

# REAL ESTATE RECORD & BUILDERS GUIDE

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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
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THE Building Department has prepared recently a table of the projected buildings and their estimated cost of the old city of New York and the present borough of Manhattan from the year 1868 to the present time. A similar table has frequently been published in the Record and Guide, for 1868 WAS THE YEAR IN WHICH THE REAL ESTATE RECORD BEGAN PUBLICATION. The peculiar interest of this table just at present consists in the proof it affords of the exceptional record made by the year 1909 in the building history of the borough. Four times during the past forty-one years has the estimated cost of the projected buildings reached a sum in excess of \$120,000,000—1899, 1901, 1905 and 1909. The total in 1899 was \$129,250,000; in 1901 it was \$122,176,000; in 1905 it was \$124,746,000; in 1909 it was \$131,246,000. According to these totals the record of 1909 was better by about \$2,000,000 than the best previous year, viz, 1899. But in reality the difference between the figures for the two years, in so far as they stand for buildings constructed and not merely projected, is much larger than is indicated by the figures. The total for 1899 was swollen by the filing of an enormous number of plans in anticipation of the operation of the new Building Code, which became effective in that year. In the same way the large figures for 1901 represent not the actual current demand for new buildings, but a large number of plans, recorded just before the new Tenement House Law went into effect. In both of these years the proportion of plans filed and never subsequently carried out, was exceptionally large, amounting if we remember aright, to at least 25 per cent. of those submitted to the Building Department immediately before the new laws became effective. The consequence is that the totals for these two years, measured by the same standards as other years, should be reduced by anywhere from \$15,000,000 to \$20,000,000. The only year, consequently, in the past history of Manhattan, whose building record in any way compares to that of 1909, is 1905; and the past year has an advantage of some \$6,000,000 over its predecessor. The figures for 1909 are all the more remarkable when it is remembered that the vacant area in Manhattan has been constantly decreasing, and that, consequently, the new construction represents to a much larger extent the replacement of old with new and modern buildings. This fact is brought out very clearly by the increase in the average estimated cost of each building. In 1871 the average was about \$14,000. In 1881 it had become \$16,000. In 1891 the building of more flats had made it \$20,000. In 1901 \$46,000 on the average was invested in each structure; and this figure was not substantially increased in 1905. But in 1909 the average was no less than \$132,000, three times as large as it was only four years before. What these figures mean, of course, is that the elevator apartment house, measuring 100 x 100, has become THE NORMAL TYPE of residence building in Manhattan and the twelve story fire-proof structure the normal type of business building.

IT seems probable that the building record of 1909 will, so far as the borough of Manhattan is concerned, never be exceeded. In the future, of course, the whole city of New York will spend much larger sums on building than it did in 1909, but there are reasons to believe that 1909 MAY REPRESENT THE HIGHEST LEVEL OF MANHATTAN CONSTRUCTION. If anyone is disposed to question this prediction, let him consider carefully the building situation

in the borough. Of the \$131,000,000 which has been or will be spent on the buildings projected during the past year three-fifths will be spent upon apartment houses. These houses have almost all been built either on the West Side or on Washington Heights. Enormous inroads have been made upon the vacant land remaining in the borough, and while the supply of lots on Washington Heights will last for another five years, the number which will be improved every year will necessarily diminish. Of course the DYCKMAN TRACT will remain; and the activity which is beginning in that section indicates clearly that building operations thereabouts will soon assume a very considerable volume, but it is improbable that considering the amount of vacant land remaining, considering the enormous construction now underway to be inhabited and considering the increasing competition of the other boroughs, apartment houses and tenements to the value of \$75,000,000 will ever again be needed in one year in this borough. There is a possibility that the figures for the current year 1910, will be about as large; but we doubt it. Before the end of this year general business conditions will probably act as a check on building. Assuming, then, that hereafter the amount of money spent in Manhattan on tenements and apartments is likely to diminish, is it reasonable to expect that their place will be taken by an increasing amount of construction for general business purposes? The Record and Guide does not believe that any such expectation is reasonable. There is room for a certain increase in the amount of money spent upon office and loft buildings. Ten years from now it may be fifty per cent. greater than it is at present, but even then it cannot take the place of the money which will not be spent upon tenements and apartment houses. As the price of business real estate and of rents augments in Manhattan an increasing proportion of business will necessarily be transacted in the other boroughs, and the only way in which this immigration of business can be prevented from assuming large proportions would be by the construction of freight subways. On the other hand, it is certain the average price of the new buildings erected in Manhattan will still further increase, in fact, within the next ten years it is probable that practically NOTHING BUT FIREPROOF STRUCTURES will be built on the island of Manhattan and that this result will be brought about not by law but by the operation of purely economic conditions.

THE recent election in Boston of a professional politician to be Mayor of that city under the new charter has been frequently referred to as an indication that the new Boston Instrument of Government is by way of being a failure. Nothing could be more erroneous. How the new charter will actually work is still a matter of prediction. It carries further than the charter of any other large American city the principle of making the Mayor substantially responsible for the good government of the city. Indeed, his power is restricted only by a small council, elected on a general ticket, whose power is negative rather than positive. That a professional politician with little or no interest in efficient and economical government should be elected to such an office is undoubtedly an unfortunate fact; but it is a fact that has been foreseen and provided against in the new Boston charter. There is no possible way of guaranteeing by law either that the most desirable candidate will be elected to any office, or that the successful candidate, whoever he may be, will prove to be a thoroughly admirable executive. What the law can do, however, is to see that an honest and efficient man, if elected, will have the power to accomplish something for the good of the city, and that, on the other hand, a dishonest or an inefficient man cannot avoid full responsibility for his misbehavior. That is precisely what the new Boston charter does provide. The Mayor will have so much power and responsibility that he will have to make some use of it, good or bad. He cannot help betraying himself one way or another; and public opinion will soon make up its mind whether or not it is satisfied with his method of administration. In case it is dissatisfied it has a remedy. The term of the Mayor is four years, but in case he has proved himself to be incompetent to use the powers entrusted to him for the benefit of the city, a certain percentage of the voters can by petition at the end of two years challenge his right to continue to occupy the office. In that case a new election becomes necessary, and the Mayor has to defend his administration at the bar of public opinion. Just how well this device of the "recall" will work cannot as yet be tried in a sufficient number of instances



or for a long enough time to test its value. Possibly it may be as much of an embarrassment to a competent Mayor, who has to take some temporarily unpopular action, or as it is to an incompetent corrupt Mayor. But at any rate it does guard against the danger of a betrayal of the power which may be entrusted to an undesirable individual. What the outcome will be in the case of Boston will be of the utmost interest to the students of municipal government all over the Union.

THE Record and Guide recently called attention to the fact that 23d Street west of 6th Avenue was being neglected in the building movement, characteristic of the district in the twenties west of Broadway. It appears now as if this neglect would not continue. Two parcels in 23d Street between Sixth and Seventh avenues were sold during the past week, one of them for early improvement; and it is probable that this example will be followed to a very considerable extent during the coming Spring—particularly in view of the fact that the widening of the roadway of that street seems to be practically assured. The parcel just sold for improvement, which measures 60 feet on the street, is said to have brought almost \$225,000—which is something less than \$4,000 a front foot. There is no reason why interior lots on 23d Street even as far west as Eighth Avenue should not eventually be worth \$100,000 or more for improvement with loft buildings. Lots on the side streets farther north between Broadway and Sixth Avenue are now bringing these figures; and the increased width of 23d Street and its greater business availability should more than compensate for the fact that the lots in question are further removed from Broadway. The ground floor of a loft building erected in 23d Street should have more value as a store than the ground floor of a loft building in 27th Street between Broadway and Sixth Avenue. At one time it looked indeed, as if 23d Street between Sixth and Seventh avenues would become almost as valuable for retail purposes as it is further east; but these expectations have never been realized. The cream of the retail trade has been drained off in the direction of Fifth Avenue and 34th Street and apparently 34th Street has a greater future as a retail street than has 23d Street. But the latter street is peculiarly adapted to improvement with loft buildings, both because of the better light afforded by its increased width, and because stores on such a street, particularly after the Seventh Avenue Subway is in operation, will command considerable rents.

### A NOTE OF WARNING.

To the Editor of the Record and Guide:

Dear Sir: I see in your Suburban Notes of January 15:

"PRINCE'S BAY, STATEN ISLAND—P. G. Ullman, Jr., bought through the Princess Bay Realty Co. 30 acres for the New York Seattle Land Co. for investment," etc.

This brings up a letter that I have just sent to the Press Association upon the high prices obtained for Western land.

Since Western people themselves find it profitable to come East for their investments they must recognize that the opportunities here are greater than they are in the West. In my own opinion there is no land to-day so cheap as land in New Jersey near to New York. Yours sincerely,

BOLTON HALL.

The press letter referred to in the foregoing is here appended:

I wish to sound a note of warning to those who are just now investing in Oregon apple lands. I have seen our people go successively into oranges, violets, cattle, chickens, Texas rice, Florida vegetables, etc., and now it is Pacific Coast apples. Ninety-nine per cent. have come out at the little end of the horn.

I have seen better apples in the last year grown in Delaware and in New York State than any that I have seen from Oregon, and these Eastern apples were grown upon lands worth from ten to twenty-five dollars an acre.

The Western growers of all fruits pack much better and more intelligently than we do, and their product comes in looking fresh and nice, so that it commands prices that the poorly packed, half-sprayed, carelessly picked Eastern product cannot touch; although the Eastern apple is a finer fruit, at least for Eastern consumption, than the Western one.

Of course all improvements in the condition of the earth—mechanical, political, agricultural, educational, ethical or even religious—must go eventually and mainly to the benefit of the owners of the earth. Western lands have jumped to a hundred three hundred, and sometimes even a thousand dollars per acre for growing apples and other fruit, but when the Eastern fruit grower learns to do as well as his Western competitor, those Western lands will come down again with a run.

I speak the things that I have seen; not merely the things that I have had to study in the preparation of my books.—Bolton Hall.

### ARBITRATION BOARD DEADLOCKED.

With five or six large trade unions no longer under the Arbitration Plan, some real estate interests might suppose the situation in the building trades to be somewhat precarious, but relations are not so strained as they seem, except in the case of the steamfitters. In this trade the journeymen, to the number of about six hundred, refuse to work on the terms their employers offer, but three or four hundred other journeymen, whose employers have acceded to their demands, are regularly at work.

The attitude which the unemployed have assumed is referred to by themselves, not as a strike, but simply as a "resting" spell. Their representatives have not been expelled from the General Arbitration Board only because the bouncing machinery of the Board has "got on the center" in this case. An apparent defect in the plan is that the Arbitration Board gets deadlocked and can't be budged either way. If it were not for this, the carpenters, painters and ironworkers would be back under the plan instead of officially outside of it, as employers and journeymen in these trades are in full accord.

Section 2 of the Plan recites that "where an agreement exists between employers and employes, all disputes in relation thereto shall be settled by a board of arbitration in the trade, with an umpire if necessary. Should either side fail to abide by the decision, or fail to select an umpire, the dispute shall be referred to the General Board of Arbitration, which has its headquarters at 1123 Broadway, and of which Mr. John S. Henry is now secretary. The steamfitters violated this rule by refusing to follow the procedure therein specified. They quit work before taking an appeal to the General Board of Arbitration, and since their case has been under consideration by that board they have declined to select an umpire.

The General Board is composed of employers and journeymen evenly divided, representing thirty trades—sixty members in all. What they cannot settle must be referred to an umpire under the rules. Judge Gaynor was an umpire once, and Rev. Dr. John P. Peters on another occasion. The journeymen members caucused on the case of the steamfitters and resolved to vote as a unit against any resolution to disbar the representatives of the union. The steamfitters are demanding from the employers an increase of wages from five dollars to five and a half a day. At the outset they asked six dollars, but are now standing pat on five and a half. There is also a dispute about cutting pipe, a matter which has not been definitely specified in the trade agreements of the past, but which have been written into the proposed treaty this year. This is virtually a question of trade jurisdiction, which the employers claim should have been referred for arbitration to the General Board as the only authority. The Plan reads that "all questions as to the jurisdiction of trades must be referred to the General Board of Arbitration."

The Master Steam and Hot Water Fitters' Association of New York City has about twenty-seven members and there are thirty or more other firms which are allied with the association, but have no voice therein. None of these have signed up with the journeymen this year. But there are a number of independent employers, about forty, which have signed, and the remaining independent employers are holding out. The Building Trades Employers' Association, through its Governors, has taken the issue out of the General Arbitration Board and has instructed the Master Steam and Hot Water Fitters' Association to start at once to man their jobs. These employers are accordingly advertising for help, without regard to whether it is union labor or not, or whence it comes.

### IN RETROSPECT.

NEWS OF THE WEEK TWENTY YEARS AGO—JANUARY, 1890.

W. E. D. Stokes filed plans for five 4-sty brick and stone dwellings, to be erected on the north side of 86th st, 200 ft. east of Riverside Drive, from plans by H. P. Seyfert, with the cost of construction estimated at \$20,000 per building. Also, plans for five dwellings on the south side of the street, directly opposite.

Plans were filed for six 5-sty brick and stone flats on Central Park West, between 103d and 104th sts, for J. B. Fuller & Son, from plans by W. Howe, architect, to cost a total of \$210,000.

Carrere & Hastings, architects, filed plans for an 8 and 10-sty marble and brick building at Nos. 38 and 40 New st, extending through to 42 and 44 Broad st, for J. T. Smith, as agent, with construction estimated at \$250,000.

J. E. Ware, architect, filed plans for two stone front dwellings at 34 and 36 West 57th st, to cost \$105,000, for C. F. Schmidt.

The Record and Guide described "How the Fifteenth Ward is Changing," referring particularly to the district bounded on the north by Waverly pl, West Houston st on the south, Broadway on the east and Macdougall st on the west.

Five 5-sty flats, northeast cor 61st st and 9th av, were sold on the Exchange for \$165,000. The houses were erected in 1882 by John G. Prague, who paid \$60,000 for the lots.

Geo. R. Reed sold at private sale for George H. B. Hill the 5-sty stone front office building, 57 and 59 William st, 33.4x64.8, irregular, at \$150,000, to the London & Lancashire Fire Ins. Co. This price was an advance of fifty per cent. on the figure paid by Mr. Hill only one year before.

Frederick Van Tine bought five 3-sty stone front dwellings on the south side of 87th st, 200 ft. west of West End av, from William E. Lanchantin, of Brooklyn, for \$150,000. Mr. Van Tine sold to Jacob Lawson, of Brooklyn, two dwellings, Nos 334 and 336 West End av, south side, near Riverside Drive, for \$60,000. Morts, \$33,500.



# CONSTRUCTION.

## OLD MANSIONS ONCE ON BLOOMINGDALE'S RIVERSIDE.

### Final Stage of the Development of the Drive—The Appointments of a Latter-Day Giant Apartment House—Heating By Electricity.

THE most interesting residential construction on the West Side at the present time is along Riverside Drive, and the present series of operations probably represents the final stage of the development of that premier parkway. For a considerable period of years speculative builders had almost entirely absented themselves, following an era of private house construction, but about two years ago a new body of operators began to appear in force, with plans and ideas altogether different from those of their predecessors. Their work, beginning at or near 110th st, has extended south almost to the Soldiers' Monument, and north to Grant's Tomb, a distance of nearly two miles. Operations are going on near both extremities at this date, but the principal centres are at and near 116th st and in the vicinity of 99th st.

#### ON MORNINGSIDE HEIGHTS.

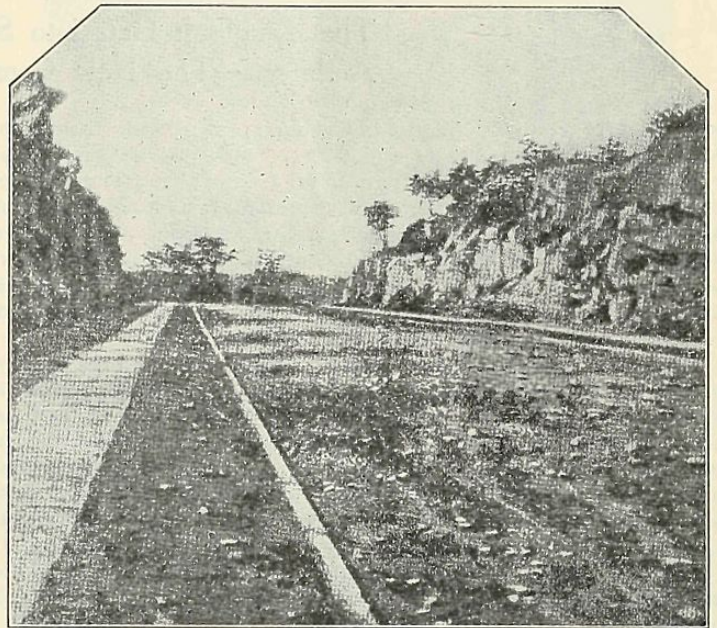
The work in the first-named centre is in a more advanced stage, and anyone who will take the corner of 116th st for an observation point will have within his range of vision the most IMPRESSIVE COLLECTION of huge apartment houses under construction at one time that he has ever seen. The mammoth 12-sty house on the corner covers a site shaped like a quarter-circle, conforming to the lines of the three streets which meet there. Ten houses altogether are being erected on this square block, four of which are on the Drive. One is a very striking 10-sty building of cream white glazed brick on a terra cotta base, erected by B. Crystal & Son. Adjoining it on the south is the "Brookfield," erected by J. C. McGuire & Co., and next the range of buildings under construction by the Paternos, which extends around into Claremont av and numbers six altogether. B. Crystal & Son are building a house on Claremont av also, immediately in the rear of the one they are completing on the Drive.

#### MODERN APPOINTMENTS.

Nearly opposite Grant's Tomb is a 12-sty house (for forty families) under construction, from plans of Neville & Bagge, by Clinton W. Kinsilla, as owner, which will be heated by electricity,—the first example of electric heating on so large a plan, and it will be an exceptional piece of work in other respects as well. The families living here will have on the roof a pergola, a tennis court and a playground for the children. Their apartments will be cleaned by a stationary vacuum machine, their drinking water filtered, and their garbage pails sterilized after use. The apartments will range in size from

house was destroyed by fire in the early sixties, when Robert Penoyer was the landlord. A painting of the old house and grounds is in the possession of Mr. Hopper Striker Mott, who is the compiler of a descriptive narrative of old Bloomingdale farms and families under the title of "New York of Yesterday" (G. P. Putnam's Sons), from which the following facts are selected.

Situated in this neighborhood, for which the landing place and railroad station at the foot of 96th st made a centre, were many country-seats. One was the renowned Apthorp mansion,



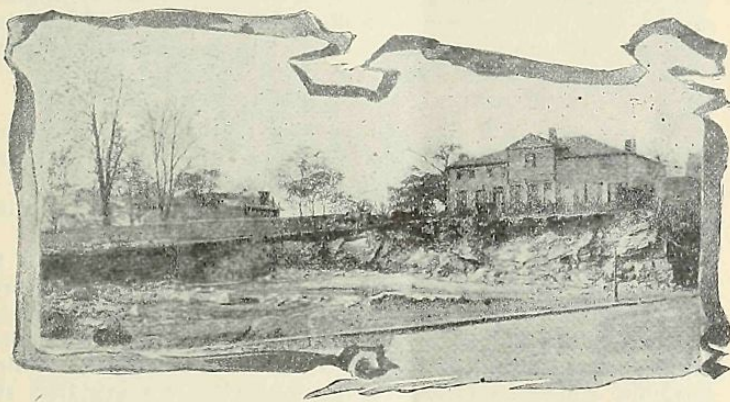
91ST STREET, BETWEEN WEST END AVENUE AND RIVERSIDE DRIVE (1890).

which stood on the site of St. Agnes Chapel and was beautiful in its architecture. Its recessed portico, with its colossal Ionic columns and high-arched doorway, was admired by architects even after more pretentious and costly homes had been erected in the city. Old timers can recall Colonel Thorne driving out of Apthorp lane in his coach and four, for he lived until 1859, when the lots were platted, and sold the following year at the Merchants' Exchange. The Board of Street Openings sealed the doom of the old mansion when 91st st was ordered opened, and it was torn down in 1888.

Nearly opposite the old skating pond in Bloomingdale (near 84th st) was the gateway to one of the finest estates around New York. Originally it was the residence of John McVickar, a merchant prince, who bought sixty acres of the Etienne De Lancy farm in 1880 and erected the large square mansion which years afterward became the home of the John H. Howland family. The grounds extended from the old Road to the river, and the house was approached by a winding drive. When 86th st was opened through the estate the grandeur of the place was destroyed, and the building had to be moved from its original position. At the north corner of 86th st and the Drive it stood until the fall of 1906, when it was demolished, being then a portion of the Misses Ely's School for Young Ladies.

Between 90th and 91st sts, on the river bank, stood a house known as "Oak Villa," which had been built as a country-seat by Judge Brockholst Livingston, at or before the beginning of the last century. Mrs. Horace Waldo bought the place in 1837, and she in turn sold to William H. Paine, and he to Cyrus Clark, in 1866.

Between 93d and 94th sts was a house which was built by Jacob C. Mott, afterward the property of Richard L. Schieffelin, and at still later times occupied successively by General Sickles and William H. Howland. It was named "Mount Aubrey," because of a beautiful mound south of the house on which grew tall oaks. It was in 1877 that the house burned down. Next north, and separated from Striker's Bay by a rivulet, was the home of the celebrated surgeon, Dr. Valentine Mott, which stood back from the river such a distance that it had to be moved to make way for the contemplated Boulevard in 1868. In 1887 the Children's Fold of St. Michael's Paris was occupying it.



88TH STREET, NEAR RIVERSIDE DRIVE (1890).

six rooms and two baths to duplex suites containing fourteen rooms and five baths. The facade of this house will be built of white glazed brick in a 3-sty base of granite and limestone.

Take this as the modern ideal of a New York City home, and contrast it with the highest type of residence of fifty years or more ago—the country-seat along this same shore. The Bloomingdale Road was the Riverside Drive of that day.

At the foot of 96th st fifty years ago was a cove which for many years had been known as "Striker's Bay," on the shore of which was situated one of the least pretentious yet most attractive houses along Bloomingdale road, from which it was reached by a private lane down the hillside. Originally the home of Gerrit Striker, it became in later years a popular tavern, to which many men of note resorted. A grand old elm that stood on the grounds inspired Morris to compose his noble lyric, "Woodman, Spare that Tree." There was a small pier and a small station of the Hudson River Railroad on the grounds. The locality was a scene of sylvan beauty unsurpassed. The



Bloomington village was a collection of houses along the old Road at and near 100th st. In the centre of a tract of 103 acres stood the house of Mrs. Ann Rogers many years ago. A lane corresponding to the present 102d st led from the Road to the house. Mrs. Rogers left the property to her grandchildren, one of whom was the wife of Francis B. Cutting. The lands were surveyed and mapped in 1834, and certain parts were sold, the proceeds of which to November, 1835, amounted to \$716,000. William P. Furniss acquired a plot along the southern side, and thereon he constructed the mansion which stood on the square block between 99th and 100th st, Riverside Drive and West End av, until November of last year. The land was then being divided and sold off in lots and parcels, and at this writing is the scene of active building operations.

"Woodlawn," with an estate which at one period comprised about sixteen acres, stood near 105th st. The white frame house had large wings and a broad piazza extending around three sides. The grounds were laid out beautifully, with great diversity of wood and dale, gardens and lawns. The present Bloomington Reformed Church, on "Bloomington Square,"

occupies a part of the old estate. The present church, which was finished in 1906, from plans of Ludlow & Valentine, is the fifth house of worship the congregation has had. Grounds and building represent an outlay of \$250,000. Fifty per cent. of the material from the former edifice, which stood at the northeast corner of Broadway and 68th st, was used in the construction of the new.

Along the river-front on Morningside Heights were the Whitlock, Beekman and Finlay mansions, the first named at 118th st, the second at 120th st and the third was in the line of 127th st, with the Buckley house west of it, in the shadow of "Clairmont Hill," "Edge Hill," "Willow Bank" and the "Abbey," with its great Doric columns, which was finally a tavern, were other noted homes along this shore. We cannot leave the locality without mentioning the old Clendinning mansion which stood where now is the intersection of 104th st and Columbus av, and was reached by a private lane which left the old Road at a point corresponding to 103d st. It was a large square house of frame construction, with a wide porch and an outlook on the roof.

## RED TAPE IN THE TENEMENT DEPARTMENT.

The Tangle It Gets into Sometimes to the Annoyance of Architects—The New Commissioner Studying the Problem.

**C**ERTAIN changes in the administration of the Tenement House Department of the City of New York seem to be contemplated by Commissioner John J. Murphy. The subject of so-called "red tape" in the department headquarters in the Mercantile Building, 4th av and 23d st, among other alleged department defects, is being studied by the new chief, who next week will issue an open letter in an address to the inspectors, and incidentally to the public, outlining the attitude of inspectors toward the law and toward owners and tenants.

That such action is considered timely by architects and others who have business relations with the department is shown in an interview on the subject with Charles H. Israels, the architect. Mr. Israels is not only thoroughly conversant with the provisions of the tenement house law, but his relations as a former member of the Building Code Revision Commission gives him an intimate personal knowledge of the application of the law.

"First I want to say that I have the kindest feelings for Mr. Murphy," said Mr. Israels, "and what I shall say is in criticism of the Department and not of the new commissioner.

### HOW THE TAPE GETS TANGLED.

"The main trouble with the Tenement House Department of the City of New York is the enormous amount of red tape with which business is conducted there. The confusion of records is particularly annoying and vexatious, so that it is no infrequent thing for an architect or owner to receive a notice to remove a violation that has already been removed. Letters addressed to the department have not been answered for weeks and the approval of one set of plans has required a month if not longer, in the meanwhile leaving the architect in the position of not being able to charge adequately for the amount of time wasted in visits to the office for trivial and unimportant matters.

"I want to emphasize the statement of my belief that the heads of the departments are efficient, hardworking and honest men who try in every way in their power to help the applicant, but after that is done the ordinary requirements of the office necessitate the passage of the papers through so many complex channels that it takes weeks of time, frequently lengthened inordinately by the correction of errors in the files system, before they are finally passed upon.

### AN ILLUSTRATION.

"Here is an illustration of one fault that is to be found with the routine of the Department: Notice of a violation is received and the subject of the complaint is immediately attended to and the department is so notified. In two or three weeks another notice comes ordering the violation removed and the Department is again notified. A month passes and then another notice is received to have the violation removed, and again the office is notified that it was removed upon receipt of the first notice. Cases are known where suit has been threatened if the violation was not immediately attended to, in spite of the fact that the Department has been repeatedly notified that the law has been complied with.

### EXAMINATION OF PLANS.

"The examination of plans is another source of complaint. Should a set of plans be disapproved, twenty or thirty objections are sent back to the architect. Three-fourths of these are generally merely clerical, but they require answer in writing. If the answer is incorrect frequently the whole matter has to be gone over again. I should think that much time and labor could be saved for the Department if after the plans have been

examined an appointment could be made between the applicant and plan examiner, so that the changes could then be made on the drawings without the necessity of filing amendments. In this way about three-quarters of the changes or additions could be done in about half an hour and the remainder could be adjusted by the superior who finally approves of the application. In this way there would be no waste of time, business could be done with dispatch."

### THE NEW COMMISSIONER INTERVIEWED.

"When a man comes into a new office and he is asked what changes he proposes to inaugurate, I am reminded of the truth of the adage: 'Let not him who putteth on his armour boast as he who putteth it off,'" said Commissioner Murphy in his office at the Tenement House Department.

"I am coming into this work with a spirit of conducting it in a manner which will give the greatest possible satisfaction to the greatest possible number. I have a most inelastic law under which to administer the affairs of this Department, and I have started out with this well defined principle that I will enforce no law which has no clear authority in the statute books or reasonable inference. But it must be remembered that in a great department such as this an exact record must be kept of every document handled. I may remember what I did on a certain subject and you may remember what you did, but it is essential that others shall know, and so a record must be kept. The process of keeping this record is what the public calls in most public offices 'red tape.'

"I realize that the Department has its defects, and while I cannot now promise any sweeping reforms I am now studying the situation with the idea of seeing what can be done to remove them.

### INSPECTORS TO GET NEW INSTRUCTIONS.

"Next week I will issue an address to the inspectors which will enlighten them as to their attitude toward the public and which will also be enlightening to the public.

"The public often labors under a misapprehension regarding the law's requirements. I will give you an illustration:

"The law says that a certain kind of a building shall be fireproof, but it does not define exactly what constitutes a fireproof building. The Department, however, finds that metal lath covered with plaster is one feature of a fireproof building. Suppose now, that a builder proposes to use something else, but which he is assured is fireproof. We say that the burden of proof is upon him. We have not time to test this material, so we adhere to what the Department dictates. You, therefore, can see why we are obliged to make a strict interpretation of the law.

"Then there is always an element in constant need of watching that is trying to defeat the application of this law. Without an exhaustive system of records we would not be able to handle these people. However, I am studying conditions carefully and perhaps later I may have something else to say should I find that changes are needed."

**LIEN LAW LEGISLATION.**—Mr. Moses Allen Warren, of Thompson, Warren & Pelgram, attorneys, 49 Wall st, who has been retained to prepare amendments to the lien law of the State of New York that will give subcontractors better protection, is reported to be meeting with very general co-operation in his work. He expects to have the bill ready to be introduced in the Legislature in a week or two.



## A PROBLEM IN INTERIOR DECORATION.

Worked Out in the W. L. Stow Residence  
at Roslyn, L. I., with Charming Effect.

THE artistic arrangement of the home is the growing need and requirement of an age in which culture, refinement and the light of newer and higher ideals are beginning to shine as the resultants of national prosperity, power and progress.

The interest attaching to interior decoration is inexhaustible. People will go on discussing its problems until the end of time, there are so many ways in which the subject may be treated, some of them fallacious, fanciful, idealistic and impossible. But one aspect deserves close study, that is the practical.

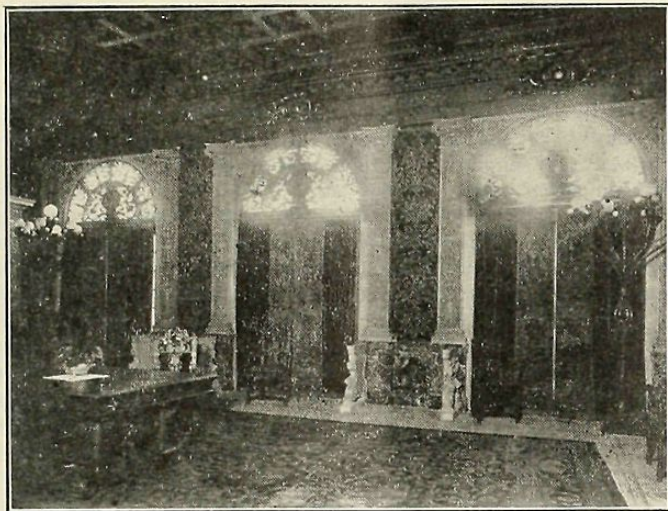
Whether a mansion or modest cottage wearing the freshness of recent construction or bearing the earmarks of a past gener-

A dado of verte antique marble two and one-half feet high supports the pilasters, which in turn carry a cornice extending from the level of the top of the windows to the ceiling. Ornaments in the form of escutcheons, with figures of little cupids on either side, are applied to the cornice at intervals.

At the end of the room a mantel of the finest quality of Carrara marble, with a niche over the mantel-shelf to take a bust, extends to the cornice and makes it a part of the design. The whole is beautifully carved in relief.

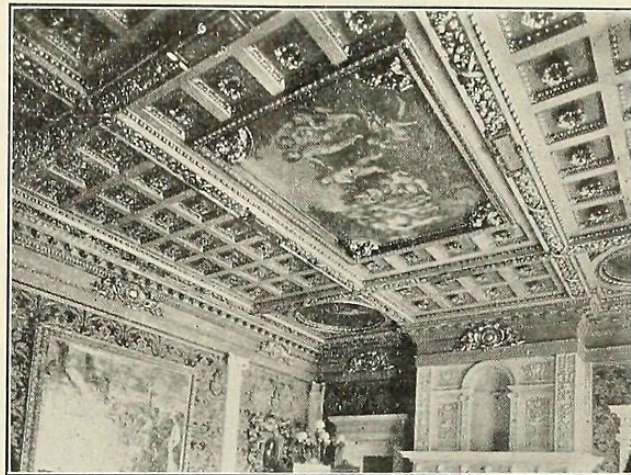
On either side of the mantel are doorways, with casings of white marble, also carved in relief, the same as the pilasters and mantel, after designs of Raphael in the Vatican. The doors themselves are of selected Circassian walnut.

In the treatment of the windows, instead of draping them from the top after the French idea, in order to give a sense of lightness and create a form of decoration, figures in relief were designed for the spandrels, and in the over-window were in-



SHOWING WINDOW TREATMENT.

Dining Room, W. L. Stow Residence.



SHOWING RENAISSANCE CEILING.

Dining Room, W. L. Stow Residence.

ation, the same difficulties are constantly presenting themselves, and their solution often furnishes the keynote to the whole decorative scheme.

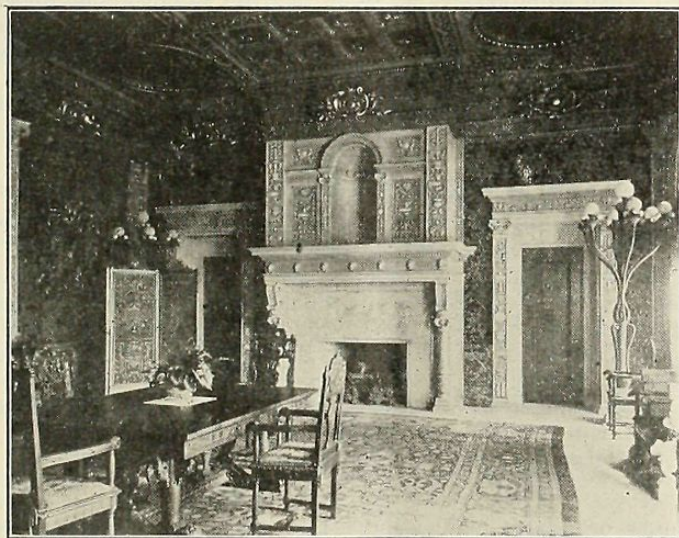
Thus, in the country residence of Mr. W. L. Stow, at Roslyn, L. I., the exterior of which is a reproduction of "Chatsworth,"\* the treatment of the windows presented a peculiar problem for the decorator. The dining-room, which is a monument to its creators, H. O. Watson & Co., is carried out in the purest style of Italian Renaissance. Most beautiful color effects are produced by the contrast of gold with mellow green and white marble of a fine patina of the period, gorgeous yet without a jarring note, creating a sense of rest.

Three windows of the French casement type, fourteen feet in height and with oval tops, give out of the room, which is twenty-eight by thirty-six feet, with ceiling sixteen feet high. No re-

serted open-work grills of Renaissance design of carved wood and decorated with gold and green, rubbed down to an antique finish. To soften the light the grill is backed with green silk of a shade harmonizing with the rest of the room.

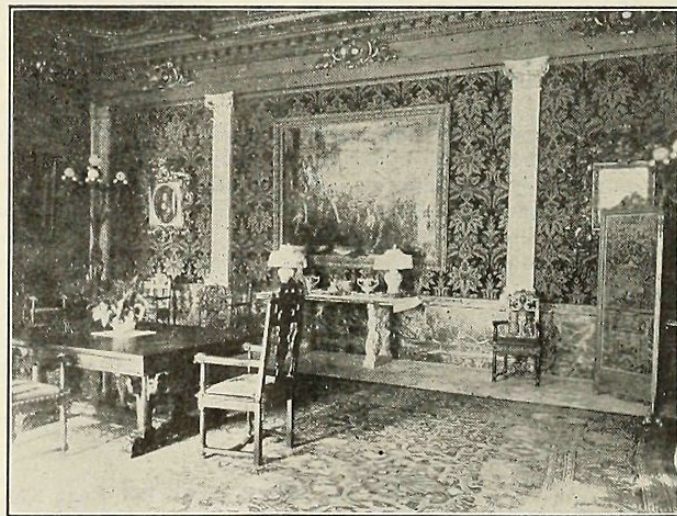
The Renaissance ceiling is cross-beamed, the centre panel containing an appropriate painting by Domenichino—"The Youth of Bacchus." Four round panels are inserted in the corners and contain seventeenth century paintings representing the four seasons. Along the beams are fruits and flowers done in composition, and the central squares are finished with mouldings and medallions into the centre. The whole is treated in low tones of grey green and gold, with the fruits and flowers decorated and toned down in the likeness of real fruits and flowers.

To secure the proper lighting effect, great bronze candelabra, after Donatello, are set in the four corners of the room. This



SHOWING CARVED MARBLE MANTEL AND DOOR CASINGS.

Dining Room, W. L. Stow Residence.



SHOWING TREATMENT OF WALL SPACES.

Dining Room, W. L. Stow Residence.

turns had been provided to make embrasures for the hanging of draperies. The narrow space between the windows and their peculiar shape made it impracticable to place little mouldings around the openings.

To flank the windows with pilasters of white marble seemed to be the solution of the difficulty. These pilasters give an effect of depth to the window openings and are architectural and decorative at the same time. With this decided upon the scheme for the rest of the room was evolved—a repetition of the pilasters breaking the wall spaces into proportionate panels.

arrangement leaves the wall spaces clear to hang between the pilasters tapestries of the period. Temporarily a green and gold figured velvet, specially copied from an antique piece, has been applied to the walls.

The mosaic floor repeats the color scheme with its pistache green, ivory and low toned reds. Curtains of green velvet with borders of tapestry, containing multi-colored figures and foliage of the period of very fine point, hang from a rod at the top of the casement windows, and inside curtains of lace cover the entire sash, placed flat against them. Serving tables with carved white marble supports and verte antique marble tops stand between the windows and on the opposite side of the room.

\*The magnificent mansion of the Duke of Devonshire, situated in Derbyshire, England.



A resume of the color and decorative suggestions for this room shows that infinite care has been exercised in the judicious selection of the colors employed and in the combination of the materials necessary for the living and constructive purposes.

Of course people of moderate means cannot reproduce this elaborate room, such stateliness being impossible of attainment in a small dwelling, but a study of the problem will enable one to adapt at least the principles to his modest requirements. After all the great point of difference between the house of the rich man and that of the poor is in the elaboration of plan and detail.

HENRY HAGAMAN BURDICK.

**BUILDING WITH NATIVE STONE.**

**D**O YOU notice how many edifices of an ecclesiastical and institutional character are now being reared with walls of stone quarried from the foundations or picked up afield in the neighborhood? It was a very general custom in early times, when stone buildings were being erected, to get the material from the nearest quarry, but modern architects in following the example of the early builders, in some degree, improve upon the method and obtain a far more handsome result, sometimes by combining with the dark gray native stone a tracery of terra cotta, as in our City College buildings, or light gray limestone blocks, as in the new Union Theological Seminary and the New South Church.

The buildings of the church and Sababth school of the Second Reformed Church at Hackensack, only recently completed, have walls of rubble masonry, but with cornices, string-courses and all the tracery of the windows done in cut limestone. The native stone in this case was taken from the stonewalls of the surrounding farms. It is an ideal way to get a substantial con-



THE SECOND REFORMED CHURCH AT HACKENSACK. Edwin Pierce Casey and A. Durant Sneden, Asso. Architects.

struction and dignified appearance at a moderate cost per cubic foot, and architects find that when they present a design for a construction of this sort that it at once appeals to official boards.

The architecture of the Hackensack church is English Gothic, with many features in the perpendicular style. The roof of the main building is of the hammer-beam type, built in heavy timber-work, and thoroughly bolted and fitted. The trusses are ornamented with Gothic tracery and support pendant lamps. The wainscot of the chancel, and around under the windows, as well as the pews, are done in quartered oak in Gothic paneling. There are many memorial windows. The structure is most substantial throughout. The roofs are covered with thick green slate, while the gutters and water-spouts are made of copper. The school building (or parish house) has a large assembly hall, a circular gallery and spacious classrooms. In the basement, under both buildings, there is a large room for week-day drills for the young people. Around the church and in the park across the way are trees of large size to make a pretty landscape setting.

—The Andrew J. Robinson Co., builders, of 123 East 23d st, is finishing off two of its most important operations, begun last summer. One is the Fourth Avenue Building at the southeast corner of Fourth avenue and East 27th st, and the other is the Fidelity and Casualty Company's annex at Liberty st and Temple place. Steel deliveries are being made to the 334 Fourth Avenue Building, at Fourth av and East 25th st, which this company is building, construction now being up to the sixth floor.

—Plans are being prepared by the United States Government offices in Washington, D. C., for the disposal of sewage from the new Bronx Valley sewer as an alternative to the present plan of emptying the sewage into the Hudson River, near Yonkers. The Government's plan has not yet been accepted by the State and county authorities, but negotiations are being conducted. Assistant United States Attorney-General Hugh Gordon Miller declared recently that the government is resorting to diplomacy as well as law and equity in the New York harbor pollution cases. He expects that a settlement will be made between the government and Attorney-General O'Malley, representing the State, that will be satisfactory to both sides.

**HIGH PRESSURE CONSTRUCTION.**

The Thompson-Starrett Company reports the completion of the Bryce and Hewitt Buildings at 4th avenue, 27th and 28th sts respectively, a trifle over six months has been consumed in their construction. Tenants are now occupying the Hewitt Building, which was scheduled for completion January 1st, and tenants have also moved into the Bryce Building, scheduled for completion February 1st. Completion dates were based on the understanding that only earth excavations would be required, whereas rock was encountered well below grade, being in some cases only two feet below the basement floors of the demolished buildings.

This fact alone according to Louis J. Horowitz, vice-president and general manager, had it developed before the contracts were signed, would have resulted in the completion dates being extended for at least two months. In addition to this, the contractors suffered still further delay owing to complete changes in the elevator and stairway shafts, in order to reduce to a minimum the fire insurance rates. In spite of these delays, however, the work was pushed forward under high pressure, and although still further difficulties were encountered owing to the fact that the supply of special brick could not be manufactured and delivered fast enough, the completion date for both buildings has been adhered to.

As indicating the rapidity of the construction work proper, it may be noted that the last foundation was finished October 4th, so that the actual erection of both buildings has taken only about twelve or thirteen weeks. These buildings, which contain twelve stories and basement and cover entire block front, are of fireproof steel construction throughout; each building has high pressure steam mains, which can be tapped by tenants requiring steam to run their plants, a sprinkler system, and elaborate vent ducts affording adequate ventilation throughout both structures.

**HOW SOME SPECIFICATIONS ARE WRITTEN.**

A firm of general electrical contractors send a copy of a part of an electric specification prepared by an architect of this city whose name has not been disclosed, saying that as they had read in the Record and Guide some time ago the copy of another electrical specification illustrating how some architects specify, they thought this one might be of interest also. It is written all in one sentence without any punctuation whatever:

Provide in cellar steel cut out box of sufficient amperage fused knife switch to be located as directed from this point run main feed line duct and wiring to and every floor.

A specification like this means anything or nothing to an estimator. At best he can only guess what the architect wishes to have done, or will be satisfied with. Under such circumstances he must figure in the dark and trust to luck. The temptation is, of course, to put in an extremely low and nominal bid that would land the job and leave the real price to be fixed by a subsequent bargain.

As for the architect, the palpable advice he is in need of is that when he is next called upon to write specifications for electrical work he should consult with some one who is technically informed on the subject. An architect is not expected to know everything, any more than any other professional man, but he is supposed to know where to obtain necessary information and counsel.

**BUILDING TRADES BANQUET.**

The following will be the speakers at the annual dinner of the Building Trades Employers' Association to be held at the Waldorf-Astoria on Wednesday evening next: Geo. McAneny, President of the Borough of Manhattan; Arnold W. Brummer, President of the New York Chapter, American Institute of Architects; C. Grant La Farge, President of the Architectural League; Samuel B. Donnelly, Public Printer. There will be a large number of architects present and over five hundred covers will be laid for the members and their guests. Mr. C. G. Norman is Chairman of the Dinner Committee.

—As originally planned, the Ives Memorial Library of New Haven, Conn., was to be heated by the usual form of steam hot blast apparatus. As the contractor's estimates exceeded the appropriation, it became necessary to reduce the cost of the heating apparatus, which was accomplished by selecting the Air-Tube Heater system installed by the Harrison Engineering Company of New York City. This unique system has no boiler or steam coils—a heater of high efficiency takes the place of all steam apparatus and transfers the heat direct to the air which is distributed by means of a fan.

—The various contractors for the erection of the Chelsea piers in West street from 14th to 23d sts will turn them over to the city on March 1st and formerly declare them completed. The Edison Portland Cement Co., 1133 Broadway, supplied the cement used in the construction of the reinforced concrete faces of all these piers. This improvement cost \$10,000,000, and extend half a mile along the city's water front.



## THE WEST FARMS CENTER.

Nature and Extent of the Building Operations There and of the Chances Presented to Builders.

By William Peters.\*

**WEST FARMS**, the great centre of the Bronx, is situated at the head of navigation on the Bronx River, and close to Bronx Park. This ancient village, formerly of Westchester County, is getting to be the great business centre of the North Borough. While the boundary lines of "West Farms" are not generally known, it is supposed to be bounded on the east by the Bronx River, north by the Zoological Gardens and Bronx Park, and by Crotona Parkway on the west and 172d st on the south. West Farms is tapped by five lines of the Union Railway Company, which either pass through or make it a terminal; also by the Interborough with one line known as the "Zoological Park line," and another known as the "Crosstown line," which connects the East Side and West Side subways. The cars of the "Crosstown line" will no doubt run to the Eastern Boulevard and Westchester Creek early in the spring, the tracks having just been completed. The Subway line also makes West Farms a terminal.

Taking all these traveling facilities into consideration, they are certain to make West Farms a business centre. Until a year ago very little vacant property had been sold, except during the boom of 1904. During the last year, and especially in that section line north of Tremont av and east of Boston road, a large number of vacant plots were sold to builders for improvement, and there are now newly constructed or under construction about fifty 4 and 5-sty modern apartment houses—with very few vacancies, and in most cases apartments in new buildings are rented before buildings are completed.

There is now under construction at the corner of Tremont av and Crotona Parkway a 6-sty elevated apartment house. A firm of prominent builders have just completed nine up-to-date 4-sty apartment houses on Vyse av, south of 180th st, and the same firm have now under construction five more buildings of the same class on Daly av, south of 180th st.

Forbes Bros. have just completed four 5-sty apartment houses at the corner of 180th st and Vyse av, on a plot 116x100, in which stores were rented before the building was completed. There is hardly a block in this section where vacant property is not in demand and where there are not new buildings under construction.

There is also activity in the building line on Crotona Parkway and the Southern Boulevard, where vacant property is in good demand on account of the width of the street, being 200 feet, with a park in the centre. No doubt it is one of the finest boulevards in New York, outside of the Grand Boulevard and Concourse. New Tremont av, from the Bronx River to Westchester Creek, is about completed, and it will, no doubt, bring a great many people to West Farms from Unionport and the Westchester sections as soon as the Interborough line operates its cars over that avenue. On account of the enormous amount of traffic through West Farms, the city has widened Old Tremont av, between Boston road and the Bronx River from 100 to 180 feet.

The Bronx River is navigable to West Farms, and building materials, such as lumber, brick, cement, lime, etc., are delivered to the surrounding territory in great quantities. A large demand for building material also makes water-front property very expensive and in great demand.

Property along West Farms Square is also in demand. Stores which rented prior to the boom in 1904 for \$25 have since found ready takers at from \$60 to \$125. The old tavern, formerly called the "Half-Way House," that was the stopping place of the stage-line running from New York to Boston, and was situated on Boston road opposite the square and in front of the present Subway station, has been torn down and on its site has been erected a modern structure occupied for hotel and banking purposes and, restaurant, at a yearly rental of about \$5,700.

Lots in the side streets, such as 180th st, which sold about ten years ago for about \$2,000, are in strong demand and now readily sell at from \$5,500 to \$6,000 each. The property around the Square cannot be had at the present time, unless an enormous big price is paid for it, and it is hard telling WHAT THE FUTURE WILL BRING, especially in about two years from now, when the New York, Boston and Westchester Railroad, which is now under construction, will have a connection with the Subway at Tremont and Boston av, where commuters from all over Westchester County will be brought to West Farms, at intervals of a very few minutes.

**ANOTHER MODEL CITY.**—It develops that the Steel Trust is planning the expenditure of \$10,000,000 for a model city near Birmingham to be named Corey, in honor of the president of

\*The author is a member of the Real Estate Committee of the North Side Board of Trade which has just submitted as its annual report a series of detailed descriptions of the exceptional building activity that marked the past year in most sections of the Bronx, and the account which Mr. Peters has written constitutes one of the divisions of that report.

the trust. It is proposed to spend the entire \$10,000,000 in two years. The city of Corey will provide for a population of 30,000. It will be located two miles from the present city of Birmingham, with which it will be connected by electric cars. The trust has set aside a large tract of land to be sold to employees of the trust at about cost.

## THE 34TH STREET ARCADE.

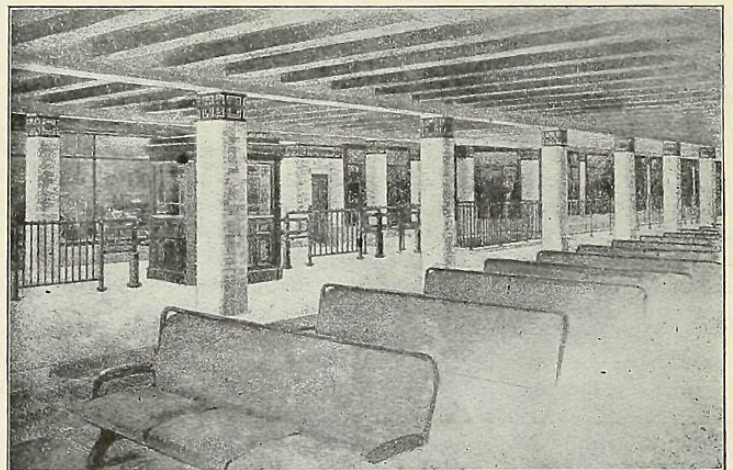
AS A BUILDER'S PROPOSITION—NATURE AND EFFECT OF THE IMPROVEMENT.

**THE** underground continuous transit project for 34th st, between 2d and 9th avs, will create a big proposition for builders in case the Arcade feature is incorporated with it. An arcade on either side of the moving platform would mean ONE CONTINUOUS STATION. Stores would be altered and made over so as to have entrances on the arcade, and basement space would become almost as useful as ground-floor space. Practically, 34th st would be double-decked, with two tiers of show-windows and two tiers of sidewalks.

The whole length of the street would be transformed into a business thoroughfare in spite of everything, and the increase of values would COMPEL A REBUILDING MOVEMENT in those blocks which are still residential or not well adapted to high-class retail trade. Transportation by the moving platforms would be found so convenient and easy that it would be very natural for the shopping crowds to move along from store to store. If the arcade feature is adopted, in a word, 34th st will be THE MOST THROGGED SHOPPING CENTER IN THE CITY.

### PRESENT STATUS.

The status of the scheme now is, that the recommendation of the Board of Estimate to construct a line of moving platforms in 34th st lies before the Public Service Commission for approval and action. The Continuous Transit Securities Company, of 45 Broadway, will be a bidder when proposals for a franchise are invited. It is the proposition of this company to construct this subway in the form of an Arcade, with the continuous train in the centre, promenades on each side, and entrances to build-



UNDERGROUND ARCADE AND MOVING PLATFORM.

This arcade and continuous railway is proposed for 34th street. There would be one continuous station from end to end of the line, with stores on either side.

ings and intersecting streets. But the Commission may decide not to make the Arcade feature obligatory upon the contractor, and to construct the subway purely as a transportation subway.

The principle upon which the moving platform is to be constructed is that of the continuous belt conveyor. The platform is made up of short units coupled together and so forming AN ENDLESS CHAIN, which is kept in constant motion. Provision is made for the loading and unloading of passengers at will by the introduction of narrow loading-platforms moving at differential speeds.

The Subway in which this continuous train will move will be constructed by much the same engineering methods as the existing Subways, and with similar materials. To what extent the workings may interfere with the free circulation of business is a matter that should be investigated by the local merchants with the object of having the interference reduced to the lowest quantity, and this can be effected through stipulations in the form of contract to be signed by the general contractor.

—The two electric high-speed 4-track railroad projects to Portchester & Boston, with a capital of \$5,000,000. A final route embodying parts of both lines have been laid out, including a branch to White Plains. The New Haven Railroad interests are in control, with J. P. Morgan and Wm. Rockefeller among the directors. Leverett S. Miller, of 63 Beaver st, New York, is president, and Augustus S. May, of Bridgeport, secretary. The office of the company is at 63 Beaver st, New York City. Sections of the road are now under construction, but it is believed that ultimate plans for a New York terminal have not been matured, though there are indications that closer relations will be established with the Interborough systems than has been supposed. Mr. Morgan's prominence in both companies is one of the circumstances pointing to this conclusion.

**MECHANICS' LIENS and BUILDING LOAN CONTRACTS** afford you a line on credits.



## NOVELTIES.

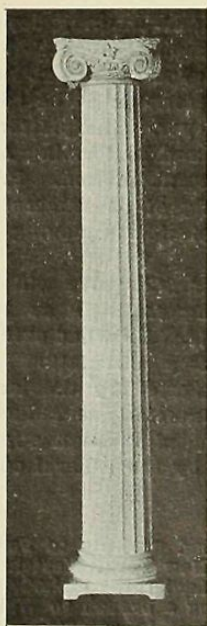
**PLATE GLASS BATHROOM FIXTURES.**—This is a Western idea that is being introduced into this territory. Nickel plate will spot and, unless it is of very high grade, it will peel. If it spots hard rubbing is required to repolish it. Brass has the same drawback. Even a lazy servant or porter can have no excuse for not keeping plate-glass fixtures looking bright and clean. They are sanitary, too. No dust accumulations can rub from rack to towel, for instance. They never wear out and they are practically indestructible. This novelty should make a hit with the fastidious woman apartment hunter. The same idea could be carried out in the kitchen. They are not expensive, either. Ask the Buyers' Bureau about it and send along a 2-cent stamp (in care of the Record and Guide).

**FIREDOORS THAT CANNOT SAG.**—The fire gong sounds through the factory, loft or office building and somebody jumps for the firedoors and window shutters to close them. Every minute counts. Valuable stock lies about, which water would ruin or heat spoil. The man with the presence of mind tugs and pulls, but, alas, the door or shutter sags and it will not close. Result: thousands of dollars loss. This can be prevented by using a device that has recently been put on this market. The bolt or lag screw passes through a shell that has a long flange on its upper side that mortises itself into the wall or door casing so that it cannot turn, no matter what pressure is placed upon the door. There is the usual swivel, but the door-hanger is supplied with extra bolt holes where the principal weight is carried. In the emergency a shutter or door hung with this device would be found to hang true. Further details regarding sizes and makers will be supplied by the Buyers' Bureau upon receipt of a two-cent stamp.

**AN AID TO BURGLAR PROOFING APARTMENTS.**—The daily papers frequently report stories of daring burglars who lower themselves over the side of a house by rope to a window open for ventilation six or eight stories above the street. But science has foiled the thief, if apartment house, hotel, office, loft and show room windows are to be fastened with a device that is coming on this market. Any window can be left open either at top or bottom without danger of intrusion. It is a permanent fixture easily applied, cannot be jimmied, yet is quickly operated. It is built to stand great pressure. It is worth investigating, and a two-cent stamp addressed to the Buyers' Bureau, of the Record and Guide, 11 East 24th st, will supply the necessary information.

**HOT WATER FROM WASTE HEAT.**—Many a steam engineer has been called in for consultation by a manufacturer to know why he cannot raise a sufficient head of steam early in the morning. The manufacturer finds his machinery running slow and he also finds that he is losing money. The engineer, after a little investigation, tells him he is using his boilers to supply hot water as well as steam. The boiler cannot stand the strain, more fuel is burned, there is a fluctuating gauge and the machines do not turn out work as they ought to. To solve the problem a separate hot water plant is frequently installed. A local company with a factory near this city is making a device that utilizes the waste heat in the fire box that otherwise passes out of the chimney. The Buyers' Bureau, care Record and Guide, will tell those interested more about this. Don't forget a two-cent stamp.

**METAL COLUMNS FOR VERANDAS AND INTERIORS.**—



You have seen handsome hardwood columns on the porches of fine residences spoiled by huge cracks. When these come the column is ruined. The owner would have welcomed an improvement that is being put into the hands of the builder of to-day. It is a metal column, made of galvanized sheet steel with reinforcement rod from base to capital. They can be shortened or lengthened by cutting with hacksaw or extending by collar. Their life is figured at twenty years in damp territories. In reasonably dry localities they are good for an indefinite period. They will support a much heavier weight than the glued up wooden shaft. The seam is on the inside, and when the painter gets through it is not discernible. A balustrade can be easily attached to columns. If exceptionally heavy weights are to be placed above columns they can be filled with concrete. The Buyers' Bureau, care Record and Guide, will give further information to inquirers who send a two-cent stamp.

—Church E. Gates & Co., lumber merchants, have been working steadily during the past two years on the improvement of their Oak Point water front property. The tract comprises 800 city lots, but consisted largely of salt meadow land, which has been cribbed and is being filled in. This made ground extends so far out into the channel that all along the frontage line the water has a depth of 40 ft. Anywhere along these docks, which Church E. Gates & Co. have constructed, ocean vessels could unload and receive cargoes.

## BUILDING FOR THE SHOE TRADE.

The new 12-sty and basement fireproof building, to be erected at the southwest corner of Hudson and Duane sts, on an irregular plot containing about 9,000 sq. ft., by Messrs. Sonn Bros., when completed will be occupied by Morse & Rogers, lessees, for their wholesale shoe business. The building is entirely fireproof and has been designed for the express purpose of meeting with the requirements of the lessees. It will include



FIREPROOF WAREHOUSE.

Duane, southwest corner Hudson Sts.

Rouse & Goldstone, Architects.

three elevators and especially designed hoisting and lowering apparatus for conveying packages to and from the various floors. The building will cost approximately \$450,000, and will be erected from plans made by and under the supervision of W. L. Rouse and L. A. Goldstone, architects, 12 West 32d st.

**CONTRACTORS' PLANT FOR THE EAST RIVER TUNNELS.**—Rarely has there been a more complete account of contractors' plant for an important engineering work than that embodied in the paper read before the American Society of Civil Engineers. The author, Mr. Henry Japp, M. Am. Soc. C. E., occupies some seventy-five pages in the last Proceedings of the Society, with a fully detailed description of the machinery and appliances used by the contractors who built the East River tunnels of the Pennsylvania Railroad, giving particulars concerning the construction, installation, and operation of air-compressors, steam boilers, steam pipes, coal-handling apparatus, air pipes, hydraulic plant, fire service appliances, tunnelling shields, grouting plant, transport systems, caissons and air locks, pumps, stone crushers, concrete mixers, dredging plant and workshop.

—Very satisfactory progress is being made on dry dock No. 4 at the Brooklyn navy yard. The new contractor is employing about 250 men a day or three times the force his predecessor had on the job during the most active period. Necessarily all the present work is preliminary, such as driving sheet piling around the troublesome sewer and across the entrance to the dock, drilling test holes to determine how far the caissons must go down, building construction tracks, installing plant, etc. The present contractor has abandoned the Williams and Spearin cableway towers and they are being taken off the work. The plant has been equipped for lighting, in order that there may be night work, and the contractor proposes to employ three shifts of workmen.



# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS

### INDEX.

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

#### BRICK.

The Remas Const Co, 545a Macon st, Brooklyn, owner.  
 H C Schneider Bldg & Const Co, 514 South 14th st, Newark, N J, owner.  
 Frank Nordone, 232 South 7th av, Mt Vernon, N Y, owner.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Const Co, 332 Beekman av, owner.  
 The Weiher Const Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Const Co, 600 W 140th st, owner.  
 Thornton Bros, 1320 Clay av, owner.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner.  
 Comfort Realty Co, 8 W 39th st, owner.  
 C O Johnson, 240 10th av, builder.  
 Mortensen & Co, 401 W 24th st, builder.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 David Isseks, 478 Water st, owner.  
 James Carlew, 17 West 122d st, owner.  
 Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Taylor & Mosley, 1 Nassau st, architects.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.  
 T J McLaughlin Sons, 39 East 42d st, owners.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

#### STONE.

The Remas Construction Co, 545a Macon st, Brooklyn, owner; limestone.  
 H C Schneider Bldg & Construction Co, 514 South 14th st, Newark, N J, owner; limestone.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Construction Co, 332 Beekman av, owner.  
 The Weiher Construction Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owner.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner; white marble.  
 Comfort Realty Co, 8 West 39th st, owner.  
 C O Johnson, 240 10th av, builder; blue-stone coping.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 James Carlew, 17 West 122d st, owner; limestone.  
 Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; limestone, about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner; limestone.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Taylor & Mosley, 1 Nassau st, architects.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.  
 T J McLaughlin Sons, 39 East 42d st, owners.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner; granite, limestone.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

#### TERRA COTTA.

The Chemists Building Co, 25 Broad st, owner; white terra cotta.  
 Comfort Realty Co, 8 West 39th st, owner; terra cotta coping.  
 Mortensen & Co, 401 West 24th st, builder; terra cotta coping.  
 David Isseks, 478 Water st, owner; terra cotta coping.  
 Adolph Miller, 171 East 81st st, owner; terra cotta coping.

#### ROOFING.

The Remas Construction Co, 545a Macon st, Brooklyn, owner.  
 H C Schneider Building & Construction Co, 514 South 14th st, Newark, N J, owner.  
 Frank Nordone, 232 South 7th av, Mt Vernon, N Y, owner.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Construction Co, 332 Beekman av, owner.  
 The Weiher Construction Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owner.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner; tile roof.  
 Comfort Realty Co, 8 West 39th st, owner; slag roof.  
 C O Johnson, 240 10th av, builder; concrete and tile roof.  
 Mortensen & Co, 401 West 24th st, builder.  
 Flanagan & Sweeney, 465 West 159th st, owner.  
 David Isseks, 478 Water st, owner; tar and gravel roof.  
 James Carlew, 17 West 122d st, owner; gravel and concrete roof.  
 Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Taylor & Mosley, 1 Nassau st, architect.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.  
 T J McLaughlin Sons, 39 East 42d st, owners.  
 Adolph Miller, 171 East 81st st, owner; tar and gravel roof.  
 Fabian Construction Co, 175 5th av, owner; slag roof.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

#### IRON AND STEEL WORK.

Comfort Realty Co, 8 West 39th st, owner; steel frame.  
 C O Johnson, 240 10th av, builder; iron stairways and balconies, steel frame.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner; steel frame.

#### FIREPROOFING.

The Chemists Building Co, 25 Broad st, owner; fireproof stairs.  
 E N Sorgenfrei, 1993 Boston road, owner.  
 T J McLaughlin Sons, 39 East 42d st, owner.  
 Adolph Miller, 171 East 81st st, owner.

#### PLUMBING.

The Remas Construction Co, 545a Macon st, Brooklyn, owner.  
 H C Schneider Building & Construction Co, 514 South 14th st, Newark, N J, owner.  
 Frank Nordone, 232 South 7th av, Mt Vernon, N Y, owner.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Construction Co, 332 Beekman av, owner.  
 The Weiher Construction Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owners.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner.  
 Comfort Realty Co, 8 West 39th st, owner.  
 C O Johnson, 240 10th av, builder.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 David Isseks, 478 Water st, owner.  
 James Carlew, 17 West 122d st, owner.  
 Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner.

Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Taylor & Mosley, 1 Nassau st, architects.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.  
 T J McLaughlin Sons, 39 East 42d st, owner.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

#### GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

The Chemists Building Co, 25 Broad st, owner; copper skylights.  
 C O Johnson, 240 10th av, builder; galvanized iron and wire glass skylights.  
 Mortensen & Co, 401 West 24th st, builder; copper cornices.  
 David Isseks, 478 Water st, owner; galvanized iron cornices.  
 James Carlew, 17 West 122d st, owner; galvanized iron and wire glass skylights, copper cornices.  
 Adolph Miller, 171 East 81st st, owner; galvanized iron skylights and cornices.  
 Fabian Construction Co, 175 5th av, owner; galvanized iron and glass skylights.

#### HEATING APPARATUS & SUPPLIES.

The Remas Construction Co, 545a Macon st, Brooklyn, owner.  
 H C Schneider Building & Construction Co, 514 South 14th st, Newark, N J, owner.  
 Frank Nordone, 232 South 7th av, Mt Vernon, N Y, owner.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Construction Co, 332 Beekman av, owner.  
 The Weiher Construction Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owners.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner; steam heat.  
 Comfort Realty Co, 8 West 39th st, owner; steam heat.  
 C O Johnson, 240 10th av, builder; steam heat.  
 Mortensen & Co, 401 West 24th st, builder.  
 David Isseks, 478 Water st, owner; stoves.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 James Carlew, 17 West 122d st, owner; steam heat.  
 Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Taylor & Mosley, 1 Nassau st, architects.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.  
 T J McLaughlin Sons, 39 East 42d st, owner.  
 Adolph Miller, 171 East 81st st, owner; steam heat.  
 Fabian Construction Co, 175 5th av, owner; steam heat.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

#### ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

The Chemists Building Co, 25 Broad st, owner.  
 C O Johnson, 240 10th av, builder.  
 T J McLaughlin Sons, 39 East 42d st, owner.

#### ELEVATORS.

The Remas Construction Co, 545a Macon st, Brooklyn, owner; dumbwaiter.  
 H C Schneider Building & Construction Co, 514 South 14th st, Newark, N J, owner; dumbwaiter.  
 Francis X Keil, 1010 Kelly st, owner; dumbwaiter.  
 The Tiffany Construction Co, 332 Beekman av, owner; dumbwaiter.  
 The Weiher Construction Co, 76 East 86th st, owner; dumbwaiter.



The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owners; dumb-waiters.  
 Adolph Wexler, 204 Bush st, owner, dumb-waiters.  
 The Chemists Building Co, 25 Broad st, owner.  
 Comfort Realty Co, 8 West 39th st, owner; dumbwaiter.  
 C O Johnson, 240 10th av, builder.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 James Carlew, 17 West 122d st, owner.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 T J McLaughlin Sons, 39 East 42d st, owner.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner.

**PAINTS.**

The Remas Construction Co, 545a Macon st, Brooklyn, owner.  
 H C Schneider Building & Construction Co, 514 South 14th st, Newark, N J, owner.  
 Frank Nordone, 232 South 7th av, Mt Vernon, N Y, owner.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Construction Co, 332 Beekman av, owner.  
 The Weiher Construction Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owner.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner.  
 Comfort Realty Co, 8 West 39th st, owner.  
 C O Johnson, 240 10th av, builder.  
 Mortensen & Co, 401 West 24th st, builder.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 David Isseks, 478 Water st, owner.  
 James Carlew, 17 West 122d st, owner.

Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Taylor & Mosley, 1 Nassau st, architects.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.  
 T J McLaughlin Sons, 39 East 42d st, owner.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

**HARDWARE.**

The Remas Construction Co, 545a Macon st, Brooklyn, owner.  
 H C Schneider Building & Construction Co, 514 South 14th st, Newark, N J, owner.  
 Frank Nordone, 232 South 7th av, Mt Vernon, N Y, owner.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Construction Co, 332 Beekman av, owner.  
 The Weiher Construction Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owners.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner.  
 Comfort Realty Co, 8 West 39th st, owner.  
 C O Johnson, 240 10th av, builder.  
 Mortensen & Co, 401 West 24th st, builder.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 David Isseks, 478 Water st, owner.  
 James Carlew, 17 West 122d st, owner.  
 Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.

Taylor & Mosley, 1 Nassau st, architect.  
 T J McLaughlin Sons, 39 East 42d st, owner.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

**PLATE GLASS.**

The Remas Construction Co, 545a Macon st, Brooklyn, owner.  
 H C Schneider Building & Construction Co, 514 South 14th st, Newark, N J, owner.  
 Frank Nordone, 232 South 7th av, Mt Vernon, N Y, owner.  
 Francis X Keil, 1010 Kelly st, owner.  
 The Tiffany Construction Co, 332 Beekman av, owner.  
 The Weiher Construction Co, 76 East 86th st, owner.  
 The Hubbard Alton Co, J D Rouck, Pres, 189 Montague st, Brooklyn, owner.  
 The Gussaroff Realty & Construction Co, 600 West 140th st, owner.  
 Thornton Bros, 1320 Clay av, owners.  
 Adolph Wexler, 204 Bush st, owner.  
 The Chemists Building Co, 25 Broad st, owner.  
 Comfort Realty Co, 8 West 39th st, owner.  
 C O Johnson, 240 10th av, builder.  
 Mortensen & Co, 401 West 24th st, builder.  
 Flanagan & Sweeney, 465 West 159th st, owners.  
 David Isseks, 478 Water st, owner.  
 James Carlew, 17 West 122d st, owner.  
 Charles Lupprian, 180 Main st, New Rochelle, N Y, architect; about Jan 25.  
 E N Sorgenfrei, 1993 Boston road, owner.  
 Criterion Construction Co, L Matz, Pres, 222 Riverside Drive, owner; about Mar 1.  
 Taylor & Mosley, 1 Nassau st, architects.  
 The Maxwell Briscoe Motor Co, Tarrytown, N Y, owner.  
 T J McLaughlin Sons, 39 East 42d st, owner.  
 Adolph Miller, 171 East 81st st, owner.  
 Fabian Construction Co, 175 5th av, owner.  
 Cluett, Peabody & Co, 22 West 19th st, owner; about Feb 15.

**PROJECTED BUILDINGS.**

**Manhattan.**

**Apartments, Flats and Tenements.**

163D ST, n s, 100 e Broadway, 6-sty brick and stone apartment house, 110x86.11, slag roof, steam heat, terra cotta coping, steel frame; cost, \$160,000; owner, Comfort Realty Co., 8 West 39th st; architects, Schwartz & Gross, 347 5th av. Plan No. 28.

**Office and Loft Buildings.**

19TH ST, Nos. 247-253 West, 10-sty brick and stone mercantile building, 79.2x107, concrete and tile roof, galvanized iron and wire glass skylights, steam heat, blue stone coping, iron stairways and balconies, steel frame; cost, \$190,000; owner, Revel Realty & Securities Co., 90 West Broadway; architect, Henry Davidson, 255 West 69th st. Plan No. 24.

C. O. Johnson, 240 10th av, has contract. Albert J. Appell, president; Geo. W. Simpson, secretary.

41ST ST, Nos. 50-54 East, 10-sty brick, stone and marble club house and office building, 56.8x73.4, tile roof, copper skylights, white terra cotta, fireproof stairs, steam heat, white marble; cost, \$200,000; owner, The Chemists Building Co., 25 Broad st; architects, York & Sawyer, 156 5th av. Plan No. 27.

No contracts have yet been issued. Dr. Morris Loeb, president; Chas. F. Chandler, vice-president; Wm. H. Nichols, Jr., secretary.

37TH ST, Nos. 5-7-9 West, 12-sty brick and stone stores and office, 75x90, gravel and concrete roof, galvanized iron and wire glass skylights, copper cornices, steam heat, limestone; cost, \$250,000; owner, James Carlew, 17 West 122d st; architects, Cleverdon & Putzel, 41 Union sq. Plan No. 32.

Samuel McGuire, 31 West 90th st, will superintend.

20TH ST, Nos 40-46 w, 12-sty brick and stone store and loft, 107.8x82, slag roof, galvanized iron and glass skylights, steam heat, granite, limestone, steel frame, elevators; cost, \$350,000; owner, Fabian Const. Co., 175 5th av; architects, Schwartz & Gross and B. N. Marcus, 347 5th av. Plan No. 36.

Moses Crystal, president and secretary; I. C. Crystal, treasurer.

EAST BROADWAY, No. 103, 5-sty brick and stone store and loft, 23.2x69; tin roof, galvanized iron cornices, stoves, iron balconies; cost, \$12,000; owner, B. Schlanowsky, 11 West 119th st; architect, Max Muller, 115 Nassau st. Plan No. 37.

33D ST, No 12 East, 12-sty brick and stone store and loft, 25x89.4; slag roof, galvanized iron skylights, steam heat, terra cotta blocks; cost, \$85,000; owner, Sarah Switzer, 210 West 79th st; architect, Walter E. Thompson, 1123 Broadway. Plan No. 38.

**Miscellaneous.**

55TH ST, Nos. 431-433 East, 3-sty brick bottling house, 50x100, slag roof, copper cornices, terra cotta coping; cost, \$60,000; owner, Peter Doelger, 405 East 55th st; architect, A. G. Koenig, 401 West 24th st. Plan No. 26.

Mortensen & Co., 401 West 24th st, has general contract.

5TH AV, No. 342, 3-sty brick and stone engine house, 40x41.4, tile roof, limestone cornices, copper skylights, steam heat, bluestone coping, steel columns; cost, \$35,000; owner, New York City; architect, Alexander Stevens, 157 East 69th st. Plan No. 25.

No contract has been issued.

MANGIN ST, Nos. 94-96, 2-sty brick stable, 16x14, tar and gravel roof, terra cotta coping; cost, \$500; owner, David Isseks, 478 Water st; architect, O. Reissmann, 30 1st st. Plan No. 30.

8TH AV, n w cor 157th st, Polo Grounds, 2-sty frame and iron grand stand, 176x52; cost, \$10,000; owner, National Base Ball League, on premises; architect, Frank Ring, 525 West 24th st. Plan No. 31.

1ST AV, 26th and 28th sts, East River, Bellevue Hospital Grounds, 1-sty frame and iron passage and stairs, 300x7; cost, \$3,000; owner, City of New York; architect, M. J. Harkins, ft East 26th st. Plan No. 33.

**Factories and Warehouses.**

MANGIN ST, Nos. 94-96, 2-sty brick factor, 40x62, tar and gravel roof, gal-

vanized iron cornices, terra cotta coping, stoves; cost, \$10,000; owner, David Isseks, 478 Water st; architect, O. Reissmann, 30 1st st. Plan No. 29.

84TH ST, Nos. 327-329 East, 3-sty brick and stone warehouse, 40x98.2; tar and gravel roof, galvanized iron skylights and cornices, terra cotta coping, steam heat; cost, \$20,000; owner, Adolph Miller, 171 East 81st st; architects, Gross & Kleinberger, Bible House. Plan No. 35.

1ST AV, 26th and 28th sts, East River, Bellevue Hospital Grounds, 1-sty brick storage house, 11x8; cost, \$600; owner, City of New York; architect, Louis C. Frees, ft East 26th st. Plan No. 34.

**Stables and Garages.**

29TH ST, Nos. 541-547 West, 3-sty brick and stone stable and garage, 66.8x98.9, Ohio tile roof, copper skylights, steam heat, steel frame; cost, \$50,000; owner, W. & J. Sloane, 884 Broadway; architect, James B. Baker, 156 5th av. Plan No. 39.

**MANHATTAN ALTERATIONS.**

CANAL ST, Nos. 51-53, partitions to 5-sty brick tenement; cost, \$500; owner, Samuel Silberman, 51-53 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 87.

CENTRE ST, No. 118, toilets, windows, to 5-sty brick tenement, store and office; cost, \$1,200; owner, Catherine Viemeister, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 92.

ELIZABETH ST, No. 163, partitions, windows, walls to 4-sty brick tenement; cost, \$1,500; owner, Dominick Abbate, 226 Lafayette st; architect, R. Rohl, 128 Bible House. Plan No. 96.

LEWIS ST, No. 132, air shaft, windows, partitions, to 5-sty brick tenement; cost, \$2,500; owner, P. Benenson, 164 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 78.

SPRING ST, No. 24, alter floor beams, partitions, to 3-sty brick moving picture show; cost, \$1,500; owner, John Malgieri, 204 Mott st; architect, Louis A. Sheinart, 190 Bowery. Plan No. 75.

Names and addresses of ALL who want building materials are given with description of the buildings and other information.



12TH ST, No. 619 East, partitions, toilets, windows, to 4-sty brick tenement; cost, \$800; owner, Louisa Bayer, on premises; architect, John G. Pfuler, 66 10th av, Whitestone, L. I. Plan No. 81.

25TH ST, No. 167 West, partitions, toilets, to 5-sty brick store and tenement; cost, \$600; owners, Emma E. Horn and Lena Entinger, Hotel Marie Antonette, 67th st and Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 84.

30TH ST, Nos. 30-32 West, 4-sty brick and stone extension, 25.6x2.6, front wall, to two 4-sty brick and stone store and office; cost, \$16,000; owner, August Janssen, 34 West 30th st; architect, B. Hus-tace Simonson, 315 5th av. Plan No. 80.

Architects states that no contract has been issued.

31ST-32D STS, 7th and 10th avs, erect lunch rooms to 4-sty brick and stone Railroad terminal station; cost, \$4,000; owner, Penn. Tunnel & Terminal R. R. Co., Penn. station; architects, McKim, Mead & White, 160 5th av. Plan No. 95.

37TH ST, No. 146 West, 1-sty brick rear extension, 30x5, walls, beams, to 6-sty brick lofts; cost, \$300; owner, Witmark Construction Co., 144 West 37th st; architects, Wm. Anderson & Son, 148 West 37th st. Plan No. 77.

38TH ST, No. 311 West, partitions, windows, to 4-sty brick tenement; cost, \$1,500; owner, Wm. F. Kohring, 309 West 138th st; architect, John H. Krubel, 318 West 42d st. Plan No. 79.

39TH ST, No. 355 West, toilets, partitions, to 4-sty tenement; cost, \$500; owner, E. Bahrenburg, 443 9th st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 93.

59TH ST, Nos. 235-239 East, toilets, sinks, partitions, steel beams, tank, to three 5-sty brick tenements; cost, \$12,000; owner, Henry Korn, 35 East 60th st; architects Sommerfeld & Steckler, 19 Union sq. Plan No. 85.

61ST ST, No. 226 West, partitions, windows, to 5-sty brick tenement; cost, \$800; owner, Sussman Reinhardt, 1694 Lexington av; architect, Nathan Langer, 81 East 125th st. Plan No. 86.

78TH ST, No. 4 East, after stairs, elevator, to 4-sty brick and stone residence; cost, \$5,000; owner, Gitel Dreicer, on premises; architects, L. Alavoine & Co., 712 5th av. Plan No. 83.

109TH ST, No. 202 East, toilets, partitions, windows, skylights, to 4-sty brick tenement and store; cost, \$1,500; owner, Margaret M. Grady, 151 East 30th st; architect, Frank Hausle, 81 East 125th st. Plan No. 91.

131ST ST, No. 266 West, alter vent shaft, partitions, skylights, to 5-sty brick tenement; cost, \$500; owner, Daniel Silberstein Estate, 2457 8th av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 90.

132D ST, No. 171 West, partitions, windows, store to 5-sty brick tenement and store; cost, \$5,000; owner, John J. McGrath, 158 Lenox av; architect, Gro-nenberg & Lenchtag, 7 West 22d st. Plan No. 97.

BROADWAY, w s, opposite 216th st, alter roof, stairs, plumbing, to 3-sty dwelling and office; cost, \$5,000; owner, Thomas Dwyer, 601 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 94.

BROADWAY, s e cor 130th st, 1-sty brick rear extension, 15x25, to 5-sty brick tenement; cost, \$1,500; owner, Kohring Realty Co., 309 West 138th st; architect, John H. Knubel, 318 West 42d st. Plan No. 82.

GREENWICH AV, No. 127, partitions, plumbing, windows, to 5-sty brick tenement; cost, \$3,000; owner, Selig Littmann, 247 West 46th st; architect, John H. Knubel, 318 West 42d st. Plan No. 89.

1ST AV, No. 15, 1-sty rear extension, 16.8x26, windows, partitions, piers, to 4-

sty brick tenement; cost, \$3,000; owner, Isreal Rathowitz, 165 Stanton st; architect O. Reissmann, 30 1st st. Plan No. 88.

3D AV, No. 2056, partitions, to 4-sty brick store and tenement; cost, \$300; owner, Francis Hustace, Montclair, N. J.; architect, Frank Hausle, 81 East 125th st. Plan No. 76.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

SO. BOULEVARD, s w cor 176th st, 6-sty brick tenement, ashes, cement and asphalt roof, 53x100; cost, \$65,000; owner and architect, J. H. Lavelle, 795 East 176th st. Plan No. 49.

TINTON AV, w s, 104.6 n 160th st, 5-sty brick tenement, tin roof, 40.7 1-16x97; cost, \$32,000; owners, 174th St. Const. Co.; architect, Geo. F. Pelham, 507 5th av. Plan No. 50.

Ignatz Roth, 35 Nassau st, president. 169TH ST, n s, 154 11-16 e Stebbins av, 5-sty brick tenement, tin roof, 37.6x95.2; cost, \$30,000; owners, Machanled Realty Con. Co.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 51.

John P. Levins, 404 West 17th st, president.

#### Dwellings.

SEDGWICK AV, w s, 411 s Kingsbridge road, 2½-sty frame dwelling, 23x45, shingle roof; cost, \$8,000; owner, Anthony Eustis, 1029 Tremont av; architect, B. Ebeling, 1136 Walker av. Plan No. 35.

CEDAR AV, e s, 190 n Sedgwick av, 2-sty frame dwelling, 25x50, slag roof; cost, \$5,000; owner, H. Bauman, 1824 Cedar av; architect, C. G. Barnet, 3081 Hull av. Plan No. 40.

EASTCHESTER ROAD, e s, 103 n McDonald st, 2½-sty brick dwelling, 20x42, shingle roof; cost, \$6,500; owner, Oliver Plott, Rhineland av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 42.

CRUGER AV, w s, 175 n Locust av, 2-sty brick dwelling, 20.4x50, tin roof; cost, \$7,500; owner, Jos. A. Mascia, 275 East 151st st; architect, Frank Hausle, 81 East 125th st. Plan No. 44.

LYON AV, n s, 123 e Castle Hill av, five 2½-sty frame dwellings, 22x52, slate roof; total cost, \$32,500; owner, Andrew Brown, 1360 Castle Hill av; architect, Harry Nordheim, Tremont av and Bronx st. Plan No. 45.

CHATTERTON AV, n s, 255 w Olmstead av, six 2-sty frame dwellings, 21x46, tin roof; total cost, \$30,000; owner and architect, Chas. E. Devermann, 2040 Blackrock av. Plan No. 46.

NEEDHAM AV, n s, 226 e Fish av, 2-sty frame dwelling, tin roof, 22x36; cost \$4,000; owner, Christopher Conza-lez, 1421 Needham av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 53.

#### Stores and Tenements.

— av, s w cor 180th st, two 5-sty brick stores and tenements, 33.6x90 and 37.9x88, tin roof; total cost, \$68,000; owner, L. W. Devine, — East 180th st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 38.

OGDEN AV, w s, 75 n 164th st, three 1-sty brick stores, sizes irregular, slag roof; total cost, \$12,000; owner, F. W. Kinsman, Jr., 348 West 87th st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 37.

Tinton av, n w cor 160th st, three 5-sty brick stores and tenements, 40x94.6x92.6, tin roof; total cost, \$100,000; owners, The 174th St. Construction Co., Ignatz Rotti, 35 Nassau st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 43.

#### Miscellaneous.

BRONX RIVER ROAD, n s, 100 e Stephens av, toboggan slide, 20.6x50; cost, \$5,000; owner, Rob't F. Rice, 1229 Hoe av; architect, Edwin C. Georgi, 603 East 83d st. Plan No. 47.

ALBANY ROAD, w s, 210.10 n 234th st, 1-sty frame mill, 50x50; cost, \$1,000; owner, Capt. C. B. Hebble, premises; architects, Almaman & Younkheere, 3320 Bailey av. Plan No. 41.

BOSTON ROAD, e s, 72.5 s 179th st, 1-sty brick boiler house, 38.4x43.10, concrete reinforced roof; cost, \$4,000; owners, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegrans, 165 Broadway. Plan No. 39.

171ST ST, n s, 150 w 3d av, 2-sty brick amusement hall, slag roof, 25x100; cost, \$5,000; owner, Albert C. Ayres, White Plains; architects B. & J. P. Wather, 147 East 125th st. Plan No. 52.

#### Stores and Dwellings.

WILLIS AV, w s, 75 s 147th st, three 1-sty rick stores and dwellings, 25x67; total cost, \$6,000; owner, James Fanto, 1133 Broadway; architect, Rob't T. Lyons, 1493 Broadway. Plan No. 36.

#### Warehouses.

WEBSTER AV, e s, 25 n Anna pl, 8-sty brick warehouse, 50x90, slag and concrete roof; cost, \$80,000; owner, Banderkin Building Co., Geo. Kinderman, 1349 Brook av, president; architects, H. P. Ralph and F. A. Burdett, 29 West 34th st. Plan No. 48.

## BRONX ALTERATIONS.

KING ST, s w cor Elliott av, move 1-sty frame office; cost, \$50; owner and architect, Frank McGarry, 660 Burke st. Plan No. 23.

138TH ST, No. 251, 1-sty frame extension, 25x30.6, to 1-sty frame shop; cost, \$200; owner, Mott Estate, 149th st and 3d av; lessee and architect, R. P. Smith, 223 West 135th st. Plan No. 26.

MAIN ST, w s, 75 s Old Bridge, build 1-sty frame upon 1-sty frame boat house; cost, \$2,500; owner, Ferdinand Rosenberger, 566 Brook av; architect, Karl F. J. Seifert, 25 West 42d st. Plan No. 18.

145TH ST, n w cor Tinton av, new toilets, new elevator shafts, to 2-sty brick factory; cost, \$15,000; owners, Sanders & Barnet, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 25.

186TH ST, No. 458, new partitions, &c, to 4-sty brick tenement; cost, \$1,000; owner, Jos. Poldow, 1228 Hoe av; architect, Byron P. Wilson, 496 Robbins av. Plan No. 20.

BLACKROCK AV, s s, 130x155x180 w Castle Hill av, move three 2-sty frame dwellings; total cost, \$3,000; owner, Kasimir Lofink, 2238 Powell av; architect, Fred Hammond, 396 East 155th st. Plan No. 17.

CASTLE HILL AV, w s, 28 n Hermany av, move 2-sty frame dwelling; cost, \$800; owner, Albert Johnson, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 22.

OLINVILLE AV, w s, 104 s King st, move 1½-sty frame stable; cost, \$50; owner and architect, Frank McGarry, 660 Burke st. Plan No. 24.

COURTLANDT AV, No. 769½, new store front, new partitions, etc., to 3-sty frame store and dwelling; cost, \$800; owner, Henry Wilker, on premises; architect, C. F. Lohse, 627 Eagle av. Plan No. 31.

HOE AV, No. 1231, 1-sty frame extension, 18.9x8, to 2-sty frame dwelling; cost, \$500; owner, H. Harris, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 21.

RICHARDSON AV, w s 350 n 241st st, move 2- and 1-sty frame dwelling; cost, \$350; owner and architect, Wm. W. Penfield, 730 East 242d st. Plan No. 28.

ST. RAYMONDS AV, s s, 70 e Castle Hill av, move 2½-sty frame store and dwelling; cost, \$1,500; owner, Louis Magone, 1641 Castle Hill av; architect, Henry Nordham, Tremont av and Bronx st. Plan No. 30.

SPUYTEN DUYVIL PARKWAY, n s, 300 e Riverdale av, 1-sty frame exten-



sion, 12x1 to 1-sty frame storage; cost, \$100; owner and architect, Carlo Cesiano, on premises. Plan No. 29.

UNION AV, s s, 310 w Eastern Boulevard, move 2½-sty frame dwelling; cost, \$500; owner and architect, Wm. J. Hyland, Westchester. Plan No. 19.

3D AV, N. 3923, 1-sty brick extension, 20.4x5 to 3-sty frame store and dwelling; cost, \$75; owner, Edw. Custer, 407 Pleasant av; architect, P. J. Ryan, 174 East 120th st. Plan No. 27.

## ADVANCE REPORTS.

### Architects for Physicians' Building.

41ST ST.—An innovation which promised several years ago to effect a great change in the external conduct of the business of the medical and dental profession has prompted a 12-sty fireproof modern building to be constructed with a view to the exclusive occupancy of prominent physicians and dentists of this city. It will be located at Nos. 40-44 East 41st st on a plot 80x100 ft, from plans now being prepared by Messrs. Israels & Harder, of 31 West 31st st. The character of the building will be dignified and substantial, with lines of simplicity rather than ornateness. The facade will be entirely of Indiana limestone, and will have practically as much light as a corner property, as the surrounding buildings, permit windows on all four sides of the building. The owner of the property is Mr. Charles M. Warner, of Syracuse and this city, and he has arranged to start operations immediately and have the building ready for occupancy by September 1. It will have many interesting features including electric and gas connections, private laboratories, a vacuum system, and compressed air. The estimated cost is placed at about \$500,000. No building contract has yet been awarded. S. Osgood Pell & Co., 537 5th av, will be the agents. The building will be known as "No. 40 East 41st Street." This improvement will complete the south side of 41st st between Madison and Park avs, which already has been improved with a new Bachelor Apartment House, and will also have the new club house for the Society of Chemists, adjoining.

### For a New Montefiore Home.

GUN HILL ROAD.—The Montefiore Home for Chronic Invalids, Broadway and 138th st, has purchased a plot of about four acres on the south side of Gun Hill Road extending from Woodlawn Road to Rochambeau av, and southerly to 210th st, in the west section of the Bronx, on which it contemplates the erection of several modern hospital buildings and one for the general staff and nurses. At the hospital on Friday it was stated that Mr. Bended Isaacs, of 200 Broadway, will have entire charge of building operations. Jacob H. Schiff, is president, Henry Solomon and Leopold Stern, vice-presidents, and B. J. Greenhut, treasurer. No architect has yet been selected or plans prepared.

### Columbia University to Erect New College of Physicians and Surgeons.

MORNINGSIDE HEIGHTS.—The Record & Guide was informed on Thursday that no plans have yet been officially prepared or architect selected for the proposed new medical school which it is announced the trustees of Columbia University will erect involving a total expenditure of about \$3,000,000, on Morningside Heights, where the other college buildings are now situated. The site of the new school will be the square block bounded by Amsterdam av, 116th st, Morningside av and 117th st.

William K. Vanderbilt George J. Gould and Frank A. Munsey have contributed jointly the amount necessary to acquire half of the block, which measures 450x200 ft. The other half of the site is now owned by Mrs. Drexel of Philadelphia, and the Trustees expect in the near future to acquire this plot with money provided by gift. With the entire block in the sole possession of Columbia, the medical school will be secure from interference with its air and light. The present College of Physicians and Surgeons is situated in West 59th st, near 10th av. McKim, Mead & White, 160 5th av, have been architects for Columbia University in previous operations.

### Cluett, Peabody & Co. to Build.

COHOES, N. Y.—Plans are being prepared privately for a large bleachery to have at least 3-stys and basement, measuring 100x330 ft. in dimensions, for Messrs. Cluett, Peabody & Company, shirt and collar manufacturers, No. 433 River st, Troy, E. E. Cluett, manager, to be erected on Peoples Island, Cohoes, to cost in the neighborhood of \$300,000. In all probability the owners will be ready to receive estimates on all branches of materials by about Feb. 15. It has not been actually decided what system of construction will be used. A large amount of machinery will be necessary. The company have their New York headquarters at No. 22 West 19th st.

### Latest Riverside Drive Apartment.

RIVERSIDE DRIVE.—W. L. Rouse & L. A. Goldstone, architects, 12 West 32d st, have been commissioned to prepare plans for the new 12-sty apartment house to be erected at the north corner of Riverside Drive and 99th st, on plot 140x106x112, for the Highwood Realty & Construction Co. This plot is a parcel of the Furniss block recently purchased and sold by A. L. Mordecai & Son. The new building is estimated to cost \$750,000, and will be in keeping in every way with the several strictly high class buildings recently erected in the vicinity by the same architects.

### Office Building for Tarrytown.

TARRYTOWN, N. Y.—The Maxwell Briscoe Motor Company (automobiles), of Tarrytown, contemplate the construction of a brick or stone office building on Beekman av, with dimensions of 60x100 ft. The cost will be between \$25,000 and \$30,000. Officers of the company are: Benjamin Briscoe, president and general manager; J. D. Maxwell, vice-president; F. D. Dorman, secretary, and Richard Irvin, treasurer. No figures have yet been taken or contract awarded. It is thought that operations will be started by spring.

### Broadway and 98th Street Corner.

BROADWAY.—Architects George & Edward Blum, 505 5th av, have been commissioned to prepare plans for the improvement of the northeast corner of Broadway and 98th st, with a 12-sty fireproof apartment house, 100x151 ft., to represent an expenditure of about \$350,000. T. J. McLaughlin Sons, builders, of 39 East 42d st, are the owners and contractors. The construction and equipment will be of the highest class. No sub-contracts have yet been placed.

### Garage for Southern Boulevard.

SOUTHERN BOULEVARD.—E. N. Sorgenfrei, 1993 Boston rd, will soon begin the erection of a brick and limestone garage, 66x85 ft., on the Southern Boulevard, the west side, 184 ft. south of 180th st, Bronx. Plans have been prepared by B. Ebeling, of 1136 Walker av. The owner will take all figures on materials and contracts.

### May Improve Leonard Street Plot.

LEONARD ST.—James H. Cruikshank, of 50 Pine st, is the owner of Nos. 156-160 Leonard st, the old Five Points Mission House, which he contemplates improving with a large business building in the near future. Mr. Robert E. Moss, 126 Liberty st, is consulting engineer and has charge of the preparation of plans.

### New Residence for West 192d Street.

192D ST.—Architect Charles Lupprian, 180 Main st, New Rochelle, N. Y., is preparing plans and will be ready to take figures on separate contracts about Jan. 25 for a brick and limestone residence, 2½-stys, 86x55 ft., for H. F. Keil, of 401 East 163d st, to be situated in West 182d st, at a cost of about \$50,000.

### Apartments, Flats and Tenements.

SHERMAN AV, N. Y. C.—The Briggs Realty Construction Co. has purchased the corner plot, 69x105, at the northwest corner of 163d st and Sheridan av, and will immediately improve it with a high-class apartment house.

113TH ST, N. Y. C.—Geo. Fred Pelham, 507 5th av, has completed plans for the 8-sty elevator apartment house, 75x85.11 ft., to be erected by the Sheer Gindberg Construction Co., 198 Broadway, at Nos. 603-607 West 113th st, to cost \$200,000.

TIFFANY ST, N. Y. C.—The Tiffany Construction Co., 332 Beekman av, owner and builder, will erect a 5-sty tenement, 42x100 ft., in the west side of Tiffany st, 243 ft. south of 167th st, to cost \$45,000. Max Manning, 332 Beekman av, is president.

169TH ST, N. Y. C.—Harry T. Howell, 3d av and 149th st, has plans for one 5-sty brick flat, 37.6x95.2 ft., to be erected on the n s 169th st, 154 ft. east of Stebbins av, for the MacLanled Realty Con. Co., of 31 West 42d st. Cost about \$30,000.

MOUNT VERNON, N. Y.—Henry J. Feiser, who has bought through S. Albert, of Mt. Vernon, two corners, 50x105 ft. each, on the northwest and southwest corners of 2d av and 4th st, Mt. Vernon, is preparing plans to erect two high-class apartment houses.

MOUNT VERNON, N. Y.—Frank Nordone, builder, 232 South 7th av, will erect a 4-sty brick tenement, with four stores, 100x90 ft., at the southwest corner of 7th av and 3d st, to cost \$35,000. Otto C. Krauss, 2318 Newbold av, N. Y. C., is making plans.

ADAMS PL, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, will have plans ready in one week for a 5-sty brick tenement, 50x68 ft., for the Weiher Const. Co., 76 East 86th st, to be erected on the east side of Adams pl, 50 ft. north of 182d st, to cost \$35,000.

CATHEDRAL PARKWAY, N. Y. C.—The Dawson Construction Co., 24 East 23d st, will erect a 6-sty apartment house, 125x87 ft., on the north side of Cathedral Parkway, 300 ft. east of 8th av, from plans by Bernstein & Bernstein. Estimated cost, \$200,000.

CROTONA PARK, N. Y. C.—Plans are under way by Moore & Landsiedel, 3d av and 148th st, for a 5-sty tenement, 50x95 ft., to be erected at the southeast corner of Crotona Park and 173d st, costing \$50,000. Francis X. Keil, 1010 Kelly st, is owner and builder.

ADAMS PL, N. Y. C.—The Weiher Const. Co., 76 East 86th st, will erect a 5-sty tenement at the northeast corner of Adams pl and 182d st, 49.1x84.4 ft., to cost \$50,000. Moore & Landsiedel, 3d av and 148th st, will have plans ready in one week. The owner builds.

ADAMS PL, N. Y. C.—Plans will be ready in one week by Moore & Landsiedel, 3d av and 148th st, for three 5-sty tenements, 33.4x88 ft., for the Weiher Const.



Co., 3d av and 148th st, to be erected on the east side of Adams pl, 100 ft. north of 182d st, to cost \$90,000. Owner builds.

**MARION AV, N. Y. C.**—Two 6-sty flats 50x99 ft., will be erected on the east side of Marion av, 150 ft. north of 189th st, from plans by Moore & Landsiedel, 3d av and 148th st, costing \$100,000. Plans will be ready in about one week. Adolph Wexler, 204 Bush st, is owner and builder.

**BROOKLYN, N. Y.**—The Remas Construction Co., 545A Macon st, Brooklyn, will erect three 8-family brick and limestone tenements at the southeast corner of 6th av and 49th st, to cost \$100,000. E. Sommers, architect, 545A Macon st, has plans. The owner will take all bids.

**BROADWAY, N. Y. C.**—The Gussaroff Realty & Const. Co., 600 West 140th st, will soon begin the erection of a 6-sty elevator house at the northwest corner of Broadway and 149th st, measuring 100x160 ft., to cost about \$225,000. Moore & Landsiedel, 3d av and 148th st, are architects.

**TIEBAUT AV, N. Y. C.**—Thornton Bros., 1320 Clay av, owners and builders will erect a 5-sty tenement, 25x100 ft, at the northwest corner of Tiebout av and 180th st, Bronx, costing \$25,000. Plans will be ready in one week by Moore & Landsiedel, architects, 3d av and 148th st.

**FEATHERBED LANE, N. Y. C.**—Neville & Bagge, 217 West 125th st, have completed plans for a 5-sty brick flat, 25x110 ft., for Flanagan & Sweeney, 465 West 159th st, to be erected on the south side of Featherbed lane, 48 ft. west of Nelson av, Bronx, to cost \$25,000. The owners build.

**BROOKLYN, N. Y.**—H. Nicholsburg, builder, 217 West 125th st, N. Y. C., will shortly begin the erection of a 6-sty 25-family flat, 50x127 ft., on the south side of St. Marks av, 175 ft. west of Albany av, from plans by Neville & Bagge, 217 West 125th st, N. Y. C. The owner builds. Estimated cost, \$55,000.

**INTERVALE AV, N. Y. C.**—Edward J. Byrne, architect, 3029 3d av, is preparing plans for three 5-sty high grade apartment houses, to be erected on the northwest corner of Intervale av and Beck st, for the John Tully Construction Co. Inside houses, 50x100 ft., corner house, 82x100xirregular. Estimated cost, \$200,000.

**NEWARK, N. J.**—Plans have been prepared by Wm. E. Lehman, architect, 738 Broad st, for a 4-sty 20-family brick and limestone apartment house, 50x100 ft., for the H. C. Schneider Building & Const. Co., 514 South 14th st, Newark, to be erected at Broad and Murray sts. Estimated cost, \$50,000. The owner builds.

**BROOKLYN, N. Y.**—The Hubbard Alton Co., J. D. Rouck, 189 Montague st, president, will build an eight-family tenement, 20x80 ft., 4-stys, of brick, at Av A and Flatbush av, the southeast corner, costing \$15,000. A. Sagramoso, 180 Main st, New Rochelle, N. Y., has prepared plans. The owner builds and is ready to take all bids.

#### Contracts Awarded.

**CHICOPEE, MASS.**—The Westinghouse, Church, Kerr Co., N. Y. C., has received from the Chicopee Manufacturing Co. the contract to erect a new weave shed at their plant in Chicopee. It will be built of concrete and steel, about 150x240 ft., 1-sty.

**55TH ST, N. Y. C.**—The general contract has been awarded to Mortensen & Co., 401 West 24th st, for the erection of a 3-sty bottling house, 50x100 ft., at Nos. 431-433 East 55th st, for Peter Doelger, 405 East 55th st, from plans by A. G. Koenig, 401 West 24th st. Estimated cost is \$60,000.

**19TH ST, N. Y. C.**—C. O. Johnson, 240 10th av, has received the general contract to erect the 10-sty mercantile building, 79.2x107 ft., at Nos. 247-253 West 19th st,

for the Revel Realty & Securities Co., of 90 West st, to cost about \$200,000. Plans were prepared by Henry Davidson, 255 West 69th st.

**BROADWAY, N. Y. C.**—Lordi & De Respiris Construction Co., 321 East 116th st, has received the mason work for the 6-sty apartment house, 100x150 ft., to be erected by Morris Levin, of 320 5th av, at the southwest corner of Broadway and 153d st, from plans by Emery Roth, 20 East 42d st. Estimated cost, \$250,000.

#### Churches.

**SCHENECTADY, N. Y.**—Plans are on foot for the construction of a new church for the congregation of the Tabernacle Baptist Church at State and Robinson sts, to cost \$40,000. Rev. W. J. Quincy is pastor.

**NEW HAVEN, CONN.**—Having purchased a large plot of land on Whalley av, the Congregation Mishkan Israel has decided to erect a church and have commissioned Brown & Von Beren to prepare plans for a chapel which will cost about \$12,000.

**HOUSATONIC, MASS.**—Bids have been received for a new church to be erected for St. Bridget's parish. The plans call for a 2-sty brick building, 40x75 ft., with terra cotta trim, slate roof, steam heat, metal lath, seating about 550. John William Donohue, of Springfield, is the architect. Work is to be started June 1.

**NEW HAVEN, CONN.**—The Congregation Mishkan Israel, of which Max Adler is a director, has purchased land on Whalley av and will erect a chapel from plans by Architects Brown & Von Beren. Stone and brick, slate roof. Besides the main auditorium, provision will be made for a morgue and retiring rooms. The heating will be by steam. The cost will be about \$12,000.

#### Dwellings.

**PLEASANT PLAINS, S. I.**—P. G. Ullman, Jr., has sold a large plot on Highland av, Pleasant Plains, Staten Island, to a Mr. Bridges, who will erect a handsome residence at once.

**MAMARONECK, N. Y.**—The contract for the erection of a \$60,000 frame and stucco residence for Albert C. Bostwick has been awarded to George Mertz Sons, of Port Chester. The plans are by Architect Harry St. Clair Zogbaum.

**WESTBURY STATION, L. I.**—The Hon. William W. Cocks, Congressman, at Old Westbury, L. I., and F. C. Hicks, banker, of N. Y. C., have purchased 92 lots at Westbury Station, L. I. The purchasers intend to build a large number of dwellings in the spring.

**WESTBURY, L. I.**—Taylor & Mosley, architects, 1 Nassau st, N. Y. C., have completed plans for a \$60,000 residence, 2½-stys, 132x50 ft., to be erected near Little Neck Highway, Westbury, for W. E. Silverthorne of Glen Cove. The architects are ready for bids.

**RICHMOND HILL, L. I.**—The New York-Lackawanna Realty & Bond Co., a

recently organized concern for the development of land in the Borough of Queens, has purchased a number of parcels at Van Wyck Park, Richmond Hill, just outside the western end of the old village of Jamaica. It is proposed to develop this property at once by the erection of two-family houses.

**STORRS, CONN.**—The time for receiving bids for four cottages and temporary dining hall at the Connecticut Agricultural College has been extended to Feb. 1 at 10 o'clock. The plans for the cottages are by Architect C. H. Preston, of Norwich, and Architect C. S. Palmer, of Meriden, drew the dining hall plans. Charles M. Jarvis of New Britain is chairman of the building committee.

**RICHMOND HILL, L. I.**—Shampan & Shampan, architects, 772 Broadway, Brooklyn, are preparing plans for five 3-sty brick two-family dwellings to be erected at the northwest corner of Den-



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nington and Jamaica avs, Richmond Hill, L. I., for the Esor Realty Co., owners. The five buildings will face Jamaica av, having a frontage of 20x55 ft. deep each. The interiors will be finished in a hard wood trim such as birch and oak. Facades of the buildings trimmed with Indiana limestone and a background of tapestry brick. It is expected that work will be commenced the beginning of March.

#### Factories and Warehouses.

PITTSFIELD, MASS.—The General Electric Co., of Pittsfield, has had plans prepared for a new pattern storage building to be erected at the Stanley plant. The building will cost about \$60,000.

HARTFORD, CONN.—The Kellogg & Bulkeley Co. has purchased land fronting 100 ft. on Franklin av, near Brown st, with a depth of 350 ft. Plans are being prepared by the Berlin Construction Co. for a brick and steel factory building.

NEW LONDON, CONN.—Architect Jas. Sweeney has completed plans for the factory for the Niantic Oil & Guano Co. at South Lyme and estimates are now being made. The structure will be 200x130 ft., of concrete and frame with a gravel roof.

MANGIN ST, N. Y. C.—David Isseks, 478 Water st, owner and builder, will erect a 2-sty brick factory and stable, 40x62 ft. and 16x14 ft., at Nos. 94-96 x96 Mangin st, to cost together \$10,800. O. Reissmann, 30 1st st, has prepared plans.

PATERSON, N. J.—R. G. Cory, 39 Cortlandt st, N. Y. C., engineer, will take figures about Feb. 1 for the construction and equipment of a large addition to the silk mill in Market st for the Brilliant Silk Mfg. Co., of 38 Greene st, N. Y. C., to cost about \$45,000.

SYRACUSE, N. Y.—James V. Washburne, of Syracuse, has purchased from Roswell T. Fredericks a plot of ground in West Newell st, where he purposes erecting a fireproof factory for the manufacture of window shade rollers, 50x150 ft., of cement and reinforced concrete construction.

OSWEGO, N. Y.—The Last-Long Knitting Co., Ontario Industrial Building, H. A. Baker, president, is having plans prepared by M. F. Cummings & Son, State Bank Bldg., Troy, for a brick knitting mill, 4-stys, 60x134 ft., to be erected at Schuyler, 8th and 9th sts, Oswego. Estimated cost is \$50,000. The architect and owner will take bids early in February.

ELMIRA, N. Y.—The Ironwear Hosiery Co., of this city, is considering a new building in which to manufacture its product. The plans for the new plant, which have not matured, however, call for a concrete building on one floor, 150x170 ft., to cost \$50,000. One hundred knitting machines will be installed. A dye works also will be built in connection with the new plant now planned.

BUFFALO, N. Y.—The Webster Citizen Co. (ice), E. H. Webster, president, contemplate the erection of an ice manufacturing plant, brick, fireproof, 1-sty, 75-ton capacity, of large dimensions. Wm. Bettendorf, 191 East Glenwood av Buffalo, will have general contract. Plans will be started shortly. The Starr Engineering Co., 50 Church st, N. Y. C., will be the refrigerating engineers. Estimated cost, \$100,000.

#### Halls and Clubs.

AV D, N. Y. C.—Harrison & Sackheim, architects, 230 Grand st, N. Y. C., have completed plans for extensive changes to the 5-sty hall and cafe No. 8 Av D, for L. Shaffer, on premises, to cost about \$20,000.

NEW HAVEN, CONN.—Plans for the chapter house to be erected by the Theta Xi, the Sheffield secret society, will be

ready for estimates next month. Samuel E. Hoyt, 42 Church st, is a member of the chapter.

HARTFORD, CONN.—Plans of F. W. Whiton, architect, of Hartford, were accepted at a meeting of the Odd Fellows Hall Association, for a new building to cost about \$150,000. Operations are to start immediately.

BRISTOL, CONN.—The Tribe of Red Men have acquired the vacant lot in Prospect st, 70x80 ft., to be used as a site for the Red Men's Hall, with stores on the ground floor. The work of building will begin at once.

HARTFORD, CONN.—Architect George Zunner is preparing plans for a new club house to be erected at 61-63 Park st by the Hartford Turnbund. Herman Weidlich is chairman of the building committee. The plans provide for a building 50 x100 ft., 3-stys, auditorium 48x50 ft. Brick with brownstone trim, tin or composition roof, steel trusses, metal ceilings, gas and electric lights.

#### Hospitals and Asylums.

WOODHAVEN, L. I.—The Little Sisters of the Poor, St. Peter's Hospital, Brooklyn, will begin building operations as soon as the weather will permit, for a new hospital at Vandever and Woodhaven avs, Fulton and Elm sts, to cost about \$500,000. Brick with stone trim, 4-stys, fireproof. It will be known as St. Anthony's General Hospital.

NORWICH, CONN.—The Torrington Building Co., of Torrington, at \$90,500, submitted the lowest bid for the general construction and the Connecticut Engineering Co., of New Haven, \$67,800, for reinforced concrete work for the group of buildings to be erected at the Norwich Hospital for the Insane, from plans by Architects Cudworth & Woodworth.

#### Miscellaneous.

WATERTOWN, N. Y.—The New York Central & H. R. R. Co. will take bids soon for the erection of a reinforced concrete retaining wall, about 600 ft. long, at Watertown. Estimated cost, \$35,000. G. W. Kittredge, Grand Central station, N. Y. C., is chief engineer.

BROOKLYN, N. Y.—John Bodenshtal, architect, 623 Rogers av, Brooklyn, has prepared plans for a 2-sty brick ice plant, 78x134 ft., to be erected by the Artificial Ice Co., 509 Franklin av, in the south side of Bergen st, 327 ft. east of Classon av. Estimated cost, about \$50,000.

WALNUT AV, N. Y. C.—B. A. & G. N. Williams, 68th st and Av A, dealers in cut stone, will erect a frame shed for storage purposes, 142x275 ft., at the southwest corner of Walnut av and 133d st, Bronx, to cost about \$25,000. M. J. Garvin, 3307 3d av, has completed plans.

YONKERS, N. Y.—The Prospect House Settlement Association, Rev. Lyman P. Greenman, in charge, contemplate the erection of a 2-sty brick building at Washington and Jefferson sts, to cost \$30,000. The building will be for religious use. No architect has yet been selected.

BAYONNE, N. J.—The Bayonne Trust Co., Frank W. Edwards, president, has under consideration the construction of a handsome new bank building on the site of the present building at Broadway and 9th st. The plans have as yet not been adopted, but probably will be within a short time.

GOSHEN, N. Y.—Harvey Taylor, Jr., Cornwall, N. Y., has been selected to prepare plans for a 3-sty fireproof brick and stone jail, 36x75 ft., to be erected by the Board of Supervisors of Orange County at Goshen, N. Y., to cost about \$60,000. Geo. G. Gregg, of Goshen, is chairman of the board.

MAMARONECK, N. Y.—Architect C. T. Oakley, St. Thomas Bldg., is preparing

plans for a 2-sty brick municipal building, 41x88x88 ft., irregular, for the Village of Mamaroneck, to be erected in West Main st. It will include six cells, police headquarters, and fire house, with four stalls. Estimated cost about \$25,000. No bids have yet been taken.

BUFFALO, N. Y.—Esenwein & Johnson, architects, 777 Ellicott sq, Buffalo, N. Y., have been selected to prepare plans for a scenic railroad and dance hall, frame, 90x 500x70 ft., to be erected by the Carnival Court, at Main, Jefferson and Delevan sts, costing about \$60,000. Plans have not yet been started. Arthur C. Willets, H. M. Johnson, 601 Mutual Life Building, Buffalo, are the owners.

SHARON SPRINGS, N. Y.—Plans have been prepared by Oren Finch, Arch., 437 State St., Schenectady, for an addition to the Sharon House at Sharon Springs, N. Y., owned by Rosenberg & Fisher, 2094 3d av, N. Y. C. Bids will be asked on the following work in connection with the proposed improvement: One electric passenger elevator, new steam heating plant, high pressure; dish washers and laundry machinery; concrete for foundations and other work; individual electric lighting system; plumbing, hot and cold water in all rooms; steel ceilings, boiler, etc.

#### Municipal Work.

NEW YORK.—Estimates will be received by the commissioner of street cleaning, Wednesday, Feb. 2, for furnishing and delivering window glass, paints and paint oils, pure manila rope and lumber.

WESTBROOK, CONN.—Sealed proposals will be received by P. C. Burdick, Westbrook, until Feb. 1, for a combination steel and concrete bridge over the Menunketesuck River. It will be 30 ft. long and 20 ft. wide, reinforced, with lattice steel girders, concrete abutments will extend to rock bottom. Plans and specifications may be obtained at the office of Buck & Sheldon, Inc., 36 Pearl st, Hartford.

#### Office and Loft Buildings.

MOUNT VERNON, N. Y.—W. H. Shattuck, of Mount Vernon, has purchased a plot at East 3d and Pease sts, 58x100 ft., which will shortly be improved by a business building. No plans have yet been completed.

30TH ST, N. Y. C.—B. Hustace Simonson, 315 5th av, has completed plans for \$16,000 worth of alterations to the 4-sty business building Nos. 30-32 West 30th st, for August Janssen, 34 West 30th st. A front extension, 4-sty, is to be erected. No contract has yet been issued.

25TH ST, N. Y. C.—P. R. Moses, 45 West 34th st, is steam, electrical and sanitary engineer for the 12-sty store and loft building to be erected by the Theodore Starrett Co., 103 Park av, at Nos. 137-139 West 25th st, from plans by L. G. Maurer, 1493 Broadway. Estimated cost, \$200,000.

37TH ST, N. Y. C.—Cleverdon & Putzel, architects, 41 Union sq, have completed plans for the 12-sty store and office building which James Carlew, owner and builder, 17 West 122d st, is about to construct at Nos. 5, 7 and 9 West 37th st, at an estimated cost of \$250,000. Samuel McGuire, 31 West 90th st, will superintend the operation.

26TH ST, N. Y. C.—About March 1 bids will be taken for the erection of the 12-sty loft building, 42x98 ft., at Nos. 114-116 West 26th st, for the Criterion Construction Co., L. Matz, 222 Riverside Drive, president. Geo. Fred Pelham, 507 5th av, is preparing the plans. The owner builds and awards all contracts for materials. (See issue Jan. 15, 1910.)

EVERY new building, without exception, is reported in these pages.



**Schools and Colleges.**

ATLANTIC CITY, N. Y.—Seymour & Paul A. Davis, archs., 1600 Chestnut st., Philadelphia, Pa., have been commissioned to plan a \$75,000 school to be built in Atlantic City.

JERSEY CITY, N. Y.—Thomas Harrington & Sons, Jersey City submitted the lowest bid at \$19,500; for excavation for the Technical High School and building a masonry retaining wall.

KENMORE, N. Y.—Large & Rowland, of Kenmore, have just obtained the general contract to erect a 2-sty brick high school, 109x63 ft., at Delaware, Cornell and Knowlton avs, from plans by Robert North, 1330 Prudential Bldg., Buffalo. Estimated cost, \$45,000.

BROOKLYN, N. Y.—Reilly & Steinback, architects, 481 5th av, N. Y. C., have plans ready for a parochial school, 3-stys, brick and limestone, 60x100 ft., to be erected by the Congregation of Our Lady of Consolation, Rev. A. Jarka, pastor, 91 South 4th st, Brooklyn, on Metropolitan av, to North 4th st, below Bedford av. G. Aus, 11 East 24th st, N. Y. C., is steel engineer. No contract has yet been awarded.

HAMILTON, N. Y.—Colgate University, E. B. Bryan, president, will erect a group of three buildings including an east dormitory, stone, 4-stys, fireproof 95x45 ft., a commons hall, stone, 1-sty, fireproof, with annex, 3-stys, and a west dormitory, 4-stys, 60x100 ft. The building committee includes Austin Colgate, 383 Centre st, Orange, N. J.; T. P. Kingsford, Oswego, N. Y.; Geo. A. Frisbie, 108 Genesee st, Utica, N. Y., and E. W. Rowlands, Rome, N. Y. Estimated cost, \$150,000.

**Bids Opened.**

NEW YORK CITY.—Bids were opened by the Borough President McAneny, Jan. 18, for repairing asphalt pavements in Manhattan. The Barber Asphalt Paving Co., 30 Church st, submitted the lowest bid amounting to \$118,700. Two other bidders were the Uvalde Asphalt Co., 1 Broadway, and the Sicilian Asphalt Co.

MT. VERNON, N. Y.—Bids were received on Jan. 18 by the Board of Water Supply for Contract 41, furnishing and installing sluice gates, operating mechanisms, stop-disk frames, stop-disks and drive shafting for various structures along the line of the Catskill Aqueduct, at Mount Vernon, Westchester County: N. J. Foundry & Machine Co., 90 West st, N. Y. C., \$95,730; (low bid). Other bidders were: John Fox & Co., 253 Broadway, N. Y. C.; N. E. Const. Co., 225 5th av, N. Y. C.; Ogden Iron & Steel Co., 143 Cedar st, N. Y. C.; Caldwell Wilcox Co. Newburgh, N. Y.

AQUEDUCT.—The Board of Water Supply on Jan 18, opened bids for Contract 68, for the construction of seven steel pipe siphons, consisting of riveted steel shells, also several stretches of aqueduct in open cut and embankment or cut-and-cover aqueduct aggregating about 250 ft.; David Peoples, Betz Bldg., Philadelphia, Pa., put in the lowest bid of \$1,189,557. Others who figured on the work were: the East Jersey Pipe Co., 90 West st, N. Y. C.; Breuchaud-Winston Co., 290 Broadway, N. Y. C.; N. E. Construction Co., 225 Fifth av, N. Y. C.; Pittsburgh Contracting Co., 1942 Forbes st, Pittsburgh, Pa.; F. V. Smith Contracting Co., 215 West 125th st, N. Y. C.; Wm. F. Norton, 215 West 125th st, N. Y. C.; Snare & Triest, 143 Liberty st, N. Y. C.

**Government Work.**

MONTCLAIR, N. J.—The Town Council has the construction of a garbage disposal plant under consideration. Runyon & Cary, engineers, of Newark, N. J., have been selected to prepare preliminary estimates.

FORT SLOCUM, N. Y.—Sealed proposals will be received until Jan. 25 for construction, plumbing and hot water heating in alterations to third floor of post hospital at Fort Slocum, N. Y. Address Peter Murray, captain and quartermaster, U. S. army.

Sealed proposals will be received on the 9th day of March for the extension, remodeling, etc. (including, plumbing, gas piping, heating apparatus, electric wiring and conduits), of the U. S. Post Office and Court House at Athens, Ga.—James Knox Taylor, Supervising Architect, Washington, D. C.

PAWTUCKET, R. I.—Notice is hereby given that the time for opening bids for the extension, remodeling, etc., (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. post office at Pawtucket, R. I., has been extended from Jan. 25 to Feb. 21, 1910. Address James Knox Taylor, supervising architect, Washington, D. C.

GOLDSBORO, N. C.—Notice is hereby given that the time for opening bids for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of an extension to the U. S. post office at Goldsboro, North Carolina, has been extended from Jan. 31 to Feb. 25, 1910. Address, James Knox Taylor, supervising architect, Washington, D. C.

MERIDIAN, MISS.—Notice is hereby given that the time for opening bids for the extension, remodeling, etc., (including plumbing, gas piping, heating apparatus, electric conduits and wiring and standard clock system), of the U. S. post office and courthouse, Meridian, Miss., has been extended from Feb. 8 to March 2, 1910. Address James Knox Taylor, supervising architect, Washington, D. C.

LYNCHBURGH, Va.—Notice is hereby given that the time for opening bids for the construction of an extension, etc., except elevator (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and standard clock system), at the U. S. Post Office and Court House at Lynchburgh, Va., has been extended from February 10 to March 3, 1910. Address James Knox Taylor, Supervising Architect, Washington, D. C.

**Brief and Personal.**

McDermott & Hanigan, builders, formally of 404 West 17th st, have moved their office to No. 31 West 42d st, between 5th and 6th avs.

Mr. Nelson P. Lewis, chief engineer of the Board of Estimate and Apportionment, New York, lectured at Rutgers College Jan. 17, on "Engineering in Greater New York."

The General Fireproofing Co. has opened an export office at 396 Broadway, New York, which will be in charge of Mr. A. D. Level. In future all the foreign business of the General Fireproofing Co. will be transacted through this office.

William K. Fertig, formerly secretary of the Building Trade Employers' Asso., is now a member of the firm of Ellin, Kitson & Co., contractors for monumental and architectural marble work, and with offices at the foot of West 25th st

Messrs. Maynicke & Franke, architects, 298 5th av, will move their offices to larger quarters, taking in the top floor of the new business building erected by the Neptune Realty Company in Madison Sq. North and Nos. 18-20 East 27th st.

The Atlas Brick Company, successors to the Bartlett Brick Company, with works at Roseton and Hudson, has been incorporated, the capital stock, \$300,000, all paid in. The directors are John B. Rose, Everett Fowler, Dr. Townsend, John A. Philbrick and W. H. Hilton.

Mr. Chr. J. Jeppesen, who has been chief engineer of the J. B. & J. M. Cornell Company for several years, has resigned

and opened an office as consulting engineer, under the firm name of Chr. J. Jeppesen, Inc. Offices have been taken at 118 East 28th st, New York City.

The T. A. Clarke Company has been incorporated by Thomas A. Clarke, who, as told in last week's Record and Guide, dissolved his partnership in the firm of Clarke & Stowe at 221 Greenpoint av, Brooklyn, on Jan. 1. The T. A. Clarke Company will have offices at 26 Court st, Brooklyn, and will conduct a general construction and engineering business.

The members of the Cooper Union Architectural Society held their dinner in Hotel Earle, January 15. Among its honorary guests were Messrs. A. Miller and A. W. G. Waldreaon. The matter of establishing a labor bureau was discussed, and which bureau will be established at its next regular meeting. And the reader of this paper if in need of good, hard-working young men, can apply to Arnold Levien, care Cooper Union Architectural Society.

John A. Bensel president of the Board of Water Supply, was elected president of the American Society of Civil Engineers at the annual meeting in this city this week, succeeding Onward Bates, of Chicago. John T. Fanning, of Minneapolis, becomes first vice-president, and Hunter McDonald, of Nashville, Tenn., is the new second vice-president. Joseph M. Knap and Charles W. Hunt, both of this city, were re-elected treasurer and secretary, respectively. Fourteen hundred members attended the meeting. They visited the Pennsylvania Terminal on Wednesday and on Thursday inspected the Ashokan reservoir in the Catskills.

At the annual meeting of the National Sculpture Society at 215 West 57th st, the following list was elected: For president, H. A. McNeil; for first vice-president, John M. Carrère; for second vice-president, F. G. R. Roth; for treasurer, I. Wyman Drummond; for secretary, J. Scott Hartley; for council, class expiring January, 1913, H. A. McNeil, Herbert Adams, F. G. R. Roth, John DeWitt Warner, Donn Barber, Augustus Lukeman; for delegates and alternates to the Fine Arts Federation: Delegates, H. A. McNeil, Daniel Chester French, Herbert Adams; alternates, Robert I. Aitken, Albert Jaegers, I. Wyman Drummond.

The Record and Guide is in receipt of a fine 1910 calendar from the office of the John P. Kane Company. The design is similar to that of last year, the headboard bearing photographs of the company's four distributing yards at the foot of West 96th st, at 145th st and Harlem River, at the foot of East 14th st and Sixth st and Gowanus Canal, Brooklyn. Under the photographs is a list of the big buildings in this city where Trowel Brand Portland cement has been used, showing that this high grade of cement has gone into some of the city's highest grade buildings, among them being the New York Public Library building at 5th av and 42d st. The office of the company is at 103 Park av, Telephone Murray Hill, 1467.

**When in the Market**

for building materials or expert services, consult the advertising columns of the RECORD AND GUIDE. Should our advertisers be unable to help you, write us, and we will refer you to the right firms.

**RECORD AND GUIDE**  
11-13 EAST 24th ST., N. Y. CITY



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Material Market Strengthens Slowly.

Building material is still in a dull market. Brick opened weak, developed sharply on Tuesday, Wednesday and Thursday, and closed normally, with prices up twenty-five cents. Indications are for even higher prices for Hudson River common hards. Portland cement was languid, although the undertone seems to be constantly improving. Lumber men felt more encouraged, reporting increased business. Wholesalers' stocks are not large, and they have trouble getting supplies. Paints and oils were in fair demand, with prospects of higher prices all along the line upon the eve of the spring boom. Pig iron moved slowly, while structural interests found business backward. The fabricators report a large amount of small business in hand, with one or two companies handling contracts between the 1,000 and 3,000-ton mark. Stone picked up a little, especially granite and marble. A summary of market conditions follows:

- BRICK.—Higher and in better demand.
- CEMENT.—Unchanged.
- PAINTS AND OILS.—In fair demand. Prices looking upward.
- PIG IRON.—Demand slightly improved.
- STEEL.—Structural markets quiet.
- STONE.—Slightly improved.

### Brick.

Brick is higher. Conditions improved almost as soon as the temperature dropped to a working level, but the prices obtained on the street moved up twenty-five cents. They may go even higher, as builders are calling for more brick than the agents can supply. The demand on Tuesday and Wednesday was exceedingly heavy, and it did not diminish on Thursday.

The principal difficulty encountered this week was in getting enough trucks to ride brick to jobs, most of the trucks being employed on snow removal. Conditions became so acute earlier in the week that some dealers took action compelling the truckmen to live up to their contracts. Then things worked a little smoother.

Future price advances depend, of course, upon the weather, which, according to advices from Washington, is for open conditions for a little while, at least. But not much credence is placed on these bulletins, since Chief Moore's prognostications regarding weather of late have been seriously at fault, causing considerable inconvenience to some builders in this city. If there is a short spell of bricklaying weather, lasting more than three or four consecutive days, \$7.50 brick may be expected. When it is considered that there were only twenty-eight cargoes at West 52d st on Monday, the prospects for higher prices does not seem so remote.

Last week's transactions were: Left over, Jan. 8, 36; arrived, 0; sold, 8; leaving 28 on hand, Jan. 17. No quotations were made for covered cargoes.

### BRICK.—(Cargo Quotations at the wharf.)\*

	Per M.	
Hudson River Common.....	\$6.50@	\$7.00
Hudson River, Light Hard.....	5.25	5.75
Raritan River .....		
Croton Point—Brown, f o b.....	12.50	
Croton Point—Dark and red.....	12.50	
Hollow brick, Haverstraw size...	8.00	9.00

\*Cartage and dealers' profits must be added to above quotations for retail prices.

### Fronts: (Delivered at buildings.)

Bufs, No. 1.....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)	24.00	28.00
Greys, various shades & speckled..	27.00	31.00
White No. 1.....	30.00	35.00
White No. 2.....	25.00	31.00
Old Gold .....	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00

Enameled:			
English size .....	75.00	80.00	
American size .....	70.00	80.00	
Seconds, etc.....	65.00	75.00	

### Iron and Steel.

Iron and steel have not yet fully recovered normal activity. Local foundries are quiet, although buyers were in the market this week for additional amounts. Structural men find conditions still backward, while the fabricators are buying little but rushing through contracts now on hand calling for early spring deliveries. They are, in almost every instance, in good shape to make prompt shipments to jobs. Outside of New York and in the immediate suburbs fabricating shops are busy, this being especially true of Newark, Jersey City, Hoboken and Brooklyn establishments. Excepting the Hay Foundry and Iron Company most of these shops are filled with small work, of which there is a good volume moving.

Some business reported this week was for good sized lots, prominent among which are 3,500 tons of fabricated material for Post & McCord, which will go into a local loft building; 650 tons which the Hinkle Iron Works will supply for the Dacorn Realty Company's new \$700,000 apartment house at 145th st and Riverside Drive, and 1,900 tons for the substructure of the Vine st bridge in Philadelphia closed by the American Bridge Co.

Further details were forthcoming regarding the contract awarded to the George A. Fuller Co. for the second section of the new post office adjoining the Pennsylvania Railroad terminal, 33d, 34th st and 9th av. The cost for the Fuller Company's part of the work will be \$549,000 and will be finished on July 10. The Pennsylvania Steel Co. will fabricate the first part, the award for the second not having been let.

Pig iron was a little more active, steel making iron being considerably easier, especially for future shipment. There was a difference of 25 cents a ton between the buyers and sellers of basic early in the week. Bar iron was reported to be quiet but steady. Taking the market as a whole railroad transactions led the activity this week. No real activity in structural steel is looked for before Feb. 1.

The Titian Steel Casting Company was incorporated in Essex County, N. J., this week with a capital stock of \$1,000,000. Its home address is Newark, N. J. It will manufacture cast steel, structural columns, etc.

### Foundry Iron.

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

Northern:			
No. 1 x Jersey City.....	\$19.00@	\$19.50	
No. 2 x Foundry.....	18.50	19.00	
No. 2 Plain .....	18.20	18.70	

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

Southern:			
No. 1 Foundry .....	\$14.75@	\$15.25	
No. 2 Foundry Spot.....	14.25	14.75	
No. 3 Foundry .....	13.75	14.25	

Basic:			
Eastern Pennsylvania .....	18.75	19.00	
Alabama .....	14.50	15.00	
Valley .....	17.25	15.00	

STRUCTURAL STEEL.			
Nominal prices f. o. b. dock, N. Y.			
Beams and Channels, 15-in. and under .....	\$1.76	\$2.25	
Angles .....	1.78	2.25	
Tees .....	1.81	2.30	
Zees .....	1.76		

### BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.			
1 to 1½, base price .....		2.00	
¾ and ¾ in.....		1-10c.	extra
FLAT IRON.			
1½ to 4 in. x ½ to 1 in., base price....		2.00	
1½ to 4 x ¼ x 5-16.....		2-10c	extra
2 to 4 in. x 1½ to 2 in.....		5-10c	extra
4½ to 6 in. x 1½ to 1¾.....		4-10c	extra
Norway Bars .....		3.85	

Norway Shapes .....	3.35		
Burden Best Iron.....	\$3.15	base	
Burden H. B. & S.....	\$2.95	base	
Machinery Steel, Iron Finish, base....			2.00
Soft Steel Bars, base or ordy. sizes....			2.00
Tool Steel, regular quality.....	7.00		
Tool Steel, extra quality.....	13.00		

SOFT STEEL SHEETS.			
¼ and heavier .....		2.30	
3-16 .....		2.40	
No. 8 .....		2.50	
Blue Annealed.			
No. 8 .....		2.50	
No. 10.....		2.50	
No. 12.....		2.55	
No. 14.....		2.60	
No. 16.....		2.70	

	One Pass, Cold Rolled.	Cleaned American.	Mill. Store.
No. 16.....	\$2.90	\$3.00	
No. 18.....	2.85	3.00	
No. 21.....			
No. 22.....	2.85	3.10	
No. 24.....			
No. 25.....	3.05	3.20	
No. 26.....			
No. 27.....	3.10	3.50	

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

TERNE PLATES.  
N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:  
About 40-lb. coating.....@ \$17.30  
About 30-lb. coating....." " 15.20  
About 20-lb. coating....." " 13.50  
About 15-lb. coating.....\$10.90 11.45  
About 8-lb. coating....." " 8.30

RUSSIA, PLANISHED, ETC.			
Genuine Russia, according to assortment, per lb.....	11¼@	14	
Patent planished per lb. A., 10c.; B., 9c., net.			
Metal laths, per sq. yd.....	22	24	
GALVANIZED STEEL.			
Nos. 14 and 16.....	Per 100 lbs.	\$3.10	
" 18 and 20.....	" " "	3.25	
" 22 and 24.....	" " "	3.45	
" 26 .....	" " "	3.65	
" 27 .....	" " "	3.85	
" 28 .....	" " "	4.00	
" 30 .....	" " "	4.65	

No. 20 and lighter, 36 ins. wide, 25c. higher.  
FABRICATED SLAB REINFORCEMENT.  
"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.  
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

COPPER.			
Sheet Copper, hot rolled, 16 oz.....	per lb.	18@	19
Sheet Copper, hot rolled, 14 oz.....	per lb.	19@	20
Sheet Copper, cold rolled, 1c per lb above hot rolled.			
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.			
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.			

PIG LEAD.			
Ton lots .....		4½@	5
Loss .....		5	5½

### Lumber.

Lumber men felt more encouraged with the amount of business handled this week than at any time since the first of the year. A great deal of it was for immediate delivery, while some was for deliveries up to the beginning of the second quarter. Prices are firming, especially in North Carolina pine, which is preparing for a sharp jump on or about March 1. Hemlock is reported to be in only fair demand. The same applies to spruce. The hardwoods have practically weathered the post-holiday lull and an increasing demand, especially for oak and cypress, is reported.

The wholesalers' stocks are not as large as usual for this time of the year and they are having trouble, in some quarters, to get their shipments. This is partly attributable to the recent storm and partly to shortage of cars. As a whole the lumber men look for a good year but, unlike many other building material specialists, they look for real activity in the early summer and not in a month or two.

"We are not looking for a boom," said the president of a large local lumber company. "Booms, in my judgment, are a menace to business. Nine times out of ten heavy losses follow as a result of loading heavily only to find a big slump at hand



when you are trying to market your supplies. What we want, and what lumber men as a rule expect, is a good business year, but not a record breaker. True, we expect to do more business than last year but I mean we do not want any sensationalism in the call for lumber. Better prices are bound to come."

The purchasing agent of the Isthmian canal Commission at Washington has been directed to advertise for bids for furnishing No. 1 common yellow pine as follows:

- 10,000 ft 1x6 in x 14 to 24 ft; ceiling S2S.
- 16,700 ft 2x4 in x 14 to 26 ft, S2S.
- 20,000 ft 2x6 in x 16-20 ft, S1S.
- 33,350 ft 2x6 in x 16-20 ft, S1S.
- 30,000 ft 2x12 in x 18-24 ft, S1S.
- 90,000 ft 3x6 in x 18-20 ft, S1S.
- 180,000 ft 3x12 in x 18-24 ft, S1S.
- 15,000 ft 1x12 in x 18 ft, S1S.
- 20,000 ft 4x4 in x 15 ft, S2S.
- 30,000 ft 6x6 in rough.
- 23,350 ft 8x8, rough.
- 26,650 ft 10x10, rough.
- 52,000 ft 12x12, rough.
- 10,000 ft white pine, 1x12x16 ft.
- 15,000 ft maple in short lengths.

Current local market prices are:

ASH.—White:

	No. 1	No. 2	Log
1st & 2d, 6 in. & up.	Com., 4 in. & up.	Com., 3 in. & up.	Run M.G.O.
4-4.....	51.00	35.00	34.00
5-4.....	56.00	41.00	25.00
6-4.....	56.00	41.00	25.00
8-4.....	58.00	42.00	27.00
10-4.....	67.50	46.00	32.00
12-4.....	72.00	46.00	32.00
16-4.....	76.00	52.00	33.00

ASH.—Brown:

	No. 1	No. 2	Log
1st & 2d, 6 in. & up.	Com., 4 in. & up.	Com., 3 in. & up.	Run M.G.O.
4-4.....	52.00	36.50	34.00
5-4.....	59.00	42.50	25.00
6-4.....	59.00	42.50	25.00
8-4.....	63.00	43.50	27.00
10-4.....	69.50	47.50	32.00
12-4.....	74.00	47.50	32.00
16-4.....	79.00	53.50	33.00

BASSWOOD:

	No. 1	No. 2	Log
1st & 2d, 6 in. & up.	Com., 4 in. & up.	Com., 3 in. & up.	Run M.G.O.
4-4.....	42.00	31.00	30.00
5-4.....	44.00	33.00	32.00
6-4.....	44.00	33.00	32.00
8-4.....	44.00	33.00	32.00

BEECH:

	No. 1	No. 2	Log
1st & 2d, 6 in. & up.	Com., 4 in. & up.	Com., 3 in. & up.	Run M.G.O.
4-4.....	28.00	21.00	20.00

BIRCH:

	No. 1	No. 2	Log
1st & 2d, Red—6 in. & up—Sap.	Com., 4 in. & up.	Com., 3 in. & up.	Run M.G.O.
4-4....	49.00	37.00	26.00
5-4....	51.00	39.00	28.00
6-4....	51.00	39.00	28.00
8-4....	53.00	41.00	30.00

CHERRY:

	No. 1	No. 2	Log
1st & 2d, 6 in. & up.	Com., 4 in. & up.	Com., 3 in. & up.	Run M.G.O.
4-4.....	85.00	51.00	26.00
5-4.....	100.00	55.00	28.00
6-4.....	100.00	55.00	28.00
8-4.....	105.00	59.00	28.00
10-4.....	115.00	64.00	28.00
12-4.....	115.00	64.00	28.00

CHESTNUT:

	No. 1	Snd.	Log
1st & 2d, 6 in. & up.	Com., 4 in. & up.	Wormy, 3 in. & up.	Run M.G.O.
4-4.....	50.00	37.00	20.00
5-4.....	52.00	38.00	21.00
6-4.....	52.00	38.00	21.00
8-4.....	53.00	39.00	21.00

COTTONWOOD:

	Panel & Wide, No. 1	1st & 2d, 6 in. & up.	No. 1 Com., 4 in. & up.	No. 2 Com., 3 in. & up.
4-4x18 to 23	55.00	.....	.....	.....
4-4x24 to 27	63.00	.....	.....	.....
4-4x28 & up	70.00	.....	.....	.....
4-4.....	35.00	28.00	24.00	.....
5-4.....	38.00	30.00	24.00	.....
6-4.....	38.00	30.00	24.00	.....
8-4.....	39.00	30.00	24.00	.....
4-4x8 to 12	40.00	.....	.....	.....
4-4x13 to 17	50.00	.....	.....	.....

CYPRESS:

	1st & 2d, Tank	Se-lect, 2d.	No. 1 Shop	No. 2 Shop
4-4 Random Widths.....	45.75	41.25	28.25	20.25
5-4 Random Widths.....	46.75	42.25	36.00	26.75
6-4 Random Widths.....	51.25	46.75	42.25	36.00
8-4 Random Widths.....	53.75	49.25	44.75	38.50
10-4 Random Widths.....	60.00	54.00	48.25	42.00
12-4 Random Widths.....	60.00	54.00	48.25	42.00

ELM.

	Soft Log Run
4-4.....	25.00
5-4.....	25.00
6-4.....	25.00

GUM.—Red:

	1st & 2d Red.	1st & 2d Sap.	No. 1 Com.	No. 1 Sap.	No. 2 Com.
3-8.....	21.00	17.00	17.00	11.25	.....
1-2.....	26.00	20.50	20.50	15.25	.....
5-8.....	30.50	23.00	23.00	17.75	.....
3-4.....	34.00	26.50	26.50	21.25	.....
4-4.....	38.00	29.50	29.50	23.75	20.25
5-4.....	40.00	31.50	31.50	25.75	20.75
6-4.....	40.00	31.50	31.50	25.75	20.75
8-4.....	43.00	32.00	32.00	25.75	20.75

GUM.—Black:

	1st & 2d.	No. 1 Com.	No. 2 Com.	Log Run M.G.O.
4-4.....	27.00	22.00	15.00	17.50
5-4.....	29.00	24.00	15.00	.....
6-4.....	29.00	24.00	15.00	.....
8-4.....	29.50	24.50	15.00	.....

GUM.—Or Bay Poplar:

	1st & 2d 7 in. & up.	No. 1 Com 4 in. & up.	No. 2 Com 3 in. & up.
4-4.....	30.00	24.00	19.00
5-4.....	31.00	25.00	19.00
6-4.....	31.00	25.00	19.00
8-4.....	33.00	25.00	19.00

HICKORY:

	1st & 2d 4 in. & up.	No. 1 Com 3 in. & up.	No. 2 Com 3 in. & up.	Log Run M.G.O.
4-4.....	55.00	35.00	24.00	35.00
5-4.....	66.00	40.00	25.00	.....
6-4.....	68.00	41.00	25.00	.....
8-4.....	71.00	45.00	25.00	.....
10-4.....	77.00	50.00	27.00	.....
12-4.....	80.00	55.00	27.00	.....
16-4.....	85.00	60.00	27.00	.....

MAPLE:

	1st & 2d 6 in. & up.	No. 1 Com 3 in. & up.	No. 2 Com 3 in. & up.	Log Run M.G.O.
4-4 Hard.....	31.00	24.00	18.00	21.50
4-4 Soft.....	31.00	24.00	18.00	21.50

OAK.—White, Quartered:

	1st & 2d.	No. 1 Com.	No. 2 Com.
3-8.....	40.00	29.50	.....
1-2.....	52.00	35.00	.....
5-8.....	61.00	41.00	.....
3-4.....	72.00	48.00	.....
4-4x6 to 12.....	86.00	55.00	31.00
4-4x10 & up.....	105.00	.....	.....
4-4x2½ to 5½ Strips.....	65.00	37.00	.....
5-4, 6-4 & 8-4.....	89.00	56.00	31.00

OAK.—Red Quartered:

	1st & 2d.	No. 1 Com.	No. 2 Com.
4-4x6 & up.....	68.00	45.00	27.00
4-4x2½ to 5½ Strips.....	49.00	.....	.....
5-4, 6-4 & 8-4.....	69.00	48.00	29.00

OAK.—Red and White Plain:

	1st & 2d 6 in. & up.	No. 1 Com 4 in. & up.	No. 2 Com 3 in. & up.	No. 3 Com 3 in. & up.
3-8.....	32.00	23.00	15.50	.....
1-2.....	38.00	24.00	17.50	.....
5-8.....	42.00	29.50	20.00	.....
3-4.....	46.00	33.00	21.50	.....
4-4.....	52.00	38.00	23.50	16.00
4-4 x 2½ to 5½ Strips.....	43.00	30.00	.....	.....
5-4.....	54.00	40.00	24.50	16.00
6-4.....	54.00	40.00	24.50	16.00
8-4.....	55.00	41.00	24.50	16.00
10-4.....	62.00	46.00	28.50	.....
12-4.....	66.00	48.00	29.50	.....
16-4.....	74.00	51.00	30.50	.....

POPLAR:

	Panel & Wide, No. 1	1st & 2d, 6 in. & up.	Sap 5 in. & up.
5-8 Random Widths.....	60.00	47.00	38.00
5-8x18 to 23.....	60.00	.....	.....
5-8x24 to 27.....	73.00	.....	.....
5-8x28 & up.....	88.00	.....	.....
3-4 Random Widths.....	52.00	40.00	46.00
4-4 Random Widths.....	60.00	46.00	46.00
4-4x18 to 23.....	71.00	.....	.....
4-4x24 to 27.....	89.00	.....	.....
4-4x28 & up.....	97.00	.....	.....
5-4 Random Widths.....	62.00	48.00	48.00
6-4 Random Widths.....	62.00	48.00	48.00
8-4 Random Widths.....	63.00	51.00	.....
10-4 Random Widths.....	68.00	.....	.....
12-4 Random Widths.....	70.00	.....	.....
16-4 Random Widths.....	73.00	.....	.....
4-4x8 to 12.....	52.00	.....	.....
4-4x13 to 17.....	67.00	.....	.....

WALNUT:

	1st & 2d 6 in. & up.	No. 1 Com 3 in. & up.	No. 2 Com 3 in. & up.
4-4.....	105.00	55.00	35.00
5-4.....	113.00	58.00	36.00
6-4.....	118.00	61.00	37.00
8-4.....	123.00	63.00	38.00
10-4.....	128.00	65.00	39.00
12-4.....	136.00	68.00	40.00
16-4.....	148.00	71.00	42.00

Paints and Oils in Fair Demand.

Large paint and supply houses report conditions a little below normal. This is said to be usual for this time of the year; just previous to the spring rush, but it should be showing signs of picking up before many weeks. Toward the latter end of the month the rush is expected to be in full swing, and judging from the inquiry now reported to be in hand there is every indication that this will be an exceptional year in this department. Interior paints and finishing varnishes have had an exceptional winter, caused, it is said, by the great numbers of new build-

ings that are being made ready for tenancy this winter. One man said that this fact has been responsible for the line of the paint industry this winter.

In this department higher prices are also likely but not just at present. Linseed oil is firm and the demand is unchanged. Flaxseed has fallen off in demand and has been declining steadily since the first of the year. Shellac is quiet in an easy market.

Stone.

A generally improved tendency in granite and marble was the feature of the stone market this week. Marble men reported that there was a better inquiry, and the mere fact that assurances were given in various architects' offices that there would be a large amount of new business in this city and suburbs within the next few months gave new encouragement to local agencies. The railroads are reported to be bringing more rough and sawn stone into this market than during any winter in half a decade. The Weehawken yards have almost one hundred cars loaded with this kind of building material from Western quarries, while the New York, New Haven & Hartford and the New York Central railroads are discharging tons of marble and granite consigned to local plants. Some wholesalers report an increased demand for exterior marble, while granite is becoming more active.

Stone.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable.....	\$1.25@	.....
Brownstone, Portland, Con.....	.60	\$1.25
Caen.....	1.25	1.75
Georgia building marble.....	1.40	2.00
Granite, black.....	1.00	2.00
Granite, grey.....	.60	1.00
Granite, Maine.....	.50	.75
Granite, Milford, pink.....	.....	1.00
Granite, Plcton Island, pink.....	.....	1.00
Granite, Plcton Island, red.....	.....	1.00
Granite, Westerly, blue.....	1.18	3.50
Granite, Westerly, red.....	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.....	.80	.....
Kentucky limestone.....	.80	.95
Lake Superior redstone.....	1.05	.....
Limestone, buff and blue.....	.85	1.05
Longmeadow freestone.....	.85	.90
Ohio freestone.....	.80	1.00
Portage or Warsaw stone.....	.90	1.00
Scotch redstone.....	1.05	.....



# REAL ESTATE.

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

## REAL ESTATE AND BUILDING STATISTICS.

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

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1910.		1909.	
Jan. 14 to 20, inc.		Jan. 15 to 21, inc.	
Total No. for Manhattan.....	203	Total No. for Manhattan.....	199
No. with consideration.....	15	No. with consideration.....	14
Amount involved.....	\$1,887,337	Amount involved.....	\$1,482,075
Number nominal.....	188	Number nominal.....	185
1910.		1909.	
Jan. 1 to date.....		Jan. 1 to date.....	
Total No. Manhattan, Jan. 1 to date.....	608	Total No. Manhattan, Jan. 1 to date.....	601
No. with consideration, Manhattan, Jan. 1 to date.....	42	No. with consideration, Manhattan, Jan. 1 to date.....	49
Total Amt. Manhattan, Jan. 1 to date.....	\$2,762,024	Total Amt. Manhattan, Jan. 1 to date.....	\$2,727,125
1910.		1909.	
Jan. 14 to 20, inc.		Jan. 15 to 21, inc.	
Total No. for the Bronx.....	154	Total No. for the Bronx.....	150
No. with consideration.....	10	No. with consideration.....	8
Amount involved.....	\$28,261	Amount involved.....	\$100,176
Number nominal.....	144	Number nominal.....	142
1910.		1909.	
Jan. 1 to date.....		Jan. 1 to date.....	
Total No., The Bronx, Jan. 1 to date.....	386	Total No., The Bronx, Jan. 1 to date.....	398
Total Amt., The Bronx, Jan. 1 to date.....	\$67,801	Total Amt., The Bronx, Jan. 1 to date.....	\$217,251
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>994</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>999</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$2,829,825</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$2,944,376</b>

#### Assessed Value Manhattan.

1910.		1909.	
Jan. 14 to 20, inc.		Jan. 15 to 21, inc.	
Total No. with consideration.....	15	Total No. with consideration.....	14
Amount involved.....	\$1,887,337	Amount involved.....	\$1,482,075
Assessed value.....	\$1,591,500	Assessed value.....	\$1,384,500
Total No. nominal.....	188	Total No. nominal.....	185
Assessed value.....	\$26,309,300	Assessed value.....	\$8,802,000
Total No. with consid., from Jan. 1 to date	42	Total No. with consid., from Jan. 1 to date	49
Amount involved.....	\$2,762,024	Amount involved.....	\$2,727,125
Assessed value.....	\$3,352,500	Assessed value.....	\$2,425,500
Total No. nominal.....	586	Total No. nominal.....	552
Assessed value.....	\$43,835,200	Assessed value.....	\$27,871,500

#### MORTGAGES.

1910.		1909.	
—Jan. 14 to 20, inc.—		—Jan. 15 to 21, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	166	Total number.....	176
Amount involved.....	\$5,607,409	Amount involved.....	\$3,982,099
No. at 6%.....	54	No. at 6%.....	54
Amount involved.....	\$379,833	Amount involved.....	\$301,649
No. at 5½%.....	4	No. at 5½%.....	7
Amount involved.....	\$322,000	Amount involved.....	\$176,000
No. at 5%.....	33	No. at 5%.....	53
Amount involved.....	\$895,802	Amount involved.....	\$1,314,750
No. at 4¾%.....	.....	No. at 4¾%.....	1
Amount involved.....	.....	Amount involved.....	\$15,000
No. at 4½%.....	31	No. at 4½%.....	26
Amount involved.....	\$1,762,500	Amount involved.....	\$930,000
No. at 4¼%.....	.....	No. at 4¼%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4%.....	2	No. at 4%.....	2
Amount involved.....	\$105,000	Amount involved.....	\$37,000
No. at 3¾%.....	.....	No. at 3¾%.....	1
Amount involved.....	.....	Amount involved.....	\$1,200
No. with interest not given.....	37	No. with interest not given.....	32
Amount involved.....	\$2,142,274	Amount involved.....	\$141,000
No. above to Bank, Trust and Insurance Companies.....	37	No. above to Bank, Trust and Insurance Companies.....	26
Amount involved.....	\$2,161,500	Amount involved.....	\$170,000
1910.		1909.	
Jan. 1 to date.....		Jan. 1 to date.....	
Total No., Manhattan, Jan. 1 to date.....	537	Total No., Manhattan, Jan. 1 to date.....	576
Total Amt., Manhattan, Jan. 1 to date.....	\$34,962,385	Total Amt., Manhattan, Jan. 1 to date.....	\$16,480,165
Total No., The Bronx, Jan. 1 to date.....	424	Total No., The Bronx, Jan. 1 to date.....	458
Total Amt., The Bronx, Jan. 1 to date.....	\$3,721,928	Total Amt., The Bronx, Jan. 1 to date.....	\$4,390,434
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>961</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>1,034</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$38,684,313</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$20,870,599</b>

#### EXTENDED MORTGAGES.

1910.		1909.	
—Jan. 14 to 20, inc.—		—Jan. 15 to 21, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	27	Total number.....	12
Amount involved.....	\$653,250	Amount involved.....	\$67,150
No. at 6%.....	3	No. at 6%.....	1
Amount involved.....	\$34,000	Amount involved.....	\$15,000
No. at 5½%.....	.....	No. at 5½%.....	14
Amount involved.....	.....	Amount involved.....	\$251,000
No. at 5%.....	9	No. at 5%.....	11
Amount involved.....	\$243,500	Amount involved.....	\$36,450
No. at 4¾%.....	.....	No. at 4¾%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4½%.....	11	No. at 4½%.....	16
Amount involved.....	\$316,500	Amount involved.....	\$692,000
No. at 4¼%.....	.....	No. at 4¼%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	4	No. with interest not given.....	4
Amount involved.....	\$59,250	Amount involved.....	\$15,700
No. above to Bank, Trust and Insurance Companies.....	7	No. above to Bank, Trust and Insurance Companies.....	24
Amount involved.....	\$179,000	Amount involved.....	\$948,000
1910.		1909.	
Jan. 1 to date.....		Jan. 1 to date.....	
Total No., Manhattan, Jan. 1 to date.....	136	Total No., Manhattan, Jan. 1 to date.....	119
Total Amt., Manhattan, Jan. 1 to date.....	\$7,090,750	Total Amt., Manhattan, Jan. 1 to date.....	\$6,672,500
Total No., The Bronx, Jan. 1 to date.....	46	Total No., The Bronx, Jan. 1 to date.....	32
Total Amt., The Bronx, Jan. 1 to date.....	\$526,482	Total Amt., The Bronx, Jan. 1 to date.....	\$346,950
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>182</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>151</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$7,617,232</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$7,019,450</b>

### PROJECTED BUILDINGS.

1910.		1909.	
Jan. 15 to 21, inc.		Jan. 16 to 22, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	16	Manhattan.....	16
The Bronx.....	34	The Bronx.....	34
Grand total.....	50	Grand total.....	50
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$1,436,400	Manhattan.....	\$1,438,800
The Bronx.....	500,500	The Bronx.....	640,500
Grand total.....	\$1,936,900	Grand total.....	\$2,078,800
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$68,500	Manhattan.....	\$142,945
The Bronx.....	26,525	The Bronx.....	5,500
Grand total.....	\$95,025	Grand total.....	\$148,445
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	40	Manhattan, Jan. 1 to date.....	42
The Bronx, Jan. 1 to date.....	84	The Bronx, Jan. 1 to date.....	120
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>124</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>162</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$5,710,700	Manhattan, Jan. 1 to date.....	\$3,911,400
The Bronx, Jan. 1 to date.....	1,807,900	The Bronx, Jan. 1 to date.....	1,457,900
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$7,518,600</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$5,369,300</b>
Total Amt. Alterations:		Total Amt. Alterations:	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$494,810</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$466,498</b>

### BROOKLYN.

#### CONVEYANCES.

1910.		1909.	
Jan. 13 to 19, inc.		Jan. 14 to 20, inc.	
Total Number.....	498	Total Number.....	562
No. with consideration.....	63	No. with consideration.....	53
Amount involved.....	\$250,945	Amount involved.....	\$281,545
Number nominal.....	435	Number nominal.....	509
<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>1,398</b>	<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>1,564</b>
<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$541,062</b>	<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$726,620</b>

#### MORTGAGES.

Total number.....	481	Total number.....	499
Amount involved.....	\$2,007,777	Amount involved.....	\$2,195,746
No. at 6%.....	260	No. at 6%.....	224
Amount involved.....	\$1,036,046	Amount involved.....	\$615,217
No. at 5½%.....	48	No. at 5½%.....	125
Amount involved.....	\$228,706	Amount involved.....	\$546,006
No. at 5%.....	.....	No. at 5%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4¾%.....	142	No. at 4¾%.....	114
Amount involved.....	\$681,975	Amount involved.....	\$938,420
No. at 4½%.....	2	No. at 4½%.....	.....
Amount involved.....	\$10,500	Amount involved.....	.....
No. at 4%.....	.....	No. at 4%.....	2
Amount involved.....	.....	Amount involved.....	\$1,600
No. at 3%.....	1	No. at 3%.....	.....
Amount involved.....	\$1,500	Amount involved.....	.....
No. with interest not given.....	28	No. with interest not given.....	26
Amount involved.....	\$99,050	Amount involved.....	\$94,503
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>1,301</b>	<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>1,402</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$5,045,789</b>	<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$5,863,994</b>

### PROJECTED BUILDINGS.

No. of New Buildings.....	61	No. of New Buildings.....	176
Estimated cost.....	\$452,500	Estimated cost.....	\$1,094,421
Total Amount of Alterations.....	\$71,535	Total Amount of Alterations.....	\$83,585
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>172</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>414</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$981,950</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$2,504,561</b>
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$528,350</b>	<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$297,036</b>

### QUEENS.

#### PROJECTED BUILDINGS.

1910		1909	
Jan. 14 to 20, inc.		Jan. 15 to 21, inc.	
No. of New Buildings.....	17	No. of New Buildings.....	64
Estimated cost.....	\$61,850	Estimated cost.....	\$224,915
Total Amount of Alterations.....	\$2,640	Total Amount of Alterations.....	\$6,130
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>70</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$513,440</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$11,403</b>	<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>.....</b>

## THE WEEK.

INTEREST this week in the real estate market centered in the sales in the Dyckman section. So far there have been twenty-seven reported, with only one announcement of a building operation. This makes the movement look as if it were ANOTHER WAVE OF SPECULATION, and if so it will do the section more harm than good. What is wanted in the district is a substantial building movement and not one of long dummy contracts with a few hundred dollars paid down,—and an abandoning of the contract if no re-sale is made. There are not so very many lots in this section, transportation facilities to it



are good, and there is no doubt that the section will soon be built up.

Of the other business reported, the mid-town section this week contributes, in addition to the usual number of sales of old buildings, the sale of two new buildings one on Twenty-fourth st and one on Twenty-sixth st, both between Broadway and Sixth avenue.

The demand for moderate priced dwellings continues to be good, sales being reported from all sections where this class of property is to be found.

## THE AUCTION MARKET

The voluntary offerings in the auction market this week consisted of nine parcels belonging to an estate and were sold by Joseph P. Day; four of the properties were bought by parties interested in the estate, the other five going to speculators. All of the parcels were in the neighborhoods that have been inactive for some time, hence the lack of interest on the part of the general real estate public. The balance of the week's offerings were the usual legal sales and in the main were purchased by parties in interest.

### IS THE REAL ESTATE MARKET DEAD?

THE sum of \$41,682,100 now invested in mortgage bonds on Manhattan real estate will become available for re-investment during the month of April, 1910. This is not an exceptional month. The month of March saw the liquefaction of almost as great an amount, and during the month of May a still greater sum will be available for real estate operation. This would hardly indicate that the opportunity of the real estate investor, operator or broker is entirely nil. Forty-one million dollars is a great deal of money to be thrown into any kind of a market in any one month, and activity in real estate is somewhat commensurate with funds available for borrowing, to much the same extent that easy money in Wall street makes for an active market.

Some qualification of these figures is necessary. They are taken from the "Mortgage Indicator" published by The Realty Records Co., purporting to give a list of mortgages on Manhattan realty maturing in any one month. For instance, this sum probably does not represent the total amount, as it is difficult to estimate the maturity of mortgages filed to become due "as per bond." Secondly, a great amount will remain invested as it is at present. Thirdly, some of it will be withdrawn from real estate fields. The fourth qualification is of the greatest interest to the real estate broker. It is more than likely that a considerable portion of it will be used to purchase real estate.

The market certainly is not dead, but conditions have changed mightily. There is no boom. We have no shoestring buying at present. No passing of contracts from one "piker" to another for \$100 profit. Or again, to use a sporting term, no six or seven would be purchasers "welshing" on one contract when the title company tries to pass title, as frequently happened during the boom of 1905-6. But there is a steady, quiet absorption by the moneyed interests of everything good that comes into the market. This forty-one million dollars represents a large part of the moneyed interests who will become the next investors.

In the days of the boom every citizen was a possible customer, and the broker's path was paved with commissions. How things have changed! A thousand foolish calls might be made, a thousand times might the broker call his wares without provoking the slightest flicker of interest.

The public is out of the market.

But here is a tremendous buying power ready and thirsty for investment.

It is positively pitiful to watch some brokerage firms adhering fixedly to old methods, inevitably going to the wall, without once having it pass the threshold of their consciousness that their failure is due to antiquated methods.

Whisper that forty-one million dollars is available for real estate in any one month; tell them that the names of each person handling a part of this great amount can be had by any or all of them, and you have told them a story as new and wonderful as the voyages of Sinbad the Sailor. They will tell YOU that the market—the market for New York real estate—is dead, and that is just as great a fairy tale as the adventures of the foresaid able-bodied seaman.

It is dead to them. They are marooned on the Isle of Ignorance, but there are brokers who can unerringly gather together all the property that is really for sale and offer it in a market where there are real buyers with millions of dollars to invest.

It is the same old story of the beaten path, the running with the herd, and the bold individual who gets out of the ruck and hews his way to fortune.

There are many ways of finding out who would sell, who would buy, who would borrow, and who would lend, and the Realty Records Co. has published a little book entitled "Methods of Making Money Out of Manhattan Real Estate" which will be mailed free on request. It is a compilation of methods

in vogue in some of the most successful brokerage offices. It does scarcely more than suggest lines of endeavor, but its popularity was instantaneous. No office in the city should fail to place it in the hands of the less experienced members of its force, and it may contain suggestions of value to real estate men of considerable experience.

It should be considered a guide book to that portion of the market which is not dead.

### MR. WILLCOX AND THE INTERBOROUGH.

Mr. William R. Willcox, chairman of the Public Service Commission, was questioned this week regarding the remarks about the urgent need for more subways made by Mr. Theodore P. Shonts, president of the Interborough-Metropolitan Company, on Tuesday. Mr. Shonts said that the company was prepared to fill this need at once, with \$100,000,000 at its command, and that Mr. J. P. Morgan would find all the money needed. Mr. Willcox said:

"The way Mr. Shonts talks reminds me of the gentleman who wanted to solve the problem of congested population by filling Central Park with tenements. No doubt he could do it that way, but it would be a pretty costly solution.

"The Interborough has made various proposals, but it has not been willing to consider new routes. It wants everything made an extension to the present subway, and on terms more favorable than those on which it now operates. It is one of the worst features of the present law that the company cannot be forced to build needed extensions.

"If it is true, as Mr. Shonts states, that the Interborough is anxious to give immediate relief, there are some things it can do, for it will take four or five years to build a new subway. For one thing, it can stop fighting the commission at every step, when the commission is trying to get needed improvements. I thought the subway side doors just as long as it could. As to the lengthening of platforms, the commission gave its assent to that proposition last spring. It was not the commission which held up that means of relief. It will take a year to complete the platforms now, but the work could have been almost done by now if the company had gone ahead last spring, and the subway would soon have one-fourth greater capacity.

"There is one thing I wish to state definitely. The commission is not going to permit the necessities of the city to become the opportunity of franchise grabbers."

### MAYOR TO FIGHT CONDEMNATION GRAFT.

Mayor Gaynor has decided to use his influence toward bringing to a stop abuses alleged to have grown up around the appointments and work of commissioners of estimate and appraisal for the condemnation of land. During the last campaign Judge Gaynor declared the system of appointing such commissioners was largely one of legalized graft and that it was absurd to pay for the condemnation of land as much as or more than is awarded for the land itself. The Mayor believes all the judges in the State, in the Third Judicial district as well as in this city, should keep themselves busy, so far as possible, with matters pertaining to their office. Among such matters he classes condemnation proceedings. The courts, he holds, are entitled to see to it that values of property to be condemned are determined properly before a jury or before a commission of not less than three men. The Mayor, in speaking of the matter, called attention to the fact that in New York City alone there are more judges than there are judges of courts in high jurisdiction in all England, and said that in England more cases are disposed of, and disposed of satisfactorily. He did not find fault with the judges personally for the state of affairs, but with the system of which they are a part.

There are in New York City several hundred commissioners of estimate and appraisal, all of them drawing compensation at the rate of \$10 a sitting. The Ashokan system commissioners are paid at the rate of \$50 a sitting.

### PARTITION SALE OF INVESTMENT PROPERTIES.

On Thursday January 27, L. J. Phillips & Co., will sell at auction in the Real Estate salesroom, 14 and 16 Vesey st, five valuable investment properties that deserve the attention of both the investor and speculator. The 4-sty tenement at 2064 to 2070 3rd av, northwest corner of 113th st, and the 3-sty dwellings at 171 to 177 East 113th st, makes a plot 100x140, and should be particularly attractive to the speculator, being of a size suitable for modern improvement.

Another good Second av property at 2183 to 2189, northwest corner of 112th st, will be sold. 521 Lenox av, northwest corner of 136th st, is on a busy avenue, where there is seldom a vacant store; it is only one block from the 135th st station of the Subway and is a very attractive investment proposition. The sale is by order of the Supreme Court. Further particulars may be obtained of L. J. Phillips & Co., 156 and 158 Broadway. Policy of the Title Guarantee and Trust Company will be delivered free.



## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

ORCHARD ST.—J. Levy & Co. have sold 191 Orchard st, a new 6-sty tenement, on lot 25x87.6.

1ST ST.—Morris Jacoby has bought through Hugo Cohn, at attorney, 61 and 63 1st st, a 6-sty new law tenement, on plot 41.1x17x irregular, between 1st and 2d avs.

15TH ST.—James McGuire has sold 110 West 15th st, a 4-sty building on lot 20x83.9.

17TH ST.—L. J. Phillips & Co. have sold for the Gentle estate to the Hamilton Holding Co. 266 West 17th st, a 3-sty dwelling, on lot 20x88, 60 ft. east of 8th av. The property was in the possession of the sellers since 1852.

17TH ST.—Michael Bonn has sold 227 to 239 West 17th st, seven 2-sty dwellings, on plot 120x40, to Max J. Kramer, who gave in part payment 147 and 149 Belmont av, Brooklyn.

19TH ST.—Adolph Scheibel sold to an investor 145 West 19th st, a 5-sty double flat, on a lot 25x100.11.

19TH ST.—Frederick Southack and Alwin Ball, Jr., sold to Henry Corn for Louis Sachs 39 to 47 West 19th st, a plot 106x92, now covered with old 4-sty buildings. The property is located about 200 ft. east of 6th av, and the purchase price is said to approximate \$350,000. The present buildings will be razed and a modern mercantile building erected on the site.

20TH ST.—L. J. Kreshover has sold 207 West 20th st, a 3-sty dwelling on lot 25x82.5.

23D ST.—The Charles Buek Construction Co. sold 153 to 157 West 23d st, three 4-sty buildings, on plot 60x98.9. The buyer is a builder, who will erect on the site a 12-sty loft building.

24TH ST.—Louis Schrag has sold for Robert J. Horner the 7-sty business building 121 West 24th st, on lot 25x115.5.

25TH ST.—S. B. Goodale & Son have sold for Emile J. Wittnauer, as attorney for Martha S. Wittnauer, 54 West 25th st, a 4-sty basement dwelling, on lot 23x98.9.

25TH ST.—S. D. Cooper has sold 52 and 54 West 25th st, two 4-sty buildings on plot 50.6x98.9. The property is located 100 feet east of 6th av and will be improved with a 12-sty loft building.

Benjamin R. Lummis has sold for Mr. John J. Geraty, 109 to 115 West 26th st, an 11-sty modern business building on plot 50x98.9, 125 feet west of 6th av, in the heart of the Pennsylvania Railroad Loft Zone. The purchaser will hold same for an investment. Mr. Lummis will retain the management of the building.

26TH ST.—Albert B. Ashforth has sold to a client for occupancy 119 East 26th st, a 3-sty and basement dwelling, size 14.3x98.9, between 4th and Lexington avs.

32D ST.—Richard Cooper has sold 132 West 32d st, a 3-sty dwelling, on lot 21x98.9, to Maurice Beim, a diamond merchant of Paris and Moscow. Mr. Beim has arranged to take over the lease to the adjoining property at 130 from L. & A. Pincus, who secured it recently from the New York Cab Co. for 63 years, and will improve the combined plot, 42x98.9, with a 12-sty building.

37TH ST.—Pease & Elliman have sold for Mrs. Elizabeth H. Carleton 27 West 37th st, a 4-sty high stoop brownstone house, on lot 22.6x100.5, to a client for investment.

37TH ST.—Chas. S. Kohler has sold for John A. Murray the 2-sty business building 527 West 37th st, on plot 25x98.9, to a client for investment.

37TH ST.—Arnold, Byrne & Baumann have sold for the Borough Realty Co. 243 West 37th st, and for Charles Motz, of Mt Vernon, 245 West 37th st, two 3-sty buildings, on plot 50x98.9. Louis Bernstein is the purchaser.

39TH ST.—J. Arthur Fischer and John P. Kirwan have sold for Katherine and Clara Schefsky to R. C. Hamilton the 4-sty brownstone dwelling 243 West 39th st, on lot 16.8x98.9.

49TH ST.—Bernard J. Foss sold for the estate of Dora Winter 416 West 49th st, a 5-sty tenement, on a plot 25x100, to a client.

3D AV.—Gibbons & Young have sold for Ernest Rieger 216 3d av, a 3-sty dwelling, on lot 18x50, leasehold, to a client for occupancy.

4TH AV.—Kate D. Danforth has sold 442 to 448 4th av and 49 to 51 East 30th st, three 5-sty tenements and two 4-sty dwellings, on plot 74.9x84.8, at the northwest corner. The buyers are a syndicate of operators, represented by the law firm of Stroock & Stroock. Edward L. King & Co. were the brokers. The property is directly opposite the building of Dodd, Mead & Co.

7TH AV.—The George V. N. Baldwin estate has sold 470 and 472 7th av, two 3-sty buildings, on a plot 45x100x irregular, about 82 ft. north of 35th st.

### NORTH OF 59TH STREET.

HAMILTON PL.—Moore & Rowe sold for Mrs. Adeline C. Wilcox 32 Hamilton pl, a 3-sty and basement dwelling, on a lot 18x50x 100, to a client for occupancy.

ISHAM ST.—W. J. Huston & Co. have sold for Frank E. Andrus the plot, 50x100, on the south side of Isham st, 50 ft. east of Vermilyea av.

60TH ST.—David Lion has sold the two 5-sty tenements 218 and 220 West 60th st, each on lot 27x100.5.

61ST ST.—John H. Behrmann has sold for Michael Costello to George Bezold the 5-sty double apartment house, on lot 30x114, and the 2-sty brick building on the rear of the lot 405 East 61st st.

63D ST.—Chas. J. McKenna has sold for W. & J. Bachrach 210 East 63d st, the 5-sty tenement on a lot 25x100. This was bought at auction by the sellers a week ago, as plaintiffs in a foreclosure action for \$18,109.

70TH ST.—Wm. A. White & Sons have sold for John F. Simpson to a client for occupancy 245 West 70th st, a 3-sty dwelling, on lot 19.5x100.5.

72D ST.—Post & Reese sold to a client on private terms 109 East 72d st, a 4-sty and basement dwelling on a lot 20x102.2.

72D ST.—Theodore Offerman has sold 148 West 72d st, a 4-sty dwelling, on lot 20x102.2. The property is on the block between Broadway and Columbus av, in which several dwellings have recently been altered for business use. It is understood that similar disposition will be made of the Offerman house.

73D ST.—Henry D. Winans & May report the sale of 20 East 73d st, a 4-sty, high stoop brownstone, old style house, on lot 22.6x 102.2, for Mr. Louis F. Rothschild, to a client of Huston & Asinari, who represented the purchaser. The new owner will erect on this plot a new fireproof residence for her own occupancy.

74TH ST.—H. C. Senior & Co., sold for Lillian Dowdell, 106 West 74th st, a 4-sty dwelling on a lot 18x100, to F. G. Smith for occupancy. Mr. Smith gives in part payment 513 Greene av, Brooklyn, a 3-sty dwelling on a lot 17x100.

77TH ST.—Payne estate sold 262 West 77th st, a 4-sty dwelling, on a lot 18.9x102.2 to a Dr. Lowe.

77TH ST.—L. J. Phillips & Co. sold for Daniel B. Freedman to a client for occupancy, 315 West 77th st, a 4-sty American basement dwelling on a lot 19x102.2.

82D ST.—Frank L. Fisher Co. sold for Ora M. Russell to the Stronghold Realty Co. 50 and 52 West 82d st and 103 West 74th st, three 4-sty and basement private houses. No. 148 West 72d st is understood to have been given in exchange.

83D ST.—Mitchell A. C. Levy has bought through William R. Ware from the estate of Philip V. Myers 10 West 83d st, a 3-sty dwelling on lot 17.2x102.2.

84TH ST.—Slawson & Hobbs sold for Charles Civita of Milan, Italy, 120 West 84th st, a 5-sty single apartment house, 20x 90x102.2.

86TH ST.—W. W. & T. M. Hall sold the last but one of ten modern, fireproof, elevator, American basement residences they erected recently in the south side of West 86th st, between Central Park West and Columbus av. The property involved in the most recent transaction is at 22 West 86th st, and has a frontage of 25 ft. It has been held for sale at \$100,000, and the buyer, who has not yet been announced, is reported to have paid close to that figure.

99TH ST.—The West Side Construction Co. (Jacob Axelrod, president) has resold the 6 lots on the north side of 99th st, 200 ft. west of West End av, to a prominent firm of builders, who will immediately improve the same with the erection of two 8-sty apartment houses, each on plot 75x100 ft. This is part of the Furness estate, purchased last week by Mr. Axelrod from A. L. Mordecai & Son and Heilner & Wolf.

91ST ST.—E. E. Tisch & Co. have sold for Sam Hirschfeld to a client 307 East 91st st, a 5-sty triple flat on lot 25x100.

93D ST.—Pease & Elliman have sold for Mrs. C. S. Sedgwick 135 West 93d st, a 3-sty and basement dwelling, on lot 18.9x93.11, to a client for occupancy.

94TH ST.—Horace L. Kempe has sold for George W. Eggers to Mrs. Emily L. Landon 41 West 94th st, a 3-sty and basement dwelling, on lot 17.9x100.8.

97TH ST.—Lottie L. Wasserman has sold 327 East 97th st, a 5-sty tenement, on lot 25x100.11.

104TH ST.—Fred Carll sold for John Jordan 343 and 345 East 104th st, 2 lots, 50x100, located 100 ft. west of 1st av, to Mrs. Addie Fink, who will erect a 6-sty loft building, to be occupied by her own business of manufacturing woodware. Mrs. Fink recently sold 420 and 422 West 14th st, where she has been located for several years.

178TH ST.—William P. Jones & Son sold for George J. Becker 60 9and 611 West 178th st, a 5-sty apartment house, on plot 50x 100. The property is situated on the north side of the st, between St. Nicholas and Wadsworth av. Peter Wolff is the buyer.

211TH ST.—Joseph L. Ennis and Frank J. Sinnott have resold through W. J. Huston & Son to John E. Henry the 50-ft. plot on the south side of 211th st, 275 ft. east of 9th av.

### Operator Buys Thirty Lots.

AMSTERDAM AV.—Charles M. Rosenthal has bought from the Fleischmann Realty & Construction Co. 30 lots, comprising practically all of the company's vacant holdings in Manhattan. The properties include the plot of 5 lots at the southwest corner of Amsterdam av and 176th st, with frontages of 119.10 and 100 ft., respectively; the block front of 8 lots on the west side of Amsterdam av, between 176th and 177th sts, 199.10x100; the 4 lots at the northwest corner of Amsterdam av and 177th st, with frontage of 84.4 and 100 ft., respectively. These parcels are part of the old Juvenile asylum tract which was cut up a few years ago, and a large part of which has been improved with apartment houses. The deal also involves the block front of 8 lots on the west side of 7th av, between 150th and 151st sts, 199.10x100, and the plot of 5 lots on the north side of 146th st, 100 ft. west of 7th av, 125x99.11. Mr. Rosenthal will resell the properties to builders. Sidney Nordlinger of the law firm of Cahn, Nordlinger & Landauer, represented Mr. Rosenthal in the transaction, and Gustav J. Fleischmann, president of the Fleischmann Bros. Co., acted for the Fleischmann Realty & Construction Co.

AUDUBON AV.—Edouard Dressler has sold, in conjunction with Henry Beek, for the Broad Construction Co., the northwest corner of Audubon av and 178th st, a 6-sty elevator house known as the Lynwood, on plot 75x100. The property has been held at \$180,000.

BROADWAY.—The Realty Operating Co. has sold the plot, 100x 100, at the southeast corner of Broadway and Emerson st. The buyer is a builder, who will improve the site with a 6-sty elevator apartment house.

MORNINGSIDE AV WEST.—The W. Axelrod Realty Co. has sold the 6-sty apartment house known as The Circle, 100 Morningside av East, at the point where Morningside av meets 122d st, to the M. R. L. Building & Investing Co., of which Samuel Levy is president.

PARK AV.—Douglas Robinson, Charles S. Brown & Co. sold for Edward McLaury, 890 Park av, between 78th and 79th sts, a 4-sty flat, with stores on a lot 27.2x58x irregular.

ST. NICHOLAS AV.—J. J. Plummer has sold for Charles S. Sykes the southeast corner of St. Nicholas av and 191st st, a plot 100x 100, to Donald Robertson, who will erect a 6-sty elevator apartment house with stores on the site. A subway station is now being built at 191st st, directly opposite the property.

VERMILYEA AV.—Hall J. How & Co. have sold for Max Marx to R. Clarence Dorsett the southwest corner of Vermilyea av and Isham st, 100x100.

VERMILYEA AV.—J. H. Mayers has sold for Anna Harris the plot, 100x100, at the northeast corner of Vermilyea av and Emerson st, to a client of David Vogel and the Murphy-Dumont Co.

WEST END AV.—Slawson & Hobbs sold for Barton Chapin 841 West End av, a 5-sty double apartment house, on a lot 31.5x100, at the northwest corner of 101st st.



BRONX.

JENNINGS ST.—Madeline Maidhoff and others have sold 902 to 906 Jennings st, three 2-sty houses, on plot 25x128.6x irregular, near Southern Boulevard.

WATSON ST.—Anna Ehlers has sold the plot 100x108 on the north side of Watson st, 105 ft. west of Olmstead av, Unionport.

235TH ST.—John H. Behrmann has sold for John A. Ewald to Arno Kiessling the 2-family dwelling, on lot 25x114, 674 East 235th st, on the south side, 205 ft. east of White Plains av.

BAILEY AV.—Shaw & Co. have sold for Hogenauer & Wesslau 2 lots on the east side of Bailey av, 275 ft. north of Heath av.

BARNES AV.—John H. Behrmann has sold for Charles T. Smith the 3-sty frame dwelling house, with barn on the rear, being a plot 75x105, situate on the east side of Barnes av, between East 226th and 227th sts, to Mr. Edward Volz.

BATHGATE AV.—Kurz & Uren have sold for John Yule to the Bellwood Realty Co. 1705 and 1709 Bathgate av, two 5-sty new law houses, each on plot 37.6x115.

CRESTON AV.—Francis Haff has sold for the Le Roy Construction Co. the northwest corner of 190th st and Creston av, plot 100 x114 ft.; also the entire block fronting on St. James Park, on 191st st, between Creston and Morris avs, to be improved with private dwellings.

GUN HILL ROAD.—Hall J. How & Co. have sold for Dowd & Maslen to Michael J. Gilhuly two lots on the north side of Gun Hill road, 101 feet east of Jerome av.

MARMION AV.—The Katonah Construction Co. has sold the two 4-sty double flats, on plot 66x85, near 178th st. The company recently finished these houses in conjunction with two others abutting on Southern Boulevard.

ST. LAWRENCE AV.—Jacob Cohen has sold four 2-family houses on the east side of St. Lawrence av, south of Westchester av.

SOUTHERN BOULEVARD.—George E. Murtaugh has sold to Michael McCarthy the plot 57.9x146.1 at the northeast corner of Southern Boulevard and 136th st, for \$19,200.

SUMMIT AV.—Moore & Rowe Co. has sold for T. H. Von Dohsen 900 Summit av, northeast corner of 161st st, a 5-sty new law house, on plot 75x95. The property has been held at \$130,000.

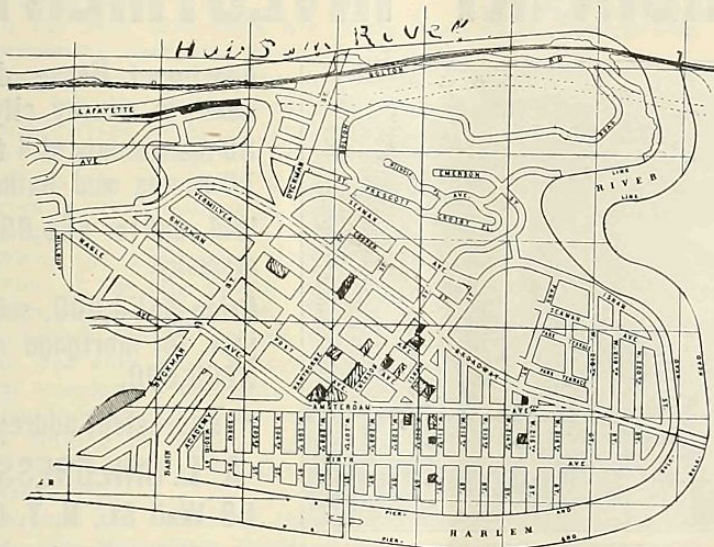
VERIO AV.—Kurz & Uren have sold seven lots at the northeast corner of Verio av and 236th st, a plot 194x110x148x100.

WESTCHESTER AV.—Barney Goldman has sold to Joseph H. Mann the southeast corner of Westchester av and 156th st, a plot 44.5x irregular, extending through to Beach av, for \$43,000.

WICKHAM AV.—Harris Rosenfeld and Rudolph Elkan have sold for Jerome Hirschkind, of Mount Vernon, N. Y., the plot, 50x100, at the corner of Wickham and Neried av, in the Bathgate estate.

WILKINS AV.—C. F. Heitmann has sold for the Jacob Streifler Co. to a client 1348-50 Wilkins av, 50x110x177, 5-sty new law apartment house with stores.

STREET PLAN OF THE DYCKMAN SECTION.



EMERSON ST.—Hall J. How & Co. sold to the Hensle Construction Co. the entire block front on the south side of Emerson st, from Post to Sherman avs, a plot fronting 310 ft. on Emerson st and measuring 100 ft. in depth. The Post av end of this plot, 175x 100, was sold by Thomas L. Reynolds, and the Sherman av end, 135x100, by R. Clarence Dorsett. On this site, which is just west of the 207th st station, the Hensle Construction Co. is going to erect two 6-sty elevator apartment houses, each 155x100.

EMERSON ST.—Frederick Meade has sold the southwest corner of 10th av and Emerson st, at the 207th st. subway station, a plot of about 8 lots, fronting 244 ft. on Emerson st, together with an abutting plot on the east side of Post av, 100 ft. south of Emerson st, 100x100x irregular. Mr. Meade has owned the property since 1870.

211TH ST.—Joseph L. Ennis and Frank J. Sinnott have bought through A. N. Gitterman from the Bradley estate the 25-ft. lot on the south side of 211th st, 275 ft. east of 10th av.

211TH ST.—Jos. L. Ennis and Frank J. Sinnott have bought from Harry L. Rosen the lot on the south side of 211th st, 300 feet east of 9th av. Maurice E. Strauss was the broker.

215TH ST.—Gustavus L. Lawrence has bought through Hall J. How & Co., from Daniel B. Friedman the block front on the south side of 215th st, from Broadway to 10th av, a plot with frontage of 125 feet on 215th st, 81 feet on Broadway and 100 feet on 10th av, with an irregular rear line. The plot is at the 215th st subway station and is considered one of the choicest parcels in the section. Mr. Lawrence also bought the five lots, at the northeast corner of 10th av and 206th st.

215TH ST.—Max Marx has resold the plot, 75x99.11, on the south side of 215th st, 200 feet east of 10th av, which he recently purchased from the Acton Realty Co.

BROADWAY.—Hall J. How & Co. have sold for the Sound Realty Company the plot 50x147, on the east side of Broadway, 125 feet south of Hawthorne st.

BROADWAY.—Hall J. How & Co. sold for Mrs. Goldie Metzger to Richard R. Maslen a lot on the east side of Broadway, 100 feet north of Emerson st.

SHERMAN AV.—R. Clarence Dorsett has sold the plot, 150x150, on the west side of Sherman av, 100 feet south of Emerson st.

SHERMAN AV.—The Thomas L. Reynolds Company has resold the northwest corner of Sherman av and Emerson st, on plot 100x100, for Charles E. Camerer to John P. Everett.

SHERMAN AV.—Irving T. Coleman, of Newark, N. J., has sold the plot, 75x150, on the west side of Sherman av, 100 feet south of Isham st.

SHERMAN AV.—Charles E. Camerer has bought through the Thomas L. Reynolds Company the plot, 75x100, on the west side of Sherman av, 100 feet north of Isham st, from Charles G. Seely. Mr. Camerer owns the adjoining corner of Isham st.

SHERMAN AV.—Hall J. How & Co. have sold for Frederick W. Fielder to Max Marx six lots on the west side of Sherman av, 175 feet north of Isham st.

SHERMAN AV.—George C. Howe has sold the northeast corner of Sherman av and Hawthorne st, a plot 100x110.

SHERMAN AV.—The Washington Heights Realty Co. has sold, through the Thomas L. Reynolds Co., to Charles E. Camerer the plot, 100x100, at the northwest corner of Sherman av and Isham st.

VERMILYEA AV.—M. W. Halpin has sold for James H. Cruikshank to Arthur C. Brown the plot of 8 lots situated on the east side of Vermilyea av, 100 ft. north of Dyckman st, being 200x150. Mr. Cruikshank recently acquired this property from Bleecker & Simons, in part payment for 483 to 485 Greenwich st.

VERMILYEA AV.—Mark L. Kelley has sold the plot 100x100 on the west side of Vermilyea av, 100 ft. north of Emerson st.

VERMILYEA AV.—The Sound Realty Company has sold the plot, 75x150, on the west side of Vermilyea av, 100 feet south of Hawthorne st.

10TH AV.—Hall J. How Co. have resold for the Realty Operating Company to a builder the plot, 112x135, on the west side of 10th av, 135 feet south of Emerson st, part of the Meade property. The buyer will erect two 50-ft. apartment houses.

10TH AV.—Hall J. How & Co. have resold for the Realty Operating Company, the plot, 112x160x100x120, on the west side of 10th av, 244 ft. south of Emerson st, to a builder, who will erect two apartment houses with stores.

10TH AV.—Max Marx has sold the plot, 75x100, on the east side of 10th av, 50 feet south of 210th st. The buyer is James E. Duffy, a client of Hall J. How & Co.

10TH AV.—Paul Halpin has bought through O'Connor, Lawrence & Ellison the plot at the southeast corner of 10th av and 211th st, 100x99.11. The seller is John M. Rice.

LEASES.

Duross Co. have leased for Clarence L. Bigelow the seventh loft in 106-8 6th av, to the U. S. Medicine Co., for a term of years.

J. Arthur Fischer has leased for P. J. Flannery to M. F. Schrenkeisen the two upper lofts containing 10,000 sq. ft. in 118-120 East 42d st, for a term of years.

Morrison estate leased to Henry M. Krogman for a long term of years the plot 75x100.11, in the north side of 99th st, 100 feet west of Columbus, for the purpose of a new theatre. The lessee subleased the plot to the Harburger Realty and Amusement Co., which will erect the theatre.

The Charles F. Noyes Co. has leased for Stewart Browne offices in the Broadway-Maiden Lane Building to Parker & Ernst; the store and basement of 46 Fulton st for ex-Congressman Jefferson M. Levy to I. Fried, and lofts in 192 Pearl st for Edward Mallinckrodt to A. F. Mellilo, and 59 Ann st for Potter & Brother to G. J. Osborn Co.

H. C. Senior & Co. have leased the following: For Nathan & Einstein, the store adjoining the northwest corner of Broadway and 82d st, No 2281, to Nagle & Levine, for a term of years; for Rose Green, the 3-sty brownstone dwelling 130 West 65th st, to Rose Berko, for a term of years, and for Susie Scott Hall the store at 432 West 125th st, to M. Kornatset, for a term of years.

The Charles F. Noyes Company has leased for a long term of years 3,000 feet of space in the Healy Building at Ferry and Gold sts, for A. Healy & Son to Lever & Co., the twelfth floor in 28-30 West 38th st, for Tucker, Speyers & Co. to Steele & Girdany; the third loft in 29 Beekman st, for Potter & Brother, Inc., to A. S. Landsberg, and the building 33 Frankfort st, for Charles A. Schieren to Rode & Brand.

Duross Co. have leased for J. L. Mott Iron Works the store and basement, 26x90 ft., of the 8-sty building 141 West 20th st, to the National Trading & Household Supply Co, for a term of years; also the store 203 West 17th st, to Thos. A. O'Brien, for three years; also the store at the southeast corner of Greenwich and Dey sts, for Ed. Marx to Frank Waechter, for a term of 10 years; also subleased loft in 447 West 26th st for the Standard Typewriter Co. to Tower & Lyon Co. for a term of three years.

M. & L. Hess have leased for Freyberg Bros. to Szarlip & Block the first loft at 124 West 18th st; for Nathan Schuss, to Schwartzman & Pike, the eighth loft at 138-140 West 17th st; for Thomas Morgan, in conjunction with F. & G. Pflomm, the top loft at 27 West 27th st; for Martin Holding Co., to Finkelstein & Elias, the eighth loft at 39 East 20th st; for the Empire Realty Corporation, to Mendelsohn Bros., the eighth loft, containing 20,000 sq. ft., in the building at the northeast corner of University pl and 11th st; for Samuel Simon, to S. Gutman, the fourth loft, at 20 West Houston st; for the Success Co., to William H. Konther, the eighth loft at 29-31 East 22d st; and for Louis Meyers, to Birnbaum & Auerbach, the fifth loft at 31 West 31st st.

Frederick Fox & Co. have leased for the Realty Holding Co. the store and basement in the new building recently sold at 127-131 West 27th st, for a term of years to Dublin, Morris & Kornbluth, fur importers; for Ida L. Churchill, the store and basement at 147 West 26th st, for a term of years, to J. A. O'Neill & Co. fur importers; for the Meteor Realty & Construction Co., 5,000 sq. ft. of space in the new building 40-42 West 17th st, for a term of years, to Levi M. Rosenthal; for the Garfield Building Co. and Levy & Julius, 5,000 sq. ft. of space in the building 28-30 East 10th st, for a term of years, to the Ostrich & Fancy Feather Boa Co., Inc., and for William C. Walker's Sons, the first loft at 139-141 West 19th st, to Piller & Lifshitz; for the Hewitt Realty Co., the third floor, containing 18,000 sq. ft. of space, in the Peter Cooper Building, southeast cor 4th av and 28th st. The lease is for a long term of years to Palmer & Embury Mfg. Co., Incorporated, large wholesale furniture dealers and manufacturers at present located on East 20th st, near Broadway.

(For unclassified sales see page 210.)



# WANTS AND OFFERS

SITUATION WANTED by a young man with 20 years experience in real estate and architectural business; best of references. BOX 25, Record and Guide.

FOR SALE, a complete set of Manhattan Insurance Maps corrected to date. BOX 35, Record and Guide.

AN EXPERIENCED mortgage application solicitor wanted. Liberal arrangement, splendid opportunity for advancement will be made. To arrange interview, communicate by mail confidentially (stating experience). A. H. IVINS & CO., 307 5th Avenue.

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

## NEW BUSINESS

Can be obtained by advertising in the RECORD AND GUIDE.

## EAST RIVER AND 119th ST. PLOT TO LEASE SIZE 185 X 100

RENT VERY REASONABLE  
CRUIKSHANK COMPANY, 141 Broadway

FOR SALE—Set of Manhattan Insurance Maps, posted to date; cheap. Apply to Box 20, Record and Guide.

## Trustee's Sale of Real Estate

under and in pursuance of a Judgment of  
**SUPREME COURT**

New York County.

To close the Estate of Jacob Schwarz, Dec'd.  
L. K. UNGRICH, 1676 Amst. Ave., TRUSTEE.

The "Best Ever"—Corner Store  
Properties (Offered at Auction)  
in Busy Harlem

2,064 to 2,070 3d Avenue,  
N. W. Cor. 113th St.—4-story Tenements, with  
Stores, and

171 to 177 E. 113th Street  
adjoining—3-story and basement dwellings.  
Plot over 100x140.

2,183 to 2,189 2d Avenue  
N. W. Cor. 112th St.—Four 4-story Tenements,  
with Stores.

521 Lenox Avenue  
Northwest Cor. 136th St.—24.11x75; 5-story Apartment  
House, saloon in corner.

102 E. 113th Street  
27x100.11; 5-story Tenement, with Stores.  
will be offered AT AUCTION at Exchange  
Salesroom, 14-16 Vesey St., N. Y. C.

On Thursday, noon,  
JANUARY 27th, 1910

by L. J. Phillips & Co., Auctioneers.  
EDWARD P. ORRELL, 258 B'way, and JOHN-  
STON & JOHNSTON, 256 B'way, Attorneys  
and Counsel for Plaintiff.

CHARLES L. HOFFMAN, 320 B'way, Guardian  
ad litem.

GEO. M. S. SCHULZ, 38 Park Row, Atty. for  
Defts. Julia Schwarz and others.

LYMAN E. WARREN, 261 B'way, Atty. for  
Deft. Lizzie L. Ball.

Policy Title Guar. & Trust Co. delivered free.  
Maps and particulars of Attorneys, Trustee, or  
at Auctioneer's office, 158 B'way, N. Y. C.

## Lawyers Title Insurance & Trust Company

**CAPITAL AND SURPLUS \$9,500,000**

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

160 Broadway, New York

188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate,  
allowing interest thereon.

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  
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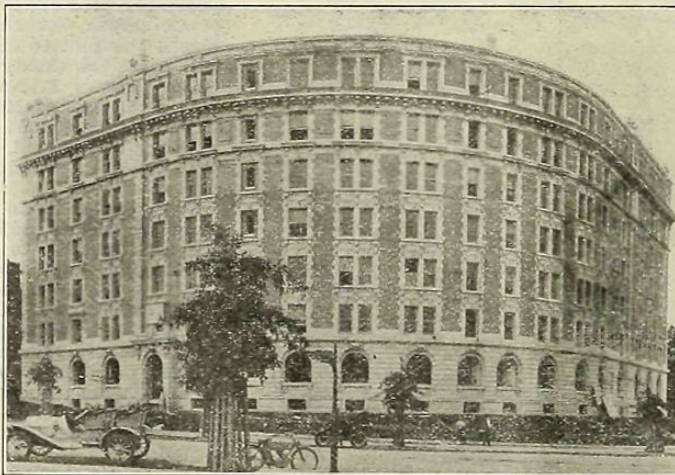
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## FOR SALE, RENT, EXCHANGE

Property, suitable for small factory, situated at Cornwall Landing, 52 miles from New York City on West Shore and N. Y. O. and W. R.R. Size of land, 148 ft. of river frontage with depth of 12 feet deep water at low tide. Depth of lot about 200 feet. Cheap labor. Electric light in village. Heavy pressure of village water. River open for shipping 9 months in year. Further information gladly furnished by C. C. STILLMAN, 120 Broadway. Telephone, Cortlandt 14.

## EXTRAORDINARY INVESTMENT



Apartment House de  
Luxe in nearby city.

60 apartments of 4 to  
10 rooms and baths.

Will rent for \$66,000  
annually.

Price \$550,000, sub-  
ject to mortgage of  
\$200,000.

If interested, address

**A. L. CHILDRESS**  
59 Wall St., N. Y. C.

## REAL ESTATE NOTES

Sheldon & Becker were the brokers in the sale of the 4-story private dwelling 262 West 77th st for the Payne estate, through Harry Parker.

Merritt Potter has moved his office to 824 St. Nicholas av, corner of 151st st. His specialty is the sale and management of investment properties.

A. V. Amy & Co., real estate agents and brokers of 7th av, corner of 115th st, have been appointed by the Kemp estate agents for the apartment houses 124 and 126 West 112th st.

The old established firm of Richard Dickson, of 3d av and 166th st, has opened new offices at A-Re-Co Building, 149th st and 3d av. The office at 3d av and 166th st will still be continued.

David Mintz, late with Ernst & Cahn, and Leon Stamper, formerly with the Prospect Realty Company, have formed a partnership under the name of Mintz & Stamper, and have opened offices in the A-R-E-Co.'s Building, 149th st and 3d av.

Abraham Bachrach, a real estate operator, died in his home, 64 East 91st st, in his forty-sixth year. He was the son of Rachel and the late Solomon Bachrach, and left a widow, two daughters and a son. Mr. Bachrach had an office at 128 Broadway and was an active operator up to two years ago. He was an extensive holder of real estate.

Attention is called to the advertisement in our WANTS AND OFFERS page of what is claimed to be an "Extraordinary Investment." An apartment house de luxe in a nearby city is offered at \$550,000, subject to a mortgage of \$200,000. The property contains some 60 apartments of 4 to 10 rooms, with baths and will rent for \$66,000 annually.

The following gentlemen were unanimously elected associate members of the Real Estate Board of Brokers: Clarence H. Kelsey, president Title Guarantee & Trust Co.; Edwin W. Coggeshall, president Lawyers' Title Insurance & Trust Co.; Edgar J. Levey, president Title Ins. Co. of New York; William V. Ebersole, president Cincinnati Real Estate Exchange.

Bert G. Faulhaber & Co. have opened a suburban department in connection with their brokerage business at No. 206 Broadway. They have been appointed selling agents by S. G. Painter Realty & Securities Company for the sale of their new development at Dumont, N. J., known as "Gilpin Park," and consisting of over 1,200 building plots, which will be on the market within a short time.

A course of ten lectures on real estate law is being delivered this winter, on Thursday nights, at the Bedford Y. M. C. A. in Brooklyn. The lecturers are Remsen Johnson, Henry R. Chittick, of the Lawyers' Title Ins. & T. Co.; Walter Lindner, of the Title Guarantee and T. Co.; E. A. Tredwell, Harry Percy David, of the Home Title Ins. Co.; A. A. Howell, Richard A. Larke, G. Richard Davis and Prof. Alfred J. Reeves, of the New York Law School.



# THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

## The Efficiency of Public Opinion in Real Estate Matters. Why It Works Better Than Personal Organization.

General Interests of Real Estate Cannot be Served by Local Bodies, Nor can a Number of Local Bodies Become a "General Organization." The Great Value of Local Real Estate Associations.

WE are glad to print the accompanying letter, not only because it comes from an earnest body of real estate men, but because it may be used admirably to illustrate how the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY understands and intends to use PUBLIC OPINION.

We say we are glad to print the communication below.

Why?

Why glad?

Because it is a part of Public Opinion, and no one really gets at Public Opinion who ignores any part of that compound. Public Opinion is not something definite, nor a fiat that flashes forth. On the contrary, it is a growth, the outcome of contradictions and the balancing of interests. Public Opinion cannot be reached except by giving everyone a hearing, without bias of any kind. The man who wants to reach Public Opinion must really welcome every turn and twist of the road that leads him to it.

Dear Editor:

In the year 1894 there were in existence in that part of the City of New York known as the Borough of the Bronx six local improvement associations with a membership possibly of six hundred.

In the year 1910 there are thirty-three active associations, representing over six thousand taxpayers.

The original associations worked in a comparatively small area; but the thirty-three present taxpayers' organizations embrace every section of the Borough of the Bronx. The interests of the taxpayers of the Borough of the Bronx, though they may be similar to the interests of taxpayers and rent-payers in other sections of the city, cannot be compared in all regards.

When the Taxpayers' Alliance was formed, in 1894, that portion of the city known as the Borough of the Bronx was known as the North Side. Improvements had only just been commenced for the benefit of the population which at that time was only about ninety thousand people; but as the six local associations only catered to the wants of the sections in which they were located and not to the entire vicinity, there was nothing in common between them; and because of this fact the Taxpayers' Alliance of the Borough of the Bronx was formed.

Through the efforts of the Taxpayers' Alliance, it may be said, the Manhattan Elevated Railroad Company permitted passengers to ride from the South Ferry through to the end of its line in the Borough of the Bronx by paying only a five-cent fare.

The Alliance has also been largely instrumental in obtaining additional facilities on the Union Railway Company's lines throughout the Bronx.

Through the Legislative Committee of the Alliance, the Greater New York Charter was amended to give the several boroughs home rule in the administration of its local affairs.

It would be quite impossible for me to enumerate the several matters that have been accomplished by the uniting of the several associations into one body; suffice to say that after fifteen years, the Alliance is five hundred per cent. stronger than when it was organized, and it has accomplished more toward obtaining better facilities for the Borough of the Bronx in one day than any one of the individual associations affiliated with the Alliance could do single-handed in three hundred and sixty-five days.

The committees are continually appearing before the Local Boards, Board of Estimate and Apportionment, Board of Aldermen and Mayor, as well as the Assembly and Senate of the State and even the President, Senate and House of Representatives of the nation, for reforms, improvements, additional rapid transit facilities and the like.

At the present time the Taxpayers' Alliance is at its own expense maintaining an action against the New York Central and Hudson River Railway Company for reduction of its

fares to five cents, and for running more trains from Grand Central to the city limits. There have been over fifty hearings in this matter to date and over one hundred and fifty witnesses have been put upon the stand on behalf of the Alliance, and the battle has only been begun, and the attorneys acting in the matter are acting gratuitously without any desire for reward or compensation, but merely for the benefit of the entire borough.

Therefore, it can be readily seen that there is no necessity for such an association as mentioned in the Record and Guide of January 1st, 1910, as the interests of the borough affairs of the Borough of the Bronx are well being taken care of by the Taxpayers, and the other boroughs have similar organizations taking care of their particular interests.

The Alliance is affiliated with the Taxpayers' Congress and the Taxpayers' Conference of the City of New York, both of which organizations are representative, and in this way are banded together for the purpose of protecting the interests of the taxpayers throughout the entire city.

Yours respectfully,

HARRY ROBITZEK,

NOW, as to the communication. There is, of course, absolutely no competition of any kind between the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY and the Taxpayers' Alliance, or any other similar organization. This cannot be said too often. We cannot help welcoming (even if we would) the existence and growth of these organizations, because, mark you, their existence and growth are a necessary part and a real component of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY. On the other hand, neither the Taxpayers' Alliance nor any other real estate organization can refrain (even if that were desired) from being an integral portion of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

That is the strength of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

The underlying principle is such that it cannot be evaded. The new association says to all other associations: Whenever we all agree on any matter affecting real estate interests, we are one. Whenever we do not agree, we are less in force by just so much as that disagreement counts for. It is not organization and "red tape" that will bind us really together if we are apart, nor will organization and "red tape" bring us any closer together than we should be if we are profoundly and effectively consolidated by our INTERESTS, IDEAS, OPINIONS and PURPOSES.

You see, Public Opinion does not grow out of the DIFFERENCES which people have with one another. If ten thousand men's ideas clash and vary on any subject, there is, as a result, no effective Public Opinion, and those ten thousand men are therefore impotent to achieve anything through Public Opinion. They must find some point of agreement, before Public Opinion can result. The moment they all agree, there springs at once into existence, fully armed, that power which we call Public Opinion.

BUT, it may be asked, why talk so much about Public Opinion? Because it is, after all, the only effective instrument for the protection of real estate interests. A hundred men meeting in a hall, if they remain merely a hundred men, are of small consequence when dealing with any of the big general interests of real estate. The aforesaid hundred men, of course, know this. When they address "Mr. President and gentlemen," they are really struggling to get publicity for their views and thus create an adequate body of Public Opinion.

Owners should keep watch over their realty holdings.



But this is a small, retail way of making Public Opinion. It is like making illuminating gas in a small retort for a big city. A bigger plan is needed. It has to be undertaken by some one in a wholesale way. Now, the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY are the wholesalers. Considering only the larger general interests of real estate, they believe that very little can be done to create Public Opinion by means of a local or personal organization. The history of the past all points in this direction. Locally and personally much can be done by organizations, we may say much has been done by such organizations, but nothing, or next to nothing, has been effected in relation to the larger general interests of real estate.

Moreover, no amount of consolidating a number of local or personal organizations can give the property owners of New York City the GENERAL ORGANIZATION they need for dealing with real estate matters of the widest scope. A hundred local organizations, all looking at matters from a local point of view and dealing with them in a local spirit, cannot become anything but an aggregate of local organizations. They must cease being what they are, in order to become the big general organization which the City of New York needs. All the state governments of the Union will not make the equivalent of the national government. Nation government exists only in proportion to the extent to which government reaches beyond the sphere of state affairs, in proportion to the degree it takes upon itself the direction of the larger matters wherein the restricted sense and ideas of local government would be incompetent.

SO, when our correspondent speaks, for instance, of "better facilities for The Bronx" as an achievement which renders the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY unnecessary, he is a trifle confused in his understanding as to what the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY is getting at. The Bronx will always be a big interest, no matter how it appears, but, after all, it is and will be always a local interest. Suppose, however, that the question is not "better facilities for The Bronx," but better facilities for the City of New York—Brooklyn as well as The Bronx, The Bronx as well as Manhattan. Here the local point of view won't work at all, and yet, in proportion as the welfare of all real estate is bound together in the general welfare of the city, the property owner in The Bronx will suffer if the problem of transportation is not solved on the most progressive lines. As long as the fight is, say, between The Bronx and Brooklyn, there will be discord as to rival interests. We shall hear of fierce comparisons between, let us say, the Beauties of The Bronx and the Peace of Brooklyn. No general Public Opinion can be created here. A count of noses might be made (or of such as are not already broken in the fray). But over-riding local interests, there might be a dominant general interest which might be focused and declared in an authoritative way through Public Opinion. Everybody knows that this general interest has the right of eminent domain over and against all petty personal interests. And no one believes, for a moment, that if to-morrow there should be a definite consensus of opinion, built on these broad lines, and in favor of a definite scheme for better transportation facilities, the city would not possess it. Public Opinion would win it.

ONE thing more. Public Opinion is the ONLY operating agency that can collect the working sentiment of property owners upon any general matter and give it efficiency. To have any effect at all, local opinion everywhere must emerge into the general atmosphere as Public Opinion before it can mean anything. And the moment it does emerge as Public Opinion, it will be part and parcel of the force with which the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY hopes to accomplish its work. If local organizations say they do not want to join with the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY, they simply mean that they do not want their opinions to form any part of the body of Public Opinion, which again means that they want to remain local and ineffectual, so far as the bigger questions of the day are concerned. Furthermore, local affairs cannot be kept in any one locality. The abuse that is to-day injuring the interests of plain Mr. Smith of The Bronx may to-morrow affect the interests of plain Mr. Smith of Manhattan or Brooklyn. Local affairs have a tendency, like water, "to run," and this ten-

gency converts local questions into general questions. General questions arouse Public Opinion and here again the circle completes itself.

The interests of borough affairs can, in the long run, be dealt with by local organizations only so long as the interest is strictly local. To be efficient they must confine their attention strictly to the local aspect of the given question. The moment the matter gets beyond the borough or locality, it becomes a general question for the whole city. Meetings held by local organizations regarding general matters will have no significance except insofar as they become a part of Public Opinion at large. All local voices can then join in a dominant announcement, and that announcement will need some vehicle of expression beyond the voice of any one local organization. This is what the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY intends to convey. It hopes to focus all public expressions, including those of The Bronx. As soon as, for instance, the Taxpayers' Alliance's voice merges into the general expression, the Taxpayers' Alliance will become, just by that fact and no more, a part of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY. There is no personal striving here; there is no one to be pleased; there is no money to be made; there are no honors to be conferred; there is no rivalry or jealousy; there is nothing but sheer efficiency for the only operating force that can be conceived of to remedy real estate evils and improve conditions, viz Public Opinion.

## FROM THE SOUTH BRONX ASSOCIATION.

Editor Record and Guide:

In reference to your article in your issue of the 8th.

This association, founded or organized 1902, is now the strongest property owners' association in the Bronx, having a membership of over 570 members.

A distinctive feature of our organization is that we have a meeting place open for members every evening from 8 to 10, Saturday, Sunday and holidays excepted.

Our rooms are furnished with maps and taxpayers' papers, and the Record and Guide, of course, as a table fixture from the first day on which we opened our rooms.

Our monthly meetings take place in the Jackson Casino, Westchester and Forest av, as our rooms will not contain the large number of people who come to the monthly meeting.

We mean business every time; are not affiliated with any other organization, but our President took a live part in the transit section of the Reform Club, which met at Reisenweber's for the carrying to victory of the constitutional amendment which was adopted by such a large vote.

Of course, we have our own furniture, so that we no longer belong to that class of societies which meet in the back of a saloon only, and cannot be seen by their members except once a month. That, as is self-understood, takes work, time and willingness, and the increase of membership is no light task either.

While the journeymen bakers have an office to which the members can apply, the Real Estate Owners' Associations are nearly all homeless—a state of affairs we have been trying to overcome.

I forgot to mention that the few meetings held by the Transit Conference in the Mail and Express Building were attended by four delegates from our association.

With best regards, South Bronx Property Owners' Association.  
(Sig.) S. FEUST, Pr.

## TOPICS BEFORE TAXPAYERS' ALLIANCE

The regular meeting of the Taxpayers' Alliance of the Borough of the Bronx was held at the Carr Building, 138th st and 3d av, Bronx, on January 12th last. Hon. A. C. Hottenroth, President, was in the chair.

A letter was read from President Cyrus C. Miller, of the Bronx, requesting that names of all property owners' associations affiliated with the alliance, together with the President's or Secretary's name of each, be sent to him, in order that in the future the Bronx departments might be able to keep the taxpayers informed in reference to local board hearings on public improvements petitioned by taxpayers, &c. This letter was addressed to Harry Robitzek, Secretary, and was read amid loud applause and the Secretary was directed to send a letter of thanks acknowledging same.

The Rapid Transit Committee reported that in all probability the Lexington av subway will be completed within six months. The Legislative Committee, through its Chairman, Harry Robitzek, reported as opposed to the income tax amendment to the United States Constitution for reasons stated by the Governor in his message to the Legislature this year; and the Alliance adopted the recommendations of the committee in this regard.

Delegates from the Clairmount Heights section of the Bronx

Nearly every act of the City Government AFFECTS real estate in some measure.



stated that during the recent storm a fire took place on the Heights, and fire apparatus did not reach the Heights until the building was completely destroyed and burned down, and the delegation asked that the Alliance assist the Clairmount Heights Property Owners' Association in obtaining immediate fire apparatus. Similar requests were made from delegates of Mt. Hope, Highbridge and Classon Point.

Special Committee on Water Rents, through its Chairman, Mr. Forback, reported on the question of putting water meters

in the houses. The committee reported as opposed to this matter and stated that even at the present time landlords are merely the janitors for the city and do not make more than two per cent. on their investments, and that the landlords should not be compelled to put in these meters, as it was the attempt of a trust to make two millions a year by this.

Several complaints were made against the poor facilities of the Union Railway Company's lines and against the schedule which this company never maintains.

## THE GROWTH OF PUBLIC OPINION.

### Interviews with Prominent Real Estate Men. Membership in the Associated Property Owners of New York Growing Rapidly

THE property owners of this city are recognizing the value of an impersonal organization of Public Opinion, without fees, officers, constitution or red tape to look after, and support the general interests of the Seven Billion Dollars' worth of realty in New York. They are joining in large numbers with opinions as indicated in the interviews printed below.

Have you joined?

If not sign the coupon in this issue and return to the office of the Record and Guide.

THE REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK,  
115 BROADWAY.

New York, January 20th, 1910.

H. W. Desmond, Esq.,

Vice-Pres. R. E. Record & Builders' Guide.

Dear Sir: The committee of the Governors of the Real Estate Board of Brokers appointed to confer with you on the movement you are inaugurating to unite New York City real estate owners in an effective association, wish, after their conference with you, to express their unqualified approval of your method and purpose. We have notified the members of the Board to this effect, and take pleasure in advising you that the Board will aid in every way it is able. We believe with you that persistent publicity as to matters affecting real estate, will be its most effective protection. Yours very truly,

IRVING RULAND,  
EDGAR A. TREDWELL,  
FRANCIS E. WARD.

Committee.

J. J. AUERBACH, real estate and representative of owners of property in New York City, 14 East 23d st: "This organization should have been in existence years ago. To-day it should be in full operation, instead of just getting underway, because conditions exist which are almost unbearable. Take, for instance, the acts of the Tenement House Department; they're fairly murderous. The power for good that the Associated Real Estate Property Owners of New York City can exert upon the public mind and officials is unbounded, and I believe conditions will be improved. It has my hearty endorsement, and if I can help make it a success, I am willing to do all I can." Mr. Auerbach signed a membership card.

LOUIS SCHRAG, real estate and insurance, member of the Allied Real Estate Interests of the State of New York, the West Side Taxpayers' Association and chairman of the Lights Committee of the Twenty-third Street Improvement Association, 148 West 23d st: "Anything is all right that will help the property owner. With a large representation of the proper owners of New York enrolled in your membership a latent force is always at hand to rise up as the voice of the most substantial part of our community and demand, not merely request, sane legislation. Your association places in the hands of the property owners of New York the biggest weapon for self-preservation they have ever held." Mr. Schrag signed a membership card.

H. J. SACHS, of H. J. Sachs & Co., real estate, 28 West 22d st: "Your association cannot do any harm and it has possibilities of doing considerable good."

PHILIP H. JUDD, real estate, and insurance, and property owner: "It's a good thing to get the property owners of New York together. In fact they have got to have an organization if they expect to protect their own interests. They have tried repeatedly to get satisfactory legislative results acting as individuals, and have failed. Acting unitedly, they can insist upon the recognition of their rights. It's a good plan and I'll sign a card to help the work along."

MR. WEIL, of Weil & Mayer, 5 Beekman st, real estate operator and property owner: "There's no harm in it. Anything that will rally the real estate interests of this city so as to enable them to protect themselves, is a good thing."

AN OFFICER OF THE WEBSTER REALTY CO., of 71 Nassau st, who is an extensive owner of Washington Heights property: "I think an organization loosely formed such as is proposed in the Associated Real Estate Property Owners of

New York City is an absolute necessity. I have had experience in trying to get streets cut through. Working individually and with some of the most influential men in the community I have succeeded in my quest only after long, expensive and VEXATIOUS DELAYS. I have fought against exclusive appraisalment of property that the city intended to purchase, but the success we attained was not so complete as we desired. That was because there was no focusing of public opinion on the subject. Think what would have happened if we had had an organization like the one you propose, while we were fighting those battles. You are doing the real estate owners of New York a real service."

JOSEPH HAMERSHLAG, real estate owner and operator, 35 Nassau st: "I was particularly impressed with the timeliness of the proposition and I believe it is a good idea. There is no question that such an organization is needed. It has the added advantage of stimulating the local associations to more active and more practical work. By working together, the real estate property owners can wield a power second to no other organization in the city."

A. L. WAKEFIELD, president of the Bretton Realty Corporation, 35 Nassau st: "In the association that you propose there is a glorious opportunity for good work. I am glad to sign one of these cards, because it has my moral support. Backed up by an organ such as the Record and Guide it will be capable of doing great things for the property owning interests of New York."

RICHARD VALLENDER, of Reckling & Vallender, real estate investments and property owner, 35 Nassau st: "I have always said that if the real estate men of New York City should get together and work for their common good in unison, instead of pulling continually in opposite directions if they should put aside their little jealousies and disagreements, they would be the winners. The Associated Real Estate Property Owners of New York City can do no harm, therefore it is bound to do good. It is undoubtedly a step in the right direction." Mr. Vallender signed a membership card.

WILLIAM SELIGSBERG, business investments, real estate owner and Executive Committeeman of the Washington Heights Taxpayers' Association: "I am in favor of property owners' organizations, and if they were all as useful and do as much work as ours they would not need a central body. If they could have just such an organization as you propose, to make more effective the work they do, to extend the action they take, on to the proper officials through an organization representing every like society in the city, the benefit that would accrue to all would not be conceivable."

#### AN UNQUALIFIED ENDORSEMENT.

THE GREENWICH VILLAGE PUBLIC SERVICE COMMITTEE, of 276 West 11th st, Manhattan, has already given evidence of its intention to co-operate in the movement suggested in the Record and Guide by adopting the following resolution:

Whereas, The Record and Guide has opened its columns to the use of this Committee in its fight for the extension of 7th av, and for all other improvements advocated by this Committee; and

Whereas, The said paper has taken such stand from a purely patriotic sense of duty, and not for any pecuniary benefits it might derive from such attitude; therefore, be it

Resolved, That this Committee tender the proprietors of said paper a vote of thanks, and an assurance of our thorough appreciation of said courtesies; also,

Resolved; that this be spread upon the minutes of this meeting and that said paper be notified of the fact by our Secretary.

OTTO KEMPNER, president of the New Jersey-New York Real Estate Exchange, 30 Church st, Manhattan: "I quite comprehend the suggestions contained in the last issues of the Record and Guide. The ideas advanced meet my views on the subject to the letter, and I wish you success." He signed a membership card.

FLOYD PECK of the firm of Hulbert, Peck & Sons, real estate and estate managers, Manhattan property owner, 261 West 34th st: "The idea strikes me as being a good one; in fact, any work that will tend to bring the property owners of New York City into closer communication in the protection of their

All PURCHASES of real estate are reported in the Record and Guide.



common interests is a commendable one and deserves credit. I am very glad to sign a membership card, because it has my full endorsement."

#### PROPERTY OWNERS' RIGHTS.

G. W. CAHEN, of the H. M. Weill Company, 161 West 34th st, member of a local property owners' association and owner of considerable real estate: "I do not see why the property owners of New York City should not organize, and I do not see why they have not organized long before this. Surely they needed such a body. Therefore, I consider the movement timely and deserving of great success. The more power that is shown to the authorities the more considerate they will be of the property owners' rights. In volume there is force when it comes to fighting for what the property owners should have, and the way you are going about getting this volume of property owners into one body strikes me as being entirely practicable."

#### WIDE-AWAKE AND ENERGETIC.

HENRY HARBURGER, 1980 7th av, owner of property aggregating \$400,000: "Certainly I'll sign a card. Your paper, always wide-awake and energetic, is the best medium for taking up this matter of conducting weekly symposiums of activities affecting the property owners on the part of the administration and of giving the administration a weekly insight as to what the property owners want. It's all right; go ahead with it; I hope you succeed."

F. M. VOLK, manager of the Underwriters' Realty and Title Co., 425 5th av: "Such an organization is surely needed. Conducted as you propose to run it, it cannot help being a power for good. Public opinion is the thing nowadays." This company is now a member of the Associated Real Estate Property Owners of New York City.

H. GRAY, vice-president of the C. Edgar Leaycraft Company, real estate operators and owners, 17 West 42d st: "The plan looks good to me. Such an organization has been needed long enough, and it is about time something was done."

JEROME J. WILSON, manager of the Equitable Life Assurance Society, at 4-6 East 42d st, writes: "Please enroll me as a member of the Associated Real Estate Property Owners of New York City."

V. T. GERARD, secretary and treasurer of the Interstate Land and Building Co-operative Association, 261 Broadway: "We are certainly in accord with the proposition. It really IS PASSING STRANGE that the interests of an important and influential body, such as property owners, should be left to the care of the individual, and we are of the opinion that the proposed organization would supply a longfelt want. We are, therefore, enclosing you herewith the cards duly signed as requested, and would express the wish that the idea will materialize and prove successful."

LINCOLN I. SEIDE, of G. Seide & Son, real estate and insurance, 1424 Madison av, near 99th st, who represents various interests as agent and adviser, said that as the idea appealed to him he desired to be considered a co-worker in any movement toward such an organization.

GEORGE F. PICKEN, real estate broker, 43 West 125th st, injoining the association, says: "I want to congratulate you on your ideas as expressed in the issue of January 1. It seems to me that just such an organization as you propose is such as has been needed in the interest of real estate for some time, and I feel that the Record and Guide, backed by its clerical organization, can form and keep together a strong, formidable and beneficial association that will prove its worth in a short time. When one considers the vast interests that real estate represents in its various branches and the intelligent class of men as brokers, speculators, builders and money lenders, without any organization to protect them against unjust and discriminating conditions and laws. The builder goes into the unimproved sections and with his energy and his money assumes the risk of making values for the city assessor. The savings banks and financial institutions loan their money to the builders and accept his improvements as security. The city government derives almost entirely its revenue from the land value, created on these improvements. The title companies have piled up large surpluses in recent years from real estate. The broker makes his living from the sales of real estate. Most lawyers make their income from real estate. Every trade and mechanic is employed in the building industry (indirectly in real estate), every tenant that pays is indirectly interested, and yet this vast interest has no recognized association through or by which its interests may be served. I sincerely hope that you will meet with success in forming this association and, if it is possible later on, after the association has been formed to have a representative in each Assembly District throughout the Greater New York, who shall occasionally voice the sentiments of his particular district through your paper, and in that way each district may be heard from and protected by the sentiment of the whole association."

LOUIS ETTLINGER, 52 East 19th st, secretary and treasurer of the American Lithographic Society: "I believe the movement to be a long needed one, and heartily endorse the idea. In union there is strength, and I think the R. & G. can accomplish this consolidation."

DANIEL L. KORN: "Since reading the different opinions of the individual property owners in the Record & Guide I must say that an association of this kind would greatly benefit all, and I heartfully approve of it."

E. E. ASHLEY signs the enrollment card and says: "If you will send me about ten of the cards, I think I can have them signed by property owners who I think would be interested."

#### THE MASS MEETING IDEA.

EUGENE LUDIN, for the Ludin Realty Co., 259 West 34th st: "We wish the movement all possible success and feel that it ought to become a power in the state as there is no question that criticisms, suggestions and complaints 'en masse' accomplish more than individual or district efforts. The success of the town or mass meeting idea is an exemplification of this."

## CAN THE ASSESSMENT PRINCIPLE BE REFORMED?

### A Method Full of Inequalities and Defects Beyond the Purely Personal Abuses.

THE discussion that has arisen in regard to assessments upon real estate, and the consequences that have come therefrom, are an excellent example of the efficiency of publicity in removing evils. A hundred regularly constituted organizations, all meeting and resolving, could not have accomplished anything like what has been done towards putting the real estate house in order since Mayor Gaynor took possession of the premises.

Discussions of the kind that have arisen are, we judge, a real help to honest officials like Mr. Lawson Purdy. There is a theory that the head of a department knows everything that goes on within his province. As a matter of fact, that is not the case, and cannot be. A commissioner must, like a manager of a business, trust his subordinates. After establishing proper standards and policies he must be content more or less with overseeing.

The work of assessing all the real estate of New York City, is a task of vast magnitude. Very few people, even those who know something about real estate, have any idea of the difficulties that are involved in the case. Errors, of course, are bound to be made under any circumstances. Evils of a more malicious sort are, unfortunately, hardly to be prevented. But, if the public are awake and render the assistance they should to the department, very much higher results can be obtained. A searching examination of the assessment books would reveal a vast wealth of inconsistencies. The removal of a certain number of crooked deputies will not wholly remedy the defects. The step, of course, is

obviously imperative, but it doesn't constitute a thorough reform and abolish inequalities, or even what might honestly be called "unconscious" partiality in determining assessments.

Now that this question is up, it is, perhaps, time to ask whether the existing system of taxing according to total values is not, at least partly, the cause of our troubles. It is easy enough to speak of the value of a piece of real estate, but what is the value, and how can it be determined? Every piece of real estate possesses a certain special and monopolistic element of value. It cannot be said truthfully that No. 5, of a given street is of the same value as No. 7, although the two lots may be as alike as a couple of peas. Every parcel in the City of New York varies in value more or less, and if the archangels were made deputy assessors, they could not turn out an assessment roll that would stand scrupulous investigation. Taxation should bear a certain relationship to a quantity that is easily computable, a quantity regarding which there is, or can be, very little doubt. It has been proposed that taxes should be computed upon rental income. Here, at any rate, there would be a fixed quantity. True, this proposition is not free from difficulties, but cannot something of the kind be devised to take the place of this "assessed valuation" which is so largely a matter of how the deputy's mind works? Were one single deputy's mind to do the whole work of assessing, an equal result everywhere might be obtained; but when half a hundred minds get to work on the problem, is there any rea-

Do you know what the municipal government is NOW planning to do?—



son for expecting that the result will be otherwise than a hodge-podge of estimates? Valuation of real estate is fundamentally a problem in guessing. If the guess is right, it is a great valuation, but if it is wrong, well, there are over a thousand reasons to give for the difference, any one of which is sufficient to excuse the appraiser.

Have not some of our readers a proposition to make in regard to the assessment problem?

To illuminate the subject a little further, we are printing some more comparative figures in regard to assessments. We have taken, this week, a number of pieces of property, the transfers of which have just been recorded, and instituted a comparison between the amount of mortgages carried and the assessed valuation. A comparison of this sort is, of course, not scientific. Figures must be taken in a general sense; and taken in this way, they very clearly show that assessments are rather below the mortgage amounts than above them, and the discrepancy is greater in the case of what we may call the better classes of property (fine residences and mercantile buildings) than in the case of tenement houses and flats. It cannot be said that tenement houses are all totally under-mortgaged, or that the mortgages on this class of property do not bear as large a ratio to the true value as in the case of mercantile structures or residences.

If the tendency that we are pointing out holds correct for the entire assessment roll, here is a general defect which the Department of Taxes and Assessments should look into and remedy in detail.

	Amount of mortgage.	Assessed value.
109 Audubon av.....	\$11,000	\$11,500
472 W. 142d st.....	20,000	14,000
21 and 23 Cedar st.....	130,000	79,000
623 W. 142d st.....	9,000	10,000
327 E. 16th st.....	30,000	36,000
416 W. 35th st.....	17,000	18,500
1877 3d av.....	26,000	29,000
438 W. 53d st.....	16,000	19,000
61 W. 133d st.....	15,000	20,000
139 and 141 Franklin st.....	165,000	140,000
*223½ and 225 Bowery.....	119,000	164,000
*1553 Madison av.....	12,500	13,000
*375 and 377 West End av.....	45,000	50,000
7 Hester st.....	32,500	44,000
160-166 West Broadway.....	40,000	50,500
2634 8th av.....	21,000	29,000
427 W. 43d st.....	15,000	13,000
204 West st.....	15,000	23,000
*85 5th av.....	1,176,750	735,000
514 W. 134th st.....	35,500	44,000
26 W. 25th st.....	70,000	54,000
245 Division st.....	8,500	3,000
506 W. 147th st.....	22,000	24,000
268 Monroe st.....	26,000	32,000
*17 W. 118th st.....	25,750	30,000
8 Perry st.....	11,000	13,000
422 and 424 E. 102d st.....	16,000	19,000
75 and 77 Horatio st.....	16,500	21,000
573 W. 159th st.....	34,500	40,000
54 E. 1st st.....	28,000	37,000
48 W. 15th st.....	45,000	77,000
74 E. 127th st.....	8,787.50	8,000
*330 and 332 E. 115th st.....	24,500	25,000
*28 St. Marks pl.....	28,500	30,000
317 W. 40th st.....	27,500	30,000
320 1st av.....	11,000	12,000
*575 9th av.....	17,000	22,000
177 Clinton st.....	27,000	34,000
642 E. 11th st.....	18,500	25,000
235 E. 95th st.....	14,500	18,500
226 E. 109th st.....	20,000	31,000
306 E. 106th st.....	21,000	32,000
176 and 178 Av B.....	65,000	92,000
431-435 6th av.....	180,000	183,000
*531-537 W. 160th st.....	60,000	94,000
506 and 508 W. 179th st.....	40,000	48,000
*130 and 132 W. 25th st.....	65,000	42,000
146 and 148 1st av.....	20,000	28,000
*99 Broome st.....	21,000	23,000
*508 E. 117th st.....	24,000	13,000
249 W. 68th st.....	20,000	29,000
*317 E. 77th st.....	16,500	15,500
*64 E. 93d st.....	21,000	26,000
643 10th av.....	25,000	27,000
433 Washington st.....	27,500	32,000
560 Greenwich st.....	4,000	6,500
612 3d av.....	13,000	23,000
58 E. 11th st.....	70,000	75,000
846 Columbus av.....	6,000	.....
*198 Av C.....	14,500	16,000
1541 1st av.....	20,000	31,000
76 Madison av.....	50,000	66,000
231 W. 26th st.....	18,000	19,000
*592 and 594 7th av.....	555,000	475,000
113 W. 28th st.....	24,000	21,000
*448 W. 22d st.....	4,500	8,500
853 St. Nicholas av.....	60,000	74,000
575 9th av.....	13,000	22,000
175 Houston st.....	11,000	21,000
8-14 W. 38th st.....	500,000	430,000
123 and 125 W. 24th st.....	70,000	74,000
116 Stanton st.....	18,000	25,000
*316 E. 117th st.....	21,500	29,000
336 E. 47th st.....	7,000	10,500
649 and 651 E. 16th st.....	10,000	18,000
833 1st av.....	10,000	17,500

138 W. 66th st.....	21,000	24,000
*212 E. 83d st.....	27,500	28,000
605-607 W. 46th st.....	15,000	17,500
230 W. 27th st.....	20,000	21,500
*317 E. 73d st.....	18,750	21,000
227-229 Thompson st.....	20,000	37,000
331 E. 24th st.....	15,000	22,000
*378 West End av.....	26,000	30,000
3 E. 9th st.....	5,000	28,500
*76 Madison av.....	70,000	66,000
29 W. 68th st.....	20,000	26,000
422 7th av.....	50,000	55,000
588 and 590 9th av.....	20,000	19,000
1652 Amsterdam av.....	27,000	26,500
527 Madison av.....	45,000	44,000
*742 7th av.....	135,000	102,000
455 W. 34th st.....	17,000	18,000
536 W. 29th st.....	5,000	12,000
*68 E. 83d st.....	32,500	30,000

\*Star indicates that more than one mortgage is included in the amount.

## ASSESSED VALUES AND MORTGAGES.

To the Editor of the Record and Guide:

Enclosed please find my application for enrolling as a member of the Associated Real Estate Property Owners of New York City. At the same time I beg to refer to the article in your last issue comparing assessed values of mortgages upon selected parcels of property. My experience teaches me such values and mortgages are not always reliable guides to true values. Several of the parcels in that list are mortgaged for all they are worth. Again I know of property assessed for more than it will sell for. Frequently property is sold under foreclosure for the amount of the mortgage and often for less than the mortgage debt.

L. NAPOLEON LEVY.

## NEW MEMBERS OF THE ASSOCIATION.

- Adams Realty Co., 206 Broadway; H. Ahrens, 191 Edgecomb av; Emanuel Alexander, 87 Nassau st; Edward E. Ashley, 749 St. Nicholas av; I. J. Auerbach, 14 East 23d st.
- Samuel Bauer, 127 East 121st st; Harry W. Bell 26 Edgecomb av; Bing & Bing, 198 Broadway; Louis H. Bonelli, Inc., 47 West 34th st; Bronx Heights Land Co., Edward Rugelmann, Secy., 35 Wall st.
- G. W. Cahen, 161 West 34th st; Clinton Realty Co., W. C. Wyckoff, Secy., 546 Fifth av; Bernhard Columbus, Pres.; Lewis Dorfman, Treas., 858 Union av, Bronx.
- Joseph P. Day, 31 Nassau st; Michael J. Dowd, 2541 Valentine av; L. Z. Duke, 35 Wall st.
- R. H. E. Elliott 194 Broadway; M. L. & C. Ernst, 35 Nassau st; Louis Ettlinger, 52 East 19th st; Exclusive Realty Co., M. Silverman, Secy. and Treas., 412 Grand st.
- B. Galewski, 26 West 120th st; Charles Garneau, 2044 East 15th st., Brooklyn; Great Jones St. Realty Co., 326 Columbus av.
- Joseph Hammershlag, 35 Nassau st; H. Harburger, 1980 Seventh av; Harry C. Hart, 133 East 92d st; The Herbert Building Co. W. H. Houghton, Treas., 2 West 29th st; Rev. Hugo Heyman, 600 West 179th st.; F. W. Hottenroth, 146 Broadway.
- Interstate Land & Bldg. Co-Operative Association, J. Alex. Anderson, Pres., 261 Broadway; Interstate Land & Bldg. Co-operative Association, V. T. Gerard, Secy. and Treas., 261 Broadway; Interstate Land & Bldg. Co-operative Association, A. Henry Marshall, Vice-Pres., 261 Broadway; Interstate Land & Bldg. Co-Operative Association, Edw. J. Sherry Vice-Pres., 261 Broadway.
- Jerome Realty Co., 16 Bible House; John F. Joyce, 20 Vesey st; Daniel L. Korn, 140 West 42d st.
- R. H. Lawder, Secy., 128 Broadway; James S. Lawson, 192 Broadway; J. Edgar Leaycraft & Co., 17 West 42d st; Henry Leerburger, 295½ Pearl st; I. Lenkowitz, 40 East 67th st; John P. Leo, 770 St. Nicholas av; L. Napoleon Levy, 27 Pine st; Louis H. Lowenstein 106 West 118th st; A. Lowy, 691 Prospect av; Ludin Realty Co., 259 West 34th st; Eugene C. Ludin, 259 West 34th st.
- R. H. McCready, Pres., Modern City Realty Co., Times Bldg., Broadway and 42d st; A. W. McLaughlin, Pres., 128 Broadway; M. J. Mack, East 205th st and Barnes av, East Bronx; A. H. Mattox Secy., Louis H. Bonelli, Inc., 433 Marbridge Bldg., 34th st and Broadway; A. H. Mattox, Pres., A. H. Mattox Realty Co., 433 Marbridge Bldg., 34th st and Broadway; Maxlow Realty Co., Louis H. Lowenstein, Secy. and Treas., 106 West 118th st; Maxlow Realty Co., Victor Lowenstein, Pres., 106 West 118th st; T. J. Meehan, 2 Rector st; Jos. Metzger 22 West 21st st; Harry J. Meyer, 45 Vestry st; Fred W. Moore, 557 West 148th st; John G. Moore, 435 West 147th st; O. C. Moore, 435 West 147th st; Raymond M. Moore, 557 West 148th st; Clemens Muller, 28 West 68th st.
- Natkins & Co., 110 West 34th st; G. Nichols, 527 Fifth av.
- John Boyle O'Brien, 47 West 34th st; Jos. M. O'Connor, 333 Convent av; Marx Ottinger, 20 East 70th st.
- Parkview Company, 777 Madison av, Charles F. Rogers Pres; David F. Rogers, Secy.; Arthur D. Payne, Treas., 128 Broadway. Hulbert Peck & Sons, 268 West 34th st; Frederick Potter, 71 Broadway.



Realty Alliance Association, M. Silverman, Treas. 412 Grand st; Adam & Ernest Reinhardt, 645 Fifth st; Estate of Edward Roberts, W. E. Phelps, Treas., 200 East 99th st; Charles F. Rogers, Hotel Wallington, 7th av and 55th st; Walter Russell, 15 West 67th st.

S. S. Association, M. Silverman, Pres., 412 Grand st; Sandrock Realty Co. 3031 Decatur av, Bronx; Louis Schrag, 142 West 23d st; Joseph S. Schwab, 206 Broadway; I. Lincoln Seide, c/o G. Seide & Son, 1424 Madison av; Thomas Sinnott, 257 West 38th st; Charles J. Smith, 1314 Second av; Constant J. Sperco, 305 West 136th st.

Twenty-Eighth St. Co., 14 East 28th st; Charles F. Rogers, Pres.; David F. Rogers, Secy.

Underwriters Realty & Title Co., F. M. Valk, Manager, 425 Fifth av; Adolph H. Urban 1244 Clay av, Bronx.

Richard Vallender, 35 Nassau st; A. L. Wakefield, 35 Nassau st; T. Edwin Ward, 420 Riverside Drive; Webster Realty Co., M. S. Auerbach, Pres., 71 Nassau st; John A. Weeks, 45 William st; Jerome J. Wilson, Manager, The Equitable Life Assurance Society of the United States, 120 Broadway; Sam. D. Wohlfeil, 441 East 87th st; H. Wronkow, 23 Union Square.

### NEW BOARD OF ASSESSORS.

William C. Ormond, Antonio C. Astarita and Joseph P. Hennessy were this week named by Mayor Gaynor as the new Board of Assessors. In appointing them the Mayor said in his letter:

"I desire to make known to you my wish that a complete examination of the recent work of that Board in the matter of awards for damages to lots by changes of street grades be made at once. The Commissioners of Accounts will work with you.

"GROSSLY EXCESSIVE AWARDS seem to have been habitually made through either official incompetency or else official dishonesty, and the results in government are practically the same in one case as in the other. Look well to the integrity of the city's experts who testified in respect of values in these proceedings, and also to the relations between the attorneys who represented the claimants and the different persons who represented the city.

"It is manifest that the city's experts testified as a rule to damages MANY TIMES TOO LARGE; that the claimants' experts testified to about twice as much, and that the assessors settled upon a mean between these two false appraisals. Their own view of the premises seems to have gone for naught. Some of these awards and their history are as follows:

#### THE CASE OF THE MORRIS ESTATE.

"The Morris estate conveyed a plot of land on 177th st at the Harlem River to Rosalie Hawkins, stenographer of a lawyer named Flannery, for \$92,000. He then formed a corporation called the Morris Heights Dock Company, to whom she conveyed the property. The stockholders and directors of this incorporation were office employes of Flannery. He then began proceedings in its behalf before the Board of Assessors for damages for an alleged change of grade at a railway crossing. He evidently bought the property for the purpose of beginning these proceedings.

"The award with interest was \$91,000, although Flannery had bought the property, as I have stated, for \$92,000, and the assessed value thereof on the city tax rolls was only \$20,000. The property does not seem to have been damaged to any substantial amount. It was unimproved and the change of grade was very little, if any, in front of it.

#### THE SHIPYARD CASE.

"There are even worse cases. The same lawyer had the case of the GAS ENGINE AND POWER COMPANY on the same street. Its plot was valued on the tax rolls at \$95,000. The award for damages for the said change of street grade was \$310,000. The claimant's experts swore to \$472,266 of damage, and the city's experts to \$259,882, although the land was valued on the city's tax books at only \$95,000, and was probably worth not to exceed \$125,000.

"In my judgment no competent person can look at the property to-day without seeing that it is NOT DAMAGED ONE DOLLAR. In a subsequent litigation between the lawyer and the company about the former's compensation it was shown that the agreement with him was that he was to be paid twenty-five per cent. up to \$50,000, thirty-three and one-third per cent. up to \$100,000, forty per cent. up to \$150,000, and fifty per cent. if the award should exceed \$150,000. The Court set aside this contract as immoral.

"In order to make it appear conscionable the lawyer testified that an award of over \$25,000 was not expected when the proceeding was begun.

"Another case is that of the 3d av railroad barns on the Harlem River at 129th st. The valuation on the tax rolls was \$130,000; the award for damages was \$151,000. The property was not damaged at all.

"Another case is that of the Devoe & Reynolds property on Gowanus Creek, Brooklyn. The street in the rear was raised about two and a half feet to correspond with the new grade of Hamilton bridge. The property was valued on the tax rolls at \$70,000; the award was \$119,000. It is difficult to see how it was damaged \$5,000 at the outside. I am personally familiar with the locality and with land values there.

"These are a few out of a large number of similar cases. Two lawyers appeared for nearly all of the claimants, and one of them is now undergoing disbarment proceedings. You will please lose no time in this matter, and let me have a full report."

### CHANGE IN FIFTH AVENUE FIRM.

Mark Rafalsky, for several years a member of the firm of S. Osgood Pell & Co., and recently one of its vice-presidents, announces that he has severed his connection with that concern and has opened offices in the Night and Day Bank Building, 527 5th av. The new firm will be known as Mark Rafalsky & Co., and will transact a strictly real estate brokerage business, with special attention to management of large buildings. The new firm has already been appointed sole agents for the Night and Day Bank Building, the Manhasset apartments on Broadway, running from 108th to 109th st, the 13-sty loft building at 85 5th av, 5-7 East 16th st, Physicians' Office Building, No. 11 East 48th st, and others.

### NEW COURT HOUSE TO BE IN CITY HALL PARK.

Mayor Gaynor yesterday ended the seven years' search for a court house site by appointing a commission to bring about the erection of a new structure on the site of the old one built in Tweed days in City Hall Park.

He declared emphatically against moving the courts uptown, and it is understood steps have been taken to amend a law which restricts the site in City Hall Park to the land occupied by the present building.

The commission named by Mayor McClellan in 1903 this week reported to the Mayor that it had failed in the long search to locate the courts on a site that would be satisfactory alike to the legal profession and the public. Members of that commission were Mr. Charles S. Fairchild, Mr. William N. Cohen, Mr. David B. Ogden, Mr. Edward M. Grout and Mr. Morgan J. O'Brien. They filed their resignations.

They reported that they regarded it as a hopeless task to find a court house site except in a park. With the present law restricting the use of land in City Hall Park, and in view of the state of the city's finances, they regarded it as impossible to solve the problem. They expressed regret at not being able to give a more satisfactory report.

This commission at different times advocated sites in Union square, Madison square and in other uptown localities, but its selections were all rejected by the Board of Estimate.

Mayor Gaynor's new commission is Mr. Morgan J. O'Brien and Mr. Edward M. Grout, reappointed; Mr. Henry A. Gildersleeve, Mr. Charles Strauss and Mr. L. Laflin Kellogg. Mr. Strauss and Mr. Kellogg have represented the New York Law Association in its persistent fight to have the court house left on its present site.

### CUT THIS OUT AND SIGN. RETURN TO RECORD AND GUIDE.

Obverse Side.

#### THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

On the distinct understanding that I am not in the slightest degree financially or otherwise obligated, and that I may withdraw at any moment without responsibility of any sort, I am willing that my name should be enrolled as a member of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY, formed in accordance with the editorial announcement published in the columns of the Real Estate Record and Builders' Guide.

Signature .....

Address.....

Date.....

Reverse Side.

#### THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

This organization has no constitution. It has no by-laws. It has no officers. It has no fees or obligations of any sort. Its only demands upon its members are that they shall promptly report to the public organ of the organization (The Real Estate Record and Builders' Guide) all suggestions and criticisms that may appear to its members to be likely to protect the interests of real estate or benefit and advance those interests.

#### THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY rely upon the force of PUBLIC OPINION.

Their only purpose is to unify real estate owners for the purpose of protecting their common interests.

We have received so many requests for membership cards so we reprint the above.



**WATER REGISTER OUT.**

**METER GRAFT TO BE STOPPED.**

Water Commissioner Thompson removed Michael C. Padden, the Water Register, this week and appointed Clair Foster, a personal friend and business associate of his, to the place. It pays \$4,000 a year.

In removing Col. Padden the Commissioner accuses him of incompetency, insubordination, violation of the regulations of the department, and makes insinuations of a much more serious nature. He takes these matters up in a letter which he wrote to the Mayor.

Commissioner Thompson's letter to the Mayor read:  
Hon. William J. Gaynor, Mayor, New York City:

Dear Sir: Upon assuming the position as head of this department my first act was, on account of the well-known dissatisfaction of the public, to undertake the investigation of the Bureau of Water Registration, now in charge of Mr. Michael C. Padden.

Upon examination I find that this bureau is practically without any organization whatsoever. The Register not only does not give his personal attention which the work of the bureau deserves but has been absent from his office a great deal in times past.

I discovered that in several cases he has exceeded his authority, giving permission for the removal of meters without an order from the Commissioner, thus violating the rules of the department. The circumstances surrounding these removals of meters are, to say the least, suspicious, although it is practically impossible to obtain from property owners information regarding the removal of meters or the compromising of water bills.

I find that orders for repairs and alteration and for the installation of meters, practically without exception, have been issued to one favored plumber. In the last year the orders issued to one plumber for installing meters amounted to \$22,544, as against \$1,250, given to one other firm. These two concerns thus had a monopoly of the business.

Orders for supplies involving large sums of money have been given without public letting, and although, technically speaking, the law was not violated, it at least shows very bad judgment, and it seems that an attempt has been made to evade the law.

I find also that an automobile was bought on Feb. 2 of last year for \$995, and in nine months the total expenses of this machine, which was for Mr. Padden's use, amounted to \$4,185. I am not yet convinced in my own mind that there is any need whatsoever for an automobile for the Water Register, whose duty, it would seem to me, would be to attend to the business of the bureau in his office.

Knowing the familiarity of Deputy Commissioner Bemis with the meter situation, I asked him to make an examination of this bureau and to give his especial attention to the reorganization of same. Mr. Bemis has rendered me a report, the closing paragraph of which is as follows:

"The conditions in general are so bad in the Water Register's office that I consider it imperative to have a complete reorganization under a new head. The quicker it is done the better."

**CHARGES AGAINST PADDEN.**

I have concluded, therefore, as a result of my examination, and also taking into account the fact that this bureau has the collection of large sums of money, that owing not only to his incompetency but to his lack of discipline, use of bad language insubordination, and absolute disregard of the responsibilities attached to his office, that he is unqualified to hold his position, and I therefore ask that you concur with me in my judgment that Mr. Padden's connection with this department be terminated.

There are many reforms contemplated for the Bureau of Water Register, and Mr. Padden's occupancy of the office not only hampers the efficiency to a marked degree of this most important branch of this department, but is retarding to a large extent our putting same into effect. Respectfully yours,

HENRY S. THOMPSON, Commissioner.

The Mayor replied as follows:

City Hall, New York, Jan. 14, 1910.

Henry S. Thompson, Commissioner of Water Supply:

Sir: Your letter of Jan. 13, in respect of Michael C. Padden, Water Register, is at hand. I approve of your intention to supersede him, and need not say that in selecting his successor my wish is that you act with a purpose single to a complete reform of the office. Yours very truly,

W. J. GAYNOR, Mayor.

**PROTEST AGAINST WATER METERS.**

At the recent meeting of the Taxpayers' Alliance, Mr. Sigmond Feust, president of the South Bronx Property Owners' Association, complained of the unwarrantable placing of water meters in flats and other buildings in the Bronx; that under the present system landlords are virtually janitors for the city.

In commenting on the matter, a holder of considerable tenement property in the Bronx said that while the placing of such

meters is in accordance with the rules of the Water Department and is intended to put a stop to the unnecessary waste of water by tenants and others, their presence does in some instances cut down the net rentals of buildings so affected to such an extent as to practically render them unprofitable as an investment. "There is really no sense in this meter fever," he affirmed. "Although it cannot be denied that there is a large waste of water, it ought not to be charged to the property owner. The real waste is at the Croton Watershed as shown by a report of a special committee on water supply of the United Real Estate Owners' Associations."

The report alluded to claims that ever since the new Croton Dam has been completed, which was in 1906, each year water has gone to waste from the Croton watersheds into the Hudson River. It is estimated that two years' supply was lost during the period from the fall of 1907 to the spring of 1908. Over eighty billion gallons was wasted over the spillway again during the months of April and May of this year, immediately after one of the dryest seasons New York has experienced in years.

**SEND IN YOUR ONE LINE SUGGESTIONS.**

- Do you know of any evils that affect real estate?
- Are there any wrongs arising from bad real estate legislation or poor real estate administration?
- Do you know any real estate owner to-day who is suffering from any abuse? Have you any special case in mind?
- Do you know of any municipal improvements that are badly needed? Are there any that are being held up or delayed?
- Is there any city work that is being extravagantly performed?

STATE THE REAL ESTATE EVIL YOU HAVE IN MIND IN THE SPACE OF A SINGLE LINE, like this:

.....

Sign your name and address to it, not for publication. Anything you send us will be regarded as strictly confidential.

Mail these complaints to The Record and Guide, 11 East 24th st, New York City.

We will do the rest.

**REDUCING CITY PAY ROLL.**

Mayor Gaynor, Fire Commissioner Waldo and Mr. Cyrus C. Miller, President of the Bronx, reduced the city payroll this week by about \$100,000 a year.

Commissioner Waldo dropped from the Fire Department pay-rolls thirty men whose salaries aggregated \$40,000 a year. The names of the thirty have long been on the department's books and the Commissioner was unable to discover why the city needed their services.

All the employes were protected by civil service and the Fire Commissioner simply abolished the positions. Mr. Waldo found employes with salaries aggregating \$18,000 a year in the repair shops, where they had little or no work to perform.

One hundred and twenty seven employes of the Borough of the Bronx were dropped by Mr. Miller. They were employed in the highways, sewer, engineering and building departments. A few clerks in the borough hall were among those let out. In the highways department eleven of twenty inspectors were dismissed. Mr. Miller said that there was not enough work to justify the retention of the men.

**MORE TO GO.**

At Mayor Gaynor's request the Civil Service Commission set a hearing on an application to remove positions from the civil service list to the exempt class.

One of the positions the Mayor seeks to abolish is that of executive secretary in the Mayor's office, at a salary of \$6,000 a year. Mr. William Willis has held the office four years under Mayor McClellan. He was put in the civil service class about a year ago.

Two other positions which may be exempt from civil service rules are those of consulting engineers of the Bronx and chief engineer of highways in the Bronx. The plan is said to be to establish a board of consulting engineers instead of having several engineers at high salaries in each borough.

**COMMENT CONCERNING ERNEST TRIBELHORN**

"He will contract to manage or lease property at a fixed charge, paying for all repairs and maintenance, and give his guarantee for expert services, increasing the net income, without the cares attached to the management of Real Estate for the Owner." *N. Y. Herald, Jan. 9, 1910.*

This, in a nutshell, covers my

**PROPERTY OWNERS' SERVICE**

I am in a position to take on a few more properties. If you have not heard from me, write or phone and I will lay the details before you.

**ERNEST TRIBELHORN**

320 FIFTH AVE., Tel. 2778 Madison Square, NEW YORK



# MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

## HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, January 24.

- SEDGWICK AV.—Street opening from Jerome av to 169th st; at 2 p. m.  
 EAST 180TH ST.—Street opening from Bronx River to West Farms rd; at 2 p. m.  
 MAIN ST.—(City Island)—Extending; at 2.30 p. m.  
 EAST 205TH ST.—Street opening from White Plains rd to Boston rd; at 11 a. m.  
 JEROME AV.—Widening from Cameron pl to E 184th st; at 4 p. m.  
 GROTE ST.—Closing from East 182d st to Southern Boulevard; at 4 p. m.  
 ROSEDALE AV.—Street opening from Westchester av to West Farms rd; at 11.45 a. m.  
 GUERLAIN ST.—Street opening from Beach av to Unionport rd; at 1 p. m.

Tuesday, January 25.

- BOSTON RD.—Street opening from White Plains rd to Boston rd; at 1 p. m.  
 ZEREGA AV.—Street opening from Castle Hill av to Castle Hill av; at 1 p. m.  
 MATHEWS AV.—Street opening from Burke av to Boston rd; at 11 a. m.  
 WEST 178TH AND 179TH STS.—Street openings from Haven av to Buena Vista av; at 3.30 p. m.  
 ST. LAWRENCE AV.—Street opening from Westchester av to Clasons Point rd; at 1 p. m.  
 BENSON AV.—Street opening from West Farms rd to Lane av; at 11 a. m.  
 WEST 157TH ST.—Street opening from Broadway to Audubon pl; at 3.30 p. m.  
 A NEW STREET.—Street opening from Bowery to Elm st; at 4 p. m.

Wednesday, January 26.

- EAST 180TH ST.—Closing from Bronx River to West Farms rd; at 2 p. m.  
 HAVEN AV.—Street opening from 170th st to Fort Washington av; at 1.30 p. m.  
 BUSH ST.—Street opening from Creston av to Concourse; at 2 p. m.  
 BRONXWOOD AV.—Street opening from Burke av to Gun Hill rd; at 3 p. m.  
 CANAL PL.—Street opening from East 138th st to East 144th st; at 2 p. m.

Thursday, January 27.

- HULL AV.—Street opening from Mosholu Parkway to Woodlawn rd; at 4 p. m.  
 MAGENTA ST.—Street opening from White Plains rd to Golden av; at 10 a. m.  
 ROSEWOOD ST.—Street opening from Bronx Boulevard to Cruger av; at 1 p. m.  
 SEDGWICK AV.—Widening from Fordham rd to Bailey av; at 4 p. m.  
 WALTON AV.—Closing from East 167th st to Tremont av; at 11 a. m.  
 HILLSIDE AV.—Street opening from Nagle av to Nagle av; at 1 p. m.

AT 258 BROADWAY.

Monday, January 24.

- WESTCHESTER AV.—Rapid transit; at 10.30 a. m.  
 LOOP 4.—Rapid transit; at 1 p. m.  
 BRIDGE 3.—Manhattan Bridge approach; at 2 p. m.  
 ONDERDONK AV.—School site (Queens); at 2.30 p. m.  
 15TH AND 18TH STS.—Dock proceeding; at 2.30 p. m.  
 PIERCE AV.—School site (Queens); at 4 p. m.

Tuesday, January 25.

- CHICAGO AV.—School site (Queens); at 11 a. m.  
 FORT GEORGE.—Rapid transit; at 10 a. m.  
 LOOP 1.—Rapid transit; at 2 p. m.  
 BROOKLYN BRIDGE.—Arches; at 2 p. m.

Wednesday, January 26.

- WESTCHESTER AV.—Rapid transit; at 10.30 a. m.  
 15TH AND 18TH STS.—Dock proceeding; at 2.30 p. m.

Thursday, January 27.

- FORT GEORGE.—Rapid transit; at 10 a. m.  
 BROOKLYN BRIDGE.—Arches; at 2.30 p. m.  
 A NEW STREET.—Adjoining Manhattan Bridge; at 3 p. m.  
 CHICAGO AV.—School site (Queens); at 2 p. m.

Friday, January 28.

- WESTCHESTER AV.—Rapid transit; at 10.30 a. m.  
 FORDHAM RD.—Dock Proceeding; at 2 p. m.  
 15TH AND 18TH STS.—Dock proceeding; at 2.30 p. m.  
 BRIDGE 3.—Manhattan Bridge approach; at 2 p. m.

BY THE PUBLIC SERVICE COMMISSION.

AT 154 NASSAU ST., TRIBUNE BUILDING, MANHATTAN.

Monday, January 24.

- NASSAU ELECTRIC RAILROAD COMPANY.—Application of City of New York as to opening New Utrecht av, 8th av and 10th av, Brooklyn, across the company's tracks.—Commissioner McCarroll; at 2.30 p. m.

CONEY ISLAND & BROOKLYN RAILROAD CO.—On the complaint of Jonas Monheimer, five-cent fare from New York City to Coney Island on week days.—Commissioner Bassett; at 2.30 p. m.  
 NEW YORK CENTRAL & HUDSON RIVER RAILROAD COMPANY, AND INTERBOROUGH RAPID TRANSIT COMPANY.—Emission of water and cinders from engines on elevated tracks on 8th av near Putnam Bridge.—Commissioner Eustis; at 2.30 p. m.  
 NEW YORK CENTRAL & HUDSON RIVER RAILROAD COMPANY.—Application of the City of New York as to opening West 135th st across the company's tracks.—Commissioner Maltbie; at 3.30 p. m.

Tuesday, January 25.

NEW YORK CITY INTERBOROUGH RAILWAY COMPANY.—Application for abandonment of portions of routes on West 238th st, East 200th st, Decatur av, Intervale av and Wilkins pl.—Commissioner Eustis; at 2.30 p. m.

Wednesday, January 26.

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

SOUTH BROOKLYN RAILWAY COMPANY AND BROOKLYN, QUEENS COUNTY & SUBURBAN RAILROAD COMPANY.—Hearing under Order No. 615 as to service on Reid av surface line.—Commissioner Bassett; at 2.30 p. m.

Thursday, January 27.

CONEY ISLAND AND BROOKLYN RAILROAD COMPANY.—Rehearing upon application for \$372,000 bond issue.—Commissioner Bassett; at 2.30 p. m.

LONG ISLAND RAILROAD COMPANY.—Application for discontinuance and relocation of Gaston av station, Arverne.—Commissioner Bassett; at 4 p. m.

### NEW PETITIONS.

The following petitions have been presented to the President of the Borough of the Bronx and may now be inspected at the Borough office, 3d av and 177th st. These petitions will be submitted to the Local Board having jurisdiction thereof on Jan. 28 at 8 o'clock in the evening. Heretofore the meetings of the Local Boards have taken place in the forenoon:

UNIONPORT ROAD.—No. 1. Acquiring title to the lands necessary for Unionport road, from White Plains road at the New York New Haven & Hartford Railroad to White Plains road, near Bear Swamp road or Bronxdale av.

BURKE AV.—No. 2. Regulating and grading, setting curbstones and flagging sidewalks a space 4 feet wide, laying crosswalks, building approaches, drains, walls, etc., and erecting fences where necessary in Burke av, from White Plains road to Bronx Park at the Bronx Boulevard, full width, and from the Bronx Boulevard to the Bronx River, 60 feet in width.

WEST FARMS CEMETERY.—No. 3. Replacing present high board fence surrounding the West Farms Cemetery, northwest corner of East 180th st, and Bryant av, with a picket fence, either of iron or of wood.

3D AV.—No. 4. Relaying flagging on the east side of 3d av, about 118 feet south of East 175th st.

162D ST.—No. 5. Constructing a sewer and appurtenances in East 162d st, between Jerome av and River av.

242D ST.—No. 6. Constructing sewers and appurtenances in West 242d st, between Broadway and Waldo av; Waldo av, between West 242d st and West 244th st; in West 244th st, between Waldo av and Spuyten Duyvil Parkway; in Spuyten Duyvil Parkway, between West 244th st and Riverdale av.

SEWERS ACROSS R. R. PROPERTY.—No. 7. Constructing sewers and appurtenances across the property of the New York Central and Hudson River Railroad Company, from the United States pier and bulkhead line of the Harlem River (Ship Canal) to Leyden av, at the unnamed st over the former right-of-way of the New York Central & Hudson River Railroad Company, and in said unnamed street, between Leyden av and Spuyten Duyvil road at West 230th st, and in Spuyten Duyvil road, between said unnamed st at West 230th st and Riverdale av.

SPUYTEN DUYVIL RD.—No. 8. Constructing sewers and appurtenances in Spuyten Duyvil road, between Riverdale av and West 240th st and in West 240th st, between Spuyten Duyvil road and Broadway, and in Riverdale av, between Spuyten Duyvil road and the Spuyten Duyvil Parkway.

184TH ST.—No. 9. Erecting a guard rail on the north side of 184th st, between Valentine av and Ryer av.

AV ST. JOHN.—No. 10. Paving with sheet asphalt Av St. John, from Prospect av to Southern Boulevard, on a concrete foundation, and setting curb where necessary, and all work incidental thereto.

PERRY AV.—No. 11. Constructing sewers and appurtenances in Perry av, between Gun Hill road and East 211th st; 211th st, between Perry av and Woodlawn road; Woodlawn road, between Gun Hill rd and East 212th st; 212th st, between Woodlawn road and Jerome av; Rochambeau av, between East 212th st and Gun Hill road; DeKalb av, between East 212th st and Gun Hill road; Jerome av, between East 212th st and first summit southerly therefrom.

### CONDEMNATION PROCEEDINGS.

#### BILLS OF COST.

BLOOMFIELD ST.—Dock proceeding. Relative to acquiring title and possession to land for improvement of water front on North River, bet Bloomfield st and Little West 12th st, and bet 10th and 13th avs. Commissioners Benno Lewinson and Bernard F. Martin will present a supplemental bill of costs and expenses in this proceeding for taxation to the Supreme Court on Jan. 28.

LYVERE ST.—Opening and extending Lyvere st, bet Zerega and West Farms road, Bronx; Fuller st, bet Zerega av and Seddon st; Buck st, bet Zerega av and Seddon st; Maclay av, bet Parker st and West Farms road; Stearns st, bet Glover st and Parker st, and Dorsey st, bet Zerega av and Seddon st. Commissioners Robert C Wood, William G. Draddy and Andrew J Carson will present their bill of costs and expenses in this opening for taxation to the Supreme Court on Feb. 7.

BENSON AV.—Opening and extending of Benson av (Madison av), from West Farms road to Lane av; Overing av (Washington av), from West Farms road to Westchester av; St. Peters av (Union av), from Westchester av to West Farms road; Seddon st (Tyron row), from St. Raymonds av (Fourth st) to West Farms roads; Rowland st (Washington av), from Westchester av to St.

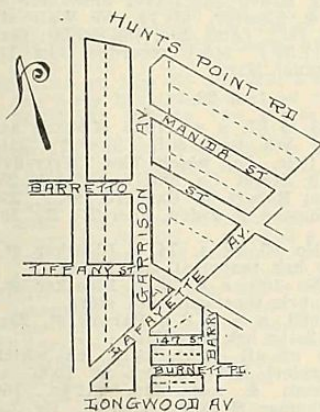


Raymonds av (Fourth st); Hubbell st (Washington av), from Dorsey st (Carroll pl) to Maclay av (Fifth st). Notice is given by the Corporation Counsel that an application will be made on Jan. 28 to the Supreme Court for an order amending the above proceeding by including therein certain additional lands required, and also by excluding therefrom certain lands not required, and the petition and order appointing Commissioners of Estimate and a Commissioner of Assessment, heretofore duly entered and filed in the office of the Clerk of the County of New York, on the 16th day of Dec., 1907, by including therein all additional lands and premises, with the buildings thereon and appurtenances belonging required for the opening of Hubbell st (Washington av), from Dorsey st (Carroll lane) to Maclay av (Fifth st), Bronx, and also by excluding therefrom certain lands and premises not required for said proceeding.

### ASSESSMENTS.

#### DUE AND PAYABLE.

**GARRISON AV.**—Notice is given by the Comptroller that an assessment for constructing a sewer in Garrison av, between Longwood av and Whittier st, was confirmed by the Board of Revision of Assessments on Jan. 13 and entered on the same day in the Record of Titles of Assessments. The area of assessment shown by the accompanying diagram includes both sides of Garrison av, from Longwood av to Hunts Point rd; both sides of Manida st, Barretto st and Tiffany st, from Lafayette av to Garrison av; both sides of Lafayette av, from Garrison av to Tiffany st; both sides of Burnett pl and old 147th st, from Barry st to Garrison av. The above assessment is payable to the Collector of Assessments and Arrears, Municipal Building, 3d av and 177th st, Bronx, on or before Mar 14, 1910. If paid after that date a penalty at the rate of 7% per annum will be exacted.



The following assessments for local improvements were confirmed on Jan. 18 by the Board of Assessors and are payable on or before March 19, 1910, at the Municipal Building, 3d av and 177th st, Bronx:

**160TH ST.**—Paving the roadway and setting curb from Forest av to Westchester av. Area of assessment: Both sides of East 160th st, from Forest av to Westchester av, and to the extent of half the block at the intersecting avs.

**WEBSTER AV.**—Repairing sidewalks, east side of Webster av, for a distance of 125 ft., beginning 50 ft. south of Anna pl, and placing guard rail. Area of assessment: East side of Webster av, 50 ft. south of Anna pl, Lot No 16, in Block 2893.

**180TH ST.**—Fencing premises on the northwest cor of East 180th st and Bryant av. Area of assessment: Northwest cor of Bryant av and East 180th st, Lot No. 25, in Block 3133.

**PERRY AV.**—Repairing sidewalks on the westerly side of Perry av, bet Woodlawn road and 205th st. Area of assessment: Westerly side of Perry av, bet Woodlawn road and 205th st, Lots Nos. 26 and 27, in Block 3341.

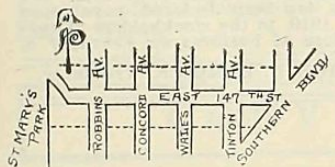
#### BOARD OF ASSESSORS.

The Board of Assessors, 320 Broadway, Manhattan, gives notice to property owners that the following proposed assessments have been completed and are lodged in the office of the board for examination:

**CONCORD AV.**—List 8818, No. 1. Regulating, grading, curbing, flagging and laying crosswalks in Concord av, from East 141st st to Kelly st, together with a list of awards for damages caused by a change of grade. Proposed area of assessment includes both sides of Concord av, from 141st st to Kelly st, and to the extent of half the block at the intersecting streets, including lot No. 9, of block 2643.

**NEREID AV.**—List 595, No. 2. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fence in Nereid av (238th st), from 1st st (Bullard av) to White Plains road. Proposed area of assessment includes both sides of Nereid av, from 1st st to White Plains road, and to the extent of half the block at the intersecting sts.

**147TH ST.**—List 596, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches, placing fences and constructing drains in East 147th st (Dater st), from the Southern Boulevard to St. Mary's Park, (together with a list of awards for damages caused by a change of grade. The limits within which it is proposed to lay this assessment includes both sides of East 147th st, from the Southern Boulevard to St. Mary's Park, and to the extent of half the block at the intersecting sts. The accompanying diagram gives a general idea of the area mentioned.



in the chair, and Secretary J. W. Cushman recounted the transactions of the previous meeting.

Before a vote was taken on the widening project a discussion as to the cost of the proposed widening occupied almost half an hour. No authoritative statement was forthcoming as to how much the improvement would cost, but Mr. Darling, representing the Lincoln Trust Company on 5th av, threw some light on the matter when he said that his company paid \$700 for building a new wall and filling in the five feet between the original wall, at the street curb and the new curb line. The trust company's frontage was 28 feet, he said. In that case the city paid the cost of widening the street, re-setting the curbs and sidewalks, and the property owner paid merely the cost of the substructure. It was stated that the city proposed to do the same thing in 23d st. In cases where stores and buildings have boilers and machinery near the old curb line wall in the sidewalk vaults, it was said that the city permits owners to retain the old space, providing an arch structure sufficiently strong to bear the traffic and pavement weight is installed.

The status of this proposed improvement now is, that the Board of Estimate and Apportionment will be asked to approve the plan. In the mean time the association will endeavor to learn the approximate cost of the improvement to be borne by the property owners and report at the next meeting, which will be the annual one on the first Monday in February. Early action is desired so as to have the work done in the dull business season in summer.

In order that the subject of subway accommodation for the central portion of the city might come before the body, Mr. Stern submitted to the meeting tentative resolutions approving the "All Broadway" subway route as against the Broadway-Lexington avenue line. The "All Broadway" route is that endorsed and favored by the Record and Guide. Edward Moriarty vigorously supported the Broadway-Lexington avenue route with a subway moving sidewalk spur in Broadway, between 42d st and the point where the proposed subway will tap Broadway at 8th st. Mr. Stabler objected to this on the ground that it would not bring the rapid transit relief required and that the moving platform scheme is more or less experimental. The resolutions were laid on the table for action at the next meeting.

Louis Schrag, chairman of the committee on lights, reported progress. Word was received from Dock Commissioner Calvin Tompkins that arrangements were nearing completion for resuming the ferry service from East 23d st to South Broadway, Brooklyn, abandoned three years ago.

### AN INVITATION TO ALL REAL ESTATE ASSOCIATIONS.

You are cordially invited to send in to the Record and Guide news regarding your association or its members, also all suggestions that may occur to your members relating to the welfare or improvement of real estate.

### DEAL FOR TITLE COMPANY STOCK.

Edgar J. Levey, president of the Title Insurance Co., has taken over the holdings of the stock in that company heretofore held by the Charles T. Barney estate, together with part of the stock held by the Knickerbocker Trust Co. and the United States Realty and Improvement Co., in all 2,000 shares. Mr. Levey says that the purchase has been made for his personal account and that it involves no changes in the company. The Title Insurance Co. is capitalized at \$3,000,000, and has \$600,000 surplus.

### STRIVING TO EFFECT A NEEDED CHANGE.

The Greenwich Village Public Service Committee has elected the following officers for the ensuing year: President, Dr. Edwin Zimmerman, 297 West 11th st; vice-president, Dr. J. H. Ferster; 2d vice-president, Ernest Harvier; secretary, Dr. Robt. S. Mackellar; financial secretary, M. Hollanan; treasurer, John J. Brennan, 349 West 11th st.

It will be recalled that the committee referred to has been active in endeavoring to rid the forgotten Greenwich section from disease and congestion, the real opponents to business development in that quarter. Although the association has accomplished much during the preceding year, some of the members are still of the opinion that nothing short of a devastating conflagration, with a subsequent new laying out of streets, would bring the needed change in the character of the district which extends from Canal st to 14th st, and from 6th av to the Hudson River.

"Notwithstanding that the neighborhood spoken of is from 20 to 30 ft. above sea level, and the soil of a sandy nature," said a member of the committee, "our locality is at present, due to its irregular and narrow streets and antiquated, overcrowded and unsanitary tenements, a growing menace to the health of the community. Our committee has made several suggestions to the authorities to relieve the situation, embodying, of course, the extension of 7th av. We believe that the projects asked for

(Continued on Page 210.)

### THE TWENTY-THIRD STREET ROADWAY.

#### NO OPPOSITION TO WIDENING LEFT—HOW THE COST WAS SHARED IN A SIMILAR CASE.

ALL opposition to the proposed widening the roadway of 23d st 4 feet at each curb from East River to 8th av disappeared before the meeting of the Twenty-third Street Improvement Association, which took a vote upon the question on Monday afternoon at 4 o'clock in the office of Walter Stabler, Comptroller for the Metropolitan Life Insurance Company in the Metropolitan Building. At previous meetings there had been voices of protest raised against the improvement, but Monday's favorable vote was unanimous. Twenty-four members were present, representing almost every business house and property interest on the street.

Isaac Stern, of Stern Brothers, president of the society, was



# THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,  
and 203 Montague St., Brooklyn \$3,000,000  
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY President  
JOHN D. CRIMMINS, } Vice-Presidents.  
CLINTON R. JAMES, }  
CYRIL H. BURDETT, Secretary  
CHAUNCEY H. HUMPHREYS, } Asst.  
EDWIN A. BAYLES, } Sec'y's.  
WILLIAM N. HARTE, Treasurer  
Hon. ABRAHAM R. LAWRENCE, Counsel

### VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.  
Jan. 25.

- 54th st, No 108 East, 25x100.5, 5-sty brk tenement.
- 79th st, No 156 East, 20x102.2, 4-sty stone front tenement.
- 95th st, No 111 East, 18.6x100.8, 3-sty stone front dwelling.
- 68th st, No 71 West, 18x100.5, 5-sty brk and stone dwelling.
- Jan. 26.
- Washington pl No 64, 21x55, 4-sty brk dwelling.
- 28th st, No 44 West, 26x98.9, 4-sty stone front building.
- 86th st, Nos 413 to 417 East, 85x90.8, three 4-sty stone front tenements.
- 1st av, Nos 1701 & 1703, n w cor 88th st, 50.8 x100, 5-sty brk tenement.
- 88th st, No 339 East, 25x100.8, 5-sty brk tenement.
- 1st av, Nos 1712 to 1716, s e cor 89th st, No 400, 75.6x81, three 5-sty brk tenements with stores.

L. G. PHILLIPS & CO.  
Jan. 27.

- 3d av, Nos 2064 to 2070, n w cor 113th st, Nos 171 to 177 East, 100x140, four 4-sty brk tenements and four 3-sty brk dwellings.
- 2d av, Nos 2183 to 2189, n w cor 112th st, No 251, 88.1x75, four 4-sty brk tenements with stores.
- Lenox av, No 521, n w cor 136th st, 24.11x75, 5-sty brk tenement with store.
- 113th st, No 102 East, 27x100.11, 5-sty brk tenement with stores.

### ADVERTISED LEGAL SALES.

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

Jan. 22.

No Legal Sales advertised for this day.

Jan. 24.

- 135th st, No 245, n s, 125 e 8th av, 25x99.11, 5-sty brk tenement. Wm L Bruen agt Marvin D Hubbell et al; Stewart & Shearer, att'ys, 45 Wall st; I Maurice Wormser, ref. (Amt due, \$26,584.18; taxes, &c, \$441.72.) Mort recorded June 13, 1900. By Joseph P Day.

Jan. 25.

- 122d st, No 425, n s, 287.11 e 1st av 16.8x 100.11, 3-sty stone front dwelling. Chas A Stein agt Herman Bauman et al; B E Siegelstein att'y, 90 Nassau st; Reid L Carr, ref. (Amt due, \$1,299.33; taxes, &c, \$273.98; sub to a mort of \$5,000.) Mort recorded June 28, 1906. By Joseph P Day.
- St Pauls pl n w cor Crotona pl, 51.2x95.6x50x Crotona pl | 84.10, 5-sty brk tenement. William Hauser agt St Pauls Construction Co et al; Joseph Kohler, att'y, 100 William st; Thomas H Baskerville, ref. (Amt due, \$3,359.85; taxes, &c, \$145.98; sub to three mortg aggregating \$49,000.) By Joseph P Day.
- Audubon av, Nos 341 to 349 n e cor 182d st, 79.9 182d st, No 523 | x70, 5-sty brk tenement and stores. Frederick S Isaac agt Isaac Marcuson et al; Louis F Doyle, att'y, 111 Broadway; Ashley T Cole, ref. (Amt due, \$39,877.13; taxes, &c, \$—; sub to a first mort of \$56,000.) Mort recorded Nov. 15, 1907. By Joseph P Day.
- 9th st, No 724, s s, 308 e Av C, 24.11x93.11, 5-sty brk tenement. Fanny Greenebaum agt Herman Mantel et al; Paskus, Cohen, Lavelle & Gordon, att'ys, 2 Rector st; Reid L Carr, ref. (Amt due, \$6,305.66; taxes, &c, \$494.29; sub to a first mort of \$23,000.) Mort recorded May 18, 1906. By Joseph P Day.
- 3d av, No 807, e s, 60 s 50th st, 21x90, 6-sty brk tenement and store. Robert Main agt Hermance von Wien et al; Alexander & Ash, att'ys, 92 William st; Geo F Langbein, ref. (Amt due, \$11,458.96; taxes, &c, \$646.75.) Mort recorded Jan 18, 1900. By Joseph P Day.

Madison av, Nos 1931 & 1933 n e cor 124th st, 44 124th st, No 51 | x85, 7-sty brk tenement. Laura F Hearn agt Samuel Green et al; Philip S Dean, att'y, 160 Broadway; Morris Hillquit, ref. (Amt due, \$62,584.75; taxes, &c, \$2,400.) Mort recorded March 31, 1903. By Samuel Marx.

Parcel of land beg at a point of intersec of Baxter Creek and land of Elijah Ferris, runs s w 21 chains and 20 links x s w 698.8 x s e 3 chains and 4 links x s e 18 chains 95 links x n e 518.6 x n e 241 x n e 224 x n w 65 x n w 87 x n w 81 x n e 660 x n e 72 x n e 72 x n e 128 x s e 32 x n e 111 x n e 118 x s e 560 x s e 160 x s e 100 x n e 270 x n e 260 x n e 128.3 x n e 260.5 x n e 505.6 x n e 290 x n w 264.4 x n e 100 x n w 78 x n w 166 x n 300 x s w 118 x s w 111 x n w 32 x s w 128 x s w 81 x s w 72 x s w 660 x s e 81 x s e 87 x s e 65 x s w 224 x s w 241 x s w 518.8 x s e 512.2 x n e 827 x s w 160.5 x s w 128.3 x s w 260 x s w 270 x n w 100 x n w 160 x s w 100 to beg. Sidney H Rosenthal agt Ferris Avenue Realty Co et al; Morris H Hayman, att'y, 198 Broadway; Richard B Tillinghast, ref. (Amt due, \$10,529.20; taxes, &c, \$—; sub to a first mort of \$100,000.) By Joseph P Day.

Jan. 26.

78th st, Nos 334 & 336, on map No 336, s s, 270 w 1st av, 40x102.2, 6-sty brk tenement and stores. Solomon Feiner agt Marcus L Osk et al; Benjamin F Feiner, att'y, 35 Nassau st; Leighton Lobdell, ref. (Amt due, \$13,625.70; taxes, &c, \$—; sub to a first mort of \$35,000.) Mort recorded April 30, 1908. By Herbert A. Sherman.

Brook av, No 1458 n e cor St Pauls pl, 34.2x St Pauls pl No 671 100.6x28.4x100.1, 4-sty brk tenement and stores. Solomon Moses et al, exr, &c, agt Emil Berger et al; Edward Menocal, att'y, 135 Broadway; William Lustgarten, ref. (Amt due, \$25,905.69; taxes, &c, \$618.20.) Mort recorded Jan 5, 1907. By Joseph P Day.

172d st, Nos 511 & 513, n s, 187.6 w Amsterdam av, 43.9x94.6, 5-sty brk tenement. John L Williams et al agt Amsterdam Holding Co et al; Action No 1; James, Schell & Elkus, att'ys, 170 Broadway; Louis Jersawitz, ref. (Amt due, \$8,161.80; taxes, &c, \$1,699.23; sub to a first mort of \$27,000.) By Samuel Marx.

172d st, No 515 & 517, n s, 231.3 w Amsterdam av, 43.9x94.6, 5-sty brk tenement. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$8,392.76; taxes, &c, \$1,699.23; sub to a first mort of \$27,000.) By Samuel Marx.

90th st, No 302, s s, 90 w West End av, 20x 100.8, 3 and 4-sty and basement stone front dwelling. Jennie Clarkson Home for Children agt George Nicholas et al; Sackett, Chapman & Stevens, att'ys, 154 Nassau st; Adam Wiener, ref. (Amt due, \$6,064.03; taxes, &c, \$822.09; sub to prior mort of \$25,000.) Mort recorded Feb 20, 1907. By Herbert A Sherman.

Jan. 27.

96th st, Nos 119 & 121, on map No 117, n s, 180 w Lexington av, 37.6x100.11, 6-sty brk tenement. Jonas Weil et al agt Abraham Gruenberg et al; Charles Kaufmann, att'y, 35 Nassau st; Paul L Kiernan, ref. (Amt due, \$16,520.59; taxes, &c, \$1,043.97; sub to a first mort of \$40,000.) Mort recorded Oct 17, 1906. By Joseph P Day.

63d st, No 405, n s, 106 e 1st av, 25x100.5, 5-sty brk tenement. Jacques R Haas agt Anna B Haas et al; I B Ripin, att'y, 132 Nassau st; Algernon S Norton ref. (Partition.) By Joseph P Day.

112th st, No 157, n s, 295 w 3d av, 25x100.10, 6-sty brk tenement and store. Julia Kreizer et al agt Isaac Shapiro et al; J C Levi, Weil & Newhouse, att'ys; Henry J Goldsmith, ref. (Amt due, \$26,676.42; taxes, &c, \$—.) Mort recorded Jan 30, 1905. By Joseph P Day.

50th st, No 313, n s, 137 e 2d av, 16.4x100.5, 4-sty stone front dwelling. Emanuel Lowinson agt Bessie R Bussell et al; Bloomberg & Bloomberg, att'ys, 5 Beekman st; Daniel E Seybel, ref. (Amt due, \$3,945.87; taxes, &c, \$316.98.) Mort recorded Aug 15, 1907. By Bryan L Kennelly.

### THOMAS DIMOND

All Kinds of Iron Work for Buildings  
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Works: { West 33d Street Tel., 1085 Murray Hill  
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118th st, Nos 335 & 337, n s, 212.6 w 1st av, 37.6x100.10, 6-sty brk tenement and stores. Arthur Baur agt Michael Marrone et al; Otterbourg, Steindler & Houston, att'ys, 487 Broadway; John A Foley, ref. (Amt due, \$12,382.60; taxes, &c, \$1,769.84; sub to a first mort of \$30,000.) Mort recorded March 6, 1907. By Joseph P Day.

145th st, Nos 307 to 311, n s, 75 w 8th av, 75x 99.11, three 5-sty brk tenements and stores. Alexander Jay Bruen agt David Shuldiner et al; Stewart & Shearer, att'ys, 45 Wall st; Geo H Engel, ref. (Amt due, \$63,397.99; taxes, &c, \$1,317.39.) Mort recorded Jan 11, 1907. By Samuel Marx.

Jan. 28.

30th st, Nos 33 to 37, n s, 175 e Madison av, 65x98.9, 9-sty brk tenement. Sheriff's sale of all right, title, &c, which The Thirty-five East Thirtieth Street Co had on March 25, 1909, or since; Robert W Barnard, att'y, 258 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

McDougal st, No 95, w s, 74 n Bleecker st, 25.6x75, 5-sty brk tenement and store.

McDougal st, No 108, e s, 25 n Bleecker st, 25x100, 5-sty brk tenement and store.

Bedford st, No 86, e s, 48.9 n Barrow st, 25x 68.5x25x67.4, 2-sty brk dwelling.

Sheriff's sale of all right, title, &c which Mary De Barbieri had on Oct 28 1909, or since; Adlerman & Adlerman, att'ys, 150 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.

Lexington av, No 1612 s w cor 102d st, 18x75, 102d st | 3-sty brk dwelling. Chas

A Flammer et al, exrs, &c, agt Robert Spero et al; Edw F Flammer, att'y, 299 Broadway; Robert A Maddock, ref. (Amt due, \$10,702.78; taxes, &c, \$387.58.) Mort recorded Sept 25, 1907. By Joseph P Day.

Walton av, Nos 548 & 550 n e cor 149th st, 79.8 149th st, Nos 141 & 143 | x57.7x87.1x45.10, 4-sty brk tenement and stores. Virginia S R Chapin agt Wm C Ormiston et al; John G Agar, att'y, 31 Nassau st; Adolph Stern, ref. (Amt due, \$22,207.09; taxes, &c, \$7,484.39.) Mort recorded Dec 17, 1901. By Joseph P Day.

118th st, Nos 231 & 233, n s, 231 w 2d av, 29x100.10, 6-sty brk tenement and stores. Rose Nagel agt Julia Taggart et al; H H Glass, att'y, 49 Chambers st; Herman Joseph, ref. (Amt due, \$6,527.68; taxes, &c, \$702.31; sub to a first mort of \$27,000.) Mort recorded June 21, 1906. By Samuel Marx.

137th st, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk dwelling. Benjamin Steinman et al agt Robert W Hemens et al; Alexander Rosenthal, att'y, 320 Broadway; Frederick L C Keating, ref. (Amt due, \$4,288.68; taxes, &c, \$276.87; sub to a mort of \$15,000.) Mort recorded Aug 22, 1908. By Joseph P Day.

Jan. 29.

No Legal Sales advertised for this day.

Jan. 31.

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.

### Dividend Notice.

#### BOND & MORTGAGE GUARANTEE CO.

175 Remsen St. Brooklyn, Jan. 10, 1910.  
A QUARTERLY DIVIDEND of three per cent. has this day been declared, payable on February 15, 1910, to the stockholders of record at the close of business on February 8, 1910.

CLINTON D. BURDICK, Treasurer.

# INDEX

TO THE

## RECORD AND GUIDE

VOL. LXXXIV., JULY-DECEMBER, 1909

PRICE, \$1.00

# NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES  
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York



# Ramsdell's Metallic Wash Tub Covers

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**Ramsdell Manufacturing Co.**  
83-85 Manhattan St., New York

## AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending January 21, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

- \*103d st, No 132, s s, 403 w Columbus av, 16.6x100.11x19.5x100.11, 3-sty and basement stone front dwelling. (Amt due, \$16,394.21; taxes, &c, \$403.68.) Gilbert A Robertson Home.....\$15,000
- \*119th st, Nos 433 and 435, n s, 250.6 w Av A, 37.6x100.11, 6-sty brk tenement and stores. (Amt due, \$14,796.40; taxes, &c, \$687.99; sub to a prior mort of \$35,000.) Meyer Jarmulowsky et al.....\$6,534
- \*119th st, Nos 437 and 439, n s, 213 w Av A, 37.6x100.11, 6-sty brk tenement and stores. (Amt due, \$14,514.17; taxes, &c, \$857.04; sub to a prior mort of \$35,000.) Meyer Jarmulowsky et al.....\$6,534
- \*Stanton st, Nos 333 and 335, s s, 99.6 e Goerck st, 39.8x55.5, two 5-sty brk tenements and stores. (Amt due, \$3,783.51; taxes, &c, \$1,038.18; sub to two mortg aggregating \$16,000.) Arthur Fishman et al exrs .....\$20,100
- \*Stanton st, Nos 329 and 331, s s, 59.10 e Goerck st, 39.8x81.3x38.9x81.3, two 5-sty brk tenements and stores. (Amt due, \$5,482.21; taxes, &c, \$1,452.30; sub to two mortg aggregating \$24,000.) Arthur Fishman .....\$29,774
- 133d st, No 208, s s, 212.6 w 7th av, 37.6x99.11, 5-sty brk tenement. (Amt due \$2,243.72; taxes, &c, \$604.09; sub to prior mort of \$31,000.) Charles Jacobs .....\$33,697
- Clinton st, No 93, w s, 175 s Rivington st, 25x100, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c. Withdrawn.....
- \*Cherry st, No 222, n s, 122.3 e Pike st, 37.7x161.7x37.9x163.11, 6-sty brk tenement and stores. (Amt due, \$24,528.93; taxes, &c, \$1,375.99; sub to a first mort of \$50,000.) Jacob Scheer et al.....\$71,805
- \*Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69x29.10x72.2, 5-sty brk tenement and stores. (Amt due, \$1,167.45; taxes, &c, \$1,000; sub to two mortg aggregating \$26,000.) Ruby Schwartz.....\$26,750
- \*Riverside Drive, No 548, on map Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty brk tenement. (Amt due, \$10,847.85; taxes, &c, \$3,919.82; sub to two prior mortg aggregating \$255,000.) Anna McAlpin.....\$271,304
- \*West Broadway, Nos 413 and 415, e s, 99 n Spring st, 51x100, two 6-sty brk loft and store buildings.....
- 92d st, No 37, n s, 465 e Columbus av, 20x100.8, 3-sty and basement stone front dwelling.....
- (Partition.) Mary A Fitz Gerald.....\$110,000
- \*10th st, Nos 66 and 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beginning, two 5-sty brk tenements. (Amt due, \$14,605.98; taxes, &c, \$69,169.20.) Sarah M Sturges.....\$68,957
- Broadway, No 4146, e s, 70.11 n 175th st, 26.6x125x25x125, 2-sty frame dwelling. (Amt due, \$—; taxes, &c, \$—.) Daniel B Freedman.....\$8,500
- Wadsworth av, w s, 64.5 n 175th st, 25x56.3x23.3x48.4, vacant. (Amt due, \$—; taxes, &c, \$—.) J J McCann.....\$3,700
- 128th st, No 230, s s, 261.3 w 2d av, 18.9x99.11, 3-sty brk and stone dwelling. (Executor's sale.) E L Godfrey.....\$3,400
- 133d st, No 248, s s, 287.6 e 8th av, 37.6x99.11, 5-sty brk tenement. (Executor's sale.) A C Hepp, party in interest.....\$30,000
- 133d st, No 303, n s, 90 w 8th av, 20.2x99.11, 5-sty brk tenement. (Executor's sale.) A C Hepp, party in interest.....\$16,400

- 133d st, No 305, n s, 110.2 w 8th av, 19.8x99.11, 5-sty brk tenement. (Executor's sale.) A C Hepp, party in interest.....\$16,400
- 133d st, No 307, n s, 129.10 w 8th av, 20.2x99.11, 5-sty brk tenement. (Executor's sale.) A C Hepp, party in interest.....\$16,400
- 134th st, No 304, s s, 75 w 8th av, 25x99.11, 5-sty brk tenement. (Executor's sale.) Thomas Carroll and Jacob Chaimowitz.....\$23,600
- 134th st, No 306, s s, 100 w 8th av, 24.9x99.11, 5-sty brk tenement. (Executor's sale.) Richard McHugh.....\$23,800
- 134th st, No 308, s s, 124.9 w 8th av, 25.1x99.11, 5-sty brk tenement. (Executor's sale.) Joseph F Seitz.....\$23,900
- 118th st, Nos 65 and 67, n s, 260 e Lenox av, 50x100.11, 5-sty brk stable. (Executor's sale.) Philip A Fitzpatrick.....\$60,000
- 142d st, No 204, s s, 91.9 w 7th av, 16.8x99.11, 3-sty brk and stone dwelling. (Executor's sale.) J Wm Kaiser.....\$9,000
- 8th av, No 2491 | n w cor 133d st, 19.11x90, 5-sty brk tenement with 133d st stores. (Executor's sale.) F W M Sohns.....\$32,900
- 8th av, Nos 2493 and 2495, w s, 19.11 n 133d st, 40x90, 5-sty brk tenement with stores. (Executor's sale.) F W M Sohns.....\$39,900
- 8th av, Nos 2497 and 2499, w s, 59.11 n 133d st, 40x90, 5-sty brk tenement with stores. (Executor's sale.) F W M Sohns.....\$39,800
- 129th st, No 111, n s, 165 e Park av, 25x99.11, 4-sty brk tenement and store. (Amt due, \$4,741.89; taxes, &c, \$100; sub to a prior mort of \$9,000.) Edward F Rath .....\$13,067
- \*Lampart av, s s, 400 w Fort Schuyler rd, 25x100, Throggs Neck. (Amt due, \$4,158.25; taxes, &c, \$100.) Sidney B Hickox.....\$1,000

SAMUEL GOLDSTICKER.

- 1st av, No 1849, w s, 75.8 s 96th st, 25x80, 5-sty brk tenement and store. (Amt due, \$3,153.76; taxes, &c, \$285.26; sub to prior mort of \$11,000.) Lewis Hornstein .....\$12,722
- \*1st av, No 1851, w s, 50.8 s 96th st, 25x80, 5-sty brk tenement and store. (Amt due, \$3,153.76; taxes, &c, \$285.26; sub to prior mort of \$11,000.) Benjamin Wertheimer et al exrs.....\$12,122
- \*1st av, No 1853, w s, 25.8 s 96th st, 25x80, 5-sty brk tenement and store. (Amt due, \$3,148.76; taxes, &c, \$285.26; sub to prior mort of \$11,000.) Benjamin Wertheimer et al exrs.....\$11,372

BRYAN L. KENNELLY.

- \*Intervale av, No 1242 | s e s, intersection w s Fox st, 97.11x27x34.11x Fox st 95.5, 5-sty brk tenement and store. (Amt due, \$37,269.27; taxes, &c, \$2,000.94.) Adelia A Carpenter.....\$26,000
- \*Hoffman st, No 2396, e s, 19.3 s 187th st, 50x99.10, 3-sty frame tenement and store and 1-sty frame store. (Amt due, \$5,997.25; taxes, &c, \$160.68; sub to a first mort of \$6,500.) Kate Walsh.....\$10,728

J. H. MAYERS.

- \*Thompson st, Nos 40 and 42 | s e cor Watts st, 41x94, 7-sty brk tenement Watts st | and stores. (Amt due, \$4,691.26; taxes, &c, \$1,491.88; sub to prior mortg aggregating \$60,000.) John Malmeri .....\$60,608

HERBERT A. SHERMAN.

- 8th av, No 2794, e s, 49.11 n 148th st, 50x80, 5-sty brk tenement and stores. (Amt due, \$9,344.40; taxes, &c, \$753.87.) Withdrawn.....
- Total .....\$1,218,774
- Corresponding week, 1909.....\$516,687
- Jan. 1st, 1910, to date.....\$2,714,448
- Corresponding period, 1909.....\$3,771,312

# 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 472, lot 10.

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

## CONVEYANCES

Jan. 14 (part of), 15, 17, 18, 19 and part Jan 20. (No. 108)

### BOROUGH OF MANHATTAN.

- Catherine st, No 61 | s e cor Monroe st, 17.9x80, 3 and 4-sty Monroe st, Nos 2 and 2 1/2 | brk tenements and stores. Joseph Parisi to Carmela Bua, of Brooklyn. Mort \$30,500. Jan 13, 1910. 1:253—107. A \$26,000—\$33,000. nom
- Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7, 6-sty brk loft and store building. FORECLOS. Dec 22, 1909. Phoenix Ingraham, ref. to Lewis W Sanborn, of Danvers, Mass. Jan 18, 1910. 1:286—63. A \$11,000—\$21,000. 15,700
- Delancey st, No 44, n s, 75.2 w Eldridge st, 25x100x25.2x100, 5-sty brk tenement and store. Malvina and Rosa Jerchow to Gesela Goldstein. All title. All liens. Oct 20, 1898. (Recorded from Dec 19, 1898). R S \$5.00. Jan 17, 1910. 2:420—75. A \$30,000—\$45,000. nom
- East Broadway, No 102 (114), n s, about 160 w Pike st, 25x65, 4-sty brk tenement and store. Harris Wolf to Hyman and Samuel Moskovitz and Samuel Moscowitz. 1-6 part. Mort \$24,200. June 1, 1908. Jan 17, 1910. 1:282—58. A \$19,500—\$26,000. other consid and 100

- Emerson st | e s, 100 n Vermilyea av, runs e 100 x n 183 to s s Broadway | Broadway x w 100.3 to Emerson st x s 188.7 to beginning, vacant. Wm B Isham and Hamilton Odell, EXRS Wm B Isham, decd, to Henry R Mygatt. Jan 17, 1910. 8:2236—1 to 4 and 31 to 33. A \$39,500—\$39,500. 60,000
- Emerson st | e s, 180 n Vermilyea av, runs e 100 x n 103 to s s Broadway | Broadway x w 100.3 to e s Emerson st x s 108.7 to beginning, vacant. Henry R Mygatt to Walter J M Donovan. Mort \$33,000. Jan 18. Jan 20, 1910. 8:2236—part lots 1 to 4. A \$—\$— other consid and 100
- Front st, No 36, n s, about 45 w Coenties slip, —x—, 5-sty brk loft and store building. Redemption of sheriff's execution sale and satisfaction of judgment. Robert H Hutchins to Millard H Ellison as receiver of Norman A Lawlor. May 21, 1907. Jan 15, 1910. 1:7—3. A \$12,000—\$17,500. 653
- Front st, No 359 | s s, 200 w Jackson st, 25x140 to n s South st, South st, No 382 | two 6-sty brk tenements and stores. Ignatz on map No 383 | Margaretten to Horowitz Brothers & Margaretten, a corp. All liens. Jan 18, 1910. 1:243—17. A \$10,000—\$35,000. nom
- Fulton st, No 63, e s, 98.6 n w Cliff st, 17.6x84x17.3x79.6, 5-sty brk loft and store building.
- John st, No 109, e s, 60.2 s Cliff st, runs e 37.2 x n e 29 x s e 3 x s w 28.6 x s e 17.3 x s w 31.4 to John st x n w 20.3 to be-



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gaining, 4-sty brk loft and store building.  
Annie W Stephens to Florence P Attwood and Benj F Stephens, of Brooklyn. All title. B & S and C a G. All liens. Jan 13. Jan 19, 1910. 1:94-63. A \$17,100-\$20,000. 1:75-34. A \$18,700-\$21,000. 6,000

Greenwich st, No 200, w s, abt 50 s Vesey st, 24.10x76.9x23.9x 69.6, n s, 5-sty restaurant. Hart F Momen to Ernestine Domizloff, of Hanover, Germany. 1-8 part. May 21, 1909. Jan 14, 1910. 1:83-15. A \$35,000-\$41,000. nom

Greene st, Nos 129 and 131, w s, 195.6 n Prince st, 50.10x100x 50.6x100, 5-sty brk loft and store building. Mort \$85,000.

Stone st, Nos 37 and 39 | n s, 147.8 e Broad st, runs e 41.8 South William st, Nos 29 and 31 | x n 81 to s s South William st x w 36.2 x s 46.7 x w 0.8 x s 33.6 to Stone st, at beginning, 5-sty brk loft and store building. Mort \$40,000.

Stone st, Nos 41 and 43 | n s, 189.4 e Broad st, 42.6x83.8 South William st, Nos 25 and 27 | to s s South William st x 44.1 x 81, two 5-sty brk loft and store buildings. Mort \$40,000. Also Plot of 7 acres at Middletown, Borough of Richmond. Also Land at Greenburgh, Westchester Co, N Y.

Thomas Barron et al, HEIRS, &c, John C Barron, decd, to Hermanos Realty Co, a corpn. All title. June 7, 1909. Jan 14, 1910. 2:514-29. A \$56,000-\$75,000. 1:29-51 to 54. A \$116,800-\$148,000. 59,500

Same property. John C Barron as COMMITTEE Carlyle N Barron to same. All title. Subject as above. Dec 28, 1909. Jan 14, 1910. 1:29; 2:514. 23,302.50

Same property. Albert E Barron, HEIR John C Barron to same. All title. Subject as above. Dec 27, 1909. Jan 14, 1910. 1:29; 2:514. nom

Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Thos W Jeralds to Louis Levy. Nov 12, 1909. Jan 18, 1910. 2:321-4. A \$14,000-\$24,000. other consid and 100

Goerck st, No 1, n w s, 75 n e Grand st, 25x75, 6-sty brk tenement. Adam Stone to Bessie Burger. Mort \$24,500. Jan 17. Jan 20, 1910. 2:326-53. A \$12,000-\$25,000. other consid and 100

Henry st, No 190, s s, 194.9 w Clinton st, runs w 24.11 x s 44.4 x w 0.1½ x s 55.7 x e 25.2 x n 100 to beginning, 5-sty brk tenement and store. Leopold Schmeidler to Chas A Person. Jan 14, 1910. 1:270-55. A \$18,000-\$29,000. other consid and 100

Henry st, No 190, s s, 194.9 w Clinton st, runs w 24.11 x s 44.4 x w 0.1½ x s 55.7 x e 25.2 x n 100 to beginning, 5-sty brk tenement and store. Chas A Person to Theresa Schmeidler. All liens. Jan 14. Jan 15, 1910. 1:270-55. A \$18,000-\$29,000. other consid and 100

Hester st, No 95 | n e cor Allen st, 21.10x75, 3-sty frame (brk front) loft and store building and on map Nos 40 and 42 | 5-sty brk tenement and stores. Lottie Smith to Rose Bockar. ½ part. All liens. Jan 10. Jan 14, 1910. 1:308-34. A \$32,000-\$45,000. 150

Same property. Hattie Tatlebaum to Rose Bockar. ½ part. All liens. Jan 10. Jan 14, 1910. 1:308. 150

Hester st, No 95 | n e cor Allen st, 21.10x75, 3-sty frame (brk front) loft and store building and on map Nos 40 and 42 | 5-sty brk tenement and stores. Hinda Howard to Lottie Smith. ½ part. All liens. Dec 2, 1909. Jan 14, 1910. 1:308-34. A \$32,000-\$45,000. other consid and 100

Hester st, No 175 | n e cor Mott st, 26.6x45.2x25.10x45.5, 5-sty Mott st, No 116 | brk tenement and stores. Joseph Weissman et al to Marshall Realty Co. B & S. All liens. Dec 27. Jan 17, 1910. 1:238-40. A \$19,000-\$27,000. other consid and 100

Houston st, No 174, n s, 35.10 w Hancock st, 26x100. Power of attorney. Domingo Torres y Moran to John E Kelley. Dec 28, 1909. Jan 17, 1910. 2:529.

James st, No 72 | s w cor Oak st (should be n e cor), 21 on James Oak st, No 36½ | st, 59 on Oak st and in rear 51 and runs along land of Stephen Allen 9x30 along lands of Moore & Waterbury x 50 to James st, 6-sty brk tenement and stores. Annie Belinky to Antonetta Faggelle. Morts \$39,500. Jan 17. Jan 18, 1910. 1:278-32. A \$18,000-\$32,000. nom

John st, Nos 12 to 16, s s, 136.11 e Broadway, 53.9x55.5x50.9x 59.4. Satisfaction of assignment of rents recorded Jan 19, 1903. Franklin Seymour to Angelica S, Edgar and E Van Rensselaer Ketchum. Jan 12. Jan 17, 1910. 1:65. nom

Same property. Satisfaction of assignment of rents recorded Jan 23, 1903. Franklin Seymour to Angelica S, Edgar and E Van Rensselaer Ketchum. Jan 12, 1910. Jan 17, 1910. 1:65. nom

Madison st, No 412, s s, 375 e Jackson st, 25x100, 5-sty brk tenement and store. Emma L Neppert to Louis J Willner, of Chicago, Ill. B & S. All liens. Dec 30, 1909. Jan 18, 1910. 1:265-39. A \$16,000-\$23,000. nom

Madison st, No 412, s s, 375 e Jackson st, 25x100, 5-sty brk tenement and store. Harry Hellinger to Louis J Willner, of Chicago, Ill. Q C. All liens. Jan 13. Jan 18, 1910. 1:265-39. A \$16,000-\$23,000. nom

Mangin st, Nos 97 and 99, w s, 71.2 s Stanton st, 50x100, two 5-sty brk tenements and stores. Ignatz Margareten to Horowitz Brothers & Margareten, a corpn. All liens. Jan 18, 1910. 2:324-23 and 24. A \$18,000-\$46,000. nom

Montgomery st, No 63, e s, abt 90 n Cherry st, 22x60, 3-sty frame brk front tenement and store. Congregation Chevra Mogan David Ansche Allschan to Beth Hachnesseth Anshey Alsham Weanshey Iyve, a corpn. All liens. Dec 10, 1909. Jan 20, 1910. 1:259-55. A \$4,300-P \$4,500. other consid and 100

Macdougall st, Nos 40 an d42. Power of attorney. Assunta Sarno to Raffaele Sarno, her husband. ½ part. Dec 31. Jan 20, 1910. 2:518.

Monroe st, No 209, n s, 32.2 w Gouverneur st, 16.6x48.10x16.6x 48.9, 3-sty brk tenement. John H Bodine to Pincus Lowenfeld and William Prager. Dec 28. Jan 14, 1910. 1:268-13. A \$5,000-\$7,000. nom

Monroe st, No 102, s s, about 50 e Pelham st, —x—, 5-sty brk tenement and store.

101st st E, No 134, s s, about 110 w Lexington av, —x—, 3-sty brk dwelling.  
Sophie Fichandler decd (by will) to her sons Alexander and Jacob Fichandler in trust for Wm and Emanuel Fichandler. Mar 20, 1906. Jan 15, 1910. 1:255-39. A \$17,000-\$33,000; 6:1628-61. A \$6,500-\$8,000. will

Rivington st, No 230, n s, 49.8 w Willett st, 24.10x100, 5-sty brk tenement and store.

Clinton st, No 101, w s, 100.4 n Delancey st, 25.4x100, 5-sty brk tenement and store.  
Louis J Freiman to Henry Freiman. ½ part. Morts \$53,000. June 21, 1906. Jan 19, 1910. 2:339-34. A \$21,000-\$39,000. 2:348-29. A \$28,000-\$43,000. other consid and 100

Spruce st, Nos 12 and 14, s s, abt 145 e Nassau st, 23.8x100, 5-sty brk loft and store building. Walton I Aims to Edith M Aims. ½ part. Jan 19, 1910. 1:101-6. A \$69,700-\$87,000. nom

Stanton st, No 126, n e s, 127.6 n w Norfolk st, 22.6x98.1, 4-sty brk tenement and store and 5-sty brk tenement in rear. Marion S Adler et al to Rosa Saberski. Mort \$34,500. Nov 3. Jan 19, 1910. 2:355-34. A \$21,000-\$28,000. nom

Suffolk st, No 165, w s, 175 s Houston st, 25x100, 6-sty brk tenement and store. Jacob Epstein to Ida Epstein. ½ part. Q C. Jan 8. Jan 15, 1910. 2:355-64. A \$23,000-\$43,000. other consid and 100

Sullivan st, n e cor Canal st, 93.8x—.

Sullivan st, e s, adj above on north, —x—.

Wall and encroachment agreement. Ida M Powell with Alex M Powell. Jan 17, 1910. 1:227. nom

Willett st, No 52, e s, 100 n Delancey st, 16.8x100, with all title to strip 10 ft wide in rear and runs to Sheriff st, 6-sty brk tenement. Ignatz Margareten to Horowitz Brothers & Margareten, a corpn. All liens. Jan 18, 1910. 2:338-40. A \$12,000-\$22,000. nom

William st, Nos 152 and 154 | s e cor Ann st, 40x51.6, 2 3-sty Ann st, Nos 72 | brk loft and store buildings.  
Annie W Cramer et al to Minnie A Blanchard. 2-3 part. All title. Jan 14. Jan 15, 1910. 1:93-11 and 12. A \$57,900-\$62,500. other consid and 100

William st, Nos 152 and 154 | s e cor Ann st, 40x51.6, 2 3-sty brk Ann st, No 72 | loft and store buildings. Margt N Giraud EXTRX, &c Henry E Giraud et al to Minnie A Blanchard. 1-3 part. All title. Jan 14. Jan 15, 1910. 1:93-11 and 12. A \$57,900-\$62,500. 30,000

William st, Nos 152 and 154 | s e cor Ann st, 40x51.6, 2 3-sty brk Ann st, No 72 | loft and store buildings. Minnie A Blanchard to Chas F Noyes of Brooklyn. All of. Jan 14. Jan 15, 1910. 1:93-11 and 12. A \$57,900-\$62,500. other consid and 100

William st, No 195, n w s, 83.11 n e Spruce st, 23.6x77.6x24.4x 82.11, 5-sty brk loft and store building. William Zinsser Realty Co, a corpn, to Wm H Zinsser. Jan 10. Jan 14, 1910. 1:102-12. A \$27,700-\$43,000. other consid and 100

Wooster st, No 150, the business. Power of attorney. Annie Mantel to B Mantel. Jan 13. Jan 19, 1910.

3d st E, No 80, s w s, about 205 w 1st av, 25x100.7x25x100.8, 5-sty brk tenement. Chas M Grainger of Brooklyn to Rebecca E Grainger of Brooklyn. Mort \$28,500. Jan 15. Jan 17, 1910. 2:444-29. A \$19,000-\$37,000. nom

4th st E, Nos 369 and 371, n e s, 100 s e Av D, 50x96, 3 and 5-sty brk loft and store building. Regina Margareten to Horowitz Brothers & Margareten. All liens. Jan 18, 1910. 2:360-34 and 36. A \$28,000-\$43,000. other consid and 100

4th st E, No 98, s w s, abt 205 e 2d av, 25x96.2, 5-sty brk tenement and stores. Louis J Freiman to Henry Freiman. ½ part. Mort \$29,000. June 21, 1906. Jan 19, 1910. 2:445-15. A \$18,500-\$36,000. other consid and 100

7th st E, Nos 111 to 115, n s, 264 w Av A, 62.9x82.5x69.6x111.9, two 7-sty brk tenements. Morris Janos et al to Jacob C and Fredk S Heinsheimer. Q C. Aug 31, 1909. Jan 14, 1910. 2:435-45. A \$48,000-\$105,000. omitted

11th st E, No 614, s s, 218 e Av B, 25x94.9, 6-sty brk tenement and store. Louis Messinger et al to Wolf Franzblau. All liens. Jan 17. Jan 18, 1910. 2:393-15. A \$17,000-\$36,000. nom

12th st W, No 332, s s, 43 w Greenwich st, 20x44, 3-sty brk tenement. Gesine Kornahrens, EXTRX, &c, Geo C Kornahrens to Jane and Wm H McCarthy as joint tenants. Jan 13, 1910. 2:640-54. A \$4,500-\$6,000. 7,000

12th st E, No 707, n s, 110.3 e Av C, 23.10x103.3, 5-sty brk tenement and store. Benjamin Hyman et al to David Frankel. All liens. Jan 20, 1910. 2:382-56. A \$10,500-\$21,500. nom

12th st W, No 39, n s, 425 w 5th av, 25x103.3, 4-sty brk dwelling. Island Realty Co, a corpn, to U S Realty & Impt Co. 9-48 parts. All title. All liens. Jan 11. Jan 19, 1910. 2:576-62. A \$24,000-\$30,000. other consid and 100

12th st W, Nos 41 and 43, n s, 450 w 5th av, runs n 54.6 x s w 46.8 x s e — to st x e 26.6 to beginning, two 4-sty brk dwellings. Island Realty Co to U S Realty & Impt Co. 9-48 parts. All title. All liens. Jan 11. Jan 19, 1910. 2:576-63. A \$15,000-\$21,000. other consid and 100

12th st W, No 47, n s, 402 e 6th av, runs e 21.7 x n 49.6 x n w — x s 92, 4-sty brk dwelling. Island Realty Co to U S Realty & Impt Co. 9-48 parts. All title. All liens. Jan 11. Jan 19, 1910. 2:576-65. A \$13,000-\$16,000. other consid and 100

12th st W, Nos 44 and 48, s s, 454.7 w 5th av, 41.5x103.3, two 4-sty stone front dwellings. Island Realty Co to U S Realty & Impt Co. 9-48 parts. All title. All liens. Jan 11. Jan 19, 1910. 2:575-31 and 32. A \$39,000-\$50,000. other consid and 100

13th st E, No 631, n s, 310.6 w Av C, 27.6x103.3, 5-sty brk tenement and store. Flora Wenz to Josephine White. Mort \$31,750 and all liens. Jan 19, 1910. 2:396-47. A \$14,500-\$31,000. nom

17th st W, Nos 227 to 239, n s, 280 w 7th av, 120x40x120.4x42.4, vacant. Sub to morts \$55,000. Valued at \$63,500. CONTRACT to exchange for Belmont av, Nos 147 and 149, n s, 50 e Sackman st, 50x100, Brooklyn, valued at \$19,000. Sub to morts \$14,000. Michael Bonn with Max J Kramer. Jan 12. Jan 14, 1910. To be recorded under deeds and morts. 3:767-19 to 25. A \$31,500-\$38,500. exch

18th st E, No 337, n s, 220 w 1st av, 20x92, 3-sty brk dwelling. Release dower. Caroline Bindewald widow to Elise Pullman. Jan 19, 1910. 3:924-23. A \$9,500-\$13,000. nom

19th st W, No 423, n s, 275 w 9th av, 17x75, 3-sty brk dwelling. Rollin E Edgerton to Marie V Sherman of Garrison-on-Hudson, N Y, Eva L Johnson, N Y, and Wm W Owens of Brooklyn. B & S and C a G. Mort \$7,500. Jan 18. Jan 19, 1910. 3:717-24. A \$5,500-\$7,000. nom

19th st W, No 425, n s, 292 w 9th av, 16.4x75, 3-sty brk dwelling. Rollin E Edgerton to Marie V Sherman of Garrison-on-Hudson, N Y, Eva L Johnson, N Y, and Wm W Owens, Brooklyn. B & S and C a G. Mort \$7,500. Jan 18. Jan 19, 1910. 3:717-23. A \$5,500-\$7,000. nom



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19th st W, No 427, n s, 308.4 w 9th av, 16.8x75, 3-sty brk dwelling. Rollin E Edgerton to Marie V Sherman of Garrison-on-Hudson, N Y, Eva L Johnson, N Y, and Wm O Owens, of Brooklyn, B & S and C a G. Mort \$7,500. Jan 18. Jan 19, 1910. 3:717-22. A \$5,500-\$7,000. other consid and 100

19th st W, Nos 423 to 427, n e s, 275 n w 9th av, 50x75, three 3-sty brk dwellings. Marie V Sherman et al to Rollin E Edgerton of Brooklyn, B & S and C a G. Jan 18, 1910. 3:717-22 to 24. A \$16,500-\$21,000. other consid and 100

20th st E, No 336, s s, 220 w 1st av, 20x92, 4-sty brk dwelling. Release dower. Caroline Bindewald widow to Caroline Heiles. Jan 19, 1910. 3:925-49. A \$9,000-\$12,000. nom

22d st W, No 402, s s, 14.3 w 9th av, 14.3x72, 4-sty brk dwelling. Samuel W Whittemore and ano EXRS Josephine L Wells to Jennie E wife Hubert B McLellan. Jan 18. Jan 19, 1910. 3:719-45. A \$6,000-\$9,000. 11,500

22d st E, No 41, n s, 150 w 4th av, 25x98.9, 4-sty stone front dwelling. A Harding Hartshorn to Island Realty Co. B & S. Mort \$50,000. Oct 14, 1909. Jan 17, 1910. 3:851-32. A \$55,000-\$66,000. other consid and 100

24th st W, No 146, s s, 225 e 7th av, 18.9x98.9, 3-sty brk dwelling. Marion J Barkley to Wm N Heard of Brooklyn. Mort \$17,000. Jan 15. Jan 17, 1910. 3:799-66. A \$14,500-\$16,500. other consid and 100

Same property. Wm N Heard to District Realty Company. Mort \$22,000. Jan 15. Jan 17, 1910. 3:799. 100

26th st W, No 233, n s, 338.4 e 8th av, 24.10x98.9, 4-sty brk tenement. Brainard T Norris et al to Kaywood Realty Co, a corpn. Jan 11. Jan 13, 1910. 3:776-18. A \$13,500-\$18,000. other consid and 100

26th st W, No 423, n s, 287.6 w 9th av, 25x98.9, 5-sty brk tenement and stores. Geo W Adrian to John J McCabe. Jan 13. Jan 14, 1910. 3:724-21. A \$9,000-\$15,000. nom

26th st E, Nos 102 and 104, s s, 80 e 4th av, 40x98.9, 7-sty brk tenement. Henrietta R Hutcheson to Jacob Neadle. Mort \$85,000. Jan 14, 1910. 3:881-82. A \$37,000-\$88,000. other consid and 100

26th st W, No 423, n s, 287.6 w 9th av, 25x98.9, 5-sty brk tenement and store. John J McCabe to Geo W Adrian, of Brooklyn, N Y. Jan 13. Jan 14, 1910. 3:724-21. A \$9,000-\$15,000. nom

27th st W, No 152, s s, 232.4 e 7th av, 22.2x98.9, 6-sty brk tenement and store. Walter Irving Scott et al to Simon Fink. Mort \$26,000. Jan 14. Jan 18, 1910. 3:802-69. A \$20,500-\$37,000. other consid and 100

27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Harry Wolfe to Lena Clark as TRUSTEE Bessie E Levy. 1/4 part. B & S and C a G. All liens. Dec 6. Jan 17, 1910. 3:724-49. A \$10,000-\$27,000. other consid and 100

30th st E, No 47, n s, 86.10 w 4th av, runs n 53 x w 2.6 x n 45.9 x w 16.6 x s 98.9 to st x e 19 to beginning, 4-sty brk dwelling. Joseph S Richards to De Forest Estate Corpn. Mort \$22,000. Jan 17, 1910. 3:860-34. A \$35,000-\$40,000. other consid and 100

30th st W, No 106, s s, 77 w 6th av, runs s 85.5 x s again 26.3 x n 90.8 to st x e 25.8 to beginning, 2-sty brk building and store. Island Realty Co to U S Realty & Impt Co. 9-48 parts. All title. All liens. Jan 17. Jan 19, 1910. 3:805-64. A \$55,000-\$57,000. other consid and 100

30th st W, Nos 128 to 132, s s, 363.7 e 7th av, 82.7x98.9, three 3-sty brk tenements and stores. Island Realty Co to U S Realty & Impt Co. 9-48 parts. All title. All liens. Jan 11. Jan 19, 1910. 3:805-81. A \$-\$. other consid and 100

32d st W, No 118 | s s, 225 w 6th av, 50x197.6 to n s

31st st W, Nos 121 and 123 | 31st st, 3-sty brk stable. Estate of Charles F Hoffman a corpn to Betty M Hawks. Jan 12. Jan 15, 1910. 3:807-28 and part lot 57. A \$-\$. other consid and 100

Same property. Betty M Hawks to The Alliance Realty Co. Mort \$280,000. Jan 15, 1910. 3:807. other consid and 100

33d st E, No 203, n s, 81.1 e 3d av, 24.8x107.6x24.8x107.7, 5-sty brk tenement. Leo Rovere to Ray Rovere. All liens. Jan 17. Jan 18, 1910. 3:914-5. A \$13,000-\$31,000. other consid and 100

38th st E, No 315, n s, 225 e 2d av, 25x98.9, 6-sty brk tenement and store. Samuel Wacht to C Blake Orcutt. Mort \$20,000. Jan 15. Jan 18, 1910. 3:944-10. A \$10,500-\$31,000. other consid and 100

Same property. C Blake Orcutt to Seaboard Land & Mortgage Co. Mort \$22,500. Jan 15. Jan 18, 1910. 3:944. 3,944

39th st W, No 243, n s, 350 e 8th av, 16.8x98.9, 5-sty stone front dwelling. Katharine and Clara Schefsky, DEWISEES Jacob Hartmann to Robert G Hamilton. Mort \$12,000. Jan 17, 1910. 3:789-20. A \$14,500-\$18,000. other consid and 100

39th st W, No 246, s s, 325.6 e 8th av, 20.6x98.9, 4-sty brk dwelling. Louis N Langballe to Lulu Quigg. Mort \$15,000. Jan 13, 1910. 3:788-72. A \$18,000-\$20,000. other consid and 100

39th st W, No 244, s s, 346 e 8th av, 17.1x98.9, 4-sty brk dwelling. Winston H Hagen et al to Lulu Quigg. Mort \$11,000. Dec 7, 1909. Jan 13, 1910. 3:788-71. A \$15,000-\$18,000. nom

40th st W, No 546, s s, 150 e 11th av, 25x98.9, 5-sty brk tenement and store. Carrie Silverberg to Frederick Bender. Mort \$16,000. Jan 14. Jan 15, 1910. 3:711-58. A \$9,000-\$14,000. other consid and 100

40th st W, No 553, n s, 100 e 11th av, 25x98.9, 4-sty brk tenement. Seaboard Land & Mortgage Co to Samuel Wacht. Mort \$12,500. Jan 15. Jan 17, 1910. 4:1069-5. A \$9,000-\$11,500. other consid and 100

41st st W, No 221, n s, 275 w 7th av, 25x98.9, 2-sty brk stable. Edward Van Volkenburgh et al to Bernard Seymann. Dec 4, 1909. Jan 15, 1910. 4:1013-21. A \$30,000-\$30,000. nom

43d st E, No 322, s s, 233.4 e 2d av, 16.8x100.5, 4-sty brk dwelling. Annie Johnston to Adelaide Johnston. Q C. Jan 10. Jan 14, 1910. 5:1335-43. A \$6,000-\$8,000. nom

44th st E, No 124, s s, 18.4 e Lexington av, 16.4x83, 4-sty stone front dwelling. Emma F Kirby, widow to Randolph Hurry. Mort \$12,000. Jan 13. Jan 14, 1910. 5:1298-51. A \$13,000-\$14,000. other consid and 100

44th st E, No 208, s s, 155 e 3d av, 25x100.5, 5-sty brk tenement and store. Mary E Lynch to Edward W Daly, of Brooklyn. Mort \$25,500 and all liens. Jan 18, 1910. 5:1317-42. A \$10,000-\$21,000. other consid and 100

46th st W, No 404, s s, 100 w 9th av, 25x100.5, 6-sty brk tenement and store. Emanuel E Fox to Sigmund Gutfreund. Mort \$38,000. July 6, 1909. Jan 19, 1910. 4:1055-37. A \$11,000-\$34,000. other consid and 100

48th st W, No 507, n s, 125 w 10th av, 25x100.5, 5-sty stone front tenement. Melvin G Lathrop to Lith Realty Co. Mort \$16,000. Jan 11. Jan 20, 1910. 4:1077-27. A \$9,000-\$20,000. nom

48th st W, Nos 240 and 242, s s, 141 e 8th av, 42x93.7x43x84.1, 2 3-sty brk dwellings. Israel Lebowitz et al to Simon Sichel. Mort \$43,000. Jan 13. Jan 17, 1910. 4:1019-57 and 58. A \$33,000-\$46,000. other consid and 100

48th st W, Nos 222 to 226, s s, 294 e 8th av, 56x100.5, three 3-sty stone front dwellings.

48th st W, No 220, s s, 350 e 8th av, 25x100.5, 3-sty brk dwelling. Alex H Pincus et al to The Forty-Eighth St Realty & Construction Co. All liens. Jan 17. Jan 18, 1910. 4:1019-50 to 53. A \$110,000-\$114,000. other consid and 100

50th st W, Nos 224 to 232, on map No 230, s s, 250 e 8th av, 75x100.5, 7 and 8-sty brk tenement. Alex H Pincus et al to The Robespierre Realty & Construction Co. All liens. Jan 17. Jan 18, 1910. 4:1021-52. A \$95,000-\$195,000. other consid and 100

53d st E, No 322, s s, 236.4 e 2d av, 18x100.5, 4-sty stone front tenement. Felix Lorch, EXR Henriette Straus, to Jacob Straus, 2-20 parts; Jesse Straus, 4-20 parts, and Gertrude and Selma Straus, each 7-20 parts, children of Henriette Straus. Mort \$5,000. Jan 13, 1910. 5:1345-43. A \$7,000-\$11,000. other consid and 100

58th st W, Nos 513 to 519 | n s, 200 w 10th av, 100x200.10 to s s

59th st W, Nos 513 to 519 | 59th st, 2 and 4-sty brk factory, William Zinsser Realty Co to Wm H Zinsser. Jan 10. Jan 14, 1910. 4:1087-21. A \$80,000-\$95,000. other consid and 100

60th st W, No 218, s s, 246 w 10th av, 27x100.5.

60th st W, No 220, s s, 273 w 10th av, 27x100.5, 2 5-sty stone front tenements. David Lion to Lewis A Cushman. Mort \$37,000. Jan 12. Jan 17, 1910. 4:1151-43 and 44. A \$13,000-\$33,000. other consid and 100

60th st E, No 135, n s, 43 w Lexington av, 21x100.5, 4-sty and basement stone front dwelling. Henry M Herrman to Hannah J Herrman. 1-18 part. B & S. Dec 28, 1909. Jan 20, 1910. 5:1395-15. A \$32,000-\$35,000. nom

61st st E, No 112, s s, 117.6 e Park av, 18.6x100.5, 3-sty and basement stone front dwelling. Minnie Brothers to Albert Feldheim. Jan 15. Jan 17, 1910. 5:1395-67. A \$28,000-\$32,000. 34,100

66th st E, Nos 328 and 330, s s, 316.8 e 2d av, 33.4x100, 6-sty brk tenement and stores. Pietro Grassi to Carmela Grassi. 1/4 part. Jan 18. Jan 19, 1910. 5:1440-39. A \$13,000-\$40,000. other consid and 100

70th st W, No 246, s s, 458 w Amsterdam av, 17x100.5, 4-sty brk dwelling. Edna R wife Louis B Tim to Helen Fountain. Jan 14, 1910. 4:1161-51. A \$8,000-\$22,000. other consid and 100

71st st E, No 19, n s, 25 w Madison av, 25x102.2, 4-sty brk dwelling. Henry R Wilson to Ada B Richardson. Mort \$90,000. Jan 17. Jan 19, 1910. 5:1386-16. A \$100,000-\$120,000. other consid and 100

71st st E, No 324, s s, 350 e 2d av, 25x100.4, 5-sty brk tenement and store. Joseph Dudek et al to Bohemian Catholic Benevolent Soc, a corpn. Mort \$13,500. Jan 17. Jan 19, 1910. 5:1445-38. A \$9,000-\$22,000. other consid and 100

74th st E, No 112, s s, 108 e Park av, 18x102.2, 3-sty stone front dwelling. Lena Kaufman to Irma N Straus. Mort \$7,000. Jan 20, 1910. 5:1408-68. A \$19,000-\$22,000. other consid and 100

75th st W, No 308, s s, 177 w West End av, 40x135.10x-x137.4, 5-sty brk dwelling. Howard P Homans et al to Adolph S Ochs. Jan 14. Jan 18, 1910. 4:1184-91. A \$45,000-\$82,000. nom

75th st W, No 129, n s, 360 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling, furnished, &c. Jacob W Mack to Jennie and Ella Heyman as joint tenants. Jan 28, 1905. Jan 14, 1910. 4:1147-18. A \$14,000-\$29,000. other consid and 100

78th st W, No 150, s s, 280 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. FORECLOS, Nov 16, 1909. Geo H Smith referee to Harriet MacDonald France. Jan 18. Jan 19, 1910. 4:1149-53. A \$13,000-\$25,000. 27,000

78th st W, No 150, s s, 280 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Harriet MacDonald France to Geo W Elkins. Jan 18. Jan 19, 1910. 4:1149-53. A \$13,000-\$25,000. nom

79th st E, Nos 303 and 305, n s, 70 e 2d av, runs n 76.7 x e 30 x n 25.6 x e 25 x s 102.2 to st x w 55 to beginning, two 4-sty stone front tenements. Rose Strachstein to Isaac Wolff. Mort \$37,750. Jan 18. Jan 19, 1910. 5:1542-4 1/2 and 5. A \$19,500-\$41,500. nom

79th st E, No 212, s s, 165 e 3d av, 20x102.2, 3-sty stone front dwelling. Ignatz Margareten to Horowitz Brothers & Margareten, a corpn. All liens. Jan 18, 1910. 5:1433-42. A \$10,000-\$14,000. nom

80th st W, No 319, n s, 200 w West End av, 17x102.2, 5-sty stone front dwelling. Geo H DeWitt to Arthur M Cox and Lauretta M his wife as tenants by entirety. Mort \$18,000. Jan 14. Jan 17, 1910. 4:1244-35 1/2. A \$11,500-\$26,000. other consid and 100

86th st E, No 218, s s, 225 e 3d av, 22x100, 4-sty stone front tenement. Walter A Wells et al to Herman A Schmidt. 2-3 part. R, T & I. Mort \$14,000. Jan 15, 1910. 5:1531-39. A \$12,000-\$18,000. nom

89th st E, No 211, n s, 210 e 3d av, 25x100.8, 5-sty brk tenement. Caecilie Sternglanz to Lucy Bach. Mort \$17,750 and all liens. Jan 15. Jan 17, 1910. 5:1535-9. A \$10,000-\$21,000. other consid and 100

90th st W, No 145, n s, 150 e Amsterdam av, 25x100.8, 5-sty brk tenement. Adolph Scheibel to Wm J Tucker. Mort \$21,000. Jan 14, 1910. 4:1221-7. A \$12,000-\$26,000. other consid and 100

91st st E, Nos 406 to 416, s s, 94 e 1st av, 125x100.8, 1, 2 and 3-sty brk buildings of iron works. Frank H Brown to Ballston Investing Co, of Ballston Spa, N Y. C a G. June 29, 1909. Jan 19, 1910. 5:1570-41. A \$44,000-\$47,000. nom

94th st W, No 41, n s, 355.6 w Central Park West, 17.9x100.8, 3-sty and basement brk dwelling. Geo W Eggers by Margaretha Eggers as COMMITTEE to Emily L Landon. B & S. Jan 20, 1910. 4:1208-17 1/2. A \$10,000-\$16,000. 22,000



Same property. Release dower. Margaretha wife Geo W Eggers to same. Q C. Jan 20, 1910. 4:1208. nom

95th st E, No 233, n s, 125 w 2d av, 25x100.8, 5-sty brk tenement and store. FORECLOS, Dec 16, 1909. Chas W G Baiter, ref, to Wilgro Realty Co, a corpn. Jan 18, 1910. 5:1541-19. A \$9,000-\$18,500. 16,425

98th st E, Nos 156 and 158, s s, 100 w 3d av, 50x100.11, two 4-sty stone front tenements. Moses A Horowitz to Horowitz Brothers and Margareten, a corpn. 1/2 part. All liens. Jan 18. Jan 20, 1910. 6:1625-41 and 42. A \$16,000-\$32,000. nom

99th st W, No 260. General release of assignment of rents recorded Nov 10, 1908. Thomas L Green to Peter Power. Jan 18. Jan 19, 1910. 7:1870. nom

102d st E, No 207, n s, 130 e 3d av, 25x100.11, 5-sty brk tenement and store. Elias N and Rachel Caplan to C August Range. Mort \$24,000 and all liens. Jan 14. Jan 20, 1910. 6:1652-6. A \$9,000-\$21,000. nom

102d st E, No 207, n s, 130 e 3d av, 25x100.11, 5-sty brk tenement and store. Louis Cohen to Elias N Caplan. 1/2 part all title. Mort \$24,000. Jan 12. Jan 14, 1910. 6:1652-6. A \$9,000-\$21,000. nom

106th st W, No 248, s s, 79.8 e Broadway, 25x100.11, 2-sty frame tenement and store and 2-sty frame stable in rear. Robert Power to Mary E Muir. Jan 17. Jan 18, 1910. 7:1877-50. A \$15,000-\$15,500. other consid and 100

107th st E, No 229, n s, 160 w 2d av, 25x100.11, 4-sty brk tenement and store. Fannie Weiss et al HEIRS & Leopold Weitzner to Dora wife Sigmund Weitzner. Mort \$14,125. Jan 15. Jan 17, 1910. 6:1657-18. A \$8,000-\$16,500. nom

107th st E, No 323, n s, 350 e 2d av, 25x75, 6-sty brk tenement and store. Jacob Stein to Pendant Realty Co. Mort \$25,000. Jan 12. Jan 15, 1910. 6:1679-15. A \$5,500-\$20,000. other consid and 100

107th st E, No 208, s s, 135 e 3d av, 21.10x100.11, 4-sty brk tenement and store.

82d st E, No 518, s s, 273 e Av A, 18.9x102.2, 4-sty stone front tenement. Fannie Klein to Bertha Scher. All liens. Jan 18. Jan 19, 1910. 6:1656-43. A \$7,000-\$11,500. 5:1578-41. A \$6,000-\$10,000. other consid and 100

108th st E, No 231, n s, 385 e 3d av, 25x100.11, 4-sty stone front tenement and store. Paul Kaskel et al to Philip Krauss. Mort \$12,750. Jan 13. Jan 14, 1910. 6:1658-16. A \$8,000-\$17,000. other consid and 100

108th st E, No 231, n s, 385 e 3d av, 25x100.11, 4-sty stone front tenement and stores. Release mort. The Oestreicher Realty Co to Abraham Bruder, Frank Hahn and Paul Kaskel. Q C. Jan 12. Jan 14, 1910. 6:1658-16. A \$8,000-\$17,000. 1,000

112th st E, No 121, n s, 235 e Park av, 19.3x100.11, 3-sty stone front dwelling. Dr Anna Ingerman to Ray Serbin. Q C and correction deed. Jan 17. Jan 18, 1910. 6:1640-11. A \$7,500-\$9,500. nom

113th st W, s s, 400 e Broadway, 50x91x55x114, vacant. Julia Schneider to 530 West 113th St Co, a corpn. Jan 19. Jan 20, 1910. 7:1884-46 and 47. A \$28,000-\$28,000. other consid and 100

114th st E, No 18, s s, 200 e 5th av, 25x100.11, 5-sty brk tenement and store. Samuel Becker to Harry Geffen, of Brooklyn. 1/2 part. Mort \$26,925. Oct 26, 1909. Jan 18, 1910. 6:1619-64. A \$12,000-\$25,000. nom

116th st E, No 324, n s, 335 w 1st av, 20x100.10, 3-sty stone front dwelling. FORECLOS, June 30, 1909. Marcel Levy, ref, to James A Cunningham. July 19, 1909. Jan 14, 1910. 6:1687-40. A \$7,000-\$11,000. 10,800

116th st W, n s, 175 e Amsterdam av, 275x100.11, vacant. James J Goodwin to the TRUSTEES of Columbia College in the City of N Y. Jan 12. Jan 19, 1910. 7:1961-8 to 18. A \$217,000-\$217,000. other consid and 100

117th st E, No 303, n s, 81 e 2d av, 24x50, 5-sty stone front tenement. Mary E Field to George Davis. Mort \$8,000. Jan 14, 1910. 6:1689-4 1/2. A \$4,500-10,500. other consid and 100

117th st E, No 303, n s, 81 e 2d av, 24x50, 5-sty stone front tenement. George Davis to Raffaele Di Luglio. Mort \$8,000. Jan 15. Jan 17, 1910. 6:1689-4 1/2. A \$4,500-\$10,500. other consid and 100

117th st W, No 429, n s, 95 e Amsterdam av, 18.4x100.11, 4 and 5-sty stone front dwelling. Eugenia Wolf to Clarence C Dickinson. Mort \$21,500. Jan 15. Jan 17, 1910. 7:1961-42. A \$10,000-\$21,000. other consid and 100

123d st W, s s, 100 w Amsterdam av, 100x100.11, 1-sty frame buildings and vacant. Cornelia L Nelson widow, Peekskill, N Y to Thomas Nelson Jr and Edward G Halsey EXRS & Thomas Nelson decd. Q C. Oct 26, 1909. Jan 17, 1910. 7:1977-37 to 40. A \$44,000-\$44,000. nom

123d st W, No 108, s s, 139.10 w Lenox av, 20.1x100.11, 4-sty and basement stone front dwelling. John H Ball to Isabella Ball. Mort \$18,500. Jan 15. Jan 18, 1910. 7:1907-39 1/2. A \$9,600-\$19,000. other consid and 100

123d st W, No 203, n s, 90.9 w 7th av, 15.7x100.11, 3-sty and basement stone front dwelling. Martha E Lockwood, INDIVID and EXTRX Henry Lockwood, decd, et al to John H Springer Realty Co. Mort \$4,000. Jan 19, 1910. 7:1929-28. A \$7,400-\$10,000. nom

124th st W, No 535, n s, 283 e Broadway, 52x100.11, 7-sty brk tenement. Ignatz Margareten to Horowitz Brothers & Margareten, a corpn. All liens. Jan 18, 1910. 7:1979-14. A \$22,800-\$95,000. nom

124th st E, No 129, n s, 340 e Park av, 25x100.11, 3-sty brk telephone exchange. New York Telephone Co to Henry S Reynolds. Jan 18. Jan 19, 1910. 6:1773-15. A \$11,000-\$21,000. nom

Same property. Release mort. The Mercantile Trust Co as TRUSTEE to The N Y Telephone Co. Jan 18. Jan 19, 1910. 6:1773. 30,000

Same property. Release mort. The Farmers Loan & Trust Co and John H Parsons as TRUSTEES to same. Jan 13. Jan 19, 1910. 6:1773. nom

124th st E, No 129, n s, 340 e Park av, 25x100.11, 3-sty brk telephone exchange. Henry S Reynolds to Astoria Metal Working Co. Jan 18. Jan 19, 1910. 6:1773-15. A \$11,000-\$21,000. other consid and 100

126th st E, No 28, s s, 291.3 e 5th av, 18.9x99.11, 3-sty stone front dwelling. Emanuel J Heilner to John G Horgan, Annie E Hickinbottom and Eva B Dundon. Morts \$13,000. Jan 10. Jan 15, 1910. 6:1750-61. A \$10,500-\$14,500. other consid and 100

127th st W, No 305, n s, 109.6 w 8th av, 25.3x99.11, 5-sty brk tenement and store. FORECLOS, Jan 4, 1910. Richard P Lydon, ref, to Rachel Newman. Mort \$19,500. Jan 14, 1910. 7:1954-27. A \$10,000-\$22,000. 21,500

127th st W, No 307, n s, 134.9 w 8th av, 25.3x99.11, 5-sty brk tenement and store. FORECLOS, Jan 12, 1910. Henry H Sherman, ref, to Rachel Newman. Mort \$19,500. Jan 14, 1910. 7:1954-26. A \$10,000-\$22,000. 50

130th st W, No 130, s s, 300 w Lenox av, 17.5x99.11, 3-sty and basement stone front dwelling. La Fayette Olney Jr to Sara Prince. Mort \$10,000. Jan 13. Jan 17, 1910. 7:1914-46. A \$7,700-\$12,000. other consid and 100

130th st W, s s, 286 w St Nicholas terrace, strip 1.6x99.11. Release mort. U S Trust Co of N Y to Central Building Improvement & Investment Co. Q C. Jan 19. Jan 20, 1910. 7:1969, 1956. nom

130th st W, Nos 370 to 380, s s, 143 w St Nicholas terrace, 143x99.11, 6-sty brk tenement. Release mort. U S Trust Co of N Y to Central Building Impt & Investment Co. Q C. Nov 5, 1909. Jan 20, 1910. 7:1969-50. A \$-\$. nom

131st st W, No 126, s s, 430 e 7th av, 20x99.11, 3-sty and basement stone front dwelling. Amalie C Zentgraf et al, TRUSTEES Chas F Zentgraf to Marion Levy. Jan 18. Jan 19, 1910. 7:1915-46. A \$8,800-\$15,000. 18,000

Same property. Louis Dejonge, Jr to same. Jan 18. Jan 19, 1910. 7:1915. nom

134th st W, No 89, n s, 85 e Lenox av, 17.6x99.11, 3-sty stone front tenement and store. Alonzo G McLaughlin et al to Woronoco Corporation. B & S. All liens. Dec 20, 1909. Jan 17, 1910. 6:1732-5. A \$7,000-\$10,000. other consid and 100

Same property. Woronoco Corporation to James C Thomas. Mort \$7,000. Jan 14. Jan 17, 1910. 6:1732. other consid and 100

134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-sty brk tenement. Selina Rosner to Stephen H Jackson. Morts \$38,800 and all liens. Jan 8. Jan 18, 1910. 6:1758-45. A \$9,500-\$44,000. exch

136th st W, No 488, s s, 136.2 e Amsterdam av, 36.3x99.11, with all title to strip on east, 0.7x99.11, 6-sty brk tenement. Caroline Ross to Chas D Ward. Mort \$40,000. Jan 17. Jan 19, 1910. 7:1972-23. A \$13,000-\$45,000. other consid and 100

141st st W, No 314, s s, 183.2 w 8th av, 16.8x99.11x16.9x99.11, 3-sty brk dwelling. Adaline Schafer to Archibald A Gulick. Mort \$5,500. Jan 15. Jan 17, 1910. 7:2042-57. A \$3,600-\$7,300. other consid and 100

144th st W, Nos 140 and 142, s s, 334.11 e 7th av, 40.1x99.11, 6-sty brk tenement. Isidor Bleiman to Emma L Ackerman. Mort \$44,000. Nov 23 1909. Jan 13, 1910. 7:2012-49. A \$16,000-\$48,000. other consid and 100

145th st W, No 419, n s, 100 e Convent av, 20x99.11, 3-sty and basement stone front dwelling. CONTRACT. Alfred M Spalding with The German Evangelical Lutheran Church of St. Matthew. Mort \$8,000. Dec 15. Jan 18, 1910. 7:2060-22. A \$6,000-\$14,000. 18,000

145th st W, No 412, s s, 165.6 e Convent av, 16x99.11, 4-sty and basement stone front dwelling. Samuel Rauch to William Raynor, of Brooklyn. Nov 30, 1906. Jan 18, 1910. 7:2050-49. A \$4,800-\$13,500. nom

149th st W, Nos 236 and 238, s s, 260 e 8th av, 40x99.11, 6-sty brk tenement. Terrace Holding Co to Berry B Simons. Mort \$36,000. Jan 13. Jan 14, 1910. 7:2034-53. A \$11,000-\$44,000. other consid and 100

157th st W, No 503, n s, 125 w Amsterdam av, 25x99.11, 3-sty brk tenement and store and 2-sty frame tenement in rear. Owen E Kelly to Merwin Realty Co. All liens. Jan 14. Jan 17, 1910. 8:2116-42. A \$10,000-\$12,000. other consid and 100

157th st W, n s, 75 e Broadway, 50x100, 1-sty frame rear stable and vacant. Robert H Thompson to Ellery A Thompson of Troy, N Y. Q C and C a G. Sept 8, 1906. Jan 17, 1910. 8:2116-64. A \$14,000-\$14,000. other consid and 100

157th st W, n s, 75 e Broadway, 50x100, vacant. Ellery A Thompson to Gross & Herbener, a corpn. Mort \$15,000 and all liens. Jan 17, 1910. 8:2116-64. A \$14,000-\$14,000. other consid and 100

164th st W, Nos 434 and 436, s s, 325 e Amsterdam av, 50x112.4, 5-sty brk tenement. FORECLOSURE. (Dec 16, 1909) Edwin D Hays (Ref) to Joseph Troy. Jan 14. Jan 17, 1910. 8:2110-78. A \$15,000-\$55,000. \$10,000 over morts of 50,187.50

166th st W, No 457, on map Nos 457 and 459, n s, 200 e Amsterdam av, 50x76.6, 5-sty brk tenement. Trial Realty Co to Therese Schneider. Jan 14. Jan 19, 1910. 8:2111-107. A \$10,000-P \$21,000. other consid and 100

215th st W, s s, 200 e 10th av, or Amsterdam av, 75x99.11, vacant. Acton Realty Co to Max Marx. Morts \$11,750. Jan 7. Jan 18, 1910. 8:2211-13 to 15. A \$15,000-\$15,000. nom

Av A, No 1404, e s, 76.1 s 75th st, 26.1x98, 5-sty brk tenement and store. Margaret Friedrich to Charlotte Hammer of Brooklyn. 1/2 part. Mort \$21,000. Jan 14. Jan 15, 1910. 5:1486-52. A \$8,000-\$21,500. nom

Av A, No 1539, w s, 76.10 n 81st st, 25x106.6, 5-sty brk tenement and store. Jonas Weil et al to Leopold Kaufmann. B & S. Mort \$16,000. Jan 14. Jan 15, 1910. 5:1561-24. A \$10,500-\$24,000. nom

Av A, Nos 1541 and 1543, w s, 51.2 s 82d st, 51.4x106.6, two 5-sty brk tenements and stores. Benj J Weil to Leopold Kaufmann. All liens. Jan 14. Jan 15, 1910. 5:1561-25 and 26. A \$20,500-\$49,000. other consid and 100

Av A, Nos 1541 and 1543, w s, 51.2 s 82d st, 51.4x106.6, two 5-sty brk tenements and stores. Leopold Kaufmann to Benj J Weil. Mort \$38,000. Jan 18. Jan 19, 1910. 5:1561-25 and 26. A \$20,500-\$49,000. other consid and 100

Av A, No 1539, w s, 76.10 n 81st st, 25x106.6, 5-sty brk tenement and store. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort \$18,500. Jan 14. Jan 19, 1910. 5:1561-24. A \$10,500-\$24,000. other consid and 100

Av B, No 30, w s, 139.7 n 2d st, 24.2x80, 5-sty brk tenement and store.

Av B, No 32, w s, 163.9 n 2d st, 24.4x80, 5-sty brk tenement and store.

4th st E, Nos 213 and 215, n s, 273.4 w Av B, 47.8x96.2, 6-sty brk tenement and stores.

St Marks pl, No 24 (8th st), s s, 334 e 3d av, 26x120, 6-sty brk tenement and store. Morris Janos et al to Jacob C and Fredk S Heinsheimer. Q C. Aug 31. Jan 14, 1910. 2:398-31 and 32. A \$40,000-\$70,000. 400-50. A \$36,000-\$75,000. 463-21. A \$23,000-\$48,000. omitted

Amsterdam av, No 1428, w s, 62.5 s 131st st, 37.6x100, 6-sty brk tenement and stores.

Amsterdam av, No 1426, w s, 99.11 s 131st st, 37.6x100, 6-sty brk tenement and stores.

Amsterdam av, No 1424, on map Nos 1422 and 1424, w s, 137.5 s 131st st, 6-sty brk tenement and stores. Sub to 1st and 2d morts \$- and other morts \$4,874.81.



124th st, Nos 355 and 357, n s, 75 w 1st av, 37.6x100.11, two 3-sty stone front dwellings. Morts \$11,000 and on all of above other morts for \$6,000.  
 Leonard L Rothstein and Daniel Zorn to Alfred Frankenthaler and Joseph Sapinsky. B & S. Jan 17, 1910. 7:1985-30 to 33. A \$54,000-\$150,000. 6:1801-22 and 22½. A \$12,000-\$18,000. other consid and 100

Amsterdam av, Nos 1641 to 1659 s e cor 142d st, runs e 30 x s 99.11 141st st, No 477 x e 5 x s 99.11 to n s 141st st x 142d st, No 478 w 35 to e s of av x n 199.10 to beginning, 7-sty brk tenement and stores. Simon Sichel to Israel Lebowitz. Mort \$135,000. Jan 15. Jan 17, 1910. 7:2058-1. A \$45,000-\$128,000. other consid and 100

Broadway, Nos 111 and 113 s w cor Thames st, runs w 266.9 to Thames st, Nos 2 to 10 e s Trinity pl, x s 75.3 to n s Trinity Trinity pl, Nos 91 and 93 Church property, x e 260.6 to Broadway, x n 69.1 to beginning, 21 and 25-sty stone front office and store building.

Broadway, Nos 115 to 119 s w cor Cedar st, runs w 275.3 to e s Trinity pl, No 101 Trinity pl, x s 61.1 to n s Thames st, Thames st, Nos 1 to 11 x e 269.7 to Broadway, x n 61 to beginning, 21-sty stone front office and store building.

Number One Hundred and Eleven Broadway to United States Realty & Improvement Co. Mort \$8,750,000. Jan 4. Jan 15, 1910. 1:49-2. A \$3,960,000-\$6,475,000; 1:50-1. A \$3,135,000-P \$5,375,000. other consid and 100

Broadway, Nos 3099 to 3103, on map No 3101, w s, 221.10 n 122d st, runs n 80.5 x w 78.11 to c l Old Bloomingdale road, x s 2.3 x w - to point 100 w Broadway, x s 78.2 x e 100 to beginning, 6-sty brk tenement. John M Griffin to Adquire Realty Co. All liens. Nov 12, 1909. Jan 14, 1910. 7:1993-11. A \$62,000-\$-. other consid and 100

Broadway, Nos 395 to 399 s w cor Walker st, runs s 50.10 x w Walker st, Nos 61 to 67 100.3 x s 50.11 x w 24.3 x n 100.8 to on map Nos 61 to 69 s s Walker st x e 127.7 to beginning, 15-sty stone front office and store building. General Realty & Mortgage Co to Improved Property Holding Co. Mort \$750,000. May 26, 1909. Jan 14, 1910. 1:193-42. A \$320,000-\$750,000. other consid and 100

Broadway, Nos 474½ and 476 e s, 120.11 s Broome st, runs e Crosby st, No 38 134.7 and 65.4 to w s Crosby st x s 25 x w 100 x s 24.9 x w 99.11 to e s Broadway x n 49.9 to beginning, 11-sty brk and stone loft and store building. Henry Corn to Improved Property Holding Company of N Y, a corpn. Morts \$545,000. May 26, 1909. Jan 14, 1910. 2:473-8. A \$200,000-\$470,000. other consid and 100

Broadway, No 3460 n e cor 141st st, 99.11x100, 10-sty brk and 141st st stone front tenement and stores. T J McLaughlin's Sons, a corpn, to Walter S Mack 2-5 parts, Alfred W Mack 2-5 parts and Harry W Mack 1-5 part. Morts \$325,000. Jan 17, 1910. 7:2073-1 and 5. A \$72,000-\$-. other consid and 100

Broadway, Nos 1744 to 1748 s e cor 56th st, 131.9x88.7x120.2x 56th st 122.7, 7-sty brk and stone tenement. Island Realty Co to U S Realty & Impt Co. 9-48 parts. All title. Morts \$175,000 and all liens. Jan 11. Jan 19, 1910. 4:1027-23. A \$500,000-\$615,000. other consid and 100

Broadway, No 1560 e s, 80.5 n 46th st, 20x80, 4-sty brk and stone 7th av tenement and store. Susan M C Livingston, of Clermont, Columbia Co, N Y, to Edward de P Livingston, of Clermont, Columbia Co, N Y, and Goodhue Livingston, N Y. C a G. Dec 14, 1904. Jan 19, 1910. 4:999-4. A \$90,000-\$93,000. nom

Broadway, No 1439, w s, 92 n 40th st, 20.9x54.8x21.9x60.5, 4-sty brk building and store. Edwin Wolf, of Philadelphia, Pa, to Felix Isman, of Philadelphia, Pa. Mort \$90,000. Jan 18. Jan 19, 1910. 4:993-10. A \$105,000-\$115,000. other consid and 100

Bradhurst av, No 124 e s, 49.11 n 148th st, 25x75, 5-sty brk tenement. Sol Mintz et al to S & L Construction Co. Mort \$18,750 and all liens. Jan 12. Jan 13, 1910. 7:2045-66. A \$5,000-\$14,500. nom

Bradhurst av, No 122, e s, 24.11 n 148th st, 25x75, 5-sty brk tenement. Solomon Mintz and ano to Henry Walz of Jersey City Heights, N J. Mort \$17,000. Jan 12. Jan 15, 1910. 7:2045-65. A \$5,000-\$14,500. nom

Central Park West, No 461 n w cor 106th st, 25.11x100, 5-sty 106th st, No 1 brk tenement and stores. Release dower. Dora Heyman to Eliz L Hume. Q C. Jan 10. Jan 17, 1910. 7:1842-29. A \$41,000-\$60,000. nom

Same property. Abraham Heyman et al, EXRS, &c, Simon Heyman to same. Jan 14. Jan 17, 1910. 7:1842. 69,000

Central Park West, No 245, w s, 89.2 n 84th st, 24x100, 4-sty and basement brk dwelling. Wm C Lobenstine to Belle W wife Wm C Lobenstine. B & S. Jan 17, 1910. 4:1198-32½. A \$30,000-\$48,000. 100

Columbus av, No 766, w s, 75.9 n 97th st, 25.1x100, 5-sty brk tenement and store. Segonia C Hatch to Samuel Eismutz. Q C and confirmation deed. Jan 15. Jan 17, 1910. 7:1852-32. A \$19,000-\$32,000. nom

Edgecombe av, No 142 s e cor 142d st, 25x73.11x24.11x71.5, 5-sty 142d st, No 318 brk tenement and store. George Kitt to Thomas Scholes. Mort \$24,000. Jan 15. Jan 17, 1910. 7:2043-28. A \$8,500-\$23,000. other consid and 100

Lenox av, No 260 n e cor 123d st, 23.5x75, 3-sty stone front tenement and store. Emma A Jewett and ano to Betti, wife Max Moskowitz. Jan 17. Jan 18, 1910. 6:1721-35. A \$28,000-\$34,000. other consid and 100

Lexington av, No 2131 n e cor 128th st, 99.11x30, 5-sty brk 128th st, Nos 143 and 145 tenement and stores. Ignatz Margareten to Horowitz Brothers & Margareten, a corpn. All liens. Jan 18, 1910. 6:1777-21. A \$22,000-\$50,000. nom

Lexington av, No 1657, e s, 58.4 n 104th st, 16.8x70, 5-sty stone front tenement and store. FORECLOS. Dec 13, 1909. Lyttleton Fox, ref, to Essex Delancey Co. Jan 13. Jan 14, 1910. 6:1632-20. A \$6,500-\$11,500. 14,125

Madison av, Nos 112 and 114, w s, 24.9 s 30th st, 49.4x95, 2 4-sty stone front dwellings. Century Investing Co to U S Realty & Improvement Co. Mort \$100,000. Jan 5. Jan 17, 1910. 3:859-70 and 71. A \$124,000-\$140,000. other consid and 100

Madison av, No 1539, e s, 67.7 n 104th st, 16.8x70, 3-sty brk dwelling. Katharina Levy, widow to Mamie Levin. Mort \$9,000. Jan 17. Jan 18, 1910. 6:1610-21½. A \$9,000-\$11,500. other consid and 100

Madison av, No 1625, e s, 75.6 s 109th st, 25.5x95, 5-sty brk tenement and store. Max Applebaum to Gerson Krakower. Mort \$29,000. Jan 19. Jan 20, 1910. 6:1614-52. A \$16,000-\$26,500. other consid and 100

Park av, Nos 588 to 596, w s, 20.5 s 64th st, 100x75, except strip in rear, begins 20.5 s 64th st and 75 w Park av, runs s 41.3 x e 0.3 x n 41.3 x w 0.1½ to beginning, five 4-sty stone front tenements and stores. Brookfield Construction Co to Harry M Austin. Morts \$130,000. Jan 14. Jan 17, 1910. 5:1378-36 to 39½. A \$135,000-\$160,000. other consid and 100

Same property. Harry M Austin to City Real Estate Co. Morts \$190,000. Jan 17, 1910. 5:1378. other consid and 100

Pleasant av, No 289, w s, 60.7 n 115th st, 15x74, 3-sty stone front dwelling. Rosina Leo to Louis Leo. Mort \$10,000 on this and No 287 Pleasant av. Jan 17. Jan 18, 1910. 6:1709-23. A \$4,000-\$7,000. other consid and 100

Riverside Drive, No 127 s e cor 87th st, 27.5x-87th st

Riverside Drive, Nos 125 and 126, e s, adj above on south. Agreement as to projection of cornice, etc. Albertina Miller with Edwin G Vail. Dec 20. Jan 3, 1910. 4:1246. Corrects error in issue of Jan 8, when location was Riverside Drive, No 127, s e cor 127th st, etc. nom

St Nicholas av, Nos 1249 to 1257, w s, 25 s 173d st, 75x100, 6-sty brk tenement and stores. The Barnard Realty Co to Wm C Schmidt. Mort \$100,000. Jan 15. Jan 19, 1910. 8:2141-42. A \$30,000-\$108,000. other consid and 100

St Nicholas av, No 141 n w cor 117th st, 29.7x92.5x25.2x107.11, 117th st, No 211 5-sty brk tenement and stores. Wm C Schmidt to The Barnard Realty Co. Morts \$42,000. Jan 10. Jan 19, 1910. 7:1923-19. A \$24,000-\$45,000. 100

St Nicholas av, No 930, on map Nos 928 and 930, e s, 248.4 n 155th st, 124.9x124x120.3x90.11, 6-sty brk tenement, valued at \$275,000. Mort \$190,000. CONTRACT to exchange for Boston road, No 1382, s e s, 280 n e Union av, 40x134.2x41.9x 122.3, 5-sty brk tenement and stores. Mort \$42,250.

140th st, No 57, n s, 200 e Lenox av, 41.8x99.11, 6-sty brk tenement. Morts \$48,000.

Also following property in Brooklyn:  
 Throop av, No 582, s w cor Hancock st, 30x irreg x47x100. Morts \$20,500.  
 Last three parcels valued at \$156,500.  
 St Nicholas Construction Co with Hyman Goldfarb. Dec 30. Jan 18, 1910. 8:2107-14. A \$-\$. 6:1738-10. A \$13,500-\$48,000. exch

2d av, Nos 1766 and 1768 n e cor 92d st, 50x100, two 5-sty brk 92d st, Nos 301 and 303 tenements and stores. Hugo Gorsch to George Ehret. Mort \$30,000. Jan 15. Jan 17, 1910. 5:1555-1 and 2. A \$32,500-\$57,000. other consid and 100

2d av, No 988, e s, 40 n 52d st, 20x71, 4-sty stone front tenement and store. Bertha Levy to Sarah Levy. All liens. Dec 31. Jan 17, 1910. 5:1345-2½. A \$9,500-\$14,000. nom

3d av, No 1447, e s, 42 s 82d st, 20x70, 4-sty stone front tenement and store. Henry Leis to David Steigerwald. Morts \$22,000. Jan 14, 1910. 5:1527-46½. A \$14,000-\$19,000. nom

3d av, No 2148. Valued at \$26,500.  
 3d av, No 2150. Valued at \$26,500.

Certificate as to payment of transfer tax for \$115.36. Clark Williams, Comptroller of State N Y, to Estate Martha I Degelman. Jan 13, 1910. Jan 14, 1910.

3d av, No 178, w s, 54.10 s 17th st, 18.4x59x18.8x59.3, 4-sty brk tenement and store.

3d av, No 3046, e s, 50 n 156th st, 25x96, 5-sty brk tenement and store.

3d av, No 2940, e s, 49.4 n 152d st, late Rose st, 24.6x100, 5-sty brk tenement and store.

3d av, No 2980, e s, 50 n 153d st, late Grove st, 35x85, 5-sty brk tenement and stores.

Willis av, No 354 old e s, at n s 142d st, 25x100, 5-sty brk 142d st, Nos 401 to 405 tenement and stores.

Philip Kalmus to Sophie Blum, Gussie Spingarn, Benjamin and August Kalmus, Gertrude J Luhs and Ida K Auerbach. 1-7 part. All title. All liens. Jan 17. Jan 18, 1910. 3:872-41. A \$12,000-\$16,000. 9:2364, 2362, 2363 and 2287. other consid and 100

5th av, No 2216, w s, 24.11 s 135th st, 25x90, 5-sty brk tenement and store. Isaac Sakolski to Mary Hershfield. Mort \$18,000. Jan 12. Jan 13, 1910. 6:1732-39. A \$13,000-\$26,000. other consid and 100

5th av n e cor 52d st, 50x130, vacant City Real Estate Co to Ed-52d st ward H Harriman of Arden, N Y. B & S and C a G. May 17, 1907. Jan 17, 1910. 5:1288-1. A \$565,000-\$565,000. other consid and 100

5th av, Nos 525 to 529 s e cor 44th st, 65x105, 11-sty stone front 44th st, No 2 office and store building. Forty-Fourth St and Fifth Av Building Corpn to American Real Estate Co. B & S. Mort \$1,200,000. Jan 15. Jan 17, 1910. 5:1278-69. A \$810,000-\$1,250,000. other consid and 100

5th av, No 871 n e cor 68th st, 54.11x200, 4-sty and basement 68th st, No 1 stone front dwelling. Wm S Mason, of Evanston, Ill, to Geo G Mason of Tuxedo, N Y. B & S. July 9, 1909. Jan 20, 1910. 5:1383-1. A \$800,000-\$1,250,000. nom

Same property. Wm S Mason et al, EXRS, &c, James H Smith. decd, to same. July 9, 1909. Jan 20, 1910. 5:1383. 1,500,000

Same property. Geo G Mason to Harry Payne Whitney. Jan 13. Jan 20, 1910. 5:1383. nom

5th av, Nos 125 and 127, e s, 69 n 19th st, 45x100, two 4-sty stone front buildings and stores. Susan M C Livingston, of Clermont, Columbia, N Y, to Edward de P Livingston, of Clermont, Columbia Co, N Y, and Goodhue Livingston, N Y. C a G. Mort \$25,000 on No 125 5th av. Dec 14, 1904. Jan 19, 1910. 3:848-4 and 76. A \$248,000-\$274,000. nom

5th av, No 400, w s, 65.4 s 37th st, 27.7x120, 4 and 5-sty brk and stone building and store. Island Realty Co to U S Realty & Impt Co. 25-48 parts. All title. Mort \$100,000 and all liens. Jan 11. Jan 19, 1910. 3:838-47. A \$330,000-\$355,000. other consid and 100

5th av, No 271, e s, 49.5 n 29th st, 26x100, 4-sty stone front dwelling. Susan M C Livingston, of Clermont, Columbia Co, N Y, to Cath G Livingston, of Clermont, Columbia Co, N Y. C a G. Dec 14, 1904. Jan 19, 1910. 3:859-3. A \$195,000-\$208,000. nom

7th av, Nos 1952 to 1958 s w cor 118th st, 100.11x99.9, three 5-118th st, Nos 200 to 204 sty brk tenements and stores on av. Abraham I Spiro to County Land & Mortgage Co, a corpn. Mort \$175,000. Jan 17. Jan 20, 1910. 7:1923-35 to 37. A \$83,000-\$156,000. other consid and 100

7th av, No 742 n w cor 49th st, 25x96, 3-sty brk building 49th st, Nos 201 and 203 and stores. Henry T Williams to The Gallatin Operating Co a corpn. B & S. Mort \$135,000. Jan 14. Jan 15, 1910. 4:1021-29. A \$85,000-\$87,000. nom

8th av, Nos 760 and 762, e s, 50.5 s 47th st, 30x100 with right to all of building adjoining on south 4-sty stone front tenement and stores. Nathan Weiss to Isidor Freundlich. ½ part. All title. Mort \$48,000. Dec 27. Jan 17, 1910. 4:1018-63. A \$40,000-\$44,000. 100



8th av, No 2545, w s, 25 n 136th st, 25x85, 5-sty brk tenement and store. Thomas Scholes to Geo Kitt, Mort \$18,000. Jan 15, Jan 17, 1910. 7:1960-45. A \$15,500-\$22,000.

11th av, No 672, e s, 75.3 n 48th st, 25x100, 4-sty brk tenement and store. Samuel Blumenstock to Pauline Nechols. Morts \$17,000. Jan 14. Jan 15, 1910. 4:1077-4. A \$10,000-\$14,000.

### MISCELLANEOUS.

General release. Thos J Meehan to Augustus Clason. Sept 23, 1908. Jan 19, 1910. 7:1890.

Power of attorney. Samuel Untermyer to Alvin Untermyer. Dec 14. Jan 15, 1910.

Power of attorney. Bella Geisse to Dallett Fuguet. Oct 18, 1909. Jan 14, 1910.

Power of attorney. Ellery A Thompson to Henry J Speck of Troy, N Y. Nov 1, 1906. Jan 17, 1910.

Power of attorney. Ida S Constantin to John M L Nash. Dec 23, 1909. Jan 17, 1910.

Power of attorney. Eliz A and Emma W Watson to Mattie and Esther A Watson. Jan 24, 1908. Jan 18, 1910.

Power of attorney. Fannie Barney to Maurice Sichel. July 30, 1909. Jan 19, 1910.

Power of attorney. Fredk G Tatum to Chas A Tatum. Jan 18. Jan 19, 1910.

### BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).

Beck st, e s, 509.5 n Longwood av, a strip, 0.6x100. Moritz L and Carl Ernst to Winnie Realty & Construction Co. Jan 13. Jan 17, 1910. 10:2709.

Beck st, n s, 100 w Av St John, runs n 125 x w 41.7 x s w 130.6 x s 18.10 to st x e 117.6 to beginning, vacant. Sherwood Construction Co to Altro Realty Co. Mort \$10,000. Dec 14, 1909. Jan 15, 1910. 10:2685.

Chisholm st, e s, 85 n Freeman st, 40x100, vacant. Solomon Rogg and ano to Henry E and Geo A Oats. Jan 19, 1910. 11:2972.

\*Clarence st, e s, 150 s Barkley av, 50x100, and being lots 258 and 259, map No 1131a of St Josephs Orphan Asylum. Mary G Reilly to Thomas Ford. All liens. Jan 17. Jan 19, 1910.

\*Forest st, e s, 150 n West Farms road, 37.6x104.5x37.6x106.9. Westchester. John J Scheurer to O'Connell & Meyer Co. All liens. Jan 15, 1909.

Fox st, Nos 811, 815 and 819, w s, 100 n Longwood av, 100x100, three 4-sty brk tenements.

Fox st, Nos 839, 843 and 847, w s, 333.4 n Longwood av, 100x100, three 4-sty brk tenements.

Foxvale Realty Co to David Greenfeld. Morts \$104,250. Jan 20, 1910. 10:2709.

Fox st, No 957, w s, 165 n 163d st, 40x107.1x40x107.6, 5-sty brk tenement. Gustav Helfrich to Augusta Sieghardt. Mort \$28,700. Jan 14. Jan 19, 1910.

Gilbert pl, Nos 1209 and 1211, n s, 125 w Faile st, 50x100, two 2-sty brk dwellings. Morris Lazar to Erich Von Eschwege. Morts \$12,000. Jan 12. Jan 13, 1910. 10:2761.

Gilbert pl, Nos 1215 to 1221, n s, 25 w Faile st, 100x100, four 2-sty brk dwellings. Morris Lazar to Broad Realty Co. Morts \$24,000. Jan 12. Jan 13, 1910. 10:2761.

Gilbert pl, Nos 1209 to 1221, n w s, at s w s Faile st, 175x100, six Faile st 2-sty brk dwellings. Irvine Realty Co to Morris Lazar. Morts \$36,000. Jan 12. Jan 13, 1910. 10:2761.

Home st, No 882, s s, 211.1 e Stebbins av, runs s 85.8 x n e 23.9 x n 69.2 to st x w 17.1 to beginning.

Home st, No 884, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to st x w 21.10 to beginning.

Two 2-sty frame dwellings.

Thos H Roff to Jacob Seiderman, of Brooklyn. All liens. Jan 7, Jan 14, 1910. 10:2692.

Hulton st, late e s, 75 s 238th st, plots 37 and 38 map (No 964)

Bailey av | of Wm O Giles at Kingsbridge, 100x139x90.2

Cannon pl | x149, except part for Bailey av and Cannon

pl, five 3-sty brk dwellings. Edward M Tessier to Tessier Bldg Co, a corpn. Morts \$21,500. Jan 18, 1910. 12:3258.

Irvine st, No 881, w s, 254.4 s Garrison av, 25x36.2, 3-sty brk dwelling. Annie Peace to Morris Lazar. Mort \$4,500. Jan 12. Jan 13, 1910. 10:2761.

\*Lincoln st, the south end of No 10, begins 275 n on w s Lincoln st, runs w 100 x n 18.2 x e 100 x s 18.2 to beginning, being lot 12 map made by C J L Lynch Nov 27, 1905, 2-sty frame dwelling. Edward Barry et al to Theresa Barry. B & S. Jan 10. Jan 14, 1910.

Loring pl, e s, 175.11 n 183d st, 42x113x42.1x110.5, vacant.

Wm D Peck to Helen C Juilliard. Jan 4. Jan 17, 1910. 11:3225.

Loring pl, e s, 217.11 n 183d st, runs n 90 x e 110 x s 86.4 x e 3.3 x s 3.5 x w 113 to beginning, vacant. Wm D Peck to G H Masten Realty Co. Jan 4. Jan 17, 1910. 11:3225.

\*Magenta st, s s, between Rosewood and Cedar avs, being lot 163 map No 426, building lots near Williamsbridge station, 25x100.

Maria Galiffo to Model Construction Co. Mort \$450. Jan 17. Jan 19, 1910.

\*Orchard st, s s, 150 e City Island av, 15.6x101.

Orchard st, s s, 165.6 e City Island av, 60x103x60x101, City Island.

Thaddeus C Rolfe to Phoebe E Williams. Q C. Jan 7. Jan 13, 1910.

\*Purdy st, e s, 105 n Starling av, 100x108, Unionport. Mary Enterman to Catherine Curran. Jan 13. Jan 14, 1910.

\*Poplar st, n s, 176.6 e Forest st, and being lot 59 map J J Gleason, Westchester, 25.2x99.10x25.5x97. Anna McKown to Wm A Hallett. Mort \$3,000. Jan 15. Jan 19, 1910.

River st | c l at n l lands conveyed by Boyden and ano to Ing-

Mill Brook | ber (see Park av even date), Jan 11, 1910, a strip,

runs w 12.4 to c l Mill brook, x s 83.9 x e 14.4 to c l River st,

x n 83.5 to beginning. Henry L Morris and ano TRUSTEES, &c, Gouverneur Morris to Henrietta Ingber. All title. Q C. Jan 13. Jan 19, 1910. 11:2899.

River st, a strip bet lots 78 and 77 map of Upper Morrisania, begins 100 s Ittner pl, and 141.11 w Park av, runs w — to c l Mill

brook, x s — x e — x n — to beginning. Chas L Behrens et al to Margt J Behrens. All title. Q C. Dec 20, 1909. Jan 19, 1910. 11:2899.

Tiffany st, w s, 166.7 s Barry st, a strip, runs s w 3.11 x s 141.5 x s e 7.4 to Tiffany st, x n 149.5 to beginning. Helen Hartmann to Chas S Taber of Brooklyn. Mort \$1,500 and all liens on this and other property. Sept 14, 1909. Jan 19, 1910. 10:2737.

Timpson pl, n s, 54.7 e Av St John, and being lots 19 to 33 map (No 330) estate of John W O'Shaughnessy, 375x102.6x397.7x100, vacant. Isaac D and Thekla R Einstein to Isaac D Einstein, Emil Wolff, Isidor N Landauer and Milton I D Einstein, all of N Y, and Adolph Hahn and I N Noerdlinger, both of St Gall, Switzerland, firm Einstein, Wolff & Co. Mort \$9,000. Jan 11. Jan 20, 1910. 10:2603.

\*Waldo pl, w s, 300 s Tremont rd, 25x100. Tremont terrace.

\*Release mort. Washington Savings Bank to Bankers Realty & Security Co. Jan 18. Jan 19, 1910.

\*Same property. Bankers Realty and Security Co to Marcus F Fitzgibbon. All liens. July 29, 1909. Jan 19, 1910.

\*13th st, n s, 405 w Av D, 50x108, Unionport. Maria Polla to Maria P Avallone. Q C. Jan 10. Jan 19, 1910.

133d st, Nos 341 and 343, n s, abt 110 e Alexander av, —x—, two 4-sty brk tenements and stores. Joseph Horowitz to Horowitz Brothers and Margaretten, a corpn. All liens. Jan 18. 1910. 9:2296.

137th st, n s, 225 e Lincoln av, 75x100, vacant. Louis Lese to James Pringle. Jan 19, 1910. 9:2313.

137th st, n s, 250 w Alexander av, 25x100, vacant. Release mort. James B Potter and ano exrs, &c, Marie L Potter to Louis Lese. Jan 19, 1910. 9:2313.

139th st, No 542, s s, 100 w St Anns av, 37.6x100, 6-sty brk tenement. The Centennial Realty Co to Mary Miller. All liens. Jan 17. Jan 18, 1910. 9:2266.

141st st, s s, 100 e Robbins av, 75x122.11x75.1x118.2.

139th st, n s, 369.4 e Southern Boulevard, 75x100.

139th st, n s, 294.4 e Southern Boulevard, 75x100.

139th st, n e cor Robbins av, 95x100.10.

139th st, n s, 144.4 e Southern Boulevard, 75x100.

140th st, s s, 161.3 e Southern Boulevard, 75x100.

140th st, s e cor Southern Boulevard, 86.3x100x144.1x115.6.

140th st, n s, 286.5 e Southern Boulevard, 50x125.

Southern Boulevard, e s, 119.6 s 141st st, 57.9x164.2x50x135.3.

139th st, n s, 95 e Robbins av, 75x100.10.

Southern Boulevard, w s, 57.9 n 140th st, 86.8x166.1x75.7x113.3.

Southern Boulevard, n w s, 144.5 n 140th st, runs w 115.9 x n 148.5 to s s 141st st x e 50 x s 28.9 x e 117.9 to w s Wales av x s 44.7 to Southern Boulevard x s w 94.4 to beginning.

Wales av, s w cor Southern Boulevard, 43.10x117.9x28.9x111.9 and being lot 74 map (No 1122) of 150 lots Crane Estate.

140th st, n s, 252 e Robbins av, 75.7x132.5x75.1x127.8.

Woodlawn road, w s, abt 280 s 212th st, 150x103.6 and being lots 155 to 160 map (No 1105) of Bruner Estate at Jerome av and Gun Hill road. All vacant.

Century Investing Co to United States Realty & Improvement Co, a corpn. All liens. Jan 5. Jan 17, 1910. 10:2569, 2570, 2591, 2592; 12:3328.

144th st, No 438 (696), s s, 375 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Sophia Stark to Anna S Stark. Jan 12. Jan 18, 1910. 9:2288.

158th st, No 724, s s, 35 e Jackson av, 40x100, 5-sty brk tenement. Hermine Larschan to Julia Webber. Mort \$43,700. Jan 17. Jan 18, 1910. 10:2646.

158th st, Nos 421 and 423, n s, 150 w Elton av, 50x100, 6-sty brk tenement. Thos H Roff to Chas H Zumbuehl. Mort \$43,500. Jan 18, 1910. 9:2380.

158th st, Nos 421 and 423, n s, 150 w Elton av, 50x100, 6-sty brk tenement. Bronx Heights Land Co to Thos H Roff. Morts \$52,750. Jan 15. Jan 18, 1910. 9:2380.

161st st | s w cor William st, closed, which lies bet Washington

William st | av and Elton av, runs s — x e — to former c l William st x n w — to 161st st x w — to beginning, vacant. Amelia G Friedman to Isabelle C Adler. 1-10 part. Jan 3. Jan 17, 1910. 9:2382.

162d st, n s, 160 s e Morris av, late Morris pl, 174x115, vacant.

Louis Lese to John Yule. Morts \$33,500. Jan 17. Jan 18, 1910. 9:2422.

170th st, Nos 825 and 827, n s, 28 e Bristow st, 72x90, two 4-sty brk tenements. Release mort. Emily Lotze to Clara Wiedhopf. Jan 18. Jan 20, 1910. 11:2964.

170th st, Nos 825 and 827, n s, 28 e Bristow st, 72x90, two 4-sty brk tenements. Clara Wiedhopf to Amalie C Zentgraf, Hans Clason and Ernest W Zentgraf TRUSTEES Chas F Zentgraf. Mt \$36,000. Jan 19. Jan 20, 1910. 11:2964.

\*172d st (St Lawrence av), w s, 106.8 s Gleason av, 50x100.

Louisa B Diener to Susana C Zubcker. Mort \$4,000. Jan 17. Jan 18, 1910.

\*173d st, w s, 356 s Gleason av, 25x100, and being lot 572 map Gleason property, dated June 24, 1897. Bertha Huttelmaier to Victor Gerhards. Morts \$4,833 and all liens. Jan 13. Jan 17, 1910.

\*177th st, n w cor Morris Park av, —x100x— and being lot 75 map Neill Estate. Thomas Gallo to Agnes Murphy. Morts \$4,500. Jan 17. Jan 18, 1910.

178th st | n s, 113.9 e 3d av, 75 to Monterey av, x105, vacant.

Monterey av | Reliance Construction Co to Mary E wife of James W Taylor. Jan 20, 1910. 11:3061.

180th st, No 786, s s, 46.2 w Mapes av, 23.11x88, 2-sty frame dwelling. Sarah A Hartin to Mary E Lynch. Mort \$5,600. Jan 19. Jan 20, 1910. 11:3109.

182d st, No 496, s s, 120.3 e Washington av, 18x61.7x18.1x65.4, 3-sty brk dwelling. FORECLOS. (Jan 11, 1910) Wm S Grey (Ref) to Nicholas Geiger. Jan 11. Jan 19, 1910. 11:3049, 6,500

183d st, No 592, s s, 25 e Arthur av, 24x100, 2-sty brk factory. Wolf Burland to Wolf Burland, Solomon Hirshkorn and Mathias Raport, doing business as the Belmont Embroidery Works. Mort \$10,500. Jan 17. Jan 19, 1910. 11:3071.

183d st, No 592, s s, 25 e Arthur av, 24x100.

183d st, Nos 594 and 596 East, s s, 48x100.

Agreement and consent as to maintenance of beams and girders, etc. Wolf Burland with Solomon Hirshkorn, Mathias Raport and Wolf Burland, firm Belmont Embroidery Works. Jan 17. Jan 19, 1910. 11:3071.

186th st, n e s, 140 w Washington av, and being lot 31 map Thos Bassford at Fordham, 50x100, vacant. FORECLOS, Jan 5, 1910.

Melvin G Palliser referee to Mary Dunne. Jan 10. Jan 17, 1910. 11:3040.



188th st, No 504, s s, 152 w Bathgate av, 20x95, 3-sty brk dwelling. Mountain Construction Co to Clara Ellner. Mort \$7,500. Jan 15. Jan 17, 1910. 11:3057. other consid and 100  
Same property. Release mort. Wm V Simpson to Mountain Construction Co. Jan 14. Jan 17, 1910. 11:3057.

188th st, No 514, s s, 52 w Bathgate av, 20x90, 3-sty brk dwelling. Release mort. Wm V Simpson to the Mountain Construction Co. Jan 14. Jan 19, 1910. 11:3057. nom

188th st, No 514, s s, 52 w Bathgate av, 20x90, 3-sty brk dwelling. The Mountain Construction Co to Mary A Franklin. Mort \$7,500 and all liens. Jan 17. Jan 19, 1910. 11:3057.

190th st, No 71, n s, 172.3 e Morris av, 34.4x114.2x25.11x114, 2-sty frame dwelling. LeRoy Construction Co to Albert Mundorff. Morts \$12,000 and all liens. Jan 17. Jan 19, 1910. 11:3175.

197th st, n s, 85 w Valentine av, being lots 24 to 28 map Metropolitan Real Estate Assoc at Fordham Ridge, except part for 197th st, 125x90, vacant. Rachel A Blanchard to Equitable Protective Co, a corpn. Mort \$2,200. Jan 19. Jan 20, 1910. 12:3304.

202d st, No 411, n s, 110 e Webster av, 25x100, 3-sty frame tenement. Sarah J Hartin to Mary E Lynch. 1/2 part. Morts \$9,000. Jan 19. Jan 20, 1910. 12:3330. nom

\*214th st, or Sheil st, n s, 250 e Laconia av, and being lot 753 map Laconia Park, 25x100. Arthur J Mace and ano EXRS Ma Linda G Mace to Louis Steinberg. Mort \$200. Dec 1, 1909. Jan 17, 1910. 511.02

\*214th st, late Sheil st, s s, 125 w Elwood pl and being lots 861 and 862 map of Laconia Park, 50x100. Joseph Fuchs to Theresa Fuchs. Mort \$450 and all liens. Jan 6. Jan 17, 1910. nom

\*214th st, late Sheil st, s s, 50 w Elwood pl, and being lot 864 and 865 map Laconia Park, 50x100. Saml Klug to Henry and Chas Roffmann. Mort \$450. Jan 18. Jan 19, 1910. nom

\*218th st (4th av or st) n e cor 5th av, 105x114, also strip adj 5th av above on n, 14 on 5th av x105, Wakefield. Leon F Wazeter to Frank Piasecki. Mort \$6,500. Dec 29. Jan 15, 1910. 100

\*233d st n e s, 53.3 n w Bronxwood av, runs n e 50 x s e Bronxwood av 12.10 to w s Bronxwood av x n 64.3 x n w 12.5 x s w 100 to 233d st x s e 40 to beginning, Edenwald. Julius Wolf to Mark Brown. Jan 14, 1910. Jan 15, 1910.

Same property. Julie C Tompkins EXTRX Julie Coombe to Julius Wolf. Dec 16, 1909. Jan 15, 1910. 1,525

\*233d st, n e s, 188.1 s e Bronxwood av, 31.4x136.11x24.4x117.3, Edenwald. Julie C Tompkins, EXTRX Julie Coombe to James J Thornton, of Brooklyn. Dec 16. Jan 18, 1910. 925

\*233d st, n e s, 53.3 n w Bronxwood av, runs n e 50 x s e 12.10 to w s Bronxwood av x s 64.3 to 233d st x n w 53.3 to beginning, Edenwald. Julie C Tompkins EXTRX Julie Coombe to Valedoro Tamilio. Dec 16, 1909. Jan 15, 1910. 875

\*233d st, n e s, 93.3 n w Bronxwood av, runs n w 100 x n w 75 x s w 100 to st x s e 75 to beginning. Same to Joseph Egan, Sr. Dec 16. Jan 15, 1910. 2,625

\*233d st, n e s, 143.3 n w Bronxwood av, 25x100. Joseph Egan, Sr, to Michael J Cain. C a G. Mort 1-3 of \$1,800. Jan 14. Jan 15, 1910. nom

237th st, s s, 100 e Martha av, 37.2x50.7, 2-sty frame dwelling. Henrietta M Mott widow to Otto G Hupfel. 1/2 part. Mort \$3,150. Jan 13. Jan 19, 1910. 12:3385 nom

237th st, s s, 137.8 e Martha av, 75x99.11, vacant. Henrietta M Mott widow to Otto G Hupfel. 1/2 part. Mort \$2,000. Jan 13. Jan 19, 1910. 12:3385. nom

\*Av C n w cor 14th st, lot 397 map of Unionport, except part 14th st conveyed to Bungers & Henderson. Joseph G Richardson to Chas W Thorn. B & S. Oct 30, 1909. Jan 14, 1910.

Andrews av, e s, 323.11 s Fordham road, 75x100, vacant. University Heights Realty Co to Modena Realty Co, a corpn. All liens. Jan 15. Jan 19, 1910. 11:3218. 1 000

Bathgate av, No 1705, w s, 212.6 s 174th st, 37.6x120, except part for av, 5-sty brk tenement. Isaac Pennamacoor et al to John Yule. Morts \$36,000. Apr 1. 1908. (Re-recorded from Apr 2, 1908) Jan 19, 1910. 11:2915. other consid and 100

Bailey av, e s, 225 n Boston av, and being lots 83, 84 and 85 map (No 1057) of 142 lots Estate Maria Shradly, at Kingsbridge, 75x87.7x75x82.5, vacant. Mary A Franklin to The Mountain Construction Co. All liens. Dec 30. Jan 18, 1910. 12:3261.

Belmont av, No 2150, e s, 235 n 181st st, 24.2x172.11x24x170, 2-sty brk dwelling. FORECLOS, Jan 11, 1910. Adolph J Kohn referee to Rowland W Thomas. Jan 17, 1910. 11:3083. 7 100

Boscobel av, w s, 74.7 n Plympton av, and being lots 17 to 19 parcel 20 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 75x78x75.4x103.6, vacant. James J Conroy to Bryan Conroy. June 19, 1908. Jan 14, 1910. 9:2522.

Bathgate av, Nos 1705 and 1709, w s, 175 s 174th st, 75x120, except part for av, two 5-sty brk tenements. John Yule to Belwood Realty Co. Mort \$72,000. Jan 17. Jan 18, 1910. 11:2915. other consid and 100

Bathgate av, No 2186, e s, 141.3 s 182d st, 16x110.7, 2-sty frame dwelling. Tenea Herzog to Fredk C Hunter. Mort \$4,000. Jan 17, 1910. 11:3048. other consid and 100

Briggs av, No 2580 e s, 452.7 s 194th st, 19.2x86.10 to w s Poe pl pl x19.1x85.4, 2-sty brk dwelling. Briggs Avenue Realty Co to Sarah L Taylor. Mort \$7,000. Jan 15. Jan 17, 1910. 12:3293. nom

Brook av, No 1242, e s, 167.3 n 168th st, 17.8x95, 3-sty frame tenement. Nathan Lemlein to Fredk Lemlein. Mort \$4,000. Jan 17, 1910. 9:2395. other consid and 100

Bryant av, No 1511 s w cor 172d st, 20x100, 3-sty brk dwelling. 172d st Elviel Realty Co to Jacob A Stern. Mort \$10,000. Jan 20, 1910. 11:2995. nom

\*Barker av, e s, 100 n Julianna st, 33x125, Olinville. Sarah A Hartin to Mary E Lynch. Mort \$3,000. Jan 19. Jan 20, 1910. nom

\*Barkley av s e cor Clarence st, 100x150. Mary G Reilly to Thos Clarence st Ford. All liens. Jan 17. Jan 19, 1910. nom

Bryant av, No 1511 s w cor 172d st, 20x100, 3-sty brk dwelling. 172d st Release mort. Margaret Knox to Elviel Realty Co. Q C. Jan 15. Jan 20, 1910. 11:2995. nom

\*Castle Hill av w s, 505 n Starling av, 100x212.8 to e s Purdy Purdy st Unionport. Margaret M Murphy widow to Herman Levy. Jan 15, 1910. nom

Crotona av n e cor Garden st, 70.3x44x79.5x49.2, vacant. Helen Garden st Tischler to Joseph Steen. Mort \$3,500. Dec 1, 1909. Jan 20, 1910. 11:3100. other consid and 100

Clinton av, e s, 132 n 181st st, 66x150, except part for av, vacant. Annie Mahoney and ano to Giosue Galiani. All liens. Jan 19, 1910. 11:3097. other consid and 100

\*Clason av, w s, 50 s Mansion st, 25x100, and being lot 227 block F amended map No 514 of Mapes estate. Louis Benois to Elizabeth Regan. Mort \$3,200. Jan 13. Jan 19, 1910. other consid and 100

Creston av, w s, 97 n 183d st, 75x117.6, vacant. Release mort. Jeremiah N Martin to A Warren Construction Co. Jan 12. Jan 18, 1910. 11:3127. 7,500

\*Crosby av, e s, 150 s Waterbury av, and being lot 46 map No 1115a of 108 lots Coster estate, 25x100. Hudson P Rose Co to Michael Shanley. Jan 18. Jan 20, 1910. nom

Cypress av n e cor 140th st, 100x120, vacant. Lulu Quigg to 140th st Richard Vallender. All liens. Jan 11. Jan 18, 1910. 10:2567. nom

Daly av, No 1987 s w cor 178th st, 50x80, 4-sty brk tenement. 178th st Levoli Construction Co to Eliz K Dooling. All liens. Jan 17, 1910. 11:3121. 100

Eagle av n e cor 161st st, —x—. 161st st 179th st, n s, bet Belmont and Hughes avs, —x—. Agreement as to release of CONTRACT to exchange above recorded July 3, 1909. Harry Levin with Belmont Bond & Mortgage Co. Jan 8. Jan 15, 1910. 10:2627. nom

Eagle av, No 824, s e s, 247.7 n e 158th st, 50x100, 2-sty frame dwelling and vacant. Clara Ellner to The Mountain Construction Co. Mort \$8,000. Jan 10. Jan 20, 1910. 10:2626. nom

\*Eastchester road, n e cor Kingston av, 195 to Westervelt av x100 x198x100, and being lots 89 and 504 map (No 1106) of Arden property, Eastchester. Thomas L Reynolds Co to The Speculative Realty Co. Mort \$5,150 and all liens. Dec 7, 1909. Jan 17, 1910. nom

\*Edison av s e cor Barkley av, 100x100. Henrietta M Mott Barkley av widow to Otto G Hupfel. 1/2 part. Mort \$3,300. Jan 13. Jan 19, 1910. nom

Forest av, No 1118, on map Nos 1118 and 1120, e s, 270.8 n 166th st, 45.8x142, 5-sty brk tenement.

Tinton av, No 1117, on map No 1123, w s, 150 n 166th st, 40x127, 5-sty brk tenement.

Tinton av, No 1121, on map No 1125, w s, 190 n 166th st, 40x127, 5-sty brk tenement. Release dower. Cecilia Rains to Leon A Rains. Jan 18. Jan 19, 1910. 10:2661. nom

Grand Boulevard and Concourse, No 1963, w s, 41.9 s 179th st, 41.2x107.10x40x119.7, 2-sty frame dwellings. Kate Fuessel to August J Herrlich. Jan 17. Jan 19, 1910. 11:2808. 100

Grand Boulevard and Concourse, w s, 250 n 192d st, 100x111.5 x100x110.3, vacant. Michael J Dowd to Anna Keil. Jan 12. Jan 14, 1910. 11:3168. other consid and 100

\*Green av, n s, 100 w Mapes av, 75x100. Wm J Purdy to Mamie Koster. Mort \$2,000. Jan 18. Jan 19, 1910. nom

Gun Hill road s e cor Steuben av, runs e 498.5 to w s Woodlawn Woodlawn road road x s 583.6 x w 478.3 x n 270.5 to e s Steuben av Steuben av x — 678.6 to beginning, except parts for 210th st and Rochambeau av, vacant. Edwin S Townsend of Irvington, N Y, to J Allen Townsend of Irvington, N Y. 1/2 part. B & S. Dec 6. Jan 15, 1910. 12:3337, 3338, 3339 and 3340. other consid and 100

\*Grace av n e cor Pitman av, 195 to Edson av, x95, and being Pitman av lots 38 to 45 block 26 map No 1140 of Sec 1 Bath-Edson av gate estate. Whitehall Realty Co to Ralph Corin. Jan 5. Jan 20, 1910. other consid and 100

Honeywell av, Nos 1976 and 1978, e s, 143 n Tremont av, late 177th st, 59x60.1, 4-sty brk tenement. Katonah Construction Co to Emma Dilberger. Mort \$17,500. Jan 13. Jan 14, 1910. 11:3121. other consid and 100

\*Hill av, w s, 200 n Randall av, 25x100 and being lot 52 block 27 map No 393 of Edenwald. David D Feins to Alex E Sparsam. Sept 2, 1909. Jan 18, 1910. other consid and 100

Hoe av, No 1050, e s, 110 s Bancroft st, 40x100, 5-sty brk tenement. Henry Bosch to Anna G John. Mort \$25,000. Jan 17. Jan 19, 1910. 10:2749. other consid and 100

Hughes av, No 2418, e s, 121.6 s 188th st, 24.8x87.6, 2-sty frame dwelling. James L Van Sant to Julia D Bernard of Brooklyn. Mort \$8,000. Dec 30. Jan 17, 1910. 11:3076. other consid and 100

Intervale av, w s, 145.4 s Jennings st, 40x110, owned by party 2d part. Party wall agreement. Wm R Rose with Max Marx. Jan 13. Jan 15, 1910. 11:2965. nom

Jackson av n w cor 156th st, 25x77.2x25x76.11, 5-sty brk 156th st, No 703 tenement and store. Samuel Cowen to Israel Leibsohn. 1/2 part. B & S. All liens. Dec 30, 1908. Jan 15, 1910. 10:2636. other consid and 100

Kingsbridge road at Williamsbridge road or Valentine av, runs Valentine av n w along Kingsbridge road 126.8 x n w 15.11 194th st 15.11, 16 and 39.9 x n e 207 and 69.9 to Williamsbridge road x s e 99.3 and 86.2 x s w 18.4 and 188 to beginning, except parts for Kingsbridge road, Transverse road, Valentine av and East 194th st, vacant. Leonora W Jones to Mary Patterson. Jan 18. Jan 19, 1910. 12:3304. other consid and 100

\*Kingsbridge road or Bussing av s e s, 186.4 n e 233d st, 50.8x Bronxwood av 36.6 to w s Bronxwood av x63 x89.3, Edenwald. Julie C Tompkins EXTRX Julie Coombe to Chas L Hadley. Dec 16. Jan 18, 1910. 1,875

\*Kingsbridge road or Bussing av s e s, 103.6 n e 233d st, 20.8x Bronxwood av 153.10 to w s Bronxwood av x 25.8x175.5. Same to James J Thornton, of Brooklyn. Dec 16. Jan 18, 1910. 1,125

La Fontaine av, w s, 97.5 s 179th st, 75x100, vacant. Rockland Realty Co to Valentine Construction Co. Jan 14. Jan 19, 1910. 11:3061. nom

Lind av, w s, intersect n e s Lawrence av, and being lot 57 map 160 lots property of Maximilian Morgenthau, 52.6x87.3x107 gore, vacant. Emerence K Ager to Lucius L Gilbert. Mort \$3,250 and all liens. July 18, 1906. Jan 18, 1910. 9:2527. other consid and 100

Macombs road n w cor 175th st, 25.9x81.4x41.5x66.11, and being 175th st lot 172 map Century Investing Co, vacant. Richard R Maslen to Abraham Chopak. Mort \$1,425. Jan 12. Jan 14, 1910. 11:2876. other consid and 100

Marion (Hull) av, No 2972, s e s, 309.5 n e Bedford Park Boulevard, late Southern Boulevard, 50x110, 2-sty frame dwelling. Ida J Cronmeyer widow to Alfonso De Salvo. Jan 15. Jan 17, 1910. 12:3285. nom



- Marion av, No 2378, s e s, 22 n e 184th st, 25x127, except part for Marion av, 3-sty frame dwelling. Geo F Stiebeling to Mary A Howley. All liens. Jan 15, Jan 19, 1910. 11:3024. 100
- Martha av | s e cor 237th st, 50x100, two 2-sty frame dwellings. 237th st | Otto G Hupfel to Henrietta M Mott. 1/2 part. Mort \$9,500. Jan 13, Jan 19, 1910. 12:3385. nom
- Morris av | n e cor 164th st, 100x104.9, 3-sty frame dwelling and 164th st | vacant. Ignatz Roth et al to Minnie Rose. Mort \$9,000. Jan 17, Jan 19, 1910. 9:2432. nom
- \*Monaghan av, w s, 225 n Jefferson av, 25x100, Edenwald. Land Co A of Edenwald to Geo H Doenges. Mar 25, Jan 19, 1910. nom
- Melrose av, No 620 | n e cor 151st st, 114.6x20, strips or parts ex-151st st, No 401 | cepted, two 3-sty frame tenements and stores. Ettie Goldberg to Louis and Alex H Pincus. 1/2 part. Mort \$10,000 and all liens. June 15, 1909. Jan 18, 1910. 9:2374. other consid and 100
- \*Monticello av, e s, 450 s Randall av, 25x100. Land Co C of Edenwald to James Rogers. All liens. Mar 16, 1909. Jan 20, 1910. nom
- \*Morris av | n e cor Delancey pl, 45.5x92.7x45x87, Van Nest. John Delancey pl | J Geary to Simon Kartzmer, of Brooklyn. Morts \$4,000. Jan 17, Jan 18, 1910. nom
- Mott av, No 399 | s w cor 144th st, 27.9x83.3x27.9x82, 5-sty brk 144th st, No 150 | tenement and store. Carl J Breidbach to Carl E Breidbach. Mort \$15,000. Jan 14, Jan 17, 1910. 9:2345. other consid and 100
- Nelson av, w s, 129 s Macombs road and being lots 78 and 79 map of Century Investing Co, 50x99.3x50x97.9, vacant. Charles Oberwager et al to Thomas Longstaff and Charles Bachman. Mort \$3,375 and all liens. Jan 14, Jan 18, 1910. 11:2876. 100
- \*Nereid av, n s, 50 w Barnes av and being lot 14 blk 3 map (No 1140) of Sec 1 Bathgate Estate, 25x153.7x36.7x126.9. Edward Kavanagh to Fridolin Weber. All title. B & S and C a G. July 18, 1908. Re-recorded from Aug 5, 1908. Jan 17, 1910. other consid and 100
- Ogden av, No 950 | n e cor 162d st, 30x90, 4-sty frame tenement. 162d st | Joseph H Jones to Louis Meckes. Mort \$13,000. Jan 12, Jan 18, 1910. 9:2511. other consid and 100
- \*Palmer av, w s, abt 306.6 s Kingsbridge road, and being lot 112 map (No 1098) of 125 lots Ruser estate, 25x100. Michael Noonan et al to Hudson P Rose Co, a corpn. Jan 12, Jan 17, 1910. nom
- Park av, No 4059, w s, 100 s Ittner pl, runs w 166.8 to c l Mill brook, x s 24.5 and 59.4 x e 47.8 x n 53.11 x e 100.3 to av, x — 26 to beginning, 3-sty frame dwelling. Margaret J Behrens widow et al to Henrietta Ingber. B & S. Mort \$5,000. Jan 11, Jan 19, 1910. 11:2899. other consid and 100
- Same property. Henrietta Ingber to Tremont Mills, a corpn. Mort \$5,000. Jan 18, Jan 19, 1910. 11:2899. other consid and 100
- \*Parker av, e s, lot 29 map No 277 of St Raymond Park, 25x100. Maria Gribbon to Mary A Goggin. Mort \$700. May 29, 1906. Jan 4, 1910. Corrects error in issue of Jan 8, when size of lot was 29x100. nom
- \*Parker av, e s, lot 30 map No 277 of St Raymond Park, 25x100. Maria Gribbon to Mary A Goggin. Mort \$700. May 29, 1906. Jan 4, 1910. Corrects error in issue of Jan 8, when size of lot was 30x100. nom
- \*Parker av, e s, 300 s Lyon av, 100x100x50x100, being lots 11 and 12 blk D map (No 1119) of Dore Lyon, Westchester. Seewacha Realty Co to Seewacha Construction Co. Jan 13, Jan 14, 1910. other consid and 100
- Private road from Riverdale av to Mosholu av, all right, title and interest to portion of private road lying bet premises conveyed by party 1st part to Minna T Sturgis and land formerly of Waldo Hutchins lying s of land taken from said road and thrown in front of said premises on n s at the point of its intersection bet lands of Barney & Hutchins. Arline E Stephens, widow, to Amy D Dash. Q C. Dec 30, 1909. Jan 18, 1910. 13:3414. nom
- \*Road from Westchester to Eastchester | e s, at c l Grove st, runs Grove st | n along road 285 x s e 363 x s w 225 to c l Grove st x n w and w 349 to beginning, contains 2 12-100 acres, Westchester. John Fitzgerald to Wm E Davies, of Demarest, N J, and Maclay Associates, a corpn. Dec 29, 1909. Jan 18, 1910. other consid and 100
- \*Roosevelt av, s s, 165 w Ft Schuyler rd, 25x100, and being lot 120 map (No 1098) of Tremont Heights. The Lamport Realty Co to Israel Shapiro. Oct 1, 1909. Jan 19, 1910. other consid and 100
- Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant. 163d st | John Yule to Briggs Avenue Realty Co. Jan 15, Jan 17, 1910. 9:2455, 2461. other consid and 100
- Southern Boulevard, e s, 388.7 n West Farms road, 70x100 (owned by party first part) | Party wall agreement. Schoefer Construction Co to Henry Morgenthau. Jan 5, Jan 17, 1910. 10:2744.
- Southern Boulevard, e s, 388.7 n West Farms road, 70x100, vacant. James F Meehan Co to Schoefer Construction Co. All liens. Dec 17, Jan 17, 1910. 10:2744. other consid and 100
- Southern Boulevard, Nos 188 and 190 | n e cor 136th st, 57.9x117.2 136th st, Nos 701 to 709 | x50x146.1, two 2-sty stone front tenements and stores. CONTRACT. Geo E Murtaugh with Michael McCarthy. Morts \$16,000. Nov 16, Jan 14, 1910. 10:2565. 19,200
- Southern Boulevard | s e cor Av St John, 54.7x200 to n s Timpson Av St John | pl, vacant. Isaac D and Thekla R Einstein Timpson pl | to Isaac D Einstein, Emil Wolff, Isidore N Landauer and Milton I D Einstein, all of N Y and Adolph Hahn and I N Noerdlinger both of St Gall, Switzerland, firm of Einstein, Wolff & Co. Jan 11, Jan 20, 1910. 10:2603. nom
- \*Taylor av, w s, 209 n Westchester av, 25x123 to Clason av x25x— and being lot 10 map of 370 lots, McGraw Estate, Van Nest, 2-sty frame dwelling. Herman Knabe to Mary G and Nora A Knabe. All liens. Dec 31, Jan 14, 1910. nom
- Tinton av, No 1231, w s, 311.2 n 168th st, 20x110, 2-sty frame dwelling. Theodor Rautenkranz to Anna Nigey. Mort \$4,500. Dec 20, 1909. Jan 15, 1910. 10:2663. nom
- Tinton av, No 1231, w s, 311.2 n 168th st, 20x110, 2-sty frame dwelling. Carl A Nigey to Theodor Rautenkranz. Mort \$4,500. Dec 11, Jan 15, 1910. 10:2663. nom
- Tinton av, Nos 957 and 959, w s, 145.4 n 163d st (Strong av), 47x135, 3-sty frame tenement and vacant. Julia Webber to Hermine Larschan. Mort \$11,500. Jan 17, Jan 18, 1910. 10:2659. other consid and 100
- Tiebout av, n e cor Clarke st, now the s e cor 184th st, deed reads runs n 75 x e 85.2 x s 101.4 to c l Clark st x w 74.4 to e s Tiebout av x n 25 to beginning, except part for East 184th st and Tiebout av, vacant. Martin S Kelly to Walter D Maroney. 1-6 part. Q C. Mort \$500 and all liens. Dec 16, Jan 19, 1910. 11:3022 and 3143. nom
- Tiebout av, No 2349, w s, 100 s Clark st, and abt 165 s 184th st, 25x100, 2-sty frame dwelling. Peter Handibode and Catherine his wife to Mary A Handibode. Jan 8, Jan 19, 1910. 11:3146. gift
- Topping av, No 1818, e s, 134 s 176th st, runs e 95 x n 25 x w 95 to av, x s 25 to beginning, 2-sty frame dwelling. Rachel A Blanchard to Equitable Protective Co. Mort \$5,500. Jan 19, Jan 20, 1910. 11:2800. other consid and 100
- \*Unionport road, e s, 100 s Morris Park av and being lot 11 map portion Hunt Estate, Van Nest, 25x107x25x106. Carmino Liberti to Alfonzo Squetieri. All liens. Jan 13, Jan 14, 1910. other consid and 100
- Vyse av, e s, 275 n Freeman st and being lot 236 map Sec A Vyse Estate, 25x100, vacant. D F Realty Co, a corpn to Gaetano Zingales. Mort \$2,500. Jan 19, Jan 20, 1910. 11:2994. nom
- Villa av, Nos 3092 and 3094, e s, 526.8 n Bedford Park Boulevard or 200th st, 50x83.8x50x86.2, 4-sty brk tenement and stores. Antonetta Guigliano to Gaetano Cilentto. Mort \$24,000 and all liens. Jan 15, Jan 18, 1910. 12:3310. nom
- Villa av, Nos 3092 and 3094, e s, 526.8 n Bedford Park Boulevard, late 200th st, 50x83.8x50x86.2, 4-sty brk tenement and stores. General release from all claims, &c. Luigi Cilentto to Antonetta Guigliano. Jan 15, Jan 17, 1910. 12:3310. nom
- Vyse av | n w cor 180th st, runs n 94.8 x w 125 x n 50 x w 25 180th st | x s 142 to n s 180th st x e 150 to beginning, vacant. Release mort. Knickerbocker Trust Co to Joseph Fried. Q C. Jan 13, Jan 14, 1910. 11:3128. 12,500
- Same property. Joseph Fried to Arc Realty Co, a corpn. B & S. Jan 12, Jan 14, 1910. 11:3128. other consid and 100
- Washington av | n e cor 173d st, —x—. Power of attorney. Wm 173d st | A Riley and ano to Wm H Kirchner. Jan 6, Jan 19, 1910.
- Washington av, Nos 2191 to 2195 | s w cor 182d st, 62.2x85, except 182d st | strip bet s s 182d st and old s s Fletcher st, two 2-sty frame dwellings and one 3-sty frame tenement and store. Release mort. Chas R Fleischmann, and ano, EXRS Louis Fleischmann to Susan C Steers. Jan 15, Jan 18, 1910. 11:3037. 1,900
- Walton av, No 2269, w s, 108 s 183d st, 20x95, 2-sty brk dwelling. Bedford Park Construction Co to Sophie Seelig. Mort \$7,000. Jan 19, Jan 20, 1910. 11:3186. nom
- Webb av, No 2462, late Tee Taw av, e s, 424.5 n Park View pl, 23.11x102.6x24.3x100.7, 2-sty frame dwelling. Release mort. Edna A Patton to Edward M Tessier. Jan 19, Jan 20, 1910. 11:3219. 350
- Same property. Release mort. Kath P Beaton to same. Jan 18, Jan 20, 1910. 11:3219. 600
- Same property. Release mort. Edna A Patton to same. Jan 19, Jan 20, 1910. 11:3219. 400
- \*Williams av, e s, 200 s Madison av, 25x100, and being lot 494 blk 15 map No 1087 of Tremont terrace. William Steinberg et al to John Donaldson. Mort \$300. Dec 21, Jan 19, 1910. other consid and 100
- Webb av, No 2462, late Tee Taw av, e s, 424.5 n Park View pl, runs s 100.7 x n e 24.3 x n w 102.6 to av, x s w 23.11 to beginning, 2-sty frame dwelling. Edw M Tessier to Kathryn A Harper. Mort \$4,400. Jan 19, Jan 20, 1910. 11:3219. other consid and 100
- \*Westchester av | n w cor Zerega av (Green lane), runs n 212.3 Zerega av | x w 200 to e s Parker av x s 208.11 to n s Westchester av x e 200 to beginning, except part for Westchester av, Westchester. Frank Falk to Seewacha Realty Co in Westchester, N Y. All liens. Jan 13, Jan 14, 1910. other consid and 1,000
- Westchester av, No 758 | s e cor 156th st, runs s 44.5 x s e 65.8 Tinton av, No 735 | x e 6.10 to w s Tinton av, late Beach 156th st | av x n 71.6 to s s 156th st x w 13.10 to beginning, 4-sty brk tenement and stores. Joseph Kaplan et al to Samuel Mann. Q C. Jan 14, Jan 15, 1910. 10:2654. other consid and 100
- Same property. Barney Goldman to Samuel Mann. Morts \$38,000. Dec 30, Jan 15, 1910. 10:2654. other consid and 100
- Westchester av | n w s, at s w s Home st, 102.5x125.6x100x147.9, Home st | vacant. Lawyers Title Ins & Trust Co to American Real Estate Co, a corpn. B & S. Jan 13, Jan 17, 1910. 10:2758. 100
- \*Wilder av, e s, 325 n Randall av, 25x100, Edenwald. Matilda wife John L Nelson to William Schradin. Mort \$2,500 and all liens. Dec 14, 1909. Jan 17, 1910. nom
- \*White Plains road | n w cor Reiss pl, 100.9x107.1x100x119.5, Reiss pl | Bronxdale Manor. Release dower. Mabel wife of Otto F Marjenhoff to Chester A Luff of Newark, N J. Jan 14, Jan 15, 1910. 100
- Willis av, No 456, e s, 100 n 145th st, 25x100, except part bet old and new lines of av, 5-sty brk tenement and store. Anna G John to Henry Bosch. Mort \$23,000. Jan 15, Jan 19, 1910. 9:2290. other consid and 100
- Woodycrest av, No 1016, e s, 195.10 n 164th st, 25x100, 3-sty frame dwelling. Louis Meckes to Joseph H Jones. Mort \$6,250. Jan 12, Jan 18, 1910. 9:2508. other consid and 100
- \*Zerega av, w s, 300 s Lyon av, 75x100, Westchester. Seewacha Realty Co to Frances B Badger. Mort \$3,000. Jan 13, Jan 14, 1910. other consid and 100
- 3d av, e s, 100.4 s 179th st, 25x109.1x25x108.2, vacant. Kedgwick Co to Adolph Riesenber, Erduin von der Horst Koch and Wm T Koch, firm H C F Koch & Co. Jan 6, Jan 17, 1910. 11:3061. nom
- 3d av, No 2620 | s e cor 141st st, 28x85.7x25x72.11, the 141st st, Nos 310 and 312 | land intended to be conveyed is a strip bet old and new lines of 3d av and old and new lines of 141st st, in front of above lot. Emily A Scott widow et al to Michele Damelio. Q C. Dec 9, 1909. Jan 15, 1910. 9:2315. nom
- Same property. Edward Willis Jr by Thos D Rambaut GUARDIAN to same. All title. Dec 31, 1909. Jan 15, 1910. 9:2315. costs and 100
- 3d av, Nos 3818 and 3820. Release assignment of rents recorded Dec 22, 1909. The Acme Security Co to Catherine Egan. Jan 13, Jan 14, 1910. 11:2928. nom
- 3d av | w s, 135.11 n 166th st, a strip bet old and new lines Fordham av | of said avs, 27.3x3x27.3x2.11. Lewis L Morris and ano, TRUSTEES, &c, Gouverneur Morris, decd, to Oscar and Aaron Bartelstone. All title. Q C. Jan 10, Jan 14, 1910. 11:2924. 131
- All right, title and interest to lands lying within lines of Walton av and Mott st as laid out on map of Inwood at Morrisania and West Farms with awards for any part taken for Marcy pl. Andrew J Dam et al, HEIRS, &c, Andrew J Dam, decd, to Chas H Topping. Q C. Mar 31, 1909. Re-recorded from June 8, 1909. Jan 18, 1910. 11:2841. 500



Harlem River and lands under water as follows: Lot 88 blk 3253, lot 53 blk 3256, lot 30 blk 3264 and lot 1 blk 3265. Barney Estate Co (owners of above lots, and granting right to fill in lands of Barney Estate Co under Spuyten Duyvil Creek, Harlem River and Tibbits Brook) to Spuyten Duyvil & Port Morris R R Co and the N Y C & H R R R Co lessee and N Y State Realty & Terminal Co. Nov 4. Jan 20, 1910. 12:3253, 3256, 3264, 3265. nom

88th st n s, 82.2 w Park av, runs n 201.5 to s s 89th st x w 127.9 89th st | x s 100.8 x w 25.6 x s 100.8 to n s 88th st x e 153.4 to beginning, all. Margt L V Shepard widow to 5th Av Coach Co, a corpn; 11 years, from Jan 1, 1910. Jan 17, 1910. 5:1500..... part taxes and 13,800 and 17,000 Same property. Cancellation of three leases dated Dec 20, 1889, June 28, 1907 and July 31, 1907, made by party 1st part to party 2d part. Margt L V Shepard to Fifth Av Coach Co. Dec 29, 1909. Jan 17, 1910. 5:1500.....nom  
94th st, No 328 East. Assign lease. Max Krieger to John Brogle. Jan 18, 1910. 5:1556.....nom  
107th st, No 334 East, double store, &c. Giovanni Zangara and ano to Antonino Guadagnino; 2 2-12 years, from Jan 1, 1909. Jan 17, 1910. 6:1678..... 420  
109th st, No 251 East, west store. Giuseppe Codemo to Giuseppe Colaiacono; 4 years, from Jan 1, 1910. Jan 17, 1910. 6:1659..... \$20.00 monthly or per annum \$140(?)  
109th st, No 232 East, east store. Abraham Harris to Andrea Acconcia; 3 years, from Feb 1, 1910. Jan 14, 1910. 6:1658.....300  
110th st, Nos 61 and 63 East, east store, basement and apartment No 2. Jacob Wiener to Max Hessel; 3 years from Jan 15, 1910. Jan 13, 1910. 6:1616.....1,200  
129th st and North River, outer end of pier. City of N Y (Dept of Docks) to Eben E Olcott; 10 years, from completion of extension to pier, with 10 years renewal at \$7,053.75 per year. Jan 17, 1910. 7:2003 and 2004..... 6,412.50  
133d st, No 42 West, all. Laura Lehman to The Grand Fountain of the United Order of True Reformers, a corpn of Virginia; 5 years from May 1, 1909. Jan 19, 1910. 6:1730.....1,100  
Amsterdam av, Nos 1430 and 1432, north store and basement. Simon Shapiro and ano to Michael J Cashman; 3 years, from May 1, 1910. Jan 14, 1910. 7:1985.....780  
Amsterdam av | n e cor 115th st, 100.11x100, the land. Eugene 115th st | Higgins to John J. Johnson; 99 years from Dec 1, 1909. Jan 20, 1910. 7:1867.....taxes, &c, and 3,000 and 5,000 to Dec 1, 1914, and thereafter 5% on valuation fixed as per agreement.  
Amsterdam av, Nos 965 and 967, part of north store. Jaeger Bros Realty Co to William Jacobson; 3 3-12 years, from Feb 1, 1910. Jan 17, 1910. 7:1862.....780  
Audubon av, No 138 | n w cor 172d st, store No 2. Donald Rob- 172d st, No 551 | erson to David Fishkin; 5 years, from Oct 1, 1909. Jan 19, 1910. 8:2129. 420 to 600  
Broadway, No 3760, n e cor 156th st, store, &c. Gross & Her- bener, Inc, to Chas H Halper; 10 years, from Oct 1, 1909. Jan 17, 1910. 8:2115..... 1,700 to 2,500  
Broadway, No 2380, n e cor 87th st, all. Broadway, No 2382, apartment on 2d floor. Anna E M de Montsaunin to Cornelius McCarthy; 6 years, from May 1, 1910. Jan 17, 1910. 4:1235.....4,000 and 4,500  
Broadway, No 3136, n e cor 125th st, store and basement. Caro- line Uhlig to James J Koff; 6 years, from Aug 1, 1909. Jan 18, 1910. 7:1980..... 1,400 to 1,600  
Broadway | n w cor 69th st, 31x122.5x irreg to Amsterdam av, 69th st | parts 1st floor and basement in the "Nevada" for Amsterdam av | P O Station "N." The James McCreery Realty Corpn to U S of A by Frank H Hitchcock, P G of the U S; 10 years from Sept 1, 1909. Jan 20, 1910. 4:1141. 11,000  
Broadway, n e cor 34th st, the s e and n w vestibules on ground floor. John J McGraw et al to Harry Lowenthal; from Jan 1, 1910 to Sept 29, 1918. Jan 18, 1910. 3:836.....1,200  
Bowery, No 311 | store and part basement. Herman Bruns to Extra pl, No 3 | Zuckerman & Liberman; 2 years, from May 1, 1910. Jan 15, 1910. 2:457..... 1,700  
Columbus av | s e cor Cathedral Parkway, runs e 124.8 x s Cathedral Parkway | w on curve — x w 16.7 to av x n 120.10 to beginning, the land, except parts occupied by Elevated R R. Manhattan Railway Co et al to Pellois Leasehold Co; 21 yrs, from May 1, 1909. Jan 17, 1910. 7:1845..... part taxes, &c, and 6,100  
Columbus av, No 273, store and basement. Jennie Kuretsky to Isaac Bernheim et al; 5 years from May 1, 1910. Jan 14, 1910. 4:1125.....2,400  
Lenox av, No 480, n e cor 134th st. All. Wm Fischer to Henry F Kroger; 8 years, from May 1, 1910. Jan 19, 1910. 6:1732. 4,500 and 4,800  
Park av, No 959, s e cor 82d st. Reassigns two leases. John D Haase to Henry M P Sidden. All title. Mort \$3,262.92. Jan 13, 1910. 5:1510.....nom  
Park Row, No 176, new building to be constructed. John A Weekes and ano to Sam Kutinsky and Rosie Gordon; 5 years, from July 1, 1910. Jan 14, 1910. 1:161.....4,200  
Same property. Agreement as to alterations, &c, to above. Same with same. Jan 12. Jan 14, 1910. 1:161.....nom  
Pleasant av, No 289. Surrender lease. Michele D'Ambrosio to Louis and Rosina Leo. All title. Jan 17. Jan 18, 1910. 6:1709. nom  
St Nicholas av, s w cor 125th st. Assign lease. Frank Selzam and ano to Nicholas Niemeyer and ano. Morts \$23,041. Jan 12. Jan 13, 1910. 7:1951.....nom  
3d av, No 2359, s e cor 128th st. All. Arthur Jost to John J Eaton; 11 2-12 years, from Jan 1, 1910. Jan 19, 1910. 6:1792. 4,000  
3d av, No 31, cor 9th st. All. 9th st, No 203, 3 upper floors. Wm J Morris to John Moje; 9 years, from May 1, 1910. Jan 19, 1910. 2:465.....taxes, &c, and 7,200  
3d av, No 2359, s e cor 128th st. Assign lease as additional security for payment of note and chattel mort for \$12,500. John J Eaton to James Everards Breweries. Jan 14. Jan 19, 1910. 6:1792. nom  
3d av, No 31. Surrender lease. Geo Ringler & Co to Wm J Morris. Sept 28, 1909. Jan 19, 1910. 2:465. nom  
3d av, Nos 2258 and 2260 | 3 floors above store. I Wit to John 123d st, No 186 East | J Campbell; 5 years, from May 1, 1910. Jan 17, 1910. 6:1771..... 3,300  
3d av, No 1664, store, &c. Anna Ruppert to William Lichtenfels; 3 4-12 years, from Jan 1, 1910. Jan 15, 1910. 5:1522.....1,020  
3d av, No 1029, s e cor 61st st, all. Joseph Wilson EXR Ella Wilson to Peter Doelger; 3 years, from Mar 1, 1910. Jan 15, 1910. 5:1415.....4,500.  
3d av, No 2125 | n e cor 116th st, all. Frida Oehl to Joseph 116th st, No 201 East | Worm; 15 years, from Jan 11, 1910. Jan 19, 1910. 6:1666.....6,000 and 6,500  
3d av, No 31 | cor 9th st, all of 3d av property and 3 upper 9th st, No 203 East | floors of 9th st, for hotel, &c. Wm J Morris to John Moje; 9 years from May 1, 1910. Jan 19, 1910. 2:465. 7,200  
Same property. Assign lease. John Moje to George Ringler & Co. Jan 18. Jan 19, 1910. 2:465.....nom

### 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.

Jan. 14 (part of), 15, 17, 18, 19 and part Jan. 20.

#### BOROUGH OF MANHATTAN.

Bleecker st, No 188, s w s, at n w s Macdougall st, 25x98. Nicola Galgano to Joseph Lampiane. Agreement as to lease for 5 years from Jan 12, 1910, to secure notes for \$795.73, &c. Jan 12. Jan 14, 1910. 2:526.....nom  
Same property. Same to same; 5 years from Jan 12, 1910, as per agreement and \$795.73 to be paid upon surrender of lease. Jan 14, 1910. 2:526.....  
Burling slip, Pier 16, East River, Pier No 15, East River, with bulkheads. City of N Y (Dept of Docks) to United Fruit Co; 10 years, from date that the lease of Pier 48, N R, to Clyde Steamship Co commences, with 10 years renewal at same rate. Jan 17, 1910. 1:73..... 25,000  
Essex st, n e cor Delancey st, store north of entrance on Essex st. Meyer Vesell and ano to Samuel Leder; 5 1/2 years, from Nov 1, 1909. Jan 17, 1910. 2:353.....1,800  
Greenwich, No 107, all. Cornelius Hayes to Alfrieda Von Kroge; 3 years from May 1, 1910. Jan 20, 1910. 1:51.....1,960  
Hester st, No 111. Surrender lease. Solomon and Abraham Greenberg to Max Spector and Barnet Golding. All title. June 19, 1907. Jan 20, 1910. 1:306.....nom  
Houston st, No 223 East, all. Henry F Schilling to Samuel Schall; 3 years, from Feb 1, 1910. Jan 15, 1910. 2:412.....3,354  
John st, No 64, store floor abt 9.5x—. Fredk G Kinscherf and ano to Max D Blum; 5 years, from May 1, 1914. Jan 17, 1910. 1:67.....1,500  
Same property. Agreement as to lease of space in rear of store. Max D Blum with Farrishs Chop House, Inc, a corpn, with consent of Wm Jr and Fredk C Kinscherf. Jan 15. Jan 17, 1910. 1:67.....nom  
Hudson st | s w cor Duane st, 121.8x99x125.10x44.5, all. Central Duane st | Building Impt & Investment Co to Morse & Rogers, a corpn; 21 2-12 years from Mar 1, 1911. Jan 14, 1910. 1:141. taxes, &c, and 43,300  
Madison st, No 162. Agreement modifying lease as to payment of water rents, &c. Emil and Barnet Reibstein with Nathan L Hirshfeld. Jan 13. Jan 14, 1910. 1:272.....nom  
Mulberry st, Nos 224 and 226, all. Peter J Lavelle to Lorenzo Sebastiano; 5 years, from Jan 1, 1910. Jan 17, 1910. 2:494. 5,000  
Mulberry st, Nos 224 to 228, all. Thos F Farrell to Peter J Lavelle; 10 years, from Jan 1, 1910. Jan 18, 1910. 5,500 and 6,000  
Vestry st, No 11, 30x87. All. Newtown Construction Co to J Weinberg & Co; 5 years, from May 1, 1910. Jan 18, 1910. 1:220.....4,750  
West st, No 57, n e cor Rector st, all. Harriet D Potter and ano to John B Schroeder; 5 years, from May 1, 1909. Jan 17, 1910. 1:55.....3,000  
Same property. Assign lease. John B Schroeder to Frederick Guillaume. Jan 17, 1910. 1:55. nom  
West st, Nos 417, 418 and 419. Perry st, No 173. | all. Josephine A Budke to William Graham; 4 years, from July 1, 1911. Jan 17, 1910. 2:637..... 3,500  
4th st, Nos 11 and 13 East, store floor. Jennie Simon to James Sylvester and Eugene N Levy; 5 years, from Feb 1, 1910. Jan 15, 1910. 2:545..... 3,750 and 4,000  
4th st, Nos 11 and 13 East. 4th st, Nos 15 to 19 East. | Agreement as to extension of lease for 5 years from Feb 1, 1912. Jennie Simon with Klee & Co. Oct 27, 1909. Jan 15, 1910. 2:545..... nom  
5th st, No 708 East. General release of lease. Wolf L Feldmar to Jacob Fertig. All title. Jan 17. Jan 18, 1910. 2:374.....500  
8th st, Nos 359 and 361 East, all. Hyman and Joseph Schlesinger to Samuel Lakser; 3 years, from Feb 1, 1910. Jan 15, 1910. 2:378.....6,000  
14th st, No 526 East. Assign lease. John Heade to The Eastern Brewing Co of Brooklyn. May 12, 1909. Jan 19, 1910. 2:407. nom  
17th st, No 15 East, store, &c. Emanuel Heilner and ano to Han- over Lunch Co; 9 11-12 years from Mar 1, 1910. Jan 19, 1910. 3:846.....2,750  
19th st, Nos 44 to 50 East. Assign lease. Traitel Bros & Co et al to Frank A Hall. Dec 28. Jan 17, 1910. 3:847.....625  
19th st, Nos 44 to 50 East, cor store. American Lithographic Co to Benj D Traitel et al firm Traitel Bros; 10 years, from May 1, 1906. Jan 17, 1910. 3:847.....7,500 and 8,000  
25th st, No 202 West, west store. Augusta Polifeme to Julius Hafkin; 3 years, from May 1, 1908. Jan 18, 1910. 3:774.....360  
32d st, n s, 400 w 6th av, runs w 150 x n 101.6 x e 50 x n 14 x e 75 x s 29.6 x w 16.8 x s 26 x e 41.8 x s 60 to beginning. General release of lease. Thomas Dimond to Pennsylvania Tunnel & Terminal R R Co. Jan 10. Jan 14, 1910. 3:808.....60,000  
47th st, Nos 124 and 126, s s, 475 e 7th av, 37.6x100.5. Manton Davis and Stanley D Pearce to H Andrew Beyer. B & S and all title to lease for 10 years, from Aug 1, 1906. Jan 17, 1910. 4:999..... other consid and 100  
50th st, No 413 West, store and rear basement. Herman Rixmann to Thomas Breheny and ano; 5 years from Nov 1, 1909. Jan 20, 1910. 4:1060.....600  
68th st, No 42 West. Assign lease. Mary Young to Walter E Perkins. Jan 12. Jan 17, 1910. 4:1120..... nom  
68th st, No 66 West, all. Prince A Morrow to Augusta Tileston; 3 years from Oct 1, 1909. Jan 19, 1910. 4:1120.....2,200  
87th st, Nos 266 to 274, s s, 100 e West End av, 125x100.8, all. Belnord Garage to Harry Bickart; from Feb 1, 1910, to Apr 30, 1930. Jan 15, 1910. 4:1234..... 15,000





Tel., 1094 Rector

# WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

6th av, No 465, s w cor 28th st, all. Matilda Rich et al to Thos F Corcoran; 5 years from May 1, 1910. Jan 14, 1910. 3:803.  
 8th av, No 2398, all. John D Feldmann to Louis Abendschein; 10 6-12 years from Nov 1, 1909. Jan 13, 1910. 7:1934.....1,800  
 8th av, Nos 245 and 247, s e s, 28.4x58. Assign lease. Saml W Whittemore and Henry H Smith EXRS Josephine L Wells (with consent of Kath T Moore) to Thomas Walton. Jan 14. Jan 19, 1910. 3:746. ....other consid and 100  
 Bulkhead at foot of 93d st, East River. The City of N Y by Commissioner of Docks to George Ehret and Jacob Ruppert; 10 yrs, from Aug 1, 1909. Jan 17, 1910. 5:1573 and 1588.....1,500  
 Pier at foot West 131st st, North River, with s 1/2 of bulkhead bet piers foot West 131st and 132d sts (abt 90 ft), sheds, &c. The City of N Y by Commissioner of Docks to Manhattan Terminal Co; Dec 29, 1909, 10 years, from completion, with 10 years renewal. Jan 17, 1910. 7:2004..... 9,250  
 Piers New Nos 44 and 45, North River, and bulkhead, &c. The City of N Y by Commissioner of Docks to The Clyde Steamship Co; 10 years, from July 1, 1909, with 10 years renewal. Jan 17, 1910. 2:657..... 70,506.40  
 Pier 27, East River, easterly side, outer end and surface of pier. City of N Y (Dept of Docks) to New England Navigation Co; 10 years, from Dec 1, 1909, with 10 years renewal at \$24,750 per year. Jan 17, 1910. 1:73.....22,500

## BOROUGH OF THE BRONX.

150th st, No 230 East, store, &c. Edward Fitzgerald to Giuseppe Biele; 3 5-12 years, from Dec 1, 1909. Jan 17, 1910. 9:2338..324  
 150th st, No 232 (454) East, all. Joseph V Cunningham to Antonio Salerno; 5 years, from Oct 1, 1909. Jan 17, 1910. 9:2338.  
 ..... 540  
 156th st, n e cor German pl, store and part cellar. The Dacorn Realty Co to Harry Faiella; from Aug 1, 1910 to May 1, 1916. Jan 18, 1910. 9:2360. ....700 to 1,100  
 160th st, No 833 East, store. Sykes Realty Corporation to Bartolomes Braca; 3 1-12 years from Apr 1, 1909. Jan 19, 1910. 10:2677.....480 and 600  
 \*Morris Park av, No 642, store, basement and 1st floor above store, Van Nest. Anton Ruzicka to Henry Adams; from Jan 15, 1910, to May 15, 1916, at \$45 monthly, with privilege of 2 8-12 years renewal. Jan 18, 1910.....540 to 660  
 St Ann's av, No 156, store. Charles Krey to Isador and Sam Dutchen; 5 years from May 1, 1910. Jan 19, 1910. 10:2547.  
 .....540 and 570  
 Southern Boulevard, No 1019, store, &c. The Gaines-Roberts Co to Emile Ganzfried; 5 years from Jan 15, 1910. Jan 19, 1910. 10:2743.....780 and 900  
 Southern Boulevard, n s, 587.6 w Av St John, —x—  
 Southern Boulevard, No 549.  
 Subordination of lease to mort. Joseph Picone and ano with Raffaello Barone. Dec 3. Jan 17, 1910. 10:2683.....nom  
 \*Walker av, s s, 100 w Frisby av, 2-sty frame store and dwelling. Assign lease and bill of sale. Ellen, wife Geo D Smith to John Kreeb. Jan 13. Jan 20, 1910.....385  
 Webster av, No 1910 | cor store, bowling alley, 10 bedrooms on Tremont av, No 403 | 3d floor, &c. Tremont-Webster Building Co to Otto Gerdts; 9 years, from Jan 1, 1910. Jan 18, 1910. 11:3027..... 3,000 and 3,600  
 Wendover av, No 432, s w cor Park av, east store, hall in rear and entire 1st floor except stores, 2d floor and roof garden. Wendover Hall Co to Samuel Savitch et al; 5 years, from Mar 1, 1910. Jan 18, 1910. 11:2895..... 3,600 and 4,200  
 Westchester av, No 947, stores. Bernhard and Gesine Risse to Abram W Herbst; 5 years, from Feb 1, 1910. Jan 17, 1910. 10:2704..... 300 to 540  
 3d av, No 3012, north store, cellar and flat above store. Gottlob Brenzinger to Solomon Schubach; 5 years, from May 1, 1910. Jan 15, 1910.....720 and 780  
 3d av, No 3202, store, &c. Marie J Scholz widow et al to John E Smith; 8 yrs, from Feb 1, 1910. Jan 18, 1910. 10:2620.  
 .....1,500 to 2,000  
 3d av, n e cor 166th st, 2d floor or loft, 50x100. Louisa K Kuntz and ano to Jacob Schapiro; 6 years from Jan 1, 1910. Jan 19, 1910. 10:2608.....1,000

## 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.

Jan. 14 (part of), 15, 17, 18, 19 and part Jan. 20.

## BOROUGH OF MANHATTAN.

Adquire Realty Co to Chas M Rosenthal. Broadway, Nos 3099 to 3103, on map No 3101, w s, 221.10 n 122d st, runs n 80.5 x w 78.11 to c l Old Bloomingdale road x s 2.3 x w 78.2 x e — to beginning. Prior mort \$130,000. Jan 14, 1910, demand, 6%. 7:1993. ....10,000  
 Same to same. Same property. Certificate as to above mort. Jan 14, 1910. 7:1993.  
 Same to Chelsea Realty Co. Same property. Jan 14, 1910, 3 years, 5%. 7:1993. ....130,000  
 Same to same. Same property. Certificate as to above mort. Jan 14, 1910. 7:1993.

American Real Estate Co to Forty-Fourth St & Fifth Av Building Corp. 5th av, Nos 525 to 529, s e cor 44th st, No 2, 65x 105. P M. Prior mort \$1,200,000. Jan 15, due &c as per bond. Jan 17, 1910. 5:1278. ....275,000  
 Anderson, James H of Flushing, L I, to BOWERY SAVINGS BANK. 57th st, Nos 435 and 437, n s, 375 e 10th av, 50x100.5. Jan 17, 1910, 5 years, 4 1/2%. 4:1067. ....33,000  
 Austin, Harry M to Henry A C Taylor. Park av, Nos 588 to 596, w s, 20.5 s 64th st, 100x75, except part begins 25.5 s 64th st, and 75 w Park av, runs s 41.3 x e 0.3 x n 41.3 x w 0.1 to beginning. P M. Jan 14, 3 years, 5%. Jan 17, 1910. 5:1378. 60,000  
 American Mortgage Co with Edward Bach and Michael and Isaac Grenthal. 8th av, Nos 2293 and 2295. Extension of \$50,000 mort until Feb 15, 1915, 5%. Jan 18, 1910. 7:1950. ....nom  
 Abingdon Construction Co to HARLEM SAVINGS BANK. 5th av, Nos 2071 and 2073, e s, 24.11 s 128th st, 50x110. Jan 18, 1910, 3 years, 4 1/2%. 6:1752. ....66,000  
 Same to same. Same property. Consent to above mort. Jan 14. Jan 18, 1910. 6:1752.  
 Same to same. Same property. Certificate as to above mort. Jan 14. Jan 18, 1910. 6:1752.  
 Astoria Metal Working Co to Chas B Squier. 124th st, No 129, n s, 340 e Park av, 25x100.11. Jan 18, due, &c, as per bond. Jan 19, 1910. 6:1773. ....20,000  
 Same to same. Same property. Certificate as to above mort. Jan 18. Jan 19, 1910. 6:1773.  
 Aliesch, Peter, of Rockaway Beach, N Y, to Peter Otten. 81st st, No 409, n s, 181.6 e 1st av, 25x102.2. Prior mort \$—. Jan 19. Jan 20, 1910. 5:1561. ....16,000  
 Aurora Investing Co to TITLE INSURANCE CO OF N Y. 27th st, Nos 115 and 117, n s, 200 w 6th av, 50x98.9. Jan 19, 1910, 5 years, 4 1/2%. 3:803. ....200,000  
 Same to same. Same property. Certificate as to above mort. Jan 18. Jan 19, 1910. 3:803.  
 American Mortgage Co with Wm Jay, trustee Mary E B Field. Madison st, No 325. Subordination agreement. Jan 19, 1910. 1:267. ....nom  
 Auerbach, Mayer S with TITLE INSURANCE CO OF N Y. 27th st, Nos 115 and 117 West. Subordination agreement. Jan 19, 1910. 3:803. ....nom  
 Bonn, Michael with Max J Kramer. 17th st, Nos 227 and 229, n s, 280 w 7th av, 120x40x120.4x42.4. Agreement under contract. Jan 12. To be recorded under mortg and cons. Jan 14, 1910. 3:767. ....5,000  
 Barnes, Margt F admr estate Wm H Barnes to Albert J Schwarzler. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Assigns all right, title and interest to ownership agreement in bond and mort. Jan 13, 1910. Jan 14, 1910. 7:1935. ....nom  
 Barnes, Wm H, Jr, et al admrs, &c, estate Wm H Barnes, Sr, dec'd (Wm T Hockey consents) to Albert J Schwarzler. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Assign all right, title and interest to ownership agreement in bond and mort. July 20, 1909. Jan 14, 1910. 7:1935. ....7,500  
 Bloch, Adolph to N Y SAVINGS BANK. Av A, e s, 50.4 s 88th st, 2 lots, each 25.2x75. 2 mortg, each \$2,000; also equal lien with 2 mortg for \$11,000 each. Jan 14, 1910, due &c as per bond. 5:1584. ....4,000  
 Bagge (George A) Construction Co to METROPOLITAN LIFE INS CO. 156th st, n s, 185 e Riverside Drive, 65x99.11. Jan 13, due Apr 1, 1915, 6% until completion of building, and 5 1/2% thereafter. Jan 14, 1910. 8:2134. ....150,000  
 Same to same. Same property. Certificate as to above mort. Jan 13. Jan 14, 1910. 8:2134.  
 Bernheimer, Meyer A and Chas D with Stella Wechsler. 33d st, No 341 East. Agreement to assign a sum equal to \$1,200 from amount secured from bond and mort when same becomes due. Jan 12. Jan 14, 1910. 3:939. ....1,200  
 Bloch, Adolph to Rosa Simm. Av A, No 1668, e s, 50.4 s 88th st, 25.2x75. Prior mort \$13,000. Jan 14, 1910, 3 years, 6%. 5:1584. ....3,000  
 Bloch, Adolph to William Liesenbein. Av A, No 1666, e s, 75.6 s 88th st, 25.2x75. Prior mort \$13,000. Jan 14, 1910, 3 years, 6%. 5:1584. ....3,000  
 Bradhurst Realty & Construction Co to MANHATTAN LIFE INS CO. 8th av, Nos 2819 to 2823, n w cor 150th st, Nos 301 and 303, 99.11x112.6. Jan 17, 1910, due &c as per bond. 7:2046. ....135,000  
 Same to same. Same property. Certificate\*as to above mort. Jan 7. Jan 17, 1910. 7:2046.  
 Bell, Jared W, James H Cruikshank and Greenwich Investing Co with Josiah H De Witt guardian Helen A De Witt. Greenwich st, No 448. Subordination agreement. Jan 15. Jan 18, 1910. 1:223. ....nom  
 Benson Realty Co of City of N Y to Edw A Kerbs. 101st st, No 169, n s, 80 e Lexington av, 40x100.11. Jan 17, 1910, 5 years, 4 1/2%. 6:1629. ....38,000  
 Same to same. Same property. Certificate as to above mort. Jan 17, 1910. 6:1629.  
 Benson Realty Co of City of N Y to M Samuel Stern. 101st st, No 171, n s, 120 e Lexington av, 40x100.11. Jan 17, 1910, 5 years, 4 1/2%. 6:1629. ....38,000  
 Same to same. Same property. Certificate as to above mort. Jan 17, 1910. 6:1629.  
 Benson Realty Co of City of N Y to Edw A Kerbs. 101st st, No 173, n s, 160 e Lexington av, 40x100.11. Jan 17, 1910, 5 yrs, 4 1/2%. 6:1629. ....38,000  
 Same to same. Same property. Certificate as to above mort. Jan 17, 1910. 6:1629.  
 Breheny, Thomas and Michl Dunn to Lion Brewery. 50th st, No 413 West. Saloon lease. Dec 14, demand, 6%. Jan 20, 1910. 4:1060. ....1,467.90  
 Bryde, Clara M to Oceana Dearborn. Mount Morris Park West or av, No 29, w s, 20 s 123d st, 20x80. Jan 15, 6 years, 4%. Jan 19, 1910. 6:1721. ....5,000  
 Brooks, May E to Ralph A Packard. Amsterdam av, No 1749, e s, 124.10 n 146th st, 24.11x100. Prior mort \$36,000. Dec 28, due Jan 1, 1912, 6%. Jan 19, 1910. 7:2061. ....5,000  
 Brown, Adele Q wife of James, of N Y, and Henry A C Taylor of South Portsmouth, R I, with The Alliance Realty Co, a corp. Park av, No 789, e s, 77.6 n 73d st, runs e 95.11 x n 0.5 x e 0.1 x n 19 x w 0.6 x n 0.4 x w 90 to av, x s 25 to beginning. Subordination agreement. Dec 22. Jan 19, 1910. 5:1408. ....nom  
 Bookstaver, Mary B to TITLE GUARANTEE AND TRUST CO. 64th st, No 24, s s, 74 w Madison av, 21x100.5. Jan 17, due, &c, as per bond. Jan 19, 1910. 5:1378. ....50,000



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Christman, Josephine C wife of and Chas A to DRY DOCK SAVINGS INSTN. 8th av, No 488, e s, 95.9 s 35th st, 23.8x100. Jan 14, 1910, 3 years, 4½%. 3:784. 40,000

Conway, Frances wife James to Henry P Moorhouse and ano. 134th st, No 247, n s, 315 e 8th av, 15x99.11. Jan 13, 1910, due Nov 1, 1914, 5%. 7:1940. 7,000

Coursen, John H and Elizabeth Searing with Fredk Bohde, Jr and Minna Bohde. 81st st, Nos 151 and 153 East. Subordination agreement. Dec 30. Jan 14, 1910. 5:1510. nom

Cunningham, James A to Sarah F O'Reilly. 116th st, No 324, s s, 335 w 1st av, 20x100.10. P M. Jan 12, due, &c, as per bond. Jan 14, 1910. 6:1687. 8,000

Same to Rosa Frank. Same property. P M. Prior mort \$8,000. Jan 12, 1 year, 6%. Jan 14, 1910. 6:1687. 3,500

Commonwealth Mortgage Co with MANHATTAN LIFE INS CO. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Agreement as to share ownership in bond and mort. June 28, 1906. Jan 14, 1910. 7:1935. —

Same to Albert J Schwarzler. Same property. Assigns all right, title and interest to above agreement, &c. July 20, 1909. Jan 14, 1910. 7:1935. 5,000

Same with Wm T Hookey. Same property. Agreement as to share ownership in bond and mort. July 12, 1906. Jan 14, 1910. 7:1935. —

Central Building Impt & Investment Co to TITLE GUARANTEE & TRUST CO. 130th st, s s, 143 w St Nicholas terrace, 144.6x99.11. Jan 12, due, &c, as per bond. Jan 20, 1910. 7:1956 and 1969. 150,000

Same to same. Same property. Certificate as to above mort. Jan 12. Jan 20, 1910. 7:1956 and 1969. —

Cohalan, Ellen with Baron De Hirsch Fund, a corpn. St Nicholas av, No 450. Extension of \$60,000 mort until Dec 15, 1914, at 5%. Jan 17. Jan 18, 1910. 7:1958. nom

Cushing, Quincy F. of Syracuse, N Y, to Henry E Jones. Claremont av, w s, 475.2 s 127th st, 75x91. Prior mort \$65,000. Jan 10, 6 years, 5½%. Jan 18, 1910. 7:1994. 30,000

Cohalan, Ellen to Michl J Egan. St Nicholas av, Nos 448 and 450, e s, 149.11 s 133d st, runs e 117 x n 50 x w — to av, x s — to beginning. Jan 18, due, &c, as per bond. Jan 19, 1910. 7:1958. 7,700

Cohalan, Ellen to Thomas Lenane. St Nicholas av, Nos 448 and 450, e s, 149.11 s 133d st, runs e 117 x n 50 x w — to av, x s — to beginning. Prior mort \$—. Jan 15, 3 years, 6%. Jan 18, 1910. 7:1958. 10,000

Degenhardt Construction Co to TITLE GUARANTEE & TRUST CO. Pinehurst av, w s, 50 n 178th st, 55x100. Building loan. Jan 13, 5 years, 6% until completion of building and 5% thereafter. Jan 14, 1910. 8:2177. 50,000

Same to same. Same property. Certificate as to above mort. Jan 13. Jan 14, 1910. 8:2177. —

Degenhardt Construction Co to TITLE GUARANTEE & TRUST CO. Pinehurst av, n w cor 178th st, 50x100. Building loan. Jan 13, due Jan 15, 1915, 6% until completion of building and 5% thereafter. Jan 14, 1910. 8:2177. 65,000

Same to same. Same property. Certificate as to above mort. Jan 13. Jan 14, 1910. 8:2177. —

Dickinson, Gustavus D, of Milford, N J, to HARLEM SAVINGS BANK. 95th st, No 132, s s, 448 e Amsterdam av, 17x100.8. Jan 13, 3 years, 4½%. Jan 14, 1910. 4:1225. 12,000

Same to Marion B Kress. Same property. Prior mort \$12,000. Jan 13, 2 years, 6%. Jan 14, 1910. 4:1225. 1,000

Deane, Parker K trustee under deed of trust to Carrie E Van Nostrand. 147th st, No 403, n s, 36 w St Nicholas av, 16x 74.11. Prior mort \$10,000. Jan 14, 1 year, 6%. Jan 15, 1910. 7:2062. 1,000

Diefenthaler, John, Chas E, Geo E, and Geo T, Annie M Rohe widow Katharina Budenbach widow and Grace E wife of and Roy R McCully to MUTUAL LIFE INS CO of N Y. 57th st, No 366, s s, 20 e 9th av, 20x100.5. Jan 5, due, &c, as per bond. Jan 18, 1910. 4:1047. 23,000

Decimo Realty Co to American Mortgage Co. 56th st, No 307, n s, 110 e 2d av, 20x100.5. Jan 18, 5 years, 5%. Jan 19, 1910. 5:1349. 9,000

Same to same. Same property. Certificate as to above mort. Jan 18. Jan 19, 1910. 5:1349. —

Dawson, Ellen M to U S LIFE INS CO in City N Y. 30th st, No 528, s s, 425 w 10th av, 25x98.9; also all title to bldg No 528 W 30th st, and land on which said building is erected. Jan 17, 1910, due, &c, as per bond. 3:701. 2,000

D'Aversa, Concetta and Ciro, Giuseppe Lo Pinto, Antonino Col-lura, Ciro D'Amato and Tommaso Rao and Vincenza Di Matteo to Baron De Hirsch Fund, a corpn. 13th st, Nos 511 and 513, n s, 158.6 e Av A, 37.6x103.3. Jan 20, 1910, 5 years, 5%. 2:407. 40,000

Elterich, Richard to Lemuel Skidmore as trustee for Laura A Mackay. 121st st, No 514, s s, 174 e Av A, 17x80. Jan 19, 3 years, 5%. Jan 20, 1910. 6:1817. 3,000

Eisnitz, Saml to TITLE GUARANTEE & TRUST CO. Columbus av, No 766, w s, 75.9 n 97th st, 25.1x100. Jan 19, due, &c, as per bond. Jan 20, 1910. 7:1852. 25,000

Eagan & Leake, a corpn to Minnie N Levy. Sullivan st, Nos 96 to 100. Assign rents to extent of \$350. Jan 14. Jan 19, 1910. 2:504. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Marks Rosen-berg. Av A, n e cor 76th st, ——. Extension of \$17,000 mort until Jan 1, 1913, at 4½%. Jan 10. Jan 19, 1910. 5:1488. nom

Elkins, Geo W to Mary E Heyes. 78th st, No 150, s s, 280 e Am-sterdam av, 20x102.2. P M. Jan 18, 3 years, 5%. Jan 19, 1910. 4:1149. 25,000

Edgerton, Rollin E, of Brooklyn, N Y, to LAWYERS TITLE INS AND TRUST CO. 19th st, No 425, n s, 292 w 9th av, 16.4x75. Jan 18, 1910, 5 years, 5%. 3:717. 7,500

Edgerton, Rollin E of Brooklyn, N Y, to LAWYERS TITLE INS AND TRUST CO. 19th st, No 423, n s, 275 w 9th av, 17x75. Jan 18, 1910, 5 years, 5%. 3:717. 7,500

Egbert, Kate J with BANK FOR SAVINGS in City N Y. 22d st, No 314 West. Extension of \$10,000 mort until Jan 14, 1911, at 4½%. Jan 14. Jan 18, 1910. 3:745. nom

Edgerton, Rollin E, of Brooklyn, N Y, to LAWYERS TITLE INS & TRUST CO. 19th st, No 427, n s, 308.4 w 9th av, 16.8x75. Jan 18, 1910, 5 years, 5%. 3:717. 7,500

EMIGRANT INDUSTRIAL SAVINGS BANK with Samuel and Mau-rice Brill. Cortlandt st, No 51. Extension of \$80,000 mort until Jan 1, 1915, at 4½%. Jan 17. Jan 18, 1910. 1:60. nom

Ewald, Andrew J to Fredk G Ewald. 45th st, No 436, s s, 475 w 9th av, 25x100.4. Jan 17, 1910, 1 year, 6%. 4:1054. 1,500

Essex Delancey Co to Rutherford Realty Co. Lexington av, No 1657, e s, 58.4 n 104th st, 16.8x70. P M. Jan 13, due May 1, 1913, 5%. Jan 14, 1910. 6:1632. 12,500

Elias, Joe to John Klein. 141st st, No 267, n s, 175 e 8th av, 25.4x99.11. Extension of \$17,000 mort until Jan 1, 1914, at 5%. Jan 13. Jan 14, 1910. 7:2027. nom

Faust, Gertrude, of Brooklyn, N Y, to Mathias Faust. 16th st, No 526, s s, 295.6 w Av B, 24.10x103.3. Prior mort \$—. Jan 10, 3 years, 6%. Jan 13, 1910. 3:973. 2,500

Fountain, Helen to Solomon Tim. 70th st, No 246, s s, 458 w Amsterdam av, 17x100.5. P M. Jan 14, 1910, 5 years, 5%. 4:1161. 16,500

Fifth Av Investing & Impt Co to whom it may concern. 5th av, Nos 303 and 305, n e cor 31st st, Nos 1 and 3, 56.9x150. Cer-tificate as to mort for \$1,000,000 covering this and other prop-erty. May 24. Jan 14, 1910. 3:861. —

Friede, Dora and Katharine R Schaeffler to American Mortgage Co. 7th av, Nos 376 and 378, s w cor 31st st, No 200, 49x75. Jan 14, 1910, 1 year, 5½%. 8:780. 17,000

Fleischmann, Julius, Gustav and Leon to Seymour Realty Co. 7th av, Nos 2505 and 2507. Certificate as to amount paid for as-signment of mort. Jan 14. Jan 15, 1910. 7:2014. —

530 West 113th St Co to METROPOLITAN LIFE INS CO. 113th st, s s, 400 e Broadway, 50x91x55x114. Jan 19, due Apr 1, 1915, 6% until completion of building and 5½% thereafter. Jan 20, 1910. 7:1884. 125,000

Same to same. Same property. Certificate as to above mort. Jan 19. Jan 20, 1910. 7:1884. —

Same to Julia Schneider. Same property. P M. Prior mort \$125,000. Jan 15, demand, 6%. Jan 20, 1910. 7:1884. 10,000

First German Baptist Church of Harlem to New York City Baptist Mission Society. 118th st, Nos 220 and 222, s s, 250 e 3d av, 50x100.5. Jan 10, due, &c, as per bond. Jan 20, 1910. 6:1667. 1,500

Fawcett, Wm L to Gouverneur Kemble. 10th av, No 128, s e cor 18th st, Nos 460 to 464, runs e 100 x s 47.4 x w 25 x n 22.4 x w 75 to av x n 25 to beginning. Prior mort \$20,000. Jan 18, due, &c, as per bond. Jan 20, 1910. 3:715. 5,000

Fleischmann (Maximilian) Co with Conrad Hubert. 38th st, No 414, s s, 200 w 9th av, 227.9x98.9; 37th st, Nos 417 to 425, n s, 225 w 9th av, 125x98.9. Extension of \$20,000 mort until Mar 26, 1911, at 6%. Jan 19, 1910. 3:735. nom

Goodrich, David M to U S TRUST CO of N Y. 71st st, No 179, n s, 150 w 3d av, 20x102.2. Jan 19, 5 years, 4½%. Jan 20, 1910. 5:1406. 35,000

Goldberg, Meyer with Adolph Lifshutz. 11th st, No 318, s s, 350 w 1st av, 25x94.10. Extension of \$6,750 mort until July 2, 1914, at % as per bond. Jan 19, 1910. 2:452. nom

Gosenheimer, Isabelle with Esther Zeitlin and Meyer Levine. 118th st, No 307 West. Extension of \$6,000 mort until Feb 10, 1910, at 6%. June 18, 1907. Re-recorded from June 20, 1907. Jan 19, 1910. 7:1945. nom

Goldberg, Louis with Wm Jay, trustee Mary E B Field. Madison st, No 325. Subordination agreement. Dec 29. Jan 19, 1910. 1:267. nom

Goldberg, Meyer and Abraham Greenberg to Abraham Goldberg and ano. 94th st, No 231, n s, 259.8 w 2d av, 25.10x100.8. Prior mort \$—. Jan 17, due Aug 18, 1910, 6%. Jan 19, 1910. 5:1540. 2,500

Goldberg, Meyer and Abraham Greenberg to Abraham Goldberg and ano. 94th st, No 233, n s, 234 w 2d av, 25.7x100.8. Prior mort \$—. Jan 17, due Aug 18, 1910, 6%. Jan 19, 1910. 5:1540. 2,500

Goldman, Saml to Aronson Mercantile Co. 76th st, Nos 226 and 228 East. Assigns rents. All title. Jan 15. Jan 19, 1910. 5:1430. nom

Greenfelt, David to Wm Jay trustee Mary E B Field. Madison st, No 325, n s, 37.1 e Gouverneur st, 25x73.7x25.7x73.7. Jan 19, 1910, 5 years, 5%. 1:267. 23,000

Goldwasser, Max to Alfred Hahn. 3d st, No 82, s w s, 175 n e 1st av, 25x100.6x25x100.7. Given as collateral security for mort of \$1,245.87 covering land in Kings Co, N Y. Jan 14, due Aug 19, 1910, 6%. Jan 19, 1910. 2:444. 1,245.87

Goldstein, Lillian L to Alfred Apter. 26th st, Nos 319 and 321, n s, 200 w 8th av, 50x98.9. Prior mort \$64,000. Jan 11, 3 years, 6%. Jan 13, 1910. 3:750. 6,600

Goldstein, Jos D to Cornelius G Coakley et al exrs Kath T W Gardner. Delancey st, No 44, n s, 75.2 w Eldridge st, 25.1x 100x25.2x100. Jan 15, 5 years, 4½%. Jan 17, 1910. 2:420. 32,000

Guillaume, Fredk to F & M Schaefer Brewing Co. West st, No 57. Saloon lease. Jan 17, 1910, demand, 6%. 1:55. 4,000

Graham, William to Beadleston & Woerz. West st, Nos 417 to 419, and Perry st, No 173. Saloon lease. Jan 15, demand, 6%. Jan 17, 1910. 2:637. 1,000

Same to same. Same property. Saloon lease. Jan 15, demand, 6%. Jan 17, 1910. 2:637. 4,241.74

Grey, Minnie E to Benj Wertheimer and ano. 17th st, No 117, n s, 125 w Irving pl, 25x92. Prior mort \$20,000. Jan 15. Jan 17, 1910. 3:873. 600

GREENWICH SAVINGS BANK with Mathilde Dreyfuss. 89th st, No 11, n s, 100 w Central Park West, ——. Extension of \$20,000 mort until Apr 4, 1915, at 4½%. Jan 14. Jan 17, 1910. 4:1203. nom

Garofalo (V), Inc, to Levi S Tenney. 116th st, No 411, n s, 139 w 1st av, 20x100. Jan 15, due Dec 30, 1914, 5%. Jan 17, 1910. 6:1710. 8,600

Same to same. Same property. Certificate as to above mort. Jan 15. Jan 17, 1910. 6:1710. —

Gross & Herbener, a corpn, to Ellery A Thompson. 157th st, n s, 75 e Broadway, 50x100. P M. Jan 17, 1910, 3 years, 5%. 8:2116. 15,000

Grant, Caroline A to Fredk A Clark. 30th st, No 22, s s, 306.3 e 5th av, 18.9x98.9. Jan 17, due &c as per bond. Jan 18, 1910. 3:859. 40,000



# NORWOOD LONG ISLAND CITY

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

- Gordon, Louis, Barnett Levy and Moritz Gruenstein with Fredk A O Schwarz. 58th st, No 338 East. Consent to extension of mort, &c. Jan 12, 1910. 5:1350.
- Greenwich Investing Co to Josiah H De Witt guardian Helen A De Witt. Greenwich st, No 448, w s, abt 25 s Desbrosses st, 20.10x80. Jan 17, 5 years, 5%. Jan 18, 1910. 1:223. 28,000
- Same to same. Same property. Certificate as to above mort. Jan 17, 1910. 1:223.
- Glass, Morris H to GERMAN SAVINGS BANK. Broome st, No 115, s s, 75 w Willett st, 25x100. Jan 18, 1910, 5 years, 4½%. 24,000
- Held, Eugene to Lion Brewery. 47th st, No 201 West. Saloon lease. Jan 13, demand, 6%. Jan 14, 1910. 4:1019. 500
- Hermanos Realty Co to John C Barron, committee Carlyle N Barron. Greene st, Nos 129 and 131, w s, 195.6 n Prince st, 50.10x100x50.6x100; Stone st, Nos 37 and 39, n s, 147.8 e Broad st, runs e 41.8 x n 81 to s s South William st, Nos 29 and 31, x w 36.2 x s 46.7 x w 33.6 to beginning; Stone st, Nos 41 and 43, n s, 189.4 e Broad st, runs e 42.6 x n 83.8 to South William st, Nos 25 and 27, x w 44.1 x s 81 to beginning; also land in Richmond Co and Westchester, N Y. Prior mort on 1st parcel \$85,000; prior mort on 2d parcel \$40,000; prior mort on 3d parcel \$40,000. Jan 3, 3 years, 5%. Jan 14, 1910. 1:29 and 2:514. 23,302.50
- Heidgerd, Herman H to Dietrich Meyer. Washington st, No 767, s e cor 12th st, Nos 364 and 366, 20x70.2. Receipt for payment of \$4,000 on account of mort. Jan 11, 1910. 2:640.
- Hookey, Wm T to North American Mortgage Co. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Assign all right, title and interest to ownership agreement in bond and mort as to collateral for note of \$7,500. July 17, 1906. Jan 14, 1910. 7:1935. nom
- Hebrew Sheltering Guardian Soc of N Y Orphan Asylum with Mary Williamson. 82d st, s s, 343.9 e Amsterdam av. —x—. Extension of \$17,000 mort until Nov 17, 1911, at 5%. Dec 29, 1910. 4:1212. nom
- Hackett, Mary A to Alphonse H Kursheedt et al trustees Frederic A Kursheedt. 85th st, No 77, n s, 70 w Park av, 19.6x102.2. Jan 13, 1910, 5 years, 4½%. 5:1497. 20,000
- Harper, Geo H with BOWERY SAVINGS BANK. 40th st, No 202 East. Extension of \$5,000 mort until Jan 6, 1913, at 4½%. Jan 6, 1910. 3:920. nom
- Heard, Wm N to Marion J Barkley. 24th st, No 146, s s, 225 e 7th av, 18.9x98.9. P M. Jan 15, due &c as per bond. Jan 17, 1910. 3:799. 5,000
- Hawks, Betty M to Henry A C Taylor. 32d st, No 118, s s, 225 w 6th av, 50x197.6 to n s 31st st, Nos 121 and 123, P M. Jan 15, 1910, 3 years, 4½%. 3:807. 280,000
- Haas, Joseph with Matilda Schiff. 48th st, No 555 West. Extension of \$18,500 mort until Jan 15, 1915, at 4½%. Jan 15, 1910. 4:1077. nom
- Heights Town Construction Co to TITLE INSURANCE CO OF N Y. Audubon av, s e cor 177th st, 99.11x100. Jan 19, 1 year, 6%. Jan 20, 1910. 8:2132. 125,000
- Same to same. Same property. Certificate as to above mort. Jan 19, 1910. 8:2132.
- Horgan, John G, Annie E Hickinbottom and Eva B Dundon to Emanuel J Heilner. 126th st, No 28, s s, 291.3 e 5th av, 18.9x99.11. P M. Jan 14, due June 14, 1911, 6%. Jan 15, 1910. 6:1750. 1,500
- Hochman, Seindel to Frances Wallach. 81st st, No 322, s s, 231.3 e 2d av, 26.3x102.2. Prior mort \$24,000. Jan 18, 1 year, 6%. Jan 19, 1910. 5:1543. 3,500
- Hochman, Seindel wife of and Saul to N Y SAVINGS BANK. 81st st, No 322, s s, 231.3 e 2d av, 26.3x102.2. Jan 17, due, &c, as per bond. Jan 19, 1910. 5:1543. 24,000
- Huldana Realty Co to Fanny Jaffer. 18th st, Nos 320 and 322, s s, 242.1 w 8th av, 47.11x92. Prior mort \$55,000. Jan 17, due Sept 17, 1914, 6%. Jan 18, 1910. 3:741. 12,500
- Hallanan, Michael to GREENWICH SAVINGS BANK. Barrow st, Nos 5 to 13, s e s, at s w 4th st, Nos 186 to 192, runs s w 111.9 x s e 81.1 x n e 126.4 to st, x n w 82 to beginning. Jan 17, 1910, due, &c, as per bond. 2:590. 65,000
- Isman, Felix, of Philadelphia, Pa, to MUTUAL LIFE INS CO of N Y. Broadway, No 1439, w s, 92 n 40th st, 20x54.8x21.9x65.5. Jan 19, 1910, due, &c, as per bond. 4:993. 100,000
- Improved Property Holding Co to whom it may concern. 5th av, s e cor 32d st; 33d st, Nos 43 to 47 West; Broadway, Nos 894 900, and 20th st, No 18 East; 5th av, Nos 341 to 347; 5th av, n w cor 32d st; 42d st, Nos 47 to 59 West, and 6th av, Nos 736 to 744; Broadway, n w cor 27th st; 5th av, n w cor 14th st; 5th av, Nos 110 and 112 and 16th st, No 1 West; 5th av, No 225; 34th st, Nos 2, 4 and 6 East and 5th av, No 341; 5th av, No 505; Madison av, n w cor 26th, and Broadway, Nos 395 to 399, and Walker st, Nos 61 to 67. Certificate as to mort for \$1,000,000. May 24, 1909. Jan 14, 1910. 1:193; 3:856, 861, 835, 863, 848, 834, 829, 816 and 818; 5:1258, 1277.
- Janpole, Aaron M and Louis M Werner with U S LIFE INS CO. 132d st, s s, 100 w Amsterdam av, 125x99.11. Subordination agreement. Jan —, 1910. Jan 14, 1910. 7:1986. nom
- Jonasson, Lars G to TITLE GUARANTEE & TRUST CO. 123d st, No 530, s s, 366.6 w Amsterdam av, 33.6x100.11. Jan 17, 1910, due &c as per bond. 7:1977. 25,000
- Jones, Henry to Mary Deeley. St Nicholas av, Nos 945 to 949, w s, 51.9 s 158th st, 77.8x82.7x74.10x60.11. Prior mort \$—. Jan 19, due July 1, 1910, 6%. Jan 20, 1910. 8:2108. 4,500
- Johnston-Umsted Realty Co to Eugene McGarr. 129th st, Nos 251 to 255 West. Assignment of rents for Jan and Feb, 1910, to cover cancellation of tax sale on property at Mt Vernon, N Y, for \$425. Jan 12, 1910. 7:1935.
- Kipp, Rathbun to Frank S Voss. 24th st, No 222, s s, 292.9 w 2d av, 24.4x98.9. Prior mort \$15,000. Jan 14, 1910, due May 10, 1912, 6%. 3:904. 3,000
- Keywood Realty Co to American Mortgage Co. 26th st, No 233, n s, 338.4 e 8th av, 24.10x98.9. P M. Jan 13, 1910, 3 years, 5%. 3:776. 18,000
- Same to same. Same property. P M. Prior mort \$18,000. Jan 13, 1 year, 6%. 3:776. 2,000
- Krauss, Philip to Abraham Jacobi and ano, trustees for Abraham Meyer and ano will Jacob Meyer. 108th st, No 231, n s, 200 w 2d av, 25x100.11. P M. Jan 13, 5 years, 5%. Jan 14, 1910. 6:1658. 11,900
- Kamlet, Samuel to Martin Marks. Av B, Nos 2 and 4, n w cor Houston st, No 294, 75x25. Leasehold. Jan 13, 5 years, 6%. Jan 14, 1910. 2:397. 12,000
- Krauss, Philip and Joseph Roth with Abraham Jacobi and ano trustees for Abraham Meyer and ano under will Jacob Meyer. 108th st, No 231 East. Subordination agreement. Jan 13, 1910. 6:1658. nom
- Kaufman, Leopold to Emma L Black trustee Margt W Duyckinck. Av A, No 1539, w s, 76.10 n 81st st, 25x106.6. Jan 14, 5 yrs, 4½%. Jan 15, 1910. 5:1561. 18,500
- Kaufman, Leopold to Emma L Black trustee Margt W Duyckinck. Av A, No 1541, w s, 77.2 s 82d st, 25.4x106.6. Jan 14, 5 years, 4½%. Jan 15, 1910. 5:1561. 19,000
- Same and Jonas Weil with same. Same property. Subordination agreement. Jan 14, 1910. 5:1561. nom
- Kaplan, Joseph with Fanny Cowen. 2d av, No 1053, w s, 83.4 n 55th st, —x—. Extension of \$9,500 mort until June 25, 1911, at 5%. May 1, 1910. 5:1329. nom
- Kraus, Sigmund to Lina Rossman extrs, &c, Nathan Rossman. Willett st, No 65, w s, 125 s Rivington st, 25x100. Jan 12, 3 years, 5%. Jan 18, 1910. 2:338. 22,000
- Kondelka, Joseph to Lion Brewery. 73d st, No 334 East. Saloon lease. Jan 13, demand, 6%. Jan 17, 1910. 5:1447. 2,000
- Kaufmann, Leopold to Marie L Mead. Av A, No 1543, w s, 51.2 s 82d st, 26x106.6. Jan 14, 5 years, 4½%. Jan 19, 1910. 5:1561. 19,000
- Same and Jonas Weil with same. Same property. Subordination agreement. Dec 14, 1910. 5:1561. nom
- Kastenbaum, Osias with GIRARD TRUST CO as trustees for Neilson Brown and ano will Alex Brown. Stanton st, Nos 278 and 280. Extension of \$35,000 mort until Nov 10, 1914, 4½%. Jan 19, 1910. 2:335. nom
- Kassel, Abraham and Isaac Goldberg with David Baum and ano, exrs, &c, Mayer Baum. Cherry st, No 346, n w cor Montgomery st, Nos 64 and 66. Agreement as to share ownership in mort. Jan 18, 1910. 1:258.
- Kopf, Henry J to Charles F David. 1st av, Nos 248 and 250, s e s, 51.9 s w 15th st, 51.6x94. Leasehold. Jan 18, 3 years, 6%. Jan 19, 1910. 3:946. gold, 3,000
- Kappes, Amelia to Abraham B Roessin. Columbia st, No 68, e s, abt 100 s Rivington st, 22.3x99.11, with strip or alley adj 3x99.11. Extension of \$20,000 mort until Jan 12, 1913, at 5%. Jan 7, 1910. 2:333. nom
- Levy, Max to Jos F Stier. Mott st, No 59, w s, 75 n Bayard st, 25x100. Jan 13, due Mar 1, 1915, 5%. Jan 14, 1910. 1:200. 28,000
- Same to Lena Bimberg. Same property. Prior mort \$28,000. Jan 13, 3 years, 6%. Jan 14, 1910. 1:200. 4,000
- Levitsky, Jennie with Hermine C Schmidt. 12th st, No 274, s s, 75.4 e 4th st, 16.7x91x16.6x92.5. Extension of \$15,500 mort until July 1, 1912, % as per bond. June 30, 1910. 2:615. nom
- Loutrel, Eugenie A and Anna L to Angel J Simpson and ano exrs Henry C Raynor. 115th st, No 111, n s, 125 w Lenox av, 25x100.11. Jan 5, 5 years, 4½%. Jan 14, 1910. 7:1825. 20,000
- Livingston, William to Sarah A Meeks. 90th st, No 116, s s, 226.6 w Columbus av, 26.6x100.8. Jan 14, due &c as per bond. Jan 17, 1910. 4:1220. 25,000
- Lebowitz, Israel to Simon Sichel. Amsterdam av, Nos 1641 to 1659, s e cor 142d st, No 478, runs e 30 x s 99.11 x e 5 x s 99.11 to 141st st, No 477, x w 35 to ay x n 199.10 to beginning. P M. Prior mort \$135,000. Jan 15, 3 years, 6%. Jan 17, 1910. 7:2058. 38,000
- Lindley, Chas A to Willard P Lindley. 4th av, Nos 434 to 440, s w cor 30th st, Nos 46 to 52, runs s 87.6 x w 60 x s 11.3 x w 40 x n 98.9 to st x e 100 to beginning. 5-36 parts. All title. Prior mort \$112,000. Oct 1, due &c as per bond. Jan 17, 1910. 3:859. 11,000
- Levin, Mamie to Katharina Levy. Madison av, No 1539, e s, 67.7 n 104th st, 16.8x70. P M. Prior mort \$9,000. Jan 17, due July 17, 1911, 6%. Jan 18, 1910. 6:1610. 1,000
- Leder, Samuel to George Ehret. Essex st, No 98, n e cor Delancey st, Nos 116 and 118. Saloon lease. Dec 31, demand, 6%. Jan 17, 1910. 2:353. 2,000
- Landon, Emily L to A Gertrude Cutter. 94th st, No 41, n s, 355.6 w Central Park West, 17.9x100.8. P M. Jan 20, 1910, 5 years, 4½%. 4:1208. 16,000
- Levy, Marion to Rebecca Schwabach. 131st st, No 126, s s, 430 e 7th av, 20x99.11. Jan 19, 1910, 3 years, 5%. 7:1915. 12,000
- Levine, Meyer and Esther Zeitlin with Chas E Hall. 118th st, No 307, n s, 150 w 8th av, 25x100.11. Extension of \$15,000 mort until Dec 15, 1914, % as per bond. Dec 16, 1910. 7:1945. nom
- Levy, Jacob to Morris Stone. 107th st, No 80, s s, 75 w Park av, 25x100.11. Prior mort \$—. Jan 15, 2 years, 5%. Jan 20, 1910. 6:1612. 800
- Levy, Marion to Amalie C Zentgraf et al, trustees Chas F Zentgraf. 131st st, No 126, s s, 430 e 7th av, 20x99.11. P M. Prior mort \$12,000. Jan 19, due, &c, as per bond. Jan 20, 1910. 7:1915. 2,500
- Lawyers Mortgage Co to Thomas B Clark, Wm K Vanderbilt, Jr, and Moses Taylor. 40th st, No 7 East. Extension of \$75,000 mort until Dec 22, 1914, at 4½%. Jan 11, 1910. 5:1275. nom
- Landauer, Mamie wife of and Julius to Emma Moss et al. Prince st, Nos 127 and 129, n w cor Wooster st, No 131, runs n w along Prince st, 40 x n e 71.3 x s e 40 to Wooster st, x — 71.3 to beg. Wooster st, No 133, w s, 71.3 n Prince st, 23.9x86.6. Prior mort \$—. Jan 19, 1910, 3 years, 6%. 2:515. 3,000
- McCarthy, Wm H to N Y SAVINGS BANK. 12th st, No 332, s s, 43 w Greenwich st, 20x44. P M. Jan 13, 1910, due, &c, as per bond. 2:640. 3,000
- Metropolis Water Front Co to whom it may concern. Certificate as to mort for \$107,000 covering land in Queens Co, N Y. Jan 12, 1910. 1910.
- Merchants Exchange Building Co to whom it may concern. 5th av, Nos 114 and 116, s w cor 17th st, Nos 2 to 6, runs w 175 x s 92 x e 86 x s 0.6 x e 89 to av x n 92.6 to beginning. Certificate as to mort for \$1,000,000 covering this and other property. May 24, 1909. Jan 14, 1910. 3:818.
- Mealis, Frederick of Brooklyn, N Y, to Arabella B Lewis. 34th st, No 331, n s, 384 w 8th av, 21x98.9. Jan 14, 1910, 3 years, 4½%. 3:758. 5,000



# 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

Moskovitz, Hyman, Harris Wolf and Samuel Moscovitz to Celia Wolf. East Broadway, No 102 (114), n s, abt 160 w Pike st, 25x65. Prior mort \$—. Jan 11, 5 years, 6%. Jan 17, 1910. 7,000

McDevitt, Lucy A to EMIGRANT INDUSTRIAL SAVINGS BANK. 43d st, No 326, s s, 325 w 8th av, 25x100.5. Jan 15, 1910, 5 years, 4½%. 4:1033. 6,000

Moskiewitz, Regina to Louisa H Scudder. 103d st, No 166, s s, 156.6 w 3d av, 27x100.11. Jan 17, 1910, 3 years, 5%. 6:1630. 16,500

Money & Stamp Brokerage Co to Jacob Greenberg. Certificate and consent of stockholders to mort for \$1,750 to secure notes on all its property. Nov 24, 1909. Jan 15, 1910. —

Meisezahl, Charles to Richd H Handley. Av A, No 1022, e s, 75.5 s 56th st, 25x100. Leasehold. Jan 15, 5 years, 6%. Jan 17, 1910. 5:1371. 5,000

Mygatt, Henry R to Wm B Isham and ano exrs Wm B Isham. Emerson st, e s, 100 n Vermilyea av, 80x100. P M. Jan 17, 1910, 3 years, 5%. 8:2236. 12,000

Mygatt, Henry R to Wm B Isham and ano exrs Wm B Isham. Emerson st, e s, 180 n Vermilyea av, 108.7 to Broadway x100.3x 103.1x100. P M. Jan 17, 1910, 3 years, 5%. 8:2236. 33,000

Maglio, Antonio to Lion Brewery. 69th st, No 309 West. Saloon lease. Jan 8, demand, 6%. Jan 17, 1910. 4:1181. 500

Moskovitz, Betti wife Max to Emma A Jewett and ano. Lenox av, No 260, n e cor 123d st, 23.5x75. P M. Jan 17, 5 years, 5%. Jan 18, 1910. 6:1721. 22,500

Moss, Nathan to CHELSEA EXCHANGE BANK. 10th av, No 488, e s, 49.5 n 37th st, 24.8x100. Prior mort \$29,500. Jan 19, due, &c, as per note. Jan 20, 1910. 3:735. 3,000

Macher, Jacob with Isidor Hollender. Willett st, No 88, e s, 175 n Rivington st, 26.7x100x26.4x100. Extension of \$8,000 mort until May 15, 1915, at 6%. Jan 18. Jan 19, 1910. 2:339. nom

Minisman, Augusta to American Mortgage Co. Ludlow st, No 7, w s, abt 75 n Canal st, 25x87.6. Jan 20, 1910, 5 years, 5%. 1:298. 22,000

McNulty, Patrick J to Eugene J Flood. 58th st, No 245 East. Assigns rents to secure indebtedness. Jan 3. Jan 19, 1910. 5:1332. nom

Man-Onx Estate Corpn to EQUITABLE TRUST CO of N Y. St Nicholas av, n w cor 177th st, 94.11x100. Jan 12, due, &c, as per bond. Jan 18, 1910. 8:2144. 50,000

Same to same. Same property. Consent to above mort. Jan 14. Jan 18, 1910. 8:2144. —

Same to same. Same property. Certificate as to above mort. Jan 14. Jan 18, 1910. 8:2144. —

Mason, Edgar F to Eliz Kilsheimer. Pearl st, No 16, s s, 114.8 from s w cor Pearl st and Whitehall st, runs s 109.3 x w 34 x n 108.8 to Pearl st, x e 31.8 to beginning; Greenwich st, No 60, w s, 401.3 s Rector st, runs w 168.4 to Washington st, No 61, x s 23.4 x e 58.4 x s 4 x e 108.11 to Greenwich st, x n 26.1 to beginning; Greenwich st, No 58, w s, 427.4 s Rector st, 26x108.10x 25.9x109.2. 1-14 part. All title. Jan 11, 2 years, 6%. Jan 18, 1910. 1:9 and 18. 1,500

North American Mortgage Co (with consent of Wm T Hooke) to Wm H Jr and Margt F Barnes et al admrs &c Wm H Barnes, Sr, dec'd. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Assigns all right, title and interest to ownership agreement in bond and mort. Dec 2, 1908. Jan 14, 1910. 7:1935. nom

Noyes, Chas F, of Brooklyn, to METROPOLITAN TRUST CO. William st, Nos 152 and 154, s e cor Ann st, No 72, 40x51.6. P M. Jan 14, 5 years, 4½%. Jan 15, 1910. 1:93. 75,000

Orcutt, C Blake to Arthur J Taylor. 38th st, No 315, n s, 225 e 2d av, 25x98.9. P M. Prior mort \$20,000. Jan 15, 1 year, 6%. Jan 18, 1910. 3:944. 2,500

Ochs, Adolph S to LAWYERS TITLE INS & TRUST CO. 75th st, No 308, s s, 177 w West End av, runs s 137.4 x w — x n 135.10 to st x e 40 to beginning. P M. Jan 15, 5 years, 4½%. Jan 18, 1910. 4:1184. 75,000

One Ninety One Broadway Co to Realty Associates. Declaration as to mort for \$220,000 covering land in Kings Co. Jan 8. Jan 17, 1910. —

Same to same. Declaration as to mort for \$175,000 covering land in Kings Co. Jan 8. Jan 17, 1910. —

O'Beirne, Mary A wife of Matthew H O'Beirne, of Mt Vernon, N Y, to Annie Duncan. 103d st, Nos 3 and 5, n s, 100 w 8th av, 50x 100.11. Jan 15, 3 years, 6%. Jan 19, 1910. 7:1839. 2,500

Power, Hearn J and Camille C D to Philip Pretzfeld. 99th st, No 260, s s, 100 e West End av, 25x100.11. Jan 18, 3 years, 5%. Jan 19, 1910. 7:1870. 29,000

Same to Simson Wolf. Same property. Prior mort \$29,000. Jan 18, 2 years, 6%. Jan 19, 1910. 7:1870. 3,000

Pohl-Abbott Construction Co to BROOKLYN SAVINGS BANK. Certificate as to mort for \$35,000 covering land in Kings County, N Y. Jan 13. Jan 20, 1910. nom

Same to same. Certificate as to mort for \$20,000 covering land in Kings County, N Y. Jan 13. Jan 20, 1910. —

Powell, Alexander M to ALBANY COUNTY SAVINGS BANK of City of Albany, N Y. Sullivan st, Nos 1 and 3, n e cor Canal st, Nos 411 to 415, runs e 58.1 x n 42.4 x w 0.4 x n 25 x e 0.4 x n 15 x e 13.5 x n 23.6 x w 85.3 to Sullivan st x s 93.8 to beginning. Jan 17, 1910, 5 years, 4½%. 1:227. 200,000

Person, Chas A to E Henriette Erhart. Henry st, No 190, s s, 194.9 w Clinton st, runs w 24.11 x s 44.4 x w 0.3 x s 55.7 x e 25.2 x n 100 to beginning. P M. Jan 14, 1910, due Feb 1, 1913, 4½%. 1:270. 20,000

Quigg, Lulu to Louis N Langballe. 39th st, No 246, s s, 325.6 e 8th av, 20.6x98.9. P M. Prior mort \$15,000. Jan 13, 1910. due, &c, as per bond. 3:788. 8,000

Quigg, Lulu to Winston H Hagen and ano. 39th st, No 244, s s, 346 e 8th av, 17.1x98.9. P M. Dec 7, due, Jan 12, 1912, 6%. Jan 13, 1910. 3:788. 5,000

Ramos, Ada M and Gertrude and Nora Titley, of Brooklyn, N Y, to Matilda C Van Winkle. 97th st, No 121, n s, 588 e Amsterdam av, 15.6x100.11. Prior mort \$9,000. Dec 17, 1 year, 6%. Jan 14, 1910. 7:1852. 2,500

Ruckstuhl, Fredk W to Gertrude Calhoun. 84th st, Nos 152 and 154, s s, 175 w Amsterdam av, 66.8x102.2. Prior mort \$35,000. Jan 15, 2 years, 6%. Jan 17, 1910. 4:1214. 3,000

Rothstein, Leonard L and David Zorn to Charles Kaufmann. Amsterdam av, Nos 1422 to 1428. Subordination agreement. Jan 17, 1910. 7:1985. nom

Reilly, Charles to GERMAN SAVINGS BANK in City N Y. 62d st, No 157, n s, 125 e Amsterdam av, 25x100.5. Jan 17, 1910. 3 years, 4½%. 4:1134. 15,000

Realty Circle, a corpn, to Roberta K Pennington. Certificate as to mort for \$5,000 covering land in Kings Co, N Y. Dec 9. Jan 18, 1910. nom

Richard, Alice with The Baron de Hirsch Fund. 13th st, No 513, n s, 158.6 e Av A, 37.6x103.3. Subordination agreement. Jan 19. Jan 20, 1910. 2:407. nom

Ritter, Bertha to Wm Stern. 113th st, No 110, s s, 153.4 w Lenox av, 26.8x100. Prior mort \$24,000. Jan 19, 3 years, 6%. Jan 20, 1910. 7:1822. 5,000

Rooney, Patrick J as trustee estate Annie E Turley with LAWYERS TITLE INS AND TRUST CO. Greenwich st, No 66. Agreement as to share ownership of mort. Jan 14. Jan 17, 1910. 1:18. —

Rowell, Jennette R to James R Strong of Short Hills, N J. 119th st, No 8, s s, 126 e 5th av, 15.8x100.11. Jan 15, due Jan 1, 1913, 5%. Jan 19, 1910. 6:1745. 4,500

Schlesinger, Isaac with American Mortgage Co. Ludlow st, No 7. Subordination agreement. Jan 20, 1910. 1:298. nom

Schmidt, Wm C with Alice C Guernsey and ano, exrs, &c, Jos R Guernsey. St Nicholas av, No 141, n w cor 117th st, No 211, 29.7x92x25.2x107.11. Extension of \$30,000 mort until Nov 15, 1912, at 4½%. Nov 15. Jan 19, 1910. 7:1923. nom

Springer (John H) Realty Co to Martha E Lockwood, extrx Henry Lockwood. 123d st, No 203, n s, 90.9 w 7th av, 15.7x100.11. Prior mort \$4,000. Jan 19, 1 year, 5%. Jan 20, 1910. 7:1929. 7,500

St Joseph's Home for the Aged under the Charge of the Sisters of Charity of St Vincent de Paul to EMIGRANT INDUSTRIAL SAVINGS BANK. 15th st, No 213, n s, 162 w 7th av, 25x103.3; 15th st, No 209, n s, abt 100 w 7th av, 25x103.3; 15th st, Nos 203 to 207, n s, 57.3 w 7th av, runs n e 24 x n 90.11 x w 73.4 x s 103.3 to st x e 54.8 to beginning; 16th st, No 204, s s, 100 w 7th av, 12x103.3; 16th st, No 210, s s, 162 w 7th av, 25x103.3; 16th st, No 208, s s, abt 137 w 7th av, 25x103.3; 16th st, No 206 West, s w s, abt 110 w 7th av, 25x103.6; 15th st, No 215, n s, 187.2 w 7th av, 20x103.2x20x103.3; 15th st, No 211, n s, abt 135 w 7th av, 25x103.3; 7th av, Nos 80 to 84, w s, 33.7 n 15th st, runs n 69.7 x w 38.8 x s — to e 1 Southampton road (closed) x n e 43.1 to beginning. Jan 17, 5 years, 4½%. Jan 19, 1910. 3:765. 240,000

Stevens, Calvin A, Mary G Richardson and Cath A Stevens with Peter Green. 12th st, No 516, s s, 395.6 w Av B, 25x103.4. Extension of \$22,000 mort until Dec 30, 1912, % as per bond. Dec 17. Jan 19, 1910. 2:405. nom

Superior Corpn with Henry Heyman. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Agreement as to share ownership in mort. Jan 14. Jan 18, 1910. 7:1935. nom

Soutter, James T with Merida Realty Co. Lexington av, Nos 1874 to 1878, s w cor 117th st, No 142, 100.11x24x100.11x23.11. Extension of \$35,000 mort until Jan 4, 1913, at 5%. Jan 4. Jan 18, 1910. 6:1644. nom

Spitzer, Alexander to Eleanor B Brown. Beekman pl, No 26, w s, 60 n 50th st, 20x75. Jan 17, 5 years, 5%. Jan 18, 1910. 5:1362. 10,000

Schwarz, Fredk A O with Lipman Lewis. 58th st, No 338 East. Extension of \$14,000 mort until Jan 15, 1913, at 4½%. Jan 13. Jan 18, 1910. 5:1350. nom

Schwartz, Max, Morris Goldstein, Joseph Silverman and Jacob Davidson to EQUITABLE LIFE ASSUR SOC of the U S. Av C, No 205, w s, 101.2 n 12th st, 24.10x70. Jan 12, 5 years, 4½%. Jan 17, 1910. 2:395. 9,000

Same and Caroline or Karoline Reis with same. Same property. Subordination agreement. Jan 8. Jan 17, 1910. 2:395. nom

Schloss, Louis and Alfred W to A Finck & Son. Park row, No 101, s s, 100 w New Chambers st, runs w 18 x s 65 x e 18 x n 65 to beginning. Leasehold. Jan 7, demand, 6%. Jan 17, 1910. 1:121. 11,000

Saphier, Lena of Baltimore, Md. to Jacob Rabiner. 1st av, No 1482, e s, 27.2 n 77th st, 25x91. Prior mort \$—. Jan 3, 1 year, 6%. Jan 18, 1910. 5:1472. 2,500

Sterling Realty Co to Edw A Kerbs. 95th st, No 206, s s, 100 w Amsterdam av, 62.4x100.10x56x100.8. Certificate as to mort dated Jan 15, 1910. Jan 15. Jan 18, 1910. 4:1242. —

Smith, Mathew J to Emil E Baake. 119th st, No 28, s s, 585 e Lenox av, 15x100.11. Prior mort \$8,000. Jan 18, 1910, 2 years, 6%. 6:1717. 2,000

Schmidt, Wm C to FRANKLIN SAVINGS BANK. Amsterdam av, No 1954, s w cor 157th st, No 500, 25x100. Jan 14, 1910, 3 yrs, 4½%. 8:2115. 35,000

Schwarzler, Albert J to The Superior Corporation. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Assigns all right, title and interest to ownership agreement in bond and mort for \$20,000. Dec 28, 1909. Jan 14, 1910. 7:1935. nom

Seikevitz, Isaac E to Luis de Errazu. Ludlow st, No 17, w s, 175.7 n Canal st, 25x88.5. Jan 14, 1910, due, &c, as per bond. 1:298. 25,000

Sinman, Hanna wife of Isaac to The Roman Catholic Orphan Asylum in City N Y. 115th st, Nos 64 and 66, s s, 170 e Madison av, 2 lots, each 25x100.11. Two mortg, each \$19,500. Jan 14, 3 years, 4½%. Jan 15, 1910. 6:1620. 39,000

Swan, James A as trustee with Joseph H Trant. Manhattan av, No 121. Extension of mort for \$10,000 to Jan 1, 1913, at 5%. Dec 27, 1909. Jan 14, 1910. 7:1840. nom

Steinbach, Kath and Geo A Muhlfield to Florence Rudden. 12th st, No 627, n s, 343 w Av B, 25x103.3. Jan 17, 1910, due &c as per bond. 2:395. 10,000

Seymann, Bernard of Brooklyn, N Y, to TITLE INS CO of N Y. 41st st, No 221, n s, 275 w 7th av, 25x98.9. P M. Jan 14, 1 year, 5%. Jan 15, 1910. 4:1013. 25,000

Strayer Realty Co to John W Strayer. 118th st, No 19, n s, 560 e Lenox av, 25x100.11. Prior mort \$4,000. Jan 12, 3 years, 6%. Jan 17, 1910. 6:1717. 3,500

Schuyllkill Realty Co to ROYAL BANK of N Y. 182d st, Nos 620 and 622, s s, 50 e Wadsworth av, 50x70. Assigns rents to secure \$2,000. Jan 11. Jan 13, 1910. 8:2165. Corrects error in last issue, when property was 132d st, Nos 620 and 622. &c. 2,000

Sterling Realty Co to Edwd A Kerbs. 95th st, No 206, s s, 100 w Amsterdam av, 62.4x100.10x56x100.8. Jan 15, 5 years, 4½%. Jan 17, 1910. 4:1242. 95,000



THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS 239 VERNON AVENUE LONG ISLAND CITY NEW YORK

Singer, Myer and Daniel D and Sophie to Saml J Singer. Amsterdam av, Nos 1987 to 1993, e s, 39.11 s 159th st, 2 lots, each 40x106. 2 morts, each \$10,000; 2 prior morts \$— each. 20,000
Thomas, Wm W or Wm with BOWERY SAVINGS BANK. 36th st, No 204 East. Extension of \$10,000 mort until Jan 11, 1915, at 4 1/2%. Jan 14, 1910. 3:916. nom
Taylor, Sarah L to Edw A Kerbs. 95th st, No 206 West. Subordination agreement. Jan 13, 1910. 4:1242. nom
Thirty-fourth Street Safe Deposit Co to Scholle Brothers, a partnership. 34th st, No 41, n s, 200 e 6th av, 24x98.9. Jan 19, 1910, due Feb 1, 1915, 4%. Jan 19, 1910. 3:836. 100,000
Same to same. Same property. Certificate as to above mort. Jan 17, 1910. 3:836.
United Realty & Mortgage Co to Jessie M Wells. Declaration as to mort for \$5,000 covering land in Kings Co. Jan 19, 1910. 23,000
Ungar, Berta to Sigmund Orbach. 75th st, No 339, n s, 100 w 1st av, 25x97.1x25.4x93. Jan 12, due, &c, as per bond. Jan 13, 1910. 5:1450. 1,000
Vollter, Adolph to American Mortgage Co. 9th av, No 549, w s, 74.1 n 40th st, 24.8x100. Jan 20, 1910, 5 years, 5%. 4:1050. 23,000
Verderber, Frank to H Koehler & Co. 1st av, No 741. Saloon lease. Jan 13, demand, 6%. Also to be recorded in conveyances. Jan 14, 1910. 5:1335. 3,500
Weinstein (Chas I) Realty Co to Jacob Kottek et al. Ridge st, No 55, w s, 150 s Delancey st, 25x100. Prior mort \$46,000. Jan 17, due &c as per bond. Jan 18, 1910. 2:342. 8,274
Williams, John T to Chas B Ross. Madison av, Nos 778 and 780. Assign rents to extent of \$750. Nov 4. Jan 17, 1910. 5:1381. nom
Wilgro Realty Co to James H Aldrich et al trustees Eliz W Aldrich. 95th st, No 233, n s, 125 w 2d av, 25x100.8. P M. Jan 18, 1910, due July 18, 1913, 5%. 5:1541. 13,700
Same to same. Same property. Certificate as to above mort. Jan 18, 1910. 5:1541.
Weinstein (Chas I) Realty Co to Church Mission to Deaf Mutes, a corp, and ano. Ridge st, No 55, w s, 150 s Delancey st, old line. 25x100. Jan 18, 1910, 3 years, 5%. 2:342. 46,000
Same to same. Same property. Certificate as to above mort. Jan 18, 1910. 2:342.
Wood, Joseph L R with Samuel Golde. 71st st, No 411 East. Extension of mort for \$25,000 to Jan 16, 1913, at 5%. Dec 30, 1909. Jan 20, 1910. 5:1466. nom
Worm, Joseph to Lion Brewery. 3d av, No 2125. Saloon lease. Jan 12, demand, 6%. Jan 19, 1910. 6:1666. 8,280.55
Whitney, Harry P to Geo G Mason. 5th av, No 871, n e cor 68th st, No 1, 54.11x200. P M. Jan 13, due &c as per bond. Jan 20, 1910. 5:1383. 1,000,000

BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).
Avenue St John Realty Co to JEFFERSON BANK. Kelly st, s e cor Av St John, 107.5x250 to Beck st. Certificate as to mort for \$30,000. Jan 6. Jan 18, 1910. 10:2685.
American Real Estate Co to LAWYERS TITLE INSURANCE & TRUST CO. Westchester av, n w s, at s w s Home st, runs n w 147.9 x s w 100 x s e 125.6 x n e 102.5 to beginning. Jan 17, 1910, 5 years, 5%. 10:2758. 18,000
\*Albano, Peter to August Casiraghi. Union av, s w s, at s e s 5th st, 52.10x100. Jan 3, 1 year, 6%. Jan 17, 1910. 3:000
Ansonge, Mark P with Sally Orth. Adams st, e s, 161.8 s Columbus av, 16.8x100. Subordination agreement. Jan 15. Jan 17, 1910. nom
Altro Realty Co to Saml Gotthelf. Beck st, n s, 100 w Av St John, runs n 125 x w 41.7 x s w 130.6 x s 18.10 to st, x e 117.6 to beginning. P M. Prior mort \$60,000. Jan 14, 1 year, 6%. Jan 15, 1910. 10:2685. 15,000
Arc Realty Co to Geo H McGuire. Vyse av, n w cor 180th st, runs n 94.8 x w 125 x n 50 x w 25 x s 142 to st x e 150 to beginning. Jan 13, 3 years, 6%. Jan 14, 1910. 11:3128. 16,000
Same to same. Same property. Certificate as to above mort. Jan 14, 1910. 11:3128.
Aldrich, Charlotte P with Louis Koenig. 165th st, s s, 80 e Stebbins av, 20x77.5. Extension of \$3,700 mort until Jan 1, 1915, at 5 1/2%. Jan 8. Jan 19, 1910. 10:2698. nom
Arndtstein, Moser to Edgar S Appleby and ano. Cypress av, n w cor 140th st, runs w 200.5 x n 95 x e 188.4 to av x s 95.9 to beginning. Jan 17, 3 years, 6%. Jan 19, 1910. 10:2553. 24,000
Avenue St John Realty Co to JEFFERSON BANK. Leggett av, w s, 200 n Beck st, runs w 107.5 x n 50 to Kelly st x e 107.5 to av x s 50 to beginning. Certificate as to mort for \$25,000. Jan 6. Jan 18, 1910. 10:2685.
Bernard; Julia D. of Brooklyn, N Y, to UNIVERSAL SAVINGS BANK. Hughes av, No 2418, e s, 121.6 s 188th st, 24.8x87.6. Jan 20, 1910, due, &c, as per bond. 11:3076. 5,100
\*Bonhagen, Sophie to Marie Ermeling. Lots 33 and 34, map in partition Mary A Wells and ano agt Steuer et al. Jan 3, due, &c, as per bond. Jan 20, 1910. 1,000
Benline (Harry C) Construction Co to James C Green and ano. Vyse av, w s, 75 n 172d st, 56.3x100. Given as collateral security for mort for \$4,250. Jan 19, due, &c, as per bond. Jan 20, 1910. 11:2989. 4,250
Benline (Harry C) Construction Co to James C and Daniel S Greene. Vyse av, w s, 75 n 172d st, 56.3x100. Certificate as to mort for \$4,000. Jan 15. Jan 20, 1910. 11:2989.
Buckbee, Geo E with Edna A Patton. Tiebout av, w s, 298.5 s 184th st, 25x115. Subordination agreement. Jan 19, 1910. 11:3146. nom
Burland, Wolf, Solomon Hirshkorn and Mathias Raport to TITLE GUARANTEE & TRUST CO. 183d st, Nos 594 and 596, s s, 48 w Adams pl, 48x100. Dec 16, due, &c, as per bond. Jan 19, 1910. 11:3071. 12,000
Buckbee, Geo E with Edna A Patton. Tiebout av, w s, 323.6 s 184th st, 25x115. Subordination agreement. Jan 19, 1910. 11:3146. nom
Broad Realty Co to Morris Lazar. Gilbert pl, Nos 1215 to 1221, n s, 25 w Faile st. Four lots, each 25x100. Four P M morts, each \$2,000. Four prior morts, each \$6,000. Jan 12, due, &c, as per bond. Jan 13, 1910. 10:2761. 8,000

Broad Realty Co to Morris Lazar. Gilbert pl, Nos 1215 to 1221, n s, 25 w Faile st, 100x100. Certificate as to four morts for \$2,000 each. Jan 12. Jan 14, 1910. 10:2761.
Bryan, Harry C to John Harnett. 172d st, n s, 73 w Vyse av, 27x 25. Extension of \$1,600 mort until Jan 12, 1911, at 5%. Jan 12. Jan 13, 1910. 11:2989. nom
Briggs, Jos A, of N Y and Harriet A Sherwood to Francis Sheperd. Marion av, No 2687, w s, 246.5 s 196th st, 30.6x157.1x 51.11x155.4. Jan 12, 2 years, 5%. Jan 14, 1910. 12:3287. 2,000
Bartelstone, Oscar and Aaron to Eliz M Cauldwell. 3d av, No 4179, w s, 135.2 n 176th st, 27.2x93.9x27.1x94.10. Dec 22, 3 years, 5%. Jan 14, 1910. 11:2924. 14,000
Barone, Michele to Sarah R Russel. Simpson st, e s, 149.11 s Home st, 50x100. Jan 14, due May 1, 1915, 5%. Jan 15, 1910. 10:2728. 9,000
\*Bussing, Henry to Kate A Deady of Northampton, Mass. Columbus av, s w cor Van Buren st, 26x—x25x100, and being lot 74 map Van Nest Park. Jan 14, 1910, due Jan 1, 1911, 6%. 3,000
\*Brown, Mark to Julius Wolf. 233d st, n e s, 53.3 n w Bronxwood av, runs n 50 x s e 12.10 to Bronxwood av x n 64.3 x n 12.5 x s w 100 to st x s e 40 to beginning. P M. Jan 14, 3 years, 5%. Jan 15, 1910. 1,500
Barry, Thomas E to Rose A Barry. Heath av, e s, 395 s Kingsbridge road, and being lot 29 (No 1187) of 272 lots Bailey estate, Kingsbridge, 25x102.6x25.3x98.5. May 15, 1908, due Jan 1, 1912, 5 1/2%. Jan 20, 1910. 11:3240. 1,000
Canedy, Chas F to Matilda S Davis. Vineyard pl, n w cor 175th st, runs w 69.11 to e s Marmion av x n 194 x e 69 to pl x s 194 to beginning. Jan 12, due, &c, as per bond. Jan 14, 1910. 11:2958. 1,500
Canedy, Chas F to TITLE GUARANTEE & TRUST CO. Vineyard pl, n w cor 175th st, runs w 69.11 to e s Marmion av x n 194 x e 69 to pl x s 194 to beginning. Jan 12, due, &c, as per bond. Jan 14, 1910. 11:2958. 18,000
Conroy, Bryan, of Grantwood, N J, to TITLE GUARANTEE & TRUST CO. Boscobel av, w s, 74.7 n Plympton av, runs w 103.7 x n e 40.3 x n — x e 78 to Boscobel av x s 75 to beginning. Dec 10, due, &c, as per bond. Jan 14, 1910. 9:2522. 3,000
Chopak, Abraham to Richard R Maslen. Macombs road, n w cor 175th st, 25.9x81.4x41.5x66.11. P M. Jan 12, due, &c, as per bond. Jan 14, 1910. 11:2876. 500
Cleland, Mary to Edw Bumburg. 240th st, s s, 96 e Mt Vernon av, 40x100. Prior mort \$10,000. Jan 13, 1 year, 6%. Jan 18, 1910. 12:3380. 500
\*Corin, Ralph, of Brooklyn, N Y, to Whitehall Realty Co. Grace av, n e cor Pitman av, 195 to Edson av, x95 and being lots 38 to 45 block 26 map No 1140 Section 1 Bathgate estate. P M. Jan 5, 3 years, 5%. Jan 20, 1910. 5,520
\*Callaghan, Margt L and Thomas J Ford to Agnes G W Bertieri. Street 50 ft wide, n w s, 220 from road leading from Westchester to Whitestone, 25x150, being lot 55 map land S F Myers, Throgs Neck, Westchester. Dec 31, 3 years, 6%. Jan 19, 1910. 2,500
\*Costar, George to Eliz K Dooling. Tremont av, s s, abt 65 w Newbold st, 50x75x81.8x38.10, and being lots 8 and 9 map (No 1077) of 51 lots of Eliza G Ketchum. Jan 17, 3 years, 5%. Jan 18, 1910. 6,000
De Salvo, Alfonso to Caroline Gareiss. Marion av, No 2972, s e s, 309.5 e Bedford Park Boulevard or Southern Boulevard, 50x 110. P M. Dec 3, 3 years, 5%. Jan 17, 1910. 12:3285. 8,000
\*De Pasquale, Salvatore M to Cath C Hill. 222d st, late 8th st, n s, 52 e Carpenter av, and being e 1/2 lot 1089 map Wakefield, 52.6x114, except part for st. Jan 13, 5 years, 6%. Jan 17, 1910. 8,000
\*De Salvo, Alfonso to Ida H Webster. Green lane, s s, at e s Castle Hill av, 104.9x134.8x85.9, and being lots 1, 2 and 3 map (No 957) of 120 lots Daily Estate. Jan 11, due, &c, as per bond. Jan 13, 1910. 3,800
De Pasquale, Salvatore to Elizabeth H Washburn. Webster av, e s, 301.6 n e 1 Eclipse st, and being lots 13 and 14 map No 1021 Norwood, —x72.10x—x71.4 s s; Webster av, w s, 194 n Ozark st, and being lots 64 and 65 same map, 50x90. Jan 14, 3 years, 6%. Jan 15, 1910. 12:3355 and 3357. 3,000
Ellner, Clara to Mountain Construction Co. 188th st, s s, 152 w Bathgate av, 20x95. P M. Prior mort \$7,500. Jan 10, 3 years, 6%. Jan 17, 1910. 11:3057. 750
Egan, Joseph, Sr. to Julie C Tompkins extrx Julie Coombe. 233d st, n e s, 93.3 n w Bronxwood av, runs n w 100 x n w 75 x s w 100 to 233d st, x s e 75 to beginning. P M. Dec 16, due Jan 3, 1913, 5%. Jan 14, 1910. 1,800
Eckert, Mary to Joseph Weil. St Ann's av, w s, 25 n 148th st, 24.11x99.4. Jan 14, 1910, 5 years, 5%. 9:2275. 16,000
Same and Fredericka Helferich with same. Same property. Subordination agreement. Jan 12. Jan 14, 1910. 9:2275. nom
Froma Realty Co to Jos J Meaney. Robbins av, s e s, 41.10 s w 152d st, 50x104. Prior mort \$—. Oct 8, 1909, 1 year, 6%. Jan 15, 1910. 10:2643. 8,500
Same to same. Same property. Certificate as to above mortgage. Jan 15, 1910. 10:2643.
Franklin, Mary A to Mary K Shradly. Bailey av, e s, 225 n Boston av, and being lots 83 to 85 map (No 1057) at Kingsbridge, 75x87.7x75x82.5. Dec 28, 1909, due July 13, 1910, 6%. 12:3261. Corrects error in issue of Jan 1 in description of property. 2,400
Farrell, Cath F to Mary I McNulty. 156th st, No 884 (Leggett av), s w s, 28.10 n Dawson st, 24.9x82.9x20x97.3. Jan 12, 5 years, 5%. Jan 13, 1910. 10:2687 and 2695. 5,500
Freudenmacher, Philipp to Katharina Elias. Leggett av, w s, 40 n Kelly st, 40x110. Prior mort \$24,000. Jan 12, 1 year, 6%. Jan 13, 1910. 10:2684. 4,000
\*Friedman, Isaac and Aaron Sirota and Mark P Ansonge with Sally Orth. Adams st, Nos 25, 26 and 27. Subordination agreement. Jan 14. Jan 17, 1910. nom
\*Friedman, Isaac and Aaron Sirota to Sally Orth. Adams st, e s, 145 s Columbus av, 3 lots, each 16.8x100. 3 morts, each \$2,500. Jan 15, 5 years, 5 1/2%. Jan 17, 1910. 7,500
Fritsche, Madeleine W with Hannah Meyer. Whitlock av, No 978. Extension of \$7,500 mort until Dec 3, 1912, at 5%. Nov 27. Jan 17, 1910. 10:2734. nom



**HECLA IRON WORKS**

North 10th, 11th and 12th Streets

**BROOKLYN,****NEW YORK****Architectural Bronze**

AND

**IRON WORK**

- Franklin, Mary A to Victoria Bitterman. 188th st, No 514, s s, 52 w Bathgate av, 20x90. P M. Prior mort \$7,500. Jan 18, 2 years, 6%. Jan 19, 1910. 11:3057. 1,350
- Greenfield, David to Foxvale Realty Co. Fox st, w s, 333.4 n Longwood av, two lots, each 33.4x100. Two P M morts, each \$3,500. Two prior morts \$17,250 each. Jan 20, 1910, 1 year, 6%. 10:2709. 7,000
- Same to same. Fox st, w s, 400 n Longwood av, 33.4x100. P M. Prior mort \$17,250. Jan 20, 1910, 5 years, 6%. 10:2709. 3,400
- Goldhill Realty Co to Wm Steinberg. Union av, w s, 39 s 160th st, 79.1x105. Prior mort \$86,000. Jan 18, due, &c, as per bond. Jan 19, 1910. 10:2666. 25,000
- Same to same. Same property. Certificate as to above mort. Jan 18, Jan 19, 1910. 10:2666.
- Goldstein, Max, Joseph Strachstein and Adolph Siegel and Nathan Friedman with LAWYERS TITLE INS AND TRUST CO. Prospect av, Nos 626 and 628. Subordination agreement. Jan 14, Jan 19, 1910. 10:2685. nom
- Goldstein, Max, Joseph Strachstein and Adolph Siegel and Edw Rubin with LAWYERS TITLE INS AND TRUST CO. Prospect av, No 622. Subordination agreement. Jan 14, Jan 19, 1910. 10:2685. nom
- Galliani, Giosue to Annie Mahoney and ano. Clinton (Rustic) av, e s, 132 n 181st st, 66x150. P M. Jan 19, 1910, 5 years, 5%. 11:3097. 4,000
- Grunzfelder, Nicholas to John Haydock. 3d av, s e s, 81.3 s w 152d st, late Rose st, 20x88. Jan 18, due, &c, as per bond. Jan 19, 1910. 9:2362. 10,000
- Goldstein, Max and Joseph Strachstein and Adolph Siegel to LAWYERS TITLE INSURANCE & TRUST CO. Prospect av, e s, 132.10 n e Beck st, two lots each 37.6x100. Two morts, each \$30,000. Jan 14, 5 years, 5%. Jan 18, 1910. 10:2685. 60,000
- Same and Jacob Markel and Jacob and Solomon Hecht with same. Same property. Two subordination agreements. Jan 14, Jan 18, 1910. 10:2685. nom
- \*Geher, Conrad to Henry Kramer. Plot begins 240 e White Plains rd at point 245 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Jan 15, 3 years, 5%. Jan 18, 1910. 3,000
- Grimm, Josephine to Frank Levison, of New Rochelle. Home st, n w cor Tinton av, 16.8x80.7. Dec 31, 3 years, 6%. Jan 13, 1910. 10:2661. 1,500
- Haas, Michael to Frederick H Schomburg. 175th st, s s, 40 e Prospect av, 20x95. Prior mort \$—. Jan 12, 1 year, 6%. Jan 14, 1910. 11:2952. 2,500
- Hauck, Annie to Sedgwick M Allen trustee for Hanford Smith et al under will Hanford Smith, decd. Burnside av, No 292 (578), s w s, 380.3 s e of the approach of Concourse and 455.3 s e of Anthony av, runs s w 100 x n e 100 to Burnside av, x n w 37 to beginning. Dec 29, 3 years, 5%. Dec 30, 1909. 11:2814. Corrects error in issue of Jan 1 in description of property. 8,000
- Holer, Frank J to Marie L Thiede. Tinton av, w s, 74.6 s Home st, 19x90. Jan 1, due Oct 1, 1912, 6%. Jan 17, 1910. 10:2661. 2,500
- Heineman, Isaac and Alex Kahn to Ellen E Wheeler. Seabury pl, e s, 101.7 s Boston road, 125x100, and being lots 90 to 94 map No 1100 of 300 lots controlled by Henry Morgenthau. Jan 15, 5 years, 5%. Jan 17, 1910. 11:2967. 12,000
- Haas, Theodore, Thos J Keane and Chas R Schliess to Carrie Bauer. Jerome av, w s, 123 n 181st st, runs n 10.1 x n 68.9 to Clinton pl x w 115 x s 79.6 x e 112 to beginning. Jan 14, 3 years, 5%. Jan 18, 1910. 11:3195. 16,000
- \*Hartmann, Helen with Adolph N Baumann. Morris Park av, n e cor Delancey pl, 45.5x92.7x45x86.11, Van Nest. Extension of \$1,000 mort until Oct 1, 1910, at % as per bond. Jan 17, Jan 18, 1910. nom
- \*Same with same. Same property. Extension of \$500 mort until Oct 1, 1910, at % as per bond. Jan 17, Jan 18, 1910. nom
- Haft, Annie H to Rosa Haft. 3d av, e s, 112 n 139th st, 28.3x93x 25.4x105.8. Prior mort \$13,000. Jan 20, 1910, installs, 6%. 9:2314. 4,000
- Happy, Thirza E widow, Mt Vernon, N Y, to Warren B Sammis, of Huntington, L I. Webster av, n w cor 234th st, 106.5x165.10x 100x129.4. Prior mort \$4,000. Jan 20, 1910, due Sept 27, 1912, 5%. 12:3396. 2,000
- Haft, Annie H wife of and Jacob S to FRANKLIN SAVINGS BANK. 3d av, No 2590, e s, 112 n 139th st, 28.3x93x25.4x105.8. Jan 20, 1910, 5 years, 5%. 9:2314. 13,000
- Herrlich, August J to Kate Fuessel. Grand Boulevard, and Concourse, w s, 41.9 s 179th st, 41.2x107.10x40x119.7. P M. Jan 17, 3 years, 5%. Jan 19, 1910. 11:2808. 4,000
- Hebberd, Ella L to Mary A Scott. Bathgate av, e s, — n 179th st, and 77 n from n s lot 23 map Upper Morrisania, runs e 67.3 x n 123 x w — to av, x s — to beginning. Jan 15, 3 years, 5%. Jan 19, 1910. 11:3045. 3,000
- Ingber, Henrietta to Emilie A Boyden. Park av, w s, 100 s Ittner pl, runs w 166.8 to c l Mill Brook, x s 24.5 x s 59.4 x e 47.6 x n 53.11 x e 100.3 to av, x — 26 to beginning. P M. Jan 18, 5 years, 6%. Jan 19, 1910. 11:2899. 5,000
- John, Anna G to Henry Bosch. Hoe av, e s, 110 s Bancroft st, 40x100. P M. Prior mort \$23,000. Jan 15, 5 years, 5%. Jan 19, 1910. 10:2749. 4,000
- Jacob (August) Construction Co to Peter Freess and ano. Tremont av, n w cor Morris av, 100.3x35.3x100x42.8. Prior mort \$28,000. Jan 19, 1910, due, &c, as per bond. 11:2829. 10,000
- Same to same. Same property. Certificate as to above mort. Jan 19, 1910. 11:2829.
- Same to same. Tremont av, n e cor Morris av, runs e 93 x n 33.6 x w 100 x s 8 to Morris av, x s 20.11 to beginning. Prior mort \$20,000. Jan 19, 1910, due, &c, as per bond. 11:2807. 8,000
- Same to same. Same property. Certificate as to above mort. Jan 19, 1910. 11:2807.
- Kayser, Caroline H wife Henry to Wm F A Kurz. Burnet pl, s s, 100 e Barry st, 25x100 and being lot 248 map No 601 Westchester Co, of Westchester property of Edw T Young, Springhurst, N Y. Dec 28, 2 years, 6%. Jan 13, 1910. 10:2737. 700
- Katonah Construction Co to Sarah E Furnald. Marmion av, No 1980, e s, 66.3 s 178th st, 33x85.7. Jan 19, 1910, 5 years, 5%. 11:3117. 17,500
- Same to same. Same property. Consent to above mort. Jan 19, 1910. 11:3117.
- Same to same. Same property. Certificate as to above mort. Jan 19, 1910. 11:3117.
- Same to Sarah E Furnald and ano, exrs, Francis P Furnald. Marmion av, No 1984, e s, 33.2 s 178th st, 33x85.7. Jan 19, 1910, 5 years, 5%. 11:3117. 17,500
- Same to same. Same property. Consent to above mort. Jan 19, 1910. 11:3117.
- Same to same. Same property. Certificate as to above mort. Jan 19, 1910. 11:3117.
- Kerby, Michl F, of N Y, and Seth S Terry, of Montclair, N J, to Oscar Hentschel. 180th st, n s, 130.2 e 3d av, 25x100. Jan 13, 1910, due, &c, as per bond. 11:3062. 5,000
- Knox, Margt with LAWYERS TITLE INS & TRUST CO. Bryant av, n e cor 172d st, 100x100. Subordination agreement. Jan 5, Jan 14, 1910. 11:3001. nom
- Same with same. Bryant av, s w cor 172d st, 100x100. Subordination agreement. Jan 5, Jan 14, 1910. 11:2995. nom
- Kerby, Michl F, of N Y, and S S Terry, of Montclair, N J, to Jessie E Rudiger. Monterey av, w s, 101.1 n 180th st, 59.5x82.3x 46.8x90.1. Jan 13, 1910, due, &c, as per bond. 11:3062. 4,000
- Kolbert, Celia, wife of and Edward to Paul J Baumgarten and ano. Morris av, No 1070, e s, 370 n 165th st, 20x95. Jan 13, 5 years, 5%. Jan 14, 1910. 9:2437. 7,500
- Kohn, Morris and Lillian to Anna Kurzman. Prospect av, No 1404. Extension of \$6,000 mort until Dec 1, 1914, at 5%. Jan 7, Jan 14, 1910. 11:2963. nom
- Kross, Adolph to Eliz Muller. Kelly st, No 841, w s, 306 n Longwood av, 40x100. Prior mort \$25,000. Jan 14, 3 years, 6%. Jan 15, 1910. 10:2702. 7,500
- Kemp-Jones Realty Co to Susette Berkemeier. Plympton av, e s, 123.4 s Bosobel av, runs e 49.11 x n e 2.2 x s e 25 x s w 15.2 x w 62.10 to Plympton av x n 25 to beginning. Jan 14, 3 yrs, 5%. Jan 17, 1910. 9:2521. 6,000
- Same to same. Same property. Certificate as to above mort. Jan 14, Jan 17, 1910. 9:2521.
- Kerby, Michael F of N Y and Seth S Terry of Montclair, N J, to Chas Kurth. 180th st, n s, 155.2 e 3d av, 25x100. Jan 18, 1910, due, &c, as per bond. 11:3062. 5,000
- Keller, Ernst to Theo Roehrs. 236th st, n s, 200 e Oneida av, 25x100. Prior mort \$4,500. Jan 15, due, &c, as per bond. Jan 17, 1910. 12:3371. 1,000
- Larschan, Hermine to Julia Webber. Tinton av, Nos 957 to 959, w s, 145.4 n 163d st (Strong av), 47x135. P M. Jan 17, 5 years, 5%. Jan 18, 1910. 10:2659. 10,000
- Same to same. Same property. P M. Prior mort \$10,000. Jan 17, 1 year, 6%. Jan 18, 1910. 10:2654. 1,500
- LAWYERS TITLE INS & TRUST CO with Tully Construction Co. Simpson st, e s, 121.10 n Westchester av, 40x100. Extension of \$32,500 mort until Jan 11, 1915, at 5%. Jan 11, Jan 15, 1910. 10:2727. nom
- LAWYERS TITLE INS & TRUST CO with Tully Construction Co. Simpson st, e s, 161.10 n Westchester av, 40x100. Extension of \$32,500 mort until Jan 11, 1915, at 5%. Jan 11, Jan 15, 1910. 10:2727. nom
- Lahm, Rosa with John Muth. 155th st, s s, 175 w Courtlandt av, 25x99.3. Extension of \$4,000 mort until Jan 9, 1913, at 6%. Jan 15, 1910. 9:2414. nom
- Lese, Louis to Rosie D Otto. 162d st, n s, 160 s e Morris av, late Morris pl, 2 lots, each 87x115. 2 morts, each \$3,250; 2 prior morts, \$13,500 each. Jan 15, 1910, 1 year, 6%. 9:2422. 6,500
- LAWYERS TITLE INS & TRUST CO with John Yule. 162d st, n s, 247 e Morris av, late Morris pl, 87x115; 162d st, n s, 160 e Morris av, late Morris pl, 87x115. Extension of two morts for \$13,500 each until Jan 18, 1913, at 5%. Jan 18, Jan 19, 1910. 9:2422. nom
- Landow, Rebecca, wife of and Joseph to AMERICAN SAVINGS BANK. Park av, e s, 83.4 n 186th st, 16.8x100. Jan 19, 1910, 5 years, 6%. 11:3040. 500
- Levin (Nathan B) Co to Edna A Patton. Tiebout av, w s, 298.5 s 184th st, 25x115. Prior mort \$—. Jan 19, 1910, 1 year, 6%. 11:3146. 1,000
- Levin (Nathan B) Co to Edna A Patton. Tiebout av, w s, 323.6 s 184th st, 25x115. Prior mort \$—. Jan 19, 1910, 1 year, 6%. 11:3146. 1,000
- \*Lubcker, Susana C to Herbert S Ogden. 172d st, w s, 106 s Gleason av and being lots 620 and 621 map No 313 of Gleason property, 50x100. P M. Jan 17, 3 years, 5%. Jan 18, 1910. 1,000
- \*Levy, Herman to Rose M Stanton and ano. Castle Hill av, w s, 505 n Starling av, 100x212.8 to Washington st. P M. Jan 14, 5 years, 5%. Jan 15, 1910. 3,700
- Lindgren, Carl A to Dora Wiebke. 198th st, late Travers st, n e s, 51.8 s e Valentine av, 25.10x85.9x25x92.5. Prior mort \$4,000. Jan 19, 2 years, 6%. Jan 20, 1910. 12:3302. 1,500
- McRieckard, Saml to Chas Flettner. Creston av, No 2163, n w cor 181st st, 26.3x114.9x25x106.9. Prior mort \$5,500. Jan 18, 2 years, 6%. Jan 20, 1910. 11:3170. 1,000
- Menaker Realty Co with METROPOLITAN LIFE INS CO. Belmont st, n s, 45 w Monroe av, 50x100. Extension of \$32,500 mort until Nov 1, 1912, at 5%. Dec 24, Jan 19, 1910. 11:2792. nom
- Muccia, Giovanni and Maria N wife of and Sebastiano Marrafino to FRANKLIN SAVINGS BANK. 148th st, No 315, n s, 375 w Courtlandt av, 25x106.6. Jan 12, 5 years, 5%. Jan 13, 1910. 9:2330. 10,000
- Mountain Construction Co, a corpn, to Wm V Simpson, of Matawan, N J. 165th st, s s, 27 e College av, 138.10x88.8x137.10x—. Prior mort \$45,500; 188th st, s w cor Bathgate av, 32x89.4. Prior mort \$30,000. Jan 14, 1910, due, &c, as per bond. 9:2432; 11:3057. 3,000
- Murphy, Mary to Chas P Hallock. 134th st, s s, 140 e Trinity av, 20x103.9x—x103.9. Jan 15, demand, 6%. Jan 17, 1910. 10:2562. 1,000



<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City</p> <p>WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p><b>ALSEN</b></p> <p>SEE PAGE 155 IN "SWEETS" FOR FULL PARTICULARS</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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- \*Mangone, Louis to Dominic A Trotta. Grace av, w s, abt 162.11 s St Raymonds av, and being lot 116 and plot C map No 277 St Raymond Park, except westerly 25 ft of plot C. Jan 13, due &c as per bond. Jan 14, 1910. 500
- Masten (G H) Realty Co to Wm D Peck. Loring pl, e s, 217.11 n 183d st, runs n 90 x e 110 x s 86.4 x e 3.3 x s 3.5 x w 113 to beginning. P M. Jan 4, 1 year, 6%. Jan 17, 1910. 11:3225. 12,800
- Meckes, Louis to Jos H Jones. Ogden av, No 950, n e cor 162d st, 30x90. P M. Prior mort \$13,000. Jan 12, 5 years, 6%. Jan 18, 1910. 9:2511. 6,000
- Meehan, (James F) Co with City Mortgage Co. Southern Boulevard, e s, 388.7 n West Farms rd, 70x100. Subordination agreement. Jan 17, 1910. 10:2744. nom
- Mountain Construction Co to Wm V Simpson. 165th st, s s, 27 e College av, —x137.10x88.9x138.10; Bathgate av, s w cor 188th st, 89.4x32. Prior mort on 1st parcel \$45,500, on 2d parcel \$30,000. Jan 14, due, &c, as per bond. Recorded from Jan 14, 1910. Jan 18, 1910. 11:3057 and 9:2432. 3,000
- Same to same. Same property. Certificate as to above mort. Jan 14, 1910. 11:3057 and 9:2432. —
- \*McCullough, Thomas to Mary M O'Loughlin. Westchester av, s s, 75 e 173d st, 50x110.10x50x100.5, and being lots 114 and 137 amended map No 1081 Gleason property. Jan 17, due &c as per bond. Jan 18, 1910. 3,500
- \*Nelson, Nils to Helen LeR Pearsall. Orchard st, n s, adjoining land Thomas Martin, runs n 100 x e 70 x s 100 to st x w 70 to beginning, Pelham. Jan 18, 1910. 3 years, 6%. 3,000
- \*Pontano, Raphael and John to Francis S Phraner, exr Caroline M Hitchcock. Magenta st, n s, 55 w Cedar av, 25x94.11x25x94.10. Jan 18, 1910, 3 years, 5½%. 3,500
- Patterson, Mary to Leonora W Jones. Kingsbridge road at intersection of Williamsbridge road or Valentine av, runs n w along Kingsbridge road 126.8 x n w 15.11 x n w 15.11 x n w 16 x n w 39.9 x n e 207 x n e 69.9 to Williamsbridge road x s e 99.3 x s e 86.2 x s w 18.4 x s w 88 to beginning, except part for sts. P M. Jan 18, 3 years, 5%. Jan 19, 1910. 12:3304. 15,000
- Patterson, Danl A to Herbert Straut trustee for Rebecca McCutchen. 208th st, s s, 341.4 e Jerome av, and being lots 327 to 332 map Dickinson estate, 150x100, except part for st. Jan 12, 1 year, 6%. Jan 13, 1910. 12:3326. 2,000
- \*Rechten, John H to Wm C Arnold. Van Nest (Columbus av), s e cor Holland av (Lincoln st), 50x100. Jan 14, 5 years, 5½%. Jan 15, 1910. 2,000
- \*Ricciardi, Adelaide wife Wm G Ricciardi to Mary Plunkett. 4th av, e s, 92.4 s 228th st, 22.2x105. Jan 14, due, &c, as per bond. Jan 15, 1910. 500
- \*Ringelstein, Louise wife Charles to Marie S Walsh. Carpenter av, w s, 25 n from s e cor Lot 1137, runs n 34.6 x w 105 x s 34.6 x e 105 to beginning, being part of lot 1137 map Wakefield. Jan 15, due, &c, as per bond. Jan 18, 1910. 1,200
- \*Same to Eliz M Claggett. Carpenter av, w s, 59.6 from s w cor lot 1137, runs n 50 x w 105 x s 50 x e 105 to beginning, being part of lot 1137, same map. Jan 15, due, &c, as per bond. Jan 18, 1910. 1,500
- \*Same to Henrietta N Greely. Carpenter av, w s, at s w cor lot 1137, runs n 25 x w 105 x s 25 x e 105 to beginning, being part of lot 1137, same map. Jan 15, due, &c, as per bond. Jan 18, 1910. 1,000
- Riley & Loughney Realty Co to TITLE GUARANTEE & TRUST Co. Woodlawn rd, s e cor Bainbridge av, 25x100. Building loan. Jan 17, 1 year, 6%. Jan 18, 1910. 12:3334. 16,000
- Same to same. Same property. Certificate as to above mort. Jan 15, 1910. 12:3334. —
- Rose, Minnie to Joseph Lehman. Morris av, n e cor 164th st, 100 x104.9. Jan 18, 3 years, 6%. Jan 19, 1910. 9:2432. 18,000
- Same to same. Same property. Certificate as to above mort. Jan 18, 1910. 12:3310. —
- Rovella Realty Co to Edw L Coster as Committee John G Coster. Villa av, e s, 601.8 n Bedford Park Boulevard or 200th st, 50x79.10x50x82.4. Jan 18, 5 years, 5%. Jan 19, 1910. 12:3310. 20,000
- \*Regan, Eliz to Wm Peters. Clason av, w s, 50 s Mansion st, 25x — and being lot 227 amended map 514 Mapes Estate. P M. Jan 13, 2 years, 6%. Jan 19, 1910. 1,250
- Same to same. Same property. P M. Jan 13, due April 1, 1910. 6%. Jan 19, 1910. 500
- Stern, Jacob A to Elviel Realty Co. Bryant av, s w cor 172d st, 20x100. P M. Prior mort \$10,000. Jan 20, 1910, installs, 6%. 11:2995. 3,500
- Steen, Joseph to Annie T Murray. Crotona av, n e cor Garden st, 70.3x44x79.5x49.2. Jan 19, 1 year, 5½%. Jan 20, 1910. 11:3100. 8,500
- Streeter (Charles T) Construction Co to Wm Buchmiller. 182d st, n s, 129.2 w Washington av, 33.4x100. Prior mort \$16,000. Jan 14, 2 years, 6%. Jan 19, 1910. 11:3038. 3,000
- Same to same. Same property. Certificate as to above mort. Jan 14, 1910. 11:3038. —
- Schaefer, Caroline to TITLE GUARANTEE & TRUST CO. Arthur av, s w cor 178th st, 24.10x90. Jan 18, 1910, due, &c, as per bond. 11:3068. 7,500
- Steers, Susan C to Hopkins G Barrett. Washington av, Nos 2191 to 2195, s w cor 182d st, 62.2x85, except part lying bet s s 182d st as opened and s s Fletcher st on map Morrisania. Prior mort \$17,000. Jan 17, 1 year, 6%. Jan 18, 1910. 11:3037. 3,000
- Stegmann, Geo H with John Svandrlik. 165th st, s s, 20 e Stebbins av, 20x77.5. Extension of \$3,700 mort until Jan 1, 1913, at 5%. Jan 10, 1910. 10:2698. nom
- \*Same with Margt L McDonald. 224th st, late 10th av, s w cor 5th st or av, 40x114, Wakefield. Extension of \$3,000 mort until Jan 30, 1913, at 5½%. Jan 19, 1910. nom
- \*Shapiro, Israel to Davis Weinstock. Roosevelt av, s s, 165 w Fort Schuyler road, 25x100 and being lot 120 map (No 1098) of Tremont Heights. Jan 3, 3 years, 5%. Jan 19, 1910. 300
- Streeter (Charles T) Construction Co to Marie Say. 182d st, n s, 100 w Washington av, 33.4x100. Jan 13, 3 years, 5%. Jan 14, 1910. 11:3038. 16,500
- Same to same. Same property. Certificate as to above mort. Jan 10, 1910. 11:3038. —
- Streeter (Charles T) Construction Co to Bell B Gurnee and ano, extr Azuba F Barney. 182d st, n s, 100 e Park av, 33.4x100. Jan 11, 3 years, 5%. Jan 14, 1910. 11:3038. 16,500
- Same to same. Same property. Certificate as to above mort. Jan 10, 1910. 11:3038. —
- Streeter (Charles T) Construction Co to Emilie Fahs. 182d st, n s, 133.4 e Park av, late Railroad av, 33.4x100. Jan 2, due, &c, as per bond. Jan 14, 1910. 11:3038. 16,000
- Streeter (Charles T) Construction Co to Emilie Fahs. 182d st, n s, 133.4 e Park av, late Railroad av, 33.4x100. Certificate as to mort for \$16,000. Jan 7, 1910. 11:3038. —
- Simpson, Angel J with Max Just. Bainbridge av, No 2871. Extension of \$8,000 mort until Jan 1, 1915, 5%. Jan 4, 1910. 12:3296. nom
- \*Seewacha Realty Co to Commercial Finance Co. Westchester av, n s, 50 w Zerega av, 50x94.8. Jan 13, 3 years, 5½%. Jan 14, 1910. 4,500
- \*Same to same. Same property. Certificate as to above mortgage. Jan 13, 1910. —
- \*Seewacha Realty Co to Frank Falk. Westchester av, n e cor Parker av, 100x135.7x100x133.11, Westchester, except part for Westchester av. P M. Jan 13, due, &c, as per bond. Jan 14, 1910. 9,500
- \*Same to same. Same property. Certificate as to above mortgage. Jan 13, 1910. —
- \*Same to same. Green lane, w s, 137.3 n Westchester av, 75x100. P M. Jan 13, due, &c, as per bond. Jan 14, 1910. 3,000
- \*Same to same. Same property. Certificate as to above mortgage. Jan 13, 1910. —
- \*Same to same. Barker av, e s, 133.11 n Parker av, 25x100. P M. Jan 13, due, &c, as per bond. Jan 14, 1910. 1,000
- \*Same to same. Same property. Certificate as to above mortgage. Jan 13, 1910. —
- \*Same to Carrie E B Tripp and ano exrs Alfred N Tripp. Westchester av, n w cor Zerega av, 50x94.8. Building loan. Jan 13, 3 years, 5½%. Jan 14, 1910. 10,000
- \*Same to same. Same property. Certificate as to above mortgage. Jan 13, 1910. —
- \*Steinberg, Louis to Arthur J Mace and ano exrs Malinda G Mace. 214th st, late Sheil st, n s, 250 e Laconia av, and being lot 753 map Laconia Park, 25x100. P M. Dec 1, 2 years, 6%. Jan 17, 1910. 200
- Schoefer Construction Co to City Mortgage Co. Southern Boulevard, e s, 388.7 n West Farms rd, 70x100. Building loan. Jan 12, demand, 6%. Jan 17, 1910. 10:2744. 48,000
- Same to same. Same property. Certificate as to above mort. Jan 17, 1910. 10:2744. —
- Same to James F Meehan Co. Same property. P M. Prior mort \$48,000. Dec 17, due, &c, as per bond. Jan 17, 1910. 10:2744. 12,000
- Tully (John J) Co to Curtemus Gillette et al trustees Walter R Gillette. Fox st, e s, 280 n Home st, 2 lots, each 40x100. Two mortts each \$32,000. Jan 17, 1910, 5 years, 5%. 11:2974. 64,000
- Same to same. Fox st, e s, 280 n Home st, 80x100. Certificate as to two mortts for \$32,000 each. Jan 14, 1910. 11:2974. —
- \*Thornton, James J of Brooklyn, N Y to Julie C Tompkins extrx Julie Coombe. 233d st, n e s, 188.1 s e Bronxwood av, runs s e 31.4 x n 136.11 x w 24.4 x s 117. P M. Dec 16, 3 years, 5%. Jan 18, 1910. 647.50
- Same (in caption James J Thompson) probable error to same. Kingsbridge road, s e s, 103.6 n e 233d st, runs s e 175.5 to Bronxwood av x n 25.8 x n w 153.10 to rd x s w 20.8 to beginning. Dec 16, due Jan 3, 1913, 5%. Jan 18, 1910. 787.50
- Thomas, Rowland W to John Twiname. Belmont av, e s, 235 n 181st st, 24.2x172.11x24x170. Jan 17, 1910, 3 years, 5%. 11:3083. 6,000
- \*Tuthill, Wm L to EASTCHESTER SAVINGS BANK. Catharine st, lot 196 map Washingtonville, 50x100. Jan 13, 3 years, 6%. Jan 14, 1910. 3,000
- \*Tamillo, Valedoro to Julie C Tompkins extrx Julie Coombe. 233d st, n e s, 53.3 n w Bronxwood av, runs n e 50 x s e 12.10 to Bronxwood av, x s 64.3 to st, x n w 53.3 to beginning. P M. Dec 16, 3 years, 5%. Jan 14, 1910. 612.50
- Thornton Brothers Co to Fanny and Emma Behlen. 180th st, n s, 105 w Park av, 20x83.10x20.1x92.1. Consent to mortgage for \$4,000. June 24, 1909. Jan 20, 1910. 11:3030. —
- \*Truckenbrodt, Lewis to Marie Danitz. Hunt av, e s, 222 s Bronx-dale av and being lots 57 and 58 partition map Lott G Hunt estate, near Van Nest, 50x100. Jan 18, 1 year, 6%. Jan 20, 1910. 1,000
- Umsted, Kath T to Wm L Phelan. Valentine av, No 2188, e s, 192.9 n 181st st, 20x117.6 to Tiebout av x20x117.9. Prior mort \$7,500. Jan 6, due &c as per bond. Jan 11, 1910. 11:3144. 2,500
- Same to same. Valentine av, No 2180, e s, 112.8 n 181st st, 20.1x130.9 to Tiebout av x20.1x118.9. Prior mort \$8,000. Jan 6, due &c as per bond. Jan 11, 1910. 11:3144. Corrects error in last issue, when size of lot was 20.1x132.9 to Tiebout av x20.1x112.5. 2,500
- Von Eschwege, Erich to Morris Lazar. Gilbert pl, Nos 1209 and 1211, n s, 125 w Faile st. Two lots, each 25x100. Two P M mortts, each \$2,000. Two Prior mortts, \$6,000 each. Jan 12, due, &c, as per bond. Jan 13, 1910. 10:2761. 4,000
- \*Vasi, Salvatore and Pasquale and Francesco to Francesco Spinella. Plot begins 740 e White Plains road at point 825 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Jan 18, demand, 6%. Jan 19, 1910. 2,000
- Valentine Construction Co to Enoch C Bell. Lafontaine av, w s, 97.5 s 179th st, 75x100. Jan 14, 1 year, 6%. Jan 19, 1910. 11:3061. 32,000
- Same to same. Same property. Certificate as to above mort. Jan 19, 1910. 11:3061. —
- Same to Rockland Realty Co. Same property. P M. Jan 14, 1 year, 6%. Jan 19, 1910. 11:3061. 13,250



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

White Seal Realty Co, a corp'n, to Annie Jones. 21st st, n s, 130 e 5th av, 30x100, Brooklyn. Bathgate av, e s, 100 n 183d st, 50x115.7. Oct 28, 1908, due Oct 1, 1911, 5%. Jan 20, 1910. 11:3052. 4,000

Weiherr Construction Co to Jacob Dohrmann. Cauldwell av, w s, 100.5 n 165th st, 70x50. Prior mort \$30,000. Jan 17, due, &c, as per bond. Jan 18, 1910. 10:2622. 5,000

Same to same. Same property. Certificate as to above mort. Jan 17. Jan 18, 1910. 10:2622.

Wagner, Albert to Geo Gingerich. Union av, No 982, e s, abt 310 s 165th st, 37.6x160. Prior mort \$28,000. Jan 15, due Dec 15, 1912, 6%. Jan 18, 1910. 10:2678. 5,000

Wentz, Theo with Katonah Construction Co. Honeywell av, e s, 143 n Tremont av or 177th st, 50x60.1. Extension of \$17,500 mort until July 9, 1914, at 5%. July 9. Jan 14, 1910. 11:3121. nom

Walton Building Co to Henry G Silleck. Certificate as to consent of stockholders to mort for \$—, dated Nov 10, 1909. Jan 13. Jan 14, 1910. 11:3188.

Zingales Realty Co to Manhattan Mortgage Co. Freeman st, n e cor Bryant av, 53x100x50x85.8. Prior mort \$—. Jan 17, due, &c, as per bond. Jan 18, 1910. 11:2999. 40,000

Same to same. Same property. Certificate as to above mort. Jan 17. Jan 18, 1910. 11:2999.

### JUDGMENTS IN FORECLOSURE SUITS.

Jan. 13.

111th st, No 311 West. John J Radley agt Grace E Harding; James E Kelly, att'y; Samuel Hoffman, ref. (Amt due, \$11,695.16.)

67th st, n s, 80 w West End av, 20x100.5. Francis G Lloyd agt John F Cockerill; Merrill & Rogers, att'ys; Leighton Lobdell, ref. (Amt due, \$9,490.)

Jan. 14.

8th st, s w s, 254.8 n w Av A, 19.7x86.6x irreg. John Oehler agt Abraham C Weingarten et al; Julius Krause, att'y; Elek J Ludvigh, ref. (Amt due, \$19,049.17.)

3d av, Nos 4001 & 4003. Nevelson Goldberg Realty Co agt Cornelia K Averill et al; Edw A Brown, att'y; William Allen, ref. (Amt due, \$7,762.09.)

Jan. 15.

115th st, No 460 East. Emanuel Arnstein agt Samuel C Baum; Samuel Levy, att'y; Earl Scott, ref. (Amt due, \$2,648.52.)

8th av, No 2573. Mary S Leech agt Samuel King; Harold Swain, att'y; James W Dean, ref. (Amt due, \$26,106.26.)

Tiffany st, s s, intersec s e s 167th st, runs s 94.6 x w 38.6 x n w 75 x n e 69.2 to beg. Anna F Rogers agt Clarence D Baldwin; Merrill & Rogers, att'ys; Phelan Beale, ref. (Amt due, \$3,334.85.)

Jan. 17.

Broad st, No 42 | Broadway Cortlandt Co agt En-New st, No 38 | gadine Co; Edw F Clark, att'y; Joseph A Warren, ref. (Amt due, \$92,920.13.)

187th st, s s, 101 w Washington av, 40x100. City Real Estate Co agt Thomas T Reid; Harold Swain, att'y; Geo F Langbein, ref. (Amt due, \$8,488.)

South st, No 75. James S Bearnis agt John N. Crusius; Jacob Brenner, att'y; Wm A McQuaid, ref. (Amt due, \$36,072.49.)

Jan. 18.

Lot 355, map of portion of farm of Charles Berrian, Bronx; Carolyn B Wright agt Mary A McCormick; Niles & Johnson, att'ys; James A Beha, ref. (Amt due, \$1,598.50.)

Monroe st, No 18 | Louisa H Vosbrinck agt Rosa Allen st, No 173 | Rappaport; Albert A Hovell, att'y; Melville B Mendell, ref. (Amt due, \$5,209.17.)

122d st, No 331 East. Louis Egler agt Frances Hessberg; Action No 1; Geo H Hyde, att'y; Chas M Beattie, ref. (Amt due, \$7,778.75.)

122d st, No 333 East. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$7,778.75.)

113th st, n s, 203.5 w Park av, 25.1x100.11. Francis Frey agt Libby Epstein; W Gibbs Whaley, att'y; Edw W Crittenden, ref. (Amt due, \$6,818.34.)

151st st, n s, 200 w Morris av, 50x118.3.

151st st, n s, 250 w Morris av, 25x100.

Italian-American Trust Co of N Y agt Vincenzo Procaro; Otterbourg, Steindler & Houston, att'ys; Theodore K McCarthy, ref. (Amt due, \$4,453.)

Jan. 19.

Home st, s s, 252.11 e Stebbins av, 25x32.6. Estates Settlement Co agt Halvorsen Barmore Construction Co; Carrington & Pierce, att'ys; J Sidney Bernstein, ref. (Amt due, \$1,540.33.)

### LIS PENDENS.

Jan. 15.

114th st, No 306 East. Jennie Pecoraro agt Nicola Pecoraro; action to impress lien; att'y, H Levy.

Jan. 17.

Audubon av, n e cor 185th st, 214.10x95x irreg to 185th st.

170th st, s e cor Audubon av, 95x25.

Kate Mordecari et al agt Emanuel Heilner et al; partition; att'ys, Simpson, Werner & Carozzo.

9th st, s s, 258 e Av C, 25x93.11. Katharina Pullman et al agt Katharina Pullman et al exrs et al; amended partition; att'ys, Bouvier, Dugro & Doyle.

Fulton st, No 144. Chas H Israels et al agt Berghoff Brewing Assn; action to foreclose mechanics liens; att'y, S T Stern.

Jan. 18.

Broadway, e s, 108.1 s 58th st, 53.10x111.3x50 x131.2.

57th st, n s, 400 e 8th av, 50x100.5.

Eureka Fire Hose Mfg Co agt B F Goodrich Co; action to foreclose mechanics lien; att'y, D S O'Brien.

62d st, No 144 East. Belle Joel agt A Lewis Joel et al; partition; att'ys, Strouse & Strauss.

Bristow st, n e cor 170th st, 125x100. Nathan Passman agt Clara Wiedhopf; action to foreclose mechanics lien; att'y, W Godnick.

Rutgers st, No 39. Morris B Herman agt Zimmerman & Gotthelf et al; action to foreclose mechanics lien; att'y, A Goddman.

Jan. 19.

78th st, No 103 West.

Doris av, e s, 99.11 n Westchester av, 29x100.

Doris av, e s, 124.11 n Westchester av, 25x100.11.

Grace Meehan agt Frank D Meehan et al; partition; att'y, J Kearney.

156th st, Nos 417 & 419 East. Annie Link agt Julius H Haas et al; action to declare deed a mortgage, &c; att'y, J Eisner.

Delancey st, No 152. Morris Hochberg agt Isaac Lerkowitz et al; action to foreclose mechanics lien; att'y, L Freiman.

2d st, No 213. Morris Hochberg agt Charlotte Christensen et al; action to foreclose mechanics lien; att'y, L Freiman.

179th st, s s, 100 e Clinton av, 25x100. Van Nest Wood Working Co agt Filomena De Lorenzo et al; action to foreclose mechanics lien; att'ys, Press & Hirschberg.

63d st, No 405 East. Dora Weber agt Jacques R Haas et al; action to determine validity of will; att'ys, Aaronstamm & Chorosh.

Jan. 20.

Stanton st, No 121.

Essex st, Nos 154 & 156.

Emily S Garside agt Sola Roth et al; amended action to recover possession; att'y, H A Vieu.

188th st, s w cor Bathgate av, 176x100. Warren McConihe agt Mountain Construction Co et al; action to set aside satisfaction of lien, &c; att'y, W McConihe.

Independence av, e s, adj land of James C Sidney, runs s e 298 x s w 241.9 to Palisade av, x n — to beg. Justin Kellogg agt Mary Jennette Scoville et al; accounting, &c; att'y, J Kellogg.

4th st, s s, 275 e Av D, 25x103. Mary O'Hare, by gdn, agt Mary S Hartmann et al; partition; att'y, N J O'Connell.

139th st, old n s, 180.10 e old line of 3d av, 16.10x100. Gertrude E Hagan agt Mary P Hagan et al; action to impress trust, &c; att'y, E J Flanagan.

125th st, No 161 East. Hurwitz & Finkelstein Iron Works agt Joseph Wielar et al; action to foreclose mechanics lien; att'ys, Taylor & Fatt.

Jan. 21.

Halsey pl, s w cor Washington av, ——. Patrick Mullen admr agt E Colgate Jones; action to cancel mortgage; att'y, C E Le Barbier.

Brown pl, e s, whole front between 136th and 137th sts, 200x90.

133d st, n s, 210 w 5th av, 100x99.11.

Philip R Strisik trustee agt Max L Rohman et al; action to declare deed void; att'y, S Leavitt.

46th st, n s, 180 e 7th av, 20x100.4. Patrick McCarthy agt Frederick J Lancaster, trustee et al; action to foreclose mechanics lien; att'ys, Wetherhorn & Link.

Eastburn av, e s, 188.4 n 174th st, 50x95. Joseph Z Johnson agt Belmont Bond et al; action to cancel deed, &c; att'y, J Z Johnson.

44th st, No 307 East. Nathan Garber agt Teobaldo Teutonico et al; action to foreclose mechanics lien; att'y, J Blumofe.

### FORECLOSURE SUITS.

Jan. 14.

Madison av, e s, 51.4 n 120th st, 16x83. John Ingle, Jr, agt Mary Sherry et al; att'ys, Earle & Russell. (Corrects error in last issue as to location.)

Jan. 21.

58th st, s s, 70.5 e 1st av, 18x100.4. Emma S Gibbs agt Joseph Blauhut et al; att'y, W McConihe.

Broome st, Nos 25 & 27. Samuel Weil agt Max Cross et al; att'y, M Sundheimer.

Jones st, No 9. Nineteenth Ward Bank et al agt Frederick E Platt et al; att'ys, McKenna & McKenna.

Madison av, w s, 25.11 n 114th st, 25x100. Max Vogel agt Fanny Gottlieb et al; att'y, M A Vogel.

Central Park West, w s, 68.3 n 94th st, 108x100; two actions. Pittsburgh Life & Trust Co agt Emory F Dobson et al; att'ys, Berlinicke & Adams.

Jan. 15.

143d st, Nos 114 & 116 West. Lincoln Trust Co agt William Sax et al; att'ys, Bowers & Sands.

143d st, Nos 253 & 255 West; two actions. Benjamin Jacobs et al agt Frederick Rohkhl et al; att'y, P Goldman.

110th st, n s, 266.8 w 2d av, 83.4x100.11; two actions. Lawyers Mortgage Co agt Deby Simon et al; att'ys, Carey & Carroll.

Jan. 17.

Lot 182, map of portion of Hunt Estate, Bronx. Clara Peter agt Agnes Decker et al; att'y, R H Bergman.

Anthony av, w s, 67.9 n 174th st, 22.7x78.6. Mary L Bates agt Ekwank Realty Co et al; att'ys, Wilson, Barker & Wager.

Hughes av, Nos 2496 & 2498; two actions. Alois L Ernst agt Hughes Avenue Construction Co et al; amended; att'ys, Parker & Ernst.

226th st, n s, 305 e White Plains rd, 25x114. Joseph S Brown agt Francesco Napolitano; att'ys, Hillquit & Hillquit.

Ludlow st, s e s, — Houston st, 25x87.6, lot 80, map of Leandert Farm. Eliza M Goebel agt Harry Neustadt et al; amended; att'y, G C Goebel.

Jan. 18.

Carpenter av, w s, part of lot 1136, map of Village of Wakefield, Bronx. Wm G Wood et al agt John F Kelly et al; att'y, J A Lane.

Carpenter av, w s, part of lot 1136, map of Village of Wakefield, Bronx. Helen R Viele agt same; att'y, R K Brown.

Carpenter av, w s, part of lot 1136, map of Wakefield. Louisa Randell agt same; att'y, R K Brown.

West st, e s, 67 s Charles st, 22.3x93.9x21.5x 87.10. Mercantile Trust Co et al agt Margaret Curran et al; att'ys, Alexander & Green.

Washington av, n e cor 188th st, runs n 352.11 to 189th st, x e 230 x s 352.11 x w 230 to beg. City Real Estate Co agt Archibald J MacFarland et al; amended; att'y, H Swain.

Madison st, No 112. Edw H Bailey agt Isaac Levine et al; att'ys, Roelker, Bailey & Stiger.

Madison av, No 1629. George Levy agt Mollie Goldstein et al; att'y, C W Bennett.

Lots 44 to 53, map of property controlled by Henry Morgenthau, Bronx.

Lot 118, map 1100, map of property controlled by Henry Morgenthau, Bronx; two actions. Crotona Realty Co agt Wm H Frame et al; att'ys, Lachman & Goldsmith.

Jan. 19.

45th st, n s, 271.9 e 7th av, 68.6x100.4. Edw T Cushing, trustee, agt John E Olson et al; att'y, W Roby.

Clinton st, e s, 200 s East Houston st, 25x100.2. Abraham Leipzig agt Mitchell Lappman et al; att'ys, Jacobs & Livingston.

Jackson st, No 37. Abraham Leipzig agt Abraham Lippman et al; att'ys, Jacobs & Livingston.

College av, c l, intersec n s 165th st, runs n 438.11 to s s 166th st, x e 229.5 x s 438.11 x w 224.3 to beg, except following part, College av, e s; 87.6 s 166th st, 125x98.6x125x99.2. Newbold Morris, exr, agt Hyman Cohen et al; att'y, H L Morris.

150th st, n s, 175 w 7th av, 75x99.11. Mary A Palmer agt Bisch-Hoef Realty & Construction Co et al; att'y, M H Hayman.

114th st, n s, 235 e 3d av, 25x100.11. Meta Blohm et al, exrs, agt Sidney Scharlin et al; att'y, L S Goebel.

Lenox av, n w cor 145th st, 79.10x100. Wm T McAvoy, admr, agt Wm T McAvoy et al; att'y, D M Neuberger.

8th st, s s, 130 w Av B, 25x136. John Koster agt Caroline Keller; att'ys, Bernstein & Bernstein.

137th st, No 11 West. Gustavus Sidenberg agt Frederick F Whitehead et al; att'ys, Lachman & Goldsmith.

Prince st, No 156. Jonas Weil et al agt Bridget Prisco et al; amended; att'y, N Sundheimer.

Oliver st, No 44. Lydia S Cutting, extrx, agt Ike Silberman et al; att'y, N A Smyth.

Jan. 20.

20th st, No 238 East. Luke D Stapleton agt Mary C O'Beirne et al; att'ys, Seelman & Farley.

Lots 229 & 231, map of Hyatt Farm, near Woodlawn, Bronx; Minnie Fisher agt Adele Goldberg; att'ys, Lindsay, Kalish & Palmer.

56th st, No 421 West. Lydia J Waite et al agt Theresa Abelson et al; att'y, S P Terry.

Lot 80, e 1/4, e 1/2 and w 1/2, map of Olinville, Bronx. Mark Lurie agt Abraham Shatzkin et al; att'ys, Fischer & Levy.

11th av, n w cor 44th st, 25x100. Catharine Cusack agt Jacob Bier et al; att'ys, Rabe & Keller.

105th st, No 105 West. Rosa Frank agt Rose T Levisohn et al; att'y, M H Hayman.





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West Broadway, Nos 383 & 385, Maude L Baring agt Golde & Cohen et al; att'y, W H Sage.

Jan. 21.

Market st, w s, 40.6 s Cherry st, 20x51. Henry S Brightman agt Israel Jacobson et al; att'y, M Zatulove.

Orchard st, No 49. George Strause agt Wolf Nadler et al; att'y, H Herst, Jr.

Morton st, No 56. Addison Brown exr, &c, agt Angela Maggiolo et al; att'y, C S Noyes.

## JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Jan.

- 15 Abrams, Isaac et al—S Meyerson et al. \$519.40
- 17 Auerbach, Max—J Rapeport .....113.40
- 17 Abrams, Herman—Werner Co. ....253.80
- 18 Allen, Herbert C—C V G Roeser. ....199.41
- 18 Aronson, Isaac—City of N Y. ....199.03
- 18 Armstrong, David W—D J Kelly et al. ....costs, 110.93
- 19 Arnold, Reginald H—D B Hartshorn. ....179.47
- 19 Allen, Chas S—Taylor, Taylor & Hobson Ltd. ....80.23
- 19 Abrams, Annie—J Alexander et al. ....26.69
- 20 Altschuh, Susie J et al—D W King. ....484.72
- 21 Alleva, Ercole—J Comando .....70.42
- 21 Abelman, Abraham—W Rosenfeld .....59.72
- 21 Allen, Edgar—P Livingston .....143.16
- 21 Arons, Richard D—N Y Telephone Co. ....19.25
- 15 Brennan, Geo H—A J Conibear et al. ....75.08
- 15 Berman, Carph et al—Universal Textile Co. ....329.62
- 17 Bernstein, Sam I—O E Korkel. ....90.41
- 17 Betts, Percy De M—Century Holding Co. ....154.41
- 17 Bohrar, Morris D—D Seiden .....39.99
- 17 Bleidner, William—E J Gillies et al. ....52.71
- 17 Bauman, Emanuel W—J Braunstein. ....257.93
- 17 Biskinty, Constantine—Endicott Johnson Co. ....82.71
- 18\* Barry, Philip J et al—H L Fox et al. ....44.86
- 18 Bark, Victor—W M Ford .....25.45
- 18 Baltzer, Ernest V—M E Heyes .....195.60
- 18 Bernhart, Wm T—George H Tyrrell Co. ....99.72
- 18 Bangs, Anson M—U S McAdamite Metal Co. ....43.61
- 18 Bondhus, Samuel T—M E Gifford .....3,819.40
- 18 Bendheim, Berthold—Mendel & Co. ....608.73
- 18 Baum, Henry M—H Wilcox .....264.31
- 18 Baltas, Gretchen U—L Rochet et al. ....383.92
- 19 Barrymore, Emmett W—P J Honan. ....78.31
- 19 Burgess, Joseph K—Griffith & Turner Co. ....64.06
- 19 Belth, Rudolph et al—F Rosen .....523.35
- 19 Bernstein, Joseph et al—the same. ....523.35
- 19\* Brown, Morris et al—M S Yochelson. ....31.40
- 19 Bernardo, Charles et al—J Baum. ....64.41
- 19 Barre, Charles—Thomas Flyer Renting Agency .....79.03
- 19 Balglew, Harry—M Charlat .....60.57
- 19 Benedetta, Prospero—A Hupfels Sons, Inc. ....61.12
- 19 Brothers, Arthur M et al—W J Cullen. ....220.44
- 19 Burchenal, Selden D et al—W J Cullen. ....220.44
- 20 Bonderoff, Goldie & Benjamin—Box Board & Lining Co. ....84.65
- 20 Blum, Benjamin—M B Ripley .....2,306.88
- 20 Burghard, Frederick—H Neus .....81.51
- 20 Boros, John & Bertha—J Solomon. ....127.81
- 20 Bauer, Wm J—Calender Realty Co. ....196.91
- 20 Bottini, Domenica—L Stang .....32.06
- 20 Billings, Joseph—L J Field et al. ....660.95
- 20 Bergman, Rudolph—R L Noah .....894.97
- 20 Brandstotner, Julius—A Engel et al. ....67.03
- 20 Beals, Bruce L—Cyphers Incubator Co. ....373.75
- 21 Blumenthal, Benjamin—C C Sherwood et al. ....169.31
- 21 Bernhardt, Julius—Central Electric Supply Co. ....457.09
- 21 Baptiste, Eugene L—H Hine et al. ....43.91
- 21 Bassett, Paul J—N Y Telephone Co. ....30.29
- 21 Brown, Leonie C—the same .....43.44
- 21 Byrne, Geo J—the same .....82.19
- 21 Babcock, Alexander—G I Wilson et al. ....41.83
- 21\* Baylis, Chas F et al—J Wiskotchill. ....335.17
- 21 Beinert, Benjamin—Berger Mfg Co. ....39.61
- 21 Brogan, Walter F—S Cohn .....88.56
- 21 Bimberg, Benjamin K—L M Klein et al. ....341.17
- 21 Bojar, Florance M—Brooklyn Heights R R Co. ....128.22
- 21 Brandt, Claude Z—A Yankeuer et al. ....38.80
- 21 Baxter, Dennison E—H White. ....244.46
- 21 Baumfield, Maurice—M Blitz. ....costs, 146.63
- 15 Calaruso, Guseppe gdm—Brooklyn Heights R R Co. ....162.54
- 51 Carter, Chas N—A Jalkoff et al. ....446.23
- 15 Clement, Maynard N, Comr—M L Enright et al. ....costs, 88.00
- 15 the same—United Surety Co. ....costs, 65.00
- 17 Colby, Arthur H—A Smith. ....55.19
- 17 Connors, John & Peter—O'Brien Bros. ....324.16
- 17 Carroll, John A—L A Heibener et al. ....costs, 118.80
- 17 Collier, Peter F & Robert J—J Liccione. ....4,211.97
- 17 Craigie, A Walpole—William Taylor Co. ....157.69
- 17 Chapman, Azalla admrx—C Franklin Carr Burial Co, Inc. ....244.17
- 18 Cronin, Daniel M—F Carlson .....131.41

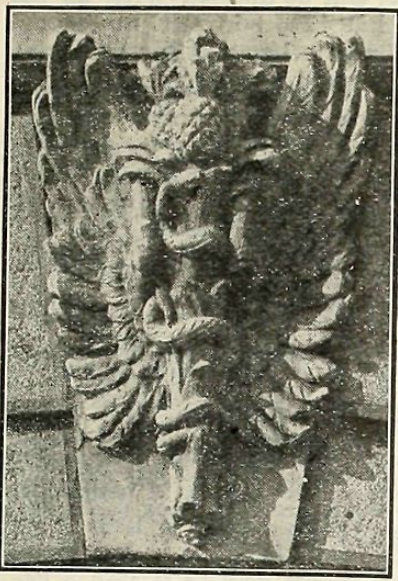
- 18 Claussen, Edward—G Gennerich et al. ....1,886.47
- 18 Clarke, Mary admrx—N Y C & H R R R Co. ....costs, 102.77
- 18 Campbell, John—J C Gillies .....133.37
- 18 Cavaliere, Frank—the same .....35.17
- 18 Campbell, Eugene H—R Heyman et al. ....122.63
- 18 Constantine, Richard B et al—Marine Magnetic Control Co. ....3,068.11
- 18 Campbell, James A et al—J S McGarry. ....1,129.29
- 18 Crouse, Henry M—Interborough Rapid Transit Co. ....costs, 15.38
- 19 Crescent, Joseph—D Ward .....132.36
- 19 Crawford, Wm H—Keasbey & Mattison Co. ....429.15
- 19 the same—the same .....523.25
- 19 Caffry, Bessie M V extrx—J L Wilkie. ....costs, 143.91
- 19 Clausen, Charles—S M Krulewitch. ....34.31
- 19 Callaghan, Patrick et al—L C H Dyckman. ....59.91
- 19 Corbett, Michael—E I du Pont de Nemours Powder Co. ....156.24
- 19 Cahen, Moses—B Rosenthal et al. ....143.72
- 19 Corney, Everett E—P Weinberg .....116.91
- 20 Church, Thomas A—Press Pub Co. ....costs, 125.18
- 20 Cook, Chas E—A G Evans et al. ....203.74
- 20 Connor, Francis J—N J A Wood .....429.41
- 20 Craig, Arthur C—Terminal Tailoring Co. ....36.23
- 20 Cancro, Charles—M N Clement. ....600.00
- 21 Carter, Mrs Leslie or Caroline Leslie et al.—A E Heerman .....173.62
- 21 Cullen, Edw D—A Bernstein .....74.65
- 21 Chandler, Marie—N Marks .....72.72
- 21 Collora, Antonio—Merchants National Bank of City of N Y. ....179.01
- 21 the same—the same .....424.41
- 21 Czerkies, John—B K Bloch .....69.18
- 21 Carton, Andrew B—J W Bell et al. ....257.10
- 21 Clark, Wm L—Charles Scribners Sons. ....63.61
- 21 Cohen, Bennett—N Lepow .....131.43
- 21 Dominy, Clarence—C Rouse .....1,671.18
- 17 Dalton, Wm R—E F Flynn et al. ....100.92
- 17 Donnellon, John J—D Coffey .....459.81
- 17 Devine, Wm P—Mott Haven Apartments. ....723.23
- 17 Decker, Chas O—J P Decker .....650.00
- 17\* Dienstbach, Carl et al—E Levick. ....40.16
- 18 Dunn, Bartholomew exr—E M Cox. ....626.31
- 18 Des Jardins, Emile G—R H Macnee. ....607.01
- 18 Drescher, Oswald—City of N Y. ....36.63
- 18 Decker, Chas J—the same .....208.22
- 18 Decker, Wm E—the same .....113.41
- 18 Davis, Benjamin H—the same .....208.29
- 18 Dankel, Peter—the same .....47.47
- 18 Durbrow, William et al—Marine Magnetic Control Co. ....3,068.11
- 18 Dempsey, Elizabeth B—Oppenheim, Collins & Co. ....148.39
- 18 Doude, Barton T—C Hitchcock et al. ....1,693.39
- 18 Donnelly, Maria L et al—C Nelson. ....604.01
- 18 Devillers, Robert—A B Gardiner. ....891.45
- 19 Denton, Daniel G—W Olivit et al. ....32.76
- 19 Dennis, Wm E—City of N Y. ....37.56
- 19 Damon, Chas E—the same .....104.29
- 19 Deutsch, Armen—the same .....108.81
- 19 De Coursey, John M—the same .....36.63
- 19 Day, John H—the same .....313.63
- 19 Debeller, Henry—the same .....54.68
- 19 Davis, Thomas—the same .....113.44
- 19 Diehl, Louis F—the same .....32.98
- 19 Devitt, Cornelius F—the same .....64.68
- 19 Duffy, John E et al—S A Israel. ....402.41
- 19 Drotlef, Peter J—E W Dunstan Co. ....139.12
- 19 Donnelly, Mary—E H Hozen .....366.67
- 19 Downey, Joseph M & Margaret A et al—Knickerbocker Trust Co. ....836.79
- 20 Davidson, Frank—T E Gresslee. ....328.44
- 20 Doyne, Simon—J Krulewitch et al. ....439.56
- 20 the same—M G Samuels. ....48.51
- 20 Du Bois, Wm M—F L Young et al. ....costs, 111.53
- 20 Dumont, Peter D—N Y Evening Post Co. ....170.13
- 20 De Rosa, Phillip—S Solow .....49.40
- 20 Demarzio, Solomon—A J Friedman. ....206.43
- 21 Denham, Edwin A—N Y & Queens Electric Light & Power Co. ....38.18
- 21 Doyle, Aidan J—Knickerbocker Leather & Novelty Co. ....59.56
- 21 Drexler, James E—E Kristen Co. ....108.98
- 21 DeLuccia, Frank—G Siragusa .....547.17
- 21 Danson, Jacob—W M Houghtaling et al. ....137.96
- 17 Eveleth, Walter—G W Eveleth. ....43.61
- 18 Ederheimer, Leopold—E A Fruchthandler. ....92.31
- 18 Ehrigott, Geo H—City of N Y. ....27.62
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- 18 Egbert, Cornelius B—the same .....303.02
- 18 Ellis, John S—the same .....208.29
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- 18 Epstein, Solomon—S W Johnson. ....219.18
- 19 Elliott, James—City of N Y. ....208.29
- 19 Erdenbrecher, Jacob C H—the same. ....63.70
- 20 Esser, Joseph H—C M Coon. ....1,091.75
- 21 Ellis, Hugh J M et al—N Y Telephone Co. ....85.67
- 21\* Eddy, Frederick W et al—the same. ....85.67
- 21\* Edwards, Wm W et al—L W Moss et al. ....138.62
- 21 Ennis, Frank—H S Haupt Co. ....costs, 109.18
- 15 Flamer, Nathan—E Surut .....429.13
- 17 Finegan, Thomas—J A Whittet .....64.93
- 17 Fromkess, Abraham—L J Lang et al. ....86.28
- 17 Farrell, Patrick—N Y Contracting Co P T Co. ....costs, 108.85
- 17 Finger, Nathan—Ig Roth, Inc. ....234.54
- 17 the same—the same .....230.41
- 17 Finger, Nathan & Fannie—the same. ....392.09
- 18 Finnell, John J—J Glass Jr. ....122.41
- 18 Frank, Roberta F—Gross & Gross Co. ....1,152.42
- 18 Ford, Mary B—City of N Y. ....379.45

- 18 Fullerton, John O—the same .....313.63
- 18 Fox, Isaac—the same .....199.03
- 18 Frust, Rachel—the same .....206.89
- 18 Fuhr, William—the same .....56.12
- 18 Flynn, John J—the same .....206.89
- 18 Forhan, John—the same .....199.03
- 18 Fox, Hugh L—the same .....235.10
- 18 Flynn, Michael J—the same .....199.03
- 18 Fitzgerald, James—the same .....133.44
- 18 Foy, Richard—the same .....199.03
- 18 Flig, Lizzie—D Jones .....70.95
- 19 Falding, Frederick J—M M Fleming. ....163.82
- 19 Pollett, Frank H & David G et al—S L Barnhart .....1,082.52
- 19 Fowler, Dwight E—City of N Y. ....72.72
- 19 Forbes, James C—the same .....27.62
- 19 Franghiardi, Paul J—the same .....27.62
- 19 Finkenauer, Ferdinand—the same .....108.81
- 19 Fischer, Philip G—the same .....108.81
- 19 Pitter, August W—the same .....31.40
- 19 Feller, Harry—the same .....30.42
- 19 Fanning, James—the same .....72.72
- 19 Fencht, August—the same .....244.58
- 19 Freistater, David et al—J Ungar. ....123.91
- 19 Freizus, Morris F et al—M S Yachelson. ....31.40
- 19 Ferguson, Henry—H Rowald .....51.01
- 19 Fauerbach, Jacob—Fullerton Case Co. ....206.20
- 19 Feder, Bertha et al—A Benton. ....83.55
- 20 Flaxbaum, Samuel, Morris F & Chas F—I Ravich et al. ....537.65
- 20 Fine, Jacob et al—J Machinovit. ....329.65
- 21 Feldman, Frank et al—C F Minor. ....1,272.95
- 21 Flaxbaum, Samuel, Morris & Chas H—Freedman & Spiegel .....148.71
- 21 Farrell, Frank F—N Y Telephone Co. ....26.75
- 21 Fraade, Chas B—the same .....86.93
- 21 Franklin, Charles—the same .....44.34
- 21 Francisco, Henry L—G I Wilson et al. ....46.91
- 21 Franklin, James N—American Radiator Co. ....217.18
- 21 Foerster, Maria—Realty Trust .....958.04
- 21 Fingerhut, Samuel—Brooklyn Heights R R Co. ....124.02
- 21 Finkelstein, Hyman et al—Hudson Structural Steel Co. ....469.71
- 21 Fletcher, Melville O—M M Fletcher. ....costs, 100.27
- 15 Goldman, Abraham,\* Louis, Frank & Nettie—N Greenberg .....320.06
- 15 Gans, Eugene P—A Piermont .....678.30
- 15 Goldman, Kate—Endicott Johnson Co. ....42.26
- 17 Gerard, Philip—V Hornung. ....104.86
- 17 Griffen, John C—F Schroeder. ....112.22
- 18 Goldstein, Morris—City of N Y. ....59.41
- 18 Gahan, Robert—the same .....27.97
- 18 Goldstein, Isaac—the same .....31.63
- 18 Griffith, Geo W—the same .....469.66
- 18 Gibbons, Peter—the same .....108.81
- 18 Gerhardt, William—the same .....135.87
- 18 Gerber, Charles—the same .....84.25
- 18 Gentile, Vincent—the same .....113.44
- 18 Graves, Chas D—the same .....199.03
- 18 Garland, Thomas W—I S Plaut et al. ....1,409.30
- 18 Goldstein, Sarah—N Lamport .....5,920.70
- 18 Grant, Avery C—J Rosen .....90.66
- 18 Goldstein, Israel et al—People, &c. ....300.00
- 19 Gibson, Harris—City of N Y. ....37.54
- 19 Giese, Richard—the same .....54.68
- 19 Guidone, Antonio—the same .....48.10
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- 20\* Gunn, James H et al—F W Reeve et al. ....530.38
- 20 Golembe, Solomon et al—I Steinberg et al. ....54.26
- 21 Grossman, Newman et al—C F Minor. ....1,272.95
- 21 Gracie, James—A K Johnson. ....796.55
- 21 Goldstein, Sarah—S Michael .....79.92
- 21 Gress, Israel—M Posnick .....139.91
- 21 Grat, Gustav—Gibson Distilling Co. ....229.29
- 21 Gross, Louis—N Y Telephone Co. ....62.05
- 21 Gallo, Denis & Maria—Italian American Trust Co. ....3,810.34
- 21 Guttman, Adolph—Warheit Pub Co. ....costs, 125.22
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- 15 Holscher, Anthony—M Rosenzweig. ....30.91
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- 15 Haff, Robert W—E M Barnes. ....264.31
- 15 Hanford, Wm H—P F Keogh .....67.65
- 15 Hawes, Elmer E—P Carpenter. ....1,690.18
- 15 Heinze, Arthur P—Carnegie Trust Co. ....1,139.48
- 11 Horenburger, Herrman—Jones Construction Co. (Corrects error in last issue as to spelling of Herrman) .....228.41
- 17 Heller, Barnet—G Rosenfeld. ....214.43
- 17 Hecht, Louis et al—G Rosenfeld. ....214.43
- 17 Heller, Isidore et al—the same. ....214.43
- 17 Hoff, Ida admrx—N Y Contracting Co P T Co. ....costs, 108.85
- 17 Hunt, Thomas—Snare & Triest Co. ....161.43
- 18 Hawie, David & Ameen\* et al—Market & Fulton National Bank of N Y. ....399.37
- 18 Hammond, James—J A Young .....187.82
- 18 Humphreys, Mary E—W H Cragg. ....59.40
- 18 Haskell, Annie G—C H Greenberg. ....161.84
- 18 Herschel, Bernard B—L Goodman. ....77.12
- 18 Hicks, Geo H—J C Reynolds. ....327.65
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- 18 Huhna, Anthony et al—C Nelson .....604.01
- 18 Hill, Geo H et al—G Zingales. ....129.14
- 18 Hawie, David & Ameen—Central Bureau of Engraving .....30.41
- 19 Hanson, Charles—E C Hahn. ....445.51
- 19 Henriques, Alexander F—A E Goodwillie. ....269.31
- 19 Hunwald, Alexander—F H Brown et al. ....90.21
- 19 Hussla, Philip Jr—C J Luetzenkirchen. ....79.83

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19*Heinemann, Louis C et al—I Mosson et al.....307.83	19 Kruse, Charles—New Home Sewing Machine Co.....1,462.27	17 Mincho, Gus—L Goldstein.....1,090.25
19 Hamblen, Joseph P Jr & Arthur J—James Reilly's Sons Co.....583.87	19 Kucher, Charles—J Baum.....64.41	17 Mostocki, Mark—P Nori.....69.71
19 Hirsh, Morris M et al—J A Davies.....costs, 63.70	19*Kotimsky, Becky et al—B Levin.....65.80	17 MacMeehan, Thomas et al—F Levick.....40.16
19 Hall, Frank G et al—J A Davies.....costs, 63.70	20 Kozacek, Joseph—R Feigenbaum.....42.09	17 McDonald, Geo I—Acker, Merrill & Condit Co.....84.58
20 Hughes, Albert—John R Carpenter Co.....3,063.05	20 Kelly, James J—J De Beaulieu.....352.06	18 Meysenhaym, Cornelia—M M Unitt.....443.41
20 Hansen, Geo I—Mercantile Finance Co.....48.00	20*Kalman, David et al—J Aronauer.....101.40	18 Mitcheltree, Mary E—C Roeser.....211.07
20 Hover, Joseph—Title Guarantee & Trust Co.....246.66	21 Klingler, Henry & Benjamin—H Greenberger.....324.91	18 May, Valentine et al—W D Wilson Printing Ink Co.....159.91
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20 Herlitz, Anna gdn—L Lese et al.....costs, 82.28	21 Kopelman, Simon J—I D Morrison et al.....118.09	18 Messler, Evelyn—J Fell.....47.72
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20 Hecht, Abraham—J Drillman.....97.65	15 Lewis, Stamford B et al—the same.....1,735.26	18 McDonald, James P—Studebaker Bros Co of N Y.....752.46
21 Huestis, Frederick W—H Landsman et al.....133.91	15 Lott, Wm H—Castle Co, Inc.....134.47	19 Miller, Wm H—Rochester German Ins Co.....costs, 23.28
21 Howard, Van Sbrawhenzie—F L Dunne et al.....335.91	15 Levy, Israel—A Epstein et al.....117.68	19 the same—Albany Ins Co.....costs, 23.28
21 Harnash, Cele admrx—J A McCafferty.....177.85	17 Ludke, Minnie—A Scheuer et al.....26.31	19 the same—Buffalo German Ins Co.....costs, 23.28
21 Hayes, Anna—M E Morris.....121.15	17 Lindau, Jacob W Jr—C B Wanamaker.....35.97	19 Mueller, Julius—Murtha & Schmolh Co.....1,265.84
21 Helm, Augustine L—City of N Y.....108.81	17 Lallande, Rathbone T—A M Blake et al.....215.29	19 the same—the same.....1,270.78
21 Hill, Edward—the same.....1,169.66	17 Loebel, August H—J Meurer.....173.93	19 Messineo, Vincenzo et al—M J Ross et al.....339.90
21 Hebron, James—the same.....740.30	17 Lais, William—B O'Brien.....112.31	19 Mayo, Joseph G—J Baum.....65.41
21 Hamilton, Mortimer W—the same.....113.44	17 Liegey, Helen—F H Waldorf.....62.96	19 Maass, Albert F—the same.....34.41
21 Helm, Joseph R—the same.....108.81	18 Lohmann, Charles* & Henry—Sonn Bros Co.....386.66	19 Machlin, Maurice B & Ernst—Oliver Typewriter Co.....94.46
21 Hertweck, Frank—the same.....75.48	18 Lurie, Asriel—P Voss et al.....36.99	19 Mooney, Thomas J et al—S A Israel.....402.41
21 Heller, Abraham—the same.....113.44	18 Lennon, Thomas—Asher Simon Realty Co.....162.56	19 Morse, Chas A & Agnes, admtrx—C O Dickinson et al.....costs, 109.78
21 Henderson, William Jr—the same.....199.03	18 Lacher, Nathan et al—Lafayette Trust Co.....1,250.42	19 Massey, Jacob et al—B Levin.....65.80
21 Hilbert, Wm R—the same.....31.20	18 Laubentracht, George et al—the same.....1,250.42	19 Matting, Edw H—Winton Motor Carriage Co.....280.06
21 Heyman, Max—the same.....28.52	18 Lane, Payson S—J N Franklin.....361.26	20 Miller, Adolph S et al—S H Sternberg.....326.20
21 Henderson, Thomas K—the same.....28.52	18 Lyng, Edwin F—V J McQuade.....845.40	20 Miller, Adolph S—H Salkin et al.....591.77
21 Harrison, John—the same.....208.29	18 Levine, Morris—P Rudnitsky.....69.34	21 Macquarrie, Joseph V C—Gurney Heater Mfg Co.....223.66
21 Hess, Frank—the same.....113.44	18 Lipkowitz, Charles et al—People, &c.....300.00	21 Mend, Frederick F—E Catherine et al.....costs, 75.50
21 Howard, James—the same.....113.44	18 Levine, Fannie* et al—S Newman.....215.76	21 Michelson, Samuel—N Y Telephone Co.....26.70
21 Holland, Frank—the same.....113.44	19 Letwak, Julius et al—F Gens.....118.21	21 Miles, William—the same.....81.21
21 Heintz, Jacob—the same.....113.44	19 Lazrovsky, Isidore—M Siff et al.....487.85	21 Miller, Louis S—the same.....52.32
21 Hacker, Theodore—the same.....199.03	19 Liebesman, Solomon S—E Sica.....91.11	21 Muller, Frederick—the same.....45.09
21 Hauser, Jacob—the same.....36.63	19*Liling, John et al—J Ungar.....123.91	21 Marzigliano, Pietro—B Motortondo.....costs, 71.90
21 Hazelton, Benjamin F—the same.....108.81	19 La Cagnina, Orazio et al—M J Ross et al.....339.90	21 Morace, Dominico—United Wine & Trading Co.....64.23
21 Heilbrunn, Isidore—the same.....206.89	19 Linde, Chas F—M Harrison.....175.15	21 Mahony, Sarah—N Y Edison Co.....costs, 131.27
21 Holbrook, Edward—E G Wasey.....8,081.49	19 Locher, Mayer et al—Oliver Typewriter Co.....70.28	21*Malia, Thomas F et al—Murtha & Schmolh Co.....2,097.23
21 Hurwitz, Louis et al—Hudson Structural Steel Co.....469.71	19 Lewis, Leonard—C Fuchs et al.....costs, 8.31	21 Mandel, Henry et al—the same.....2,097.23
21 Hoadley, Joseph H—J Robinson.....249.72	19 the same—C Fuchs et al.....costs, 25.26	21 Moses, Signund—A Berman.....35.31
21 Hoffman, Julius E—Ridabock & Co.....37.27	19 the same—C Fuchs.....costs, 18.51	21 McNally, John et al—J A Murray.....313.89
21 Hammon, Louis L—Charles Scribners Sons.....61.75	19 the same—the same.....costs, 13.96	21 McKeon, John—P O'Brien.....42.15
21 Hevia, Alfred A—Title Guarantee & Trust Co.....160.90	19 Levy, Israel—S Simon et al.....207.51	17 Norton, Roy—G T Elliott.....90.61
21 Hustace, Wm A—Mercantile Finance Co.....67.40	19 Lucas, Alexander et al—A Benton.....83.55	17 Nicholas, George—L Ginzberg et al.....197.86
21 the same—the same.....115.90	19 Lee, John R & Geo A—County Savings Bank.....2,561.06	18 Newman, Leopold gdn—Interborough Rapid Transit Co.....costs, 70.88
15*Ingram, Wm N et al—Lawyers Appeal Printing Co.....362.80	19 Leonard, Geo C—E Cohen.....330.74	18 Naddeo, Gaetano* & Raffaele—C L Flaccu Grass Co.....173.07
15 Ireland, John B—D Reynolds.....1,458.65	20 Lippman, Gus—Van Zandt Jacobs & Co.....45.16	19 Nagle, Timothy E—Beadleston & Woerz.....1,452.70
20 Irvine, Frederick B—N Y Edison Co.....costs, 120.60	20 Loper, Geo W—H E Keeler.....1,228.92	19 Nickisch, John H & Anna M et al—Knickerbocker Trust Co.....836.79
20 Isaacs, Lewis & George—S Markowitz.....87.45	20 Lofacomo, James—G Marchesini.....68.84	20 Nackenhorst, William—United Wine & Trading Co.....1,557.51
21 Iverson, John—City of N Y.....206.89	20 Litvin, Jacob—Title Guarantee & Trust Co.....178.90	20 Newfield, Harry F et al—H Stempner et al.....516.59
21 Iles, Wm A—the same.....113.44	20 Lynch, Frank—F H Brown et al.....76.51	21 Nicholas, George—S M Sturges.....14,475.26
15 Jordan, Clark L et al—Lawyers Appeal Printing Co.....362.80	20 Luce, H De Wright—Waldorf Astoria Cigar Co.....108.53	21 Nathanson, Abraham—S Peabody.....costs, 114.47
17 Juechstock, Henry—J Mendelowitz.....32.91	20 Levine, Bernard & Sarah—G Zwecker et al.....1,853.60	21 Nathan, Rosetta—A Haydin.....217.34
17 Jurnick, Max F—C Hubert.....316.91	21 Lynch, Thomas E—J R Salmon.....194.31	18 O'Connell, Robert—F Reitmeyer.....73.61
17 Jonson Edwin H—Elmer P Morris Co.....267.69	21 Levy, D Mansfield—N Y Telephone Co.....130.29	18 Outcalt, Richard F—Kienle Press.....1,139.38
19 Joel, Otto H—City of N Y.....108.81	21 Landon, Emma R—G I Wilson.....54.20	18 O'Brien, John H—A H Meyer Co.....215.41
19 Jones, Edw G—the same.....108.81	21 Levey, Clarence D—W D King et al.....478.98	20 Olsen, John E—Topping Bros.....287.26
19 Johnson, J E—the same.....208.29	21 Laird, Samuel E—E T Armstrong.....217.05	21 O'Brien, John—J Greenfield.....98.42
19 Johnson, Frederick L—the same.....113.44	21 Lineberger, Martin L—J Rueth.....88.76	21 O'Connor, Michael—Consolidated Gas Co.....costs, 111.70
19 Jorgenson, Peter—the same.....36.63	21 Luzenberg, Harry—J Mullica.....49.41	21 Osborne, Chas W—Pitt Balance Door Co.....130.86
21 Jacobi, Morris—City of N Y.....27.62	21 Lipsin, Lena—F Hugger.....84.41	21 O'Brien, Margaret—Broadway & Seventy Eighth Street Co.....49.41
21 Johnson, Daniels S Jr—the same.....113.44	21 Lang, Max—S Lewald.....217.39	21 Ofeldt, August, August W,* Ernest I* & Frank*—W T Urghart et al.....148.31
21 Johnson, Amanda—the same.....75.50	21 Larney, Thomas N—Berger Mfg Co.....23.16	21 Ormston, Geo W—D Eatrof.....59.67
21 Jacobson, Louis B—the same.....62.35	21 Leclaire, Helene—Hayden Co.....1,596.79	21 Osborne, Wm S et al—Electrochemical Pub Co.....265.21
21 Julian, Angelo & Bragio—N Levey et al.....308.83	21 Lichtenstein, Charles—Brooklyn Heights R R Co.....107.22	15 Ostrom, Ambrose B—J H Muller.....47.24
15 Krueer, Benjamin R—S Kadetsky.....33.13	21 Lynett, Edw J—D A Patten.....2,895.88	15 Porges, Hanie—L Speyer.....224.41
17 Kronenberger, Spencer L—R W Higbie et al.....costs, 81.78	15 Mulligan, James A—United Wine & Trading Co.....378.35	15 Person, Zadoc P—B C Smith.....59.00
17 Kadushin, Philip—A J Jacobs et al.....costs, 89.28	15 Martin, Geo E & Emma—L J Butzel.....273.30	15 Prince, Joseph—A A Bernstein.....63.90
17 Klein, Thomas J—W Post et al.....123.40	15 Mills, Wm A et al—J J Daly.....2,651.18	15 Pirk, Amelia—W Whewell.....102.27
17 Klar, Joseph—T Melion.....42.41	15 Maguire, Peter W—I M Mellen.....34.48	17 Parrott, Marion E—Acker, Merrill & Condit Co.....38.63
17 Kaufeld, Charles—Runkel Bros.....28.40	15 Minuth, Annita H—M Cohen.....37.41	18 Phillipson, Jacob—E F Taylor.....113.91
18 Kavin, Abraham—J L Marcus et al.....37.94	15 Martin, James G—J McNaught.....costs, 109.48	19 Pagnozzi, Pasquale—Snowber & Smith.....49.41
18 Kirchgraben, Chas C—G J Nelson.....115.12	15 Michael, Maroon—F J Bischoff.....214.41	
18 Kronthal, Joseph—T E Ward.....74.41	15 Markon, Jacob—B Berman.....costs, 27.65	
18 Kennedy, Patrick J—R H Winsten et al.....49.11	15 Marshall, Otto—J G Schellhorn.....108.51	
18 Kreusser, Arthur—J Ewoldt.....365.99	15 McGeer, Lawrence—M Hallanan.....738.96	
18 Keenan, Frank J Jr—F Bergman et al.....48.97	15 Macomber, Wm B & Clara et al—H S Renwick.....costs, 148.25	
18 Kleeger, Barnett—Cyphers Incubator Co.....42.78	17 Meyer, John J et al—J J Finn.....321.27	
18 Klein, Herman et al—V K White.....224.35	17 Minsky, Jacob S—W H Stetson.....80.65	
19 Karcher, Frank J—American Piano Co.....41.47	17 Mulhern, Thomas—J E O'Connell.....33.15	
19 Kugel, Benjamin—Eppens Smith Co.....162.91	17 Moran, Bernard T—S Casola et al.....97.08	



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 19 Prudovsky, Jacob H—Stewart Lumber Co. ....96.11  
 19 Pflueger, William—L Froeber et al...19.21  
 19 Parker, John A—A L Fitz Gibbon...409.53  
 19 Perneti, Biagio et al—Twelfth Ward Bank of City of N Y...13,147.19  
 19 Post, Edw M—John Curtin, Inc...92.01  
 20 Peppercorn, Barnet et al—S H Sternberg...326.20  
 20 Pullis, Pierre P—Brown Green Co...59.9  
 20 Petry, Henry—R T Emmet et al...231.59  
 20 Phillips, James J—A L Corcoran...49.40  
 21 Payne, Caroline L C or Mrs Leslie Carter—A E Heerman...costs, 173.62  
 21 Perlman, Joseph et al—M Edelstein...266.33  
 21 Podolak, Wm R—S Cohn...71.45  
 17 Quinn, Edw A—O Heimstadt...163.47  
 18 Quartuccio, Onofrio—Lynn Superior Co...costs, 47.74  
 15\*Rubin, Jacob L et al—S Meyerson et al...519.49  
 15 Rosenzweig, Celia—M Miller...costs, 32.65  
 17 Rosenberg, Samuel—L Wasserman...80.37  
 17 Reinheimer, Charles—Aeolian Co...248.78  
 17 Rehder, Henry—T M Sinclair & Co...366.91  
 17 Robinson, Joseph—W Bianchi...85.72  
 18 Resnitzky, Abraham—H Sokolowsky...356.19  
 18 Rovner, Louis—the same...249.81  
 18 Reilly, Thomas P—J Urban...190.53  
 18 Rahinsky, Morris\* & Anna et al—S Newman...215.76  
 19 Rosenberg, Jacob et al—F Gens...118.21  
 19 Rosenzweig, William—N J Miller et al...343.41  
 19 Rockwell, Benjamin F—L Secker...26.41  
 19 Rosenthal, Rochelle et al—J Baum...64.41  
 19\*Ratzen, Gimpel et al—M S Yochelson...31.40  
 19 Rosenblatt, Louis et al—Dearnley Worsted Spinning Co, Inc...286.74  
 19\*Rosenbloom, Abraham et al—the same...286.74  
 19 Rappolt, Carl—L Hirsch...costs, 118.88  
 20 Rudnick, Herman—H Pfaltz...225.07  
 20 Raphael, Samuel H—C Cohen & Co...30.51  
 20 Roystone, Marie—J H Woodbury Dermatological Institute...costs, 109.32  
 20 Rappolt, Carl—C S Kline...costs, 118.62  
 20 Rosen, Morris et al—J Aronauer...101.49  
 21 Riley, Thomas P—W B Eakin...144.16  
 21 Ringl, Anton et al—Vincent—H Selis...172.90  
 21 Reid, A Walter et al—J Wiskotchill...335.17  
 21 Rupp, Gustav A—B Friedman & Bros Co...323.17  
 21 Roffman, Abraham—A Prince...120.68  
 21 Rosebault, Walter M—D Robinson et al...45.61  
 21 Runzler, Peter—J M Linck...costs, 119.18  
 15 Spearling, Hugh J admr—T D Sullivan et al...2,108.33  
 15 the same—C E Appleby et al...118.45  
 15 the same—Bernard Campbell et al...835.00  
 15 Satz, Abraham & Herman—A Bosek...644.91  
 15 Selig, Moses—Charlton Nursery Co...161.41  
 15 Schneider, Samuel—S Weisbroth...costs, 25.14  
 17 Stravinides, Peter—D Tsacomas...878.73  
 17 Salkin, Elex E—J Cohen...123.37  
 17 Sullivan, Dennis, Sr, gdn—I Schmalzhe...costs, 67.63  
 17 Stiebel, Samuel J—T L Reynolds...1,245.25  
 17 Sobel, Rebecca—C H Burmeister et al...70.00  
 17 Silverman, Louis—E J Livingston...121.46  
 17 Sacks, Meyer—N Y Terra Cotta Co...275.04  
 17 Salman, Arthur C Jr—E L Blumline et al...635.99  
 18 Sizer, Robert R—Kline Bros & Co...costs, 79.50  
 18 Sire, Meyer L—J A Mahlstedt Lumber & Coal Co...109.94  
 18 Steckler, Louis et al—J S McGarry...1,129.29  
 18 Sjogren, Christine—M Gross...564.67  
 18 Steckler, Louis—Title Guarantee & Trust Co...139.40  
 18 Springer, Bernat et al—V Kent White...224.35  
 18 Smith, Willard L—W H Van Winkle...63.16  
 19 Schuler, George et al—Edward E Buhler Co...76.15  
 19 Sutcliffe, Joseph et al—the same...76.15  
 19 Spinning, Walter H—E Sica...89.11  
 19 Spagat, Sam'l et al—the same...246.21  
 19 Siegel, Bernard et al—Oliver Typewriter Co...70.28  
 19 Selznick, Lewis J or Selznick—Century Bank of City of N Y...1,198.37  
 19 Steger, Samuel et al—H Rosenblum...246.41  
 19 Spiegler, Nathan et al—B Levin...65.80  
 19 Stein, Leo et al—J A Davies...costs, 63.70  
 19 Smith, Terrence et al—R W Heberd...63.41  
 19 Smith, Albert O—F G Potter...2,722.01  
 20 Stack, Augusta—Cross, Austin & Ireland Lumber Co...276.67  
 20 Stetson, Thomas R—C H Pope et al...76.71  
 20 Stewart, Frank H—G S Scofield...1,002.34  
 20 Steinfeld, Piny—R Poch...246.36  
 20 Schmidt, Charles Jr—A Woolf et al...420.12  
 20 Schafer, William et al—J Steinberg et al...54.26  
 20 Schuyler, Chas E—Heywood Bros & Wakefield Co...46.41  
 20 Springer, Charles et al—J Drillman...96.33  
 20 Stanton, John J et al—A Clark et al...costs, 137.10  
 20 Smith, Jeane L—C Bookman et al...162.36  
 21 Saltzman, Isaac or Ike—N Green...544.93  
 21 Stein, Berthod—J C Dehls...1,302.51  
 21 Switzky, Nathan et al—M Edelstein...266.33  
 21 Solomon, William—Title Guarantee & Trust Co...75.77  
 21 Segsneider, Rudolph G & Gustave—L Frankel et al...1,170.20  
 21 Silleck, James W Jr—A McCann...1,153.02  
 21 Schleimer, Abraham B—G L Eckstein...167.84  
 21 Scott, Wallace D—G I Wilson et al...21.91  
 21 Shanley, James R—J D Lindsay et al...21,928.45  
 21 Shanley, James R—J D Lindsay...444.00  
 21 Sklarew, Hyman—Evers Rehm Co...costs, 38.08  
 21 Smith, Chas W—M A Jackson...168.07

21 Smith, Cliff C—Butler Bros...434.69  
 15 Tarler, Michael—A Orently & Co...208.85  
 17 Tillman, Joseph—R Friedlander et al...37.65  
 17 Tessler, Louis & Gussie or Gustav—I A Krulowitch...232.02  
 18 Tobin, Maurice—A H Goodman...15.41  
 18 Treshman, Charles et al—W D Wilson Printing Ink Co...159.91  
 18 Tarbox, Geo P,\* Edw P\* & Harold E—Maggie Carpet Co...23.68  
 19 Tomaselli, Giovanni—P Suriani...114.41  
 19 Tolkow, Morris—H Rosenblum...113.91  
 19 Towbin, Kalmen—United States Grand Lodge Independent Order Free Sons of Israel...costs, 88.53  
 19 Tumminelli, Packo et al—M J Ross et al...339.90  
 20 Tietze, Anna—G Galiani et al...31.72  
 20 Tyler, Mary—J Chester...29.43  
 20 Tieri, Carmine—A Belinsky...costs, 68.88  
 21 Townsend, Charles De Kay—B L Harsell...1,195.25  
 21 Thier, Samuel—T Thier...costs, 33.47  
 18 Unger, Julius et al—Stewart Distilling Co...274.23  
 15 Vedder, Harry M C et al—Peck Bros & Co...814.34  
 17 Von Goeber, Hanz—H Cohen...1,068.85  
 21 Van Vliet, Emma R—Bankers Life Ins Co...costs, 68.35  
 15\*Weil, Adolph et al—S H Weinberg...279.20  
 15 Wang, Simon et al—J Drillman...96.38  
 15 Warshauer, Philip et al—Universal Textile Co...329.62  
 17 Worth, Louis R—C D Davis...127.22  
 17 Weeden, Henrietta H et al—H S Renwick...costs, 148.25  
 17 Weeden, Henrietta H—H S Renwick...110.20  
 17 Warren, Wm J—O Heimstadt...163.55  
 17 Wentworth, Louisa—J C Root...203.02  
 17 Whitehead, Geo D—H J Slattery...39.18  
 17 Weitzel, Charles—J Rehm, Jr...137.91  
 18 Wanmaker, Louis C—B Meyer...118.02  
 18 the same—B Meyer...97.84  
 18 Woodend, Wm E—E M Byrne...2,152.63  
 18 Walton, Arthur H—A R Anderson...607.91  
 18 Weyman, Adolph—Neal Brinker Co...14.11  
 18 Weisberger, Ignatz et al—V K White...224.35  
 19 Weissman, Eva et al—I Masson et al...307.83  
 19 Weidenfeld, Edward—J R Hosbrouck...72.41  
 19\*Wittlauffer, Otto et al—R W Heberd...63.41  
 19 Ward, John—Clarke & Hopping...71.41  
 19 Walsh, Geo S et al—L C H Dyckman...59.91  
 20 Wollenberg, Julius—J Israelson et al...32.41  
 20 White, Albert—Clyde Steamship Co...costs, 109.20  
 20 Weinstein, Chas I—J Kemp...353.96  
 20 Wathall, Pansy—A Westheimer...45.02  
 20 Williams, Anna et al—J Ziperowitz...43.65  
 20 Wang, Simon et al—J Drillman...96.38  
 21 Weizel, Edw W et al—101 Fifth Ave Co...750.00  
 21 Wells, Thomas—W P East...90.76  
 21 Wallace, Pierce J—J Sinnott...109.22  
 21 Williams, Sidney A—A Gwirtzman et al...39.41  
 21 Walter, Parker—A E Reynolds...444.80  
 18 Zimbardi, Salvatore—M Juster...17.72  
 18 Zink, Conrad et al—Stewart Distilling Co...274.23  
 20 Zarille, Guiseppe—L Greenberg...59.65  
 20 Zampach, Karel—A H Sacton et al...103.94  
 21 Zimmerman, Chas J—L Janson...111.95  
 21 Zipkin, David—N Y Cornice & Skylight Works...17.41  
 21 Zalkind, Philip—Title Guarantee & Trust Co...75.41

## CORPORATIONS.

15 Globe Foundry Co—J J Daly...2,651.18  
 15 the same—the same...1,468.97  
 15 Mohr Specialty Co—Phelps Guardant Time Lock Co...24.61  
 15 Agate Advertising Co—American Newspaper Pub Assn...137.48  
 15 A Manheim & Co et al—S H Weinberg...279.20  
 15 Capital Co et al—Peck Bros & Co...814.34  
 15 Northwestern Realty Co—F Weinberg...944.92  
 15 George H Hill Realty Co—P Eckenroth et al...480.01  
 15 Apartment Construction Co—Harbison Walker Refractories Co...1,326.82  
 15 Horsfall Construction Co—Black & Boyd Mfg Co...400.91  
 15 S R Rosoff Contract Co—Enterprise Rubber Co...326.91  
 17 City of N Y—People, & Co...costs, 434.21  
 17 S P Pearson & Co—Crocketer Wheeler Co...115.69  
 17 City of N Y—S Buchanan...3,144.56  
 17 Interborough Supply Co—M Reischmann & Sons, Inc...393.99  
 17 Tweedie Trading Co—C M Hussey...417.84  
 17 U. S. Clerks Corp—A Lane...197.30  
 17 Van Rensselaer Realty Co—A D Wood et al...104.61  
 17 Traction Engineering Co—H G Edwards...60.88  
 17 Harlem Dental Co—J A Corcoran...29.82  
 17 Van Rensselaer Realty Co—H Rump et al...329.34  
 17 Buckingham Realty Co—B Baltowsky...591.51  
 17 Hillside Realty & Construction Co—E Bscheidner...889.61  
 17 N Y Cab Co, Ltd—S G Bromson et al...costs, 143.05  
 17 Bank of Martin County—C H C Houghton et al...costs, 109.32  
 18 First National Supply House—Waterloo Printing Co...368.85  
 18 Bay Side Review—H J Weber...161.91  
 18 Hudson-Counties Co—M Whissel et al...230.27  
 18 Harlem Plumbers & Tinsmiths Supply Co—Consolidated Chandelier Co...387.16  
 18 Casey O'Brien Co et al—E J McLaughlin...118.86  
 18 National Surety Co et al—the same...118.86  
 18 City of N Y—the same...118.86

18 Film Import & Trading Co—L Wasserman...535.39  
 18 Stone Valley Distilling Co—W H Beardsley...352.53  
 18 Alden Hall Corp et al—J S McGarry...1,129.29  
 18 Harlem Plumbers & Tinsmiths Supply Co—Wheeling Corrugating Co...86.81  
 18 George H Hill Realty Co et al—G Zingales...129.11  
 18 Nauss Bros Co—A E Scott...3,642.39  
 18\*Zingales Construction Co et al—the same...129.11  
 19 Charles R Uebelmesser Co—C Uhl...1,028.88  
 19 Pennsylvania R R Co—Central Brewing Co of N Y...760.08  
 19 Concrete Ass'n of America—Improved Property Holding Co of N Y...1,815.74  
 19 Hatfield Telegraphic Code Pub Co—Trow Directory Printing & Bookbinding Co...354.58  
 19 I W Tangemann, Inc—A G Reed et al...62.71  
 19 Arthur W Wall Building & Construction Co—Title Guarantee & Trust Co...100.16  
 19 Aktiengesellschaft Arnold B Heine & Co in Arbon—W Winston...11,404.36  
 19 Subway Realty Co et al—R S Edson...334.56  
 19 August Belmont Hotel Co et al—R S Edson...334.56  
 19 Horsfall Construction Co—Chilton Paint Co...367.43  
 19 Ikonograph Commercial Co—J Walter Thompson Co...585.12  
 20 Beneficial Realty & Constructing Co—S Unger...74.41  
 20 Le Compte Mfg Co—W J Aschenbachs Sons Harness Co...148.30  
 20 Metropolitan Mercantile & Realty Co—H H Kutner...477.33  
 20 Howard Motor Works—E H Du Vivier...101.53  
 20 Metropolitan Mercantile & Realty Co et al—F W Reeve et al...530.38  
 20 Magnet Light Co—S Eisenberg...1,584.25  
 20 De Dietrich Import Co—F C Gardner...2,287.61  
 21 James Dempsey Co—H Hyman...537.31  
 21 Krenkels Stable Co—A Klein...51.60  
 21 Fox Muller Realty & Construction Co et al—J A Murray...313.89  
 21 Louisville & Nashville R R Co—R G Palmer...48.92  
 21 C L Gray Construction Co—S Melton...costs, 39.88  
 21 D H Anderson Studio—Slawson & Hobbs et al...costs, 87.11  
 21 Osborn Engineering & Mfg Co et al—Electrochemical Pub Co...265.21  
 21 United Tea Stores Co et al—L W Morris et al...138.62  
 21 Lionel Froehlich, Inc—N Y Telephone Co...66.64  
 21 Association of Registered Attorneys—the same...53.37  
 21 Alden Hall Corp—Lawyers Title Ins & Trust Co...711.50  
 21 Empire State Surety Co et al—101 Fifth Ave Co...750.00  
 21 Union Railway Co of N Y City—W O'Brien...400.00  
 21 City of N Y—E L Loughlin...2,145.57  
 21 Lincoln Holding Co—N Wernekoff...1,020.28

## SATISFIED JUDGMENTS.

Jan. 15, 17, 18, 19, 20 and 21.

Allaire, Chas M—Manhattan Leasing Co. 1906...81.57  
 Aaron, Herman—C Liebling. 1907...32.41  
 Abraham, Morris et al—J Shapiro. 1909...44.65  
 Barfeld, Morris—A Bernstein. 1904...199.41  
 Benson, David H W—W C Martin. 1907...156.45  
 Bennett, Adolph et al—A Friedlander. 1909...351.16  
 Bing, Alexander—John A Roebling's Sons Co of N Y. 1909...197.49  
 Brady, James L—J F McCoy. 1901...425.45  
 Burke, Wm E—Manning, Maxwell & Moore, Inc. 1909...389.13  
 Briggs, Harry et al—People, & Co. 1909...300.00  
 Beckley, Joseph N—W A Rees. 1908...13.26  
 Burnham, Ella F—S Waidlich. 1909...7,302.15  
 Balaban, Joseph—L Seredinski. 1909...3,149.10  
 Cowing, Edw K—Jacks. 1908...22.96  
 Campion, John—H V Monahan. 1906...113.13  
 Cardani, Louis F et al—American Steel House Co. 1904...199.48  
 Clarke, Thomas A et al—N Casey. 1909...1,652.51  
 Same—same. 1909...104.45  
 Colwell, Robert et al—G R Sutherland. 1907...367.06  
 Corrigan, Patrick—G W Sammis et al. 1910...91.92  
 Catts, Robert M—M Rock. 1910...82.45  
 Dalberg, Melvin H—S Harrison. 1910...218.07  
 Daniels, Geo E—W T Enslee. 1910...283.28  
 Davids, Louisa A et al—E M Davids. 1909...648.47  
 Same—same. 1910...127.87  
 Elias, Hannah—M Rothstein. 1910...209.61  
 Epstein, M—F Ehrlich et al. 1909...30.24  
 Ershowsky, Samuel et al—D M Oltarsh. 1904...217.14  
 Faiella, Joseph A—Ollin J Stephens Inc. 1909...67.46  
 Fox, Charles—J M Levy. 1909...181.90  
 Fitzhugh, P Henry—S Katz. 1909...323.29  
 Fausner, Clara—A J Forman. 1909...40.81  
 Fichter, Herman—R Simon. 1909...508.81  
 Furlong, Henry J—J R Shipley. 1909...133.33  
 Flynn, Alice—Malcolm Brewing Co. 1908...520.00  
 Frankel, Joseph et al—D M Watkins & Co. 1910...106.47  
 Goldstein, Moritz—W A Thomas Co. 1907...199.34  
 Greitzer, Isidor et al—D M Oltarsh. 1904...217.41  
 Germansky, Max—Graf Furnace Co. 1909...161.64  
 Gerry, Allerton et al—G R Sutherland. 1907...367.06  
 Greenberg, Eva—H J G M Bullowa. 1909...43.41  
 Graves, N Z—A E Bamberger. 1909...218.31  
 Same—same. 1909...8.00



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Glank, Max et al—A Herman. 1909. 100.00
Getzer, Ellis—H Wolfensohn. 1908. 387.69
Getzler, Ellis—J Cohen. 1909. 68.83
Goldman, Harris et al—City of N Y. 1909. 262.00
Harris, Isaac et al—A Herman. 1909. 100.00
Herbst, Max—Ballou Dickson Co. 1908. 193.53
Hayes, Thomas F et al—American Steel House Co. 1904. 199.48
Holmes, Chas E et al—N Y & Bklyn Casket Co. 1909. 94.28
Horn, Elizabeth G—A Armstrong et al. 1903. 361.27
Same to same. 1903. 32.79
Jones, John E—F A Huck. 1909. 309.44
Jacobson, John et al—J Shapiro. 1909. 44.65
Jenny, John M—N Y Edison Co. 1910. 20.60
Jaccard, Edouard—Pittsburg Lamp Brass & Glass Co. 1908. 263.03
Krimout, Arnold—University Alliance. 1909. 79.90
Kamen, Rafael & Lena—A Voelke. 1908. 166.42
Levy, Samuel—J L Feiner. 1910. 1,661.13
Levine, Harris—City of N Y. 1908. 210.80
Lannes, Joseph C Clavel. 1909. 45.41
Lindsay, Wm G—Francis C Neale, Inc. 1909. 170.02
Lowenthal, Leo H et al—A Friedlander. 1909. 351.15
Luppman, Gus—Van Zandt, Jacobs & Co. 1910. 45.16
Loketz, Louis et al—D M Watkins. 1910. 106.47
Leo, Edgar F—W & J Sloane. 1908. 673.05
Landauer, Julius—U S Trust Co. 1908. 15,746.74
Levine, Albert—L Abowitz. 1906. 446.42
Levine, Albert—L Bronner. 1905. 490.01
Levy, Solomon—J P Murphy. 1909. 593.98
Lama, Carmela—J J Clarke. 1909. 618.65
Morris, Oliver P—Bloomington Bros. 1908. 33.65
Marx, Michael et al—J Shapiro. 1909. 44.65
Marcus, Samuel—City of N Y. 1909. 59.41
Marshall, Arthur G—W H Freedman. 1909. 284.80
Manus, David et al—People, &c. 1909. 300.00
Mayer, Mayer L, Morris S, Isidor & Samuel—De Graff & Palmer. 1910. 927.42
Marrait, John S—H Muth. 1910. 104.54
Merckle, John W R et al—E M Davids. 1909. 648.47
Same—same. 1910. 127.87
One Hundred and Twenty-fifth Street Harlem Steam Laundry Co—Dimock & Fink Co. 1909. 85.91
O'Reilly, Mary—National Casket Co. 1908. 2,779.58
Parshley, Frank E—M Samlowitz. 1908. 111.91
Phelan, Wm D—A D Wadick. 1909. 20.72
Paridiso, Angelo—Peoples Surety Co of N Y. 1910. 169.41
Perlman, Abraham N—Anglo-American Authors Ass'n. 1908. 149.31
Piccone, Giuseppe—Abendroth Bros, Inc. 1908. 220.41
Promontorio, Ernest C & Elizabeth H—Mutual Alliance Trust Co of N Y. 1910. 2,160.17
Perrin, Raymond S—P S Smith. 1909. 38.96
Power, Peter—A Etzel. 1909. 97.40
Same—J Thedford. 1909. 180.58
Runyon, Walter C—A H Joline. 1909. 130.02
Russo, Rocco—City of N Y. 1909. 60.17
Rosenfeld, Monroe & Ray—Schwartz Plumbing Supply Co. 1909. 139.07
Rolando, Edw P—J Rapp et al. 1909. 47.03
Raymond, William—E Moyer. 1908. 83.07
Rafferty, Wm B—City of N Y. 1910. 54.95
Same—same. 1909. 134.70
Satenstein, David L—F A Davis Co. 1909. 63.97
Santonauro, Michael—T J O'Brien et al. 1909. 249.91
Scherer, Joseph—S Abellof. 1908. 48.94
Schultis, John A—Waverly Construction Co. 1909. 24.72
Sellers, Patrick—A Krumenaker. 1909. 98.76
Smith, Edw C, Geo R & John F—V Oberlein. 1910. 751.41
Shurman, Clifford M—C La Costa et al. 1910. 60.70
Stanley & Patterson—M H Morse. 1910. 1,011.97
Stowe, Harold C et al—M Casey. 1909. 1,652.41
Same—same. 1909. 104.45
Shweitzer, Rachel—L Whitestone. 1908. 3,381.80
Turner, Thomas W et al—N Y & Brooklyn Casket Co. 1909. 94.28
Voccoli, Michele—C Fuchs. 1909. 226.96
Walter, E Richard—A T Demarest & Co. 1909. 226.05
Watson, Alexander J—National Bank of North America in N Y. 1909. 234.22
Wolfman, Philip—H N Goodman. 1905. 22.41
Same—M Schnitzer. 1906. 42.91
Same—Clarke & Roberts. 1904. 78.91
Same—E Tunis. 1904. 30.72
Wishart, George—F C L D'Aix. 1909. 737.09
Wolter, Anton—W Friedlander. 1910. 11.91
Watson, Alexander J—F W Robinson. 1909. 220.49
Same—W N Hardy. 1909. 442.98
Williams, Louisa E et al—E M Davids. 1909. 648.47
Same—same. 1910. 127.87
Wilbour, Wm F—A McConnell. 1909. 44.09
Woodcock, Daniel—M Levine. 1909. 382.35
Weeks, Chas R—C B Mitchell. 1908. 2,072.47
Williams, John T—A W McLoughlin & Co. 1909. 504.80

N Y Mail Co—same. 1910. 139.60
Winthrop Realty Co—City of N Y. 1909. 104.31
Winthrop Realty Co—City of N Y. 1909. 104.31
Jencick Motor Mfg Co—G T Gwilliams. 1909. 158.01
N Y Taxicab Co—A A Flynn. 1909. 2,650.88
Same—same. 1910. 88.90
Romanoff Cigarette Co—Fourteenth Street Bank. 1909. 359.06
Baker, Madame Fashion Co—Neostyle Envelope Co. 1910. 27.51
Roebbling Construction Co—R Gunderson. 1907. 12,426.33
Schweisheimer Co et al—City of N Y. 1909. 262.00

1 Vacated by order of Court. 2 Satisfied on appeal. 3 Released. 4 Reversed. 5 Satisfied by execution. 6 Annulled and void.

MECHANICS' LIENS

Jan. 15.

118—65th st, No 131 East. Emma B Miller agt Francis G London and Clark & Appelmann. \$228.00
119—50th st, Nos 512 and 514 West. Lewis Finkelstein agt A Schlesinger and Samuel Singer. 16.40
120—Chrystie st, No 180. Same agt Harry Sandler and Jacob Silverman and Mr. Feder. 9.68
121—St Paul's pl, n w cor Crotona pl, 51x 84. H W Bell Co agt St Paul Construction Co. 76.65
122—181st st, Nos 605 to 609 West. G A Suter & Co agt Frederick Britsch and Albert Von den Dreisch. 850.00
123—1st av, e s, whole front, between 39th and 40th sts, running through to East River. Brooklyn Foundry Co agt N Y Edison Co and Philip Benges & Co. 230.00

Jan. 17.

124—St Nicholas av, e s, 248.4 n 155th st, 124x90.11. George F Moore, Inc, agt St Nicholas Construction Co. 126.58
125—Belmont av, n w cor 189th st, 16x75. A M Pope agt Frank Martoccia, Louis Noschese and Donato Piccolo. 366.00
126—47th st, No 111 West. William Muller agt David Osterweis and Salkin & Slipian. 100.00
127—Fort Washington av, n e cor 180th st, 100x144.6x irreg. Thomas & Belts Co agt Dacorn Realty Co and Rapoport Electrical Co. 338.07
128—110th st, No 158 East. Harry Grohman agt Rosina Pinto and Salvatore Isalli and Pietro Pinto. 25.50
129—Broadway, w s, whole front, between 108th and 109th sts, —x—. Robert Griffin Co agt C M Butler and J D Butler. 346.83
130—Prospect av, e s, 50 n 183d st, 50x110. John Bell Co agt Anna Welschman. 463.69
131—3d av, No 2102. James S Roberts agt Simon Fox and M D Howard. 65.00

Jan. 18.

132—Newell av, Nos 3340 to 3350. Francesco Rinaldi agt Joe Doe and Pasquale Armentino. 148.50
133—Same property. Vincenzo Abbruzzese agt John Doe and Pasquale Armentino. 148.50
134—Tinton av, n w cor 158th st, 125x95x irreg. Harry Meltzer agt Adolph Rusenberg, Edwin V D H Koch and Wm T Koch and David Jacobs. 67.07
135—5th st, No 222 East. Wolf Rabinowitz et al agt Martha Wolfman and Harris Cohen. 170.00
136—150th st, Nos 271 and 273 West. Frederick W Cohn agt Bisch-Hoef Realty & Construction Co. 125.00
137—Satisfied.
138—Satisfied.
139—Broadway, w s, whole front, between 108th and 109th sts, 200x100. N Y Flexible Wood Flooring Co agt C M Butler and J D Butler. 440.00
140—5th av, n e cor 16th st, 49x191.10x irreg. John Pirkel Foundry Co agt Realty Assets Co and S P Pearson & Co. 435.00
141—11th av, Nos 144 to 152. John Molloy agt Katharine F Moore, Acme Mortgage Co and John Kelly, Jr. 250.00

Jan. 19.

142—Barrow st, No 101. Rochelle Roofing Co Inc agt Rector, Church Wardens, &c. of Trinity Church and Mrs M E Hardy. 62.00
143—110th st, n s, 200 e Amsterdam av, 100x 70. National Powder Co agt Cathedral of St John The Divine, Paldino & McCabill and Chas J Dempsey. 52.17
144—181st st, n s, 50 w St Nicholas av, 75x 100. Albert don den Dreisch agt Frederick Britsch. 20,032.33
145—135th st, Nos 262 to 272 West. Gedaliah Scheinblum agt Samuel Rouse and Eagle Roofing Co. 87.50
146—Simpson st, Nos 1200 to 1210. David Palevitz et al agt H & H Schmidt Construction Co. 420.00
147—3d av, No 2102. James S Roberts agt Simon Fox and Michael D Howard. 65.85
148—Broome st, No 309. Siegel Bros agt Moses M Valentine and Louis Samlowitz. 369.00
149—Broadway, w s, whole front between 108th and 109th sts, 200x100. George F Moore Inc agt Carrie M Butler and John D Butler. 81.22
150—So Boulevard, No 553. Israel Butinsky agt Francis B Roberts and Thomas Cowman. 107.00

151—St Nicholas av, No 930. John Bell Co, agt St Nicholas Construction Co and Chas P Feibusch. 2,000.00
152—142d st, n s, 350 e 7th av, 50x—. Edwin Shuttleworth Co agt R & M Realty and Reynolds & McMahon. 1,507.55
Jan. 20.

153—Satisfied.
154—Tee Taw av, n e cor 188th st, 285x408.4x irreg. Devoe Terrace. Gustavus M Roden agt Richard M Montgomery & Co, E L Shea Construction Co and Coelas & Fasselle. 1,743.56
155—120th st, No 109 West. Minnie Brodzak agt Matthew Chappelle. 200.40
156—Parcel of land bounded w by Hudson River, n by 134th st, s by 133d st, e by tracks of N Y Central & Hudson River R R Co. Michael F Guagenti agt Burns Bros and George Martin. 225.00
157—Marion av, e s, 250 n 189th st, 84.8x130. E Bailey & Sons agt Church of Our Lady of Mercy & Turnbull Construction Co. 940.43
158—Montgomery st, No 23. Pesach Rosenberg agt Louis Weinstein & Samuel Lifshitz. 180.00
159—Marion av, Nos 2498 to 2504. Eagle Iron Works agt Church of Our Lady of Mercy & Turnbull Construction Co. 300.00
160—Brook av, No 1504. Joseph Konovitch agt Elizabeth Koerner. 101.70

Jan. 21.

161—30th st, No 147 East. Jacob Klein agt Henry Russell & Emanuel Livingston. 60.00
162—Lexington av, Nos 1897 to 1903. Same agt Herman J Katz & Emanuel Livingston. 248.00
163—Park av, Nos 4462 & 4464. Ernst H Rambow agt William Guggolz & Frederick A Emerick. 132.00
164—Tee Taw av, e s, whole front between 188th st and Park View pl, 285x408.3x201.2 x144. Watson Contracting Co agt Richard M Montgomery & Co, E L Shea Construction Co and Coelas & Fasselle. 517.50
165—101st st, n s, 210 w West End av, 20x 100.11. Edwin Dumble Co agt Sallie S Tefft. 262.00
166—37th st, No 18 West. Wm H Downe agt Louise C McCreery & Anderson Construction Co (renewal). 54.10
167—Bathgate av, s w cor 188th st, 150x100. R Handelson & Son agt Mountain Construction Co. 325.00

BUILDING LOAN CONTRACTS.

Jan. 15.

No Building Loans filed this day.
Jan. 17.
Pinehurst av, n w cor 178th st, 50x100. Title Guarantee & Trust Co loans Degenhardt Construction Co to erect a —sty building; 6 payments. 65,000
Pinehurst av, w s, 50 n 178th st, 55x100. Same loans same to erect a —sty building; 6 payments. 50,000
St Nicholas av, s w cor 192d st, 100x100. Chelsea Realty Co loans Almeda Construction Co to erect a —sty building; 14 payments. 125,000
St Nicholas av, n w cor 191st st, 100x100. Same loans same to erect a —sty building; 14 payments. 125,000

Jan. 18.

Bryant av, n e cor Freeman st, 53x85.7. Manhattan Mortgage Co loans Zingales Realty Co to erect a 5-sty apartment and store; 10 payments. 40,000
Magenta st, n s, 55 w Cedar av, 25x100. Herbert S Ogden, att'y, loans Raphael & John Pontano to erect a 2-sty dwelling. — payments. 3,500

Jan. 19.

So Boulevard, e s, 388.7 n West Farms rd, 70x100. City Mortgage Co loans Schoefer Construction Co to erect two 5-sty apartments; 13 payments. 48,000
La Fontaine av, w s, 97.6 s 179th st, 75x100. Enoch C Bell loans Valentine Construction Co to erect two 5-sty tenements; 11 payments. 32,000
4th av, n w cor 18th st, —x—. City Mortgage Co loans Belvedere Building Co to erect a —sty building; — payments. 50,000

Jan. 20.

Audubon av, s e cor 177th st, 99.11x100. Title Ins Co of N Y loans Heights Town Construction Co to erect a — sty building; 10 payments. 125,000
113th st, s s, 400 e Broadway, 50x91x irreg. Metropolitan Life Ins Co loans 530 West 113th Street Co to erect an 8-story apartment; 10 payments. 125,000
Bainbridge av, s e cor Woodlawn rd, 100x25. Title Guarantee & Trust Co loans Riley & Loughney Realty Co to erect a 4-sty apartment; 5 payments. 16,000

SATISFIED MECHANICS' LIENS.

Jan. 15.

3 Brook av, w s, whole front between 136th & 137th sts. Ike Cohen et al agt Brook Construction Co et al. (Nov 30, 1909). 589.00
Amsterdam av, No 792. Isaac Schwartz agt Moritz Arnstein et al. (Sept 14, 1909). 1,172.00
Centre st, Nos 88 & 90. Nathan Rosen agt Herman F Bindseil et al. (March 9, 1909). 422.00
22d st, Nos 129 & 131 West. Sutphen & Myer agt Acme Building Co et al. (Dec 15, 1909). 479.34
22d st, Nos 147 & 149 West. Same agt Max Solomon et al. (Dec 15, 1909). 290.56

CORPORATIONS.
Joseph Benedict Co—City of N Y. 1908. 68.75
Fifth Avenue Restaurant Co—J Livingston & Co. 1909. 303.92
Truth Seeker Co—City of N Y. 1908. 154.19
Same—same. 1909. 146.93
Dunmore Realty Co—D Mitchell. 1910. 168.20
Board of Home Mission of the Presbyterian Church in the U S of America and the Board of Foreign Missions of the Presbyterian Church in the U S of America—A Sander. 1909. 27,326.18
American Surety Co of N Y—J Q Cohen. 1910. 117.08
N Y City Ry Co & N Y Mail Co—A F Kiesow. 1908. 125.22
Same—same. 1908. 11,598.95



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217th st, n s, 60 e Bryant av. Frederick N Dubois et al agt Bonagur Building Co et al. (April 21, 1909).....233.50  
Jan. 17.

69th st, No 225 West. Gustave Uhlig agt Silverman Jones Construction Co et al. (Oct 27, 1909).....72.85

Freeman st, s w cor Hoe av. E I du Pont de Nemours Powder Co agt Samuel Lyttle et al. (Dec 14, 1909).....59.04

106th st, Nos 52 & 54 East. Sam Solovy agt Chas Flaum et al. (Nov 9, 1909).....28.85

Intervale av, No 1324. Geo A Frank agt Tular Realty Co et al. (Jan 13, 1910).....150.00

180th st, No 784. Papatonio & Salzano agt Dennis Carraher et al. (Aug 13, 1909).....700.00

Same property. Raffo Sellite agt same. (Aug 13, 1909).....970.00

Same property. Frank Pettinati agt same. (Aug 13, 1909).....70.00

108th st, No 7 East. Genovese Sorgi agt Rachel Bleier et al. (June 26, 1909).....30.00

East Houston st, No 294. Kussel Golod agt Samuel Kamlet et al. (Nov 26, 1909).....160.00

69th st, No 225 West. Paul B Goldhammer agt Silverman Jones Construction Co. (Nov 29, 1909).....153.65  
Jan. 18.

39th st, No 243 West. David Stern agt Katharine Schefsky et al. (Apr 13, 1909).....130.00

City Island av, s e cor Vickery lane. Samuel H Booth et al agt Robert Vickery et al. (Jan 29, 1909).....596.34

Bracken av, w s, 100 n Randall av.....

Bracken av, w s, 175 n Randall av.....

Andrew Bickhardt agt George Erlacher et al. (Dec 14, 1909).....450.00

Valentine av, e s, 114.10 s 199th st. Antonio Salzano agt Stephen McBride et al. (Nov 30, 1909).....20.32

Same property. Jose Salzano agt same. (Nov 30, 1909).....15.00

Same property. Vincenzo Salzano agt same. (Nov 30, 1909).....26.56

Grand st, s w cor Mott st. Henry Mock & Co agt Mr Papa et al. (Oct 29, 1909).....3,450.00

Kingsbridge Terrace, No 2743. Gustavus M Roden agt Henry Kroener et al. (Dec 31, 1909).....367.55  
Jan. 19.

2 Mohegan av, n e cor 181st st. Antonio Spadaccini agt Wirth Realty & Construction Co et al. (Jan 5, 1910).....974.35

27th st, s s, 200 w 6th av. Standard Metal Furring & Lathing Co agt Aurora Investing Co et al. (Dec 31, 1909).....382.62

69th st, No 225 West. Manhattan Color Works agt Silverman-Jones Construction Co et al. (Oct 22, 1909).....35.05

Gleason av, No 2251. Christian Meurer agt Adam Mink et al. (Oct 5, 1909).....25.00

3d av, Nos 209 & 211. Tomback & McPhee agt Kry-Lyn Realty Co et al. (Dec 6, 1909).....25.40

Edgecombe av, s w cor 150th st. Rapp Construction Co agt Emanuel Doctor et al. (Oct 20, 1909).....400.00

Ridge st, No 55. Wolf Gelband agt Chas I Weinstein Realty Co et al. (July 24, 1909).....260.00

69th st, No 225 West. Harry Friedman agt Silverman-Jones Construction Co et al. (Nov 3, 1909).....575.00

Henry st, Nos 164 to 168. Ethel Rubon agt A Epstein et al. (Oct 22, 1909).....45.25  
Jan. 20.

2d av, No 329. Stern & Co agt John Smith et al. (Nov 30, 1909).....45.00

11th av, No 598. Sam Margolies agt Joseph Wolf et al. (Dec 14, 1909).....155.08

130th st, s s, 143 w St Nicholas av. Kalt Lumber Co agt Central Building Improvement & Investment Co et al. (April 15, 1909).....155.25

Spring st, No 150. Jacob Steinberg agt Max Abramson et al. (Jan 10, 1910).....135.35

Same property. Samuel Shanker agt same. (Jan 11, 1910).....220.00

Same property. Samuel Adams agt same. (Jan 11, 1910).....200.00  
Jan. 21.

Fort Washington av, n e cor 180th st. Thomas & Betts Co agt Dacorn Realty Co et al. (Jan 17, 1909).....338.07

Bracken av, w s, 100 and 175 n Randall av. Israel Kormissar agt Joseph Steen et al. (Nov 16, 1909).....200.00

232d st, s s, 142 w Spuyten Duyvil Parkway. Carl Wolf agt Lee De Forest et al. (Jan 18, 1910).....250.00

231st st, n s, 350.3 w Spuyten Duyvil Parkway. Same agt Along The Hudson Co et al. (Jan 18, 1910).....225.00

Union av, No 1298. Theodore A Beckler agt Joseph Holerith et al. (Jan 11, 1910).....65.00

Bristow st, s w cor 170th st. P & F Corbin Co of N Y agt John Doe et al. (Dec 21, 1909).....249.22

115th st, No 617 West. Dimock & Fink Co agt Wilmot Construction Co et al. (Jan 20, 1910).....555.81

3d av, No 587. Izak Taub agt Kry Lyn Realty Co et al. (Dec 21, 1909).....25.00

Same property. Jacob Plotkin agt same. (Dec 10, 1909).....75.00

74th st, No 223 East. Herman Bindler et al agt Phillip Smith et al. (Dec 29, 1909).....130.00

35th st, Nos 62 & 64 West. Voigtmann & Co agt Robert S Minturn et al. (Oct 29, 1907).....1,025.00

1Discharged by deposit.  
2Discharged by bond.  
3Discharged by order of Court.

### ORDERS.

Broadway, n w cor 90th st, 100x100. Reynolds & McMahon on A C & H M Hall Realty Co to J L Mott Iron Works (two).....5,640.50

### ATTACHMENTS.

Jan. 13.

Fitz Gibbon, Frank; Fritz Albrechts; \$5,-452.62; H H Maass.  
Herbert, Kaufman & Handy Co; Julius B de Mesquita; \$8,090; M Dammann.  
Jan. 14.

No Attachments filed for this day.

Jan. 15.

Baker, John H; Importers & Traders National Bank of N Y; \$4,000; Coney & Townsend.  
Jan. 17.

Wheelock, Carrie M; Geo H Gerlich; \$15,-378.66; A D Pape.  
Jan. 18.

Horace E Frick Co; Neal & Brinker Co; \$467.85; W H Dodd.  
Jan. 19.

Tevis, John; Bernard Bennett; \$21,400; J B G Rinehart.

(Continued from Page 187.)

will be given us in the near future and our efforts will not cease until we do get them."

In a letter recently mailed to the taxpayers of the West Side the committee had in part to say:

"We are the most centrally located section in the Borough of Manhattan, with the business section to the south, the hotel, shopping and life district to the north, and the great steamship docks to the west.

"We ask that 7th av be extended, to give us a north and south outlet, that business can be done, that we may be able to retain and increase our population, for by this improvement we would make room for five hundred thousand more people, a noteworthy fact to be considered. Seventh av is our widest central avenue, and but little used, winding up against a brick wall at West 11th st. With the Pennsylvania tunnel station at 32d st, within a few months dumping three hundred thousand people upon 7th av, it speaks at once for the imperative and immediate need of extension. Even the smallest of cities see to it that they have open streets and the best car service to accommodate the public.

## UNCLASSIFIED SALES

The total number of sales reported is 100, of which 25 were below 59th st, 60 above, and 15 in the Bronx. The sales reported for the corresponding week last year were 70, of which 15 were below 59th st, 27 above, and 28 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 166, as against 213 last week, and in the Bronx 141, as against 152 last week. The total amount was \$6,621,325, as against \$26,140,394 last week.

The amount involved in the auction sales this week was \$1,218,774, and since January 1, \$2,714,448. Last year the total for the week was \$516,687, and from January 1, \$3,771,312.

12TH ST.—Mooyer & Marston have sold for Miss M. A. Kean 129 West 12th st, a 4-sty and basement dwelling, on lot 22.6x103.3. The property has been in the Kean family for forty years.

19TH ST.—The Kursheedt estate has sold 151 and 153 West 19th st, a 3-sty building, on plot 46.7x90.10, between 6th and 7th avs. The sellers own two 8-sty loft buildings adjoining.

22D ST.—The estate of William E. Devlin has sold to E. C. Roach for occupancy 338 West 22d st, a 3-sty dwelling on lot 25x98.9.

101ST ST.—McKee, Hayward & Co. have sold for Minnie Cohen 137 and 139 West 101st st, two 5-sty flats, on plot 50x100.11.

## NEEDLESS PUBLIC SERVANTS.

TAX-EATERS THAT COULD BE DISPENSED WITH—  
RICHMOND BOROUGH OVER-SUPPLIED IN SOME DEPARTMENTS.

Port Richmond, N. Y. C., Jan. 17.

To the Editor of the Record and Guide:

Noticing the letter in your issue of last week, signed "A Taxpayer," and your query, asking if there were any more like this, I should say there was, and plenty of it right here in Richmond Borough, and the Commissioners of Accounts should not stop until they investigate here.

I notice the new Sheriff here has asked for additional men as guards. I do not doubt he wants them, but some of the men should be taken from the Supt. of Public Buildings or the Water Department, where there are lots of needless help in these departments. Let them transfer them to him.

And the Commissioners of Accounts should also investigate as to the number of needless help in the Borough Hall here, and the number of inspectors in the Department of Public Works here, who were barbers, oystermen, painters and such; who, mind you, are inspectors of road construction.

A RICHMOND TAXPAYER.