available than is required under present conditions. Oil may continue to decline until July, according to one authority, but by September the price, he thought, it would be

somewhere around the dollar mark. This expression is in line with the best thought in the building trade, that an active building season will characterize the fall.

Paints are going out in about normal quantities. The demand is said to be fair although standard, well advertised brands are going out steadily. Concrete dressings are gaining, it was said this week, there being a good sized inquiry from architects and general contractors.

WHITE LEAD in oil or dry, 500 lbs. or over:

100, 250 and 500-lb. kegs.....	\$0.07¾
25 and 50-lb. kegs.....	.08
Red lead and litharge in bbls., ½ bbls. and 100-lb. kegs.....	.07¾
Brown metallic	\$16.50 to \$22.00
Red metallic	14.00 to 18.00
American Venetian Red (ton lots).....	\$0.75
American Venetian Red (100-lb. lots).....	1.50
English Venetian Red, 100-lb. lots	\$1.15 to 1.60

LINSEED OIL:

Raw, out of town	\$0.82
Raw, city .....	.82
Boiled, city	\$0.83 to .84
Boiled, out of town.....	.84 to .89

SPIRITS TURPENTINE:

5-bbl. lots, per gal.....	\$0.66½ to \$0.63
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GRAPHITE BRIDGE PAINTS:

Asphaltum base, car lots.....	\$0.65 per gal.
Asphaltum base, bbl. lots.....	.70 per gal.

VARNISHES:

Workwell brand, outside.....	\$2.70
Workwell brand, inside.....	2.00
Workwell floor	2.00
Workwell wax finish	2.00

Iron and Steel.

Although one day was taken from the business week transactions in foundry grades of pig iron and in structural steel shapes were fairly active and seemed to show that a stronger market was near. The week opened well and immediately showed signs of gaining in strength. Contracts were placed from Eastern district interests for about 15,000 tons and inquiries came in for about 9,000 more. All of this was foundry iron and a good part of it is for eastern construction work. One good sign appeared when an eastern manufacturer who has been taking business quite freely of late advanced prices with capacity for nearby months nearly all taken. Some of the eastern furnaces are refusing to make 25 cent concessions now on foundry grades. This is thought to be a good omen for better summer building in this territory, as it indicates that the mills have business in sight well into the late fall.

Rails still figure somewhat in the business of the day, but shapes are gradually forging ahead and, since most of the deliveries now being made by the mills are in this territory, and probably will continue so at least until September, the outlook for construction work in this city and vicinity is not so dark as it was. Most of these tonnages are moderate in size, but there are a good many of them. Current prices follow:

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

Northern:

No. 1 x Jersey City.....	\$17.25	@ \$17.75
No. 2 x Foundry.....	16.75	17.25
No. 2 Plain.....	16.25	16.75

The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including litharge within litharge limits, N. Y. harbor, \$4.85:

Southern:

No. 1 Foundry	\$16.25	@ \$16.75
No. 2 Foundry Spot.....	15.75	16.25
No. 3 Foundry	15.50	16.00

STRUCTURAL STEEL.

Nominal prices f. o. b. dock N. Y.

Beams and Channels, 15-in. and under	\$1.60	@ \$1.65
Beams and channels over 15 in....	1.70	1.75
Angles	1.65	1.70
Tees	1.65	1.70
Zees	1.65	1.70
Steel bars, half extra.....	1.60	1.65
Universal & sheared, 34 in. & under	1.65	1.70

BAR IRON FROM STORE (National Classification.)

Table listing various iron products like Round and Square Iron, Flat Iron, Norway Bars, and Soft Steel Sheets with their respective prices.

Table listing Blue Annealed iron products with prices for different sizes and coatings.

Table listing Genuine Iron Sheets (Galvanized) with prices per lb. for various sizes.

Table listing Terne Plates with prices for different sizes and coatings.

Text describing Terne Plates, mentioning the rate for 14x20 being half as much as 1X, and listing various coatings and their prices.

Text describing Russia, Planished, Etc., mentioning genuine Russia according to assortment and patent planished per lb.

Table listing Galvanized Steel products with prices per 100 lbs. for various sizes.

Text describing Fabricated Slab Reinforcement, mentioning 'Triangle' Mesh, Style 27 and 26, and their prices.

Lumber.

Text describing Lumber, mentioning architects and others figuring lumber for immediate future operations, and discussing the market for spruce, yellow pine, and hemlock.

Text describing Business as viewed by the wholesaler, mentioning that it is not particularly conspicuous and discussing the market for lumber.

Table listing ASH products with prices for different sizes and quantities.

Table listing BASSWOOD products with prices for different sizes and quantities.

Table listing BIRCH products with prices for different sizes and quantities.

Table listing BUTTERNUT products with prices for different sizes and quantities.

Table listing CHESTNUT products with prices for different sizes and quantities.

Table listing COTTONWOOD products with prices for different sizes and quantities.

Table listing CYPRESS products with prices for different sizes and quantities.

Table listing CYPRESS SHINGLES products with prices for different sizes and quantities.

Table listing BEECH FLOORING products with prices for different sizes and quantities.

Table listing OAK FLOORING products with prices for different sizes and quantities.

Table listing MAPLE FLOORING products with prices for different sizes and quantities.

Table listing LONG LEAF YELLOW PINE products with prices for different sizes and quantities.

Table listing RED GUM products with prices for different sizes and quantities.

Table listing HEMLOCK products with prices for different sizes and quantities.

Table listing LATH products with prices for different sizes and quantities.

Table listing MAHOGANY products with prices for different sizes and quantities.

Table listing MAPLE products with prices for different sizes and quantities.

Table listing OAK products with prices for different sizes and quantities.

Table listing SPRUCE products with prices for different sizes and quantities.

Table listing various sizes of lumber with prices.

Table listing various sizes of lumber with prices.

Table listing various sizes of lumber with prices.

Text describing Yellow Pine (dressed) f. o. b. car or vessel, Norfolk, with prices for different sizes.

Table listing Yellow Pine products with prices for different sizes and quantities.

Table listing Yellow Pine products with prices for different sizes and quantities.

Stone.

Text describing Building stone sales this week, mentioning that they were for larger volumes and discussing the market for stone.

Text describing Marble as strengthening in demand, especially domestic grades, and discussing the market for marble.

Text describing Stone, mentioning that the trade is approaching the opening of the second half of the year with more confidence.

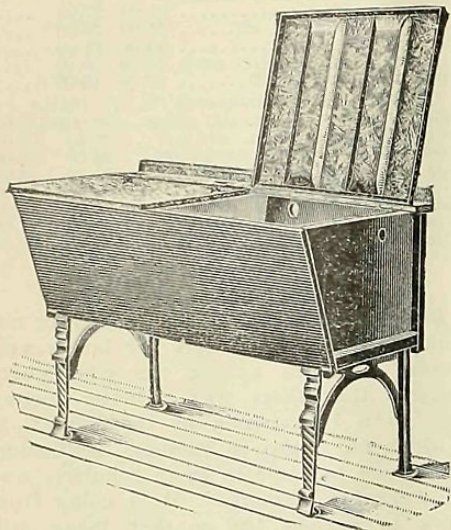
Table listing various types of stone with prices for different sizes and quantities.

Table listing various types of stone with prices for different sizes and quantities.

An Indestructible Sanitary Tub-Cover.

The owner of an apartment house sometimes expects too much from his tenants. He puts in a certain grade of equipment and then wonders why it is not taken care of. Nine times out of ten the depreciation is high because of lack of foresight. A case might be cited in which an owner installed fine soapstone tubs in an apartment. Within two years the covers were all warped and twisted out of shape and, in fact, could not be used. He blamed his tenant for being careless, but she showed an exceptionally low percentage of wear and tear in other parts of the house. Evidently something was wrong with the equipment.

The owner looked the market over and found that there were all kinds of metal tub-covers, but he wanted something very strong and durable. He found one, made by the Greason Manufacturing Co., at 106-110 West 99th st, of No. 24 galvanized iron on the top and reinforced by No. 26 sheets. It was pressed and trussed so that it could not bend and yet was sani-



tary. It was so made as to fit on the tubs as they stood without alteration or addition, and they cost practically no more than the old style.

He inquired around and found that many of the better houses controlled by the Slawson & Hobbs, the real estate firm, had them, that they were handled by the Crane Company of Chicago and by the Fairbanks Company of New York City, two leading wholesalers; by Gross & Herbener, builders, Broadway and 150th st; by William J. Casey of 2865 Broadway in his Seventh avenue operations and by the James Livingston Construction Co. of 18 West 27th st. He went to the houses William Roffler, the general contractor is building at 107th st and Manhattan avenue; the new houses going up at 510 West 111th st, and at 171st st and Fort Washington—and then he bought the Greason covers.

A Conspicuous Elevator Contract.

The Welch Machine Works, 277 West st, is making a notable installation in the laundry and machinery building on Blackwell's Island, aggregating about \$5,500. The award is a conspicuous one because many of the largest companies were aggressive competitors for it, and because of the unforeseen delays rapid work will have to be done to get the elevators in operation by June 15, the time specified in the contract. All these elevators will be of the drum type, two being passenger cars and two freight. The former will have a capacity of 4,000 lbs., while the latter will have a lifting capacity of 1,000 lbs. each. The freight elevators will be operated by a push button device. Botsford & Dickinson are the contractors and R. F. Admiral is the architect.

Other installations recently contracted for by this company include two for Michael Hallannan, West 4th and Darrow

sts, one of which will be a 4,000-lb. freight and the other a 3,000-lb. passenger; a passenger elevator of 2,500 lbs. capacity and a sidewalk lift of 1,000 lbs. capacity for the Powers Building, 125th st and 5th av, for which W. E. Thompson, 1123 Broadway, is contractor; two 10,000-lb. garage elevators for John O. Devlin Co., contractors, 103 Park av; for a garage at 245-9 West 12th st; one 4,000-lb. passenger elevator for A. T. Prodder, contractor, 50 Fulton st; one 3,000-lb. freight elevator for Edgar & Curtis, contractors, 81 Nassau st, for the building at 78-80 Beach st; one 3,000-lb. freight elevator to the Newtown Construction Co. for the building at Horatio and Washington sts; one 3,500-lb. freight elevator for George W. Wiemann Co., Beach and Greenwich sts, and one 3,000-lb. passenger elevator for George I. Roberts & Brother, 471 4th av.

A Novel Otis Elevator Installation.

Reference has been made frequently in this paper to the addition to the Hotel Astor recently completed, but something decidedly novel from a utilitarian and economical viewpoint prompts further attention to this hostelry, the more so because this particular piece of work enhances the artistic effect of the mammoth ballroom which occupies the entire ground floor of this hotel.

This room is designed to fulfill a variety of needs. It can be merged into a still larger area by the swinging back of glass door partitions leading into the "Laurel" and "Rose" assembly rooms and is then suitable for balls, banquets, concerts, a convention auditorium or for theatrical purposes. The arrangements for the latter are of greatest interest. One end of the room ordinarily fitted up with balcony can be changed so as to make the lofty gallery a stage.

One of the balcony boxes has been constructed wider and deeper than the others and is so designed as to form a balcony box or a stage as desired. When used as a stage it can be lowered to the proper height above the ballroom floor, and the railing forming the front of the balcony can be still further lowered to give the proper stage effect. This then forms a stage thirty-four feet wide by twenty-one feet deep, with a full proscenium arch. This movable section of the balcony weighing 44,000 lbs. is supported from the heavy girders of the floor above, by four large steel screws with bronze traveling nuts.

On these traveling nuts rests the structure of the stage. The screws extend down through the ballroom floor to the room below and are there connected by gears to one main driving shaft. The screws at the upper ends are suspended on ball-bearing thrust plates, reducing the friction to a minimum. Under each thrust plate and between the stage and the traveling nuts on the screws, equalizing ball and socket washers are provided, insuring that each screw and nut are at all times in perfect alignment and preventing the possibility of binding between the different screws. In addition to the dead load of the platform, amounting to 44,000 lbs. the screws are designed to carry an additional live load of 77,000 lbs., making a maximum live and dead load to be sustained of over 60 tons. The angle of thread of the screws is so designed that the weight of the stage and load will not drive the screws backward and the screws therefore form an absolute lock in any position that it is desired to stop the stage.

Masking pieces of the same design as the decoration of the ballroom are provided to cover the screws, when the stage is used as a balcony, and in the same manner the upper portion of the screws which would otherwise be visible, are

A 30 H.P. slow speed motor with silent chain drive is used with a full magnet control and switch for operating the stage. Limit switches are provided which automatically bring the stage to rest at the limits of its travel.

This installation was specially designed by the Otis Elevator Company, in connection with the elevator equipment of the hotel, consisting of seven drum type electric elevators, five direct drive electric traction elevators, four short rise plunger elevators and two sidewalk plunger elevators.

How One Firm Has Saved Others Thousands.

This is the story of a man who could see ahead and put action into an inspiration. It chronicles a success.

Over fifty years ago a gentleman with a practical experience in the operation of steam engines came to New York to take charge of a steam plant. It had been used for manufacturing purposes and stood in Centre st. The concern that installed that plant had to move to Brooklyn. Power plants were unknown then. This engineer, who had been in charge of the engine and machinery in the building thus vacated conceived the plan of renting the entire structure and subletting the rooms with steam power for various manufacturing purposes. The man who had this idea, immediately put it into action. He was G. F. Hall, whose practical knowledge of machinery, engines and boilers enabled him to start a business with steam power that proved to be an immediate success.

Early in the seventies he associated with him his oldest son, who finally succeeded to the business. Since that time it has gradually grown and steadily increased. New departments have been added and when the new and modern buildings began to replace the old structures it was apparent to Mr. Hall that mechanical supervision of those buildings would be required.

Only a few buildings were at first secured, and when it had been demonstrated to owners and agents that the mechanical supervision of their buildings would be handled by a competent concern, the demand for this service gradually, and steadily increased. From the original co-partnership of G. F. Hall and his son has grown the incorporated house of the G. F. Hall Co., which now has charge of some of the largest buildings in the city, and for a record of service they probably antedate all others in the business.

The growth of their business has not been a rapid one, but rather a slow and steady expansion, and with their experience, they have been enabled to institute a system of supervision that is not only comprehensive, but economical in its results. To their mechanical and electrical supervision they have added a janitors department, and have now an equipment that will thoroughly, and satisfactorily include the cleaning of any building, large or small. Results are probably the best evidence of ability, and as such they can, with no little satisfaction enumerate a large number of buildings here in the city that have been under their management for a number of years.

Charter for New U. S. Radiator Co.

The new United States Radiator Co. is to be a New York State corporation, a charter having been taken out at Albany, N. Y., authorizing the company to manufacture radiators and heating apparatus, with a capital of \$8,000,000. The directors are Mathew P. Wilson, Owen B. Mulholland, James M. Madigan, J. T. Bagley, Russell Lawrence, John A. Stapf, Wallace G. Girth, John W. Holmes and Charles J. Carney, all of Dunkirk.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
May 27-June 2, inc.		May 28-June 3, inc.	
Total No. for Manhattan.....	234	Total No. for Manhattan.....	258
No. with consideration.....	21	No. with consideration.....	16
Amount involved.....	\$1,037,200	Amount involved.....	\$887,079
Number nominal.....	213	Number nominal.....	242
Total No. Manhattan, Jan. 1 to date.....			
4,913		5,169	
No. with consideration, Manhattan, Jan. 1 to date.....			
461		405	
Total Amt. Manhattan, Jan. 1 to date.....			
\$26,391,717		\$21,699,238	
Total No. for the Bronx.....			
122		164	
No. with consideration.....			
11		10	
Amount involved.....			
\$159,250		\$108,987	
Number nominal.....			
111		154	
Total No., The Bronx, Jan. 1 to date.....			
3,043		3,160	
Total Amt., The Bronx, Jan. 1 to date.....			
\$2,342,688		\$1,724,319	
Total No. Manhattan and The Bronx, Jan. 1 to date.....			
7,956		8,329	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....			
\$28,734,405		\$23,423,557	
Total No. for Manhattan, for May.....			
903		1,111	
Total Amt. for Manhattan for May.....			
\$6,708,195		\$4,992,164	
Total No. Nominal.....			
511		588	

Assessed Value Manhattan.

1910.		1909.	
May 27-June 2, inc.		May 28-June 3, inc.	
Total No. with consideration.....	21	Total No. with consideration.....	16
Amount involved.....	\$1,037,200	Amount involved.....	\$887,079
Assessed value.....	\$872,500	Assessed value.....	\$696,000
Total No. nominal.....	213	Total No. nominal.....	242
Assessed value.....	\$8,913,800	Assessed value.....	\$10,480,500
Total No. with consid., from Jan. 1 to date			
461		405	
Amount involved.....			
\$26,391,717		\$21,699,238	
Assessed value.....			
\$22,571,900		\$18,611,000	
Total No. nominal.....			
4,452		4,764	
Assessed value.....			
\$278,070,530		\$249,262,020	

MORTGAGES.

1910.		1909.	
—May 27-June 2, inc.—		—May 28-June 3, inc.—	
Manhattan.	Bronx.	Manhattan	Bronx.
Total number.....	188	225	137
Amount involved.....	\$4,151,315	\$8,685,562	\$938,059
No. at 6%.....	52	64	55
Amount involved.....	\$416,618	\$966,512	\$384,697
No. at 5½%.....	2	8	21
Amount involved.....	\$330,000	\$965,250	\$105,700
No. at 5%.....	40	59	40
Amount involved.....	\$811,937	\$1,745,000	\$320,800
No. at 4½%.....	35	33	.....
Amount involved.....	\$1,228,750	\$923,150	.....
No. at 4%.....	1	9	.....
Amount involved.....	\$5,000	\$3,109,500	.....
No. with interest not given	58	52	21
Amount involved.....	\$1,359,010	\$220,280	\$126,862
No. above to Bank, Trust and Insurance Companies	49	61	20
Amount involved.....	\$1,428,581	\$317,000	\$5,238,250
Total No., Manhattan, Jan. 1 to date.....			
4,028		4,481	
Total Amt., Manhattan, Jan. 1 to date.....			
\$155,718,737		\$149,071,573	
Total No., The Bronx, Jan. 1 to date.....			
2,975		3,153	
Total Amt., The Bronx, Jan. 1 to date.....			
\$28,830,200		\$27,708,697	
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
7,003		7,634	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....			
\$184,048,937		\$176,775,270	
Total No. for Manhattan for May.....			
790		917	
Total Amt. for Manhattan for May.....			
\$24,252,392		\$26,766,560	
Total No. for The Bronx, for May.....			
675		651	
Total Amt. for The Bronx, for May.....			
\$6,541,893		\$5,638,478	

EXTENDED MORTGAGES.

1910.		1909.	
—May 27-June 2, inc.—		—May 28-June 3, inc.—	
Manhattan.	Bronx.	Manhattan	Bronx.
Total number.....	68	45	8
Amount involved.....	\$3,072,500	\$1,737,000	\$30,200
No. at 6%.....	15	3	.....
Amount involved.....	\$404,500	\$24,000	.....
No. at 5½%.....	1	1	1
Amount involved.....	\$18,000	\$32,500	\$2,700
No. at 5%.....	15	15	7
Amount involved.....	\$544,000	\$39,880	\$383,500
No. at 4½%.....	31	22	.....
Amount involved.....	\$1,241,000	\$1,236,000	.....
No. at 4%.....	1	.....	.....
Amount involved.....	\$700,000	.....	.....
No. at 4%.....	1	.....	.....
Amount involved.....	\$18,000	.....	.....
No. with interest not given	4	4	.....
Amount involved.....	\$147,000	\$13,499	\$61,000
No. above to Bank, Trust and Insurance Companies	31	26	.....
Amount involved.....	\$1,979,000	\$1,352,500	.....
Total No., Manhattan, Jan. 1 to date.....			
1,116		865	
Total Amt., Manhattan, Jan. 1 to date.....			
\$47,024,888		\$39,371,702	
Total No., The Bronx, Jan. 1 to date.....			
286		227	
Total Amt., The Bronx, Jan. 1 to date.....			
\$3,808,785		\$1,758,659	
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
1,402		1,092	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....			
\$50,833,673		\$41,125,361	
Total No. for Manhattan, for May.....			
236		160	

Total Amt. for Manhattan, for May.....	\$9,859,832	\$9,044,050
Total No. for The Bronx, for May.....	49	46
Total Amt. for The Bronx, for May.....	\$580,404	\$214,245

PROJECTED BUILDINGS.

1910.		1909.	
May 28-June 3, inc.		May 29-June 4, inc.	
Total No. New Buildings:			
Manhattan.....	17	18	
The Bronx.....	41	33	
Grand total.....	58	51	
Total Amt. New Buildings:			
Manhattan.....	\$1,937,700	\$2,216,500	
The Bronx.....	727,800	816,550	
Grand total.....	\$2,665,500	\$3,033,050	
Total Amt. Alterations:			
Manhattan.....	\$676,560	\$181,210	
The Bronx.....	24,840	12,375	
Grand total.....	\$701,400	\$193,585	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	433	539	
The Bronx, Jan. 1 to date.....	898	1,189	
Manh'tn-Bronx, Jan. 1 to date	1,331	1,728	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$55,993,745	\$71,823,250	
The Bronx, Jan. 1 to date.....	19,055,220	19,300,560	
Manh'tn-Bronx, Jan. 1 to date	\$75,048,965	\$91,123,810	
Total Amt. Alterations:			
Manh'tn-Bronx, Jan. 1 to date	\$6,370,638	\$6,736,770	
Total No. New Bldgs., Man-			
hattan, for May.....	102	102	
Total Amt. New Bldgs., Man-			
hattan, for May.....	\$12,347,575	\$13,888,000	
Total No. New Bldgs., The			
Bronx, for May.....	201	243	
Total Amt. New Bldgs., The			
Bronx, for May.....	\$4,178,455	\$4,453,770	

BROOKLYN.

CONVEYANCES.

1910.		1909.	
May 26-June 1, inc.		May 27-June 2, inc.	
Total number.....	502	Total number.....	636
No. with consideration.....	33	No. with consideration.....	61
Amount involved.....	\$206,825	Amount involved.....	\$313,808
Number nominal.....	469	Number nominal.....	575
Total number of conveyances, Jan. 1 to date.....			
11,675		12,665	
Total amount of conveyances, Jan. 1 to date.....			
\$6,914,541		\$5,874,986	
Total No. of Conveyances for May.....			
2,517		2,662	
Total Amt. of Conveyances for May.....			
\$889,778		\$1,206,370	
Total No. of Nominal Conveyances for May.....			
2,373		2,511	

MORTGAGES.

Total number.....	465	645
Amount involved.....	\$2,152,540	\$2,400,350
No. at 6%.....	227	297
Amount involved.....	\$625,813	\$948,010
No. at 5½%.....	39	71
Amount involved.....	\$483,049	\$284,350
No. at 5%.....	1	1
Amount involved.....	.....	\$4,500
No. at 4½%.....	166	251
Amount involved.....	\$952,483	\$1,085,280
No. at 4%.....	1	1
Amount involved.....	\$550	\$9,000
No. at 3%.....	.....	1
Amount involved.....	.....	\$3,200
No. with interest not given	32	.....
Amount involved.....	\$90,645	\$66,010
Total number of Mortgages, Jan. 1 to date.....		
11,131		11,328
Total amount of Mortgages, Jan. 1 to date.....		
\$58,950,463		\$47,888,922
Total No. of Mortgages for May.....		
2,399		2,679
Total Amt. of Mortgages for May.....		
\$9,628,942		\$10,575,023

PROJECTED BUILDINGS.

No. of New Buildings.....	171	211
Estimated cost.....	\$777,860	\$1,156,440
Total Amount of Alterations.....	\$195,845	\$87,895
Total No. of New Buildings, Jan. 1 to date.....		
2,995		3,861
Total Amt. of New Buildings, Jan. 1 to date.....		
\$17,540,562		\$22,534,558
Total Amount of Alteration, Jan. 1 to date.....		
\$2,234,906		\$1,883,988
Total No. of New Bldgs. for May.....		
574		1,014
Total Amt. of New Bldgs. for May.....		
\$3,327,222		\$6,682,850

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
May 27-June 2, inc.		May 28-June 3, inc.	
No. of New Buildings.....	171	41	
Estimated cost.....	\$570,400	\$213,760	
Total Amount of Alterations.....	\$37,273	\$65,800	
Total No. of New Buildings, Jan. 1 to date.....			
1,834		1,970	
Total Amt. of New Buildings, Jan. 1 to date.....			
\$6,466,117		\$7,189,872	
Total Amount of Alterations, Jan. 1 to date.....			
\$358,498		\$304,148	
Total No. of New Bldgs. for May.....			
460		411	
Total Amt. of New Bldgs. for May.....			
\$1,638,485		\$1,561,430	

THE WEEK.

THE purchase of one of the largest holdings in the Pennsylvania District, a block front on the west side of Broadway, between 35th and 36th sts, by a syndicate which is said to have been formed by Mr. H. B. Clafin, has overshadowed all other transactions of the week. The block is now occupied by structures the erection of which date back to a period when 59th st was considered the uptown end of Broadway. No confirmation of the deal has been made by the parties interested in the transaction, seller and buyer alike avoiding to let it become known that the property in question has changed hands. Real estate men familiar with affairs in the Pennsylvania section have for some time been expecting to hear of Mr. Clafin's purchase of a large piece of ground. It was common gossip that the United Dry Goods Company intended to erect a large department store near 34th st and Broadway, and Mr. Clafin, the president of the corporation, has selected the only available plot suitable for his purpose.

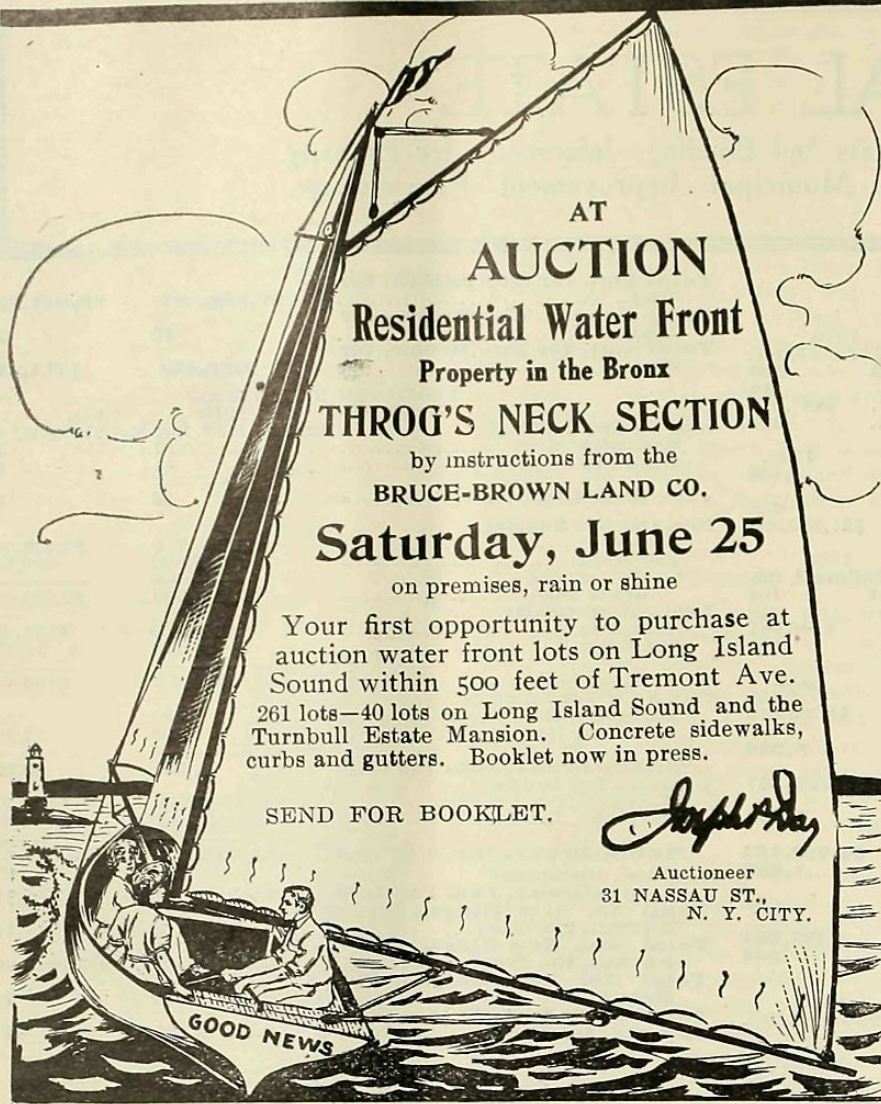
The impending change of ownership and the erection of the proposed department store will not only effect Broadway but will also tend to bring about increased activity on 7th av. With the exception of the New York State Arsenal at the northeast corner of 7th av and 35th st and the warehouse of Park & Tilford at the southeast corner of 7th av and 36th st, the syndicate is said to have secured the control of all parcels in the entire block. The area is larger than the Macy store on the block to the south and the Gimbel stores on 6th av, between 32d and 33d sts. It is said that Mr. Clafin decided on the purchase of this property after all attempts to buy the Metropolitan Opera House had failed.

A few other large deals, among them the purchase of 224 and 226 West 47th st, for a playhouse to be used for rehearsals only, the sale of the northeast corner of 89th st and West End av for improvement with a 12-story apartment house, a \$2,000,000 trade, which included the Spencer Arms apartment house at the southeast corner of Broadway and 69th st and the White Building, at 95 Liberty st, and the purchase of 253 Lexington av, on the southeast corner of 35th st, to the Packard Commercial School, gave tone to the market. An important deal near 5th av was negotiated by Mark Rafalsky, who sold for B. Altman & Co. to the Medford Realty Co., 13 East 39th st, and 16 and 18 East 40th st. The details of this transaction will be found in another column. The volume of business reported showed a considerable falling-off. Brokers expect to do very little work this summer. Conditions have been gradually changing and a feeling of uneasiness, has taken the place of the optimistic views prevailing during early spring. A gradual quieting down is perfectly natural, and from now until the first week in September no great activity can be expected. This week compares favorably with the same period of last year, when 66 sales were reported. In the same week of 1908 the number of private sales amounted to 68. Business has been unusually good this spring and brokers cannot get used to the idea of a dull season being in store for them.

THE AUCTION MARKET

VERY little business was transacted this week in the Exchange Sales Rooms. Monday being a holiday and yesterday no property being offered, the week was reduced to three days. One of the announced sales, the Wolfe Building, did not take place, prospective buyers not willing to make bids on a piece of property which is encumbered by an upset price placed upon it by the United States Circuit Court. The lesson taught by the Yerkes sale has not been heeded by the special master who ordered an upset price. It will be remembered that the Yerkes Art Gallery could not be sold until the upset price was withdrawn by the court. There is no doubt that the auctioneer, Mr. John L. Parish, could have found a buyer for the Wolfe Building if bidders had been given a chance to make their own appraisal of the value of the offered property.

The unfinished Davenport Theatre in 63d st, between Central Park West and Broadway, was put up twice by Auctioneer Joseph P. Day. It was first struck down at \$273,500 to William Carr, Jr., of H. C. Senior & Co., who named as his client William Winter Jefferson, son of the late Joseph Jefferson. The required deposit was not forthcoming, however, and the property was offered a second time. It went to W. F. Clare and others, plaintiffs in the foreclosure suit, on a bid of \$250,000. The amount due on the judgment was \$267,757.87.



AT
AUCTION
Residential Water Front
Property in the Bronx
THROG'S NECK SECTION
by instructions from the
BRUCE-BROWN LAND CO.
Saturday, June 25
on premises, rain or shine

Your first opportunity to purchase at auction water front lots on Long Island Sound within 500 feet of Tremont Ave. 261 lots—40 lots on Long Island Sound and the Turnbull Estate Mansion. Concrete sidewalks, curbs and gutters. Booklet now in press.

SEND FOR BOOKLET.

Joseph P. Day
Auctioneer
31 NASSAU ST.,
N. Y. CITY.

SALE OF THE LEWIS GOUVERNEUR MORRIS ESTATE.

One of the choicest tracts of land in the westerly district of the Bronx is the property owned by the estate of Lewis Gouverneur Morris, at Morris Heights. This is not only one of the most beautiful residential centres, but one of the most rapidly growing sections of the borough. Investors, speculators and home seekers will soon be able to buy this property, as it is to be sold at auction, at 11 o'clock, on June 7, at the Real Estate Exchange, Nos. 14 and 16 Vesey st, by Bryan L. Kennelly.

The tract comprises 175 lots lying on the easterly side of the Harlem River, on the high ground running north from Washington Bridge and directly opposite Washington Heights. It has been owned by the Morris family for over two hundred years.

It is to be disposed of to the highest bidders on easy terms. Seventy per cent. of the purchase price may remain on bond and mortgage for one, two or three years at 5 per cent.

The section of the Bronx of which the property forms a part has excellent rapid transit facilities and is within a thirty-five minute ride of the City Hall, Manhattan. The Jerome av branch of the proposed Broadway-Lexington avenue subway will have a station at 177th st and Jerome av, a distance of three blocks from the tract. The property to be sold fronts on Aqueduct, Tremont, Sedgwick, Andrews, Cedar and Morris avs and 176th, 177th and 179th sts.

PROTEST ON INHERITANCE TAX.

The New York Tax Reform Association has filed a protest with Governor Hughes against the bill providing for a progressive inheritance tax which has passed the Legislature on the ground that such a change in the fiscal policy of the State should not be adopted without more deliberation and opportunity for criticism than has been afforded. In a statement explaining the bill A. C. Pleydell, secretary of the association, said:

"The present bill was not introduced until April 27 in the Assembly, just before the Committee on Rules, which gives no hearings, took charge of legislation. It passed the Assembly on May 13, Friday, a day when important legislation is not usually considered, because many members are absent. It was kept in the Senate Tax Committee until the day of adjournment and then rushed through under a suspension of the rules. More opportunity should have been given for public discussion or protest."

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BROADWAY.—A real estate deal of large proportions, involving a block that has been reported sold many times, in the past ten years, is now said to be nearly at the closing stage. It comprises the Broadway block front from 35th to 36th st, extending westerly on 35th st 423 ft. and 356 ft. on 36th st. Buyers, sellers and brokers concerned in the transaction refuse to either deny or confirm the sale. It is stated in well informed circles that the property has been purchased for improvement and that a large department store will be erected on the site by the United Dry Goods Co., of which H. B. Claflin is president. The Broadway block is the property of Geo. E. Johnson, and has been the subject of many rumors in recent years. Among other owners holding more than one lot in the area involved are Leonard M. Thorn, who has four dwellings in the rear of the theatre on 35th st, and N. & H. N. Sieman, who owns a group of houses east of the Park & Tilford warehouse. With the completion of the transaction the syndicate will have one of the largest holdings in the Pennsylvania section, being a lot or two larger than the Macy store on the block to the south, and the new Gimbel store, just nearing completion on the 6th av block from 32d to 33d st, originally acquired by the Hudson & Manhattan Railroad as an uptown terminal, which was abandoned when the road decided to extend its lines to the Grand Central Depot.

Subway Loop Parcel Resold.

CENTRE ST.—S. H. Stone, the purchaser at \$210,000 of the block front in the west side of Centre st, between White and Walker sts, has resold the entire plot, containing about 6½ lots, to a syndicate composed of prominent dealers in hardware and paper. The resale of the property has been negotiated by Mr. Stone at a handsome profit. It is the intention of the purchaser to prepare plans for the immediate construction of a tall building of extra heavy fire-proof construction, capable of bearing the great loads necessary in the handling of large stocks of hardware and paper. In addition the new structure will contain all the specially designed contrivances required by such interests in the conduct of their business. Centre st at this particular point has rapidly become the centre of these particular pursuits, and it is intended that the new structure shall contain all that is latest and most modern in this type of construction. Both generally and locally it is one of the most important transactions closed since the first of the year. The entire deal will involve the investment of about \$1,000,000.

FRONT ST.—The Charles F. Noyes Co. resold for Henry Leerburger the 5-sty and basement building, 260 Front st, northwest corner of Dover, covering lot 33x75. The building was recently leased through the same brokers to David Kahnweiler's Sons for a long term of years.

What Will He Do With It?

14TH ST.—Steinway Hall, the centre of the city's musical activities 25 years ago, has been sold by Steinway & Sons to Montifore G. Kahn. Mr. Kahn, who heretofore has been identified with real estate operations in Long Branch, said that he paid something over \$1,000,000 for the property and that he has no definite plan for its future. Steinway Hall, which was built in 1866, occupies a plot fronting 71 ft. on 14th st, and 100 ft. on 15th st, just east of Union sq. The auditorium is at the rear of the marble building on 14th st and has a seating capacity of about 2,000. The piano firm will retain possession of the 14th st property for about 18 months. Sigmund B. Steinmann negotiated the sale to Mr. Kahn.

21ST ST.—George M. Gillies sold for John M. Bowers 7 West 21st st, a 4-sty building, on a lot 25x98.9, to the Henry Phipps estate, owner of the property immediately adjoining on the west. The seller purchased the property in 1895.

26TH ST.—H. M. Weill Co. sold for Frederick Michel to Joseph Tigner 134 and 136 West 26th st, two dwellings, on a plot 37.6x98.9; also, for Charles Gachot, 138 West 26th st, a dwelling, on a lot 18.9x98.9, and for Henry Harburger, 140 West 26th st, a dwelling, on a lot 25x98.9. The two latter parcels were recently acquired through the same brokers. The entire plot, 81x98.9, will be improved with a 12-sty mercantile building in the near future. The brokers in the above transaction state that 134 and 136 were purchased by the seller in 1875 for \$30,000 and have now been resold for \$90,000.

26TH ST.—Aaron Coleman bought from the Lawrence estate 128 West 26th st, a 5-sty tenement, on lot 25x98.9, about 300 ft. west of 6th av. The property has been owned by the Lawrence estate since 1870.

29TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for the Cairns estate 26 East 29th st, a 4-sty dwelling, on lot 38.6x24.8, to Dr. Thomas A. Emmet, who owns adjoining property, and now controls a plot 98.9x100 at the southeast corner of Madison av and 29th st.

40TH ST.—Sandford & Green purchased through S. Osgood Pell & Co. from Dr. E. P. Fowler 38 West 40th st, a 4-sty and basement dwelling. The property is opposite the public library. The building will be altered by putting in stores and arranging the upper floors for offices.

47TH ST.—The Cross & Brown Co., in conjunction with Ewing, Bacon & Henry, sold for Mrs. Grace G. Alexander, 42 West 47th st, a 4-sty and basement dwelling on lot 20x100.5.

47TH ST.—Martin Beck, the vaudeville manager, bought from Thos. J. Shanley 224 and 226 West 47th st, near Broadway, two 3-sty dwellings, on plot 32.10x100.5. Mr. Beck will erect a business building on the site, in which he will have his offices, and a portion of the building will probably be used for a rehearsal theatre. The seller bought the plot in 1905.

48TH ST.—Montgomery & Seitz sold 231 East 48th st, a 3-sty dwelling, on a lot 20x100, for Mary J. Leahy.

49TH ST.—Herman Arns Co. resold for Max Weinstein 416 West 49th st, a 5-sty double flat with two stores, on a lot 25x100.11, 200 feet west of 9th av.

50TH ST.—Dr. W. Whitehead Gilfillan bought for occupancy from a Mr. Montant 31 West 50th st, a 4-sty and basement stone front dwelling, on lot 19x100.5, Columbia College leasehold.

52D ST.—Schwab Realty Co. sold 531 West 52d st, a 5-sty tenement, on a lot 25x100.5, to a client of Foster & Thompson, attorneys. H. M. Weill Co. were the brokers.

54TH ST.—Pease & Elliman sold for Michael T. and John O'Connor 12 East 54th st, a 4-sty dwelling, on a lot 25x100.

Packard School Buys a Site.

LEXINGTON AV.—The Alliance Realty Co. sold through Horace S. Ely & Co. the premises at 253 Lexington av, southeast corner of 35th st, a 4-sty dwelling, on a plot 46.8x100, together with the abutting 2-sty brick stable on a lot 25x97.6, at 140 East 35th st. The buyer is the Packard Commercial School, which has occupied the building at the northeast corner of 4th av and 23d st for 23 years. It is understood that the Packard School will erect on the site a modern fireproof building for its own use. This was formerly the home of Gen. Louis A. Fitzgerald, and was purchased by the sellers in July, 1909.

MADISON AV.—The estate of John S. Lawson sold 137 Madison av, a 4-sty and basement dwelling, on a lot 24.8x87, adjoining the northeast corner of 31st st.

2D AV.—A. Humpfer & Co. sold for Charlotte Geissler 769 2d av, near 42d st, a 5-sty and basement triple tenement with stores, to a client for investment.

NORTH OF 59TH STREET.

Free Synagogue Purchases a Plot.

68TH ST.—The Free Synagogue, of which Dr. Stephen S. Wise is rabbi, and Henry Morgenthau, president; A. I. Elkus, vice-president, and Chas. E. Block, treasurer, bought the six dwellings, 32 to 44 West 68th st, occupying a plot 136x100. The price was \$180,000. On this site, which is on the south side of the st, about 280 ft. from Central Park West, a new synagogue will be built, but not immediately. For the fall and winter the congregation has arranged to meet in Carnegie Hall. Heretofore the Free Synagogue has been using the old church on the south side of 81st st, between Columbus av and Amsterdam av. Julia M. Curtis obtained the plot just sold in 1893 from John D. Crimmins, giving the block bounded by Lenox av, 7th av, 146th st and 147th st, in exchange.

77TH ST.—Mooyer & Marston sold for Kate A. Johnson 208 West 77th st, a 3-sty brick stable, on a lot 25x102.2.

92D ST.—Duff & Conger sold for Adelaide Mossman the 3-sty and basement private dwelling 134 East 92d st, to be used by the purchaser as a private residence.

95TH ST.—Kemp & Cohen, in conjunction with Sheldon & Becker sold for Irving I. Kempner 118 West 95th st, a 3-sty building, on lot 25x100.8. The buyer is the Congregation Pincus Elijah, which will remove the present building and erect a new place of worship. The congregation recently sold its synagogue at 146 West 99th st, through the same brokers.

95TH ST.—Henry F. Schutter sold 163 West 95th st, a 3-sty and basement stone front dwelling, on lot 18x100.8.

102D ST.—Porter & Co. sold for Mary H. Manck to an investor the 5-sty double flat located at 72 West 102d st, size 30x100.

103D ST.—The Douglas Robinson, Chas. S. Brown Co. sold for the Henry Steers estate 308 West 103d st, a 3-sty and basement dwelling, on lot 20x100.11, to A. C. Heaphy.

106TH ST.—Pease & Elliman sold for Edwin B. Eising 308 West 106th st, a 5-sty American basement dwelling, on lot 20x100.11, to a client for occupancy.

112TH ST.—Louis Roser sold 255 West 112th st, a 5-sty new law house, on plot 37.6x100.11.

127TH ST.—Thomas Scully sold for E. J. Welling 71 West 127th st, a 3-sty dwelling, on a lot 16.8x100.

131ST ST.—Henry Barnett sold for Alice G. Markey 149 West 131st st, a 3-sty and basement stone-front dwelling on lot 20x99.11.

136TH ST.—Du Bois & Taylor sold for the estate of Herman Oppenheim to a client, for investment, the 5-sty new law house known as the Hudson View Court, at 618-620 West 136th st, on plot 54x99.11, between Broadway and Riverside drive.

138TH ST.—The New York Central Railroad is making extensive additions to its real estate holdings along the North River, near the foot of 138th st. It is said to be the purpose of the company to build large docks at this point. About two years ago the railroad purchased from Edward H. Landon the block front on the west side of 12th av, between 137th and 138th st, together with riparian rights and land under water. This purchase is said to cover about 200 ft. of additional water front near the foot of 139th st, if extended.

142D ST.—James A. Harris sold 639 West 142d st, a 3-sty dwelling, on lot 15x99.11x irregular.

158TH ST.—Thomas & Son sold for Mary Deeley 537 West 158th st, a 6-sty new law house, on plot 41.8x99.11, between Broadway and Amsterdam av.

"A Little About a Lot" in Marble Hill.

A PIECE OF LAND SOLD FOR THE SEVENTH TIME IN FIVE MONTHS.

ADRIAN AV.—Mr. A. N. Gitterman sold for the estate of Albert Lillenthal to Judge Edgar J. Lauer, lot 230, block 3402. This plot of eight lots, of frontage on west side of Adrian av, 106 ft. north of 225th st, Marble Hill, was purchased by the late Mr. Lillenthal of March 10, of this year. The present purchaser is the seventh owner of this parcel since January 20, when the Brown estate sold it to the American Real Estate Co. The broker in all these transactions was Mr. A. N. Gitterman.

The unusual sale and resales have been narrated by Lot No. 230 in language set down by its agent, who has issued a unique and interesting booklet (edition de luxe, containing many illustrations), and bearing the title:

"A LITTLE ABOUT A LOT."

I was early imbued with the idea that position in life is everything, therefore it is no wonder that my elevated station caused me to look down upon my fellows. Lot 230 Block 3402 is actually sixty feet above high tide, and it is probably due to this fact that I have had great ambitions since childhood. My altitude caused me to believe that I had been put in this world for really great things, and that the insignificant existence of my neighbors would not be my fate.

In olden days, when we were all owned by the Dyckman family, it was found necessary to dispose of us, so we were cut up, surveyed, labeled, and numbered for an auction sale. You see, this was long ago—when the little Van Corlear boys used to go swimming in Spuyten Duyvil Creek, before there was a Ship Canal.

One day, conditions changed—I felt fortune was attending my steps when 230 was "knocked down," in conjunction with that little "pie piece" Lot 343 'way back in October, 1892, to Mr. William L. Brown.

I did have some fears that I might suffer the humiliation of having a two-story house built upon me, as this was the prevailing style, and thus would be wrecked my real mission in life, which is to support big things.

I certainly rejoiced to see directly opposite me, on Adrian Avenue, that my little brothers and sisters were being corralled by the kindly spirits that dominate the American Real Estate Company. Although my relatives are now covered with a hill of marble, matters are to be improved;

they are to receive a blasting treatment, thus placing them in a position of value ripe for improvement with buildings, which is the mission of all good lots.—"But that is another story."

Mr. Brown held me and No. 343 for investment, allowing the large tree, which was the pride of my life, to remain, where it afforded great pleasure to all. Eighteen years later, a good friend of the Brown family, Mr. A. Parker Nevin, introduced me to the "Specialist in Upper Manhattan Realty." I trembled; my future welfare was in danger! I knew he was an expert; and if there were any flaws he would discover them quickly. He examined me carefully, and found me in good condition, for he pronounced me O. K.

It was through his efforts that Miss Margaret V. O'Neill soon bought 230 from the American Real Estate Company, but I did not "look good" to her, as shortly after she disposed of me to an architect called "Little Al. G." for a profit of 100%. My hopes rose, my ambition was about to be realized. Here was an architect, and I already saw myself towering head and shoulders above my fellows on Marble Hill—a six-story apartment house would crown my glory. My "six-story apartment" in the air was soon shattered. He owned me three days and then sold me for a paltry 50% profit! Now I was held by a partnership and I would have rested happily here, as Will and Co. wanted to keep me for development, but their wives thought 170% would be of greater value than I. On March 10th, 1910, a prominent merchant purchased the contract from the partners, and a deed from the Brown estate to Mr. A. L. was duly recorded.

I do not know the earnings of the Brown family, nor the subsequent profits of the American Real Estate Company, but I do feel proud that in less than six weeks I had six owners, and had made 32% profit for three conservative investors, and in addition was mortgaged for one-third of my present value, paid all the fees for examination of title, commissions and incidental expenses. I think this is a record that even an ambitious lot could boast of, particularly if one considers that I have now only reached about 60% of my actual value.

Modesty is my one fault, otherwise I would tell you that I had increased more than twenty-fold since I passed from the hands of the Dyckman family. When 230 is divided into eight separate parcels and sold to builders I will realize over \$40,000, for can 25-foot lots be purchased for \$5,000 each anywhere else on Manhattan Island?

AMSTERDAM AV.—Sacks & Co. sold for William Ebeling to Thomas Scholes 1270 Amsterdam av, a 5-sty double flat, with stores, on a lot 27x100.

AMSTERDAM AV.—Charles I. Fleck & Co. sold for the Chelsea Realty Co. to the H. G. Realty Co. (Henry Guttman, president) the northwest corner of Amsterdam av and 169th st, a plot 100x101.7, for immediate improvement with two 6-sty apartment houses.

AMSTERDAM AV.—Calder & Nassoit sold for Fanny Taffer 1046 and 1048 Amsterdam av, the Huldana, a 6-sty elevator apartment house, on a plot 52x100, adjoining the northwest corner of 112th st. The purchaser is Henry Albers, an investor.

AMSTERDAM AV.—Kirkpatrick & Urquhart sold for Rosenberg & Young to a client for investment the house 2266 Amsterdam av, a 5-sty flat with stores, on plot 37.6x100.

BRADHURST AV.—Kirkpatrick & Urquhart sold for Goldstone & Light, "The Kinnard," 234 Bradhurst av, southeast corner 154th st, a 5-sty and basement house on irregular plot, size 101.11x52x99.11x25.

BROADWAY.—Wm. R. Ware sold for Judge Wm. N. Cohen to Gustav Stillgebauer 2 lots in the west side of Broadway, 50.11 ft. north of 99th st. The property was held at \$135,000, and the sale price was approximately this figure. Mr. Stillgebauer is the owner of the 7-sty apartment house at the northwest corner of Broadway and 99th st, and now controls a plot 100x100.

Old Holyrood Church Plot Disposed Of.

BROADWAY.—The trustees of the Holyrood Church at the southwest corner of Broadway and 181st st, have voted to accept an offer for the church and site, which is said to exceed \$200,000. The property cost \$30,000 15 years ago, and there was added one building five or six years ago at a cost of about \$10,000. The site fronts 133.2 on Broadway and 243.5 on 181st st. Six months ago the trustees purchased a new site at 179th st and Fort Washington av. With the proceeds of the sale of the Broadway property it is the purpose to erect a new church in the English perpendicular Gothic style, in which some features of the Washington history belonging to the old fort will be retained.

BROADWAY.—The Charles F. Noyes Co. has exchanged "Spencer Arms," at the southeast corner of Broadway and 69th st, for the 12-sty office building at 95-97 Liberty st. The Liberty st property figured in this trade at a price in excess of \$500,000, while the apartment house was held at \$1,500,000. "Spencer Arms" is a 12-sty apartment house on a plot of about 15,000 square feet, with a frontage of 112.10 on Broadway and 161.9 on 69th st. The ground on which this building stands was purchased in 1903 from the United States Realty & Construction Co. Diagonally opposite is the "Nevada," a similar structure occupying a triangular block facing Sherman sq. In the rear is St. Stephen's Church and the College of Pharmacy. A block to the south is the home of the 22d Regiment which the city is about to offer for sale at an upset price of \$1,400,000. The Liberty st building covers a plot 39x118.3 adjoining the northeast corner of Church st, and is popular with the engineering and allied professions. This building overlooks the river, and the offices on the upper floors have an unusual view of the lower bay. The ownership of the entire block between Liberty and Cortlandt sts from Broadway to Church st is vested in three parties, viz: The Singer Manufacturing Co., the City Investing Co. and the Spencer Realty Co. The northeast corner of Church and Liberty sts, which was formerly the Second Precinct police station, has recently been remodeled into stores and offices. This plot was sold at auction a short time ago for \$330,000, which at that time practically represented ground value. It is understood that the Charles F. Noyes Co. has leased "Spencer Arms" on a net rental basis for 21 years for the new owners.

LEXINGTON AV.—Varick D. Martin sold to Dr. John E. Solley 968 Lexington av, a 3-sty and basement dwelling, on lot 16.8x80, between 70th and 71st sts. The Frederick T. Barry Co. negotiated the sale.

PARK AV.—John J. Kavanagh sold for Edwin C. Hahn to an investor the 5-sty apartment house, on a lot 25.8x100, at 953 Park av.

WEST END AV.—Gibbs & Kirby sold for Max Blanck 908 West End av, a 4-sty dwelling, on a lot 20x100, between 104th and 105th sts. The property has been held at \$50,000.

WEST END AV.—Franklin Pettit sold the plot, 100x100, at the northeast corner of West End av and 89th st, to the Strauss Building & Realty Co., Herman Strauss, president, who will erect on the plot a 12-sty apartment house of unusually high class, with only two suites on a floor. The plan provides each apartment with a living room about 20x30 ft. in size. The price paid for the site by Mr. Strauss was about \$280,000. Mr. Pettit still has a plot of three lots on 89th st, adjoining the plot just sold, which will probably be resold in the near future. The entire property is part of the Evans

block. The Johnson-Kahn Co. recently acquired the southeast corner of West End av and 90th st, and the northwest corner of Broadway and 89th st, upon which they will erect 12-sty apartment houses. The above projects will improve a block which has remained idle since 1873, when it was purchased by the late Dr. Thomas W. Evans.

STH AV.—Wm. C. Flanagan & Co. and A. H. Sanders sold for Chas. F. Bauerdorf to Henry B. Lipner and Samuel Goldstein 2573 8th av, a 5-sty building on lot 25x100, near 137th st.

BRONX.

175TH ST.—W. H. & W. I. Brown, Inc., sold for J. C. Hull 9 lots on the south side of East 175th st, 200 ft. east of Prospect av, size 225x141. It is the intention of the purchasers to improve this property at once with modern 5-sty apartment houses.

176TH ST.—A. Humpfer & Co. sold for John Ulrich the private residence 807 East 176th st, near Prospect av, on plot 75x143 ft. The purchaser will occupy the premises. This property is in the vicinity of a large public school and is greatly enhancing in value, being surrounded with many recent improvements, and is growing rapidly in value.

ANDREWS AV.—H. H. Vought & Co. sold the dwelling on the east side of Andrews av, 539 ft. north of 193d st, on lot 29x100.

BROADWAY.—Frederick Zibelin sold the lot 25x100 on the west side of Broadway, 47 ft. south of Mosholu Parkway, opposite Van Cortlandt Park.

HEATH AV.—L. N. Clark & Co. sold for the Fordham Realty Co. a new 2-sty dwelling on the west side of Heath av, 100 ft. south of Knox pl.

HUNTS POINT AV.—A. B. Heavenrich sold the lot, 25x150, on the east side of Hunt's Point av, 100 feet south of Seneca av.

PARK AV.—Ida Backer sold 4133 Park av, a 3-sty dwelling, on plot 60x130, to John Lorina.

STARLING AV.—A. A. Kruger sold for William Buhl the 2-family brick house 2214 Starling av, and for the estate of Marcus Nathan the 2-family house 1521 Glover st, both in Unionport.

UNION AV.—Lauter & Blackner sold for Leon A. Rains the 1-sty brick garage 1117 Union av, on lot 25x130.

WASHINGTON AV.—Clement H. Smith sold for a client 1665 Washington av, 50.21 south of 173d st, a 3-sty dwelling, on plot 50x95.

WASHINGTON AV.—Geo. W. Wood sold 1306 Washington av, a frame building on lot 25x105.6, near 169th st. The property was to have been sold at auction this week by James L. Wells.

3D AV.—Arnold E. Hauser sold to Harris Krakauer the lot 27x102.5 on the east side of 3d av, 175 ft. north of 175th st.

LEASES.

Christian Schierloh has leased the 3-sty and basement private house 403 West 55th st for Mrs. Newman for a term of years to Mrs. Thomas T. Callahan.

United Realty Co. has leased to Borden's Condensed Milk Co. two booths for a term of years in the Concourse of the Hudson Terminal Buildings for the Hudson & Manhattan Railroad Co.

M. & L. Hess have leased for the Twenty-Fifth St. Construction Co., from the plans, to Kaufman & Oberleder, the tenth and eleventh lofts containing 10,000 sq. ft., in the building Nos. 24-6 West 25th st, now in the course of construction, for a term of years at a rental aggregating \$40,000.

Frederick Fox & Co. have leased for the Pocano Co. the entire third floor, containing 22,000 sq. ft. of space in the new 20-sty American Woolen Building, 4th av and 18th st. The lessees are Louis Wolf & Co., toy importers, for many years located at the corner of Broadway and 4th st. The lease is for a long term of years.

L. Tanenbaum, Strauss & Co. leased to the General Electric Co. for Jas. H. Cruikshank for a long term of years at a net rental the 8-sty and basement mercantile building which he is now erecting on the plot, 100x110, at the southeast corner of Morton and Greenwich sts. This is the first one to be rented of the three new buildings which Mr. Cruikshank is now erecting in this section.

J. Arthur Fischer has leased for John W. Flint to Manfrini & Lana the 4-sty building 873 6th av, for a term of years. The lessees will make extensive alterations and will occupy the same for the restaurant business. Mr. Manfrini has been connected with the Hotel Roma for a number of years; also to Mrs. Marie Truccot the 4-sty English basement dwelling 214 West 38th st; also the three upper floors in the building 637 6th av to John Ghionis.

MOVING PLATFORMS SOON TO BE BUILT.

President Willcox States the New Project Will be Taken up After Letting of Subway Contracts.

THE Continuous Transit Securities Co., which intends to equip subways in this city with moving platforms, is urging the Public Service Commission to advance the proposition of laying out a route, to the point where bids could be submitted. In a letter addressed to Mr. Willcox by the President of the Commission, attention is called to the fact that the bill giving authority to build moving platforms has become a law. Two routes have been proposed, one in Broadway, extending from 16th to 42d st, and one under 34th st.

"It seems inadvisable and almost impossible," is the reply made by Mr. Willcox, "to say definitely what route would be favored by the Commission for a moving platform until certain other matters which are now before the Commission have been decided. I refer particularly to the subway routes that are now being considered and for which we expect soon to advertise contracts. I wish to assure you that your suggestions have been and are being carefully considered. You will appreciate, however, that it is very necessary that all of these projects, particularly where they touch certain common points in Manhattan, should be co-ordinated and each so constructed that it will fit in with the others."

UNCLASSIFIED SALES

The total number of sales reported in this issue is 67, of which 15 were below 59th st, 21 above, and 31 in the Bronx. The sales reported for the corresponding week last year were 66, of which 14 were below 59th st, 28 above, and 24 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 188, as against 162 last week, and in the Bronx 154, as against 154 last week. The total amount was \$5,323,399, as against \$5,377,302 last week.

The amount involved in the auction sales this week was \$733,600, and since January 1, \$33,216,952. Last year the total for the week was \$1,140,668, and from January 1, \$30,582,170.

90TH ST.—Louis Kempner sold for Frank J. Welton 2 West 90th st, a six-story stable on lot 25x100.8. The same broker has also sold No. 4, adjoining, a 4-sty and basement stone front dwelling on lot 19x100.8 for the Keary estate. The two properties comprise a plot 44x100.8, adjoining the south corner of Central Park West.

92D ST.—Horace S. Ely & Co. sold for the estate of Mary Rhineland King the northwest corner of Ave A and 92d st, 50.8x94. The purchaser is George Ehret, who owns the remainder of the block front on Ave A up to 93d st, besides having large holdings to the west in the same block.

7TH AV.—Mary A. G. McLochlin sold 256 and 258 7th av, two 4-sty buildings, on plot 43x78.3, adjoining the southwest corner of 25th st. The corner parcel is owned by Augusta Polifime.

CHAMBERS ST.—Cammann, Voorhees & Floyd sold to investors for the Farmers' Loan and Trust Company, as trustee, the 6-sty business building, 124 Chambers st, on lot 25x77.

90TH ST.—Final contracts were signed for the sale of the northeast corner of Riverside Drive and 90th st by John B. Russell to Franklin Pettit. The property, on which there is a handsome dwelling, measures about 111 feet on the drive and 160 feet on the street.

AMSTERDAM AV.—Kirkpatrick & Urquhart have sold for Rosenberg & Young 2266 Amsterdam av, a 5-sty flat with stores, on plot 37.6x100.

40TH ST.—The estate of James D. Hague has sold 104 to 110 East 40th st, two stables and two dwellings, on plot 95x98.9. It is said that an apartment house is planned for the site.

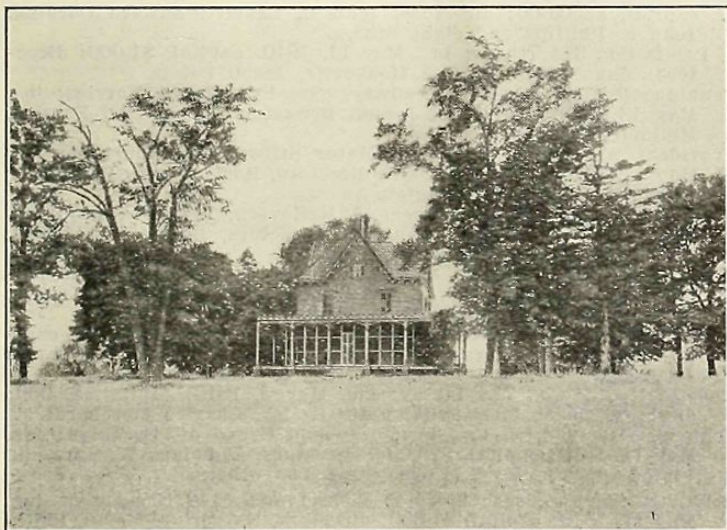
184TH ST.—Ennis & Sinnott bought through Joseph T. Mulligan the plot, 50x100, on the south side of 184th st, 116 ft. west of Washington av, from Lewis M. Sweet.

RIVER AV.—Kurz & Uren have sold for Richard H. Jaeger the northeast corner of River av and 167th st, a 3-sty frame dwelling, on lot 24.9x80.

GRAND AV.—James L. Libby has sold for Charles M. Rosenthal to a builder for improvement the plot 120x100, on the west side of Grand av, 150 feet south of 180th st.

SALE OF THROG'S NECK WATER-FRONT.

The enterprise of the Bruce-Brown Land Co, a western syndicate, which has taken over the development of the residential water-front property in the Throg's Neck section of the Bronx, may be seen in the improvements being made by the company in the laying out of the streets and roadways preparatory to the sale by Joseph P. Day on the premises, rain or shine, on June 25th, of 261 lots. Forty of these lots are on Long Island Sound and they represent the few remaining water-front properties on the market. Throg's Neck is the only section of Greater New York on Long Island Sound and possesses the only water-front with a sandy beach and fertile



TURNBULL MANSION AT THROG'S NECK.

soil. The property to be auctioned by Mr. Day is within 10 minutes' walk of Pelham Bay Park and Westchester Village, with its commercial facilities, its stores of all kinds, public schools, libraries, its churches, courts, police and fire stations and all other city conveniences. It is one of the most picturesque parts of the Borough of the Bronx along the shores of the Sound and the East River and has for many years been an exclusive colony with extensive estates and fine country seats.

The Board of Estimate and Apportionment, a short time ago, adopted the map of a generous and splendid street and park

Washington Heights

West Side of Harlem River
One Rapid Transit Route Downtown
Value of Lots \$10,000 to \$50,000

Morris Heights

East Side of Harlem River
Four Rapid Transit Routes Downtown
Another About to be Built
Value of Lots \$1,000 to \$5,000

Note the great difference in value

Morris Heights is Just Starting to Build Up and Values Must Rapidly Increase

Do You See the Chance Offered You at the Auction Sale of the

LEWIS GOUVERNEUR MORRIS ESTATE
New York Life Insurance & Trust Co., Trustee, and the Heirs

Which is to be sold

TUESDAY, JUNE 7th

At 11 A. M., at the Exchange Salesroom, 14-16 Vesey St., N. Y.

Absolutely Without Reservation

175 LOTS

On Morris Heights

Between 176th and 179th Streets

On Aqueduct Ave. Sedgwick Ave. Andrews Ave.
Tremont Ave. Cedar Ave. and Morris Ave.

All legally opened avenues, assessments for which have been paid

70% can remain on mortgage at 5% for 3 yrs.
Titles guaranteed by the Title Guarantee and Trust Co. Free of Cost

For maps and further particulars apply to

BRYAN L. KENNELLY, Auctioneer, 156 Bway., N.Y.

layout to the Throg's Neck section and a committee was appointed to carry out its recommendations. Within a year or so the improvements will be completed. It the scheme is a beautiful parkway or boulevard 150 feet in width, which will be laid out through the centre and length of Throg's Neck Gardens connecting Pelham Bay with the parks on the property. A shore drive along the coast of the Sound and the East River, which will rival Riverside, is also a part of the city's scheme to connect the whole park and parkway system of the Bronx. The Commission appointed is now at work upon this. There is no better neighborhood for a purely residential section and it is the aim of the development to retain this feature.

Owners Who Are Difficult to Locate.

Remember that the owner who is most difficult to locate is the one who is most apt to sell. He is not so alive to any change in the level of value of his property.

\$1,500,000 TRANSACTION NEAR 5TH AVE.**Sterling Bronze Co. Takes Twenty-One Year Lease of 12-Story Building to be Erected in 39th and 40th Sts.**

Mark Rafalsky & Co., as brokers, closed yesterday an interesting real estate deal involving about \$1,500,000, one of the largest that has been recorded in the 5th av section for several months past.

The deal involves the sale of No. 13 East 39th st, running through to and including Nos. 16 and 18 East 40th st, for Mr. Michael Friedsam, of B. Altman & Co., to the Medford Realty Company. The plot fronts 24 feet on 39th st and 51 feet on 40th st, making an area of 7,500 square feet, and was held at \$450,000.

On this plot the Medford Realty Company, of which Mr. Aleck Kahn is president, will erect a 12-story and basement store and loft building for which plans have been prepared by Mr. Charles H. Caldwell, architect.

For the Medford Realty Company, Mr. Rafalsky has leased the entire building for a period of 21 years to the Sterling Bronze Company at a net rental of about \$1,000,000.

The Sterling Bronze Company is one of the leaders in the production of high class and electric fixtures. The character and demands of its clientele has compelled it to abandon its present location in 25th st, west of 6th av, to join in the "upward movement." The new building will be completed on May 1, 1911. The Sterling Bronze Company will occupy the store and five floors and will sublet six of the upper floors to high class firms dealing in kindred lines. Mark Rafalsky & Co. have been appointed the renting agents.

PLAN AND SCOPE OF NEW COMMISSION.**To Investigate Congestion and Its Causes an Exhaustive Programme is Presented.**

THE recently appointed Commission on Congestion of Population has begun its work by making the following recommendations:

SUGGESTED LIST OF COMMITTEES.

1, Public Squares and Buildings, Parks, Playgrounds, Schools and Recreation Centers. 2, Streets and Highways. 3, Transit and Docks. 4, Housing Conditions, Regulation of Buildings and Locating New Settlements. 5, Factories. 6, Taxation. 7, Legislation. 8, Health. 9, Immigration. 10, Administration of Laws and Municipal Ordinances. 11, Labor and Wages. 12, Charities.

SUGGESTED OUTLINE OF INVESTIGATION AND INQUIRY.

Hearings in the several Boroughs on actual conditions. Statements by the Consuls of Italy, Great Britain, Germany, Austria, Belgium, Sweden, Russia, Switzerland, Holland, etc., of methods by which they supervise the living conditions in their countries.

Invitations to the Commissioners of Immigration of the Port of New York, the Commissioners of the Tenement House, Parks, Health, Dock, Police, Public Charities and Correction Department and Commissioners of the Public Service Commission of the First District and the Chief Engineer of the Board of Estimate and Apportionment to advise with the Commission.

MAJOR SUBJECTS.

1. THE PRESENT CONGESTION OF POPULATION AND ROOM OVERCROWDING THROUGHOUT THE CITY.

2. THE ECONOMIC AND ADMINISTRATIVE CAUSES OF CONGESTION.

3. THE METHODS NOW EMPLOYED IN THIS COUNTRY AND ABROAD FOR RELIEVING AND PREVENTING CONGESTION.

4. Transit Facilities their Relation to Congestion.

(a) The Congestion of Population in Tenements. (b) The present density per acre in blocks and large areas such as wards. (c) Physical causes of increase of density of population. (d) To what extent have higher tenements and dwellings been constructed or have stories been added to the existing tenements or dwellings within the past ten years? (e) Size of rooms permitted, and cubic air space. To what extent have the minimum requirements been the rule? (f) To what extent have the new tenements and dwellings occupied the maximum lot area permitted? (g) Width of Streets—To what extent have the wider streets permitted the construction of high tenements (including apartment flats?)

5. Economic Causes of Increase of Density of Population.

(a) Cost of improvements such as transit, sewers, street widening, parks, etc. (b) Relation between wages and rent paid by occupants of over-crowded rooms and congested districts of tenements and dwellings. (c) Increased cost of building. (d) Relation cost of construction per room fireproof. (e) Increased cost of labor. (f) Uniformity of requirements of the Tenement House Law. (g) Concentration of Factories and long hours of work. (h) Inadequate Transit Facilities and cost of cartfare. (i) Insurance Rates. (j) High Taxes.

6. Congestion or Massing of Factories and Workers in Factories.

(a) Present Concentration of Factories and Workers in Factories. (b) Development of Factory and Loft Districts. (c) Economic Causes of Factory Construction. (d) Probable Total Requirements of Factory Space. (e) Relation of Location of Factories to Transit Problems and Traffic Congestion.

7. Congestion or Massing of Offices.

(a) Present Concentration of Factories. (b) Development of Office Districts. (c) Economic Causes of Concentration of Offices. (d) Relation of Office Congestion to Transit Problems and Traffic Congestion.

8. Congestion of Streets.

(a) Causes of Congestion of Streets.

9. Economic and Administrative Causes of Congestion. (a) The High Cost of Land. (b) Low Wages. (c) The Concentration of Factories and Offices. (d) Immigration. (e) Lack of Supervision of Living Conditions. (f) Intensive Use of Land—High Tenements and Small Yards. (g) Small Rooms. (h) Sickness. (i) The High Cost of Living. (j) The Lack of Adequate Means of Transit, and Carrying Freight. (k) Present Systems of Taxation for Municipal Purposes. (l) Present Method of Paying for the City's Improvements.

For the expense of the Commission an appropriation of \$15,000 is requested. Appointment of clerks, stenographers, a statistician, and the securing of an adequate office, stationery, maps, etc., is recommended. The Commission also asks for an extension of time to March 1, 1911, for preparing its report. The Mayor and the Board of Aldermen have been notified of the wishes of the Commission.

NEW REAL ESTATE CORPORATIONS.

- Ainsworth Realty Co., 7 Bond st; inc. May 18, 1910; capital, \$1,000; directors, Chas. A. MacHenry, Otto W. Adams, Whitmel H. Smith.
- B. W. Realty Co., 816 Broadway, Brooklyn; inc. May 12, 1910; capital, \$15,000; directors, Jacob Spiegel, Theodore Gutman, George Goldberg.
- Bache Realty Co., 220 Broadway; inc. May 18, 1910; capital, \$10,000; directors, Mac Bache, Isaac Meister, Victor Pisani.
- Barre-Bernard Co., care Herman E. Goldschmidt, 154 Nassau st; inc. May 16, 1910; capital, \$2,000; directors, Leon Barre, Wm. A. Dyer, W. G. Near.
- Beaumont Realty Co., care Harris & Harris, 68 William st; inc. May 16, 1910; capital, \$200,000; directors, Obed H. Sanderson, Robert D. Ireland, Henry C. Darling.
- Callcott Construction Co., care Gregg & McGovern, 141 Broadway; inc. May 18, 1910; capital, \$10,000; directors, Loton H. Slawson, John Graham, James G. Gregg.
- Casino Mansions Co., care Edward A. Freshman, 40 Wall st; inc. May 17, 1910; capital, \$125,000; directors, John Greenough, Alexander M. White, Edward A. Freshman.
- Chapin Realty & Building Corporation, 153 Madison av, Flushing, N. Y.; inc. May 14, 1910; capital, \$25,000; directors, Phillip Langworthy, Arthur C. Edwards, Henry W. Chapin.
- Chatsworth Park Realty Co., 277 Broadway; inc. May 12, 1910; capital, \$5,000; directors, Joseph Camner, Abram Shlivek, Walter M. Engel.
- Collins-Meeker Construction Co., care John E. Collins, 50 Church st; inc. May 18, 1910; capital, \$20,000; directors, John E. Collins, Walter C. Meeker, Frost Horton.
- Craigie, Winston & Co., 489 5th av; inc. May 12, 1910; capital, \$15,000; directors, A. Walpole Craigie, Frederick J. Winston, Percy L. Thompson.
- East 167th St. Realty Co., care Leon B. Ginsburg, 132 Nassau st; inc. May 18, 1910; capital, \$5,000; directors, Aaron Miller, Alexander Henschel, George Schoen.
- Fifth av-Sixty-Eighth St. Co., care Edward F. Clark, 165 Broadway; inc. May 18, 1910; capital, \$10,000; directors, John J. Burns, George F. Gunther, Frank C. Lowe.
- Han Construction Co., care Samuel H. Freedman, 280 Broadway; inc. May 10, 1910; capital, \$5,000; directors, Moritz Han, Henry Mathias, Charles Hyman.
- Hopkinson Realty Co., 436 Hopkinson av, Brooklyn; inc. May 14, 1910; capital, \$10,000; directors, Samuel Sassulsky, David Isacowitz, Harry Cohen.
- J. Albert Johntra Co., State st, Flushing, Borough of Queens; inc. May 14, 1910; capital, \$2,000; directors, J. Albert Johntra, Axel J. Swensen, May E. Speir.
- Kings Impt. Co., 896 Park av; inc. May 16, 1910; capital, \$5,000; directors, Richard D. Monaghan, Matthew J. Reilly, William Gibson.
- William Kleeman & Co., 311 West 59th st; inc. May 14, 1910; capital, \$1,000; directors, Bertram W. Davis, James M. Betts, Max G. Rieser.
- Madison Av and 96th St. Co., care Wm. H. Chesebrough, 111 Broadway; inc. May 16, 1910; capital, \$4,000; directors, Henry A. Mark, John M. Stoddard, Norman W. Chandler and one other.
- M. J. Monahan Construction Co., 1123 Broadway; inc. May 17, 1910; capital, \$25,000; directors, M. J. Monahan, M. J. Ford, W. R. Rose and two others.
- Monahan Realty Co., 503 5th av; inc. May 13, 1910; capital, \$10,000; directors, Hugh V. Monahan, Hugh V. Monahan, Jr., Thomas Monahan.
- One Lexington Av, care John B. Pine, 63 Wall st; inc. May 9, 1910; capital, \$250,000; directors, John B. Leavitt, Edward Corning, John S. Phillips and eight others.
- J. Paletz Co., 314 7th av; inc. May 11, 1910; capital, \$1,000; directors, Max Morris, Eugene Moskovitz, Jacob Paletz.
- Pennlane Realty Co., 165 Broadway, care Brewster & Farries; inc. May 13, 1910; directors, Joseph Brewster, Richard M. Farries, Hellmuth Moerchen.
- Provident Associates, care Van Mater Stilwell, 26 Court st; inc. May 17, 1910; capital, \$5,000; directors, Rosie Cohen, Van Mater Stilwell, Chas. S. Carrington.
- Pullman Holding Co., care Gregg & McGovern, 141 Broadway; inc. May 13, 1910; capital, \$250,000; directors, Loton H. Slawson, James G. Gregg, John T. McGovern.
- Rialto Realty Co., care L. & M. Blumberg, 98 Graham av, Brooklyn; inc. May 18, 1910; capital, \$500; directors, Jacob Litwin, Rose J. Raphael, Meyer Blumberg.
- Richmond Holding Co., New Brighton, S. I.; inc. May 18, 1910; capital, \$15,000; directors, James W. Hoey, Frank H. Curry, Charles J. Breck.
- Rosette Realty Co., 778 1st av; inc. May 5, 1910; capital, \$2,000; directors, Isaac Moskowitz, Felix Keller, Charles Merhardt.
- Schwenk Construction Co., Broadway and Grand st, Brooklyn; inc. May 11, 1910; capital, \$25,000; directors, Ladislaus W. Schwenk, Victor Obecny, M. V. Dorney and two others.
- Solfen Realty Co., care Spiro & Wasservogel, 140 Nassau st; inc. May 17, 1910; capital, \$1,000; directors, Nathan Goodman, Philip Siff, Pearl W. Fass.
- Summit Building Co., 116 West 164th st; inc. May 12, 1910; capital, \$5,000; directors, Louis Meckes, Lena A. Meckes, George P. Morell, and one other.
- Thomax Realty Co., 28 West 27th st; inc. May 17, 1910; capital, \$5,000; directors, Max Thorn, Julius Miller, Oscar H. Geiger.
- Tri-State Building Co., care Reardon Realty Co., 45 West 34th st; inc. May 16, 1910; capital, \$30,000; directors, J. Tiers Reardon, George Gascoigne, J. Jessen Dall.
- Tubular Frame Construction Co., 5 Beekman st; inc. May 13, 1910; capital, \$50,000; directors, Wm. H. Natter, Charles Borland, Wm. A. Shepard, and three others.
- Universal Syndicate, Inc., 45 West 34th st; inc. April 28, 1910; capital, \$10,000; directors, Samuel Piser, Rebecca Greenson, Frederick W. Murphy.
- Waters-Gatling Impt. Co., 90 West st; inc. May 16, 1910; capital, \$60,000; directors, John R. Waters, Edward J. Koch, Richard E. Gatling.

WANTS AND OFFERS

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COMPANY
REAL ESTATE-INSURANCE
 KNICKERBOCKER TRUST BLDG.
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ARCHITECT, civil engineer, varied practical experience, desires charge of buildings, grounds, mechanical plant, etc.; maintenance, repair, improvements, large corporation property, estate or industrial plant. BOX 70, Record and Guide.

MONEY TO LOAN ON BOND & MORTGAGE
 FRANK B. MADDEN,
 Attorney and Counsellor at Law,
 Singer Building, New York.

WANTED for sale and management properties in the lower West Side Italian Section and Greenwich Village. LEOPOLD PORRINO, 552 West Broadway.

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

AT AUCTION
Thursday, June 9
 At 12 o'clock noon, at Exchange Salesroom
 14-16 Vesey Street, New York City
Executor's Sale
122-124-126 W. 136th St.
 Three three-story and basement brownstone and brick private Dwellings; to be sold as one parcel. Size of plot, 45 x 95.11.
 Title policies free
 TILLOTSON & KENT, Att'ys
 90 West St., New York City
AUCTIONEER
J. H. Day
 31 NASSAU STREET
 NEW YORK CITY

WANT
Particulars of Business Property
FOR SALE OR TO LEASE
 Canal to 59th Street
HEIL & STERN
 Uptown Office 1165-1167 Broadway N. W. Cor. 27th St.
 Downtown Office 604-606 Broadway S. E. Cor. Houston St.

REAL ESTATE NOTES

Corn & Co. have moved their real estate office to 259 5th av. Post & Reese were the brokers in the sale of East 77th st, reported in our last issue.

Jacob Shongutt will open offices at 978 Intervale av. He will transact a general real estate and mortgage business.

James Nolan has opened offices for the transaction of a general real estate business at No. 446 E. Tremont av.

Chas. F. Noyes sailed for Europe on May 25. His trip will include brief stays in England, France, Switzerland and Italy.

The Charles F. Noyes Company announces the election of Fisher P. Weaver as a member of its Board of Directors.

Among the passengers sailing on the "Mauretania" to-day was Major Ernestus Gulick, who has gone abroad to attend the London Horse Show.

The second public hearing of the New York City Commission on Congestion of Population will be held in the lower East Side in the auditorium of Public School No. 62, on Hester st, between Essex and Norfolk sts, Wednesday night, June 8, at 8 o'clock. Opportunity will be given every citizen to state conditions of congestion in his neighborhood.

Minutes of a special meeting of the Board of Governors of the Real Estate Board of Brokers of the City of New York, held May 30, 1910: Whereas, It is our sad duty to record the death on May 30, 1910, of Edward McVickar, a member of the Board, be it, Resolved, That the Real Estate Board of Brokers of the City of New York recognize in the business life of Edward McVickar a leader in thought and action, a man of principal and integrity, justly esteemed for his high character and devotion to duty. And be it further Resolved, That we respectfully present to his widow our heartfelt sympathy for her in her bereavement. And be it further Resolved, That a copy of these resolutions be spread upon the minutes and a

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 18 years

160 Broadway, New York 188 Montague St., Brooklyn

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon. Depository for moneys paid into Court.

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee, or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT,	} Vice-Presidents.	HERBERT E. JACKSON, Comptroller.
THORWALD STALLKNECHT,		LEWIS H. LOSEE, Asst. Genl. Manager.
ARCHIBALD FORBES, Treasurer.		U. CONDIT VARICK, } Asst. Treasurers.
WALTER N. VAIL, Secretary.		ROBERT I. SMYTH,
		GEORGE A. FLEURY,
		FREDERICK D. REED, } Asst. Secretaries.

DAVID B. OGDEN, Counsel.

EXECUTIVE COMMITTEE

EDWIN W. COGGESHALL, Chairman.	HENRY MORGENTHAU
GEORGE F. BUTTERWORTH	JAMES N. WALLACE
WILLIAM P. DIXON	ALBERT H. WIGGIN
PHILIP LEHMAN	
JOHN T. LOCKMAN	
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For Reports on Building Operations, send to F. W. Dodge, Co., New York, Boston, Philadelphia, Pittsburg and Chicago.

REAL ESTATE MORTGAGES
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 170 BROADWAY, N. Y.
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copy engrossed and presented to his widow and a copy sent to the daily papers and to the Record and Guide. Messrs. A. D. Porter, William Henry Folsom and Walter Stabler were appointed to represent the Board at the funeral services.

FERRIES BETWEEN CLASON POINT, COLLEGE POINT AND MALBA PIER.

The Clason and College Point Ferry Company, recently organized with a capital of \$100,000, has secured from Dock Commissioner Tomkins, by authorization of the Sinking Fund Commissioners, a permit to operate a ferry line between Clason Point road, on the Bronx shore, and the foot of North 10th st, College Point. The city has signed a ten-year lease with the company at a rental of two per cent. of the gross receipts with a renewal privilege for a like period under the same terms. The directors of the company say that the Queens and Bronx shores will be accessible by way of the new ferry line before the end of July.

The company has acquired title to the shore frontage of its Queens terminal and riparian rights to land extending about 900 feet under water. At Clason Point the riparian rights extend as far out as the Government lines.

Arrangements will soon be perfected for the connection of the ferry on the Queens shore with trolley lines. On the Bronx side the end of the line running to Clason Point is at the ferry. In Queens a loop is proposed from 1st av, the north shore terminal of the ferry to 99th st, Manhattan, to the foot of 10th st. The operation of cars over this loop would furnish transit facilities to Flushing, Malba, Whitestone and a considerable stretch of virgin territory on the north shore.

By an agreement between the new ferry company and William C. Demorest, plans were also perfected for the operation of ferry-boats between Clason Point and the Malba pier, on the water front of Whitestone. This line is suggested principally for the connection of automobile highways in the Bronx and Westchester County with Long Island roads.

IMPENDING DANGER IN LOFT CONSTRUCTION

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK

The Supply Much Larger Than Demand—Conditions on Fourth Avenue Justify Warning to Builders and Speculators.

THE construction of mercantile buildings in the district known as "the loft zone" has made such rapid strides during the past eighteen months that fear of an overproduction is being expressed even in quarters which are not wont to prophecy disaster. Statistics of this unprecedented loft construction were published in last week's issue of the Record and Guide and the character of the territory has been analyzed. Uppermost in the minds of real estate men who are of the belief that the supply is already much larger than any demand now existing—or likely to exist for many years to come—the question arises: How will the owners of these buildings be able to carry them until they can be placed on a paying basis?

There is no denying the fact that in the Fourth avenue section most of the lofts completed are untenanted. While in some of the buildings the vacancies are only 25 per cent. they amount in other cases to 50 and 75, and in a few to 85 and 90 per cent. of the rental capacity. A building completed on Fourth avenue some months ago possesses only one tenant, who occupies part of a floor.

HAS THE DANGER LINE BEEN REACHED?

The causes need not be considered here; they were set forth in last week's article. To-day we wish to point to the danger line which seems to have been reached by speculative builders of lofts in the midtown section. The construction boom has lately been concentrated between Fourth and Seventh avenues from 14th to 33d st.

For many years dormant, this section has suddenly received the attention of a great number of speculators, who are rushing the construction of lofts with the utmost speed and ignoring the fact that recently completed buildings in the immediate neighborhood have failed to attract tenants. A gradual reconstruction of Fourth avenue is desirable, but no reason can be advanced for this haste to tear down whole blockfronts of old houses and erect 12 and 16-story lofts in a rush.

MANY YEARS AHEAD OF REQUIREMENTS.

Fourth avenue has not been benefited by any municipal improvement in the last few years and none is planned for the near future. The transit facilities have been the very best for a long time, and the proposed Broadway-Lexington route will rather tend to carry the population to other districts than be of help to this section. Doubtless all the buildings under construction and already erected will be gradually filled with tenants. But the present rate of construction has furnished a supply sufficient for many years. Some real estate people whose experience qualifies them to speak on this subject claim that the output of lofts is four or five years ahead of business requirements. It may not be that long until vacancies become rare, but the fact is indisputable that these vacancies exist at the present time to such an extent as to justify a warning to builders and speculators. Let anyone who holds a different opinion take a walk from 14th st to 28th st and glance at the numberless untenanted stores and lofts.

It may be possible, but it is not very probable, that all of these vacancies or even a good part of them will be filled soon. The impending disaster can be avoided by a discontinuance of loft construction. Should a crash occur for any cause its effect would be felt in the whole real estate field.

NEW ERA FOR PENNSYLVANIA DISTRICT.

While an overproduction of lofts has also been going on in the section west of Broadway, in the Pennsylvania District, conditions in this part are not of such serious nature as along Fourth avenue. The opening of the Pennsylvania terminal will transform Seventh avenue into a commercial thoroughfare, and many wholesale houses will find it convenient to locate here. Lofts erected in this section, while also lacking in tenants, do not show such a large percentage of vacancies as the structures east of Broadway. Some office buildings around 23d st, which have been completed for some time, are just now getting a sufficient number of tenants to give the place an appearance of activity. That a new era is dawning for Seventh avenue is

apparent and a gradual transformation, not hasty and untimely, as on Fourth avenue, can be looked forward to by real estate brokers and speculators.

TENANTS TO COME FROM DOWNTOWN.

Mr. Wright Barclay, who has a good knowledge of real estate affairs along 4th av and is interested himself in the building and managing of loft structures, expresses the opinion that there is an over-production of rentable space in loft buildings on 4th av between 18th and 34th sts.

"The conditions could not be otherwise," he says, "for the reason that all loft buildings are new in this section, some only having just been completed and others not yet finished. There is a good demand for lofts along the av and all the space now offered will find good tenants, but as nearly all the tenants are coming from downtown districts the lofts in the new uptown section only rent as downtown leases expire. Many have expressed their desire to move to the new uptown section, while others are afraid to join the pioneers just yet, and are renewing their downtown leases on only short terms.

"Fourth av has made wonderful strides in the past 18 months and its future as a loft building section is now well established and will continue to grow steadily, but the improvements from now on will be more gradual, which will be of benefit to the 4th av investor and will make 4th av ultimately the most successful loft building section on Manhattan Island."

RENTING CONDITIONS IN THE MANUFACTURING DISTRICT.

For new building projects the end has come for this year, because it would not be possible under ordinary circumstances to start a new operation in June and have it finished in time for the next renting season. Mr. Wilbur C. Goodale, of S. B. Goodale & Son, a leading agent and broker in the new Manufacturing District, west of Broadway and north of 23d st, entertains the opinion that there will be sufficient demand to rent the buildings now under construction in that district up to the extent of seventy-five per cent. of their space.

"Then if builders will not operate so freely next year, there will be no vacancy at all in another year in the supply of loft space," continued Mr. Goodale. "There is not much more building to do in this particular section before the reconstruction of Seventh avenue will begin, and this latter improvement seems to be indicated. It will be a swift transformation and a successful one. The type of construction will be loft buildings of twelve to sixteen stories.

"There are three or four trades yet to come into this district from downtown, including millinery and men's hats. Cloaks and suits are here, also skirts and waists; half the furriers are here and the rest are coming. The original schedules of rent rates have been fully maintained. Construction has not been so badly overdone in this section so far. All light lofts will rent well, and the vacancies will be in those which are dark. Clothing manufacturers will pay for window space as for floor space. The fur trade is the only one that can make use of dark lofts."

CONSEQUENCES TO DOWNTOWN PROPERTY.

Mr. H. L. Moxley, of 320 Broadway, a large renting agent in the downtown sections, frankly admitted when interrogated for the Record and Guide that the uptown movement was leaving "holes" in the downtown loft building. But Mr. Moxley said that this was only a temporary condition. There had been uptown movements before, and the same rotation of tenants as in the past would follow in due course, when new firms and industries would come in and the vacancies would be filled.

There is a constant expansion going on in business lines, and it is not a fixed quantity that owners have to deal with. Young men are constantly branching out for themselves, and new lines of industry come in—from nobody knows where exactly. A business location in old New York will never cease to be desirable for somebody, and is not likely to go long untenanted, in normal times.

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, June 6.

VAN CORTLANDT AV—From Sedgwick av to Van Cortlandt Park South; 1 p. m.

CORNELL AV—From White Plains road to Bronx River; 12 m.

BENSON AV—From West Farms road to Lane av; 3 p. m.

LANE AV—From Westchester av to West Farms road; assessment; 11 a. m.

SEDGWICK AV—From Jerome av to 169th st; 1 p. m.

HAVEN AV—From 170th st to Fort Washington av; 10 a. m.

EAST 161ST ST—From Brook av to 3d av; 3.30 p. m.

LACOMBE AV—From Bronx River to Westchester Creek; 9.30 a. m.

PUBLIC PL—At Mosholu av and Broadway; 11 a. m.

GUN HILL ROAD—From Webster av to Elliott av; assessment; 2 p. m.

RIVERSIDE DRIVE—From 158th st to 165th st; 2.30 p. m.

UNNAMED ST—From Amsterdam av to Audubon av; 3.30 p. m.

Tuesday, June 7.

MT. OLIVET AV—Queens.

VAN CORTLANDT AV—From Sedgwick av to Van Cortlandt Park South; 1 p. m.

CORNELL AV—From White Plains road to Bronx River; assessment; 11 a. m.

TAYLOR ST—From Morris Park av to West Farms road; 2 p. m.

Wednesday, June 8.

GUN HILL ROAD—From Jerome av to Mosholu Park North; 11 a. m.

ROSEWOOD ST—From Bronx Boulevard to Cruger av; 1.30 p. m.

Thursday, June 9.

GUN HILL ROAD—From Jerome av to Mosholu Park North; 1 p. m.

WEST 218TH ST—From Seaman av to 9th av; 1 p. m.

Friday, June 10.

4TH AV—From Monroe av to Tompkins av, Richmond; 11 a. m.

BUENA VISTA AV—From 172d st to 173d st; 3 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL, 258 BROADWAY.

Monday, June 6.

LOOP 5—City's proof of value; 11 a. m.

LOOP 1—City's proof of value; 2 p. m.

15TH TO 18TH ST, NORTH RIVER—City's proof of value; 2 p. m.

Tuesday, June 7.

FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.

LOOP 1—Claimant's proof of value; 2 p. m.

PIERS 32 AND 33—Claimant's proof of value; 10 a. m.

LOOP 5—City's proof of value; 11 a. m.

Wednesday, June 8.

BRIDGE 4—Claimant's proof of value; 11 a. m.

LOOP 5—Claimant's proof of value; 11 a. m.

15TH AND 18TH ST, NORTH RIVER—City's proof of value; 2 p. m.

Thursday, June 9.

FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.

PIERS 32 AND 33—Claimant's proof of value; 10 a. m.

LOOP 5—City's proof of value; 11 a. m.

Friday, June 10.

15TH AND 18TH ST, NORTH RIVER—City's proof of value; 10 a. m.

LOCAL IMPROVEMENTS.

BRONX.

The President of the Borough of the Bronx gives notice that the following petitions have been presented and are on file in his office for inspection:

BROWN PL.—Regulating and grading, setting and resetting curb, laying and relaying sidewalks a space four feet wide, laying and relaying crosswalks and paving with granite blocks on a concrete foundation Brown pl, bet East 132d st and East 133d st, and all work incidental thereto.

181ST ST.—Paving with asphalt blocks where the grades are 5½ per cent., setting and resetting curbstone in East 181st st, from Park av East to Boston rd, and with granite blocks where the grades are 5½ per cent. or over, and all work incidental thereto.

COMMISSIONERS OF ESTIMATE.

BILLS OF COST.

ROSEDALE AV.—The Commissioners of Estimate, appointed to acquire title to the lands required for the opening and extending of ROSEDALE AV, bet Westchester av and West Farms rd, in the 24th Ward, Borough of The Bronx; COMMONWEALTH AV, bet Westchester av and West Farms rd, in the 24th Ward, Borough of the Bronx; ST. LAWRENCE AV, bet Westchester av and West Farms rd, in the 24th Ward, Borough of the Bronx, give notice that the supplemental and additional bill of costs, charges and expenses incurred by reason of the proceedings in the above-entitled matter will be presented for taxation to one of the Justices of the Supreme

Court on the 10th day of June. A copy of the bill of costs has been filed with the County Clerk.

174TH ST.—The commissioners of estimate appointed in the matter of acquiring title to the lands required for the opening and extending of West 174th st, from Aqueduct av to Undercliff av; West 175th st, from Aqueduct av to Undercliff av; West 176th st, from Aqueduct av to Sedgwick av; Montgomery av, from West 174th st to West 176th st, and Popham av, from West 174th st to West 176th st, in the 24th Ward, Borough of the Bronx, give notice that the bill of costs incurred by reason of the proceedings will be presented for taxation to the Supreme Court on the 16th day of June, 1910, and that the said bill of costs, charges and expenses has been deposited in the office of the Clerk of the County.

FINAL REPORT.

223D ST.—The Commissioners of Estimate appointed to acquire title to the lands required for the opening and extending of EAST 223D ST, bet Laconia av and Bronxwood av, EAST 224TH ST, bet Laconia av and Bronxwood av; East 225TH ST, bet Laconia av and Bronxwood av, all of said streets being in the 24th Ward, Borough of the Bronx, give notice that their final report will be presented to the Supreme Court for confirmation on June 3. A copy of the report has been filed with the County Clerk.

223D ST.—The Commissioners appointed to acquire title to the lands required for the opening and extending of EAST 223D ST, bet Laconia av and Bronxwood av; EAST 224TH ST, bet Laconia av and Bronxwood av; EAST 225TH ST, between Laconia av and Bronxwood av, all of said streets being in the 24th Ward, Borough of the Bronx, will present the final report for confirmation to the Supreme Court on June 7. A copy of the report has been filed with the County Clerk.

APPOINTMENT OF COMMISSIONERS.

THROGS NECK BOULEVARD.—The Supreme Court has appointed John J. Lenehan, Francis W. Pollock and Timothy E. Cohalan as Commissioners of Estimate in the matter of the application of the city relative to acquiring title to the lands required for the opening and extending of THROGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive, in the 24th Ward, Borough of the Bronx. The Corporation Council gives notice that the Commissioners will attend at a Special Term to be held at Part II. thereof, at the County Court House, on the 13th day of June, 1910, for the purpose of being examined under oath by the Corporation Council or any person having any interest in said proceeding, as to their qualifications to act as such Commissioners.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

BRONX.

PERRY AV.—Regulating and re-regulating, grading and regrading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and placing fences bet Mosholu Parkway North and Woodlawn rd. Area of assessment: Both sides of Perry av, from Mosholu Parkway North to Woodlawn rd, and to the extent of half the block at the intersecting streets. Due July 25, 1910.

BOARD OF ESTIMATE.

An incipient insurrection of the Borough Presidents of The Bronx, Brooklyn, Queens and Richmond against the Comptroller and the President of the Board of Aldermen was quelled at yesterday's meeting of the Board of Estimate by Mayor Gaynor, who acted as peacemaker. Mr. Prendergast asked for the control of all expenditures made by the different heads of departments and Mr. Mitchel came to his assistance with a resolution granting his request. The Borough Presidents, not having been consulted, opposed the Comptroller's demand and Mr. Steers of Brooklyn led the opposition by saying they were ready to become insurgents. After the assurance was given by Mayor Gaynor that hereafter all matters coming before the Board of Estimate will be submitted to all members of this body, the Borough Presidents consented to let the resolution pass. It reads as follows:

"Resolved, That all boards, departments, bureaus, commissions or offices of the city or county government, authorized by this board to incur obligations and execute contracts payable out of corporate stock, be and they hereby are directed to submit to this board for its approval, plans, specifications, and estimates of cost, prior to advertising for bids upon public works, funds for which have been released since January 14, 1910, or may be released hereafter from the provisions of the resolution adopted by the Board of Estimate and Apportionment on January 14, 1910, or may be authorized in the corporate stock budget now before this board, except that during the period which intervenes between the date of adjournment of this Board in July, 1910, and its first meeting in September, 1910, such plans, specifications and estimates shall be submitted to the Comptroller for his approval."

The Corporate Stock Budget Committee reported that it had made radical increases for the Department of Charities which will receive an additional \$409,000 above the amount already granted.

The widening of the roadway of 42d st, between Park and 8th avs, and removing encroachments extending more than 2½ feet beyond the building line; narrowing the sidewalk on the easterly side of 5th av, between 47th and 48th sts, from 30 to 22½ feet and for the removal of encroachments, was decided upon at yesterday's meeting. The widening of 42d st has been under consideration for several years and a portion of it has already been widened to 68 feet to permit of the separation of grades at 5th av. As this grade separation appears to be unlikely to be carried out, it is believed that the plan adopted is a reasonable one. On 5th av, between 47th and 48th sts, the westerly sidewalk has already been narrowed, and the resolution now presented makes the easterly sidewalk conform therewith.

Resolutions providing for the widening of and the removal of encumbrances on 34th st, between Park av and the Hudson River, and for the widening of the roadway of 23d st, from 2d av to the Hudson River, and the removal of encumbrances on 23d st, from the East River to the Hudson River, were submitted by Borough President McAneny and referred to a special committee for consideration.

PROPERTY EXEMPTED FROM TAXATION.

The Chamber of Commerce Gives a History of Personal Tax Laws.

IN a report of the Committee on Taxation of the Chamber of Commerce on the proposed exemption of personal property from taxation a memorandum of the history of the personal tax law is contained. It shows that under the laws of the early days of New York State all property, both real and personal, was taxable at the same rate, and that one after another many important exemptions, more particularly of personal property, have been decided upon by the Legislature. The tax legislation dates from before the year 1800. It existed in substantially its present form in 1800, except that many important exemptions have been imposed since that date. The main exemptions are:

1800.

The debts of a taxpayer shall be deducted from his personal property and he shall be taxed only on the balance. This provision remains in force without substantial change at the present day.

Household furniture of less than \$200 value shall be exempt. This remains in force at the present day, but enlarged to include all property exempt from execution, except exempt homesteads.

1820.

Provision for exempting property of the United States.

1823.

Real property belonging to the United States.

Real property belonging to the State. In 1896 this was enlarged to include all property of the State, except its wild forest lands.

Property belonging to educational, literary, charitable and religious corporations. This has been changed from time to time by mentioning particularly the various kinds of corporations of the same general class; e. g., library, historical, patriotic, cemetery, etc., but the exemption exists in substantially the same form at the present day.

The Act as originally passed in 1823 exempted all the property of such corporations of every kind and nature. This was continued by the Revised Statutes of 1828. In 1855 this exemption was limited to apply only to all the personal property of such corporations and to their real estate devoted to the purposes for which they were founded.

The public buildings of counties and municipalities, such as school, court and almshouses, and jails. This was limited in 1896 to the property of municipal corporations held for public use, except that portion thereof as is outside of the municipality.

The real and personal property of clergymen not exceeding \$1,500 in value.

Property exempt by the Constitution of the United States.

Property exempt by the Constitution of the State of New York.

Manufacturing and marine insurance companies not making more than 5 per cent profits could commute paying personal property tax by paying five per cent of their net income. This was repealed in 1853.

The surplus profits of corporations not exceeding ten per cent of their capital.

1855.

The personal property of a domestic mutual life insurance company incorporated before 1849 over and above \$100,000.

1856.

The exhibition grounds of an agricultural society. (Laws of 1856, chap. 183, p. 304.)

1857.

The real property of a railroad company crossing public lands, as streets, public parks, etc. This was in part repealed by the Special Franchise Tax Law.

The deposits in savings banks due depositors.

1880.

Laws of 1880, chap. 542, p. 763, imposed a franchise tax on all corporations. The Act exempted their personal property from taxation; doubtless by mistake, for it was amended one year later to provide that such personal property should be exempt from taxation for state purposes only.

The personal property of life insurance companies. This act provided a franchise tax on life insurance companies and contained a provision exempting their personal property from taxation. This act was repealed in 1887. This property was already exempt under the Act of 1857, which exempted the accumulations of domestic life insurance companies.

1891.

The real property of an association of volunteer firemen used as such and not exceeding \$15,000 in value.

1892.

Parsonages not exceeding \$2,000 in value.

Lands of an Indian reservation.

1897.

Real estate purchased with pension money, or such proportion thereof as represents the investment of the pension money. Certain specific canal bonds.

1901.

The unearned premium reserve of fire, casualty or surety insurance companies.

The personal property of national and state banks and trust companies.

By this Act trust companies are expressly exempted from all personal property taxation, a franchise tax of one per cent on the value of the shares without any deductions whatever being substituted.

It is not lawful for the state legislature to tax the franchises of national banks, therefore the legislature preserves what purports to be a personal property tax on the shares of the banks, both state and national. By this act, however, this tax is made entirely independent.

Mortgages were previously taxed as personal property. The Act of 1905 exempted them from that tax and taxed them at the rate of one-half of one per cent instead of at the personal property tax

rate. This took them out of the general property tax and substituted an excise tax for the regular tax on the property. The character of the tax as an excise tax was definitely established by the Act of 1906, when the annual tax was abolished entirely and a recording tax on the right to record and enforce mortgages was substituted.

1909.

The amount paid to the municipality by Public Service Corporations in payment for the right to exercise their franchises shall be deducted from the special franchise tax.

INCREASE IN MORTGAGE INSURANCE RATES

The following notice has been sent out by the Lawyers' Title Insurance and Trust Company to all attorneys doing business with it: "After June 1 next all mortgage insurance, whether the mortgage is a building loan or otherwise, where the mortgagor is taking title at the time of making the mortgage and is being insured as purchaser, will be charged for at the regular reissue rates, with 25 per cent. off to attorneys in New York and 15 per cent. on Long Island." It is understood that similar action will be taken by the other title insurance companies. For years the companies have made a nominal charge of only \$5 for a policy in favor of the mortgagee in cases where they have already guaranteed the title for the owner. At the offices of the Lawyers' Title Insurance Company it was said that the additional charge is not really a new rate, but an old one that had never been formally abandoned.

ELEVENTH AVENUE FIGHT NOT ABANDONED.

Mayor Gaynor has not relinquished hope to compel the Central Railroad to remove its tracks from 11th av or make other changes to safeguard lives of citizens. He has addressed the following letter to Corporation Counsel Watson:

"The Legislature having adjourned without passing any bill concerning the tracks of the New York Central Railroad Company on the West Side of the city and on 11th av, notwithstanding the effort we made to obtain such legislation, would it not be well to see if the Governor would bring it before the extra session which is to be called? Will you be so good as to inquire into the matter and let me know the result, as early as may be?"

CORPORATION TAX TO BE COLLECTED.

Secretary MacVeagh, of the United States Treasury Dept., says that notwithstanding the failure of the U. S. Supreme Court to pass on the constitutionality of the corporation tax, the treasury will proceed to collect it as required by law. Should the court, after reargument, declare the tax not constitutional, the money collected will be refunded without the necessity of legislation, the statutes making ample provision for the return of taxes paid wrongfully or in error. The corporation tax is collectible on June 30. The assessments on that account have aggregated a trifle in excess of \$27,000,000, while the taxes paid to date amount to \$675,325. The Supreme Court adjourned until October 10.

THREE BILLS NOT PASSED BY LEGISLATURE.

Among the bills not passed by the Legislature are three measures which provided for the use of material excavated in subway building or dredging as fill, amending the present grade crossing law which prevents the opening up of new territory and imposes an unfair burden on the city and its property owners, and providing for a change in the payment of contractors and defining conditions under which percentage bidding must be used for bidding on city work.

These measures were approved by the Board of Estimate after being passed upon by special committees.

TAXPAYERS ALLIANCE MEETING.

At the last meeting of the Taxpayers Alliance held on May 28 the following matters were discussed: There was considerable opposition to the proposal to have the city pay for the widening of East 161st st, the sentiment of the members present being in favor of assessing the property benefited; among the other matters approved was the selection of City Hall Park as the site for the new Court House; as was also a motion that the Commissioner of Jurors have a branch office in the Borough of the Bronx.

BILL TO EXEMPT PERSONAL PROPERTY LOST.

The attempt to abolish the tax on Personal Property has been unsuccessful. The Legislature has not been given a chance to express its view on the merits of the bill which was introduced to exempt personality from taxation. The bill was buried in the Committee of Rules and no vote was taken on it. Mayor Gaynor is said to have expressed the opinion that it would be possible to get the exemption of personal property from taxation into the new city charter, which will come up for passage next year.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000 and 203 Montague St., Brooklyn 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

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas. Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS Real Estate 284 COLUMBUS AVENUE

VOLUNTARY AUCTION SALES.

June 7.

BRYAN L. KENNELLY.

175 lots situated on aqueduct, Tremont, Sedgwick, Andrews, Cedar and Morris avs, and 176th, 177th and 179th sts.

June 8.

Water st, No 649, s s, 266.8 e Gouverneur slip, 16.8x70, 3-sty brk building. 70th st, Nos 501 to 505, n s, 98 e Av A, 75x100.5, 5-sty brk factory. 37th st, No 228, s s, 340.7 w 7th av, 28.1x98.9, 5-sty brk tenement. 40th st, No 304, s s, 150 w 8th av, 25x98.9, 4 and 5-sty brk tenements. Spring st, Nos 170 to 176, s s, 37.4 w West Broadway, 85.6x63.10x-x66.6, four 3-sty brk tenements. Broadway, s e s, 615.1 s w Dyckman st, 54.7x188.10x50x210.10, vacant. Emerson st, n e cor Cooper st, 100x100, vacant. Bank st, No 96, s s, 13.11 e Greenwich st, 18.10x54.6x17.2x48, 3-sty brk dwelling.

WM. KENNELLY, JR.

Valentine av, No 2983, s w cor 201st st, 19.10x95.4x7.9x100, 3-sty frame dwelling.

JOSEPH P. DAY.

June 9.

Beekman st, Nos 109 & 111, s s, 53.10 e Pearl st, 38.4x-7-sty brk loft and store building. Greenwich st, Nos 303 to 307, n e cor Chambers Chambers st, Nos 165 to 169, st, 78.10x132x-x-4 and 5-sty brk and stone buildings and stores. 148th st, No 415, n s, 137 e Convent av, 18x99.11x18x90.11, 3-sty brk and stone dwelling. Convent av, s w cor 133d st, 50x100, vacant. Tremont av, s e cor Monroe av, 24.6x60.11, vacant. 136th st, Nos 122 to 126 W, s s, 465 e 7th av, 45x99.11, three 3-sty stone front dwellings. Greenwich st, Nos 299 & 301, s e cor Chambers st, Nos 164 to 168, 40x130, 5-sty brk buildings and stores.

ADVERTISED LEGAL SALES.

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

June 3 and 4.

No Legal Sales advertised for these days.

June 6.

St Lawrence av, No 1223, Van Nest. Robert J Culane agt Conrad Lofink; Asa L Carter, att'y, 60 Wall st; John S Shea, sheriff. Sheriff's sale of all right, title, &c, which defendant had on March 30, 1910, or since. By Daniel Greenwald. 8th st, No 39, n s, 554.5 w 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.

June 7.

127th st, No 74, s s, 127.6 w Park av, 12.6x99.11, 3-sty stone front dwelling. Chas C

Jacobs agt F James Parks; Ralph K Jacobs, att'y, 215 Montague st, Brooklyn; Rich W Holaman, ref. (Amt due, \$320.89; taxes, &c, \$271.36; sub to two prior mortg aggregating \$8,500.) Mort recorded Jan 10, 1910. By Joseph P Day. 5th av, No 2195, e s, 50 s 134th st, 24.11x75, 5-sty brk tenement and store. Stephen D Pringle agt Davis Levy et al; Chalmers Wood, att'y, 52 William st; A Leo Everett, ref. (Amt due, \$22,256.89; taxes, &c, \$1,400.) Mort recorded Jan 31, 1906. By Joseph P Day. 143d st, No 241, n s, 425 e 8th av, 25x99.11, 6-sty brk tenement. Belle G Bernheimer extrx et al agt Joseph Newmark et al; Sigmond Wechsler, att'y, 32 Broadway; Max S Bevins, ref. (Amt due, \$27,624.85; taxes, &c, \$536.97.) Mort recorded June 26, 1905. By Joseph P Day. 2d av, No 158, n e cor 10th st, 25x105, 10th st, Nos 201 & 203, leasehold, 5-sty brk tenement and store. Samuel Williams et al agt Morris Dlugasch et al; Krakower & Peters, att'ys, 309 Broadway; Collin W Lennan, ref. (Amt due, \$20,741.77; taxes, &c, \$2,000.) Mort recorded April 17, 1906. By Joseph P Day. 5th av, No 2040, s w cor 126th st, 20.10x83, 4-126th st, No 2, s w cor 126th st, 20.10x83, 4-dwelling. George Waddington, trustee, &c, agt Emily G Painter et al; Robinson, Biddle & Benedict, att'ys, 79 Wall st; Richard H Clarke, ref. (Amt due, \$36,811.40; taxes, &c, \$650.) Mort recorded March 9, 1906. By Herbert A Sherman. Hughes av, s e cor 189th st, runs s 189th st, Nos 620 to 636, 100 x e 175 to Belmont av, x n 100 x w 175 to beg, three 4, and two 5-sty brk tenements, stores on corners. Gerson M Krakower agt The East 189th Street Building & Construction Co et al; Krakower & Peters, att'ys, 309 Broadway; Frank B York, ref. (Amt due, \$24,010.88; taxes, &c, \$-.) Mort recorded Nov 11, 1909. By Joseph P Day. 96th st, No 206, on map No 204, s s, 117.3 w Amsterdam av, 27x100.8, 5-sty brk tenement. Sheriff's sale of all right, title, &c, which Mary B Cunningham had on March 30, 1910, or since; Samuel A Singerman, att'y, 35 Nassau st; John S Shea, sheriff. By Daniel Greenwald.

June 8.

Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry landing 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. 119th st, Nos 23 to 35, on map Nos 23 to 29, n s, 207.5 w 5th av, runs n 84.5 x n w 51.3 x n w 44.3 x s 7.11 x w 6 x s 100.11 x e 98.7 to beg, two 6-sty brk tenements. The State Bank agt Jacob Cohen et al; Walter T Kohn, att'y, 309 Broadway; Daniel F Lynch, ref. (Amt due, \$9,224.42; taxes, &c, \$2,000.) Mort recorded Oct 17, 1906. By Joseph P Day. 135th st, No 174, s s, 250 e 7th av, 25x99.11, 5-sty brk tenement. Gilbert R Hawes agt Susie H Stewart et al; Cooper & Baer, att'ys, 20 Vesey st; Alexander Wolf, ref. (Amt due, \$2,359.33; taxes, &c, \$1,200; sub to two prior mortg aggregating \$27,500.) Mort recorded Jan 18, 1908. By Samuel Marx. 5th av, Nos 1315 to 1319, s e cor 111th st, 50.11x111th st, No 2, e cor, 6-sty brk tenement and stores. The State Bank agt Edmund Frank et al; Jerome A Kohn, att'y, 1400 5th av; Richard H Clarke, Jr, ref. (Amt due, \$30,026.82; taxes, &c, \$500.) Mort recorded Feb 23, 1906. By Samuel Marx. 126th st, Nos 330 & 332, s s, 433.4 e 2d av, 41.8x99.11, 6-sty brk tenement and stores. Metropolitan Trust Co of the City of N Y agt Rosalia Meli et al; John B Pine, att'y, 63

THOMAS DIMOND All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET Works: West 33d Street Tel., 1085 Murray Hill NEW YORK

Wall st; Benjamin Barker, ref. (Amt due, \$35,955.98; taxes, &c, \$1,243.85.) Mort recorded July 11, 1906. By Joseph P Day. Pleasant av, No 88, w s, 330 s 216th st, 20x100, Wakefield. Mary A Sheldon agt Benjamin G Irving et al; Earnest R Eckley, att'y, 43 Wall st; Geo N Boehm, ref. (Amt due, \$5,118.29; taxes, &c, \$536.97.) Mort recorded May 7, 1906. By Joseph P Day. Washington av, Nos 1414 & 1416, e s, 100.7 n 170th st, 50.7x150.2x52.3x150.1, two 2-sty frame dwellings. Eliza Wildey agt John F Burt et al; Thornton & Earle, att'ys, 38 Park Row; Algernon S Norton, ref. (Partition.) By Joseph P Day.

June 9.

Mangin st, No 26, je s 125.4 n Broome st, 25x1 Tompkins st, No 19, 200.2 to Tompkins st, 2-sty brk stable and vacant. Tompkins st, No 15, w s, 75 n Broome st, 25x100, 4-sty brk tenement. Walter D Starr et al, admrs, &c, agt Chandler D Starr et al; Wilfred N O'Neil, att'y, 135 Broadway; Chas L Hoffman, ref. (Partition.) By Joseph P Day. Washington av, n e cor 188th st, runs e 230 x n 188th st, 352.11 to 189th st, x w 230 x n 189th st, 352.11, 2-sty stone front dwelling and two 2-sty frame dwellings and vacant. City Real Estate Co agt Archibald J MacFarland et al; Harold Swain, att'y, 176 Broadway; Robert J H Powell, ref. (Amt due, \$54,726.93; taxes, &c, \$10,962.36.) By Joseph P Day.

June 10.

105th st, No 105, n s, 100 w Columbia av, 25x100.11, 5-sty brk tenement and stores. Rosa Frank agt Rose T Levisohn et al; Morris H Hayman, att'y, 198 Broadway; Colin W Mac Lennan, ref. (Amt due, \$2,428.88; taxes, &c, \$720.76; sub to two mortg aggregating \$21,000.) Mort recorded April 9, 1908. By Joseph P Day. Hoe av, No 1163, w s, 247.3 s Home st, 25x100, 5-sty brk tenement and store. Nevelson Goldberg Realty Co agt Philip Cohen et al; Edw A Brown, att'y, 115 Broadway; Robert E Deyo, ref. (Amt due, \$9,052.77; taxes, &c, \$70; sub to a first mort of \$17,000.) Mort recorded Feb 15, 1908. By Herbert A Sherman. Cypress av, s e cor 141st st, 91.6x120, vacant. 141st st, Cedar Street Co agt Domenico La Sala et al; R G Babbage, att'y, 111 Broadway; Chas F MacLean, ref. (Amt due, \$17,948; taxes, &c, \$2,283.37.) Mort recorded Dec 27, 1904. By Joseph P Day. 2d av, No 1427, w s, 62 n 74th st, 20x77, 4-sty stone front tenement and stores. Yorkville Bank agt Wilhelmina V Grimm et al; Theodore Hansen, att'y, 1 Liberty st; M Linn Bruce, ref. (Amt due, \$5,385.72; taxes, &c, \$548.92.) Mort recorded Oct 21, 1905. By Joseph P Day.

June 11.

No Legal Sales advertised for this day.

June 13.

Crotona av, No 2071, w s, 100 n Oakland pl, 25x125, 2-sty frame dwelling. Sheriff's sale of all right, title, &c, which Peter Reilly had on Feb 11, 1910 or since; Hoerner & Miller, att'ys, 258 Broadway; John S Shea, sheriff. By Daniel Greenwald. Hughes av, No 2496, e s, 165 n 189th st, 25x87.6, 3-sty brk dwelling. Alois L Ernst agt Hughes Avenue Construction Co et al; Parker & Ernst, att'ys, 170 Broadway; Wm C Arnold, ref. (Amt due, \$2,192.40; taxes, &c, \$179.91; sub to a first mort of \$7,500.) Mort recorded May 13, 1909. By Samuel Goldsticker. Hughes av, No 2498, e s, 190 n 189th st, 25x87.6, 3-sty brk dwelling. Same agt same; same att'ys; same ref. (Amt due, \$2,192.40; taxes, &c, \$179.91; sub to a first mort of \$7,500.) Mort recorded May 13, 1909. By Samuel Goldsticker.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending June 3, 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.

*Odell av, s e cor Starling av, 105x108, Unionport. (Amt due, \$2, Starling av, 892.18; taxes, &c, \$1,000.) Peter Leckie et al, \$5,300 *63d st, Nos 22 to 28, s s, 148.4 e Broadway, 100x100.5, 10-sty brk studio building and 4-sty brk theatre (Davenport). (Amt due, \$263,757.87; taxes, &c, \$2,080.34.) Wm F Clare et al, trustee, etc. 250,000 *Madison av, No 1629, e s, 25.6 s 109th st, 25x95, 5-sty brk tenement and store. (Amt due, \$16,876.09; taxes, &c, \$644.19; sub to a prior mort of \$10,000.) George Levy, 26,313 141st st, No 351, n s, 535.2 w Eighth av, also about 68 e St Nicholas av, 30.10x100x34.9x99.11, 3-sty frame dwelling. (Amt due, \$5,254.09; taxes, &c, \$886.20.) Withdrawn. 43d st, No 118, s s, 225 w 6th av, 21.5x100.5, 5-sty stone front dwelling. J Arthur Fisher, 58,900 *Greenwich st, Nos 802 & 804, n w cor 12th st, 40.10x65.1x41.6x64.10, one 12th st, 3 and one 4-sty brk tenements, stores on corner. ((Amt due, \$4,352.10; taxes, &c, \$575; sub to a mort of \$20,000.) Gustav Lippmann, 25,000

South st, Nos 378 & 379, n s, 150 e Gouverneur slip, 100x140 to Front st, Front st, Nos 333 to 339, vacant (voluntary). Bid in at \$50,000. *202d st, No 203, n s, 150 e Anthony av, 25x100, 2-sty frame dwelling. (Amt due, \$4,128.35; taxes, &c, \$433.05.) Geo H Phillips, 4,000 Eastchester Landing roads w cor White Plains Turnpike, runs s w 159.10 White Plains Turnpike, x n w 152.5 x e 111.11 to beg, Eastchester. (Partition.) Wm Hayes, 2,150 *Fischer's Landing roads e cor White Plains road, runs s e 746.1 x s White Plains road, 269.3 to Boston Post road, x n 204.7 x n 204 x w Boston Post road, 190.3 x s 178.1 x n w 422.7 x n 628.5 to beg, Eastchester. (Partition.) Mary J Haviland, 28,000 Exterior st, w s, 1170 n 150th st, runs w 389.6 to Harlem River, x n 112.1 x e 248.9 x n 75.6 x e 145.8 x s 188.3 to beg, vacant, leasehold. E G Coulter, 4,551 Dyckman st, s s, 1,088.11 w Boulevard Lafayette, 125x116, 3-sty frame dwelling and frame stable (exrs sale). Cornelius Kahlen, 18,000 143d st, No 253, n s, 250 e 8th av, 37.6x99.11, 5-sty brk tenement. (Amt due, \$-; taxes, &c, \$-; sub to prior mort of \$30,000.) David Vogel, for a client, 41,175 143d st, No 255, n s, 525 w 7th av, 37.6x99.11, 5-sty brk tenement. (Amt due, \$15,164.66; taxes, &c, \$2,193.05; sub to prior mort of \$30,000.) David Vogel for a client, 41,175

JAMES L. WELLS CO.

Washington av, No 1333, w s, 314.8 n 169th st, 23.8x139.7, 2-sty frame dwelling (voluntary). T H Thompson, 5,750 Washington av, No 1377, w s, 190.4 s 170th st, 50x139, 2-sty frame dwelling and frame barn (voluntary). Geo W Brewster, 13,500 Washington av, No 1306, e s, 96.4 n 169th st, 25x105.5x25x104.7, 1-sty frame factory (voluntary). Withdrawn.

Washington av, No 1667 s w cor 173d st, 50x95, 2-sty frame dwelling 173d st (voluntary). Bid in at \$13,000.....

Brook av, No 414, e s, 25 n 144th st, 4-sty brk tenement with stores (voluntary). Herman Solomon13,300

170th st, No 600, s s, 138.8 w Franklin av, 18.10x122.2x—x123.6, 2-sty frame dwelling (voluntary). Anna H Lernhardt.....5,200

HERBERT A. SHERMAN.

*Madison st, No 112, s s, 137.2 w Market st, 25.2x100.4x25x100.2, 3-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, \$23,454.35; taxes, &c, \$486.56.) Edw H Bailey.....15,000

*Lexington av, Nos 2021 to 2025 s e cor 123d st, 100.11x85, 5-sty brk tenement and stores. (Amt due, \$6,504.52; taxes &c, \$96.80; sub to two mortgages aggregating \$58,000.) Charles Wynne et al65,016

*Brook av, Nos 1266 to 1270, e s, 118 s 169th st, 50x100.5, three 3-sty frame tenements. (Amt due, \$4,014.62; taxes, &c, \$74.69; sub to prior mortg aggregating \$15,000.) Carl Ernst18,000

PARISH, FISHER & CO.

(On the premises.)

William st, Nos 80 & 82 e s, block front bet Liberty st and Maiden Lane, Liberty st [72.8x25.7x61.11x32.7, one 2-sty brk and stone office and store building. (Special master's sale.) Adj sine die L. J. PHILLIPS & CO.

*150th st, Nos 209 & 211, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. (Amt due, \$6,180.82; taxes, &c, \$302.04; sub to four mortg aggregating \$48,000.) Mary A Palmer51,095

*Lexington av, No 1711 n e cor 107th st, 17.7x65, 5-sty stone front tenement and store. (Amt due, \$17,881.70; taxes, &c, \$1,115.) Society for the Relief of Poor Widows with Small Children19,250

SAMUEL MARX.

*Goerck st, No 125, w s, 75 n Stanton st, 21x100, 3-sty brk tenement and store and 6-sty brk loft building in rear. (Amt due, \$6,213.03; taxes, &c, \$450; sub to prior mort of \$12,000.) Max Fine12,750

J. H. MAYERS.

*Fordham rd, No 124, s s, 240.8 e Loring pl, 21.9x102.11x18.4x91.3, 3-sty brk dwelling. (Amt due, \$3,264.62; taxes, &c, \$18.46; sub to a mort of \$7,000.) Matilda Landsman10,175

DANIEL GREENWALD.

Morris av s e cor 175th st, runs e 190 to Topping av, x s 95 x w 95 x 175th st s 25 x w 95 x n 120 to beg, 2-sty frame dwelling, 1-sty Topping av frame building and vacant. Sheriff's sale of all right, title, &c. Adj sine die 8th av, No 750 n e cor 46th st, 25.5x100, 6-sty brk office and store build-46th st, No 249 ing 8th av, No 752, e s, 25.5 n 46th st, 25x100 46th st, No 247, n s, 100 e 8th av, 25x100.5 Sheriff's sale of all right, title, &c. Adj to July 1st.....

Total \$733,600
 Corresponding week, 1909..... 1,140,668
 Jan. 1st, 1910, to date..... 33,216,952
 Corresponding period, 1909..... 30,582,170

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 conveyance is recorded under the Torrens system.

CONVEYANCES

May 27, 28, 31, June 1 and 2.

BOROUGH OF MANHATTAN.

Attorney st, No 172, e s, 68 s Houston st, 23.11x50, 5-sty brk tenement and store. Isidore Friedman to David Herman. Mortg—\$18,400. May 27. May 31, 1910. 2:345—10. A \$13,000—\$18,000. other consid and 100 nom

Attorney st, No 172, e s, 68 s Houston st, 23.11x50, 5-sty brk tenement and stores. David Herman to Joseph and Louis E Bieber. Mortg \$18,400. June 1, 1910. 2:345—10. A \$13,000—\$18,000. nom

Allen st, No 20, e s, 101 n Canal st, 23.8x50. Release claims for station platform extension. Louis Reichow to Interborough Rapid Transit Co et al. May 2. May 27, 1910. 1:299. 710

Broome st, Nos 149 and 151, s s, 87.6 e Attorney st, 37.6x100, 7-sty brk tenement and stores. FORECLOS, May 17, 1910. Geo W Clune ref to Marjorie G wife of Mortimer M Singer. Mort \$55,000. May 25. May 27, 1910. 2:341—14. A \$34,000—\$70,000. 18,000

Broome st, No 555, s s, 91 e Varick st, runs s 63 and 18 to 9-ft alley x e 21 x n 81 to st x w 21 to beginning, with rights to alley, 2-sty brk tenement and 2-sty frame stable in rear. Sarah Snedeker to James Duffy. Mort \$6,500. June 1. June 2, 1910. 2:477—45. A \$9,500—\$11,000. other consid and 100

Broome st, No 211 s w cor Norfolk st, 25x75, one 5 and Norfolk st, Nos 63 and 65 one 6-sty brk tenements and stores. Wm L Cahn to Marcus Rosenthal. All title. May 26. June 1, 1910. 2:351—15. A \$35,000—\$55,000. nom

Broome st, No 519 s s, 150 s e Sullivan st, 20x60 to Watts st, Watts st, No 20 with rights to alley, except parts for Watts st, 5-sty brk loft and store building. Elizabeth Solomon EXTRX George Solomon to Citizens Investing Co. June 1, 1910. 2:476—25. A \$11,000—\$15,000. 14,000

Bank st, No 17, n s, 240.7 w Greenwich av, 21.10x90, 3-sty and basement brk dwelling. Ella L McKeever to Thomas Monahan. May 20. June 2, 1910. 2:615—44. A \$10,000—\$12,000. other consid and 100

Cathedral Parkway, n s, 125 w Amsterdam av, 216.8x100, two 12-sty brk and stone tenements. Carlyle Realty Co to Edw T Bartlett. Mort \$670,000. June 1, 1910. 7:1882—20 and 24. A \$—\$. other consid and 100

Cathedral Parkway, n s, 125 w Amsterdam av, 216.8x100, two 12-sty brk and stone tenements. Edw T Bartlett to Geo T Miller. Mort \$790,000. June 1, 1910. 7:1882—20 and 24. A \$—\$. nom

Cherry st, No 23, s s, abt 240 w Roosevelt st, 25.1x79.8x25x81.3, w s, 4-sty brk tenement and store.

Cherry st, No 25, s s, abt 215 w Roosevelt st, 25x95.7, 4-sty brk tenement and store and 2-sty brk tenement in rear.

Cherry st, Nos 29 and 29½, on map No 29, s s, abt 160 w Roosevelt st, 25.2x84x25.6x84, 4-sty brk tenement and stores.

Pearl st, Nos 364 and 366, e s, 156.6 n Franklin st, runs n e 122.1 x n 5.5 x w 110.5 to Pearl st x s 36.5 to beginning, two 4-sty brk tenements and stores.

Chas W Healy to Robt J Lamoreux, of Brooklyn, N Y. 1-63

part. Jan 18. June 2, 1910. 1:109—6. 7. 9 and 10. A \$30,900—\$37,500. 112—7. A \$16,000—\$18,500. omitted

Cherry st, No 362, n s, 126.5 e Montgomery st, 26x94.9x26.4x96, 5-sty brk tenement and stores and 4-sty brk tenement in rear. FORECLOS, May 5, 1910. Henry Necarsulmer ref to Jacob Zlotnick. May 26. May 27, 1910. 1:259—31. A \$13,000—\$24,000. 19,400

Christopher st, No 135, n s, abt 105 w Hudson st, 26x90, vacant. Hudson & Manhattan Railroad Co to John J Duffy. May 18. May 28, 1910. 2:630—51. A \$16,000—\$16,000. other consid and 100

Same property. Release mort. Guaranty Trust Co of N Y to same. All title. Q C. May 19. May 28, 1910. 2:630. nom

Same property. Release mort. The Standard Trust Co of N Y as TRUSTEE to same. All title. Q C. May 19. May 28, 1910. 2:630. nom

Charles st, No 44, s s, 221.7 e 4th st, 20x95.

Charles st, No 42, s s, 241.7 e 4th st, 20x95. two 3-sty and basement brk dwellings. Louis Gompper to Anna M H Gompper. All title. All liens. Mar 24, 1908. May 31, 1910. 2:611—17 and 18. A \$18,000—\$21,000. gift

Delancey st n e cor Mangin st, 50x100, 8-sty brk loft building. Mangin st Louis Marx et al to Marx-Jacobson Realty Co. Q C. May 28. May 31, 1910. 2:323—part lot 62. A \$—\$. nom

Delancey st n w cor Tompkins st, runs n 150 x w Tompkins st, Nos 31 to 41 200 to e s Mangin st, x s 50 x e 50 x Mangin st, No 64 s 100 to Delancey st, x e 150 to beginning, 1 and 5-sty brk mill and 2-sty frame shed. Jacob Jacobson to Louis Marx. Mort \$80,000. May 28. May 31, 1910. 2:323—62. A \$100,000—\$110,000. other consid and 100

Delancey st n e cor Mangin st, 50x100.

Mangin st

Delancey st, n s, adj above on east. Agreement as to light shaft, etc. Marx-Jacobson Realty Co with Louis & Michael Marx. May 28. June 2, 1910. 2:323. nom

Eldridge st, No 163, w s, 80 n Delancey st, 20x50, 5-sty brk tenement. Leo L Leventritt, referee in matter to sell real estate owned by Martin Benner, decd, to Michael J Adrian Corporation. June 1. June 2, 1910. 2:420—70. A \$11,000—\$16,000. 21,000

Same property. Charlotte Schwartz et al to same. Apr 19. June 2, 1910. 2:420. other consid and 100

Forsyth st, Nos 175 and 177, w s, 150.8 n Rivington st, 37.6x100, two 3-sty brk tenements. Wm A Spencer et al EXRS Chas G Spencer to Eleanora L S Cenci. All title. May 10. May 27, 1910. 2:421—30 and 31. A \$26,000—\$30,000. 33,000

Forsyth st, w s, 187.6 n Rivington st, a strip 0.8x100. Wm A Spencer et al TRUSTEES will Lorillard Spencer decd for benefit of Eleanora L S Cenci to Eleanora L S Cenci. Q C. May 27, 1910. 2:421. nom

Front st, No 260 n e cor Dover st, 33.6x72x34.1x75, 5-sty brk loft Dover st, No 19 and store building. Henry Leerburger to Frederick L Upjohn. Mort \$21,000. May 31. June 2, 1910. 1:108—23. A \$17,800—\$30,000. nom

Greenwich st, No 200, w s, abt 50 s Vesey st, 24.10x69.6x23.9x76.9, s s, 5-sty brk restaurant. The Young Women's Friendly Association, a corpn of Minnesota, to Anna D Lichtenberger, of St Paul, Minn. All title. Q C. Dec 10, 1907. June 2, 1910. 1:83—15. A \$35,000—\$41,000. 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

- Greenwich st, Nos 170 to 174, w s, 56.2 n Cortlandt st, 77.8x64x-
x95. Release claims for station platform extension, &c. The
N Y Steam Co to Interborough Rapid Transit Co et al. Nov 1,
1909. May 27, 1910. 1:59. 1,740
- Goerck st, No 125, w s, 75 n Stanton st, 21x100, 3-sty brk tene-
ment and store and 6-sty brk loft building in rear. FORECLOS,
May 31, 1910. Geo W Kirchwey, ref, to Fannie Fine. May 31,
June 2, 1910. 2:330-69. A \$10,000-\$13,000.
- Henry st, Nos 278 to 282, s s, 42.4 e Gouverneur st, 63x73.6x63x
73.8, 6-sty brk tenement and stores. Jacob Bernadik to Louis
Segman and Louis Aronowitz. 2-3 parts. Morts \$64,000. May
19. May 27, 1910. 1:267-12. A \$36,000-\$65,000. nom
- Howard st, No 8 | n e cor Lafayette st, 31x111.8x27.5x
Lafayette st, Nos 139 to 145 | 112.4, 5-sty brk loft and store bldg.
Betty M Hawks to The Alliance Realty Co. B & S. Mort \$60,-
000. May 27. June 1, 1910. 1:234-1. A \$50,000-\$75,000.
other consid and 100
- King st, No 22, s s, 477.10 e Varick st, 25.5x100x25.6x100; also
all title to King st, s s, 503.6 e Varick st, 0.6x100, 6-sty brk
tenement. Jacob Jacobson to Louis Marx of Brooklyn, N Y.
½ part. Mort \$26,000. May 28. May 31, 1910. 2:519-28. A
\$14,500-\$39,000. other consid and 100
- Lafayette st, Nos 139 to 145 | n e cor Howard st, 112.4x27.5x111.8
Howard st, No 8 | x31, 5-sty brk loft and store build-
ing. The Alliance Realty Co to Betty M Hawks. B & S. Mort
\$60,000. May 16. May 28, 1910. 1:234-1. A \$50,000-\$75,-
000. other consid and 100
- Lewis st, No 65, w s, 79.4 s Rivington st, runs w 47.2 x s 0.8 x w
27.9 x s 20 x e 75 to Lewis st x n 20.8 to beginning, 5-sty brk
tenement and store. Abram Moshkowitz to Max Brenner. May
31. June 1, 1910. 2:328-20. A \$12,000-\$22,000.
other consid and 100
- Leroy st, No 48, s s, 75.1 w Bedford st, 25x90, 5-sty brk tene-
ment and stores. Galland Realty Co to Ralph Sassano. Mort
\$22,500. May 12. June 1, 1910. 2:582-27. A \$12,500-\$23,-
500. nom
- Madison st, No 99, n s, abt 240 w Market st, 25x100, 5-sty brk
tenement and store and 5-sty brk tenement in rear. James E
Campbell of Brooklyn, grandson Ellen Campbell decd to An-
drew M Campbell of Brooklyn, grandson Ellen Campbell. B & S.
May 27. May 28, 1910. 1:277-13. A \$17,000-\$30,000.
other consid and 100
- Mangin st, Nos 48 to 58 | n e cor Delancey st.
Delancey st
Also land adj owned by party 2d part.
Agreement as to furnishing steam heat, etc. Louis and Michael
Marx with Marx-Jacobson Realty Co. May 28. June 2, 1910.
2:323. nom
- North Moore st, Nos 99 and 101, n s, 95 w Washington st, 40x50,
two 5-sty brk loft and store buildings. William Haaker Co to
Anna Haaker of Verona, N J. May 31. June 1, 1910. 1:186-
2 and 3. A \$19,000-\$29,000. nom
- Orchard st, No 73, w s, 87.6 n Grand st, 25x87.6, with all title to
two strips adj, 5-sty brk tenement and stores. John L Cadwal-
ader et al to Morris Kulok. B & S. May 17. June 2, 1910. 2:-
413-50. A \$22,500-\$30,000. 33,000
- Pitt st, No 66, e s, 100 s Rivington st, 25x100, 3-sty brk tene-
ment and store and 6-sty brk loft building in rear. John W
Toothill of Saddle River, N J, to Sophie H Toothill of Saddle
River, N J. All title. May 31. June 1, 1910. 2:338-10. A
\$18,000-\$25,000. nom
- Pearl st, No 47, n s, abt 145 w Park row, 27x110x20x111 w s, 5-
sty brk tenement and stores and 4-sty brk tenement in rear.
James J Golden to Bernard F Golden. ½ part. Sub to ¾ of all
liens. Jan 4. May 28, 1910. 1:160-7. A \$22,000-\$31,000.
other consid and 100
- Prospect pl, No 66, w s, 167.1 n 42d st, 16.8x54, 4-sty stone front
tenement. Margt wife of Joseph Fogarty to Wm Ogilvie. Mort
\$5,500. May 26. May 27, 1910. 5:1335-33½. A \$4,000-\$6,-
500. other consid and 100
- Rivington st, Nos 27 to 31, s s, 50 w Forsyth st, 50x75, 6-sty brk
tenement and stores. Release mort. Harris Mandelbaum and
Fisher Lewine to Chas H Bohland and Arthur Alkier. May 18.
June 2, 1910. 2:420-15. A \$44,000-\$70,000. 8,355.33
- Sheriff st, No 54, s e s, 150 n e Delancey st, 25x100, 5-sty brk
tenement and stores. Frank Migdalsky to The Sun Construction
Co. Morts \$25,875. June 1, 1910. 2:333-4. A \$18,000-
\$27,000. nom
- Willett st, No 89, w s, 190.2 n Rivington st, 30.5x100.3, 5-sty brk
tenement. The Sun Construction Co to Frank Migdalsky. Morts
\$42,625 and all liens. June 1. June 2, 1910. 2:339-27. A
\$21,500-\$42,000. other consid and 100
- Wadsworth Terrace, the strip of land 50 ft wide within lines of
said street between n s of West 188th st and s s of W 190th st.
Gertie A Gorman to The City of N Y. B & S. Apr 1. June 2,
1910. 8:2170. nom
- 4th st W, No 40½ | n e cor Jane st, runs n 29.2 x s e 37.2 x n 0.4
Jane st, No 31 | x e 41.5 x n 8.4 x e 5.7 x s 16.8 to Jane st x w
77.8 to beginning, 4-sty brk tenement store with 2-sty brk ex-
tension. Polka M Wilkens and ano, TRUSTEES Louis Wilkens
to Robt H Philipps, of Jersey City, N J. May 4. June 2, 1910.
2:616-1. A \$14,000-\$16,000. 15,250
- 4th st W, No 42 or | s w s, 50 s e Macdougall st, 25x109, 4-
Washington Sq S, No 116 | sty brk dwelling. John Francia to Amos
F Eno. May 9. May 23, 1910. 2:541-9. A \$27,000-\$30,000.
Corrects error in last issue when size of lot was 25x100.
other consid and 27,000
- Same property. Same to same. B & S. May 9. May 23, 1910.
2:541. nom
- 4th st W, No 215 | n e cor Christopher st, 25x86, 4-sty brk
Christopher st, No 61 | tenement. Peter J Engelhard to Margt E
Hedden. All title. Mrt \$2,000. Apr 30. May 31, 1910. 2:610
-1. A \$19,500-\$26,000. other consid and 100
- 4th st E, No 98, s w s, abt 205 e 2d av, 25x96.2, 5-sty brk tene-
ment and stores. Maurice Freiman et al HEIRS Henry Frei-
man to Rebecca Freiman widow. Q C. All liens. Apr 28. May
23, 1910. 2:445-15. A \$18,500-\$36,000. Corrects error in
last issue, when 1st line was omitted. other consid and 100
- 7th st E, Nos 209 and 211, n s, 283 w Av C, 40x97.6, 6-sty brk
tenement and stores. Arthur P Williams to Wm L Juhring.
Mort. \$45,000. May 27, 1910. 2:390-50. A \$29,000-\$60,000.
other consid and 100
- 8th st E, No 329, n s, 213.10 w Av C, 24.9x½ block, 5-sty brk tene-
ment and stores. Isidor Cohn to Isaak Rubin. Morts \$33,000.
May 27. May 28, 1910. 2:391-45. A \$17,000-\$31,000. nom
- 14th st W, No 251, n s, 166 e 8th av, 24.2x103.1, 4-sty stone front
tenement. Hugh Slevin to Wm J Colihan. Mort \$15,000. June
1. June 2, 1910. 3:764-10. A \$18,000-\$23,000.
other consid and 100
- Same property. Wm J Colihan to Church of Our Lady of Guada-
lupe, a corpn. Morts \$18,000. June 1. June 2, 1910. 3:764.
other consid and 100
- 14th st W, Nos 235 and 237, n s, 425 w 7th av, runs n 120 x e
3.2 x n 11.6 x w 18.11 x s 28.3 x w 15.9 x s 103.3 to st x e 31.7
to beginning, two 5-sty stone front tenements. Mary A wife of
and Wm W McLaughlin to Lucienne De Pless, of Montclair, N J.
May 24. June 2, 1910. 3:764-19 and 20. A \$25,000-\$33,000.
100
- 16th st E, Nos 105 and 107, n s, 150 e Union sq E, or 4th av,
runs n 100 x e 25 x s 8 x e 25 x s 92 to st x w 50 to begin-
ning, 5-sty brk dwelling and 2-sty brk laundry in rear. Gerson
Hyman and Manuel Oppenheim to Hyman & Oppenheim, a corpn.
All liens. Feb 9. June 1, 1910. 3:872-7. A \$53,000-\$68,000.
other consid and 100
- 17th st E, No 8. Assignment of all right, title and interest to
deposit of \$1,000 to secure performance of lease. Adolph Weiss
to Lion Brewery. May 27. June 1, 1910. 3:844. 1,000
- 26th st E, No 225, n s, abt 305 e 3d av, 25x98.8, 3-sty brk
tenement and 3-sty brk tenement in rear. Frances B Jackson to
Syracuse Loan Co of Syracuse, N Y. 1-8 part. All title. Apr
26, 1904. June 1, 1910. 3:907-16. A \$12,000-\$16,500. 350
- 20th st E, No 34, s s, 240 w 4th av, 20x92, 5-sty brk loft and
store building. FORECLOS, May 26, 1910. Edward R Finch
ref to McConihe Realty Co. May 26. May 27, 1910. 3:848-52.
A \$40,000-\$47,000. 5,500
- 21st st W, No 140, s s, 297.7 e 7th av, 23x½ blk, 3-sty and base-
ment brk dwelling. Eliza A Newell to Rexton Realty Co. May
31. June 2, 1910. 3:796-62. A \$21,000-\$24,000.
other consid and 100
- 22d st W, No 338, s s, 325 e 9th av, 25x98.9, 3-sty and basement
brk dwelling. Mary A Furey to Robert S Hudspeth, of Jersey
City, N J. ½ right, title and interest. May 28. May 31, 1910.
3:745-58. A \$13,500-\$17,500. nom
- 25th st E, No 433, n s, 425 e 1st av, 25x98.9, 1 and 2-sty brk
building. Wm and Robt E Gaskell to Alice D wife Wm C Os-
born. All liens. May 21. June 2, 1910. 3:957-18. A \$10,000
-\$13,000. other consid and 100
- 28th st W, No 130, s s, 350 w 6th av, 25x98.9, 7-sty brk loft and
store building. Napoleon Construction Co to General Invest-
ment Co, a corpn of N J. Mort \$60,000 and all liens. May
31. June 1, 1910. 3:803-57. A \$20,000-\$—.
- 28th st E, No 239, n s, 125 w 2d av, 25x98.9, 5-sty brk tenement,
all. other consid and 100
- Eldridge st, No 174, e s, 148.11 s Rivington st, 25.3x87.6, 5-sty
brk tenement and stores. ½ part.
Abraham Feinberg to Abraham Unterberg. Mort \$51,250. May
20. May 27, 1910. 3:909-20. A \$11,500-\$26,000; 2:415-11.
A \$18,000-\$28,000. other consid and 100
- 29th st E, Nos 237 and 239, n s, 100 w 2d av, 50x98.9, two 5-sty
brk tenements and stores. Abraham Unterberg to Abraham
Feinberg ½ part. Mort \$40,000. May 20. May 27, 1910. 3:-
910-23 and 24. A \$21,000-\$60,000. other consid and 100
- 31st st W, No 119, n s, 204.2 w 6th av, 20.10x98.9, 4-sty stone
front stable. other consid and 100
- 32d st W, No 116, s s, 204.2 w 6th av, 20.10x98.9, 3-sty brk
stable. The New York Cab Company to The Alliance Realty Co. May
31. June 2, 1910. 3:807-30 and part lot 57. A \$—-\$—.
148,250
- 32d st E, No 324, s s, 332 w 1st av, 18x98.9, 3-sty brk tenement
and stores. Michael Banks to Louis Frankel. Morts \$8,000.
June 1, 1910. 3:937-55. A \$7,000-\$8,000. other consid and 100
- 33d st W, Nos 544 to 548, s s, 225 e 11th av, 75x98.9, three 5-sty
brk tenements and stores in No 546. Ferdinand Sulzberger to
Arthur C Cronin. May 31. June 2, 1910. 3:704-57. A \$27,-
000-\$31,000. other consid and 100
- 34th st E, No 314, s s, 207.6 e 2d av, 21.3x98.9, 6-sty brk loft
and store building. Marcus Rosenthal to Wm L Cahn. All title.
All liens. May 25. May 28, 1910. 3:939-52. A \$11,500-P
\$14,000. nom
- 36th st W, No 559, n s, 125 e 11th av, 25x98.9, vacant. Stephen
A Darcy ADMR Michael Darcy to Charles Shortmeier. May 31.
June 1, 1910. 3:708-7. A \$6,500-\$6,500. other consid and 100
- 37th st W, No 214, s s, 183.4 w 7th av, 20.10x60, 4-sty brk tene-
ment and store. Julia A Birdseye et al to Watson Vanderpoel,
of Brooklyn. June 1, 1910. 3:786-58. A \$13,500-\$16,000.
other consid and 100
- 37th st W, No 251, n s, 200 e 8th av, 16x98.9, 4-sty brk dwell-
ing. Thos J Maccabe to Lulu Quigg. Mort \$12,500. May 31.
June 1, 1910. 3:787-17. A \$14,000-\$17,500. other consid and 100
- 37th st W, No 253, n s, 183.4 e 8th av, 16.8x98.9, 4-sty brk dwell-
ing. David Taylor to Lulu Quigg. Mort \$8,000. May 31. June
1, 1910. 3:787-16. A \$14,500-\$18,500. other consid and 100
- 37th st W, No 214 (old No 132), s s, 183.4 w 7th av, 20.10x60,
4-sty brk tenement and stores. Watson Vanderpoel to Realty
Holding Co. Mort \$18,000. June 1. June 2, 1910. 3:786-58.
A \$13,500-\$16,000. other consid and 100
- 39th st E, No 208, s s, 125 e 3d av, 12.10x98.9, 3-sty stone front
dwelling. Wm A Edwards to John J Egan. All liens. May
26. June 1, 1910. 3:919-55. A \$5,250-\$8,000.
other consid and 100
- 40th st W, Nos 250 and 252, s s, 262.6 e 8th av, 39.6x98.9, two
5-sty stone front tenements. Wm L Kitchel and ano EXRS, &c,
Alfred Van Beuren to Marietta Van Beuren. June 1, 1910.
3:789-67 and 68. A \$32,500-\$62,500. other consid and 100
- 46th st W, Nos 448 and 450, s s, 150 e 10th av, 50x100.5, two 5-
sty brk tenements. Jonas Weil et al to Fanny Gruen. June 2,
1910. 4:1055-57 and 58. A \$22,000-\$44,000. other consid and 100
- 47th st W, Nos 224 and 226, s s, 141.3 w Broadway, runs s 95.3
x w 16.5 x s 5.2 x w 16.5 x n 100.5 to st, x e 32.10 to beginning,
two 3-sty brk dwellings, with all title to strip 5.2 to e 1 of blk
x16.5 in rear of No 224 West 47th st. Thos J Shanley et al to
Martin Beck. Mort \$40,000. May 31, 1910. 4:1018-43½ and
44. A \$48,000-\$50,000. 100
- 49th st E, No 338, s s, 200 w 1st av, 25x100.5, 5-sty stone front
tenement and stores. Leopold W Harburger to Julius Harbur-
ger. Mort \$20,500. May 25. May 27, 1910. 5:1341-35. A
\$9,000-\$20,000. other consid and 100

49th st W, No 416, s s, 200 w 9th av, 25x100.10, 5-sty brk tenement and stores. Max Wetzstein to Simon Fabian. Mort \$16,000. June 1, 1910. 4:1058-41. A \$12,000-\$21,000. other consid and 100
50th st W, No 353, n s, 559.2 w 8th av, 19.2x100.5, 4-sty stone front dwelling. John A Wyeth to N Y Polyclinic Medical School & Hospital. Mort \$13,000. May 2. June 2, 1910. 4:1041-10. A \$11,000-\$12,000. other consid and 100
51st st W, No 420, s s, 275 w 9th av, 17x100.5, 5-sty stone front dwelling. Catherine McGowan to Mary V Illig. Mort \$8,000. June 1, 1910. 4:1060-44. A \$8,000-\$12,000. other consid and 100
54th st E, No 155, n s, 170 w 3d av, 25x100.5, 5-sty stone front tenement. Harry B Kyle to Godric McGowan. Mort \$18,000. June 1, 1910. 5:1309-29. A \$16,000-\$24,000. 28,000
54th st E, No 155, n s, 170 w 3d av, 25x100.5, 5-sty stone front tenement. Godric McGowan to The Girls Friendly Society of the Diocese of N Y, a corpn. Mort \$23,000. June 1, 1910. 5:1309-29. A \$16,000-\$24,000. 28,000
60th st E, No 101, n e cor Park av, 21.6x100.5, 4-sty and basement Park av, No 521, stone front dwelling. Mort \$44,000.
60th st E, No 103, n s, 21.6 e Park av, 18.6x100.5, 4-sty and basement stone front dwelling. Mort \$24,000.
Henry B Anderson to The Northeast Corner of Park Avenue and Sixtieth Street Realty Co. June 1. June 2, 1910. 5:1395-1 and 2. A \$81,000-\$95,000. other consid and 100
60th st E, No 105, n s, 40 e Park av, 20x100.5, 4-sty and basement stone front dwelling. G Willett Van Nest to The Northeast Corner of Park Avenue and Sixtieth Street Realty Co. Mort \$24,000. May 31, 1910. 5:1395-3. A \$31,000-\$41,000. other consid and 100
61st st E, No 338, s s, 119 w 1st av, 28x100.5, 5-sty brk tenement. Jacob Mercy, of Brooklyn, and Francis his wife to Anna Mercy. All title. All liens. May 21. May 31, 1910. 5:1435-32. A \$10,000-\$21,500. nom
61st st E, No 60, s w cor Park av, 20x100.5, 4-sty and basement Park av stone front dwelling. Kate S Crumie widow and DEVISEE James F Crumie to Walker G Wylie. May 27, 1910. 5:1375-37. A \$65,000-\$72,000. other consid and 100
61st st W, No 106, 6 1/2-sty brownstone flat. Assignment of rents to amount of \$1,600. Katharine Gallaher to The Royal Bank of N Y. May 28. June 1, 1910. 4:1132. nom
61st st E, No 112, s s, 117.6 e Park av, 18.6x100.5, 3-sty and basement stone front dwelling. Albert Feldheim to Virginia K Magee. Mort \$26,000. June 2, 1910. 5:1395-67. A \$28,000-\$32,000. other consid and 1,000
64th st E, No 176, s s, 191.8 w 3d av, 20.10x100.5, 3-sty and basement stone front dwelling. Joseph Stern and ano, EXRS David Einhorn to Lily L Cross. June 1. June 2, 1910. 5:1398-45. A \$19,000-\$23,000. 31,000
Same property. Daniel Einhorn by Edgar J Kohler, GUARDIAN to same. All title. B & S. June 1. June 2, 1910. 5:1398. 4,428.58
Same property. Isaac Einhorn et al to same. Apr 29. June 2, 1910. 5:1398. other consid and 100
66th st W, No 239, n s, 225 e West End av, 25x100.5, 5-sty stone front tenement. Saul Adams to Louisa Feltman of Brooklyn. Mort \$16,300. Dec 9, 1909. May 27, 1910. 4:1158-10. A \$7,000-\$17,000. 100
Same property. Louisa Feltman to Church Realty Co. Mort \$16,300. May 26. May 27, 1910. 4:1158. other consid and 100
68th st W, Nos 32 to 44, s s, 339.3 e Columbus av, 135.9x100.5, seven 4-sty and basement brk and stone dwellings. Julia M Curtiss by Lawyers Title Ins & Trust Co her GUARDIAN to The Free Synagogue, a corpn. All title. B & S. Mort \$119,000. June 1, 1910. 4:1120-46 to 51. A \$108,400-\$168,500. 177,000
69th st E, No 56, s s, 45 w Park av, runs s 67.11 x e 20 x n 15.9 x e 3 x n 52.1 to st, x w 23 to beginning, 4-sty and basement stone front dwelling. Selena M Campbell to Maximilian J Jachelka, Borough of Queens. May 31, 1910. 5:1383-38 1/2. A \$45,000-\$53,000. other consid and 100
70th st E, No 160, s s, 260.2 w 3d av, 19.9x100.5, 4-sty and basement stone front dwelling. Richard E Forrest to Harriette H Burden of Lenox, Mass. May 26. May 27, 1910. 5:1404-47 1/2. A \$16,000-\$31,000. other consid and 100
72d st E, No 109, n s, 80 e Park av, 20x102.2, 4-sty stone front dwelling. Farmers Loan & Trust Co, TRUSTEE Maxwell Smith to Frederic R, Cath A and Edith Newbold, all of Poughkeepsie, N Y. 1/4 part. All liens. May 27. June 2, 1910. 5:1407-4. A \$36,000-\$45,000. 15,250
Same property. Louisa M Smith et al to same. 3/4 parts. May 27. June 2, 1910. 5:1407. nom
72d st W, No 126, s s, 250 w Columbus av, 25x102.2, 4-sty and basement stone front dwelling. Wm J Casey to John F Erdman. Mort \$50,000. May 31. June 2, 1910. 4:1143-43. A \$38,000-\$56,000. other consid and 100
73d st W, No 132, s s, 315 w Columbus av, 16x102.2, 4-sty and basement stone front dwelling. Mary M Ten Broeck widow to Leonard Weber. June 1, 1910. 4:1144-45 1/2. A \$11,000-\$19,000. other consid and 100
74th st E, No 126, s s, 150 w Lexington av, 18.9x102.2, 3-sty stone front dwelling. Nathaniel A Campbell and Eliz D his wife to Selena M Campbell of Stamford, N Y. Mort \$10,000. May 27. June 1, 1910. 5:1408-63. A \$2,000-\$23,000. other consid and 100
74th st E, No 253, n e s, 77 w 2d av, 23x102.2, 4-sty stone front tenement. FORECLOS, Apr 21, 1910. Denis O'L Cohalan referee to Adam Greim. Mort \$10,000. May 2. June 1, 1910. 5:1429-21 1/4. A \$11,000-\$15,000. 600
74th st W, No 239, n s, 250 e West End av, 20x102.2, 3-sty and basement brk dwelling. Arabella C Kneeland widow to A L Mordecai & Son, Inc. May 24. June 1, 1910. 4:1166-11. A \$15,000-\$21,000. other consid and 100
76th st E, Nos 213 and 215, n s, 171.8 e 3d av, 33.4x102.2, 6-sty brk tenement and stores. FORECLOS, May 10, 1910. Daniel E Seybel, ref, to John Marcus. May 31, 1910. 5:1431-8. A \$16,000-\$45,000. 41,750
Same property. John Marcus to Martha Josephthal, Sidney L Josephthal, Nathan E Brill and Geo S Hellman, EXRS, &c, Louis Josephthal. Mort \$30,000. May 31, 1910. 5:1431. other consid and 100
78th st E, Nos 248 and 250, s s, 180 w 2d av, 37.6x102.2, two 3-sty brk dwellings. Meyer Goldberg et al to Thos F McCoy. B & S. All liens. May 25. May 27, 1910. 5:1432-32 and 33. A \$16,000-\$21,000. other consid and 100
78th st E, No 111, n s, 175.2 e Park av, 18.8x102.2, 3-sty stone front dwelling. Isaac J Bernheim et al to Chas E Pellew. Apr 23. June 2, 1910. 5:1413-8. A \$18,000-\$22,000. other consid and 100

78th st E, No 111, n s, 175.2 e Park av, 18.8x102.2, 3-sty stone front dwelling. Chas E Pellew to Margaret W wife of Chas E Pellew and Anna C Pellew as joint tenants. Mort \$20,000. June 1. June 2, 1910. 5:1413-8. A \$18,000-\$22,000. other consid and 100
78th st E, No 149, n s, 38 e Lexington av, 16x82.2, 3-sty stone front dwelling. Eugenie M wife Samuel H Stansfield to Eleanor S Childs. Mort \$9,000. June 2, 1910. 5:1413-21 1/2. A \$9,000-\$12,000. other consid and 100
82d st W, No 303, n s, 64 w West End av, runs n 63.2 x n w 6.9 x w 13.4 x s 67.8 to st x e 18 to beginning, 3-sty and basement brk dwelling. Fannie R Dutcher to Harry Schiff. Mort \$7,500. June 1. June 2, 1910. 4:1245-18. A \$9,500-\$18,000. 100
82d st W, No 305, n s, 82 w West End av, 18x82.2, 3-sty and basement brk dwelling. Alfred B Treat to Harry Schiff. Mort \$22,500. June 1. June 2, 1910. 4:1245-17. A \$10,000-\$19,000. 100
82d st E, No 159, n s, 236.4 w 3d av, 19.2x82.2, 3-sty stone front dwelling. Mary J Gaynor to Leo G Froman and Mark Taubert. All liens. June 1. June 2, 1910. 5:1511-27. A \$9,000-\$12,500. 100
84th st W, No 336, s s, 358 w West End av, 18x102.2, 3-sty and basement stone front dwelling. Nathaniel Tuttle to Miriam V Lincoln. Mort \$16,000. June 1. June 2, 1910. 4:1245-94. A \$11,000-\$18,000. other consid and 100
84th st W, No 311, n s, 150 w West End av, 17x102.2, 5-sty brk and stone dwelling. Flora H Housman to Chas H Freeman. June 1, 1910. 4:1246-26. A \$10,500-\$26,000. other consid and 100
86th st E, No 108, s s, 107.9 e Park av, 30x102.2, 4-sty stone front tenement. Fredericka W Rupp to Wm H Corbitt. Mort \$15,000. June 1, 1910. 5:1514-67. A \$21,500-\$30,000. other consid and 100
86th st E, No 433, n s, 239 w Av A, 18x100.8, 4-sty stone front dwelling. Interior lot, 257 w Av A, at c 1 blk, bet 86th and 87th sts, runs n 10 x e 27 x s 27 to beginning, vacant. Jeannette Rockmore to Henry Hahn. Mort \$10,000 and all liens. May 28. May 31, 1910. 5:1566-15. A \$7,000-\$10,500. nom
88th st E, No 176, s s, 117 w 3d av, 17.6x100.8, 4-sty stone front dwelling. August Peiper to Maria S wife August Peiper. Correction deed. Mort \$8,000. May 21. May 31, 1910. 5:1516-41 1/2. A \$9,000-\$12,000. 100
88th st E, No 176, s s, 117 w 3d av, 17.6x100.8, 4-sty stone front dwelling. Maria S wife August Pieper to Samuel Grodinsky. Mort \$8,000. May 31, 1910. 5:1516-41 1/2. A \$9,000-\$12,000. other consid and 100
88th st E, No 451, n s, 87 w Av A, 20x100.8, 3-sty brk dwelling. Meyer Goldberg et al to Julius Friedman. Mort \$7,000. May 25. May 27, 1910. 5:1568-20 1/2. A \$6,500-\$8,000. other consid and 100
88th st E, No 530, s s, 196 w East End av, 25x100.8, 5-sty brk tenement. Adolph Bloch to Stephanica C Beller. Mort \$18,000. June 1, 1910. 5:1584-35. A \$8,000-\$21,000. other consid and 100
90th st W, No 302, s s, 90 w West End av, 20x100.8, 3 and 4-sty and basement stone front dwelling. Ralph S Rounds to Mary H R wife Ralph S Rounds. B & S. May 28. June 1, 1910. 4:1250-101. A \$12,000-\$24,000. other consid and 100
90th st W, No 67, n s, 100 e Columbus av, 18.9x100.8, 3-sty and basement stone front dwelling. James E J Martin to Adolf H Landeker. All liens. May 9. June 1, 1910. 4:1204-5. A \$12,500-\$19,000. nom
91st st E, No 125, n s, 144.11 w Lexington av, 17.6x100.8, 3-sty brk dwelling. Oscar P Honegger to Leonard J Obermeier. Mort \$9,000. June 1, 1910. 5:1520-11. A \$10,500-\$14,000. other consid and 100
Same property. Leonard J Obermeier to Martin Steintal. June 1, 1910. 5:1520. other consid and 100
92d st E, No 134, s s, 63.4 w Lexington av, 16.8x78.8, 3-sty brk dwelling. Adelaide H Mossman to Charles Healy. June 1. June 2, 1910. 5:1520-59. A \$8,500-\$9,500. 100
92d st E, No 305, n s, 100 e 2d av, 25x100.8, 5-sty brk tenement and stores. Louis Wannemacher et al to George Ehret. Mort \$15,000. June 1, 1910. 5:1555-5. A \$8,500-\$17,500. other consid and 500
94th st E, No 111, n s, 83 e Park av, 17x81.8, 3-sty brk dwelling. Babetta wife William Buess to Oscar P Honegger and Augusta L his wife tenants by entirety. Mort \$12,000. June 1, 1910. 5:1523-4 1/4. A \$8,500-\$13,000. 25,000
94th st W, No 53, n s, 465 w Central Park West, 20x100.5, 4-sty and basement stone front dwelling. Frances Stevens to The Adela Realty Co. All liens. May 13. May 27, 1910. 4:1208-14. A \$11,500-\$21,000. other consid and 100
94th st E, Nos 70 to 74, s s, 80 w Park av, 75.3x100.8, three 5-sty stone front tenements. Samuel Kahn to Helen R Kahn his wife. B & S and C a G. All liens. April 27. May 28, 1910. 5:1505-41 to 43. A \$54,000-\$84,000. nom
95th st E, No 337, n s, 80 w 1st av, 30x100.8, 5-sty brk tenement. Stephen H Jackson to Meyer Goldberg and Abraham Greenberg. Mort \$29,500. May 26. May 27, 1910. 5:1558-22. A \$9,500-\$27,000. 100
95th st E, Nos 304 to 310, s s, 100 e 2d av, 100x100.8, 1-sty frame shop. FORECLOS, May 6, 1910. Joseph Fettretch referee to Peter Otten. Mort \$31,000. May 20. June 1, 1910. 5:1557-45. A \$35,000-\$35,500. 3,000
97th st E, No 120, s s, 300 e Park av, 25x100.11, 5-sty stone front tenement. FORECLOS, May 23, 1910. Geo N Boehm referee to Henrietta Wissler of New Brunswick, N J. Mort \$24,500. June 1, 1910. 6:1624-60. A \$11,000-\$25,000. 500
98th st W, Nos 247 to 259, n s, 100 e West End av, 125x100.11, seven 4-sty brk dwellings. Barney Estate Co to The A C & H M Hall Realty Co. Mort \$105,000. May 31, 1910. 7:1870-5 to 9 1/2. A \$69,500-\$132,000. other consid and 100
98th st E, No 213, n s, 210 e 3d av, 25x100.11, 5-sty brk tenement. Bertram Realty Co to Isaak Syrop. Mort \$15,000. May 31, 1910. 6:1648-9. A \$9,000-\$20,000. nom
101st st W, No 188, s s, 75 e Amsterdam av, 25x100.11, 5-sty brk tenement. City Real Estate Co to Francis M Schiffmayer. B & S. Mort \$20,000. May 31. June 1, 1910. 7:1855-60 1/4. A \$11,000-\$21,000. nom
101st st W, No 245, n s, 183.4 e West End av, 16.8x103.2x16.8x104, 4-sty brk dwelling. Julie L F Bush to Walter T Kohn. Mort \$17,000. June 1, 1910. 7:1873-8 1/2. A \$9,300-\$24,000. other consid and 100
107th st E, No 175, n s, 151 w 3d av, 17x100.11, 4-sty stone front dwelling. Charles Nietman to William Haas. Mort \$6,000. May 31. June 1, 1910. 6:1635-30. A \$6,500-\$10,000. other consid and 100

107th st E, Nos 12 and 14, s s, 141.2 w Madison av, 41.1x100.11, 6-sty brk tenement. Rose Cohen to Louis Lefkowitz. Mort \$52,000. May 5. May 27, 1910. 6:1612-62. A \$21,500-\$56,000. nom

109th st E, Nos 3 and 5, n s, 100 e 5th av, 36.3x100.11, 6-sty brk tenement. Louis Goldstein to William Kerner. 1/2 part. Mort \$50,500. May 28. May 31, 1910. 6:1615-5. A \$18,000-\$48,000. other consid and 100

109th st E, No 205, n s, 110 e 3d av, 19.10x100.11, 4-sty brk tenement. William Floyd to Walstein S Reade, of Brooklyn. B & S. Mort \$8,000. May 24. June 2, 1910. 6:1659-5. A \$6,000-\$12,000. nom

Same property. Walstein S Reade to Morris A Rosenbaum. Mort \$8,000. May 24. June 2, 1910. 6:1659. nom

111th st E, Nos 215 and 217, n s, 197.6 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Grand Investing Co to Minnie Price. All liens. May 16. June 1, 1910. 6:1661-7. A \$12,000-\$42,000. nom

115th st E, No 21, n s, 285 e 5th av, 25x100.11, 5-sty brk tenement. Regina Schloss to Philip H Rosenbaum and George Perretti. Mort \$18,000. June 1. June 2, 1910. 6:1621-12. A \$12,000-\$25,000. nom

115th st W, No 352 | s e cor Morningside av East, 101.5x27x84x Morningside av E, No 9 | 31.10.

Morningside av East, No 8, e s, 31.10 s 115th st, 43x72.8x36.11x 95.5. two 5-sty brk tenements.

Margaret Weill et al to Edward J Lynn. Morts \$80,000 June 2. 1910. 7:1849-16 and 18. A \$45,000-\$80,000. 100

116th st W, No 360, s s, 87.6 w Manhattan av, 18.9x100.11, 5-sty brk tenement. Alexander Brough to Geo B Radford. Mort \$14,500. June 1. June 2, 1910. 7:1849-43. A \$11,000-\$19,000. other consid and 100

117th st E, No 120, s s, 175 e Park av, 20x100.11, 4-sty stone front tenement. Kate Gretzer to Frank Gretzer. All liens. June 1, 1910. 6:1644-64 1/2. A \$8,000-\$11,000. nom

119th st E, No 429, n s, 304.8 w Pleasant av, late Av A. 16.8x 100.10, 2-sty brk dwelling. James H Kehoe to May Kehoe. All liens. Mar 23. June 1, 1910. 6:1807-13 1/2. A \$5,000-\$6,500. nom

120th st E, No 540, s s, 437.6 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. Jennie Kraus to Morris Florea. All liens. May 31. June 1, 1910. 6:1816-35. A \$4,500-\$5,500. nom

120th st E, Nos 325 and 327, n s, 270 e 2d av, 50x100.11, vacant. FORECLOS. May 27, 1910. Macgrane Coxie referee to Isaac Sakolski. May 28. June 1, 1910. 6:1797-12 and 13. A \$14,000-\$20,000. \$10.00 over and above all liens

121st st W, No 223, n s, 300 w 7th av, 25x100.11. Assignment of rents. Hannah Jacobs to Clara H Gettner. April 26. May 28, 1910. 7:1927. 475

122d st E, Nos 247 to 251, n s, 100.6 w 2d av, 42x100.11, 6-sty brk tenement. Jogert Realty Co, a corpn, and ano to Kremruff Realty Co, a corpn. 2-3 parts. Mort \$45,000 and all liens. May 26. May 27, 1910. 6:1787-19. A \$17,500-\$52,000. other consid and 100

123d st W, No 102, s s, 80 w Lenox av, 20x100.11, 3-sty stone front dwelling. Ernest M Herring to Henry B Pye. C a G. Mort \$14,000. May 27. June 2, 1910. 7:1907-37. A \$9,600-\$19,000. nom

127th st E, No 115, n s, 215 e Park av, 22x99.11, 5-sty brk tenement. Seventy-Eighth Street Realty Co to Rudolph Ellinger. Mts \$21,000. May 26. May 27, 1910. 6:1776-10. A \$8,000-\$23,000. other consid and 100

127th st W, No 71, n s, 168.4 e Lenox av, 16.8x99.11, 3-sty and basement frame dwelling. Edward J Welling to Jeanne L Vergees. Morts \$8,000. May 31. June 1, 1910. 6:1725-8. A \$8,000-\$9,000. other consid and 100

128th st E, No 124, s s, 308.9 e Park av, 18.9x100, 3-sty stone front dwelling. Samuel Grodginisky to Maria S wife August Pieper. Mort \$10,000. May 27. June 1, 1910. 6:1776-59. A \$6,000-\$11,500. other consid and 100

Same property. Maria S wife August Pieper to Catharina Bosch. Mort \$10,000. May 31. June 1, 1910. 6:1776. other consid and 100

128th st E, No 123, n s, 264 e Park av, 16x99.11, 3-sty stone front dwelling. May Borman to Theodore S Tworoger and Jacob A Borman. Mort \$7,000. Apr 28. May 31, 1910. 6:1777-12 1/2. A \$5,000-\$9,000. 100

131st st W, No 149, n s, 245 e 7th av, 20x99.11, 3-sty and basement stone front dwelling. Alice G Markey to Belle E Duane. May 28, 1910. 7:1916-12. A \$8,800-\$15,000. other consid and 100

131st st W, No 142, s s, 267.11 e 7th av, 32x99.11, 7-sty brk tenement. Mildred L and Ralph M Holzman to Samuel Keeler of Ridgefield, Conn. Mort \$60,500. June 1, 1910. 7:1915-52. A \$14,000-\$60,000. other consid and 100

132d st W, No 275, n s, 150 e 8th av, 15x99.11, 3-sty and basement stone front dwelling. John M Weiss to Sigmund B Heine. Mort \$10,000. May 26. June 1, 1910. 7:1938-7. A \$6,600-\$9,000. other consid and 100

132d st E, Nos 52 and 54, s s, 100 w Park av, 50x99.11, 6-sty brk tenement and stores. Samuel Greenstein to Max Lipman, N Y, and Max Gold of Brooklyn. Morts \$55,769.33 and all liens. May 25. May 27, 1910. 6:1756-41. A \$17,000-\$58,000. other consid and 100

135th st W, No 529, n s, 580 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. Grand Investing Co to Charles Geiger and Solomon Braverman. 2-3 parts. Mort \$34,000. May 23. June 1, 1910. 7:1988-81. A \$16,500-\$43,000. nom

136th st W, No 152, s s, 250 e 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Rosie D Otto to Eva Scott. Morts \$9,500. May 27. May 28, 1910. 7:1920-53. A \$7,300-\$12,000. nom

137th st W, No 217, n s, 231 w 7th av, 18.6x99.11, 3-sty and basement stone front dwelling. George and John Hoch EXRS, &c, Mary Hogemeyer to Frederick Hoch. Mort \$5,000 and all liens. June 1, 1910. 7:2023-22. A \$7,200-\$16,500. other consid and 100

138th st W, No 604, s w s, 116.8 n w Broadway, 16.8x99.11, 3-sty and basement brk dwelling. Francis E Beaumont to Edmund L Beaumont, of Newark, N J, and Arthur Beaumont of Brooklyn, N Y. 1-3 part. May 18. May 27, 1910. 7:2086-39. A \$5,000-\$11,000. 4,000

138th st W, No 245, n s, 465.6 w 7th av, 17x99.11, 3-sty and basement brk dwelling. Henry W Harwood to Geo H Walker. All liens. June 2, 1910. 7:2024-13. A \$5,500-\$11,500. 100

141st st W, No 463, n s, 142 e Amsterdam av, 18x99.11, 4-sty brk dwelling. Joseph and Louis Alexander to Ida Wersba. B & S. All liens. May 19. May 27, 1910. 7:2058-7. A \$4,700-\$14,500. nom

144th st W, No 305, n s, 100 w 8th av, 25x99.11, 5-sty brk tenement and stores. John Harrison et al to Hervey Thompson. 2-3 parts. May 11. June 1, 1910. 7:2044-28. A \$5,500-\$16,500. nom

144th st W, No 228, s s, 150 w 7th av, 25x99.11.

144th st W, No 230, s s, 175 w 7th av, 25x99.11. two 5-sty brk tenements.

Easter Realty Co to Edith W Ives. Morts \$36,000. May 28. May 31, 1910. 7:2029-40 and 41. A \$17,000-\$34,000. other consid and 100

152d st W, No 513, n s, 212.9 w Amsterdam av, 15x99.11, 3-sty and basement stone front dwelling. John Duffy to Wm G Beard. May 25. May 27, 1910. 7:2084-24. A \$6,000-\$10,500. other consid and 100

169th st W, Nos 516 and 518, s s, 95 e Audubon av, 50x85, 2-sty frame dwelling and vacant.

164th st W, No 451, n s, 300 e Amsterdam av, 50x104, 2-sty frame dwelling and vacant.

Grand Investing Co to Minnie Price. Morts \$24,000. May 16. May 28, 1910. 8:2125-34 and 35. A \$11,000-\$13,500; 2111-34 and 35. A \$15,000-\$16,500. other consid and 100

Av C, No 205, w s, 101 n e 12th st, 25x70, 4-sty brk tenement and stores. Morris Goldstein to Solomon Wecker. 1/4 part. All liens. May 14. June 1, 1910. 2:395-34. A \$12,000-\$15,000. other consid and 100

Same property. Joseph Silverman to same. 1/4 part. All liens. May 14. June 1, 1910. 2:395. other consid and 100

Av D, No 12, e s, 37.2 s 3d st, 18.11x70, 3-sty brk tenement and store. Release mort. Caroline Davidson to Simon Silverman. May 24. June 2, 1910. 2:357-5. A \$8,000-\$10,000. 2,000

Same property. Release mort. Cath A Stevens to same. May 2. June 2, 1910. 2:357. 12,000

Av D, No 12 (10), e s, 37.2 s 3d st, 18.11x70, 3-sty brk tenement and store. Simon Silverman to Louis Schaffler. Mort \$10,500 and all liens. June 1. June 2, 1910. 2:357-5. A \$8,000-\$10,000. other consid and 100

Amsterdam av, or | s e cor 72d st, 102.2x30, 5-sty stone Broadway, Nos 2080 to 2096 | front tenement and stores and 1-sty 72d st, No 176 | brk extension. David S Brown to Mary C wife of David S Brown. Mort \$55,000. Dec 17, 1909. May 28, 1910. 4:1143-64. A \$135,000-\$170,000. other consid and 100

Amsterdam av, No 341 | n e cor 76th st, 27.2x100, 5-sty brk tenement. Henrietta Marks to Jacob Marks. 1/2 part. Mort \$60,000 on whole. May 25. May 28, 1910. 4:1148-1. A \$45,000-\$70,000. nom

Amsterdam av, No 333 | s e cor 76th st, 77.2x25, 5-sty brk on map Nos 333 and 335 | tenement and stores. Samuel L Hyman to Herbert H Hazelton. Morts \$50,000. May 25. May 31, 1910. 4:1147-64. A \$33,000-\$55,000. other consid and 100

Amsterdam av, Nos 1641 to 1659 | s e cor 142d st, runs e 30 x s 141st st, No 477 | 99.11 x e 5 x s 99.11 to n s 141st 142d st, No 478 | st, x w 35 to e s of av, x n 199.10 to beginning, 7-sty brk tenement and stores. Israel Lebowitz to Geo F Picken. 1/2 part. All liens. May 27. May 31, 1910. 7:2058-1. A \$45,000-\$128,000. nom

Amsterdam av, Nos 1042 to 1058 | begins Amsterdam av, w s, ex-111th st, No 501 West | tends from 111th to 112th st. 112th st, Nos 500 and 502 West | Resolution of stockholders to sell above premises to Joseph Wittner et al. Wittner-Jaffer Realty Co to Joseph Wittner, Louis A Jaffer and Sigfried Wittner. Mar 30. June 1, 1910. 7:1883.

Amsterdam av, Nos 1046 and 1048, w s, 86.6 s 112th st, 52.10x 84.9x54.9x99.5, 6-sty brk tenement. Release mort. Kertscher & Co and ano to Fanny Jaffer. May 20. June 1, 1910. 7:1883-32. A \$37,000-\$85,000. nom

Amsterdam av, Nos 1046 and 1048, w s, 86.6 s 112th st, 52.10x 84.9x54.9x99.5.

Amsterdam av, Nos 1050 and 1052, w s, 40.6 s 112th st, 46x99.5x 47.8x112.2. two 6-sty brk tenements.

Release mort. Hulda Wittner to Fanny Jaffer. May 20. June 1, 1910. 7:1883-32 and 34. A \$73,000-\$165,000. nom

Amsterdam av, Nos 1046 and 1048, w s, 86.6 s 112th st, 52x84.9x 54.9x99.5, 6-sty brk tenement. Hulda Wittner to Fanny Jaffer. Mort \$91,000 and all liens. May 20. June 1, 1910. 7:1883-32. A \$37,000-\$85,000. other consid and 100

Same property. Fanny Jaffer to Henry Albers. Morts \$76,000 and all liens. May 20. June 1, 1910. 7:1883. other consid and 100

Broadway | s e cor 183d st, a strip 105x2 to old e s Kings-Kingsbridge road | bridge road. Clarence G Friend to Euclid Realty Co. Q C. May 20. June 2, 1910. 8:2164. other consid and 100

Broadway | s e cor 183d st, a strip 105x2 to old e s Kingsbridge 183d st | road. PARTITION, Apr 12, 1910. David B Cahn, ref to Clarence G Friend. May 19. June 2, 1910. 8:2164. 1,000

Broadway, No 390 | e s, 85.3 s Walker st, 28.3x175 to Cortlandt Cortlandt alley | alley, 5-sty stone front office and store building. PARTITION, April 19, 1910. Edward L Parris ref to Alexandrina L Ide. May 26. May 27, 1910. 1:195-4. A \$127,000-170,000. 136,500

Columbus av, Nos 615 and 617 | s e cor 90th st, 50.8x74.6, two 5-90th st, No 82 | sty stone front tenements and stores. The Onset Realty Co to Caroline Cushman. All liens. May 28. May 31, 1910. 4:1203-1 and 62. A \$54,000-\$81,000. other consid and 100

Colonial Parkway or Edgecombe av, w s, 359.9 n 145th st, 129.11x 100, two 6-sty brk tenements. Barkin Constn Co to August Oppenheimer. Mort \$100,000. June 1, 1910. 7:2053-20 and 24. A \$30,000-P \$46,000. nom

Central Park West | s w cor 92d st, 100.8x125, 10-sty brk and stone 92d st, No 2 | tenement. Ardsley Hall Company to Herman Wronkow. Mort \$600,000. June 1. June 2, 1910. 4:1205-34. A \$175,000-\$635,000. nom

Haven av, e s, 180.9 s 170th st, 31.5x106.11x31.7x114.9, 3-sty brk dwelling. Barney Estate Co to Hanover Estates, a corpn. All liens. May 26. May 27, 1910. 8:2139-140. A \$4,000-\$10,000. other consid and 100

Lenox av, No 229, w s, 75.11 n 121st st, 25x100, 4-sty brk and stone dwelling. Frances Stevens to Theadela Realty Co. Mort \$25,000. May 13. May 27, 1910. 7:1906-32. A \$20,000-\$32,000. other consid and 100

Lenox av, No 55, w s, 25.2 s 113th st, 25.2x75, 4-sty brk tenement and store. Abraham Scheinberg to the New Realty Co. B & S. Morts \$29,900. May 27. May 28, 1910. 7:1822-35. A \$19,500-\$31,000. other consid and 100

Lenox av, Nos 546 to 552 | s e cor 138th st, 99.11x100, 7-sty brk 138th st, No 68 | tenement and stores. Charles Rader to Rubin Frantzblau, of Brooklyn. Mort \$225,000. Apr 7. June 2, 1910. 6:1735-69. A \$85,000-\$260,000. nom

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Lenox av, No 24, e s, 67.5 n 111th st, 33.6x100, 7-sty brk tenement. Louise Borges to Emil Diamond of Brooklyn. Q C. May 26. June 2, 1910. 6:1595-4. A \$28,000-\$70,000. nom

Same property. Emil Diamond to Jennie Kaufman, of Brooklyn. Mort \$75,000 and all liens. May 28. June 2, 1910. 6:1595. nom

Same property. Jennie Kaufman to Chas J Grace, of Brooklyn. Mort \$73,000 and all liens. May 31. June 2, 1910. 6:1595. nom

Lenox av, No 541, w s, 50 n 137th st, 24.11x75, 5-sty brk tenement and stores. Josephine Lederer to Minnie Haberstroh. Mort \$21,000. June 1, 1910. 7:2006-31. A \$15,000-\$27,000. nom

Lexington av, No 533, e s, 33.9 s 49th st, 16.8x70, 4-sty stone front dwelling. Andrew A Bibby to Ida Margoles. Mort \$12,700. June 1, 1910. 5:1303-52 1/4. A \$9,500-\$13,000. other consid and 100

Lexington av, No 529, e s, 67.1 s 49th st, 16.8x70. Mort \$14,000. Lexington av, No 535, e s, 17.1 s 49th st, 16.8x70. Mort \$17,000. Lexington av, No 533, e s, 33.9 s 49th st, 16.8x70. Mort \$12,700. three 4-sty stone front dwellings.

Ida Margoles to The Maze Realty Co. June 1, 1910. 5:1303-51 1/2, 52 1/4 and 52 1/2. A \$28,500-\$39,000. other consid and 100

Lexington av, No 535, e s, 17.1 s 49th st, 16.8x70, 4-sty stone front dwelling. Martin H Goodkind to Ida Margoles. Mort \$8,000. May 20. May 31, 1910. 5:1303-52 1/2. A \$9,500-\$13,000. other consid and 100

Lexington av, No 529, e s, 67.1 s 49th st, 16.8x70, 4-sty stone front dwelling. Martin H Goodkind to Ida Margoles. Mort \$7,000. May 20. May 31, 1910. 5:1303-51 1/2. A \$9,500-\$13,000. other consid and 100

Madison av | n w cor 82d st, 204.4 to 83d st x60, vacant. Samuel 82d st | W Bridgham et al EXRS Wm C Schermerhorn to 83d st | Wm H Eagleson. Apr 29. June 2, 1910. 5:1494-15 to 17 and 56 to 58. A \$300,000-\$300,000. other consid and 100

Madison av, No 72, w s, 74.2 s 28th st, 24.7x95, 4-sty stone front dwelling. Augusta Buhning to the Madison Holding Co. B & S and C A G. May 31. June 1, 1910. 3:857-62. A \$55,000-\$63,000. nom

Madison av, No 439, e s, 95 s 50th st, 26.2x75, 5-sty brk dwelling. Amy C Gouraud to Edson Bradley, of Washington, D C. May 16. June 1, 1910. 5:1285-24. A \$62,000-\$110,000. nom

Madison av, No 766, w s, 40.5 s 66th st, 20x80, 5-sty stone front tenement and store. Bertha Ullmann and ano to Richard Sidenberg. Mort \$43,000. June 1, 1910. 5:1380-57 1/2. A \$45,000-\$53,000. other consid and 100

Marble Hill av, No 2 | n e cor 225th st, runs n e along av 117 225th st, Nos 109 to 115 | x s e 85 x s w 99 to n e s of st x n w on curve 86.11 to beginning, 5-sty brk tenement and vacant. American Real Estate Co to Hudson Terrace Realty Co. May 25. June 1, 1910. 13:3402-531 and 534. A \$16,000-\$16,000. other consid and 100

Marble Hill av, n s, 57.3 e 227th st, 26.1x101.6x25x109.1, 3-sty brk dwelling. Wm G Beard to John Duffy. Mort \$9,500. May 25. May 27, 1910. 13:3402-331. A \$2,800-\$8,300. other consid and 100

Manhattan av, No 443, w s, 50.11 s 119th st, 25x100, 5-sty stone front tenement. Hodus Berman to Rudolph Ellinger. Mort \$27,500. May 26. May 27, 1910. 7:1945-52. A \$14,000-\$27,000. other consid and 100

Park av, No 580 | n w cor 63d st, 20.5x75, 4-sty stone front 63d st, Nos 51 and 53 | tenement and store. Strauss Building & Realty Co to Wm F Devine. Mort \$40,000. May 31, 1910. 5:1378-33. A \$42,000-\$50,000. other consid and 100

Park av, No 1488 | s w cor 109th st, runs w 17 x s 66.1 x w 0.10 x 109th st, No 88 | s 4.9 x w 6.7 x s 10 x e 24.5 to av x n 80.10 to beginning, 4-sty stone front tenement and store and 1-sty brk store. FORECLOS, May 11, 1910. Felix H Levy, ref, to Isaac Sakolski. May 31. June 2, 1910. 6:1614-38. A \$10,500-\$14,000. 6,800

Same property. Isaac Sakolski to Carrie L Jacobs. Mort \$9,000. May 31. June 2, 1910. 6:1614. other consid and 100

Park av, No 1129, e s, 72.8 s 91st st, 28x96, 4-sty brk tenement. Caroline Christmas to Alfred C Bachman. Mort \$25,000. June 1, 1910. 5:1519-72. A \$22,000-\$31,000. other consid and 100

Same property. Alfred C Bachman to Mary H Maynard. Mort \$25,000. June 1, 1910. 5:1519. other consid and 100

Park row, No 150, n s, 46.8 n Pearl st, runs n 59.4 x s of e - x s 50.1 to st x w 21.9 to beginning, 4-sty brk tenement and store. Pearl st, No 467, s w s, 58 n w Park row, runs s e along st 14.5 x s of w 21 x n of w - x n of e 36 to beginning, 3-sty brk tenement and store.

Harry L Janeway of New Brighton, S I, to Mary W Janeway, of New Brighton, S I. All liens. May 14. May 27, 1910. 1:159-39 and 41. A \$22,000-\$26,000. nom

Seaman av | n s, 488.8 e Bolton road, runs n w 135.9 x n w 136.2 Prescott av | to s s Prescott av x n e 150 x s e 158.5 x again s e 158.11 to Seaman av x w 150 to beginning, vacant.

Seaman av | n s, 288.8 e Bolton road, runs e 100 x n 120.4 x n e Prescott av | 101.10 x n w 136.2 to Prescott av x s w 200 x s e 210.2 to beginning, vacant. 8:2248-12, 14, 18, 22, 36, 51 and 119. A \$30,000-\$30,000.

209th st, n e s, 100 s e 10th av, 100x99.11, vacant. 8:2206-37. A \$14,000-\$14,000.

210th st, n e s, 100 s e 10th av, 100x99.11, vacant. 8:2207-37. A \$12,000-\$12,000.

Hawthorne st | s w cor Vermilyea av, 100x100, vacant. 8:2225-Vermilyea av | 16. A \$15,500-\$15,500.

Academy st | n e cor Post av, 100x100, vacant. 8:2221-42. A Post av | \$15,000-\$15,000.

Vermilyea av | s w cor Emerson st, 100x300 to n s Sherman av. Emerson st | 8:2226-17, 21 and 25. A \$48,000-\$48,000.

Sherman av | Fanny M McCreery to The James McCreery Realty Corp. B & S. Apr 19. May 27, 1910. other consid and 1,000

Wadsworth av | n w cor 185th st, 60.2x95x61.5x95, vacant. James 185th st | L Van Sant to Joseph Ducimetiere. 1/2 part. Mort 1/2 of \$16,500. May 26. May 31, 1910. 8:2167-75 to 78. A \$15,500-\$15,500. 100

West End av, No 904, e s, 40.11 n 104th st, 20x78, 4-sty and basement stone front dwelling. Elsie W Christie and ano EXRS, &c, David Christie to Emanuel Neuman. Mort \$21,000. May 31, 1910. 7:1876-2. A \$13,000-\$25,000. 30,000

\$15,000. May 27. May 28, 1910. 4:1245-21. A \$11,500-\$19,000. other consid and 100

West End av, Nos 461 and 463 (361 and 363) | n w cor 82d st, 42.2x 82d st, No 301 | 64, two 3-sty and basement brk dwellings. Susan L Vivian, INDIVID and ano, EXRS, &c, Marshall O Roberts to Harry Schiff. May 17. June 1, 1910. 4:1245-19 and 20. A \$26,000-\$48,000. 65,500

West End, No 698 | s e cor 94th st, runs e 55 x s 30.11 x w 12 x n 94th st | 12.6 x w 43 to e s of av x n 18.5 to beginning, 4-sty brk dwelling. Solomon S Carvalho to Napoleon Construction Co. Mort \$18,000. May 31. June 1, 1910. 4:1241-61. A \$14,000-\$23,000. other consid and 100

West End av, No 881 | n w cor 103d st, 20.11x100, 4-sty and base-103d st, No 301 | ment stone front dwelling. Gustav Cimiotti to Mary C Brown. Mort \$30,000. June 1, 1910. 7:1890-53. A \$23,000-\$42,000. nom

West End av, No 901 | n w cor 104th st, 20.11x98, 4-sty and base-104th st, No 301 | ment stone front dwelling. Sallie V Jones to Mary E Goodwin. Mort \$25,000. June 2, 1910. 7:1891-17. \$23,000-\$41,000. other consid and 100

West End av, No 467, w s, 63.2 n 82d st, runs w 64 x n w 6.9 x w 13.4 x n 14.6 x e 82 to av x s 19 to beginning, 3-sty and basement brk dwelling. Edward G Whitaker and ano to Harry Schiff. C a G. June 1. June 2, 1910. 4:1245-22. A \$11,000-\$19,000. other consid and 100

West End av, No 469, w s, 82.2 n 82d st, 20x100, 3-sty and basement brk dwelling. Eliz D Carrington to Harry Schiff. Mort \$12,000. June 1. June 2, 1910. 4:1245-23. A \$14,000-\$22,000. other consid and 100

2d av, No 8, e s, 76 n Houston st, 25x65, 5-sty brk tenement and stores. Otto J Kuster to F William Sommer. 1/2 part. Mort \$9,000. Jan 14, 1907. May 27, 1910. 2:442-4. A \$17,000-\$22,000. nom

2d av, No 2284. Agreement as to assignment of rents, &c; also as to execution of deed on June 1, 1911. Joseph Ungaro and Rocco Marquette with Morris Keller. Apr 18. May 31, 1910. 6:1689. nom

2d av, No 812, e s, 75.5 n 43d st, 25x100, 5-sty brk tenement and store. Sigmund Bermann to Sofie Bermann. 1/2 part. Mort \$22,500. May 31. June 1, 1910. 5:1336-4. A \$15,000-\$27,000. nom

2d av, No 2168, e s, 75.11 n 111th st, 25x75, 4-sty brk tenement and store. Antonio Marinello and Rosa L his wife to Nicola Marinello. 1/2 part. All title. Mort \$10,000. June 1, 1910. 6:1683-4. A \$8,500-\$16,000. other consid and 100

2d av, No 2267, w s, 60.10 n 116th st, 20x70, 4-sty stone front tenement and store. Annie Aaron to Maria Sciacca. Mort \$12,000. June 1. June 2, 1910. 6:1666-22. A \$7,500-\$13,500. 100

2d av, No 769, w s, 24.8 n 41st st, 24.8x80, 5-sty brk tenement and stores. Charlotte Geissler to John Ulrich. Mort \$28,000. June 2, 1910. 5:1315-25. A \$15,000-\$24,000. other consid and 100

3d av, Nos 1403 and 1405, e s, 40 s 80th st, 40x73, two 5-sty stone front tenements and stores. Release mort. Joseph B Rylance, of Dadeville, Ala, to Celesta M Bozeman. Q C. May 9. May 31, 1910. 5:1525-46 and 47. A \$29,000-\$40,000. 10,000

3d av, No 480, w s, abt 50 s 33d st, 24.8x100, 3-sty frame tenement and stores. Seattle Realty Co to Carrie Freund and Yatty Kramer. Mort \$19,000. June 2, 1910. 3:888-42. A \$22,500-\$24,500. nom

3d av, No 512, w s, 46.7 n 34th st, runs w 51 x s 0.10 x w 12 x n 26.4 x e 63 to av x s 25.6 to beginning. Release, &c, for station platform extension. George Ehret to Interborough Rapid Transit Co et al. Mar 11. June 2, 1910. 3:890. 510

3d av, No 480, w s, abt 50 s 33d st, 24.8x100, 3-sty frame tenement and stores. Ulysses A Cannon and ano TRUSTEES Mott S Cannon to Seattle Realty Co. June 2, 1910. 3:888-42. A \$22,500-\$24,500. 25,200

3d av, Nos 1403 and 1405, e s, 40 s 80th st, 40x73, two 5-sty stone front tenements and stores. Celesta M Bozeman to Joseph B Rylance, of Dadeville, Ala. Mort \$13,000. May 10. June 1, 1910. 5:1525-46 and 47. A \$29,000-\$40,000. nom

5th av, Nos 1206 to 1210 | n e cor 101st st, 100.11x100, four 5-sty 101st st, No 1 | brk tenements. J C Lyons Building & Operating Co to The Gallatin Operating Co. Mort \$175,000. June 1, 1910. 6:1607-1 to 4. A \$100,500-\$177,000. nom

5th av, No 1033 (959), e s, 62.2 n 84th st, 20x125, with right of way over 10-ft strip in rear to 84th st, 5-sty stone front dwelling and 2-sty brk stable in rear. Edward H Titus et al, EXRS Edward P Hatch to Charles Soovsmith. Mort \$75,000. May 24. June 1, 1910. 5:1496-3. A \$91,000-\$120,000. \$130,000

6th av, Nos 531 and 533. Power of attorney. Catherine and John T McDonald et al to James E McDonald. April 8. May 28, 1910.

6th av, No 501 | n w cor 30th st, 30 to n s former Stew-30th st, Nos 101 to 109 | art st, x - to n s 30th st, x144, gore. Stewart st, n s (closed), 41.5 w 6th av, runs n 99.6 x w 100 x s 99.6 to st, x e 100 to beginning. 4-sty stone front tenement and stores and 1 and 2-sty brk and frame stable. Henrietta Littman et al EXRS, &c, Morris Littman to Henry Morgenthau and Edmund L Mooney. 1-6 part. Sub to life estate of Julia L Butterfield and all liens. June 16, 1909. May 31, 1910. 3:806-30 and 34. A \$378,000-\$396,000. 70,000

6th av, No 31 | n w s, 105 s w 4th st, 25x97.3 to s s Cornelia Cornelia st, No 10 | st x27.5x80 on e s or n e s, 2-sty frame brk front tenement and 3-sty frame brk front tenement and store. Curtiss P Byron to Mary Favretti, of New Jersey. Mort \$32,000. May 31, 1910. 2:589-22 and 28. A \$14,000-\$16,000. nom

7th av, No 1800 | n w cor Cathedral Parkway, 70.11x Cathedral Parkway, No 201 | 100, vacant. August Oppenheimer to Barkin Construction Co. B & S. Mort \$75,000. May 26. June 1, 1910. 7:1826-30 to 32. A \$84,000-\$84,000. other consid and 100

7th av, Nos 832 to 838 | s w cor 54th st, 100.4x100, two 6 and one 54th st, Nos 200 to 206 | 4-sty brk tenements, with store on cor. Kips Bay Realty Co to Alex H Pineus. B & S. Mort \$190,000. June 1, 1910. 4:1025-33 to 36. A \$200,000-\$232,000. other consid and 100

7th av, No 455, e s, 57 s 35th st, runs s 17 x e 56.2 x n e 4 x n 15.9 x w 6 to beginning, 4-sty stone front tenement and store. Angelina G K Champlin widow to Jacob R Thoman. Feb 27, 1891. (Re-recorded from Mar 19, 1891.) June 1, 1910. 3:810-81. A \$36,000-\$39,000. 16,000

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

7th av, Nos 455 to 459, e s, 23 s 35th st, runs s 51 x e 56.2 x n e 4 x n 49.9 x w 60 to beginning, three 4-sty stone front tenements and stores. Jacob R Thoman to Wm H and Frederick Hussey, both of East Orange, N J. Mort \$80,000. June 1, 1910. 3:810-79 to 81. A \$108,000-\$117,000. other consid and 100

8th av, No 2619, w s, 59.5 s 140th st, 27x100. Release, &c, for station platform extension. Henry Arnstein to Interborough Rapid Transit Co et al. Apr 15. June 2, 1910. 7:2042. 540

8th av, No 2498, e s, 75 s 134th st, 24.11x100, 5-sty brk tenement and store. Herman H W Neslage to Henry F Ludeking. May 27. May 28, 1910. 7:1939-64. A \$16,000-\$28,000. other consid and 100

8th av, Nos 2519 and 2521, w s, 49.11 s 135th st, 50x75. Release claims for station platform extension, &c. Eduardo H Gato of Havana, Cuba, to Interborough Rapid Transit Co et al. Mar 12. May 27, 1910. 7:1959. 900

9th av, No 70, e s, 19.8 n 15th st, 19.8x100, 3-sty brk tenement and store. Henry W Simpson to Anastasio C M Azo, of Orange, N J, as TRUSTEE under deed of trust. Q C. June 1. June 2, 1910. 3:739-2. A \$11,000-\$13,000. nom

11th av, No 589 | n w cor 44th st, 25x100, 4-sty brk tenement and stores and 1-sty brk store in st. FORECLOS, May 24, 1910. Samuel F Jacobs, ref, to Mary wife Jacob Bier. June 1, 1910. 4:1092-29. A \$14,000-\$17,500. 18,400

11th av, No 635, w s, 75.5 s 47th st, 25x100, 4-sty brk tenement and stores. Lionel Simmonds to Dorothy Silberg. 1/2 part. Morts \$14,500. May 27, 1910. 4:1094-33. A \$9,000-\$13,500. nom

12th av | n e cor 51st st, 200.10 to s s 52d st, x225, 51st st, Nos 643 to 657 | 1 and 5-sty brk factory. Mort \$120,000. 52d st, Nos 638 to 652 |

Also mortgage dated May 26, 1910, made by The Rockledge Construction Co to David S Brown for \$105,000 affecting Riverside Drive | s e cor 102d st. 102d st |

Deed of trust. David S Brown and Mary C his wife to Mary C Brown and David S Brown, Jr. 1/2 part. June 26, 1910. (?) May 28, 1910. 4:1099-1. A \$175,000-\$275,000; 7:1889. nom

MISCELLANEOUS.

Assigns of 1-6 interest in estate of Thos H Hall, dec'd. Louis R Hall to John F Dennin. Feb 7, 1910. May 27, 1910. Misc. other consid and 8,000

Power of attorney. Ernst Thalman to Walter T Rosen. May 7, 1910. May 27, 1910.

Power of attorney. Francesca Colletti to Antonio Merendino. May 25. May 27, 1910.

Power of attorney. Mamie Sussman to David Sussman. Apr 23. May 31, 1910.

Power of attorney. Marie K Prentiss to John W Prentiss. Apr 27. June 2, 1910.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Aldus st, No 979, n s, 80 e Hoe av, 40x100, 5-sty brk tenement. The Gaines-Roberts Co to Adolf Schutz. Mort \$24,000. June 1. June 2, 1910. 10:2749. other consid and 100

*Beech st, s s, 501 e Elm st and being lot 197 map of Laconia Park, 25x100. Frank Pititano to Leopold Salamon. All liens. May 24. June 1, 1910. nom

Brown pl, Nos 191 to 203 | n w cor 136th st, 150x95, three 6-136th st, Nos 473 to 479 | sty brk tenements with stores on cor. Samuel Greenstein to Max Lipman, N Y, and Max Gold of Brooklyn. All liens. May 25. May 28, 1910. 9:2281. other consid and 100

*Catharine st, s e s, being s w 24 ft of lot 238 map Washingtonville, 24x100. Jas G Coburn to Isaac T Armitage. Apr 26. May 31, 1910. other consid and 100

Hewitt pl, No 826, e s, 176.7 n Longwood av, 40x100, 5-sty brk tenement. Leo Levinson to Leon A Rains. Morts \$39,000. May 26. May 28, 1910. 10:2696. other consid and 100

Lorillard pl, e s, 271.7 n 3d av, 50x100, vacant. Anthony McOwen to John J Tully. June 1. June 2, 1910. 11:3054. other consid and 100

Manida st, No 831, s w s, 458.1 s e Garrison av, 25x100, 2-sty brk dwelling. Meehan Building Co to Frances A Miller, of Hopewell Junction, N Y. Mort \$6,000. June 1. June 2, 1910. 10:2740. other consid and 100

Manida st, No 833, s w s, 433.1 s e Garrison av, 25x100, 2-sty brk dwelling. Same to Eliz M Curtin. Mort \$6,000. June 1. June 2, 1910. 10:2740. other consid and 100

Manida st, No 837, s w s, 408.1 s e Garrison av, 25x100, 2-sty brk dwelling. Same to Annie Egan. Mort \$6,000. June 1. June 2, 1910. 10:2740. other consid and 100

Manida st, No 647, w s, 275 s Spofford av, 25x100, 2-sty brk dwelling. John B Dosso to Catherine Baker. Mort \$4,500. May 26. May 31, 1910. 10:2768. other consid and 100

*Reiss pl | n w cor White Plains road, 119.6x100x107.1x White Plains road | 100.9. PARTITION, Apr 28, 1910. Cornelius W Wickersham referee to Peter Ringen. All title. May 31, 1910. 5,500

Simpson st, No 1069, w s, 335 n Westchester av, 25x100, 3-sty brk dwelling. Josephine Trube to Thomas Murtha. Mort \$9,000. June 1. June 2, 1910. 10:2726. other consid and 100

*9th st, n s, 280 e Av C, 125x108, Unionport. John Gross to Christian Vorndran's Sons, a corp. Mort \$4,500. May 26. May 27, 1910. other consid and 100

134th st | n s, 100 w Lincoln av, runs w 25 x n 175 x w 42.1 to 135th st | 3d av x n e 26 to 135th st x e 59.11 x s 200 to beginning, vacant. Mary A Costello and ano to Nicholas V Cantasano. Mort \$16,000. May 28. May 31, 1910. 9:2317. other consid and 100

135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tenement. FORECLOS, Apr 11, 1910. Jacob Levy referee to Villa Site Realty Co. Mort \$25,000. May 28. May 31, 1910. 10:2548. 8,000 over mort

135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tenement. Villa Site Realty Co to Ellen Priess. Morts \$30,000. May 28. May 31, 1910. 10:2548. 100

136th st, No 246, s s, 150 w 3d av, 25x100.

136th st, No 248, s s, 125 w 3d av, 25x100. two 5-sty brk tenements.

Leon Schragar to Rose Goldner. 1-3 part. All liens. May 26. May 28, 1910. 9:2320. nom

136th st, No 597, n s, 576.11 w Cypress av, 25x100, 4-sty brk tenement. Karoline Stichtenoth to Henry Braun. Morts \$15,000. June 1. June 2, 1910. 10:2549. other consid and 100

137th st, No 765 | n s, 365.8 e Southern Boulevard, 30 to Willow av, Nos 221 and 227 | Willow av x100, 3-sty brk tenement and store and 2-sty brk tenement. Robert Hall to Jennie Kind. June 1. June 2, 1910. 10:2566. other consid and 100

Same property. Jennie Kind to William Henderson and Lena Muller. Mort \$7,750. June 1. June 2, 1910. 10:2566. other consid and 100

138th st, No 424 (676), s s, 250 e Willis av, 25x100, 5-sty brk tenement and stores. William Schwanker to Louis Wiebke. Morts \$23,000. June 1. June 2, 1910. 9:2282. other consid and 100

138th st, No 605, n s, 360.8 e St Anns av, 39.3x100, 6-sty brk tenement and stores. Harold D Watson et al to Kathleen MacFarlane, of Brooklyn. Mort \$45,714.28. May 31. June 2, 1910. 10:2552. 100

139th st, No 510, s s, 47.4 e Brook av, 37.6x100, 6-sty brk tenement. Philip Schutzer to Hymon Blau. All liens. May 25. May 27, 1910. 9:2266. nom

140th st, No 417, n s, 192.3 e Willis av, 17x100, 2-sty and basement brk dwelling. Eliz C Doherty to Milton Daub. Mort \$5,000. May 31. June 1, 1910. 9:2285. 100

145th st, No 465, n s, 250 w Brook av, 25x100, 3-sty frame dwelling. Henry Braun to Karoline Stichtenoth. Mort \$3,500. June 1. June 2, 1910. 9:2290. other consid and 100

154th st, No 394, s s, 375 e Courtlandt av, 25x100, 3-sty frame dwelling. Geo J Shapiro to Frank Duetsch. Mort \$4,500. May 27. May 28, 1910. other consid and 100

155th st, No 274, s s, 95.9 e Morris av, 27.6x86.6, 4-sty brk tenement. Morris Florea to Phenix Insurance Co of Dover, Del. Morts \$15,200. May 18. May 27, 1910. 9:2414. nom

155th st, No 398 | s s, 425 e Courtlandt av, 25x100, vacant. Leopold late Mary st | Gutttag to Value Realty Co. Mort \$6,500. May Melrose av | 31. June 1, 1910. 9:2401. other consid and 100

156th st, Nos 417 and 419, n s, 200.2 w Elton av, runs n 100 x w 0.1 x n 50 x w 50 x s 50 x e 0.1 x s 100 to st, x e 50 to beginning, two 3-sty frame tenements and stores and 2-sty frame shop in rear. Fannie M Haas to Alfred J Sterne. Q C. May 17. May 27, 1910. 9:2378. 100

157th st, No 314, s s, 229 w Courtlandt av, 21x221.6x21x219, except part for st, 2-sty brk dwelling. Anna C Lutz widow to Patrick Fitzgerald. 2-6 parts. All title. Mort \$4,000. May 27. May 28, 1910. 9:2416. other consid and 100

Same property. Release dower. Same to same. May 27. May 28, 1910. 9:2416. nom

Same property. Arthur C Lutz et al by Anna C Lutz GUARDIAN to same. 4-6 parts. All title. Mort \$4,000. May 27. May 28, 1910. 9:2416. 1,333.34

165th st, Nos 290 to 306 | s s, the blk bet College and Findlay avs, College av | x77.3 on College av and 90.5 on Findlay Findlay av | av, seven 3-sty brk dwellings and two 5-sty brk tenements, stores on cors. Release CONTRACT, &c. Hyman Cohen and Morris Bernstein with Mountain Construction Co. Apr 28. May 31, 1910. 9:2432. nom

168th st, Nos 612 and 614, s s, 106 e Franklin av, 59x194, two 4-sty brk tenements. Robt J Moorhead et al DEVISEES, &c, Letitia Moorhead, deed, et al to Martin J McMahon. Mort \$18,000. May 26. June 1, 1910. 10:2614. 35,000

170th st, s s, 75.1 w from tangent pt in s s 170th st, runs s e 95.5 x s e 57.3 x s w 18.11 x n w 141.9 to st x e 29.7 to beginning, being lot 35 map 221 lots at Claremont Heights, vacant. Valentine Pressler to Wm F Gleason. Mort \$24,000. Apr 18. May 31, 1910. 11:2782. other consid and 100

176th st, No 807, n s, abt 170 w Marmion av, 75x144x75x142.6, 2-sty frame dwelling and vacant. John Ulrich to Charlotte Geissler. Morts \$13,000. June 1. June 2, 1910. 11:2954. other consid and 100

178th st, s s, 100 w Vyse av, 49x142.6x50.3x142.6, 2-sty frame dwelling. Chas L Keil to C K Realty Co, a corp. Mort \$6,000. May 14. May 31, 1910. 11:3126. other consid and 100

187th st, No 743, on map No 741 (old No 1011), n s, 70 w Prospect av, 25x100.

187th st, No 745, on map No 743 (1013), n s, 45 w Prospect av, 25x100.

187th st, No 747 (1015), n s, 20 w Prospect av, 25x100.

187th st, No 749 (1017) | n w cor Prospect av, 20x100. Prospect av | four 2-sty frame dwellings. Curtiss S Byron to Sigmund Ernst and Harry Cahn. Mort \$21,500. May 27. May 31, 1910. 11:3104. other consid and 100

187th st, No 745, on map No 743, n s, 45 w Prospect av, 25x100, 2-sty frame dwelling. Celia Lindheim to Curtiss P Byron. May 19. May 31, 1910. 11:3104. 100

*233d st, n s, 100 e White Plains av, 80.1x114. Wm L Hibbard to Mary O Raynor. Apr 15. May 27, 1910. other consid and 100

Arthur av | n e cor 175th st, —x—, being a gore formerly and prior 175th st | to laying out of said av a part of and within lines of Broad st, in front of lot 40 on map of Fairmount, vacant. PARTITION, Mar 22, 1910. Arthur Knox referee to Lavelle Construction Co. May 18. May 31, 1910. 11:2945. 200

Arthur av, No 2391, w s, 64.8 s 187th st, 25x114.7x25x114.5, 3-sty frame tenement and store and 2-sty frame tenement in rear.

*217th st (3d st), n e cor 6th st, lots 369 to 372 map Laconia Park, 100x114.4. Release mort. Kittyn M Maas to Vincenzo Laporta. May 2, 1910. Re-recorded from May 3, 1910. May 27, 1910. 11:3065 and A T. nom

Aqueduct av E, No 2260, e s, 101.4 n Buchanan pl, 25.4x99x25x103.3, 2-sty frame dwelling. Laura V Woolley to Mary W wife Wm J Oliver. B & S. May 31, 1910. 11:3208. nom

Aqueduct av, w s, 450.10 n 183d st, 63.2x100, vacant. Eliz M Clarke to Picken Building Co. June 1, 1910. 11:3218. other consid and 100

Aqueduct av, w s, 387.10 n 183d st, 63x100, vacant. Wm D Peck to Picken Building Co. May 26. June 1, 1910. 11:3218. other consid and 500

BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT
**BAYSIDE, FLUSHING, WHITESTONE
GREAT NECK ESTATES**

McKnight Realty Co
347-5th Ave. - 4.7.

Aqueduct av, w s, 300.10 n 183d st, 213.2x100, vacant. Re-
struction agreement. Wm D Peck and ano with Picken Build-
ing Co. May 26. June 1, 1910. 11:3218. nom

Brook av, w s, 230.2 s 168th st, 25x80, vacant. The Rockledge
Construction Co to Charles Unangst. All liens. May 31, 1910.
9:2394. other consid and 100

Brook av, No 1518, e s, 150 n 171st st, 25x100.11, 4-sty brk tene-
ment. John Schroeder to Beni Kronisch and Louis Baumgarten.
Mort \$10,000. June 1, 1910. 11:2895. other consid and 100

Boston road, No 1258, s e s, 302.7 s w 169th st, old line, runs s e
125 x s w 7.5 x n w 139.11 to road, x n e 70.5 to beg, 2-sty
frame dwelling and 1-sty frame stable. Samuel Kahn to Helen
R Kahn his wife. 1/2 part. B & S and C a G. All liens. April
27. May 28, 1910. 10:2663. nom

*Barnes av, w s, 39 n 226th st, 26x105, Wakefield. FORECLOS,
Apr 27, 1910. Melvin G Palliser, ref, to Ernst F Kaase. Apr
27. June 2, 1910. 6,550

*Barnes av, w s, 89 n 226th st, 25x105. FORECLOS, Apr 27, 1910.
Same to same. June 2, 1910. 6,100

Bainbridge av s e s, at w s 201st st late Suburban st, runs s w 42 x
201st st | s e 143.4 or 142.4 to w s 201st st late Suburban st
x n 150.1 to beg, contains 3,083.11 sq ft, except part conveyed
by Rosa Gundall and Caroline Biersack to Charlotte Ewald by
deed recorded Aug 27, 1902, vacant. Peter Biersack and Eliza-
beth his wife to Peter Ewald. 1-12 part. Nov 9, 1909. June 2,
1910. 12:3292. other consid and 100

Same property. Rosa Gundall to same. All title. Apr 4, 1910.
June 2, 1910. 12:3292. nom

Same property. Christian Biersack, Jr, to same. 1-12 part. Dec
31, 1909. June 2, 1910. 12:3292. other consid and 100

*Burdett av, n s, 534.4 w Fort Schuyler road, lot 33 map (No 1098)
of Tremont Heights, 25x100. Caesar Millis to Rosie Millis. All
liens. May 31. June 1, 1910. nom

*Castle Hill av (Av C) | n e cor 9th st, 58x105, except part for
9th st | Tremont av and Castle Hill av. George
Strecker to Thos L Newman. May 27. May 28, 1910. 100

Crotona av, e s, 25 n 178th st, 50x100, vacant. M Groh's Sons, a
corp, to Bernard Bray, of Flushing, L. I. Q C. Mort \$7,000.
May 26. May 27, 1910. 11:3092. nom

*Chatterton av (7th st), n s, 280 w Olmstead av, 25x108, Union-
port. Chas E Devermann to John R Davies. Mort \$3,000. May
31, 1910. other consid and 100

Creston av, No 2262, e s, 176.4 s 183d st, 16.8x89.6, 2-sty brk
dwelling. FORECLOS, May 23, 1910. Maximus A Lesser,
ref, to Charlotte D Meisel. May 24. June 1, 1910. 11:3163. 500

Cauldwell av, No 713, w s, 231.3 s 156th st, 18.9x115, 3-sty frame
tenement. Henry Kuhlman to John Schetz. June 1. June 2,
1910. 10:2624. other consid and 100

Elton av, Nos 735 and 739 | s w cor 156th st, 50x100x49.10x100,
156th st, No 440 | 6-sty brk tenement. Augusta M de
Peyster to William Boss. Mort \$53,000. May 26. May 31, 1910.
9:2377. other consid and 100

Fordham road | s w s, at n w s Sedgwick av, runs n w along rd 25.5
Sedgwick av | to an angle x s w along s e s of said rd 83.8 to s e s
184th st | 184th st x s w 6.7 x s e 85.4 to av x n e 76.8 to be-
ginning, vacant. Guidone and Galardi Co to Annie E Delaney.
Mort \$9,500. May 26. June 1, 1910. 11:3234. nom

Franklin av, e s, 236.8 n 168th st, 41.10x184.11x42.1x185.2, vac-
ant. Fredk H Schwegler to Noble & Gauss Construction Co.
June 2, 1910. 10:2615. other consid and 100

Grant av, No 991, w s, 60.3 n 164th st, 45.2x80.8x45x84.3, 2-sty
frame dwelling and vacant. Geo F Picken to Israel Lebowitz.
1/2 part. May 27. May 31, 1910. 9:2447. nom

Hoe av, Nos 1537 and 1539, w s, 165 n 172d st, 40x100, two 3-sty
brk dwellings. Henry Bocker of Brooklyn to Catharina Bocker
of Brooklyn. All liens. May 31, 1910. 11:2982. 100

Hunts Point av | n e cor Gilbert pl, runs e 108 x s — x w — to av,
Gilbert pl | x n — to beginning, vacant. Lawyers Title Ins &
Trust Co to Henry Morgenthau Co and George F Johnson, Jr.
Q C. May 12. May 27, 1910. 10:2761. nom

Hunts Point av, e s, 102.4 s Seneca av, lot 37 map (No 1273) of
369 lots Hunts Point Realty Co, 25.7x144.1x25x150, 5-sty brk
tenement. Abraham B Heavenrich to Irvine Realty Co. B & S.
May 23. June 2, 1910. 10:2761. other consid and 100

Same property. Irvine Realty Co to Broad Realty Co. June 2,
1910. 10:2761. other consid and 100

Intervale av | n e cor Fox st, runs e 126.6 x n 122.5 x w 10 x n 75
Fox st | x w 100 to e s Fox st, x s 134.10 to beginning,
vacant. Release mort. Brevoort Real Estate Co to Mardece Con-
struction Co. May 24. May 27, 1910. 10:2722. 16,000

Same property. Release mort. Central Building, Improvement &
Investment Co to same. May 26. May 27, 1910. 10:2722. 15,000

Intervale av, No 1159, w s, 50 s Home st or 169th st, 25x57.4x26x
49.11, 3-sty frame tenement and store. Louisa B Diener to
Barbara Zehnter. Mort \$6,500. May 27. May 28, 1910. 10:-
2692. other consid and 100

*Jones av, e s, 325 s Jefferson av, 50x100. Land Co "A" of Eden-
wald to Morris and Charles Hindin, of Brooklyn. All liens.
Mar 31. June 2, 1910. nom

Jerome av, w s, 75 n Burnside av, 658x93.1x634.2x90, vacant.
Milton M Silverman and Carrie G his wife to Clementine M Sil-
verman. 1/4 part. May 27. May 31, 1910. 11:3192. other consid and 100

Jerome av, e s, 231.2 s Burnside av, 75x100, vacant. Nathan
Sickele to Whitehall Realty Co. Mort \$10,000. Sept 16, 1908.
Re-recorded from Sept 22, 1908. May 27, 1910. 11:2854. other consid and 100

Same property. Whitehall Realty Co to John H Storer. Mort
\$10,000. May 26, 1910. May 27, 1910. 11:2854. other consid and 100

Jackson av, w s, abt 213.6 n 163d st, and being part lots 12 and
13 map (No 232 in Westchester Co) of Woodstock, begins at c l
of lot 13, runs s 106.5 x w 75 x n 106.5 x e 75 to beginning,
vacant. Henry D Norris et al to John J Kohler. May 6. June
2, 1910. 10:2639. other consid and 100

*La Salle av, n s, 410.10 e Fort Schuyler road, and being lot 21
map (No 1175) of Wm H Wallace on Fort Schuyler road, 25 x
109.11x25x108.10. Frederick Goldman to Leopold Vath. May
28. May 31, 1910. other consid and 100

Martha av, No 4336, e s, 50 n 238th st, late 2d av, 25x100, 2-
sty frame dwelling. FORECLOS, May 24, 1910. Julius J Frank,
ref, to Emelie Gerth. May 27. June 1, 1910. 12:3392. 2,400

Mohegan av, No 2130 | n e cor 181st st, 91x31.2x86.7x30.11, 4-sty
181st st, No 861 | brk tenement and stores. Release mort.
Lincoln Trust Co to Wirth Realty & Construction Co. May 19.
June 1, 1910. 11:3124. 22,326.50

Nelson av, w s, 150 s Brandt pl, 37.6x100, 4-sty brk tenement.
Release mort. Bronx Borough Bank to James H Havens. June
1, 1910. 11:2876. nom

Nelson av, w s, 150 s of a proposed new st, and being lot 102
map Century Investing Co, 25x100, vacant. Release mort. U S
Realty & Impt Co to Joseph E Butterworth. May 26. June 1,
1910. 11:2876. 2,038.92

Park av, e s, 25 n 170th st, runs n 79 x e 100 x s 17.8 x w 30 x
s 61.4 x w 70 to beginning, 1-sty frame shed and vacant. Wm
A Riley to William Gullery. Morts \$5,600. May 23. June 1,
1910. 11:2902. other consid and 100

Park av, No 4294, e s, 85 s 179th st, 40x116, 5-sty brk tenement.
Noble & Gauss Construction Co to Fredk H Schwegler. Mort
\$28,000. June 2, 1910. 11:3035. other consid and 100

Prospect av, No 2319, w s, 200 n 183d st, 16.8x95, 2-sty brk dwell-
ing. Sophia Vielberth to Samuel R Waldron, of Brooklyn. Mort
\$5,500. June 1. June 2, 1910. 11:3102. other consid and 100

Prospect av, No 894, s e s, 294.3 n e Westchester av, 50x144.7x
63.9x105, 6-sty brk tenement and stores. Ferdinand Hecht to
John Woell. Mort \$56,500. May 27. May 28, 1910. 10:2690. other consid and 100

Prospect av, No 760 | s e cor Grote st, deed reads road from Ford-
Grote st | ham to West Farms, s w s, lot 101 map
South Belmont, 50.3x126x50x119.7, except part for Grote st and
Prospect av, 3-sty frame tenement. Riley & Loughney Realty
Co to Jos P Schwab. All liens. May 25. May 28, 1910. 11:3100. nom

*Park av | n e cor 216th st, 100x150, Olinville. Caroline M Hills
216th st | to Josephine A Stewart. Mort \$16,000. May 28.
May 31, 1910. other consid and 100

Park av, No 4133, late Myrtle av, w s, 181 n 175th st, late Fitch
st, 59.8x150, except part for Park av, 2-sty frame dwelling and
vacant. Ida Backer to Angelo Laurino. Mort \$8,380.37. May
27. May 28, 1910. 11:2900. other consid and 100

Rochambeau av, e s, abt 384.5 n Gun Hill road, and being lots 128
to 131 map (No 1105) of Bruner Estate, 100x103.6, vacant. An-
nie E Delaney to Guidone & Galardi Co, a corp. Mort \$3,000.
May 27. June 1, 1910. 12:3328. other consid and 100

Southern Boulevard, No 1106, e s, 90 s 167th st, 40x100, 5-sty brk
tenement and stores. Oakwood Construction Co to Anthony Mc-
Owen. Morts \$37,600. May 16. June 2, 1910. 10:2744. other consid and 100

Southern Boulevard | n w s, at e s Union av, runs n e 339.6 to w s
Union av | Prospect av x n 23.5 x w 100 x n w 7.1 x s w
Prospect av | 160.10 to e s Union av x s 178.1 to begin-
ning, vacant. Edward M McInnes to Hyman Hein. Mort \$22,000.
May 23. June 2, 1910. 10:2582. nom

Southern Boulevard | n w s, 184.1 n w from e s of Union av, runs
Union av | | n e along boulevard 155.5 to w s Prospect av x n
Prospect av | 23.5 x w 100 x n w 7.1 x s w 124.10 x s e
100 to beginning, vacant. FORECLOS, Apr 20, 1910. Samuel
Strasbourger, ref to Edward M McInnes. May 19. June 2, 1910.
10:2582. 24,000

Southern Boulevard | n w s, at e s Union av, runs n e 184.1 x w
Union av | 100 x s w 35.11 to e s Union av x s 178.8 to
beginning, vacant. FORECLOS, Apr 20, 1910. Same to same.
May 19. June 2, 1910. 10:2582. 16,000

Stebbins av, No 1245, w s, 80 s 169th st, 20x59.4x23.7x58, 3-sty
frame tenement. Martha Huebener to John J and James Devins.
Morts \$6,050. June 1, 1910. 10:2694. other consid and 100

Sheridan av | w s, 200 s 167th st, runs — 240
Grand Boulevard and Concourse | to e s Grand Boulevard and Con-
McClellan st | course, x s or s w on curve 340
to McClellan st, x e 304 to Sheridan av, x n 336.6 to beginning.
Sheridan av | n e cor 166th st, runs e 100 x n 150 x e 100 to
166th st | w s Sherman av, x n 263 to s s McClellan st, x
Sherman av | w 200 to Sheridan av, x s 413 to beginning, va-
McClellan st | cant.

College av | n e cor 168th st, 200x200 to w s Findlay av, va-
168th st | cant.

Findlay av |

Brook av, w s, 230.2 s 168th st, 25x80, vacant.
Newbold Morris et al to Akron Building Co, a corp. May 23.
May 28, 1910. 9:2462, 2436, 2456, 2463. other consid and 100

Same property. Akron Building Co to the Rockledge Construction
Co. May 26. May 28, 1910. 9:2394, 2436, 2456, 2463, 2462. other consid and 100

St Anns av, No 738, e s, 25 s 156th st, 25x90, 4-sty brk tenement
and stores. Harris Seff to Rose Schmedes. Mort \$17,500. May
23. May 27, 1910. 10:2617. other consid and 100

*Saxe av, w s, 100 n McGraw av, and being lot 232 map (No 984)
of 370 lots McGraw estate, near Van Nest Station, 25x100. Tillie
M Stadler to Graziano Campione and Sigismunda his wife as ten-
ants by entirety. Mort \$4,250. May 24. May 27, 1910. nom

*Taylor av | w s, 284 n Westchester av, 25x— to Beach av, and being
Beach av | lot 13 map 370 lots McGraw estate, Westchester.
James H Dudley to Patk Kelly. Q C. May 28. May 31, 1910. nom

*Same property. Anna Dudley and ano by James H Dudley
GUARDIAN to same. All title. May 28. May 31, 1910. 2,100

Tiebout av, No 2416 | s e cor 187th st, 16.8x83.
187th st, No 330 |

Tiebout av, No 2414, e s, 16.8 s 187th st, 16.8x83.
Tiebout av, No 2412, e s, 33.4 s 187th st, 16.8x83, with easement
over alley on rear.
three 2-sty frame dwellings.
Release dower. Mary T wife John S Sutphen to Thomas B
Robertson. Q C. Apr 30. May 31, 1910. 11:3022. nom

Tiebout av, No 2414, e s, 16.8 s 187th st, 16.8x83. 2-sty frame
dwelling. Thomas B Robertson to Emma M McGinnis. Mort
\$3,400 and all liens. May 24. June 2, 1910. 11:3022. 5,400

*Taylor av, No 1243, or Bolton av, or 174th st, w s, 3d house in
row of four s from Westchester av, 25x100. Samuel R Waldron
to Sophia Vielberth. Mort \$3,000. June 1. June 2, 1910. other consid and 100

Topping av, No 1751 (Lafayette av), w s, about 220 n 174th st,
and being north part lot 78 map Mt Hope, 52.6x100, except part
for av, 2-sty frame dwelling and vacant. Henry Wacker to
Adolph E Klotz. Morts \$10,500. Mar 10. June 1, 1910. 11:-
2798. 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

Teller av, n w cor 163d st, 85x100, vacant. William Simpson to 163d st | William Simpson Construction Co. 1/2 part. All title. B & S. May 26. May 31, 1910. 9:2423. other consid and 100 Same property. Joseph McBride to same. 1/2 part. All title. B & S. All liens. May 3. May 31, 1910. 9:2423.

Union av, No 1201 | n w cor 168th st, 26.7x96.1x22.6x96.2, 5-sty 168th st, No 801 | brk tenement. George Brown, Jr, to Millicent S Denton, of Avon-by-the-Sea, N J. Morts \$25,500 and all liens. May 23. May 27, 1910. 10:2673. other consid and 100

Union av, No 1113 w s, old line, 251.8 n 166th st, late George st, 25x140, 2-sty frame dwelling. Leon A Rains to Leo Levinson. Mort \$6,500. May 27. May 28, 1910. 10:2671. 100

Verio av, w s, 55.1 n 236th st, 109.7x144.7x99.4x98.5, vacant. Wm J Wright et al exrs, &c, Anna J Heasty to Adelaide Wetzel. May 20. May 28, 1910. 12:3385. 5,600

Vyse av, e s, 100 s Jennings st and being lot 244 map Sec A Vyse Estate, 25x100, vacant. Patrick J Sullivan to William Sinnott Co, a corpn. May 31. June 1, 1910. 11:2994. 100

Webster av, No 1746, e s, 40.2 s Ittner pl, at n line land conveyed to party 1st part by Silas D Gifford, ref, by deed recorded May 4, 1886 or 1866 (?), runs e 57.6 to e s lot 137 on map Mt Hope x s 25 x w — to av x n 25 to beginning, 3-sty frame dwelling, with all title to lot adj on east as follows:

Lot begins at n l land as above at e s said lot 137, runs e 45.11 to c l Mill Brook x s 25 x w — to e s said lot 137 x n — to beginning, which is the rear of the first parcel, vacant. Patrick Kerley to Tremont Mills, a corpn. May 14. May 31, 1910. 11:2899. other consid and 100

Westchester av, No 710, s s, 89.2 w Wales av, 26x74.2x24x83.5, 4-sty brk tenement and stores. Rosa Nathan widow et al, EXRS Marcus Nathan to Samuel Mann. May 31. June 2, 1910. 10:2644. 20,000

*White Plains road, w s, 430.2 s Westchester av, and being lots 43 and 44 map (No 1077) of 51 lots of Eliza G Ketchum at Unionport, 50x99.9. Van Nest Wood Working Co to Annie F Mackenzie. Mort \$888. May 26. May 31, 1910. other consid and 100

Washington av, No 1381, w s, 145.3 s 170th st, 45x150, except part for av, 2-sty frame dwelling and vacant. John Mangin to John H Buscall Co. June 1, 1910. 11:2901. other consid and 100

Washington av, Nos 2142 and 2144, e s, 120.3 n 181st st, 40x95.8 x40.6x89, vacant. Isaac Chausser et al to Joseph Ravitch. Mort \$5,000. May 23. June 1, 1910. 11:3049. other consid and 100

Webster av, Nos 1286 and 1288, e s, 324.5 n 168th st, runs n 45.6 x e 90 x s 45 x w 66 x s 0.6 x w 24 to beginning, 5-sty brk tenement. John H Buscall to John Mangini. Mort \$28,000. June 1, 1910. 9:2396. exch

Wilkins av, e s, 500 n 170th st, 50x100, vacant. Fleischmann Realty & Construction Co to Jos W Meyer. Mort \$4,600. May 18. May 27, 1910. 11:2966. other consid and 100

Wilkins av, w s, 244 n 170th st, and being lots 23 to 26 map (No 1100) of 300 lots controlled by Henry Morgenthau, 100x76.9x100.4x85.9, vacant. John Woell to Pauline R Wohn. Mort \$7,000. June 1, 1910. 11:2965. other consid and 100

3d av, late | n w s, 784.6 s w 3d av, late Kingsbridge road, Fordham av | 65.6 to n e s 182d st, late Grove st, x100, vacant. 182d st

3d av, late | n w s, 784.6 s w 3d av, late Kingsbridge road, Fordham av | runs s w 65.6 to n s 182d st x s e 2.11 to n w s 182d st | 3d av, x n e 65.6 x n w 2.11 to beginning, vacant. Annie Moss INDIVID & EXTRX David Moss to Samuel Weil. 1/2 part. May 26. May 27, 1910. 11:3051. 7,275

Same property. Annie Moss to same. 1/2 part. Q C. May 26. May 27, 1910. 11:3051. nom

Same property. Pauline Goldstein INDIVID AND EXTRX, &c, Morris Goldstein to same. 1/2 part. May 26. May 27, 1910. 11:3051. 7,275

Same property. Same to same. Q C. May 26. May 27, 1910. 11:3051. nom

3d av late Fordham av, w s, 52.2 s Bathgate av or pl, 27.7x82.8 except part for av, vacant. Reinhold Jahn to Christine Petermann. Correction deed. Mort \$5,500 and all liens. June 1. June 2, 1910. 11:3052. nom

3d av, late Old Fordham av, w s, 212.9 n 175th st, 27x102.5x27 | x103.5, vacant. Also strip in front of above bet said Old Fordham av and present w s 3d av, 27x1.8.

CONTRACT. Arnold E Hauser with Harris Krakower. Mort \$4,200. June 1, 1910. 11:2923. 5,500

3d av, No 2756. | s e cor 146th st, 28.5x86.5x25.3x73.8, 4-sty brk 146th st, No 360 | tenement and store. Florence F Murphy, of Plainfield, N J, to Alvina Mand and Gertrude F Murphy, of Plainfield, N J. 1-3 part. All title. Mort \$29,000. Apr 27. June 2, 1910. 9:2307. other consid and 100

3d av, No 3890, e s, 119 s 172d st, runs e 125 x n 19 x w 25 x n 8 x w 100 to av x s 27 to beginning, 4-sty brk tenement and stores. Augusta C Wolfe to Frank Mucha. Mort \$17,500. June 1. June 2, 1910. 11:2929. other consid and 100

*4th av, w s, 31.6 s 213th st, and being lot 159 map Wm S Duncan at Williamsbridge, 30x106.8x—x93.4. Antonio Distasio to Onofrio Distasio. May 26. May 27, 1910. other consid and 100

*6th av, near 2d st, 24th Ward, 3 lots. Power of attorney. Sarah L Jones of Westchester to Dr. Michael Leo. May 26. May 27, 1910.

*Block 17 lot 22 and lots 27 to 30, except strip 20 ft off ends taken for Main av or Baychester av. Block 24 lots 5 to 8. Block 32 lots 35 to 37, except 4,061.7 sq. ft taken for Briggs av or New Gunhill road.

Block 37, lots 2 and 3, except part for Main av or Baychester av. Block 38 lots 1 and 2, except parts for Main av or Baychester av. All on map (No 599 in Westchester Co) of Pelham Park. FORECLOS, Dec 8, 1909. Robt L Luce, ref, to Daniel E Wing. B & S. May 31. June 1, 1910. nom

*Lots I and J map lots in Williamsbridge property W F Duncan. Israel Friedman and ano to Leib Baronowsky. Mort \$200. May 20. June 2, 1910. other consid and 100

Lot 128 map 339 lots at Riverdale and Mosholu property F P & H A Forster. Peter B Miller to Anthony H Miller. Mort \$3,400. June 1. June 2, 1910. 13:3423. other consid and 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

May 27, 28, 31, June 1 and 2.

BOROUGH OF MANHATTAN.

Attorney st, No 146, double store. Pincus Malzman and ano to Burkwitz Ravitch and Turkish; 1 11-12 years, from June 1, 1910. May 31, 1910. 2:345660

Broome st, Nos 416 to 422 | all. JAMES R Roosevelt et al Lafayette st, Nos 186 and 188 | TRUSTEES Wm Astor, dec'd, for John J Astor to the Fairbanks Co, a corpn of N J; 10 years, from Feb 1, 1911. June 1, 1910. 2:482..... 33,000 and 35,000

Delancey st, Nos 110 and 112, west store and basement. Joseph Alexander to Benj N Lefkowitz; 4 11-12 years, from June 1, 1910. May 31, 1910. 2:4102,400

Henry st, No 178 | s e cor Jefferson st, corner store. Wolf Nadler Jefferson st | to Louis B Epstein and Jacob Greenspan; 5 years, from May 1, 1910 (2 years renewal). May 31, 1910. 1:2701,440

Hudson st, No 643, store and basement. James Piper to John Forst; 4 years, from May 1, 1910. June 1, 1910. 2:627.....720

James st, No 2 1/2. Assign lease. Margie T Carbone to Ferdinand Munch Brewery. May 28. June 1, 1910. 1:117..... nom

Lafayette st, No 210, store in front building and whole or rear building. Mary R Baldwin to Charles Appel; 3 years, from May 1, 1910. May 28, 1910. 2:482..... 1,200

Ludlow st, No 115, store and basement. Pauline and Harry Goldstein to Louis Aronson; 3 years from May 1, 1910. June 2, 1910. 2:410840

Mulberry st, No 20, all. John T Gilmartin to Guiseppe C Micheli; 4 years, from May 1, 1910. May 31, 1910. 1:161.....2,220

Pearl st, No 401 | cor Vandewater st, store and basement. Vandewater st | Pearl st, No 399, store. Catharine Divver et al to Wm R Levy; 3 years, from May 1, 1910. May 31, 1910. 1:1141,500

Waverly pl, Nos 103 and 105, all. Frederick D Fricke to Margaret Knott; 15 years from May 1, 1910. June 2, 1910. 2:553.20,700 and 21,200

West st, No 170, all. Estate of Henry Kornahrens et al to Herman Gottmeyer; 1 year from May 1, 1910 (1 year renewal). June 2, 1910. 1:1312,000

3d st, No 141, n s, 72.10 w Av A, 27.2x72.1. Assign lease. Eliz K Ach to Geo J and Wm J Kenny. May 27. May 28, 1910. 2:431.....350

17th st, No 8 East, all. Josephine H Coggeshall of London, Eng, to Adolf Weiss; 5 years, from May 1, 1910. June 1, 1910. 3:844..... 4,500

21st st, No 43 West. Assign lease. Harry Geier to Remmos Construction Co. May 27. May 28, 1910. 3:823. nom

Same property. Consent to assign lease. Annie W Gould to Harry Geier. May 27. May 28, 1910. 3:823.....

23d st, Nos 6 and 7 East, store and basement. James F Sutton and ano firm American Art Association to C Alfred Capen and ano firm Dorton's Restaurant; 2 years, from May 1, 1910. May 31, 1910. 3:85114,000

24th st, No 107 West, all. Martha R Townsend et al to Frank Gregg; 5 years, from May 1, 1910. May 27, 1910. 3:800...1,320

25th st, No 106 West, store and basement. William and Jane E Britton to Louis F Bergman; 5 years from May 1, 1912. June 2, 1910. 3:800.....480 and 510

36th st, No 553 West, assign lease. John Meincke to Louis C Wohlers. May 20. May 31, 1910. 3:708. nom

Same property. Assign lease. Louis C Wohlers to Ferdinand Munch Brewery. May 20. May 31, 1910. 3:708 nom

38th st, No 323 West, store and basement. Louis Steets and ano to Carl Fuchs; 3 years from May 1, 1911. June 2, 1910. 3:762.960

39th st, No 22 West, store and space in basement. Michael Nafatal to Gertrude M Mueller and Bertha K Graves; 3 years, from Aug 1, 1910, with 2 years renewal at \$3,400. June 1, 1910. 3:840..... 3,100 and 3,200

39th st, No 422 West, store, &c. Edward Brucks to Joseph Coleman; 5 years, from June 1, 1910. June 1, 1910. 3:736.....600

42d st, No 117, n s, 225 w 6th av, 25x100.5, all. Alonzo Hornby of Redlands, Cal, to Patrick Shanley; 21 years, from June 1, 1910. June 1, 1910. 4:995.....taxes, &c, and 9,000 to 14,000

52d st, No 155 East, ground floor..... John H Block to J H Block Co; 1 year from May 1, 1911. June 2, 1910. 5:13071,740

59th st, No 214 East, all. Richard J and Arthur Cruice to Michael Fiore; 3 11-12 years, from June 1, 1910. May 28, 1910. 5:1332.....1,680

70th st, No 401 1/2 East, east store and part cellar. James Garvey to Andrew Lenart; 3 years, from May 1, 1910. June 1, 1910. 5:1465..... 420

70th st, No 401 1/2 East. Assign lease. Andrew Lenane to John D Haase. May 27. June 1, 1910. 5:1465..... nom

97th st, No 329 East, all. Joseph Isaac and ano to Joseph Popkin; 3 years, from June 1, 1910. June 1, 1910. 6:1669...1,260

106th st, No 56 East, west store and bakery. Edward Friedman to Fannie Shier; 5 years, from May 1, 1910. May 27, 1910. 6:1611.....660 and 780

115th st, No 16 East all. Meister & Bache Realty Co to Asher Mitteldorf; 3 years from May 1, 1910. May 31, 1910. 6:1620.1,900

125th st, No 79 West, store. Wm J Frey to James J Fero; 3 years, from May 1, 1911. May 31, 1910. 6:1723.....3,300

Av B, No 261, all. Holzman Realty Co to Samuel J Fliessler; 2 11-12 years from June 1, 1910. June 2, 1910. 3:983..... 1,850 and 1,900

Amsterdam av, Nos 1046 and 1048. Surrender lease. Upper Broadway Realty Co to Joseph Wittner et al. May 24. June 1, 1910. 7:1883..... 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

ESTATES OF LONG BEACH
225 FIFTH AVENUE, N. Y. CITY PHONE: MADISON, 3600
WILLIAM H. REYNOLDS, President

Amsterdam av, No 1790, store and front basement. Florence B D Reynolds to Frank Beck; 5 5-12 years, from Dec 1, 1909. May 28, 1910. 7:2080.....1,812 and 1,920
Amsterdam av, No 1428, store and basement. Alfred Frankenthaler and ano to John Blach; 3 years, from June 1, 1910. May 28, 1910. 7:1985.....720 and 780
Amsterdam av, No 48, south store, &c. Fred W Kaiser to David Gottesman; 3 years from Jan 1, 1910. June 2, 1910. 4:1153.....910
Broadway, No 1357, store. Sweeney-Tierney Hotel Co to Wm M Hurley; 2 11-12 years from June 1, 1910. June 2, 1910. 3:812.....8,000
Broadway n e cor 80th st, —x—. Assign lease. Hudson View Investing Co to the Varuna Investing Co. May 24. June 2, 1910. 4:1228.....nom
Broadway, Nos 1650 and 1652 | s e cor 51st st, store occupied by W S Frazier & Co. A Maynard Lyon to Fred W Wright; 5 years, from May 1, 1910. May 28, 1910. 4:1022.....4,400
Broadway, No 3167 | s w cor 127th st. Assign lease. Donnelly 127th st | Cafe Co to James H Donnelly. All title. Mort \$4,677.30. May 27, 1910. 7:1993.....nom
Same property. Assign lease. Francis J Donnelly to same. All title. May 27, 1910. 7:1993.....nom
Bowery, Nos 199 and 201 | e s, The Peoples Theatre & Cafe, all. Chrystie st | Estate of Henry C Miner, Inc, to Joseph Edelstein and Boris Thomshesky; 5 years, from Aug 1, 1909. May 27, 1910. 2:425.....30,000
Columbus av, No 11, store, &c. Wm A Knapp to Hirsula Pullman; 5 years from May 1, 1910. June 2, 1910. 4:1112.....1,620
Lenox av, No 490, north store. Graziano Campione to Leo Storin; 5 yrs, from May 1, 1910. June 1, 1910. 6:1732.....1,200 and 1,260
Madison av, s w cor 27th st, offices 902 to 904, on 9th floor. Improved Property Holding Co to C B Cottrell & Sons Co, a N J corpn; 10 years, from May 1, 1910. May 27, 1910. 3:856.....3,000
Madison av, No 1732 | s w cor 114th st, cor store. Dora C Herman 114th st | to Henry Ferkin; 5 4-12 years, from June 1, 1910. May 31, 1910. 6:1619.....1,320
West Broadway, No 229, 15x47, all. Ernest H Meyer to Bernhard Rust; 10 years, from Aug 15, 1908. June 1, 1910. 1:178.....2,700
1st av, No 1573, all. Samuel D Wohlfeil to Herman Grossfeld; 4 years, from May 1, 1910. May 28, 1910. 5:1544.....2,640
2d av, No 2258, all. Melchiorre Tristano to Gaetano Amendola; 5 years, from May 1, 1910. May 27, 1910. 6:1687.....2,700
2d av, No 2258. Surrender lease. Gaetano Amendola to Melchiorre and Antonio Tristano. All title. May 25. May 27, 1910. 6:1687.....nom
2d av, No 1996, all. Morris Tuch to Tomaso Naclerio et al; 5 years from June 1, 1910. June 2, 1910. 6:1674.....1,600
3d av, No 1703, e s, 75.5 s 96th st, 25x100, all. Chas V Lamb to William Harawitz et al; 5 years from May 1, 1910. June 2, 1910. 5:1541.....1,700
3d av, No 245, store and basement. Mary O'Beirne to Patrick S Reynolds; 5 years, from May 1, 1910. May 27, 1910. 3:901.2,100
3d av, No 892 | s w cor 54th st, store and basement. Wm P Rinck 54th st | hoff to Isidore Frank; 5 years, from May 1, 1910. May 27, 1910. 5:1308.....1,500 and 1,700
3d av, No 2125 | n e cor 116th st, boot blacking privilege. Anton 116th st | Holochoer to Alessio Antico; 5 years, from May 1, 1910. May 28, 1910. 6:1666.....240
3d av, No 2164, n 1/2 of store, basement and 1/2 of 1st loft. Sanders Gutman and ano to Elias A Cantor; 5 1-12 years, from May 1, 1910. June 1, 1910. 6:1767.....3,000
5th av | n e cor 109th st, 100.11x100, vacant land. Louis C Tiffany EXR Chas L Tiffany to Joseph F Scull; 5 years, from June 1, 1910. June 1, 1910. 6:1615.....3,000
6th av, s w cor 32d st, Assign lease. Weber & David, a corpn, to Eli H Bernheim. All title. May 20. June 1, 1910. 3:807.....nom
6th av | s w cor 32d st, store and basement. Assignment of interest in lease. Milton Weber to Peter Zucker. All title. April 7. May 27, 1910. 3:807.....other consid and 2,500
Same property. Assign interest in lease. Weber & David to John David, of Mt Vernon, N Y. 32-100 of all right, title and interest. May 20. May 27, 1910. 3:807.....nom
Same property. Assign interest in lease. Same to Peter Zucker. 48-100 of all right, title and interest. May 20. May 27, 1910. 3:807.....nom
9th av, No 205, store. Walter W McIntyre AGENT for Wm Knight to Mary Keepnews; 1 11-12 years, from June 1, 1910. May 28, 1910. 3:720.....240
9th av, No 451. Assign lease. James J Lorne to Michael J Lorne. May 28. May 31, 1910. 3:733.....nom
9th av, No 56, all. Cora M Scott EXTRX John B Scott to Bernhard Efinger; 3 years, from May 1, 1910. June 1, 1910. 3:738.....1,100
9th av, No 56. Assign lease. Bernard Efinger to David Rosenhain. May 26. June 1, 1910. 3:738.....nom
10th av, No 829, store and cellar. Sarah J Brooks to Thomas Loughlin; 10 years from May 1, 1910. June 2, 1910. 4:1083.....1,500
Pier New 29, East River, near foot of Market st, with 1/2 of bulkheads north and south of said pier. The City of N Y (by the Commissioner of Docks to the Central Vermont Railway Co; 10 years, from Aug 15, 1911; 10 years renewal at \$27,652.50. May 28, 1910. 1:240.....26,250

BOROUGH OF THE BRONX.

Bainbridge av, e s, 41 s 194th st, 39x75, all. Maria T Moore to Wm Cairns; 5 years, from June 1, 1910. May 31, 1910. 12:3287.....50
Bathgate av, Nos 1663 and 1665, all. 174th Street Construction Co to Levi Kaplan; 3 years, from June 1, 1910. May 27, 1910. 11:2914.....3,800
Forest av, No 1079, store and front cellar. John Miller to Christian H and Frederick Schumacher; 3 years, from May 1, 1910. May 27, 1910. 10:2650.....960
Franklin av | n e cor 168th st, store. Moorehead Realty & Construction Co to Geo A Buhler; 3 years from May 1, 1910. June 2, 1910. 10:2615.....240 and 264
Tremont av, No 790, s s, 350 w Marmion av, 25x100, 3-sty frame building. Gilbert J Van Der Marrison to Adolph Koch; 9 2-12 years, from Aug 1, 1910. May 27, 1910. 11:2956.....1,200 and 1,500

Webster av, Nos 1758 and 1760, all. Michael Gleason to Arthur Hodgson; 4 years from June 1, 1910. June 2, 1910. 11:2899.....1,500
Willis av, No 228, e s, 75 n 137th st, store, part cellar and floor above store. Christian W Weinbacher to Max Bloom; 5 years, from June 1, 1910. May 27, 1910. 9:2282.....2,040
Webster av, Nos 1530 and 1532, all.....
Webster av, Nos 1534 and 1536, all.....
Samelson & Rubin, a corpn, to Louis and Sophie Bades; 3 years, from June 1, 1910. June 1, 1910. 11:2896.....7,200
3d av, No 3210, north store and cellar, 11x110. Leo Levinson to Fredk S Jandorf and Adolph Steiner; Apr 20, 1910, 8 years, from completion of building. June 1, 1910. 10:2620.....1,500 to 1,800
3d av, No 3002, store, bake room and 1st floor above store. Walter W Tinsley to Emilie Beith; 5 years, from July 1, 1911. June 1, 1910. 9:2363.....1,128
3d av, No 3206, store, &c. Franz Kahlenberg to Friedrich M Sames; 5 years from Apr 1, 1911. June 2, 1910. 10:2620.....1,200

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.

May 27, 28, 31, June 1 and 2.

BOROUGH OF MANHATTAN.

Albers, Henry to TITLE GUARANTEE & TRUST CO. 130th st, No 302, s s, 80 w 8th av, 20x73.5x20x73.5. May 27, 1910, due, &c, as per bond. 7:1955. 5,000
Albers, Henry to TITLE GUARANTEE & TRUST CO. 8th av, No 2425, s w cor 130th st, No 300, 20.5x80. May 27, 1910, due, &c, as per bond. 7:1955. 22,000
Ahrens, John E to Herman H Cammann and ano, exrs Edmund S Bailey. 89th st, No 306, s s, 120 w West End av, 20x100.8. May 19, 5 years, 4 1/2%. June 2, 1910. 4:1250. 23,500
Alliance Realty Co to John A Stewart et al as trustees Isaac N Phelps. 31st st, No 119, n s, 204.2 w 6th av, 20.10x98.9; 32d st, No 116, s s, 204.2 w 6th av, 20.10x98.9. May 31, due Feb 1, 1913, at 4 1/2%. June 2, 1910. 3:807. 70,000
Alliance Realty Co to New York Cab Co (Lim). 31st st, No 119, n s, 204.2 w 6th av, 20.10x98.9; 32d st, No 116, s s, 204.2 w 6th av, 20.10x98.9. Prior mort \$70,000. May 31, due Dec 1, 1911, 4 1/2%. June 2, 1910. 3:807. 53,250
Accocnia, Andrea to Jetter Brewing Co. 109th st, No 232 East. Saloon lease. May 28, demand, 6%. June 2, 1910. 6:1658. 500
Adler, Aaron to Emma L Reaney. 103d st, Nos 202 and 204, s s, 85 e 3d av, runs s 100 x e 20 x s 0.11 x e 25 x n 100.11 to st x w 45 to beginning. June 1, 5 years, 5%. June 2, 1910. 6:1652. 42,000
Same and Esther Adler and VAN NORDEN TRUST CO with same. Same property. Subordination agreement. May 27. June 2, 1910. 6:1652. nom
Azoj, Anastasio C M, trustee under deed of trust to Smith Ely. 9th av, No 70, e s, 19.8 n 15th st, 19.8x100. June 1, 3 yrs, 5%. June 2, 1910. 3:739. 15,000
Benenson, Pincus to Rebecca Larchan. Stanton st, No 160, n s, 75 w Clinton st, 25x100. Prior mort \$22,000. May 31, 1910, due June 1, 1915, 6%. 2:350. 8,000
Behrens, Fanny to Jeanette Monheimer. 12th st, No 237, n s, 90 w 2d av, 20.6x103.3. Prior mort \$—. May 31, 1910, 2 years, 6%. 2:468. 5,000
Baldwin, Ettie L wife of and Le Roy W Baldwin with N Y Instn for the Instruction of the Deaf & Dumb. 70th st, No 8 East. Extension of \$50,000 mort until May 10, 1913, at 4 1/2%. May 10. May 31, 1910. 5:1384. nom
Baird, Henry W to Henry Spitz. 80th st, No 165, n s, 150 e Amsterdam av, 31x102.2. May 31, 1910, 2 years, 6%. 4:1211. 4,000
Bishop, Sigmund with John A Aspinwall and Frederic de P Foster trustees Louisa Minturn under will Wm H Aspinwall. Amsterdam av, No 2085. Extension of \$36,000 mort until Mar 23, 1915, at 4 1/2%. Feb 25. May 31, 1910. 8:2110. nom
Bristol Holding Co to Cornelia W Butler. Wadsworth av, s w cor 180th st, No 650, 75x100. Prior mort \$115,000. May 24, 1 year, 6%. May 31, 1910. 8:2163. 37,500
Same to same. Same property. Certificate as to above mort. May 24. May 31, 1910. 8:2163.
Blumenkrohn, Siegfried to William Fishman. 135th st, No 525, n s, 500 w Amsterdam av, 40x99.11. Prior mort \$45,000. July 7, 1909, due, &c, as per bond. May 31, 1910. 7:1988. 8,333.33
Blumenkrohn, Siegfried to Milton J Vogel. 135th st, No 523, n s, 460 w Amsterdam av, 40x99.11. Prior mort \$45,000. May 24, due, &c, as per bond. May 31, 1910. 7:1988. 8,333.33
Brickelmaier, Geo with Sophia M and Gertrude Nichols. 84th st, No 331 East. Extension of \$17,000 mort until June 1, 1913, at 4 1/2%. April 21. May 28, 1910. 5:1547. nom
Burden, Harriette H, of Lenox, Mass, to Fredk A Clark. 70th st, No 160, s s, 260.2 w 3d av, 19.9x100.5. P M. May 26, due, &c, as per bond. May 27, 1910. 5:1404. 20,000
Buttenwieser, Joseph L with Tillie Klingenstein and ano exrs Bernhard Klingenstein. 71st st, No 316, s s, 250 e 2d av, 25x100.5. Subordination agreement. May 27, 1910. 5:1445. nom
Bauer, Barbara to TITLE GUARANTEE & TRUST CO. 93d st, No 318, s s, 275 e 2d av, 25x100.8. May 18, due, &c, as per bond. May 27, 1910. 5:1555. 12,000

DRAUGHTING

OTTO G. LINDBERG (Tel. 7811 Cort.) 9 Church Street

Special attention given to the preparing of **MAPS AND OTHER DRAWINGS** required in **REAL ESTATE TRANSACTIONS, SUBDIVIDING PROPERTIES, ETC.**

- Birnbaum, Saml to Kath Elias. 120th st, Nos 118 and 120, s s, 215 e Park av, two lots, each 25x100.10. Two mortgs, each \$3,000. Two prior mortgs, each \$18,000. May 27, 1910, due Nov 27, 1912, 6%. 6:1768. 6,000
- Beard, Wm G to John Duffy. 152d st, No 513, n s, 212.9 w Amsterdam av, 15x99.11. P M. May 25, 8 years, 5%. May 27, 1910. 7:2084. 8,500
- Byrnes, Mary to Anna S Schierenbeck. Water st, No 330, n e cor Roosevelt st, No 112, 30x57x31x59. June 1, due Jan 1, 1911, 6%. June 2, 1910. 1:110. 500
- Bozenhardt, Wm F and Margt and Chas Hvass trustees Fredk Bozenhardt to GERMAN SAVINGS BANK. 17th st, Nos 512 and 514, s s, 190.6 e Av A, 42.5x92. June 1, 3 years, 4½%. June 2, 1910. 3:974. 18,000
- Brown, Josephine F with FRANKLIN SAVINGS BANK. 42d st, No 308, s s, 150 w 8th av, 25x98.9. Extension of \$20,000 mort until May 18, 1915, at 5%. May 18, June 1, 1910. 4:1032. nom
- Baumgarten, Jacob to LAWYERS TITLE INS & TRUST CO. 2d av, No 1041, w s, 25.5 s 55th st, 25x85. June 1, 5 years, 4½%. June 2, 1910. 5:1328. 3,000
- Brown, Mary C to Gustav Cimiotti. West End av, No 881, n w cor 103d st, No 301, 20.11x100. Prior mort \$30,000. June 1, 1910, 2 years, 6%. 7:1890. 10,000
- Bartlett, Edward T to Carlyle Realty Co. Cathedral Parkway, n s, 125 w Amsterdam av, two lots, each 108.4x100. Two P M mortgs, each \$60,000. Two prior mortgs, \$335,000 each. June 1, 1910, due, &c, as per bond. 7:1882. 120,000
- Beller, Stephania C to Adolph Bloch. 88th st, No 530, s s, 196 w East End av, 25x100.8. P M. Prior mort \$14,000. June 1, 1910, 3 years, 6%. 5:1584. 6,000
- Bien, Almira M to LAWYERS TITLE INS & TRUST CO. 90th st, No 12, s s, 200 w Central Park West, 21x100.8. June 1, 1910, 3 years, 4½%. 4:1203. 20,000
- Bachman, Alfred C to Caroline Christman. Park av, No 1129, e s, 72.8 s 91st st, 28x96. June 1, 1910, 5 years, 5%. 5:1519. 25,000
- Barkin Construction Co to August Oppenheimer. 7th av, n w cor Cathedral Parkway, 70.11x100. P M. Prior mort \$60,000. June 1, 1910, due Dec 1, 1911, 6%. 7:1826. 15,000
- Bier, Mary wife Jacob to Cath Cusack. 11th av, No 589, n w cor 44th st, Nos 601 and 603, 25x100. P M. Prior mort \$12,000. June 1, 1910, 3 years, 5%. 4:1092. 16,000
- CITIZENS SAVINGS BANK with Morris Freundlich and Leontine Platky et al exrs, &c, Adolph Platky, decd. 2d av, Nos 1859 and 1861. Extension of two mortgs for \$14,000 on No 1859 and \$13,000 on No 1861, to May 15, 1915, at 4½%. May 23, May 27, 1910. 5:1541. nom
- Cunningham, Mary B with Rose Chubaroff. 99th st, No 257, n s, 192 w Broadway, 17x99.11. Agreement correcting description in mortgage executed May 10, 1910. May 28, 1910. 7:1871. nom
- Cunningham, Mary B and Geo J Ferry with John M Stoddard. 99th st, No 257, n s, 192 w Broadway, 17x100.11. Subordination agreement. May 26, May 28, 1910. 7:1871. nom
- Conron, Patrick H with John A Aspinwall and Frederic de P Foster trustees Kath A Kingsland under will of Wm H Aspinwall. Amsterdam av, No 2087. Extension of mort for \$36,000 to Mar 23, 1915, at 4½%. Feb 25, May 31, 1910. 8:2110. nom
- Corey, Edward B of Far Rockaway, N Y, to N Y SAVINGS BANK. 48th st, No 121, n s, 250 w 6th av, 18.9x100.5. May 27, 1910, due, &c, as per bond. 4:1001. 20,000
- Cornell, John M of Seabright, N J, to Sarah K Cornell. Walker st, No 103, s s, 70.3 w Centre st, 25.5x75; Lafayette st, No 93, late Elm st, No 85, e s, abt 120 s Walker st, 21.1x95.4x21.5x96.3 s s; Lafayette st, No 95, late Elm st, No 87, e s, 104.2 s w Walker st, 20.9x95.4x20.9x94.4; Lafayette st, No 97, late Elm st, No 89, s e s, 83.5 s w Walker st, 20.9x94.4x20.9x93.5; Lafayette st, No 99, late Elm st, No 91, e s, 62.8 s Walker st, runs s w 20.9 x s e 93.5 x n w 8.1 x n w 10.11 x n e 12.5 x n w 81 to beginning; Crotona (Washington) av, w s, 125 n 187th st, 50x100, except part for av. 1-8 part. All title. May 20, due, &c, as per bond. May 27, 1910. 1:197, 11:3105. 25,000
- Campbell, James E, Andrew M and Annie E of Brooklyn, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. Madison st, No 99, n s, abt 240 w Market st, 25x100. May 27, 1910, 5 years, 5%. 1:277. 12,000
- Carlucci, Sergio to Gerardo Lemole. James st, Nos 81 and 83, on map No 83, s w s, abt 25 n w Batavia st, 25x108; also strip 0.4 wide adj above. Prior mort \$12,000. May 26, 5 years, 6%. May 27, 1910. 1:111. 6,000
- Corey, Edw B of Far Rockaway, N Y, to N Y SAVINGS BANK. Columbus av, Nos 191 to 199, s e cor 69th st, No 76, 100.5x30. May 27, 1910, due, &c, as per bond. 4:1121. 55,000
- Columbian Realty Co to NEW YORK LIFE INS CO. Broadway, Nos 1851 to 1855, s w cor 61st st, No 10, 87.2x125.4x75.5x81.6. June 1, due Aug 31, 1915, 5%. June 2, 1910. 4:1113. 85,000
- Same to same. Same property. Certificate as to above mort. June 1, June 2, 1910. 4:1113.
- CITIZENS SAVINGS BANK with Benjamin and Martin Morse. 144th st, Nos 306 and 308 West. Extension of mort for \$40,000 to May 15, 1915, at 5%. May 31, June 2, 1910. 7:2044. nom
- Collihan, Wm J to N Y SAVINGS BANK. 14th st, No 251, n s, 166 e 8th av, 24.2x103.1. P M. Prior mort \$15,000. June 1, due, &c, as per bond. June 2, 1910. 3:764. 3,000
- Cross, Lily L wife of John W Cross to U S TRUST CO OF N Y. 64th st, No 176, s s, 191.8 w 3d av, 20.10x100.5. P M. June 1, 3 years, 4½%. June 2, 1910. 5:1398. 20,000
- Chesebrough Building Co with BOWERY SAVINGS BANK. State st, Nos 21 to 24. Extension of \$700,000 mort until July 1, 1915, at 4½%. May 20, June 1, 1910. 1:9. nom
- Same with same. Same property. Consent to above extension agreement. May 20, June 1, 1910. 1:9.
- Same to same. Same property. Certificate as to above extension agreement. May 20, June 1, 1910. 1:9.
- Combined Real Estate Interests to GREENWICH SAVINGS BANK. 52d st, Nos 114 to 122, s s, 150 w Lexington av, 90x100.5. June 1, 1910, due, &c, as per bond. 5:1306. 75,000
- Same to same. Same property. Certificate as to above mort. May 25, June 1, 1910. 5:1306.
- Caggiano, Vincenzo to Lion Brewery. 104th st, Nos 439 and 441, n s, 563 e 1st av, 50x100.11. June 1, 1910, demand, 6%. 6:1698. 3,300
- Chesebrough Building Co with SEAMEN'S BANK FOR SAVINGS. State st, Nos 17 and 19, s e cor Pearl st, Nos 2 to 8, runs s 83.10 x s 58.6 x n e 34.2 x n e 15.3 x n 85.10 x w 107.9 to beginning. Extension of \$450,000 mort until May 15, 1912, at 4½%. May 20, June 1, 1910. 1:9. nom
- Same to same. Same property. Consent to above extension agreement. May 20, June 1, 1910. 1:9.
- Same to same. Same property. Certificate as to above extension agreement. May 17, June 1, 1910. 1:9.
- Doran, Kate wife of and John with BANK FOR SAVINGS in City N Y. 95th st, No 228 East. Extension of \$10,000 mort until May 19, 1913, at 4½%. May 16, May 27, 1910. 5:1540. nom
- Duffy, John J to GUARANTY TRUST CO of N Y as trustee Christopher st, No 135, n s, abt 150 w Hudson st, 26x90. P M. May 18, 3 years, 5%. May 28, 1910. 2:630. 10,987.50
- Daly, Josephine E wife of and Thomas Daly to BANK FOR SAVINGS in City N Y. 31st st, No 104, s s, 100 e 4th av, 24x98.9. May 31, 1910, 5 years, 4½%. 3:886. 25,000
- Dowsey, Jennie A wife of and Frederic A Dowsey of Manhasset, L I, to Almy A Casey. Bowery, Nos 85 and 85½, on map No 85, e s, abt 100 s Hester st, 25x112; Bowery, No 83, e s, abt 130 s Hester st, 25x112.10. All title. May 23, 1 year, 5%. May 31, 1910. 1:303. 200
- Davis, Flora C with Milton A Rauh. 117th st, No 303 West. Extension of \$20,000 mort until Oct 17, 1913, at 5%. May 28, June 2, 1910. 7:1944. nom
- De Pless, Lucienne, of Montclair, N J, to Mary A McLaughlin. 14th st, Nos 235 and 237, n s, 425 w 7th av, runs n 120 x e 3.2 x n 11.6 x w 18.11 x s 28.3 x w 15.9 x s 103.3 to st x e 31.7 to beginning. P M. June 1, 2 years, 5%. June 2, 1910. 3:764. 6,000
- Doscher, Henry F with FRANKLIN SAVINGS BANK. 49th st, No 358 West. Extension of \$18,000 mort until May 18, 1915, at 4½%. May 18, June 1, 1910. 4:1039. nom
- Davis, Eliphalet L to Babette Erdman. 49th st, No 127, n s, 350 w 6th av, 22x100.4. P M. May 24, 1910, due, &c, as per bond. 4:1002. Corrects error in last issue, when amount of mortgage was \$2,600. 26,000
- Edwards, Stella T to FARMERS LOAN & TRUST CO. 49th st, No 247, n s, 125 e 8th av, 25x100.5. May 21, 1 year, % as per bond. May 31, 1910. 4:1021. 1,000
- Eagleson, Wm H, of Newark, N J, to Henry A C Taylor. Madison av, n w cor 82d st, 204.4 to 83d st x60. P M. June 1, 1 year, 4½%. June 2, 1910. 5:1494. 200,000
- Eight Twenty-Three Park Av Co to METROPOLITAN LIFE INS CO. Park av, Nos 823 and 825, e s, 117.2 s 76th st, 60x100. June 2, 1910, due Apr 1, 1915, 6% until completion of building and 5½% thereafter. 5:1410. 310,000
- Same to same. Same property. Certificate as to above mort. June 2, 1910. 5:1410.
- Fox, Benj to Sarah Frank and ano, trustees Abraham B Frank. 14th st, No 248, s s, 126 e 8th av, 24x103.3. June 1, 5 years, 5%. June 2, 1910. 2:618. 33,000
- Field, Lillie G with Peter Malone. 28th st, No 332 West. Extension of \$2,000 mort until June 2, 1915, at 6%. June 2, 1910. 3:751. nom
- Same with TITLE GUARANTEE & TRUST CO. Same property. Subordination agreement. May 31, June 2, 1910. 3:751. nom
- Forst, Rosie wife Benj and Gosy wife Menassah Forst to Sarah wife Leon Franzblau. 5th st, No 535, n s, 190.6 w Av B, 26.4x97; 5th st, No 533, n s, 216.10 w Av B, 24.7x97. Prior mort \$63,000. May 27, due June 1, 1914, 6%. June 2, 1910. 2:401. 3,000
- Fuchs, Carl to Beadleston & Woerz. 38th st, No 323 West. Saloon lease. May 31, demand, 6%. June 2, 1910. 3:762. 2,500
- Fallon, Thomas F to TITLE GUARANTEE & TRUST CO. Baxter st, No 16, w s, abt 110 s Worth st, 25x116. Prior mort \$5,000. May 31, due, &c, as per bond. June 2, 1910. 1:160. 1,000
- Froman, Leo G and Mark Taubert to Mary J Gaynor. 82d st, No 159, n s, 236.4 w 3d av, 19.2x82.2. P M. June 1, 3 years, 4½%. June 2, 1910. 5:1511. 13,000
- Freeman, Chas H to Julius Oppenheimer. 84th st, No 311, n s, 150 w West End av, 17x102.2. May 28, 5 years, 4½%. June 1, 1910. 4:1246. 25,000
- Froman, Julia to TITLE GUARANTEE & TRUST CO. 84th st, No 436, s s, 350 e 1st av, 25x102.2. May 31, due, &c, as per bond. June 1, 1910. 5:1563. 15,000
- Friedman, Julius to Meyer Goldberg and Abraham Greenberg. 88th st, No 451, n s, 87 w Av A, 20x100.8. P M. Prior mort \$—. May 25, 2 years, 6%. May 27, 1910. 5:1568. 3,000
- Factor, Barnett to Abraham Leipzig. East Broadway, No 259, s w cor Montgomery st, Nos 10 and 12, 23x95. Prior mort \$52,500. May 27, 1910, 4 years, 6%. 1:286. 15,000
- Fiore, Michael to Lion Brewery. 59th st, No 214 East. Saloon lease. May 11, demand, 6%. May 28, 1910. 5:1332. 2,011.22
- French, Saml with UNION DIME SAVINGS BANK. 27th st, No 107, n s, 120 w 6th av, 20x98.9. Extension of \$16,000 mort until May 1, 1913, at % as per bond. May 21, May 27, 1910. 3:803. nom
- Fredericks, Henry C to TITLE INS CO of N Y. Park av, Nos 1481 and 1483, n e cor 108th st, No 101, 74x27. May 26, 3 years, 5%. May 27, 1910. 6:1636. 12,000
- Friedland, Joseph to Goldie Friedland and ano. Essex st, No 134. Leasehold. May 31, 1910, demand, 6%. 2:354. 2,000
- Feldberg Construction Co to Lotus Realty Co. Certificate as to mort for \$72,000 covering land in Kings Co, N Y. Aug 20, May 31, 1910. Misl. —
- Faherty, Mary A S to Joseph H Mahan. Pike st, Nos 67 and 69, e s, abt 128 n Cherry st, 50x59.9. May 25, 1 year, 5%. May 31, 1910. 1:255. 5,000
- Fischel, Harry with August L Peters. 2d av, No 58, e s, 123.3 s 4th st, 21x100. Extension of mort for \$17,000 to May 1, 1913, at 4½%. May 10, June 2, 1910. 2:445. nom
- Golde & Cohen, a corpn, to Helen M Kelly. Convent av, No 22, n w cor 128th st, 64x71.10x29.2x76.5. May 27, 1910, due June 1, 1914, 5%. 7:1968. 45,000
- Same to same. Same property. Certificate as to above mortgage. May 25, May 27, 1910. 7:1968.
- Glasheim, Nathan with BANK FOR SAVINGS in City N Y. Greenwich av, No 43. Extension of \$8,000 mort until May 26, 1915, at 4½%. May 26, May 27, 1910. 2:612. nom
- GREENWICH SAVINGS BANK with J Henry and Daniel E S Coleman. 3d av, No 1904. Extension of \$27,000 mort until June 20, 1915, at 4½%. May 25, May 28, 1910. 6:1633. nom
- GREENWICH SAVINGS BANK with Mary Smith widow and Jane E Martin. 8th av, No 65, n w cor 13th st, —x—. Extension of \$10,500 mort until June 7, 1915, at 4½%. May 4, May 28, 1910. 2:629. nom
- Gens, Frank and David Frankel with John A Aspinwall and Frederic de P Foster trustees Wm H Aspinwall. St Marks pl, No 30, or 8th st. Extension of \$37,000 mort until May 7, 1915, at 4½%. Apr 15, May 31, 1910. 2:463. nom

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North 10th, 11th and 12th Streets

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Architectural Bronze AND IRON WORK

- GREENWICH SAVINGS BANK with Herman Masemann. 3d av, Nos 2047 to 2053, n e cor 112th st, ——. Extension of \$90,000 mort until June 27, 1913, at 4½%. May 23. May 31, 1910. 6:1662. nom
- Goldberg, Meyer and Abraham Greenberg to American Mortgage Co. 14th st, No 607, n s, 131.9 e Av B, 21.10x103.3. June 1, 5 years, 5%. June 2, 1910. 3:982. 8,500
- Gould, Arabella D and Susan L Warren, extrx Edward S Gould to St Lukes Home for Aged Women. 1st av, Nos 5 to 9, w s, 50.4 n Houston st, 50x100. June 1, 3 years, 4½%. June 2, 1910. 2:442. 2,000
- Gruen, Fanny to LAWYERS TITLE INS & TRUST CO. 46th st, Nos 448 and 450, s s, 150 e 10th av, two lots, each 25x100.5. Two morts, each \$16,000. June 2, 1910, 5 years, 5%. 4:1055. 32,000
- Garone, Martin to Thomas Annunziato. James st, No 45, w s, 25 s Madison st, 25.1x60.2x25.3x59.8. Prior mort \$16,000. June 2, 1910, 2 years, 6%. 1:116. 1,000
- Glick, Morris, of Brooklyn, N Y, to Max Liflander. 102d st, No 68, s s, 31 w Park av, 30x100.11. Prior mort \$24,000. May 26, 5 years, 6%. June 2, 1910. 6:1607. 5,000
- Graul, Mary E, of Saratoga Springs, N Y, to NATIONAL SAVINGS BANK of City of Albany. Lexington av, No 133, e s, 22.4 s 29th st, 21.10x80. Prior mort \$15,000. May 31, due, &c, as per bond. June 2, 1910. 3:884. 2,000
- GREENWICH SAVINGS BANK with Hattie G Cozzino widow. William st, Nos 251 and 253, and New Chambers st, Nos 7 to 11. Extension of \$48,000 mort until June 29, 1915, at 4½%. May 26. June 1, 1910. 1:119. nom
- Grand Lodge of the U S Independent Order Free Sons of Israel, a corpn, with David Goodman, Oscar Lehrer and Philip Bryman. 7th st, No 241. Extension of \$28,000 mort until Feb 15, 1913, at 5%. Feb 14. June 1, 1910. 2:377. nom
- General Investment Co to Napoleon Construction Co. 28th st, No 130, s s, 350 w 6th av, 25x98.9. P M. Prior mort \$60,000. May 31, 3 years, 6%. June 1, 1910. 3:803. 10,000
- GREENWICH SAVINGS BANK with Margt Everett. 63d st, No 33 West. Extension of \$35,000 mort until Mar 5, 1915, at 4½%. May 31. June 1, 1910. 4:1116. nom
- Howard, John B, of West Orange, N J, to Sarah A Walter. Columbus av, No 844, w s, 50.11 n 101st st, 25x75. Prior mort \$20,000. Oct 22, 1907, due Nov 2, 1912, 5%. June 2, 1910. 7:1856. 6,000
- Hasbrouck, Maria with Fannie Kohn, individ and extrx Ludwig Kohn. Av D, No 63. Extension of mort for \$26,000 to July 16, 1915, at 5%. May 31. June 2, 1910. 2:375. nom
- Hunt, Richard H with Otto A Rosalsky. Rivington st, No 64. Extension of mort for \$18,000 to June 30, 1914, at 5½%. May 4. June 2, 1910. 2:416. nom
- Heller, Max to Saml Katz. 15th st, No 330, s s, 323.4 e 2d av, 25.8x103.3. June 1, 5 years, 4½%. June 2, 1910. 3:921. 33,000
- Same and Maria Berliant and Bernard Gordon with same. Same property. Subordination agreement. June 1. June 2, 1910. 3:921. nom
- Hoyer, John to Edmund Bittiner exr Louis Meisel. Oliver st, No 26, e s, 63.8 n Madison st, 20.9x66.6x20x66.5. Prior mort \$—. June 1, 2 years, 6%. June 2, 1910. 1:279. 2,500
- Healy, Charles to Adelaide H Mossman. 92d st, No 134, s s, 63.4 w Lexington av, 16.8x78.8. P M. June 1, 5 years, 5%. June 2, 1910. 5:1520. 10,500
- Herschkowitz, Isaac to James M Halsted, trustee Wm A Halsted. Stanton st, No 326, n s, 32.2 e Goerck st, 27.5x70. May 23. due, &c, as per bond. June 1, 1910. 2:325. 15,500
- Haas, Wm to Charles Nietman. 107th st, No 175, n s, 151 w 3d av, 17x100.11. P M. Prior mort \$6,000. May 31, 3 years, 5%. June 1, 1910. 6:1635. 2,750
- Holzman, Mildred L to Albert T Scharps. 131st st, No 142, s s, 267.11 e 7th av, 32x99.11. Prior mort \$48,000. May 20, 3 years, 6%. June 1, 1910. 7:1915. 12,500
- Haberstroh, Minnie to Josephine Lederer. Lenox av, No 541, w s, 50 n 137th st, 24.11x75. P M. June 1, 1910, 3 years, 6%. 7:-2006. 3,500
- Hudson Terrace Realty Co to American Real Estate Co. Marble Hill av, No 2, n e cor 225th st, Nos 109 to 115, 17x85x99x86.11. Building loan. May 25, due Feb 1, 1916, 6%. June 1, 1910. 13:-3402. 105,000
- Same to same. Same property. Certificate as to above mort. May 31. June 1, 1910. 13:3402. —
- Same to same. Same property. P M. Prior mort \$—. May 25. due Jan 1, 1916, 5½%. June 1, 1910. 13:3402. 20,000
- Hussey, Wm H and Fredk, of East Orange, N J, to Jacob R Thoman. 7th av, Nos 455 to 459, e s, 23 s 35th st, runs s 51 x e 56.2 x n e 4 x n 49.9 x w 60 to beginning. Prior mort \$80,000. June 1, 1910, due Jan 29, 1912, 5%. 3:810. 45,000
- Hirsch, Henrietta to Chas H Hyde as Chamberlain of City N Y. Madison av, No 1435, n e cor 99th st, No 49, 27.10x100. May 20, 5 years, 5%. June 1, 1910. 6:1605. 45,000
- Hazelton, Herbert H to Samuel L Hyman. Amsterdam av, No 333, on map Nos 333 and 335, s e cor 76th st, No 182, 77.2x25. P M. May 31, 1910, due, &c, as per bond. 4:1147. 10,000
- Hovet, Alfred T to EMIGRANT INDUSTRIAL SAVINGS BANK. 46th st, No 422, s s, 325 w 9th av, 25x100. May 31, 1910, 3 years, 5%. 4:1055. 4,000
- Hotel Belmont, a corpn, to Saml J Bloomingdale et al. Lexington av, No 63, e s, 20.2 n 25th st, 19.8x80.6; Lexington av, No 65, e s, 59.5 n 25th st, runs e 40.1 x e 39.9 x s 19.8 x w 39.9 x w 40.1 to av, x n 19.7 to beginning. Leasehold. May 27, in-stalls, 6%. May 28, 1910. 3:881. Notes 54,570
- Same to same. Same property. Certificate as to above mort. May 24. May 28, 1910. 3:881. —
- Henneberry, John A to LINCOLN TRUST CO. Lexington av, No 1389, e s, 67.4 n 91st st, 16.8x70. May 27, 1910, demand, 4½%. 5:1520. 5,000
- Hart (John C) Realty Co to BANK FOR SAVINGS in City N Y. 66th st, Nos 145 and 147 West. Extension of \$50,000 mort until May 22, 1913, at 4½%. May 19. May 27, 1910. 4:1138. nom
- Same to same. Same property. Consent to above agreement. May 10. May 27, 1910. 4:1138. nom
- Same to same. Same property. Certificate as to above agreement. May 10. May 27, 1910. 4:1138. nom
- Hanover Estates, a corpn, to Barney Estate Co. Haven av, e s, 180.9 s 170th st, 31.5x106.11x31.7x114.9. P M. May 26, 2 years, 6%. May 27, 1910. 8:2139. 7,000
- Hagemayer, Mina C, of Elizabeth, N J, with Isaac Goldstein. Madison av, No 1657. Extension of mort for \$19,000 to May 24, 1913, at 5%. Apr 22. May 27, 1910. 6:1616. nom
- Hotter, Wm to Isidor H Kempner et al. 8th av, No 2440, e s, 49.11 s 131st st, 25x100. P M. Prior mort \$—. May 25, due Sept 1, 1911, 6%. May 27, 1910. 7:1936. 1,000
- Illig, Mary V to Catherine McGowan. 51st st, No 420, s s, 275 w 9th av, 17x100.5. P M. June 1, 1910, due, &c, as per bond. 4:1060. 8,000
- Jordan, Anna and Cordelia A J wife of and Paul Jursch to Wm Margulies. Spring st, No 171, n s, abt 70 e Thompson st, 23.4x 100x23.6x100. Prior mort \$—. May 31. June 1, 1910, 3 years, 5%. 2:502. 3,500
- Juhring, Wm L to Arthur P Williams. 7th st, Nos 209 and 211, n s, 283 w Av C, 40x97.6. P M. Prior mort \$45,000. May 27, 1910, due Nov 27, 1914, % as per bond. 2:390. 15,000
- Kernochan, Mary S wife of J Frederic Kernochan with New York Inst for the Instruction of the Deaf and Dumb. Park av, No 862. Extension of \$45,000 mort until May 10, 1913, at 4½%. May 10. May 28, 1910. 5:1392. nom
- Klein, Samuel with John A Aspinwall and Frederic de P Foster trustees John W Minturn. Madison av, No 1790. Extension of \$19,000 mort until Apr 5, 1915, at 4½%. Feb 24. May 31, 1910. 6:1623. nom
- Korn, Daniel L with John A Aspinwall and Frederic de P Foster trustees John W Minturn. Madison av, No 1753. Extension of \$31,000 mort until Feb 28, 1915, at 4½%. Feb 28. May 31, 1910. 6:1621. nom
- Kennesaw Motor Co to Albert B Coffman. Certificate and consent of stockholders to chattel mort for \$24,650. May 12. May 27, 1910. —
- Klein, Josef with Morris Mandelskorn. Clinton st, No 97. Extension of \$9,000 mort until Dec 1, 1913, at 6%. May 31. June 1, 1910. 2:348. nom
- Kenny, Geo J to Margt Kenny. 12th st, No 155, n s, 283.4 e 7th av, 20.10x103.3. Prior mort \$15,000. Oct 14, 1909, due Oct 1, 1910, 6%. June 1, 1910. 2:608. 4,000
- Kohn, Walter T to TITLE GUARANTEE & TRUST CO. 101st st, No 245, n s, 183.4 e West End av, 16.8x103.2x16.8x104. P M. June 1, 1910, due, &c, as per bond. 7:1873. 17,000
- Same to STATE BANK. Same property. P M. Prior mort \$17,000. June 1, 1910, 1 year, 6%. 7:1873. 7,000
- Kulok, Morris to Richard M Cadwalader. Orchard st, No 73, w s, 87.6 n Grand st, 25x87.6. P M. June 1, 5 years, 5%. June 2, 1910. 2:413. 25,000
- Kramer, Yatty and Martha Seligmann with Elsie Powell. 67th st, Nos 212 and 214, s s, 145 e 3d av, 45x100.5. Extension of \$44,000 mort until June 26, 1915, at 5%. May 27. June 1, 1910. 5:1421. nom
- Kraus Bros, a corpn, to Philippine Kraus. Certificate as to chattel mort dated Apr 26, 1910. Apr 26. June 2, 1910. Gen morts. —
- Kaufman, Jennie with Henry H Jackson et al. Lenox av, No 24, e s, 67.5 n 111th st, 33.6x100. Extension of \$73,000 mort until July 1, 1912, at % as per bond. May 31. June 2, 1910. 6:1595. nom
- Lawyers Mortgage Co with Joseph, Morris and Benjamin Greif. 4th st, No 321 East. Extension of mort for \$12,000 to May 10, 1913, at 5%. May 16. May 27, 1910. 2:374. nom
- Lawyers Mortgage Co with Samuel Glaser and Louis Weisman. 6th st, No 627 East. Extension of mort for \$18,000 to April 10, 1915, at 5%. Apr 5. May 27, 1910. 2:389. nom
- Leon, Bella to Tillie Klingenstein and ano exrs Bernhard Klingenstein. 71st st, No 316, s s, 250 e 2d av, 25x100.5. May 27, 1910, 5 years, 4½%. 5:1445. 16,500
- Lawyers Mortgage Co with Henry Holtorf. 83d st, No 217 East. Extension of \$23,000 mort until May 1, 1913, at 5%. May 17. May 27, 1910. 5:1529. nom
- Lawyers Mortgage Co with Jacob L Lissner. 101st st, Nos 314 and 316 East. Extension of mort for \$30,000 to Mar 29, 1915, at 5%. May 9. May 27, 1910. 6:1672. nom
- Lawyers Mortgage Co with Max, Charles, Martha and Annie Emmergick and Hattie Wertheim. 117th st, No 4 East. Extension of mort for \$40,000 to Apr 17, 1915, at 5%. Apr 13. May 27, 1910. 6:1622. nom
- Lawyers Mortgage Co with Herman Mayers. 125th st, No 440 West. Extension of mort for \$21,000 to May 15, 1915, at 5%. May 27, 1910. 7:1965. nom
- Lawyers Mortgage Co with Cordon Realty Co. 137th st, No 105 West. Extension of mort for \$37,500 to May 11, 1915, at 5%. May 7. May 27, 1910. 7:2006. nom
- Lawyers Mortgage Co with Katie Cohen. Av D, Nos 41 and 43. Extension of \$53,000 mort until May 8, 1915, at 5%. May 16. May 27, 1910. 2:374. nom
- Lawyers Mortgage Co with County Land & Mortgage Co. Madison av, Nos 1497 and 1499. Extension of mort for \$60,000 to Apr 7, 1915, at 5%. May 16. May 27, 1910. 6:1608. nom
- Lawyers Mortgage Co with Ignatz Modry. 1st av, No 1448. Extension of mort for \$18,000 to June 5, 1915, at 5%. Apr 11. May 27, 1910. 5:1470. nom
- Ludeking, Henry F to Herman H W Neslage. 8th av, No 2498, e s, 75 s 134th st, 24.11x100. P M. May 27, due, &c, as per bond. May 28, 1910. 7:1939. 20,000
- LAWYERS TITLE INS AND TRUST CO with Eva Van C Hawkes. Amsterdam av, Nos 281 to 283, n e cor 73d st, No 183, 76.8x28. Extension of mort for \$66,500 to May 20, 1913, at 4½%. May 12. May 27, 1910. 4:1145. nom
- Lexington Operating Co to Saml J Bloomingdale. Lexington av, Nos 764 to 778, n w cor 60th st, No 139, 100.5x22. Prior mort \$—. May 26, 1 year, 6%. May 27, 1910. 5:1395. 6,000
- Same to same. Same property. Certificate as to above mort. May 27, 1910. 5:1395. —
- Lorne, Michl J to George Ehret. 9th av, No 451, n w cor 35th st. Saloon lease. May 28, demand, 6%. May 31, 1910. 3:733. 4,332.10
- Lee, Margt L widow to Louis Frank. 14th st, Nos 614 to 622, s s, 213 e Av B, runs e 125 x s 206.6 to n s 13th st, Nos 611 to 629, x w 175 x n 103.3 x e 50 x n 103.3 to beginning. May 25, 5 years, 4½%. May 27, 1910. 2:396. 28,500
- Loughlin, Thomas to George Ehret. 10th av, No 829. Saloon lease. Apr 7, demand, 6%. June 2, 1910. 4:1083. 9,500

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17 BATTERY PLACE, NEW YORK

- LAWYERS TITLE INS & TRUST CO with Melissa A Pell, Lita P Wright and F Livingston and James D Pell trustees Walden Pell. 30th st, Nos 24 and 26, s s, 350 w 5th av, 25x98.9. Extension of \$125,000 mort until May 23, 1913, at 5%. May 23. June 1, 1910. 3:831. nom
- LAWYERS TITLE INS & TRUST CO with Jos A Goldfield. 142d st, No 125, n s, 190 w Lenox av, 40x99.11. Extension of \$37,000 mort until May 18, 1915, at 5%. May 17. June 1, 1910. 7:2011. nom
- Lawyers Mortgage Co with N Y LIFE INS CO. Audubon av, No 241, n e cor 177th st, 107.11x100. Agreement as to share ownership in mort. May 10. June 1, 1910. 8:2132. —
- Levin, Solomon to American Mortgage Co. Henry st. No 53, n s, 190 w Market st, 25x100. June 1, 1910, 5 years, 4½%. 1:280. 28,000
- LAWYERS TITLE INS & TRUST CO with Dora, Albert and Harris Sokolski. Ludlow st, No 38. Extension of \$25,000 mort until June 14, 1915, at 5%. May 9. June 1, 1910. 1:310. nom
- Lathers, Richard, Jr. and Richard O'Gorman, trustees Richd Lathers with Chas Conner. 43d st, No 131 East. Extension of \$48,000 mort until Mar 1, 1915, at 5%. May 19. June 1, 1910. 5:1298. nom
- LAWYERS TITLE INS & TRUST CO with Benj Harris, Frank Siegel and Martin Balagur. 110th st, No 128 East. Extension of \$16,000 mort until Apr 3, 1915, at 5%. May 16. June 1, 1910. 6:1637. nom
- LAWYERS TITLE INS & TRUST CO with Morris and Philip Wildfeuer. Av B, No 87. Extension of \$13,000 mort until June 30, 1913, at 5%. May 19. June 1, 1910. 2:388. nom
- Linder, Chas to NEW YORK LIFE INS & TRUST CO. 8th av, No 2785, s w cor 148th st, No 300, 25x75. June 1, 1910, 3 years, 4½%. 7:2045. 20,000
- LAWYERS TITLE INS & TRUST CO with Henrietta M Parker. 88th st, No 12, s s, 142.6 w Central Park West, 17.6x100.8. Extension of \$3,000 mort until May 27, 1912, at 4½%. May 27. May 31, 1910. 4:1201. nom
- Linder, Charles and Central Brewing Co with N Y LIFE INS & TRUST CO. 8th av, No 2785, s w cor 148th st, No 300, 25x75. Subordination agreement. May 18. June 2, 1910. 7:2045. nom
- Linder, Charles and Michael Erhwein with N Y LIFE INS & TRUST CO. 8th av, No 2785, s w cor 148th st, No 300, 25x75. Subordination agreement. May 19. June 2, 1910. 7:2045. nom
- Marcus, John to Emanuel Moses exr Bernard Cohen. 76th st, Nos 213 and 215, n s, 171.8 e 3d av, 33.4x102.2. P M. May 31, 1910, due, &c, as per bond. 5:1431. 30,000
- McCarthy, James with EMIGRANT INDUSTRIAL SAVINGS BANK. 46th st, No 422 West. Subordination agreement. May 31, 1910. 4:1055. nom
- Margoles, Ida to Martin H Goodkind. Lexington av, No 529, e s, 67.1 s 49th st, 16.8x70. P M. Prior mort \$7,000. May 20, due June 1, 1911, 6%. May 31, 1910. 5:1303. 7,000
- Margoles, Ida to Martin H Goodkind. Lexington av, No 535, e s, 17.1 s 49th st, 16.8x70. P M. Prior mort \$8,000. May 20, due June 1, 1911, 6%. May 31, 1910. 5:1303. 9,000
- Marx, Joel M to Louis Masbach. Lexington av, Nos 2022 to 2028, n w cor 123d st, Nos 133 to 137, 100.11x73.4; 103d st, Nos 16 to 20, s s, 275 e 5th av, 75x100.9. Collateral for mort on 94th st, s w cor Lexington av, ——. May 25, 2 years, 6%. May 27, 1910. 6:1608, 1772. 5,000
- MERCANTILE TRUST CO to Nathan Weiss. 37th st, Nos 222 and 224 West. Extension of \$32,000 mort until June 30, 1911, at 5%. May 14. May 27, 1910. 3:786. nom
- Massenat, Helen L with BANK FOR SAVINGS in City N Y. 69th st, No 11 West. Extension of \$20,000 mort until May 22, 1915, at 4½%. Apr 28. May 27, 1910. 4:1122. nom
- Mack, Harry with Tillie and Solomon Kligenstein exrs Bernhard Kligenstein. 71st st, No 316, s s, 250 e 2d av, 25x100.5. Subordination agreement. May 27, 1910. 5:1445. nom
- McGowan, Godric to Mary M Emery. 54th st, No 155, n s, 170 w 3d av, 25x100.5. P M. Prior mort \$18,000. June 1, 1910, due, &c, as per bond. 5:1309. 5,000
- McSorley, Frank L. of Brooklyn, N Y, and Haywood F and Wm S Norton, of N Y, to National Surety Co. 66th st, No 134, s s, 148.1 w Broadway, 25x100.5. Prior mort \$25,000. May 26, due, &c, as per bond. June 1, 1910. 4:1137. 3,500
- Madison Holding Co to Augusta Buhring. Madison av, No 72, w s, 74.2 s 28th st, 24.7x95. P M. May 31, due, &c, as per bond. June 1, 1910. 3:857. 65,000
- Marinello, Nicola to Antonio Marinello. 2d av, No 2168, e s, 75.11 n 111th st, 25x75. P M. Prior mort \$—. June 1, 1910. 5 years, 6%. 6:1683. 4,000
- Meyer, Fredk and John to Wm Hupp, exr, &c, Eliz Keck. 148th st, Nos 470 and 472, s s, 100 e Amsterdam av, two lots, each 12.6x99.11. Two morts, each \$6,000. May 28, 5 years, 4½%. June 1, 1910. 7:2062. 12,000
- Mooney, Edmund L to Andrew J Shinman. 6th av, No 501, w s, 30 n 30th st, runs s 30 to 30th st, Nos 101 to 109 x w 144 to n s Stewart st (closed) x e — to beginning; Stewart st (closed), n s, 41.5 w 6th av, 100x99.6. An undivided share. May 31, due as per bond, 6%. June 1, 1910. 3:806. 30,000
- Menke, J Frederick to Chas H Hyde as City Chamberlain. Thames st, Nos 25 to 29, n e cor Greenwich st, Nos 133 and 135, runs n e 56.10 x e 74.11 x s w 22 x e 11 x s w 33.2 to Thames st x n w 74.8 to beginning. May 27, 2 years, 4½%. June 1, 1910. 1:52. 125,000
- McLaughlin Co (James) a corpn, to EMIGRANT INDUSTRIAL SAVINGS BANK. 144th st, s s, 410 e Lenox av, 50x99.11. Consent of stockholders to mort for \$15,000. June 2, 1910. 6:1741. —
- Moorehead, Alice A and Margt. and Mary C McCarville to TITLE GUARANTEE & TRUST CO. 38th st, No 60, s s, 183.4 e 6th av, 20.10x98.9. May 19, due, &c, as per bond. June 2, 1910. 3:839. 26,000
- Malone, Peter to TITLE GUARANTEE & TRUST CO. 28th st, No 332, s s, 425 e 9th av, 25x98.9. May 31, due, &c, as per bond. June 2, 1910. 3:751. 13,500
- McLaughlin (Jas) Co to EMIGRANT INDUSTRIAL SAVINGS BANK. 144th st, s s, 410 e Lenox av, 50x99.11. June 2, 1910. 3 years, 5%. 6:1741. 15,000
- Monahan, Thomas to Ella L McKeever. Bank st, No 17, n s, 240.7 w Greenwich av, 21.10x90. May 20, due May 1, 1915, 5%. June 2, 1910. 2:615. 10,000
- Neus, Bernhardina Jr and Bridget C Sullivan with METROPOLITAN SAVINGS BANK. Pleasant av, No 293, w s, 75.7 s 116th st, 25x69. Subordination agreement. May 20. May 27, 1910. 6:1709. nom
- Neus, Bernhardina Jr to METROPOLITAN SAVINGS BANK. Pleasant av, Nos 293 and 295, w s, 50.7 s 116th st, two lots, each 25x69. Two morts, each \$10,000. May 27, 1910, 5 years, 5%. 6:1709. 20,000
- Nelms, Gertrude M, of Montvale, N J, to Title Guarantee & Trust Co. 70th st, No 103, n s, 25 w Columbus av, 17x100.5. May 27, 1910, due, &c, as per bond. 4:1142. 15,000
- North Shore Realty Co to QUEENS COUNTY TRUST CO. Certificate as to mort for \$10,000 on property at Bayside Park, Flushing, Borough of Queens. May 26. May 31, 1910. —
- Nestor Holding Co to Leon Tuchmann. 131st st, s s, 100 w Amsterdam av, 50x99.11. Building loan. Prior mort \$11,500. May 31, 1910, 1 year, 6%. 7:1985. 30,000
- New Netherland Bond & Mortgage Co with LAWYERS TITLE INS & TRUST CO. 106th st, No 212, s s, 225 w Amsterdam av, 150x100.11. Agreement as to share ownership in mort. May 23. June 2, 1910. 7:1877. nom
- Neuman, Moritz to GERMAN SAVINGS BANK. 4th st, No 223, n s, 198.4 w Av B, 30.1x96. June 2, 1910, 5 years, 4½%. 2:400. 27,000
- Newbold, Frederic R, Cath A and Edith, of Poughkeepsie, N Y, to Louisa M Smith et al. 72d st, No 109, n s, 80 e Park av, 20x 102.2. P M. May 28, 3 years, 4½%. June 2, 1910. 5:1407. 40,000
- Nelson, Mary M widow to Fredk Pearce. 122d st, No 129, n s, 330.9 w Lenox av, 19.3x100.11. Collateral mort. Prior mort \$10,000. May 27, due July 2, 1911, 6%. June 2, 1910. 7:1907. 2,000
- Nolan, Wm C to EMIGRANT INDUSTRIAL SAVINGS BANK. 129th st, No 24, s s, 288.11 e 5th av, 21.1x99.11. June 1, 1910, 3 years, 5%. 6:1753. 7,500
- Ottinger, Nathan L and Leon to TITLE GUARANTEE & TRUST CO. 78th st, No 134, s s, 357 w Columbus av, 18x95.2. June 1, due, &c, as per bond. June 2, 1910. 4:1149. 20,000
- O'Connell, James with G Emily Reynolds. 105th st, No 136 East. Extension of \$6,000 mort until May 4, 1913, at 4½%. May 21. June 2, 1910. 6:1632. nom
- Ogilvie, Wm to Maria White. Prospect pl, No 66, w s, 167.1 n 42d st, 16.8x54. Prior mort \$—. May 26, 2 years, 6%. May 27, 1910. 5:1335. 1,000
- Personeni, Joseph to Dionigi Guardinceri. 3d st, No 121, n s, 65.9 w Macdougall st, 23x78.4. Prior mort \$12,000. May 31, 1910, due, &c, as per bond. 2:543. 3,000
- Peto Realty Co to Marv E Freeman. Pinehurst av, s e cor 178th st, 127.6x96.3x127.7x101.11. May 20, 5 years, 4½%. June 2, 1910. 8:2177. 140,000
- Same to same. Same property. Certificate as to above mort. May 20. June 2, 1910. —
- Same to Lincoln Mortgage Co. Same property. Prior mort \$140,000. June 2, 1910, 2 years, 6%. 8:2177. 17,000
- Same to same. Same property. Certificate as to above mort. June 2, 1910. 8:2177. —
- Potter, H Douglas and Harriett I to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 1465, e s, 150 s 133d st, 25x 100. June 2, 1910, due, &c, as per bond. 7:1970. 22,000
- Potter, Flora Macdonald, of Katonah, N Y, to FARMERS LOAN & TRUST CO. Leroy st, Nos 149 to 169, n w cor Washington st, Nos 600 to 604, 306.3 to West st, Nos 362 to 364, x75x311.5x 75. June 1, 3 years, % as per bond. June 2, 1910. 2:602. 145,000
- Pineus, Alexander H to Kips Bay Realty Co. 7th av, Nos 832 to 838, s w cor 54th st, Nos 200 to 206, 100.4x100. P M. Prior mort \$190,000. June 1, 1910, due, &c, as per bond. 4:1025. 60,000
- Philipps, Robt H, of Jersey City, N J, to Polka M Wilkens and ano, trustees Louis Wilkens. Jane st, No 31, n e cor 4th st. No 40½, runs n 29.2 x s e 37.2 x n 0.4 x e 41.5 x n 8.4 x e 5.7 x s 16.8 to Jane st x w 77.8 to beginning. P M. May 4, due June 1, 1915, % as per bond. June 1, 1910. 2:616. 10,000
- Petroll, Charles to GREENWICH SAVINGS BANK. 8th av, No 2797, w s, 50 s 149th st, 25x100. June 2, 1910, due, &c, as per bond. 7:2045. 20,000
- Palmenberg, Dorothea with Sophie Newhouse. 114th st, Nos 172 to 176 East. Extension of \$58,000 mort until Apr 28, 1915, at 5%. Apr 28. June 2, 1910. 6:1641. nom
- Pellew, Chas E to Isaac J Bernheim et al. 78th st, No 111, n s, 175.2 e Park av, 18.8x102.2. P M. Apr 23, due, &c, as per bond. June 2, 1910. 5:1413. 20,000
- PEOPLES TRUST CO of Brooklyn exr and trustee Isidor M Bon to Pamlico Realty Co. Central Park West, Nos 97 and 98, w s, 50.5 n 69th st, 50x100. Certificate of payment of \$15,000 on account of mort. June 1. June 2, 1910. 4:1122. —
- Quigg, Lulu to David Taylor. 37th st, No 253, n s, 183.4 e 8th av, 16.8x98.9. P M. Prior mort \$8,000. May 31, due, &c, as per bond. June 1, 1910. 3:787. 11,500
- Quigg, Lulu to Thomas J Maccabe. 37th st, No 251, n s, 200 e 8th av, 16x98.9. P M. Prior mort \$12,500. May 31, due, &c, as per bond. June 1, 1910. 3:787. 5,000
- Reade, Martha A to Clarence M Coddington. 133d st, No 114, s s, 170 w Lenox av, 20x99.11. May 27, due, &c, as per bond. May 28, 1910. 7:1917. 9,500
- Rose, Chas J to James E Mitchell. 25th st, No 408 West. Apr 29, due Oct 29, 1910, without interest. May 28, 1910. 3:722. 6,250
- Ralph Purchasing Co to Charlotte E Ogilvie. Consent to mort for \$1,600, covering land in Queens Co, N Y. May 20. May 27, 1910. —
- Rubinger, Chas to Joseph L Buttenwieser. Bank st, Nos 42 and 44, s s, 105 e 4th st, runs s 91.3 x e 20.1 x n 1.1 x e 19.5 x n 90 to st, x w 40.2 to beginning. Prior mort \$—. May 21, due Dec 1, 1910, 6%. May 27, 1910. 2:614. 5,000

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

- Ramos, Ada M, Gertrude Titley and Nora A Titley with John A Aspinwall and Frederic de P Foster trustees John W Minturn. Columbus av, Nos 971 and 973. Extension of 2 mortgs for \$25,000 each until May 26, 1915, at 4½%. Mar 1. May 31, 1910. 7:1843. nom
- Rosenberg, Saml with LAWYERS TITLE INS & TRUST CO. 5th st, No 345 East. Agreement as to share ownership in mort. May 23. June 1, 1910. 2:447. nom
- Russek & Klinger Realty Co with Alice J Bendit and Grace Fleischmann. 79th st, No 229 East. Extension of \$14,000 mort until Aug 26, 1915, at 5%. May 27. June 1, 1910. 5:1525. nom
- Rosenswaik, Louis with BOWERY SAVINGS BANK. 1st av, No 112. Extension of \$12,000 mort until May 26, 1915, at 4½%. May 26. June 1, 1910. 2:434. nom
- Rosenhain, David to Lion Brewery. 9th av, No 56. Saloon lease. May 26, demand, 6%. June 1, 1910. 3:738. 1,866
- Ryan, John to FARMERS LOAN & TRUST CO. 95th st, No 126, s s, 199 e Park av, 18x100.8. June 1, 3 years, % as per bond. June 2, 1910. 5:1523. 10,000
- Rexton Realty Co to Eliza A Newell. 21st st, No 140, s s, 297.7 s e 7th av, 23x½ blk. Prior mort \$—. May 31, 2 years, 5%. June 2, 1910. 3:796. 5,000
- Rosefeld, Nette with City Real Estate Co. 117th st, No 242 East. Agreement as to payment of mort on June 1, 1910, Dec 31, 1909. June 2, 1910. 6:1666. —
- Ravitch, David and Joseph with EXCELSIOR SAVINGS BANK. 136th st, No 41, s s, 138.9 e Lenox av, 38.9x99.11. Extension of \$29,000 mort until May 31, 1913, at % as per bond. June 1, 1910. 6:1733. nom
- Ravitch, David and Joseph with EXCELSIOR SAVINGS BANK. 136th st, No 42, s s, 177.6 e Lenox av, 38.9x99.11. Extension of \$29,000 mort until May 31, 1913, at % as per bond. June 1, 1910. 6:1733. nom
- Syrop, Isak to Bertram Realty Co. 98th st, No 213, n s, 210 e 3d av, 25x100.11. P M. Prior mort \$15,000. May 31, 1910, 3 years, 6%. 6:1648. 5,000
- Silberstein, Isaac J to GREENWICH SAVINGS BANK. 131st st, No 268, s s, 125 e 8th av, 25x99.11. May 31, 1910, due, &c, as per bond. 7:1936. 15,000
- Sherwood, Geo T with Jacob T Hildebrand and Easter Realty Co. 144th st, Nos 228 to 232 West. Agreement apportioning mort of \$9,000. May 25. May 31, 1910. 7:2029. nom
- Sun Construction Co with Naum Welikson. Colonial Parkway, late Edgecombe av, w s, 102.2 s 159th st, — to n s 158th st, x217.10 to e s St Nicholas av, No 960, x40.5x irreg, with all title to St Nicholas av, e s, 40.5 n 158th st, a strip 0.5x irreg. Agreement modifying mortgage for \$25,000. May 26. May 27, 1910. 8:2108. nom
- Stegmann, Charlotte M wife of Henry L and John J Hubschmitt with BANK FOR SAVINGS in City N Y. Av C, No 195, s w cor 12th st, No 656, 19x67. Extension of \$8,000 mort until May 2, 1915, at 4½%. May 2. May 27, 1910. 2:394. nom
- Seifer, Louis with TITLE INS CO of N Y. Park av, Nos 1481 and 1483, n e cor 108th st, No 101, 74x27. Subordination agreement. May 26. May 27, 1910. 6:1636. nom
- Sandy, Nellie wife Edw J to Chas G Koss. St Nicholas av, No 364, e s, 40.4 n 128th st, 20.2x83.7x20x86.6. May 26, 3 years, 5%. May 27, 1910. 7:1955. 13,500
- Same and Adam Moran with same. Same property. Subordination agreement. May 26. May 27, 1910. 7:1955. nom
- Seattle Realty Co to American Mortgage Co. 3d av, No 480, w s, abt 50 s 33d st, 24.8x100. P M. June 2, 1910, 5 years, 4½%. 3:888. 19,000
- Same to same. Same property. Certificate as to above mort. June 2, 1910. 3:888. —
- Sakolski, Isaac to TITLE INS CO of N Y. Park av, No 1488, s w cor 109th st, No 88, runs w 17 x s 66.1 x w 0.10 x s 4.9 x w 6.7 x s 10 x e 24.5 to av x n 80.10. May 31, 3 years, 5%. June 2, 1910. 6:1614. 9,000
- Schiff, Harry to Fannie R Dutcher. 82d st, No 303, n s, 64 w West End av, runs n 63.2 x n w 6.9 x w 13.4 x s 67.8 to st x e 18 to beginning. P M. Prior mort \$7,500. June 1, due, &c, as per bond. June 2, 1910. 4:1245. 10,000
- Schiff, Harry to Alfred B Treat. 82d st, No 305, n s, 82 w West End av, 18x82. Prior mort \$—. June 1, due Mar 1, 1911, 6%. June 2, 1910. 4:1245. 7,500
- Schiff, Harry to Manhattan Mortgage Co. West End av, Nos 461 to 467, n w cor 82d st, Nos 301 to 305, 82.5x100. Prior mort \$—. June 1, due, &c, as per bond. June 2, 1910. 4:1245. 43,500
- Schiff, Harry to Eliz D Carrington. West End av, No 469, w s, 82.2 n 82d st, 20x100. P M. Prior mort \$12,000. June 1, due, &c, as per bond. June 2, 1910. 4:1245. 23,500
- Spitzer, Alexander and Abraham to Mary P wife Geo W Murdock. 48th st, No 344, s s, 75 w 1st av, 25x75.5. June 1, 5 years, 5%. June 2, 1910. 5:1340. 17,000
- Schiff, Harry to LAWYERS TITLE INS & TRUST CO. West End av, No 467, w s, 82.5 n 82d st, runs w 82 x s 14.1 x e 13.4 x s e 6.9 x e 64 to av x n 18.11 to beginning. P M. June 1, 1 year, 5%. June 2, 1910. 4:1245. 24,000
- Schaffler, Louis to Cath A Stevens. Av D, No 12, e s, 37.2 s 3d st, 18.11x70. P M. June 1, due Dec 1, 1910, 5%. June 2, 1910. 2:357. 8,000
- Same to Simon Silverman. Same property. P M. Prior mort \$8,000. June 1, due Dec 1, 1910, 5%. June 2, 1910. 2:357. 2,500
- Sciaccia, Maria to Annie Aaron. 2d av, No 2267, w s, 60.10 n 116th st, 20x70. P M. Prior mort \$—. June 1, 5 years, 6%. June 2, 1910. 6:1666. 3,000
- Stevane, Albert to DRY DOCK SAVINGS INSTN. Delancey st, No 258, n s, 75 w Columbia st, 24.11x99.9x25x99.9. June 1, due, &c, as per bond. June 2, 1910. 2:333. 15,000
- Spiro, Abraham I with Lawyers Mortgage Co. Madison av, Nos 1497 and 1499, e s, 50.11 s 103d st, 50x100. Agreement as to share ownership in mort. May 16. June 1, 1910. 6:1608. nom
- Stolte, Victor to Louisa Brosang. 161st st, No 563, n s, 246.9 e Broadway, late Boulevard, 18x99.11. Prior mort \$—. May 5, 5 years, 4%. June 2, 1910. 8:2120. 5,000
- Schlesinger, Louis to GERMAN SAVINGS BANK. Amsterdam av, No 146, w s, 75.5 n 66th st, 25x90. June 1, 3 years, 4½%. June 2, 1910. 4:1158. 19,000
- Schrank, Pincus to George Kraus. Amsterdam av, No 803, e s, 25.2 n 99th st, 24.11x100. Prior mort \$27,000. June 1, due, &c, as per bond. June 2, 1910. 7:1854. 6,000
- Spiro, Abraham I with Lawyers Mortgage Co. 110th st, Nos 120 and 122, s s, 205.6 e Park av, 49.6x100.11. Agreement modifying ownership agreement. May 19. June 1, 1910. 6:1637. nom
- Sassano, Ralph to SAVOY TRUST CO. Leroy st, No 48, s s, 75.1 w Bedford st, 25x90. Prior mort \$22,500. May 27, due, &c, as per bond. June 1, 1910. 2:582. 2,094.89
- Steinthal, Martin to American Mortgage Co. 91st st, No 125, n s, 144.11 w Lexington av, 17.6x100.8. P M. June 1, 1910, 5 years, 4½%. 5:1520. 12,000
- Schiffmayer, Francis M to Chas D Corneth. 101st st, No 188, s s, 75 e Amsterdam av, 25x100.11. P M. Prior mort \$20,000. May 31, due, &c, as per bond. June 1, 1910. 7:1855. 4,000
- Schrank, Pincus to GREENWICH SAVINGS BANK. Amsterdam av, No 803, e s, 25.2 n 99th st, 24.11x100. June 1, 1910, due, &c, as per bond. 7:1854. 27,000
- Schiff, Harry to Susan L Vivian and John F Patterson, trustees Marshall O Roberts. West End av, Nos 461 and 463, n w cor 82d st, No 301, 42.2x64. P M. May 17, due as per bond, 4½%. June 1, 1910. 4:1245. 45,000
- Sooysmith, Chas to LAWYERS TITLE INS & TRUST CO. 5th av, No 1033, e s, 62.2 n 84th st, 20x125. P M. May 19, 3 years, 4½%. June 1, 1910. 5:1496. 90,000
- Schuster, George with John A Cisco, trustee for John A Cisco under will John J Cisco. 5th av, No 1371, s e cor 114th st, No 2, 25.11x99.11. Extension of \$30,000 mort until Jan 1, 1908, at 5%. Oct 9, 1901. May 31, 1910. 6:1619. nom
- Stevane, Bertha, of Park Ridge, to MUTUAL LIFE INSURANCE CO OF N Y. Delancey st, No 258, n s, 75 w Columbia st, 25x99.9. June 1, 1910, due, &c, as per bond. 2:333. 17,500
- Tunis, Edna W to Juliet B Earl. West End av, No 866, e s, 60.11 n 102d st, 20x92. P M. Prior mort \$—. May 18, 1 year, 6%. Re-recorded from May 18, 1910. June 1, 1910. 7:1874. 13,000
- Thorn, Max to Harriet D Potter. 109th st, No 210, s s, 180.6 w Amsterdam av, 39.6x100.11. Prior mort \$39,000. June 1, 3 years, 6%. June 2, 1910. 7:1880. 11,000
- TITLE GUARANTEE & TRUST CO with Jacob Kahn. 51st st, No 317 East. Extension of mort for \$6,000 to May 29, 1913, at 4½%. May 28. June 2, 1910. 5:1344. nom
- Thompson, Hervey to Hannah Harrison. 144th st, No 305, n s, 100 w 8th av, 25x99. Prior mort \$18,000. June 1, due, &c, as per bond. June 2, 1910. 7:2044. 4,000
- Thornton, Nellie to John H Thornton. 31st st, No 211, n s, 153.9 e 3d av, 18.9x98.9. June 1, 2 years, 4½%. June 2, 1910. 3:912. 4,000
- TITLE GUARANTEE & TRUST CO with David Taylor and Augusta Thierbach. 37th st, No 253, n s, 183.4 e 8th av, 16.8x98.9. Extension of \$8,000 mort until Nov 1, 1910, at 4½%, and consent to same. Nov 23, 1907. June 1, 1910. 3:787. nom
- U S Realty & Impt Co with N Y LIFE INS CO. Broadway, Nos 1851 to 1855, s w cor 61st st, No 10, 87.2x125.4x75.5x81.6. Subordination agreement. June 2, 1910. 4:1113. nom
- Vanderpoel, Watson, of Brooklyn, to Julia A Birdseye and Wm G Jones. 37th st, No 214, s s, 183.4 w 7th av, 20.10x60. P M. June 1, 1910, due as per bond. 3:786. 18,000
- Weiss, Adolf to Lion Brewery. 17th st, No 8 East. Saloon lease. May 27, demand, 6%. June 1, 1910. 3:844. 2,339.31
- Weber, Leonard to Mary M Ten Broeck. 73d st, No 132, s s, 315 w Columbia av, 16x102.2. P M. June 1, 1910, 3 years, 4½%. 4:1144. 20,000
- Williams, John M to American Mortgage Co. Greenwich st, Nos 611 to 615, s e cor Leroy st, Nos 120 to 128, runs s e 100 x s 100 x w 108.4 to Greenwich st x n 100.4 to beginning. May 31, 1910, 3 years, 5%. 2:601. 52,000
- Wilson, Bessie A with John A Aspinwall and Frederic de P Foster as trustees Kath M Le Roy, &c, will John W Minturn. 116th st, No 66 West. Extension of \$30,000 mort until May 19, 1915, at 5%. Apr 4. May 31, 1910. 6:1599. nom
- Weinacht, Clara to Montefiore Home, a corpn. 159th st, No 532, s s, 350 e Broadway, 25x99.11. May 27, 1910, 5 years, 4½%. 8:2117. 19,000
- Whitehorne, Julia A and Katie M Grenzbach to GERMAN SAVINGS BANK. 136th st, No 46, s s, 100 e Lenox av, 38.9x100.11. May 31, 1910, 3 years, 4½%. 6:1733. 27,000
- Weinstein, Morris and Bally Cahen or Balley Cahn to E Augusta Grinnell. South st, No 12, n s, 27.2 w Broad st, 16.10x127.6x18.8x127.3. May 27, 3 years, 4½%. May 27, 1910. 1:4. 17,000
- Washington Heights Congregation, a corpn, to Isidor Kottle. 161st st, 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. Prior mort \$17,000. May 26, due Nov 1, 1914, 6%. May 27, 1910. 8:2119. 2,200
- Wylie, Walker G to FARMERS LOAN & TRUST CO. Park av, s w cor 61st st, No 60, 100.5x20. P M. May 27, 1910, 3 years, % as per bond. 5:1375. 70,000
- Walker, Geo H to Henry W Harwood. 138th st, No 245, n s, 465.6 w 7th av, 17x99.11. P M. June 2, 1910, 3 years, 4½%. 7:2024. 10,000
- Waters-Gatling Impt Co to John R Waters. 82d st, No 308, s s, 100 w West End av, 25x102.2. May 17, 5 years, 6% for 1st year and 5% thereafter. June 2, 1910. 4:1244. 115,000
- Same to same. Same property. Consent to above mort. May 17. June 2, 1910. 4:1244. —
- Same to same. Same property. Certificate as to above mort. May 17. June 2, 1910. 4:1244. —
- Wagner, Alfred to Claude Dahlman and ano. 80th st, No 127, n s, 90 w Lexington av, 20x100. Prior mort \$20,000. June 1, 3 years, 6%. June 2, 1910. 5:1509. 3,500
- Weil, Jonas and Bernhard Mayer with KINGSTON SAVINGS BANK. Madison av, Nos 1420 and 1422, n w cor 98th st, 100.11x45. Agreement as to share ownership in mort. May 23. June 1, 1910. 6:1604. nom
- Young, Chas H and Chas T Dunning trustee Geo Bell with Constance C Harrison. 29th st, No 43 East. Extension of \$18,000 mort until May 19, 1915, at 4%. May 19. May 28, 1910. 3:859. nom
- Zlotnick, Jacob to Lawyers Mortgage Co. Cherry st, No 362, n s, 126.5 e Montgomery st, 26x94.9x26.4x96. P M. May 26, 3 years, 5%. May 27, 1910. 1:259. 16,000

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Arthur Av Realty & Construction Co to Sol Sulzberger. Hoffman st, s w cor 187th st, 45.4x94.11x47.3x94.11. Prior mort \$37,000. May 26, 2 years, 6%. May 27, 1910. 11:3054. 3,500
Same to same. Same property. Certificate as to above mortgage. May 26. May 27, 1910. 11:3054.

Arthur Avenue Building Co to Ruth Livingston. Prospect av, s w cor Lafayette st, 46x90; Prospect av, w s, at c l Lafayette st, runs s 25 x w 90 x n 25 x e 90. June 1, 1910, due, &c, as per bond. 11:2937. 40,000
Same to same. Same property. Certificate as to above mort. May 26. June 1, 1910. 11:2937.

Burton, Louise E to Sarah R Pierce. 235th st, n s, 460 e Katonah av, 25x100. May 25, due July 1, 1913, 5%. May 27, 1910. 12:3384. 3,000
Same to, Lillian W White. Same property. Prior mort, \$3,000. May 25, due July 1, 1913, at 5%. May 27, 1910. 12:3384. 710
Bedford Park Construction Co to Prospect Investing Co. Cambridge av, n e cor 189th st, 40x— to w s Beaumont av. Apr 26, due Oct 1, 1910, 6%. May 27, 1910. 11:3090 and 3091. 4,000
Same to same. Same property. Certificate as to above mortgage. Apr 26. May 27, 1910. 11:3090 and 3091.

Byron, Curtiss P to Mary E Brady. 187th st, No 745, on map No 743, n s, 45 w Prospect av, 25x100. P M. May 27, 3 years, 5%. May 31, 1910. 11:3104. 5,000

*Beekmeyer, Eliz to Pierre W Wildey. Morris Park av, n s, about 228 w Unionport rd, 25x—, and being lot 9, map land of estate Geo W Hunt, except part for Morris Park av. Apr 26, due Nov 1, 1912, 5½%. May 28, 1910. 1,000

Broad Realty Co to Frances A Findlay. Hunts Point av, e s, 102.9 s Seneca av, 25.8x144.1x25x150. P M. June 2, 1910, 3 years, 6%. 10:2761. 5,500
Same to same. Same property. Certificate as to above mort. June 2, 1910. 10:2761.

Same to Emerson Latting. Same property. P M. June 2, 1910, 3 years, 6%. 10:2761. 1,000
Same to same. Same property. Certificate as to above mort. June 2, 1910. 10:2761.

Bleyer, Simon F with Rosa Nathan et al exrs, &c, Marcus Nathan. Westchester av, No 934. Extension of \$11,000 mort until June 9, 1913, at 5%. June 2, 1910. 10:2644. nom

*Colletti, Francesca to Daniel S Doran. Lot 38 map New Village Jerome. Prior mort \$—. June 2, 1910, 2 years, 6%. 1,000

Curtin, Eliz M to Meehan Building Co. Manida st, No 833, s w s, 433.1 s e Garrison av, 25x100. P M. Prior mort \$6,000. June 1, 3 years, 6%. June 2, 1910. 10:2740. 2,000

Cohen, Mary wife of Myer to Anna Schiele. 151st st, No 289, n s, 207.9 e Morris av, 37.6x117. June 1, 5 years, 5%. June 2, 1910. 9:2411. 29,300

*Costar, Geo to John Gross. Tremont av, s s, 237.6 e Public pl, and being lots 8 and 9 map No 1077 of 51 lots of Eliza G Ketchum, 50x38.10x81.7x75. May 27, 3 years, 5%. May 28, 1910. 2,500

Caldara, Salvatore to Eliz O'Connor. Elmwood pl, s s, 100 w Prospect av, 23x120.1. Prior mort \$—. May 26, 3 years, 5%. May 31, 1910. 11:3093. 1,100

*Cerbone, Francesco to Henry G Silleck, Jr. Magenta pl, — s, lots 130 and 130a map No 426 of Building Lots near Williamsbridge Station, 50x100. Prior mort \$—. May 20, due Sept 20, 1910, 6%. May 31, 1910. 1,000

Cantasano, Nicholas V to Mary A Costello and ano. 134th st, n s, 100 w Lincoln av, runs w 25 x n 175 x w 42.1 to 3d av, x n e 26 to 135th st, x e 59.11 x s 200 to beginning. P M. Prior mort \$16,000. May 28, 2 years, 6%. May 31, 1910. 9:2317. 3,000

Cohen, Sarah to Sophie Knepper. Eastburn av, e s, 188.3 n 174th st, 25x95. P M. May 14, due, &c, as per bond. May 27, 1910. 11:2796. 2,000
Same to same. Eastburn av, e s, 238.3 n 174th st, 25x95. P M. May 14, due, &c, as per bond. May 27, 1910. 11:2796. 2,000

Columbia Construction Co with City Mortgage Co. Crotona Park East, s w cor 173d st, 44.3x91.11. Subordination agreement. May 24. June 1, 1910. 11:2939. nom

*Chapman, Charles J to Francis G Lloyd and ano, trustees David Stevenson for Eliz S Harris. Prospect Terrace, No 38, w s, 19 n 14th av, 19x80, Wakefield. June 1, 1910, 3 years, 5%. 4,500

*Same to same. Prospect Terrace, Nos 42 to 46, w s, 57 n 14th av, three lots, each 19x80, Wakefield. Three mortgages, each \$4,500. June 1, 1910, 3 years, 5%. 13,500

Cleland, Henry to Wm Z Larned, trustee Charlotte Brinckerhoff. Webster av, w s, 400.4 n 179th st, 50x180. May 26, 3 years, 5%. June 1, 1910. 11:3142. 35,000

Devins, John J and James to Martha Huebener. Stebbins av, No 1245, w s, 80 s 169th st, 20x59.4x23.7x58. P M. Prior mort \$4,500. June 1, 1910, due Dec 1, 1911, 5%. 10:2694. 1,550

*Dertinger, Joseph R to TITLE GUARANTEE & TRUST CO. Lowerre pl, No 4029, w s, 39 n 227th st, 25x105. May 27, 1910, due, &c, as per bond. 3,000

Dub, Wm to BRONX SAVINGS BANK. Ryer av, w s, 120.9 n 178th st, 50.6x156.2x46.4x153. May 27, 1910, due, &c, as per bond. 11:2814. 7,000

Doran, Leo A with Annie E Murray. 175th st, s s, lots 6 and 7 map 41 lots on Southern Boulevard and Fairmount av, each lot 24x94. Extension of \$4,666 mort until Mar 5, 1913, at % as per bond. Mar 5. May 27, 1910. 11:2957. nom

Same with same. 175th st, s s, lot 5 same map 24x94. Extension of \$2,333.33 mort until May 5, 1913, % as per bond. May 27, 1910. 11:2957. nom

Day, Anna M to Mary Brenneman. Grand av, c l, 375.6 n Fordham Landing road, runs w 132.3 to e s Croton Aqueduct x n 50 x e 132.3 to c l Grand av x s 50 to beginning, except part for av. May 27, due July 1, 1913, 5%. May 28, 1910. 11:3213. 4,500

*Davies, John R to Chas E Devermann. Chatterton av, n s, 280 w Olmstead av, 25x108. P M. Prior mort \$—. May 31, 1910, 3 years, 6%. 1,500

*D'Auria, G Pasquale to Thomas Foy. Unionport road, s w cor Jackson av, 50x102, and being lots 588 and 589, map Van Nest Park. May 24, due, &c, as per bond. May 31, 1910. 6,000

*De Canio, Felix to Alfonso De Salvo. Grace av, e s, 28 s Lafayette av, 25x100, and being lot 96 map St Raymond Park; also lot B on map No 277 of St Raymond Park. Feb 18, 1 year, 5½%. May 28, 1910. 2,000

Elmer Realty Co to American Swedenborg Printing & Publishing Society. Sedgwick av, w s, 268.7 n 167th st, and being lot 3 parcel 5 map subdivision Estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x100. Prior mort \$—. May 26, 3 years, 5½%. May 27, 1910. 9:2540. 6,000

Same to same. Same property. Certificate as to above mort. May 26. May 27, 1910. 9:2540.

Same to George E Buckbee. Same property. Prior mort \$6,000. May 26, due, &c, as per bond. May 27, 1910. 9:2540. 2,000

Same to same. Same property. Certificate as to above mort. May 26. May 27, 1910. 9:2540.

Evans Realty Co to Jessie C McBride. Aqueduct av, e s, 951.1 n 183d st, 87.6x101.10x87.6x102.5. May 27, due, &c, as per bond. May 28, 1910. 11:3212. 10,000

Same to same. Same property. Certificate as to above mort. May 27. May 28, 1910. 11:3212.

*Estates Agents, a corpn, to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$25,000 covering land in Nassau Co, N Y. May 28. June 1, 1910.

Egan, Annie to Meehan Building Co. Manida st, No 837, s w s, 408.1 s e Garrison av, 25x100. P M. Prior mort \$6,000. June 1, 3 years, 6%. June 2, 1910. 10:2740. 1,500

*Eisengrein, Adam to Daniel Berberich. North ½ of s ½ lot 1235 map Wakefield. May 31, due June 1, 1913, 5½%. June 1, 1910. 1,500

Everson, Duane S with Joseph Farley. Boston road, s e cor of a lane in blk bet Union and Prospect avs, runs s along lane 98.2 x n w 83.1 to av x n e 44.6 to beginning. Extension of mort for \$7,500 to Nov 1, 1914, at 5½%. May 19. June 2, 1910. 11:2962. nom

Fox, Catharine with John Reyelt. Tremont av, late Morris st, n s, 50.11 w Bathgate av, late Madison av, 24.11x97. Extension of \$18,000 mort until May 31, 1913, at 5%. May 27. June 1, 1910. 11:3043. nom

Graham-Adams Co to Enoch C Bell. Simpson st, w s, 360 n Westchester av, 75x100. Building loan. May 25, 1 year, 6%. May 27, 1910. 10:2726. 40,000

Same to same. Same property. Certificate as to above mortgage. May 25. May 27, 1910. 10:2726.

Greenstein, Samuel to GERMAN SAVINGS BANK. 136th st, n s, 47 w Brown pl, 100x48. May 25, 5 years, 5%. May 27, 1910. 9:2281. 33,000

Same to same. Brown pl, n w cor 136th st, 100x47. May 25, 5 years, 5%. May 27, 1910. 9:2281. 42,000

Gillespie, Edw to Geo Ehret. 180th st, No 730, s e cor Clinton av. Saloon lease. May 26, demand, 6%. May 27, 1910. 11:3094. 3,000

*Grossmann, Carl to Emma L Moldenke. St Lawrence av, No 1444, e s, 50 s Merrill st, and being lot 277 blk G amended map No 514 Mapes Estate, 25x100, except part for St Lawrence av. May 26, 5 years, 5%. May 27, 1910. 3,800

Grossmann, Adeline to DOLLAR SAVINGS BANK of City N Y. Decatur av, w s, 284.9 s 193d st, and being lots 22 and 23 map 26 lots property of David B Cocks, 50x80.6x50x78.8. May 31, 3 years, 6%, until June 1, 1911, and thereafter at 5%. May 31, 1910. 12:3275. 27,500

Havens, James H to Theophilus A Brouwer et al, trustees of The Wm E Dodge Fund for the Benefit of the National Temperance Society and Publication House. Nelson av, w s, 150 s Brandt pl, 37.6x100. May 28, 3 years, 4½%. June 1, 1910. 11:2876. 20,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

- Irvine Realty Co to TITLE GUARANTEE AND TRUST CO. Kelly st, w s, 346 n Longwood av, two lots, each 33.4x100. Two building loan mortgages, each \$17,000. May 27, 5 years, 6%, until completion of building and thereafter at 5%. May 28, 1910. 10:-2700 34,000
- Same to same. Kelly st, w s, 449.4 n Longwood av, three lots, each 33.4x100. Three building loan mortgages, each \$17,000. May 27, 5 years, 6%, until completion of building and thereafter at 5%. May 28, 1910. 10:2702. 51,000
- Same to same. Kelly st, w s, 412.8 n Longwood av, 36.8x100. Building loan. May 27, 5 years, 6%, until completion of building and thereafter at 5%. May 28, 1910. 10:2702. 18,500
- Same to same. Kelly st, w s, 346 n Longwood av, 203.4x100. Certificate as to 6 mortgages aggregating \$103,500. May 27, 1910. 10:2702. —
- Johnson, George F with TITLE GUARANTEE AND TRUST CO. Kelly st, w s, 346 n Longwood av, 203.4x100. Subordination agreement. May 27, 1910. 10:2702. nom
- Keller (Geo) Construction Co to Rockland Realty Co. 189th st, s s, 100.5 e Park av, runs s 92.3 x e 39.3 x n 40 x w 2.10 x n 55.10 to st, x w 36.6 to beginning. May 26, due, &c, as per bond. May 27, 1910. 11:3041. 4,000
- Same to same. Same property. Certificate as to above mortgage. May 26, May 27, 1910. 11:3041. —
- Kneer, Annie L with Brown & Lapin Realty Co. 145th st, No 824, s s, 75 w St Anns av, 37.3x99.9. Extension of \$8,000 mort until April 11, 1914, at 6%. May 6, May 27, 1910. 9:2271. nom
- Koch, Babetta with Henry to Aline B Lane. Creston av, No 2273, w s, 33 s 183d st, 30x95. Prior mort \$——. May 27, 5 years, 5%. May 28, 1910. 11:3171. 8,000
- Same to Wm G Wood and ano trustees Maria Wood. Creston av, s w cor 183d st, 33x95.5. May 27, 5 years, 5%. May 28, 1910. 11:3171. 4,000
- *Kelly, Patrick to Germanie Rousseau and ano. Taylor av, w s, 284 n Westchester av, 25x— to Beach av, and being lot 13 map 370 lots McGraw Estate. P M. May 28, 3 years, 6%. May 31, 1910. 4,000
- Keil (Francis X) Co to City Mortgage Co. Crotona Park E late Penfold av, s s, 176 e Suburban pl, 44.3 to Minford pl x91.11x 65.10x101.10. Building loan. May 24, demand, 6%. June 1, 1910. 11:2939. 37,500
- Same to same. Same property. Certificate as to above mort. May 26, June 1, 1910. 11:2939. —
- Kind, Jennie to Robt Hall. 137th st, n s, 365.8 e Southern Boulevard, 30x100. P M. Prior mort \$——. June 1, 2 years, 5%. June 2, 1910. 10:2566. 7,750
- Korn, Henry with Chas A Weber. 3d av, No 3890. Extension of \$7,000 mort until date of expiration of first mort on said premises at 6%. Apr 16, June 2, 1910. 11:2929. nom
- Klotz, Adolphe E to Henry Wacker. Topping av, No 1751, w s, about 220 n 174th st, mort reads about 52.6 s from s lot 79, runs w 100 x n 52.6 x e 100 to av, x s 52.6 to beginning, being part of lot 78 map Mt Hope, except part for av. P M. May 31, 1910, due, &c, as per bond. 11:2798. 8,000
- Same to same. Same property. P M. Prior mort \$8,000. May 31, 1910, due, &c, as per bond. 11:2798. 2,500
- Kohler, John J to Henry D Norris. Jackson av, w s, abt 213.6 n 163d st, also at c 1 lot 13, runs s 106.5 x w 75 x n 106.5 x e 75 to beginning, being part of lots 12 and 13 map Woodstock. P M. Due Dec 2, 1910, 6%. June 2, 1910. 10:2639. 11,000
- Same to Geo M Sallinger et al. Same property. P M. Prior mort \$11,000. June 2, 1910, due, &c, as per bond. 10:2639. 4,000
- Levin, Harry to LAWYERS TITLE INS & TRUST CO. Wales av, e s, 202.6 s 155th st, runs e 108.7 x s w 17.1 x s 22.9 x w 100 to av, x n 37.6 to beginning. June 1, 5 years, 5%. June 2, 1910. 10:2654. 28,000
- *Lotz, Hattie to U S Fidelity & Guaranty Co. Victor st, w s, 170 n Columbus av, and being lots 27 and 28 map Portion Hunt Estate, 50x—, given to secure bond. May 28, demand, without interest. June 1, 1910. 500
- Lawyers Mortgage Co with John W Harshbarger and Frank B Moses. Macy pl, n s, 200 w Hewitt pl, 25x140. Agreement modifying extension agreement. May 28, June 1, 1910. 10:-2688. nom
- Lawyers Mortgage Co with NEW YORK LIFE INS CO. 156th st, No 761 East. Agreement as to share ownership in mort. May 11, June 1, 1910. 10:2655. —
- Latham Realty Co to Theodor Riehl. Marion av, w s, 25 s 198th st, 25x100.5x25x100.8; Marion av, s w cor 198th st, 25x100.8x 24.1x100.11. P M. May 12, due, &c, as per bond. June 1, 1910. 12:3289. 13,500
- Lake, Sarah to Albert A De Richemond. Cambreling av, e s, 300 n 183d st, 25x100. Prior mort \$4,000. Feb 15, due, &c, as per bond. May 27, 1910. 11:3089. 1,000
- Laurino, Angelo to Ida Backer. Park av, No 4133, late Myrtle av, w s, 181 n 175th st, late Fitch st, 59.8x150, except part for Park av, P M. Prior mort \$——. May 27, due Dec 31, 1911, 6%. May 28, 1910. 11:2900. 2,600
- *Landauer, Annie C widow to Bronx Security & Brokerage Co. McGraw av, n s, 75 e Leggett pl, and being lots 361 and 362 map 370 lots McGraw Estate, Westchester, 56x104.5x86x100. May 26, due Dec 1, 1910, 6%. May 27, 1910. 200
- Lesley, Geo H to Joseph Atz. Arlington av, w s, 135 s 227th st, 40x70.5. May 31, 1910, 2 years, 6%. 13:3407. 1,437
- Same to same. Arlington av, s w cor 227th st, 135x70.5. May 31, 1910, 2 years, 6%. 13:3407. 1,437
- *Muller, Nina with Henry G Silleck, Jr. Magenta pl, lots 130 and 130a map (No 426) near Williamsbridge Station, 50x100. Subordination agreement. May 26, May 31, 1910. nom
- *Mascia, Joseph A and Wm D Cameron with G De Witt Clocke. Elm st, w s, 175 n Locust av, 25x100. Subordination agreement. Apr 29, May 27, 1910. nom
- Marpmann, Hermann W to Kathie Danzeisen. 137th st, No 444, s s, 475 e Willis av, 25x100. Prior mort \$18,500. May 26, due July 26, 1910, 6%. May 27, 1910. 9:2281. 1,000
- McInnes, Edw M to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Southern Boulevard, n w s, at e s Union av, runs n e 339.6 x n 23.5 x w 100 x n w 7.1 x s w 160.10 to Union av, x s 178.2 to beginning. P M. May 19, 1 year, 6%. June 2, 1910. 10:2582. 22,000
- Moore, Lisette H wife Thomas Jr to Ernest Harvier exr Calixte Harvier. Briggs av, No 2967, n s, 200 e Southern Boulevard, 50 x110. May 27, 1910, due, &c, as per bond. 12:3303. 6,000
- Mestanz, Emma M S to Saml Friedman. Forest av, n w s, 172.7 s w 161st st, 25x100. Prior mort \$15,300. May 27, 1910, demand, 6%. 10:2647. 1,800
- Meyer, Joseph W to Fleischmann Realty & Construction Co. Wilkins av, e s, 500 n 170th st, 50x100. P M. Prior mort \$4,600. May 18, due Aug 18, 1910, 6%. May 27, 1910. 11:2966. 1,900
- McGuinness, Emma M to Thomas B Robertson. Tiebout av, e s, 16.8 s 187th st, 16.8x83. P M. Prior mort \$3,400. May 24, 1 year, 5%. June 2, 1910. 11:3022. 500
- *Muller, Nina to Daniel S Doran. Maple av, w s, lot 61 map New Village Jerome. Prior mort \$——. June 2, 1910, due Jan 1, 1911, 6%. 500
- Miller, Frances A, of Hopewell Junction, N Y, to Meehan Building Co. Manida st, No 831, s w s, 458.1 s e Garrison av, 25x100. P M. Prior mort \$6,000. June 1, 3 years, 6%. June 2, 1910. 10:2740. 3,000
- Mann, Samuel to Rosa Nathan et al exrs Marcus Nathan. Westchester av, No 710, s s, 89.2 w Wales av, runs s 83.5 x w 25 x n 74.2 to Westchester av, x e 26 to beginning. P M. Prior Mort \$——. May 31, 3 years, 6%. June 2, 1910. 10:2644. 3,000
- Norman, Christian G and Margt A Harris exrs, &c, Geo Chase with Ida Backer. Park av, No 4133, w s, 181 n 175th st, late Fitch st, 59.8x150, except part for av. Extension of \$6,380.37 mort until Sept 26, 1913, at 5%. Apr 30, May 31, 1910. 11:-2900. nom
- New York Yacht, Launch & Engine Co to James J Allen. Land of Spuyten Duyvil & Port Morris R R Co, w s, 150 s w 177th st, runs n w 401.7 to n s Impt line on e s Harlem River, x s w 200.11 x s e 382.10 to said R R x n e 200 to beginning. All title to land under water. Prior mort \$60,000. May 25, 5 years, 6%. May 28, 1910. Re-recorded from May 26, 1910. May 28, 1910. 11:2882 and 2886. gold bonds, 38,000
- 174th Street Construction Co with Albert Deutsch. Bathgate av, s w cor 173d st, 48.1x70. Certificate as to mort for \$7,000. May 6, May 27, 1910. 11:2914. —
- *Olsen, Victor to Teresa Tengstrom. Randall av, s s, 50 w Amundson av, 25x100. May 26, 3 years, 6%. May 28, 1910. 600
- Otis, Walker L to Bernard Loth. Katonah av, No 4323, w s, 25 s 238th st, 25x85. May 26, 3 years, 5½%. May 27, 1910. 12:-3378. 5,000
- Otis, A Walker with Bernard Loth. Katonah av, No 4323, w s, 25 s 238th st, 25x85. Subordination agreement. May 25, May 27, 1910. 12:3378. nom
- Peterman, Christine to Henry Breunich. 3d av, late Fordham av w s, 55.2 s Bathgate av or pl, 27.7x82.8, except part for 3d av. June 1, 3 yrs, 5%. June 2, 1910. 11:2919. 5,500
- *Puckhafer, Geo J to Anna M Puckhafer. 230th st, late 16th av, n s, 180 e White Plains road, and being lot 624 map Wakefield, 100x115. May 2, due April 8, 1914, 5½%. June 1, 1910. 2,500
- Peters, Marie Q wife Chas S, of Arlington, N J, to Madeline D Morschauer. 161st st, No 276, s s, 57 e Morris av, 44x60. June 1, 1910, 5 years, 5%. 9:2420. 21,000
- Picken Building Co to Wm D Peck. Aqueduct av, w s, 387.10 n 183d st, 63x100. P M. May 26, due July 1, 1912, 5%. June 1, 1910. 11:3218. 9,500
- Same to Thomas S Walker. Aqueduct av, w s, 450.10 n 183d st, 63.2x100. P M. June 1, 1910, 2 years, 5%. 11:3218. 9,500
- Stern, Adele to Peter A Holland. 156th st, No 961, n s, 100 e Kelly st, 25x100. Prior mort \$9,500. May 26, 3 years, 6%. June 1, 1910. 10:2708. 1,000
- Same to Edith Stern. Same property. Prior mort \$10,500. May 26, 3 years, 6%. June 1, 1910. 10:2708. 2,000
- *Paulsen, John J to AMERICAN SAVINGS BANK. Westchester av, Nos 2407 to 2411, n w s, 175.2 n e Zeraga av, 75x120. May 27, 5 years, 5%. May 28, 1910. 11,000
- Pletscher (Martin) Construction Co to Richard W Horner et al. Gleason av (12th st), s s, 105 e Pugsley av (Av E), 75x108. Certificate as to four mortgages for \$4,000 each. May 27, 1910. —
- *Pletscher (Martin) Construction Co to Sarah S Conklin. Gleason av (12th st), s s, 123.8 e Pugsley av (Av E), 18.8x108, Unionport. May 26, due July 1, 1913, 5½%. May 27, 1910. 4,000
- *Same to Sarah S Conklin. Gleason av (12th st), s s, 105 e Pugsley av (Av E), 18.8x108. May 26, due July 1, 1913, 5½%. May 27, 1910. 4,000
- *Same to Ellen S Denison. Gleason av (12th st), s s, 142.4 e Pugsley av (Av E), 18.9 x108. May 26, due July 1, 1913, 5½%. May 27, 1910. 4,000
- *Same to Lily D Baldwin. Gleason av (12th st), s s, 161.1 e Pugsley av (Av E), 18.10x108. May 26, due July 1, 1913, 5½%. May 27, 1910. 4,000
- R & W Realty Co to Bertha Hofmann. Union av, n e cor 166th st, 40x100. Prior mort \$44,000. June 2, 1910, 3 years, 6%. 10:-2680. 8,000
- Same to same. Same property. Certificate as to above mort. June 2, 1910. 10:2680. —
- Rosenheim, Louis with Mary A Franklin. Westchester av, No 710. Extension of \$5,000 mort until Apr 1, 1913, at % as per bond. Mar 5, June 2, 1910. 10:2644. nom
- Reinhardt, Paul to Walter S Cameron. Creston av, w s, 63 s 183d st, 30x95. May 27, 5 years, 5%. May 28, 1910. 11:-3171. 7,000
- Rockledge Construction Co to Maximilian Fleischmann Co. Sheridan av, e s, 163 s McClellan st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456, 2452. 1,530
- Same to same. Sherman av, w s, 150 n 166th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2452 and 2456. 1,530
- Same to same. Sheridan av, e s, 50 n 166th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2452 and 2456. 1,530
- Same to same. Sherman av, w s, 63 s McClellan st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456, 2452. 1,530
- Same to same. Grand Boulevard and Concourse, s e s, 189.2 n e McClellan st, 50.11x154.6x50x164.4. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2462, 2456 and 2463. 3,800
- Same to same. College av, e s, 50 n 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2439 and 2436. 2,300

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Same to same. Sheridan av, w s, 286.6 n McClellan st, 50x108. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456.	2,100
Same to same. McClellan st, n s, 108 w Sheridan av, 75x136.6. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456 and 2462.	2,000
Same to same. College av, e s, 100 n 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2439 and 2436.	2,300
Same to same. College av, e s, 150 n 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2439 and 2436.	2,300
Ruhl, John M to Maud E Cooke. Courtlandt av, No 830, e s, abt 75 n 159th st, and being n 1/2 lot 75 map (No 176 Westchester Co) Melrose, 25x100, except part for av; Courtlandt av, e s, 98.6 s 160th st, runs e 66.3 x n 0.4 x w 66.3 x s 0.3. May 28, due, &c, as per bond. June 1, 1910. 9:2406.	11,000
Same to same. Sheridan av, e s, 113 s McClellan st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456.	1,530
Same to same. Sheridan av, e s, 213 s McClellan st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456 and 2452.	1,530
Same to same. Sheridan av, e s, 100 s 166th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2452 and 2456.	1,530
Same to same. Sheridan av, e s, 63 s McClellan st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456.	1,530
Same to same. Sherman av, w s, 163 s McClellan st, 50x100. P M. May 27, due, as per bond. May 28, 1910. 9:2456 and 2452.	1,530
Same to same. Sheridan av, w s, 36.6 n McClellan st, four lots, each 50x108. Four P M mortgages, each \$2,100. May 27, due, &c, as per bond. May 28, 1910. 9:2456.	8,400
Same to same. Grand Boulevard and Concourse, s e s, 240.1 n e McClellan st, 51x144.1x50x154.6. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456, 2462 and 2463.	4,200
Same to same. Grand Boulevard and Concourse, s e s, 138.3 n e McClellan st, 50.10x164.4x50x173.7. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456, 2462 and 2463.	3,800
Same to same. Sherman av, w s, 113 s McClellan st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2452 and 2456.	1,525
Same to same. Sherman av, s w cor McClellan st, 63x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2452 and 2456.	2,300
Same to same. Findlay av, w s, 50 n 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2436.	1,840
Same to same. Grand Boulevard and Concourse, s e s, 36.11 n e McClellan st, 50.8x107.2x50x115.3. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2462 and 2456.	2,600
Same to same. Grand Boulevard and Concourse, s e s, 291.2 n e McClellan st, 51.2x133.1x50x144.1. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2463, 2456 and 2462.	4,000
Same to same. Sheridan av, n e cor 166th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2452 and 2456.	1,900
Same to same. College av, n e cor 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2436 and 2439.	2,700
Same to same. McClellan st, n s, at s e s Grand Boulevard and Concourse, 120.10x36.6x115.3x36.11. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456 and 2462.	2,700
Same to same. Grand Boulevard and Concourse, s e s, 87.7 n e McClellan st, 50.9x98.7x50x107.2. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456 and 2462 and 2463.	2,900
Same to same. Sheridan av, w s, 236.6 n McClellan st, 50x108. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456.	2,100
Same to same. Findlay av, n e cor 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2436.	2,400
Same to same. Findlay av, w s, 100 n 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2436.	1,840
Same to same. Findlay av, w s, 150 n 168th st, 50x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2436.	1,825
Same to same. Sheridan av, s e cor McClellan st, 63x100. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456.	2,300
Same to same. Sheridan av, n w cor McClellan st, 36.6x108. P M. May 27, due, &c, as per bond. May 28, 1910. 9:2456.	2,100
Realty Operating Co with LAWYERS TITLE INS & TRUST CO. Prospect av, w s, 57 n Home st, 40x105. Subordination agreement. May 27, 1910. 10:2681.	nom
Raggio, Giovanni to Eliz O'Connor. Arthur av, w s, 449 n 182d st, late road from Kingsbridge to West Farms, 45x125, except part for av. Prior mort \$—. May 26, 3 years, 5%. May 31, 1910. 11:3065.	1,000
Simpson, Mary to HARLEM SAVINGS BANK. College av, s w cor 164th st, 99x25x100.11x25. May 27, 1910, 1 year, 5%. 9:2423.	9,000
*Sanzari, Pasquale to Dominick Clements. Magenta av, n s, lot 193 map No 426 Building Lots near Williamsbridge Station. Prior mort \$350. May 26, installs, % as per bond. May 27, 1910.	260
*Skehan, John to DOLLAR SAVINGS BANK of City N Y. White Plains road, w s, 350.8 s Julianna st, 50x103. May 23, due June 1, 1911, 5%. May 27, 1910.	3,000
Simpson (Wm) Construction Co to City Mortgage Co. Teller av, n w cor 163d st, 85x100. Building loan. May 26, demand, 6%. May 31, 1910. 9:2423.	60,000
Same to same. Same property. Certificate as to above mort. May 27. May 31, 1910. 9:2423.	—
Same to John McBride. Same property. P M. Prior mort \$73,000. May 26, 1 year, 6%. May 31, 1910. 9:2423.	3,000
Same to same. Same property. Certificate as to above mort. May 27. May 31, 1910. 9:2423.	—
Sinnott (Wm) Co to Patrick J Sullivan. Vyse av, e s, 100 s Jennings st, 25x100. P M. May 31, 1 year, 5%. June 1, 1910. 11:2994.	2,500
Siems, Wilhelmina wife of and Nicholas Siems to John Hardy. Concord av, n w cor 150th st, runs w 46 x n 175 x e 46 to av x s 175 to beginning. Prior mort \$—. June 1, 1910, due Feb 14, 1912, 5%. 10:2642.	3,000
*Schano, Agnes and Frances J Tiernan to Francis G Sigel. Plot begins 990 e White Plains road at point 320 n along same from Morris Park av, runs e 92.5 x n 25.6 x w 87.5 x s 25 to beginning, with right of way over strip to Morris Park av. June 2, 1910, due, &c, as per bond.	4,000
*Same to same. Plot begins 990 e White Plains road at point 295 n along same from Morris Park av, runs e 97.4 x n 25.6 x w 92.5 x s 25 to beginning, with right of way over strip to Morris Park av. June 2, 1910, due, &c, as per bond.	4,000
Schutz, Adolf to Gaines-Roberts Co. Aldus st, No 979, n s, 80 e Hoe av, 40x100. P M. Prior mort \$24,000. June 1, due, &c, as per bond. June 2, 1910. 10:2749.	9,500
Schetz, John to Henry Kuhlman. Cauldwell av, No 713, w s, 231.3 s 156th st, 18.9x115. P M. June 1, 3 years, 6%. June 2, 1910. 10:2624.	5,000
*Scheffold, Martin to Nathaniel Niles. 231st st (17th av), s w s, 155 s e 6th st or av, 50x114.5, Wakefield. May 1, installs, 5%. June 2, 1910.	870
*Sellite, Raffo and Michael Murtha to John Rendall. Julianna st s s, 125 w Olinville av, two lots, each 25x100. Declaration as to clerical errors in two mortgages. May 31. June 1, 1910.	nom
Tiffany Construction Co and Morris Osmansky with LAWYERS TITLE INS & TRUST CO. Fulton av, w s, 80 n 171st st, 37.6x—x37.6x106 and being lot 29 and s 1/2 of lot 28 map 176 lots Bathgate Estate. Subordination agreement. May 27. May 28, 1910. 11:2928.	nom
Tiffany Construction Co and Jacob L Markel and Solomon Hecht with LAWYERS TITLE INS & TRUST CO. Fulton av, w s, 117.6 n 171st st, 37.6x122.7xirreg x—, and being lot 27 and n 1/2 lot 28 map 176 lots Bathgate Estate. Subordination agreement. May 27. May 28, 1910. 11:2928.	nom
Tully (John J) Co to LAWYERS TITLE INS & TRUST CO. Prospect av, w s, 57 n Home st, 40x105. May 27, 1910, 5 years, 5%. 10:2681.	34,000
Same to same. Same property. Certificate as to above mort. May 27, 1910. 10:2681.	—
Tiffany Construction Co to LAWYERS TITLE INS AND TRUST CO. Fulton av, w s, 117.6 n 171st st, runs w 101.4 x n e 12.7 x w 25.11 x n e 25.2 x e 122.8 to av, x s 37.6 to beginning. May 27, 5 years, 5%. May 28, 1910. 11:2928.	31,000
Same to same. Same property. Certificate as to above mort. May 27. May 28, 1910. 11:2928.	—
Same to same. Fulton av, w s, 80 n 171st st, 37.6x101.4x37.6x106.1. May 27, 5 years, 5%. May 28, 1910. 11:2928.	28,000
Same to same. Same property. Certificate as to above mort. May 27. May 28, 1910. 11:2928.	—
Villa Site Realty Co to Jacob Schlosser. 135th st, No 621, n s, 544.6 e St Ann's av, 40x100. P M. Prior mort \$25,000. May 28, 2 years, 6%. May 31, 1910. 10:2548.	5,000
Same to same. Same property. Certificate as to above mort. May 27. May 31, 1910. 10:2548.	—
Value Realty Co to Leopold Guttig. 155th st, No 398, late Mary st, s s, 425 e Courtlandt av, 25x100. P M. Prior mort \$6,500. May 31, due Sept 11, 1911, 6%. June 1, 1910. 9:2401.	4,000
*Virginia, Alice A and Mary L and Geo. B Dayson with Michl Fauser. Taylor av, w s, 550 s Columbus av, 25x102x—x100, and being lot 264 map Van Nest Park. Extension of \$1,500 mort until June 1, 1915, at % as per bond. May 31. June 1, 1910.	nom
Waldron, Samuel R, of Brooklyn, N Y, to Sophia Vielberth. Prospect av, No 2319, w s, 200 n 183d st, 16.8x95. P M. June 1, 2 years, 6%. June 2, 1910. 11:3102.	1,750
Wilkins, Florence to EMIGRANT INDUSTRIAL SAVINGS BANK. Grand Boulevard & Concourse, e s, 213.5 s 165th st, 100x196x100x199.3. Mort reads Walton or Mott av, n e s, part lot 328 map West Morrisania, part farm Wm H Morris, bounded s w by lot 329, 100x—, except part for Grand Boulevard and Concourse. May 31, 1910, 3 years, 5%. 9:2461.	5,000
Wager, Geo W, of Brooklyn, with Delia and Helen M Kerns. Bathgate av, No 2056, e s, 288 n 179th st, 18x70. Extension of mort for \$2,500 to Sept 15, 1913, 6%. May 25. May 31, 1910. 11:3045.	nom
Wirth Realty & Construction Co to Wm A Merrill. Mohegan av, No 2130, n e cor 181st st, No 861, 91x31.2x86.7x30.11. May 16, 5 years, 5%. June 1, 1910. 11:3124.	25,000
Same to same. Same property. Certificate as to above mort. June 1, 1910.	—
Walpole, Mary to Prospect Investing Co. Whittier st, w s, 100 n Garrison av, runs n 60 x w 117.5 x s 47.3 x e 75 x s 13.2 x e 38.4 to beg, and being lots 190 and 191 map No 1273 of 369 lots of Hunts Point Realty Co. Building loan. May 27, 1910, due Nov 1, 1910, 6%. 10:2759 and 2762.	22,000
Wolkowsky, Daniel to Daniel Wolkoff. Simpson st, w s, 197.6 n Westchester av, 43.6x100. Prior mort \$28,000. May 24, due June 1, 1912, 6%. May 31, 1910. 10:2726.	6,000
Woell, John to Ferdinand Hecht. Prospect av, No 894, s e s, 294.3 n e Westchester av, 50x144.7x63.9x105. P M. Prior mort 56,500. May 27, 3 years, 6%. May 28, 1910. 10:2690.	15,500
Wetzler, Adelaide to Wm J Wright et al exrs, &c, Anna J Heasty. Verio av, w s, 82.7 n 236th st, 27.6x121.6x25x109.11. P M. May 26, 3 years, 5%. May 28, 1910. 12:3385.	980
Same to same. Verio av, w s, 137.8 n 236th st, 27x144x24.4x133. P M. May 26, 3 years, 5%. May 28, 1910. 12:3385.	980
Same to same. Verio av, w s, 110.2 n 236th st, 27.6x133x25x121.6. P M. May 26, 3 years, 5%. May 28, 1910. 12:3385.	980
Same to same. Verio av, w s, 55.1 n 236th st, 27.6x109.11x25x98.5. P M. May 26, 3 years, 5%. May 28, 1910. 12:3385.	980
Young, Clara A with James Egan. Ford st, No 597. Extension of \$4,500 mort until Feb 5, 1913, at 5%. Feb 5. June 1, 1910. 11:3143.	nom

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JUDGMENTS IN FORECLOSURE SUITS.

May 26.
Market st, Nos 31 & 33. Bernard Mayer agt Davis Berkman et al; Isaac S Heller, att'y; Joseph Pool, ref. (Amt due, \$26,657.86.)

May 27.
135th st, No 21 West. J Wesley Butler agt Hannah C Walker; C W McDonald, att'y; James Oliver, ref. (Amt due, \$1,720.43.)

May 28.
Grand av, w s, 530.10 s Burnside av, 50.11x123.9 x irreg. Lena Ellenberg agt Lochinvar Realty Co; John Davis, att'y; Valentine Taylor, ref. (Amt due, \$2,410.05.)

Creston av, No 2268. Eureka Realty Co agt Mounshannon Realty Co; Lawrence E Brown, att'y; Leighton Lobdell, ref. (Amt due, \$3,182.)

May 31.
98th st, No 216 East. Henry Blank agt Max Rollnick; Philip S Dean, att'y; Geo H Engel, ref. (Amt due, \$9,881.50.)

73d st, No 227 East. Van Norden Trust Co agt Bernard Scheinkman; Action No 1; Allen W Ashburn, att'y; Geo F Roesch, ref. (Amt due, \$7,334.25.)

73d st, No 229 East. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$7,334.25.)

Fox st, e s, 100 s Longwood av, 360x100. Chas L Morse agt Moses Greenbaum; Action No 1; Ferriss, Roeser & Storck, att'ys; Roger A Pryor, ref. (Amt due, \$5,612.84.)

So Boulevard, n w cor 156th st, 100x100. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$3,582.73.)

1st av, No 1845. Frank Dvorak agt Bohemian Real Estate Association of Winfield et al; Action No 1; Ira B Wheeler, att'y; Chas L Hoffman, ref. (Amt due, \$1,294.80.)

1st av, No 1847. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$2,589.60.)

1st av, No 1841. Bertha Dreyfus agt same; same att'y; same ref. (Amt due, \$1,294.80.)

LIS PENDENS.

May 28.
No Lis Pendens filed this day.

May 31.
Av A, s w cor 5th st, 108x205, Bronx. George Herold agt Wm G Melrose et al (partition); att'y, S J Stilwell.

June 1.
123d st, s s, 250 e 8th av, 16.8x100.11.
6th av, w s, lot 67, map of Village of Mount Eden, Upper Morrisania.
Walton av, n e cor 172d st, 8.7x54.11x irreg. Chester A Luff agt William Fawcett et al; partition; att'y, I N Williams.
Williams av, w s, 175 s Madison av, 25x100. John Heine agt Banker's Realty & Security Co; specific performance; att'ys, Giegerich & Pompan.
Gansevoort st, No 34. Henry Neugass agt Catharine F McBride et al; amended foreclosure of tax lien; att'y, J A Whitehorn.

June 2.
Arthur av, n e cor 181st st, 46.7x90x70x93. David Kraus agt E Loewenthal & Son, Inc, et al; specific performance; att'ys, Wesselman & Kraus.
Lenox av, s e cor 138th st, 99.11x100. Harry Marsh agt Ascher Strauss et al; specific performance; att'y, J J Bennett.

June 3.
7th av, s e cor 111th st, 100.11x150. Raisler Heating Co agt Apartment Construction Co et al; action to set aside deed; att'ys, Foster & Cunningham.
138th st, n s, 400 w Amsterdam av, 25x99.11. Morris Levin agt Tautog Realty Co et al; action to foreclose mechanics lien; att'y, Marcuson Bros.
Carmine st, n e cor Bedford st, 25x75.
East Broadway, s s, 78.4 w Jefferson st, 26.1x100.
14th st, s s, 125 w 6th av, 25x100.
Camilla Clark agt Camilla M Peters et al; partition; att'y, R S Ransom.
12th st, No 108 East. Mary L D Ferris agt Richard B Ferris; action to restrain sale; att'y, M P Ferris.
South st, Nos 166 & 168.
Grand st, Nos 466 to 470.
Bowery, No. 10.
Bowery, No 193.
Broome st, No. 376.
Broome st, No. 396.
Spring st, Nos 34 & 36.
Prince st, No 20.
Houston st, Nos 78 & 80 East.
Alice L Gautier agt Pierre Lorillard, Jr, et al; partition; att'y, T E Hodgskin.

FORECLOSURE SUITS.

May 28.
101st st, Nos 322 and 324 East. Rachel Newman agt Brown-Weiss Realities et al; att'y, A S Aaronstamm.

St Anns av, No 775.
158th st, No 776 East. Margaret Marx agt Coleman Ebb et al; att'y, A W Venino.
134th st, n s, 225.1 e Lincoln av, 49.11x100.
Margaret Marx agt Oscar Englander et al; att'y, A W Venino.
3d av, No 1765. Cortland Savings Bank agt Jefferson National Realty Co of N Y et al; att'ys, Cary & Carroll.
133d st, n s, 100 w Amsterdam av, 75x99.11.
Adrian H Jackson agt Mary Altieri; att'y, S H Jackson.
Van Corlear pl, s e s, 314.6 s w Wicker pl, 30x80. John L Osborne agt Maria I McShane et al; att'ys, Frettrech, Silkman & Seybel.
Lexington av, w s, 34.2 s 73d st, 17x80. Charles Strauss agt Palmer Realty Co et al; att'ys, Strauss & Anderson.

May 31.
17th st, s s, 250 w Union Square, 25x92. N W Realty Co agt Lida Haines et al; att'y, S C Steinhardt.
Jackson av, e s, 100 s 161st st, 72.7x75. Joseph H Claffy agt James Reynolds et al; att'ys, Phillips & Avery.
142d st, n s, 230.7 e Alexander av, 37.5x100. Moses Seelig agt Haase Lippman Construction Co et al; att'y, G W Clune.
121st st, No 229 East. Chas G Bacon et al agt Bernard Bromberg et al; att'y, F S Fisher.
118th st, s s, 324 e 7th av, 17x100.11. Chas G Koss agt Wm J Jones Jr et al; att'y, G F Warren Jr.
Findlay av, e s, adjoining lands of Wm H Morris, Bronx, 248.7x irreg. Margaret L Sborowski agt Jaon Sachs et al (amended); att'y, H A Morris.

June 1.

Madison av, s w cor 96th st, 100.8x145. Mutual Life Ins Co of N Y agt Cades Realty Co et al; att'y, J McKeen.
99th st, n s, 80 e 3d av, 25x75.9. Mary A Parmelee etrx agt Frederick S Myers et al; att'y, P S Dean.
150th st, s s, 245.3 e Morris av, 25x100. Ernst J Muller agt Ross Nathan et al; att'ys, Wager & Acker.
143d st, No 237 West. Henry B Singer agt Moses L Frazier et al; att'ys, Stern, Singer & Barr.
Inwood av, e s, 129.11 n Clarke pl, 50x246.5 to Jerome av, x50.7x239.4. Lloyd Williams et al, trustee, agt Harry L Toplitz et al; att'y, G Q Collins.
27th st, n s, 150 w 2d av, 25x98.8. Anna M von Zedlitz agt Samuel Rosendorf et al; att'y, E M Burchard.
Morningside av West, No 54. Jennie Helbron agt Nettie J Jones et al; att'ys, Alexander, Corn, Sondheim & Ettinger.

June 2.
10th av, n w cor 214th st, 37.6x100. Walter Solomon etrx agt Combined Real Estate Interests et al; att'ys, M S & I S Isaacs.
Henry st, No 89. Schalam Goldberg agt Chebra Anshei Borisoff Uminsk et al; att'y, L Goldberg.
13th st, No 514 East. Conrad Wagner et al agt John W Munch et al; att'y, C Edwards.
25th st, No 111 West. Jacob Mandelbaum agt Kaywood Realty Co et al; att'ys, M S & I S Isaacs.

June 3.

Lexington av, No 1697. Wolf Mellis agt Hulda Cohn et al; att'y, S N Freedman.
3d av, e s, 255.2 n 178th st, 50x108.2. Isidor Chine agt Northwestern Realty Co et al; att'ys, Lese & Connolly.
159th st, s s, 150 w Elton av, 25x98.11. James G Wentz agt Emma Horenburger et al; att'y, H Swain.
3d av, e s, 205.2 n 178th st, 50x106.1x irreg. August Levi agt Northwestern Realty Co et al; att'ys, Lese & Connolly.
151st st, No 450 West. Alphonse Hogenauer et al agt Adam Schurmann et al; att'ys, Davis & Kaufmann.
83d st, s s, 148 w Central Park West, 17x102.2.
83d st, s s, 165 w Central Park West, 2 inches x25.9x3 inches x 25.9.
Flora Nordlinger agt Oakley Myers et al; att'y, W Bondy.
Franklin av, w s, 44 n 170th st, 16.10x100. Charles Yung et al agt Charles Garner et al; att'ys, G M S Schulz.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

May and June.
28 Anselewitz, Anna S et al—E J McLaughlin. 164.15
1 Ahlbach, John & Louis—C A Green. 119.40
1 Abelowitz, Abraham—G Zimmer et al. 34.84
1 Albert, Louis—Manhattan Storage & Warehouse Co. 32.67
1 Abraham, Morris—F Kirkpatrick & Co. 337.90
1 Alexander, George—People, &c. 361.20
1 Abrams, Annie et al—S Levy. 265.38
2 Altes, Solomon—H Lewkowitz. 208.39
2 Araps, Leon—L Abrahams. 1,020.70
2 the same—the same. 1,270.99

2 Ashbaugh, Ernest L—S R Belts. 188.28
3 Allen, Albert O et al—S E Comstock & Co. 338.03
3 Arm, Harry—Mayer & Fischel. 112.77
3 Antokolsky, Mamie—Mutual Alliance Trust Co of N Y. 39.85
3 Adee, Chas T et al—E A Kuerzi. 2,151.58
3 Abrahams, William—R L Wood et al. 2,034.44
3 Altshuler, Max—S Bronker. 25.07
28 Balsamo, Joseph—A Bakt et al. 33.86
28 Bleiman, Pincus et al—M Buda. 18.59
28 Baker, Pitt J—Twenty-Eighth Street Co. 513.67
31 Beacher, Joseph—M Benincasa. costs, 30.15
31 Burgess, Fannie M—J C Calhoun. 44.41
31 Bates, Hayden—G H Fullencamp. 161.71
31 Barks, Bernard—R Gootenberg. 27.41
31 Bolnick, Harry—S Carr Abeel et al. 355.74
31 Barnard, Louis S—L Kooner. costs, 104.17
31 Bragaw, Albert—T K Boyle. 66.05
31 Brennecke, Louis F & Mary A et al—B Florsheim. 55.73
1*Banigan, Wm R et al—O B Borgstrom. 234.01
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 31 Scherz, Edward—P Bergman et al. 163.81
 31*Stackell, Louis et al—W H Pflum. 324.65
 31 Stein, Charles—S Bitterman. 87.65
 31 Scheid, Constantine M—H A Kirch. 724.90
 31 Starr, James—T McKeown. 218.15
 31 Sonnenberg, Leo & Rosa—S Weiner et al. 162.90
 1 Sheiman, Samuel—W Konovitz. 194.26
 1 Slutzkin, Maxwell R et al—A Scheinberg et al. 163.52
 1 Schuler, Arthur—E D Page et al. 421.48
 1 Sandberg, Jacob—H C Neuwirth. 32.17
 1 Schroeder, Martha—Interborough Rapid Transit Co. costs, 67.88
 1 Scoble, Andrew H—J S Nathan. 159.30
 1 Schlesinger, Max—H Maskin. 33.76
 1 Slutzkin, Maxwell R—Feuerlight & Wildenberg. 73.01
 1 Shapiro, Morris—M Dicker. 770.71
 1 Strauss, Ascher & Annie—J H Rosansky et al. 265.76
 1 the same—the same. 267.06
 1 Scherk, Benjamin et al—J Levine. 52.06

2 Schulte, David A & Rose—United States Restaurant & Realty Co. 4,176.64
 2 Starke, Adolph—J & J G Wallach. 204.69
 2 Simmons, Ralph—F B Hall. costs, 101.75
 2 Schneider, Abraham, Witzia B, Simon, Chaia B & Dora—P Cohen. 648.83
 2 Shaw, Harry R—J Gear. 68.72
 2 Schleiff, Samuel et al—P Voss et al. 68.41
 2 Schneider, Peter & Ferdinand—A J L Dolon. 133.40
 2 Schlesinger, Alfred—M Goldberg et al. 36.66
 2 Sugarman, Jennie—P S Hanger et al. 163.14
 2 Stratton, Wm F & Evelyn K—S J Bloomingdale et al. 1,076.78
 2 Salinski, Bartolomeus & Joseph et al—D G Levy. 7,099.67
 2 Strosensky, Rebecca—N Y Telephone Co. 25.40
 2 Scherer, Frank Jr—M Kaufmann. 168.21
 2 Stickle, Frederick—W Haybittle. 28.83
 2 Specht, August R—R M G Walford. 2,260.21
 2 Samwick, Harry A—Excello Arc Lamp Co. 24.37
 2 Smith, Julia—A F Beckman et al. 32.66
 2 Stemm, Ralph A—W H Pittinger. 132.79
 3 Stambuhl, Moses et al—E Getzler. 317.97
 3 Sotzky, Jacob and Sarah—A Klugman. 79.40
 3 Sulch, Chas F et al—S E Comstock & Co. 338.03
 3 Siebern, Wm P—Hecker, Jones, Jewell Milling Co. 61.22
 3 Spitz, Eugene—J A Blum. 647.52
 3*Seelig, Abraham & Flora—J E Linde Paper Co. 297.13
 3 Seelig, Flora—the same. 150.11
 3 Souter, William—C Frank, costs. 114.73
 3 Sternberger, Morris S & Augusta S—B Perlmutter. 974.69
 3 Scott, Blair T—Washington Life Ins Co, costs. 136.07
 3 Sherower, Morris—C Lozea. 30.01
 3 Seletzky, Sarah & Max—M Cooper. 86.61
 31 Toplitz, Lillie L et al—Colonial Bank. 3,624.01
 31 Trimble, Jacob & Mary—State Bank. 1,708.12
 31 Tick, Louis—American Exchange Cigar Co. 29.91
 1 Trombam, Mario E—S White. 319.43
 1 Thorne, L Mortimer—J M Garner. 561.11
 2 Timmendorfer, Dagobert—Title Guarantee & Trust Co. 677.95
 2 Turner, James R—N H Cross. 375.41
 2 Taylor, Fred M—J Jordan et al. 29.03
 2 Toplitz, Harry L et al—W H Failing. 1,133.13
 2 Tuttle, Lamar K & Margaret E—Manhattan Storage & Warehouse Co. 97.33
 3 Tallor, Chas E—Curtis-Blaisdell Co. 232.53
 3 Teixeria, Eugenio de F—J Schreiner. 330.31
 3 Taylor, Thomas L—Saks & Co. 88.41
 1 Unterman, Isaac gdn—Morris Amusement Co, costs. 112.88
 28 Volpe, Christie et al—E J McLaughlin. 164.15
 31 Vaughan, Leonora—M N Bull et al. 236.64
 31 Van Schaick, Singleton—H J Ubert. 239.55
 1 Von Keller, A Reginald—R Stoll. 142.17
 1 Vigoritto, Aabatto—Louis Bernheimer Co. 54.41
 1 Viscousi, Pasquale admr—Standard Arch Co, costs. 170.70
 28 Williams, Herbert T—Acme Furnace Equipment Co. 688.52
 31 Wiggin, Edmund D—F W Carlisle. 1,306.13
 31 Whitridge, Frederick W, rec'r—N P Duke. 10,129.27
 31 Weil, Carl et al—W H Pflum. 324.65
 31 Wald, Samuel et al—American Brass & Copper Co. 61.00
 31 Wermes, Jacob et al—Union Exchange National Bank of N Y. 270.30
 1 Williamson, Harry et al—M Rothbart. 137.52
 1*Weissberger, Isidor et al—I M Minnsky. 89.41
 1 Ward, Fannie or Lewis—L B Simson. 63.62
 1 Wright, Wm J—H N Walsh. costs, 32.45
 1 Wilmot, Geo H—P Smith. 621.34
 1 Winder, Henry—J Seaman et al. 115.18
 1 Winstock, Louis—Sassau Electric R R Co. 267.09
 1 Weiner, Clara—State Bank. 182.65
 2 Williams, Anna—J W Chapman. costs, 32.41
 2 Wtelayler, Louis—W H Botjer. 30.11
 2 Wood, John W et al—T F von Dorn. 529.21
 2 Wermes, Jacob et al—German Exchange Bank. 173.81
 2 Wickard, Wm L—G Buckmann. 42.18
 2 Wagoner, William—M Hasbrouck et al. 561.40
 2 Wallace, Chas H—Witberbee Igniter Co. 184.55
 2 Wilkinson, James E—R H Bauer. 35.00
 2 Weislow, Otto A—N Y Telephone Co. 44.23
 2 Wilson, Charles—P Lair. 359.33
 2 Watkins, Mary—J E Taylor. costs, 76.03
 3 Witt, Andrew—Hudson Trust Co. 51.13
 3 Wotherspoon, Emma et al—E Barbier. 62.20
 3 Watson, Ernest H—P Mandelman. 107.55
 3 Wolf, Mayer & George—J P Newrath & Co. 38.31
 3 Wenz, Philip—F W Whitridge et al, costs. 105.00
 3 Walls, James—T H Mangin et al. 120.55
 3 Weller, Chas W et al—B N Eidel. 36.01
 3 Weiss, William et al—State Bank. 200.13
 1 Zographos, Aris B or Zeographos & Alexander G—T S Farhood. 216.01
 1 Ziegler, Valentine—E C Striffler. 79.87
 1 Zagarino, Frank et al—M Kurzrok. 433.57
 2 Ziegfeld, Florenz Jr—Juergens & Anderson Co. 335.11
 2 Zeilmann, John & John Jr—Empire State Surety Co. 63.65
 2 Zurkow, Max et al—M Spiro et al. 603.98
 3 Zeilmann, John—Bellows & Von Pein Inc. 60.66

28 Steinway & Sons—A Mickenberg. 4,175.41
 28 Wells Fargo Express Co—W Johnson. 2,632.28
 28 National Discount Co—M B Arnold. 1,113.59
 28 Central Fish Co—Royal Live Fish Co. costs, 93.76
 28 German Union Fire Insurance Co of Baltimore—H Feuerstein. 901.54
 31 Holland Enamel & Paint Co—M Saalita et al. 362.75
 31 Supreme Lodge Knights of Pythias—H Bochdam. costs, 151.40
 31 Home Builders—M E Joffe. 600.72
 31 Girl from Rectors Co—W L Greenbaum. 647.47
 31 Gotham Contracting Co—C La Due et al. 135.74
 31 Mountain Construction Co—Otto L Spannhake, Inc. 666.87
 31 J D Fowler Co—C Smith. 51.25
 31 J H Day Co—Pacific Paint Co. costs, 27.41
 31 Fordham Construction Co et al—H Krakower. 218.56
 31*Consolidated Chandelier Co et al—H Krakower. 218.56
 31 City of N Y—G Morgan. 5,276.10
 31 Southern Ins Co of New Orleans—J Wang. 250.00
 31 American Bonding Co of Baltimore—S M Rosenthal et al. 1,329.15
 31 F Dornberger Realty Co—Lawyers Title Ins & Trust Co. 50.86
 31 American Bonding Co of Baltimore—J C Fargo. 7,592.39
 1 Van Rensselaer Realty Co—J E Swanstrom et al. 443.83
 1 Brown Ketcham Iron Works—A D Granger Co. costs, 111.95
 1 J H Connelly, Inc—City of N Y. 36.09
 1 The Ikonograph Co of America—W H Vogel et al. 1,741.50
 1 The Pen—Broadway & 39th Street Co. 1,149.20
 1 GERMANSKY Construction Co—C A Sparks. 175.66
 1 Mitchem Woolen Co—S Noyes et al. 265.69
 1 American Whiting & Putty Co—First American Alcohol Varnish Co. 202.40
 1 Frawley Taxi Co—L Korbman. 28.42
 1 James F Diskin Co—Sage Bros Inc. 301.60
 1 Port Chester Coal Co—Bradley Contracting Co. 165.53
 1 Murtha & Schmohl Co—A L Smith. costs, 135.90
 2 Calumet Construction Co et al—W H Failing. 1,133.13
 2 Spencer Leasing Co—J G Kloes et al. 343.32
 2 Betts & Betts—A H Bragg et al. 511.45
 2 Star Distilling Co—Phoenix Novelty Mfg Co. 261.91
 2 Workmen Cooperative Pub Assn—F Fisk. 50.40
 2 National Standard Brewing Co—H B Chambers. 1,333.55
 2 Outlook Investing Co—N Y Telephone Co. 119.55
 2 Mercantile Motor Car Co—the same. 61.40
 2 Twentieth Century Match Co—A Jedel. 143.08
 2 Christians Natural Food Co—Universal Coal Co. 510.76
 2 Milliken Bros—J Emannelli. costs, 92.65
 2 Anheuser Busch Agency—M N Clement. costs, 45.00
 3 Berliner & Greenberg, Inc—German Exchange Bank. 1,827.55
 3 the same—the same. 1,118.55
 3 George Schleicher Co—W S Rogers. 212.67
 3 Hale Building & Realty Co et al—E A Kuerzi. 2,151.58
 3 Coleman, Stable Co—J Baker et al. 353.26
 3 Harlem Plumbers & Tinsmiths Supply Co, Inc—N Y Central Iron Works Co. 51.46
 3 Luxenberg's Electric Protective Co—B Rosenberg, costs. 12.41
 3 City of N Y—A M Fitzgerald. 2,907.06
 3 the same—M J Barry. 2,529.47
 3 W E Dunn Realty & Construction Co—A McIntosh. 304.08
 3 C E Sherin Co—American Newspaper Pub Assn. 106.58
 3 Dygrade Iron Works—D Auerbach. 19.91

SATISFIED JUDGMENTS.

May 28, 31, June 1, 2 and 3.

Appel, Herman—N Y Telephone Co. 1903. 68.42
 Same—same. 1903. 168.80
 1Attenborough, Geo T—City of N Y. 1910. 201.74
 Adler, Rosa—Holtz & Freystadt Co. 1910. 104.41
 Alexander, Mary F—P B Warner. 1910. 123.43
 Ayres, Raymond F—Lord & Taylor. 1908. 69.41
 Same—Real Estate Management Co. 1909. 182.09
 Allenson, Abraham—U S Fidelity & Guaranty Co. 1910. 34.41
 Buckley, Thomas J et al—McDougall & Potter Co. 1910. 307.52
 Brenner, Oscar—I C Wicks. 1909. 32.65
 Bollent, Andrew—S Wolfe. 1901. 176.40
 Bertolino, Leonardo et al—People, & Co. 1910. 1,000.00
 Ball, Eustace H—A Jansen. 1910. 39.65
 Bates, Simon T—T W Morris et al. 1910. 326.75
 Burzinsky, Nathan et al—State Bank. 1908. 192.85
 Bolton, Wm H et al—Yale & Towne Mfg Co. 1910. 81.85
 Brook, Ike—State Bank. 1910. 298.48
 Cunningham, Symphorum F—Curtis-Blaisdell Co. 1908. 318.70
 Calhoun, Patrick—Kountze Bros. 1907. 186,743.42
 Corsun, Isaac—B Narotsky. 1910. 224.41
 Cunningham, Mary B—A Wersan. 1910. 65.69
 Cunningham, Mary B—O Peterson. 1909. 36.31
 Same—Curtis-Blaisdell Co. 1909. 467.56
 Champney, Anna—H Levin. 1910. 51.51
 Doyno, Paul & Carmine—M Portanos. 1908. 171.41
 Dotson, Napoleon B et al—J Van Raalte. 1910. 108.40
 1Durgan, Frederick—J E Maher. 1910. 645.35
 6Davidoff, Maximilian—Fourteenth Street Bank. 1908. 2,021.47

CORPORATIONS

28 George H Hill Realty Co—F Scolaro. 302.05
 28 Boston Road Realty & Garage Co—the same. 113.55
 28 New Amsterdam Casualty Co—W J Urchs. 1,408.30



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Table listing names and dates, including Dege, Geo F & Philippine-J Gunther. 1910, Edwards, Stelle F-Cohen Bros. 1908, etc.

Table listing names and dates, including N Y & Queens County Ry Co-M Dowling. 1910, Carter, Ralph B Co-G Fischer. 1909, etc.

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS.

Table listing addresses and dates under the heading MECHANICS' LIENS, including 186-5th av, No 509, David Stern agt Geo W N & James D Grace, Susan M & Elizabeth Sturges and C H Long & Co., etc.

BUILDING LOAN CONTRACTS.

Table listing addresses and dates under the heading BUILDING LOAN CONTRACTS, including 131st st, s s, 100 w Amsterdam av, 50x99.11, Leon Tuchmann loans Nestor Holding Co to erect a 6-sty apartment; 10 payments. 30,000, etc.

SATISFIED MECHANICS' LIENS.

Table listing addresses and dates under the heading SATISFIED MECHANICS' LIENS, including Division st, No 40, Wm A Thomas Co agt Samuel Rouse et al. (Feb 8, 1910), etc.


CORPORATION.

Table listing names and dates under the heading CORPORATION, including Winslow, Lanier & Co-N Y Security & Trust Co. 1908, City of N Y-A G Larkin. 1910, etc.

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³Amsterdam av, s w cor 109th st. Celia Horn agt Lloyd Construction Co et al. (Apr 15, 1910).....225.00
Brown pl, e s, 136th to 137th sts. Brook Construction Co agt Regina Rohman et al. (Dec 28, 1909).....804.50
Forsyth st, Nos 213 and 215. Benjamin Rab-inowitz et al agt Baba Kessler et al. (May 24, 1910).....140.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

May 26.
Arizona Metals Co; Frank Kiernan; \$2,088.25; Gilbert & Wessel.
Grummon, Gertrude I; Maurice J L'Gorman; \$1,229.12; A L Martin.
Standard Brewing Co of Scranton, Pa; Audit Co of N Y; \$1,822.50; F B Mullin.

May 27.
No Attachments filed this day.

May 28.

Winston, Parish & Co; Edgar W Hazazer; \$1,584.40; Blandy, Mooney & Shipman.

May 31.

No Attachments filed this day.

June 1.

De Brauwere, Louis; Alice De Brauwere; \$3,790; T P Doyle.

DUTCH TILES.

The art of tile making found congenial soil in Holland, that country of frequent downpours, where the walls of the houses scarcely dry out, where gray tones predominate in earth and sky and the people, as a consequence, crave light, cheerful objects.

In the first half of the seventeenth century when the best tiles were produced, they were used but sparingly for the ornamentation of rooms. We can see their application in the paintings of Jan Vermeer, Pieter de Hooch, Metsu and others. A row of tiles was frequently let in around the base of the walls of a room, serving the purpose of a skirting board, although sometimes smaller wall spaces in bedrooms, corridors and kitchens were inlaid to the height of four or five feet. They were used to ornament the projecting walls around the fireplace also, and indeed sometimes covered the background above the iron fireback. They formed, too, a practical material for stoves, as rust stains could be easily washed off, and their glazed surface radiated the warmth freely.

Close inspection of a tile soon reveals whether the brush has been firmly and freely wielded by an artist's hand, or by the hand of a copyist painfully following a model. As a matter of fact, tradition has it that painters such as Frydom and Abraham de Kooze indulged in tile painting, and in Delft, the centre of the pottery industry, the two arts undoubtedly exercised a mutual influence. One has only to recall the work of Jan Vermeer whose notable preference for blue, white and yellow is characteristic of the Delft pottery makers. It seems not unlikely that he himself decorated pottery, his somewhat glassy technique bearing out this suggestion.

One can trace the distinct periods in the development of the Dutch art of tile making. The first extending from about 1580 to 1630; the second from 1630 to 1670, and the third, summarily speaking, from the end of the seventeenth to the end of the eighteenth century. In the first group, the decorative character is emphasized, the pattern is bold and vigorous and covers the entire surface. A warm yellow, a reddish brown, deep blue, and copper hues predominate in the coloring. During the second phase, which was contemporary with the highest achievements of Dutch painting, the designs are most diversified. Besides the floral motives, which have become more realistic without losing in purity of style, there are portrayed soldiers, workmen, sea monsters and, above all, ships. The horror vacui of the earlier period, which demanded the covering of the entire surface, has disappeared. Only one motive is employed—a flower, a single figure, or a ship, poised lightly and freely and emphasizing to the full the value of the white background. The tone of the decoration is blue, the beautiful Delft blue that was only produced in this second half of the seventeenth century. The technique is perfect, the white milky and dazzling, the glaze luminous without being glassy.

During the third period a manganese violet became the predominating shade, a feeble, insipid color, typical of the rococo manner. The simple, decorative character became obscured, and the influence of painting, which in Holland was disastrous to the plastic art, was unfavorably felt. Whole compositions portraying animated scenes especially of a Biblical or pastoral character are crowded on to one tile. At the same time there reappeared rich but broken and vague decorative motives depicting rococo foliage and flower designs in the somewhat clumsy and ungracious Dutch manner, the design extending over several rows of tiles.

There is no doubt that the technique of the early tiles is borrowed directly from the Italian Urbino and Faenza ware. Whether this influence came through Antwerp, where an Italian master, Guido da Savino, was established, or from Seville, where a flourishing Italian factory maintained relations with the Dutch workshops, cannot here be decided. The tiles of the second period were similarly, although not so strongly, in-

fluenced by Chinese porcelain. One recognizes this first in the predominance of blue which displaced the other colors, and also in the patterns which in part were taken bodily from Chinese designs.

A small collection of about two hundred tiles, recently acquired by the Museum, displays the development of the art from its beginnings at the end of the sixteenth century to its decline at the beginning of the nineteenth century. Almost all the various types are represented, the earlier and rarer pieces being especially numerous, as they are the predecessors of the Dutch pottery vases and throw light on the beginnings of that art.—W. V., in the Bulletin of the Metropolitan Museum of Art.

THE ARTISTIC VALUE OF CONCRETE.

It was reserved for the present day and generation to first appreciate the possibility of concrete as a medium for artistic treatment. For ages its superiority has been recognized as a material for foundations and bonding. But the concrete superstructure, particularly in its reinforced form, is a recent product of building progress. With it has naturally come the development of surface decoration in concrete. Even yet, however, the architect finds difficulty in securing results commensurate with his ideal. As Mr. Leonard C. Mason, president of the Aberthaw Construction Co., Boston, Mass., points out, "the reason is not far to seek. Any contractor can mix concrete, even to exact proportions, but few contractors have that finer sense of the artistic which, so to speak, gives them the necessary delicacy of touch. It comes only through experience in this particular line of artistic treatment—in a word, through specializing.

"Obviously no architect or intelligent owner will raise a question as to the strength and durability of concrete, when any experienced contractor is employed. But when attention is confined solely to the architectural treatment and the appearance of the finished surfaces, particular care must be paid to getting exactly the right men to do the work. It is fully realized that enough good work has already been done in various localities to demonstrate that desirable results can be obtained with this material, but that great skill and considerable experience is required to secure results that are uniformly pleasing. An important advantage of the use of concrete for artistic treatment lies in the ordinary weathering or darkening from the original cement color which occurs within a few months after finishing. Thus does the architect readily succeed in his effort to give this effect of age to his work.

"The fact that ornamental work with cement can be done for not more than two-thirds the cost of stone, and frequently even cheaper, and that it requires less time to execute, completes a series of advantages which destine concrete to be an accepted means of artistic expression in building construction."

STEEL BANDS FOR BELTING.

Steel bands to take the place of leather belting for the transmission of power, are stated by a German technical paper to have proved practicable after repeated tests by a firm in Charlottenburg. This new method, it is claimed, possesses many points of superiority over the style of belting now employed. On account of its solidity a much narrower band can be used, one-sixth of the width of the usual leather band being sufficient; as a result of this the steel band is not so heavy as the usual leather band, and, as it can be very tightly adjusted, the distance between the engine and the machine is not a matter of importance, as is the case with the leather belting, where the transmission of power is dependent upon the weight of the hanging belt; by a unique contact, the slipping is much reduced, experiments having shown that this does not exceed one-tenth of 1 per cent. Careful and repeated experiments have shown that the entire loss of power is very small, and as far as can be ascertained will not exceed 1 per cent.