

DEVOTED TO REAL ESTATE. BUILDING ARCHITECTURE, HOUSEHOLD DEGORATION. BUSINESS AND THEMES OF GENERAL INTEREST.

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JANUARY 29, 1910.

No. 2185

BILL has been introduced into the Legislature, proposing to establish in the city of Buffalo what is known as the Galveston or Des Moines plan of municipal Presumably it will not pass, because the Republican majority at Albany is resolutely opposed to any change in the machinery of local government that will dismantle the power of the professional politician in local politics; but a mild hope may be indulged that enough public sentiment in the favor of the plan will be developed in Buffalo to force its passage. It is very desirable in the general interest of better municipal organization that the Des Moines type of municipal government should be tried in some large city. Hitherto only comparatively small western cities have tried it, and while it has hitherto been very successful in such communities, the consequence that it will succeed equally well in larger and more complicated municipalities does not necessarily follow. But at any rate its success up to date has been sufficient to justify the ex-The results of the periment in the case of larger cities. experiment would be particularly valuable because of the help which it might afford to the problem of the best form of municipal government for New York City. The Des Moines plan is the most complete and scientific municipal charter that has as yet been conceived for the purpose of concentrating local administrative and governmental responsibilities, and for making the powers granted commensurate with the responsibilities imposed. In this respect it constitutes a considerable improvement, not only upon the existing charter of New York, but upon the proposed Ivins The latter merely develops those organs of govcharter. ernment, which have worked most successfully in the recent history of New York municipal government. mayor complete administrative responsibility by suppressing the administrative powers of the borough presidents and by a more efficient distribution of the administrative departments. It strengthens the control of the Board of Estimate over the city finances by providing it with a more efficient machinery for exercising its powers. In both of these respects it is an improvement over anything we have had in the past; but at the same time the student of municipal institutions cannot fail to remark that the plan contains certain obvious weaknesses. Administrative responsibility is concentrated in the mayor, while financial responsibility is concentrated in a board, wherein the mayor has only three votes out of sixteen. There is always the chance that the mayor and the board will disagree, and, what is worse, the authority which appropriates the money has no absolute effective control over its expenditure. Neither have the administrative officers, who spend the money and interest, but to obtain the largest possible appropriation for their own department. Finally, both the mayor and the Board of Estimate are supposed to be helped by a Board of Aldermen, in whom is reposed the ordinance-making power, but whose functions are so diminished that citizens of ability and public spirit rarely want to serve on the board. these respects the proposed new charter is defective, and while these defects are not sufficient to diminish its claim to be considered a great improvement on the existing charter, they must be recognized as possible sources of future

THE Des Moines plan is free from any such defects. In its proposed application to the city of Buffalo all the administrative powers are concentrated in a commis-

sion of five men, each of whom would be responsible for one of the five departments into which the administration was divided, and who would be jointly responsible for financial economy. This commission would appoint all subordinate administrative officials, prepare the Budget and enact ordinances. They would serve for four years, and each would be elected by the voters of the whole city. theoretical advantages of such a scheme over that cortained in the Ivins charter are palpable and incontestable. Instead of three separate authorities and jurisdictions, each of which is derived from popular vote, there is only one authority and jurisdiction, so that responsibility is absolute, and the men who exercise the responsibility are granted every opportunity to redeem it. Moreover, this responsibility is concentrated in a Board, which is capable of being a deliberative as well as an executive body, and whose decisions would have more weight than those of an individual. It has never been considered advisable to concentrate so much authority in the hands of an autocratic mayor, and when, as in Boston, the mayor is made the most important official of the government, he is always checked by a coun-But here the council and the mayor must act as a unit, and the whole idea of "checks and balances," which has failed so completely in the local government of the counties is abandoned. On the other hand, popular control over this commission can be most effectively exercised. An inefficient and corrupt official can always be removed by the petition of a sufficient number of voters, whereafter a new election will be held, at which the accused official can be a candidate and will have every opportunity of vindicating himself. Moreover, by means of the initiative and refererdum the people retain the right both to pass ordinance an. to approve all grants of franchises. In these ways the city is protected against any possible abuse of the large powers granted to the commission. It should be added that the method of electing the commission provides against the possibility of minority-election. Voters in casting their ballots both for the mayor, and the other members of the commission are obliged to make not merely a first but also a second and third choice. If no candidate receives a majority of first choices, the second choice vote is added, and the candidate receiving a majority of the aggregate of the two votes is elected. If a majority is still lacking, then the third choices are also counted. This system of voting should be adopted in New York for the choice of all elective officials. At present the mayor is almost always representative of the suffrage of only a minority of the voters, whereas by a system of first, second and third choices, coupled with the necessity of a majority vote to elect. the real preferences of the voters would receive a much more accurate expression.

HE head of the Public Service Commission and the president of the Interborough company are stated in the papers to have resumed their conferences looking towards the reaching of some agreement about subway extensions, but not even the most optimistic observer of the spectacle has any reason to hope that anything will come of the The conferees have been shown to be too far apart in their conditions and claims. The Interborough company, in return for supplying the money for subway extensions, wants even better terms than it secured in the case of the present contract; and in making these demands the company is probably very much influenced by previous negotiations with its bankers. The truth evidently is that the bankers, Messrs. J. P. Morgan & Co., will not supply the money, except on something like the terms proposed. On the other hand, the Public Service Commission believes with some justice that the city should obtain better or rather worse terms for additional subways, and that the success of the present subway affords a sufficient reason for this Its position in this respect will be very much belief. strengthened, in case it succeeds in finding a builder and a tenant for the Broadway-Lexington avenue subway on its own conditions. As we have said, there is absolutely no indication as yet that the Interborough company is either willing or able to grant these demands, and it is probable that the dead-lock will continue. In this juncture what alternative course can the city pursue? Well, it can return to the plan of the former Rapid Transit commission, which should never have been abandoned. It can lay out alternative routes, which can be operated either as extensions or connections of the existing subway, or as wholly independent lines of rapid transit. These routes can be publicly advertised for construction and operation.

received either from the Interborough company or an independent bidder are acceptable, they can be accepted. If not the city can undertake the construction of the independent route with its own credit, and later make the best It is very much to be terms it can get with a lessee. hoped that the committee of the Board of Estimate, which has been appointed to co-operate with the Public Service Commission, will settle upon some such plan. Hitherto the Public Service Commission has behaved as if the rest of Manhattan and the Bronx could afford to wait indefinitely for new subways, provided the so-called tri-borough route was constructed. Fortunately this route will soon be disposed of, and then, perhaps, the Board of Estimate can get the Public Service Commission to lay out a comprehensive system and prepare a practicable scheme for building such

a system—one line after another.

THE CHILD AND

GOIDE

CCORDING to figures published last week by Brad-A streets, the cost of living has attained to larger figures than ever before in the history of the country. Even the high level of March, 1907, has been surpassed; and it has, moreover, been surpassed chiefly by increases in the prices of articles which enter into daily popular consumption. Building materials, steel products and so on are not so costly as they were three years ago; but food, clothing, and the like are perceptably higher than ever before. the burden of these high prices presses with particular force upon the class of wage-earners. Politicians are very much disturbed over this condition of things, and well they may be, for if it continues, it can hardly fail to have serious consequences on the fall elections, and to encourage a succession of embittered and costly industrial disputes. condition is all the more serious, because it is evident that the increasing cost of living is due to comparatively permanent conditions. Just what these conditions are the doctors are disagreed; and the usual perspicuous tendency is being shown to attribute the whole trouble to the "trusts and monopolists." As a matter of fact it looks as if the United States was beginning its first ugly experience with what is known by the economists as the "law of diminishing re-The operation of that law has been postponed in the past, because of the apparently boundless natural resources of the country, but these resources are suddenly discovered to be no longer inexhaustible. They have got to be "conserved," and they cannot be "conserved" without an increase in the price of all raw materials. ness of American raw materials in the past has depended upon the fact that they were wastefully produced-that is produced with a minimum expenditure of capital and labor. But hereafter a larger product will mean a proportionately larger expenditure of capital and labor, and consequently increasing prices.

THE STATE PRISON SITE.

The battlefield of the Highlands of the Hudson, where the fathers of the country offered their lives for national freedom, was an unfortunate selection for a prison site. It would seem to normal minds that the memory of the heroic deeds performed there should be perpetuated by a monument of a different sort. The Record and Guide, which was the first paper to protest against this desecration, has been able to account for the initial intention of the State commissioners only on the supposition of their not being acquainted with their country's history, and out of sympathy with those thirgs which love of country teaches true Americans to prize. Appeal and argument being of no avail, the power of money had to be resorted to by a group of patriotic citizens able to command it, in order to take the land from unfeeling hands. It is the glory of the country that we have the men able and willing to act effectively at such a crisis.

This prison site was close to Forts Clinton and Montgomery, lying between them and Stony Point, scenes of the most heroic and momentous battles of the Revolution. The battle involving the attack and defence of the "Highland forts," as Cilnton and Montgomery were designated, was fought on the very soil which the State took for a prison reservation, as the main attack was on the land side, and not from the river. The reservation borders on Highland Lake, which was stained with the blood of hundreds of brave men in that terrific conflict. Moreover, the prison walls would have been close to passing boats and trains, the stream being narrow there, whence their hideous suggestions would have been projected into the sensitive minds of little children and many older people, at a time when thoughts would otherwise revert to the deeds of valor here performed by men of an entirely different stripe from those whom the State had found it necessary to shut in behind those repulsive walls. The proposition which has been made to the Governor by Mrs.

Harriman and Messrs. Morgan, Rockefeller, Perkins and their associates in the movement for the preservation of these Highland forests will be appreciated to the end of time. According to our understanding the setting apart of the lands for park purposes will not interfere with the development of the towns on the west shore of the river, as the park strip, as mapped out, omits or passes around those sections rightly belonging to these towns and likely to be required by their future growth. does not by any means sentence any part of the lands really available for villa sites to remain as they are for all time. Rather is the action more likely to protect the refining influences already centered there and to make that region as a whole more attractive for the country seats of gentlemen retiring from the activities of city life, as well as to preserve in some degree the adjacent lands for the time when these will be required for the homes of a very large number of people from this overflowing city. From Haverstraw north there is nearly all the way a level terrace between the river shore and the mountains on which the towns and villages stand.

January 29, 1910

Mr. Morgan is one of those who has a country-seat near where this prison pen was building. There is a gently descending slope to the water, and a mile inland the forest hills begin to rise precipitously. Picturesque clove roads take motor carriages through the hills to the well-tilled plains of Orange country beyond. The old families along the river have feared that Mr. Morgan would leave the Hudson River country, and some have thought that the place which his son is to build on East Island, in the Sound, was really intended for the head of the family and was his answer to the action of the prison commission in insisting upon such an unfortunate selection for their unwelcome institution.

COMPLETION OF THE METROPOLITAN TOWER.

THE completion of the Metropolitan Tower was celebrated at a banquet in the Hotel Astor last Saturday night, and the architects of this and of all the costly buildings which this great insurance company and good friend of real estate interests has erected in other cities were the honor guests—Pierre Le Brun and Michael Le Brun. The world would like to have had a word from them, but they kept silent and will let the tallest, best equipped and most widely advertised office building in the world speak for them.

Is there a publication in any language which has not described this building to its readers? Is there a man who can see that does not carry a picture of it in his brain? A marvelous building, it was built to the order of a marvelous business concern. This concern was organized at a period when there was a mania for incorporating life insurance companies, but the Metropolitan is the only survivor of that time. That was in 1868. The first home office consisted of two rooms at 243 Broadway, and the office force then comprised only the president, the secretary, cashier, policy clerk and one swift boy.

It was in the late '80s that the company bought the site for its first building at the corner of 23d st and Madison sq, and in 1890 that the construction was commenced.

Though designed with no thought of future extensions, this first section, owing to its massive proportions, the boldness of its detail and general architectural features, supplied a sufficient initial motive for the several sections which it was found necessary and desirable to add, until the whole was crowned by the great tower, seven hundred feet high.

In the tower there is no striking departure from precedent, except in size, the architects themselves have said. Whether architects as a body are working toward the right evolution of a tall building, the verdict of Time only will decide, but at every epoch-making period they have been sufficiently ingenious to create a special style, which has given artistic expression to dominant characteristics. The practical utility of such a tall structure has been made possible by the invention of the rapidly moving modern electric traction elevator, which brings the fortieth story nearer the ground level than was the fifth story of our predecessors.

As the Metropolitan company has been the largest lender on New York City property of all the insurance companies, it is fitting that property interests should congratulate President Hegeman not alone upon the completion of his tower, but also upon the financial eminence to which he has brought his business corporation. He was a pioneer in the development of Madison Square East and also of Fourth av, and his company by judicious loans has greatly encouraged the upbuilding of that region.

—An explanation was given this week by Mr. E. Edgar L. Marsten, chairman of the Board of Trustees of the 5th Av Baptist Church, of the manner in which the plans for rebuilding the edifice were selected: The architect expert, Mr. H. V. Magonigle, who was selected by a vote of the competitors to judge the drawings in the competition for the 5th Av Baptist Church, recommended the design No. 3 (submitted by Messrs. Butler & Rodman) to the Building Committee, who in turn recommended it unanimously to the Board of Trustees. They, however, moved by the suggestions and criticisms of Dr. Frederick A. Aked, the pastor, as to the requirements of the church, felt a preference for Design No. 4 (submitted by William Welles Bosworth), and after consulting Mr. Thomas Hastings, the professional adviser, appointed the author of plan No. 4 as architect of the building.



CONSTRUCTION.

BUILDING TRADES EMPLOYERS' DINNER

Seven Years of Peace Celebrated—The General Arbitration Board Dissolved -Presentation to Members of the Executive Committee—"What of the Future?"

ARE the parties to the arbitration agreement in the building trades at the parting of the ways? Remarks made at the annual banquet of the Building Trades Employers' Association held at the Waldorf-Astoria on Wednesday evening indicated a belief that a crisis of that nature is impending new significance was added to the presentation ceremony on the occasion when it became generally known that the General Arbitration Board at the close of its last meeting adjourned sine die, without date. A former member of the Board says this means that the Arbitration plan has been broken up and the members of the General Arbitration Board dispersed, because of the refusal of the union members to adhere to its conditions in the case of the steam fitters' union, which is on strike in violation of the plan.

Mr. George H. Morris, the chairman of the General Board, remarked in the course of his address at the dinner, in presenting a medal to each of the retiring members representing the employers in the executive committee (of the General Arbitration Board) that the time had arrived for a readjustment of affairs in the building trades. Hon. Samuel B. Donnelly, U. S. Public Printer, and formerly secretary of the General Arbitration Board, remarked after the meeting, and his words came with the force of one regarded by all parties as the highest impartial authority on the principle of arbitration, that THIS IS THE ECONOMIC MOMENT WHEN THE BUILDING TRADES OF NEW YORK SHOULD MOST AD-HERE TO THE ARBITRATION PLAN.

The dinner was given in the main hall of the hotel. At the guests' table with President Benjamin D. Traitel were the nine who had served the employers as members of the executive arbitration committee, together with the Borough President, a number of departmental heads of the city government and representatives of interests allied with the employers,



namely: Hon. George McAneny, Hon. Samuel B. Donnelly, Messrs. Ross F. Tucker, chairman of the board of governors; Albert N. Chambers, the treasurer of the big association; C. G. Norman, the head of the house committee and the engineer of the dinner; Rudolph P. Miller, Manhattan's Superintendent of Buildings, who came in for a fine compliment; Charles H. Israels, the architect, and secretary of the Municipal Art Society; Charles J. Kelly, W. J. McDermott, Commissioner John J. Murphy of the Tenement House Department; James R. Strong, George H. Morris, Robert D. Kohn, the architect, representing his professional body; Bond Thomas, D. W. O'Neill, Reginald S. Doull, who fought for the Minority Code in the last Board of Aldermen; Bridge Commissioner Martin Kingsley, Frederick R. Usher, Raymond F. Almiral, J. P. Ryan, Dr. Ernest J. Lederle, Commissioner Henry S. Thompson, Carl Berger, Building Superintendent of Queens, and Electus D. Litchfield. Others present were:

Arthur M. Alvord, David Angus, James Angus, Robert F. Archibald, Albert A. Attix, M. P. Altman, George A. Amos, Harry Alexander, Raymond F. Almirall.

George Brown, Jr., Rufus H. Brown, Isaac Baer, Davis Brown, Fred. H. Ball, Frank H. Barr, F. S. Bellevue, C. N. Brizse, C. M. Burtis, Frank Bradley, William Bradley, C. H. Bunn, E. F. Bailey, J. J. Blackman, Blake & Williams, A. H. Burgess, C. H. Bohland, C. H. Bohland (guest), Owen Brainerd, H. E. Baer, Alex. Brown, Jr., George K. Beddoe, John W. Braid, J. P. Butler, Wm. N. Beach, Edwin J. Beinecke, L. Belknap, W. J. Blackburn, F. A. Burdett, James B. Baker, Donn Barber, J. F. Blanchard, C. A. Burr, Lt. Com. Baldwin, U. S. N., Charles A. Belling, George Beck, A. H. Bieler, F. H. Boyle, John H. Boynton, H. T. Blodget, William Bishop, H. D. Brown, R. F. Brown, John N. Booth, C. A. Billings, Arnold W. Brunner, Henry Bacon, Carl Berger.

N. A. Cornell, H. N. Corning, George Crawford, William Crawford, H. F. Crawford, John P. Curry, Walter H. Clough, Robert Christie, Albert N. Chambers, Mr. Carrell, Lovell H. Carr, W. Carr, E. T. Child, David P. Canavan, R. F. Cartwright, Murdoch M. Campbell, C. E. Cheney, Orrie P. Cummings, Chas. H. Caldwell, M. J.

"The Co-Workers."

The Executive Committee of the General Board of Arbitration was the throne of the whole plan under which co-workers in the building trades have got along together since the revolution of 1903. There are twelve in this committee, six representing the employers and the other six standing for the great army of journeymen mechanics. It was up to this committee to settle

all the disputes involving trade jurisdiction, and also all such differences between employers and journeymen which could not be settled in the trade itself. About seven thousand cases have been heard, and by the self-sacrificing labors of the members of this committee the Ship of Arbitration has been kept upon an even keel.

The Arbitration Plan was revised in 1905, and it was then that the Executive Committee assumed its present status. Of the employers' representatives on this committee, those which have served during the full intervening period of five years have been Messrs. Ross F. Tucker, Charles J. Kelly, Frederick Usher, and C. G. Norman. Next in length of service have been Messrs. A. N. Chambers, D. W. O'Neill, and W. J. McDermott. The seven just named received each the bronze medal and the silver service. Two other members of the committee, Messrs, James R. Strong and James P. Ryan, have served during shorter periods, and they receive the bronze medal.

INTERPRETATION OF THE MEDAL.

The design of the medal is symbolic of the idea that the men in the building trades, whether they are heads of firms or employees of firms, are CO-WORKERS together. One side does not stand for Capital, or for Labor, any more than the other side, in this new way that we look at things, as typified by the beautiful medal. The thought conveyed by this picture represents two CO-WORKERS, each supreme in his own sphere, but working for a common purpose. One figure is that of "Mentality," or the Master Builder, the Architect, or Chief Engineer, as the case may be; and the figure of the man on the other side, the forger who is beating his spear into a pruning hook, represents his co-worker, the "Craftsman," or "Labor."

Between them is the forge, as their common purpose, and ascending in the background out of the incense of their labor is an Eagle typifying the American spirit of Justice by holding in its beak a scale evenly balanced. Farther in the background are their achievements, or the results thereof, as represented by the great cathedral on the heights, the bridge, the skyscraper and the busy factory.

The idea, of the Co-Workers, is a beautiful one, and a volume could be filled with the principles and lessons suggested by the medal.

Callahan, Mr. Colby, P. J. Carlin, J. J. Carlin, D. C. Chaddock, L. K. Comstock, Charles H. Clark, Davis Carpenter, G. W. Colton, Andrew J. Cornell, Frank E. Conover, R. H. Casey, R. H. Casey (guest), B. C. Collier, Henri V. Carrere, J. M. Carrere, E. J. Connor, Nelson Chesney, M. S. Chappelle, H. B. Collins, W. H. Connell, Daniel Callahan.

Charles Dipple, George F. Drew, George F. Drew (guest), Harold C. Ditmars, John H. Deeves, Richard A. Deeves, J. E. Dordan, I. E. Ditmars, Dr. W. F. Doyle, Francis J. Duffy, George S. Daso, Thomas Dwyer, James A. Daly, C. W. Dayton, Jr., J. D. Donald, Paul E. Denivelle, E. DeForge, Harkness B. De Voe, Reginald S. Doull, E. Ditm. Ditmars, Dr. .. Par, James E. Ditha.

Dwyer, James
Denivelle, E.

Camuel B. D

Denivelle, E. DeForge, Harkness B. De Voe, Reginald S. Doull, Samuel B. Donnelly.

Charles L. Eidlitz, Otto M. Eidlitz, Edward G. Escher, James W. Escher, W. A. Evans, Louis M. Even, James F. Egan, W. N. Erwin, Ernest F. Eidlitz, Robert E. Eidlitz, J. H. Edwards, G. D. Elwell, Alexander Fraser, Byron M. Fellows, W. W. Ferguson, G. K. Fulagar, F. C. Furlow, F. W. L. Fullerton, Burt L. Fenner, Frank B. French, Wm. K. Fertig, J. H. Freelander, Robert C. Fisher, E. L.

Edward D. Gorman, John J. Grace, Wilbur C. Goodale, Hugh Getty, W. D. Graham, Mr. Gillespie, Arthur Greenfield, Charles T. Galloway, Thomas Jefferson Gaines, W. A. Garrigues, L. L. Gadd, C. F. Grieshaber, G. H. Gerard, E. D. Gerard, John H. Gent, P. Gallagher, John Gaynor, John A. Gaynor, Wright D. Goss, James Gillies, A. M. Ganson, Ely Greenblatt, George G. Griest, Wharton Green, D. P. Gallagher, C. L. Gray, M. Greenwood, Jr., Lawrence Grassor Gresser.

Gresser.

J. C. Hatzel, F. H. Humphrey, A. F. Hitchcock, William J. Hoe, L. W. Harrington, Andrew Herold, Jr., D. L. Haigh, Francis N. Howland, Michael Harrison, John Hankin & Bro., John Hankin (guest), H. A. Hottenroth, Lewis Harding, George Hewitt, F. G. Hasselman, Joseph Holme, George S. Holmes, William C. Haskel, E. E. Hinkle, Henry Hanlein, Frank Heard, Wm. J. Holmes, Monroe J. Hewlett, J. W. Harrison, John C. Hegeman, Charles J. Hale, William J. Haas, Herbert C. Harde, Geo. F. Harriman, Isaac A. Hopper, Walter T. Hopper, F. T. Hume, Joseph Haag, W. D. Holmes, Thomas Hastings, Hugo F. Huber, J and F. Holler, A. C. Horn, H. G. Homer, George C. Hill, Geo. B. Hill. Charles H. Israels, Walter G. Jones, George W. Johnson, Sullivan Jones, J. E. Feffery, C. D. Jackson, J. Harris Jones, E. A. Kellem, H. L. Kenvin, Francis H. Kimball, William J. Kuder, Charles J. Kelly, E. L. King, James P. Knight, J. L. Knight, August Kuhnla, W. W. Kiesel, E. S. Kiefer, Frank Koch, Arthur Knowlton, Robert D. Kohn.

Charles H. Israels, Walter G. Jones, George W. Johnson, Sullivan Jones, J. E. Feffery, C. D. Jackson, J. Harris Jones, E. A. Kellem, H. L. Kenvin, Francis H. Kimball, William J. Kuder, Charles J. Kelly, E. L. King, James P. Knight, J. L. Knight, August Kuhnla, W. W. Kiesel, E. S. Klefer, Frank Koch, Arthur Knowlton, Robert D. Kohn.

Edward J. Lees, M. Lewinson, E. R. Leonard, Henry Link, E. M. Lee, James Logie, James B. Lamb, Capt. Logan, U. S. M. C., Com R. E. Leahy, Max J. Levy, Austin W. Lord, Carl Leonard, J. H. Loos, Joseph Lantry, William C. Lester, Alfred Le Poidevin, George A. Lund, C. S. Leonard, J. H. Lee, C. Grant La Farge, Electus D. Litchfield, Ernest J. Lederle.

A. E. Marchetti, George H. Morris, Augustus Meyers, Henry A. Maurer, Clifford M. Maurer, H. W. Mott, Joseph Mitchell, William Rutherford Mead, L. Moore, William S. Miller, Charles Money, Herman Mugler, Thomas J. Morrow, George D. Morrow, Thomas J. Meagher, C. B. Martin, C. L. Morris, Charles P. Miller, Demarest H. Mapes, H. Van Buren Magonigle, Alfred J. Menten, H. W. Miller, Mapes, H. Van Buren Magonigle, Alfred J. Menten, H. W. Miller, Miller, Rudolph P. Miller, Cyrus C. Miller, John J. Murphy, Kingsley Martin, Robert A. McCord, W. McDougall, Robert McWilliam, Brobert McWilliam, Jr., William H. McKlever, Thos. F. McLaughlin, Wm. J. McDermott, P. H. McNulty, P. H. McNulty (guest), J. C. McFarland, E. B. McLaury, D. H. McLaury, David A. McLeod, W. H. McCord, Frank B. McCord, George McAneny.

C. G. Norman, F. T. Nesbit, Leon J. Neuman, John E. Nicholson, A. Nesbit, Thomas Nilson, T. J. Norton, T. J. Norton (guest), E. D. Neuman, H. W. Ott, T. A. O'Rourke, D. W. O'Neill, W. H. Orchard, M. E. O'Connor, W. H. Oliver, Edwin Outwater, H. G. Outwater, G. A. Oldershaw, A. E. Pelham, Andrew N. Petersen, F. A. Palen, Henry W. Post, Joseph Penny, John H. Parker and guest, J. A. Pisani, Lincoln Pierce, H. C. Pelton, L. H. Phelps, Charles H. Parsons, Charles B. Parsons, Thomas Posche, Charles Post.

Jas. W. Quinn, Wm. T. Ritch and guest, George F. Roo

A souvenir of the occasion was a bound copy of the report of the executive committee of the General Arbitration Board for the last five years. It contains a record of all the decisions, exceeding three thousand in number, and lists of all the trade associations represented under the Arbitration Plan. sherbert came to the tables in a case made of something like compo in the shape of a tiny model of a residence which was, afterwards, to be carried home in a pasteboard box.

The presentation of the medal was a scheduled feature, but the silver service came as a surprise to the seven who received it. Mr. George H. Morris, the president of the General Arbitration Board, made the address of presentation. He said that the number seven stood out prominently on this occasion. Mr. Morris must have had in mind the saying of some astrologers that men's lives move in cycles of a certain number of years.

He noted that the number of committeemen to receive special distinction was seven and that the arbitration plan had been observed for seven years. Also, that after seven years of peace it seemed as if there was about to be a readjustment of affairs in the building trades. He alluded to the faithfulness with which the members of the committee had discharged their duties, and the vast amount of business that had come before them. They had heard no less than seven thousand cases (there was the number seven turning up again), and some four thousand had been settled in the committee without the formality of rendering judgment. Very few had been appealed from, and fewer still reversed.

Mr. Morris, of course, referred to the high importance of the principle of arbitration which these men had been administering, and the benefit it had been to all concerned, and the good example it had set to all the world. As he called off the names of each one to receive the medal, cheers greeted each name. Applause lingered and echoed most around the grand old names of Kelly and O'Neill, supposedly because of particularly good service these two men had rendered.

Mr. O'Neill responded for the committee. He is one of the old war-horses of the association, and otherwise the head of the Empire City-Gerard Company, manufacturers of interior woodwork. Mr. O'Neill was one of the first to graduate from the committee, and was probably more familiar with the problems they had been working out than anyone else. Being thus a "has been" his colleagues thought he would have more latitude to fling a few supplementary bouquets and add a little more luster to the fame of the committee. Mr. O'Neill said that the tokens of appreciation they had received would find a place "in our hearts and in our homes to ever remind us of our association together in the interest of peace in the building industry." He said further:

Mr. O'Neill Speaks Out.

'The committee has been a unique body of men well chosen in the first place for the work entrusted to them. Four of the original six have rendered heroic service from the start to the finish of Chapter No. 2 of the Arbitration Plan-Tucker, Norman, Usher and Kelly-and if you will stop for a moment to analyze the make-up of these four men in their individual personality you have the secret of their success as a whole. Harmony has prevailed among the membership of this committee during its entire existence, and now THAT THE SECOND CHAPTER IS CLOSED, those who have been engaged in conserving the interests of the Building Trades Employers' Association on the executive committee can review what has been undertaken and accomplished with at least some degree of satisfaction.

"Bear with me for just a moment while we consider together what the arbitration plan has meant to our industry: During the six years of its existence there has been expended upon buildings in this greater city over twelve hundred and fifty million dollars, and the gentlemen serving you on this executive committee have so controlled and regulated the relations between capital and labor during the construction of this enormous volume of work, that practically continued peace has been maintained in the building industry all these years. Gentlemen, this is simply phenomenal, and considering dollars and cents from the employers' viewpoint and permanency of employment to the employee at good wages from their side, the situation stands without a parallel.

"Gentlemen, it behooves us, standing as we do, at the parting of the ways, to weigh well the situation which confronts us and consider under what policy the future relations with our workmen are to be maintained. When we entered upon Chapter No. 2 of the Arbitration Plan, I think we built better than we knew, and not one of us who engaged in the construction and amendment of the Arbitration Plan will ever have occasion to apologize for what has been accomplished through its operation.

"We have learned much during these years; some of our membership-and I am pleased to say that these are in the small minority-NEVER UNDERSTOOD the first principles of arbitration or what the arbitration plan stood for, having been possessed of the conviction that the employers' side of the executive committee were there purely and solely to work out problems for them that would enable them to take all advantage possible for themselves against labor. Gentlemen, the members of your executive committee have found, over and over again, that THE WRONGDOERS WERE NOT ALL ON THE UNION SIDE by any means.

'Another and a much larger body of our membership have acted upon the theory that because they were members of the Building Trades' Employers' Association THEIR POSITION WAS ASSURED, and it mattered little what the Arbitration Board or its executive committee did, and when occasions arose requiring their presence before the executive committee to answer charges of violating the plan, instead of appearing to answer the charges made against them, they have chosen to either ignore altogether the summons to appear, or else have sent men entirely incompetent to represent them, with the result that CHARGES HAVE BEEN SUSTAINED AGAINST THEM, which, had they given proper attention, would have been

dismissed by the executive committee and thus ended the matter. Then, when these same parties were asked to appear before the grievance committee and our friend C. T. Wills, chairman of that committee, began to probe for facts, they were ready to prove their case and convince his committee how terribly they had been sinned against by the executive committee of the Arbitration Board, seeming to think that that Board only represented the labor side in any charges brought against them!

"It is my opinion, gentlemen, that this LACK OF ATTEN-TION on the part of parties charged with violation of the plan and the results attending this lack of attention, has contributed more than anything else towards the fostering of the sentiment in the minds of union men that our membership could do as they pleased, and that all convictions under the plan amounted to was referring the sustained charges to the Building Trades Employers' Association, that being the end of the matter—and no punishment inflicted.

"THEY HAD SOME EXCUSE FOR SO THINKING, because the parties charged, appearing before the grievance committee of the Building Trades Employers' Association, did then what they should have done in the first place to the executive committee, produced their proof and convinced the grievance committee that the charges originally brought against them were groundless. SHAME UPON SUCH MEMBERS who have been willing to impose upon this committee the work of guarding their interests, spending their time and their strength, day and night, in their behalf, and yet would not take the time or the trouble to prepare, their own defense, and after the charges against them were sustained, expect the Building Trades Employers' Association to condone such conduct.

"The large majority of our membership, I am proud to say, have been loyal to the Arbitration Board, and loyal to the executive committee, whom you have honored to-night. Their work for the present is ended. Chapter No. 2 is closed. What of the future?

Have any of you evolved a better plan through which peace in the building trades will be assured? (How about that, Mr. Eidlitz?—Otto, I mean). I say, 'All hail to the man that will promulgate any other plan under which another billion and a quarter of dollars can be safely invested in buildings in this Great City, amid such peace as has been our privilege to enjoy during the past six years.

WHERE THE CRAFTSMEN STAND.

"I believe our craftsmen are largely in favor of settling differences by arbitration. They realize what constant employment and secured rate of wages mean to them; but, unfortunately, the enemies of arbitration have again become entrenched in high places in the council of labor, and if their policy is to be substituted for arbitration—Oh, My!—we are only tasting the beginning of disasters in our industry.

"Let us hope that before capital and labor employed in the building trades of New York find it necessary to resort to extreme measures, one against the other, our employees will pause and carefully consider whether or not it is the part of wisdom to throw to the winds and say: 'We will have no more of it,' an institution that, in my judgment, will stand as one of the greatest monuments for arbitration the world has ever seen."

Turning to Mr. Morris, the greyhaired president of the General Arbitration Board. Mr. O'Neill said:

Mr. Morris, in behalf of the executive committee, we desire to express our thanks to you and our appreciation of the valuable services you have rendered in maintaining the integrity of the plan in your official capacity as chairman of the Arbitration Board. The Building Trades Employers' Association owe to you, sir, a deep debt of gratitude which, I fear, they can never repay, for the careful and logical manner in which you have approached all questions that have come before you during your administration as chairman. Finally, gentlemen, when we enter upon the new era, whatever the policy adopted may be, may it work out our problems in as satisfactory a manner as our old plan has done and we will all be satisfied."

What a Printer Knows About Building.

The U. S. Public Printer, Hon. S. B. Donnelly, told what he knew about building. (Mr. Donnelly was for years the secretary of the General Arbitration Board. That is to say, the mainspring.) He said:

"My knowledge of the building industry, of the designing and construction of buildings, was acquired in two schools, the first of which was the Sunday school. In this school I became familiar with the two celebrated structures of antiquity, and learned that Father Noah was the first builder and that the simple specifications for the structure that he erected are found in the book of Genesis.

"The second structure, the specifications for which are familiar to all the Hebrew and Christian world, was the temple of Solomon. It is recorded that Hiram of Tyre, the brass worker, cast the pillars, forged the chain work, made the chapiter and the bases, and the vessels were cast in the clay of the plain of Jordan, and the vessels were unweighed, "neither was the

weight of brass found out." No exception was filed, nor gilded chandeliers used. (Laughter.)

"The second school was the school of association and absorption. My first knowledge of the school of association and absorption was acquired while working at the printing trade. I became acquainted with a printer of whom it was said that he learned the trade by absorption. He was without education, but for years toiled as a helper and laborer in a printing office and finally became a fair mechanic. He was a visulist; and when he misspelled a word, he would often say, This word is wrong, because it don't look right.' It was reported of him that he once inquired of the foreman of an office, 'What is the style here? 'inst.' or ult.'?

"And so, after an association of seven years with employers and mechanics of the building trades, during which time I managed to keep my mental pores open, I have absorbed sufficient knowledge of the building trade to feel safe in inquiring 'What is the style in this building, scagliola or marble? (Laughter, and shouts of Marble!)

"During this period I also absorbed much of the lore, details and alleged jokes of the building trade, and I frequently listened with interest to the narratives of several of the well-known story tellers of the Building Trades Employers' Association. I am proud, however, to say that I have succeeded at last in banishing most of them from my memory.

"I also learned that there were in the City of New York a very few builders whose record for complying with plans and specifications would not favorably compare with those of Father Noah or Hiram of Tyre. (Laughter.) But in one thing a number of the members of the Building Trades Employers' Association have excelled—a commendable trait of character attributed to a celebrated figure in biblical history. In dealing with the labor questions they have shown a patience equal to, if not exceeding, that of Job. One member in particular of whom I may never have another opportunity to express my admiration in your presence—when I think of the gentleman who was your chairman of the Board of Governors in 1903, I am always reminded of a character described by a well-known American poet in these words:

"He seen his duty, a dead sure thing, And he stuck to it thar and then."

"He held the sinking craft of individual effort against the shore until you all were safely landed and had re-embarked on a boat that flies a flag bearing the inscription 'Building Trades Employers' Association.' I speak of Mr. Otto M. Eidlitz.

"In spite of what I have read in the newspapers, I cannot believe that the method of adjustment of industrial disputes that has been followed during the past seven years will be totally abandoned. I cannot believe that either the employers or the mechanics desire a recurrence of the former wasteful and intolerable condition—a condition worse than industrial anarchy—an industrial monarchy under which those who desired peace secure it only by paying tribute to the king and by laying at his feet presents of gold, silver and precious stones.

A RESTLESS FEELING.

"For seven years there has been an uninterrupted flow of profits and wages. During the time of the panic, when the railroads and manufacturers of the country reduced wages from five to twenty per cent., the building trade mechanics of the City of New York were not even asked to accept a reduction. Certainly the feeling that first semed to be prevalent has disappeared, the feeling that the Arbitration Plan was some smooth scheme for the ruination of the unions by subtle and cunning methods. Of course seven years of peace may have engendered a restless feeling. Possibly there are some who are as exuberant as was the Irishman described in the story of Donny Brook fair, who said, 'My muscles are bursting with strength, my bones are aching for a fight, will some gentleman please tread on the tail of my coat?'

"A celebrated economist has written that arbitration and trade agreements in the settlement of industrial disputes are possible only when each side is afraid of the other. It may be possible that after seven years of peace neither side is afraid of the other."

(After the meeting Mr. Donnelly remarked that he considered this the economic moment when every trade should adhere to the Arbitration Plan.)

Borough President McAneny spoke for the most part on municipal finances. He also referred to the general approval which the appointment of Mr. Miller as Building Superintendent had met with from builders. They told him, "You have got the best man you could have chosen." (Three cheers were given for the appointment.) Mr. McAneny passed on to speak of the greatness of New York and the leading part that the builders had taken in making it distinguished above all the cities in the world.

"There has too long been a notion," exclaimed Mr. McAneny, "that the favors in the Building Department go by favor. That inducements could be made to advance the plans, and that inspectors could be induced to pass the work. We must get together and stamp out that idea completely.

'There will be nothing that leadership and control can reach

that will not be done to make the administration of the Building Department absolutely square without fear or favor. If there ever comes before me a case of bribery, I shall regard the briber as the greater offender, and will gladly add my mark to send him to prison."

Other speakers were Messrs. Robert D. Kohn, the architect, and Reginald P. Doull, the former Alderman. The latter made an impassioned appeal for more wages for the steam fitters now on strike. The Record and Guide was informed yesterday on high authority that the question of wages was a minor one in the dispute, as the employers were willing to concede it. The main question was, whether the Arbitration Plan should be Mr. Doull also referred pleasantly to his heroic adhered to. fight in behalf of the Minority Building Code.

THE METROPOLITAN ELEVATORS.

No Matter How Tall a Building May Be, Single-Rise Passenger Lifts Can Be Installed.

A^N architect when discussing the subject of elevators and their relation to skyscrapers the other day ventured the opinion that the greatest development in building equipment within ten years has been in passenger lifts. Investigating this fact further it was authoritatively stated by an official of the Otis Elevator Company that while elevators to-day are actually carrying passengers forty-four stories into the air without change, as in the case of the Metropolitan tower, the elevator manufacturer has developed his specialty so far that he can install one to serve for ANY HEIGHT OF STRUCTURE that the architect will essay.

The secret of this ability is in the traction principle, such as is used in the Metropolitan Buildng and also in the Singer. This principle is not only simple, but it does away with the extra weight of cables and heavy moving parts, which amount to far more than the load to be moved, as it consists of a cable supporting a car and then, after being passed around a driving sheave on the armature shaft of a motor and around an idler sheave is finally attached to a counterweight at its opposite

But the modern elevator has not only been developed in the distance it can travel. Other matters have also had their share of attention. In the Metropolitan Building, as in many others, the car cannot start until the door has tightly closed, even though the controlling lever is left open. The doors are operated by compressed air generated by the hoisting machinery in the shaft, and controlled, in opening and closing, by a foot lever in the operator's corner. In case the cables break, automatic safeties act, but should these fail, an emergency lever of great "biting" power may be applied by the operator, which will not only stop the car instantly but permit it to slide down to the next gate.

The elevators in the Metropolitan tower operate as expresses between the ground floor and the 12th, from which floor they are locals. The cars themselves are built of steel trusses and enclosed in sheet embossed brass, as are the floor doors. The largest floor dials in the country are said to be in use in the main floor of this building. Little lights shine over the floors represented by numbers, showing exactly where the car is. There are six of these cars, five of which run to the forty-first floor, while a higher rise car runs to the forty-fourth, which is the observation tower. This car travels 586 ft. 11/2 ins. in approximately one minute with 3,000 pounds, or about twenty passengers.

In the case of the Singer building, where there is another

illuminated, giving the starter knowledge of where the car is. Each car is equipped with a telephone so that the starter can converse with the operator.

Among recent contracts for installations of this kind of elevator taken by the Otis Elevator Company is one for thirty for the Whitehall building addition in Washington st, near Battery place, on which street the main building faces and in which the company's offices are located.

There are between nine and ten thousand passenger elevators and twelve thousand freight lifts in Manhattan, which carry about 6,500,000 persons each day. In the six years from 1903 to 1908 more than four thousand elevators of all makes were installed and in the period 1903 to 1907 there was an increase of rentable area of 23,870,006 sq. ft., or about 550 acres, of which 6,725,006 sq. ft. were business buildings, 10,965,835 sq. ft. were lofts and stores and 3,178,248 sq. ft. were in factories.

It is small wonder, therefore, that the elevator has shown the greatest amount of development within the last ten years and the end is not yet. The Otis Company, the Standard Plunger, the A. B. See and many other companies have in their employ engineering experts who do nothing else but work out possible developments for these machines and the development of the elevator in the future, according to an elevator expert, will be quite as startling as it has been up to date.

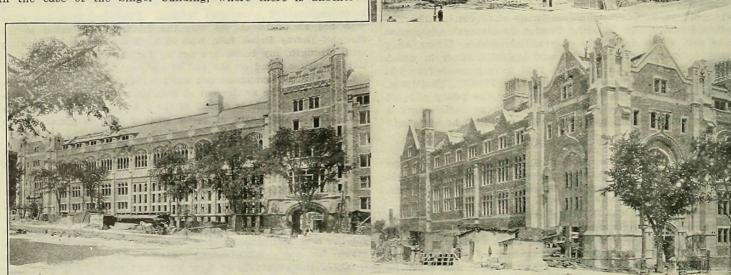
ENGLISH SCHOLASTIC GOTHIC.

Union Seminary's new buildings have now taken form sufficiently for an appreciation of their impressive character, beautiful design and substantial construction. The style of the buildings are English scholastic Gothic, one of the noblest styles of architecture ever developed. Both in plan and in style the buildings are similar to some English collegiate buildings, as at Oxford and Cambridge. They have been pronounced by some authorities as the best example of scholastic architecture in America.

The buildings face four streets and form a quadrangle the inside of which is to be planted with grass and shrubbery.

The architects of the building were selected by competition; the work has been supervised from the New York office and has been under the charge of Louis E. Jallade. The architects, in order to reduce the cost of the building, used the stone that came out of the excavations; as the lot was covered with rock, a great quantity of this material was excavated and broken to a portable size, was then faced and used in the wall. The color is practically the same as the Germantown Stone, of which most of the dormitory buildings at Princeton are made. By means of the use of this stone the building cost was greatly reduced, as no stone had to be bought and none carted away from the lot.

The interior of the chapel, cloister, etc., is of imitation limestone. The Gothic arches are very intricate in design, and this probably is one of the



UNION THEOLOGICAL SEMINARY'S NEW BUILDINGS.
Allen & Collens and L. E. Jallade, Associated Architects.
Considered by some authorities as the best example in America of English scholastic Gothic architecture. Morningside Heights

There are nine elevators represented on a board perforated with small signal lights, each one of which represents a floor. As the car mounts the shaft the little globes are

high rise, the system is practically similar, excepting for certain most difficult pieces of such work in New York. was most carefully done by the (J. G. F. Root Co.) metal lathers, which laid out all the vaulting and arch work. Andrew J. Robinson Co. is the builder.

FACTORS IN PRESENT-DAY SUBURBAN DEVELOPMENT

When Neighbors Form Associations to Loan Each Other Building Money the Principle Is Sound—Why Some Towns Flourish.

By ARCHIBALD W. McEWAN

CO-OPERATIVE building and loam associations of this city and its suburbs have had the most prosperous year in a decade—in truth, since these organizations became a factor in the home-getting and systematic saving fields, about twenty years ago. Considerable of this increase in home-building, at least so far as this city is concerned, is due to the abolishing of all interest charges to the borrower that exceed 6 per cent., and a simplification of methods.

Other things that have helped materially to give the average "man on the street" confidence in truly local associations are that unbusinesslike practices of getting every cent possible from the borrower and paying large salaries to officers are now to a large extent eliminated.

Few associations will lend more than \$6,000 on a home, although occasionally a \$10,000 loan has been made under exceptional conditions, and the average mortgage in New York City associations is about \$2,000. Boards of management always favor the smaller loans, taking the stand that three mortgages of \$2,000 each are safer than one mortgage of \$6,000, as the smaller loans are easier for the home-getters to carry and therefore less likely to come back to the institution. The city association, therefore, cannot lend its money in the Borough of Manhattan; it must go to the outlying boroughs and suburban New Jersey. There are many loans being made in the Bronx and Westchester County, and associations of Brooklyn are doing considerable work in providing homes in their neighborhoods, few of these making loans in New Jersey. The largest association in Brooklyn has more than \$800,000 outstanding in the borough and adjacent counties, the largest single mortgage being \$6,000. The second largest institution in Brooklyn has \$650,000, the largest single loan being \$7,500, in Kings, Queens, and the Bronx. Three other associations in this borough have small mortgages aggregating \$700,000, and none are more than twenty miles from their offices, although the law allows fifty miles.

There are several suburban towns in New Jersey which have become permanent residences of hundreds of commuters, largely through the assistance of Manhattan associations, conspicuous among which are Haworth and Dumont, where there are no local organizations, and also in other towns, where one mortgage has brought another, and the home association was unable to supply the funds.

Nowhere in the United States are the co-operative savings and loan societies doing better work in home-building and systematic saving than in the Borough of Richmond. There are ten associations in that borough, but as two were organized within the last few years, and have combined assets of only \$15,000, they have not been important up to this time. The other eight have assets of \$2,500,000; the largest single mortgage in seven is \$5,000, and in the eighth the largest mortgage is \$7,000. The mortgages are on 1,600 homes, and all in the Borough of Richmond.

REMARKABLE PROGRESS IN NEW JERSEY.

The great success of building and loan associations in New Jersey has attracted attention wherever the movement is known. The organizations in that State increased 10 per cent. In assets and membership, both in 1908 and 1909, and as they are operated under the serial plan, which calls for the payment of shares when they reach par value (last year \$6,640,000 was paid to members from that source alone), the showing is better than the figures of \$79,000,000 assets and 164,000 members indicate. Those counties within the commuting zone of this city, it is conservatively estimated, have nearly one-half the total membership of the State. Hundreds of men who make their living in this city and live in the New Jersey suburbs are buying their homes through the institutions that are located in suburban towns.

It is quite impossible to obtain statistics, but it is well known to officers and real estate men that towns like Hackensack, Rutherford, Bloomfield, etc., can attribute much of their solid residential character to the local building and loan society. To give an idea of what these associations are doing in their home towns: One association in Hackensack has \$1,100,000 assets and 677 borrowing members; the East Rutherford has \$700,000 assets and 360 borrowing members; Essex County of Bloomfield, \$850,000 assets and 451 borrowing members. There are nearly 100 organizations in Newark, and on a recent occasion the board of directors of one large association had applications from borrowers aggregating \$100,000.

REAL ESTATE MEN DESIRABLE DIRECTORS.

No building and loan association considers its board of directors complete unless there are real estate men among the

number, and all boards of appraisers have at least one man in this business whose judgment is relied upon to determine values. A builder or an architect is also a necessity to the board of management of a well-managed institution. There are many associations in this section which would not have grown appreciably were it not for the fact that the leading real estate agent of the neighborhood pointed out to the prospective purchaser with little or no money how he could carry his mortgage through the local institution and arranged all the details for him; and great credit is due them not only for this work, but also for the interest taken by them in the organization of many successful associations. These institutions do not favor speculative loans, but herewith is the brief history of three applications for loans on homes that came to an association in this city recently, amounting to \$1,300, \$1,400, and \$1,600, respectively: The builder had heard about building and loan associations, and suggested to a man with little money who desired to live in his own home that he try to get his loan through one of these institutions. He came, the application was granted, and three new homes are the outcome.

FIREPROOFING AGRICULTURAL BUILDINGS.

One direction in which fire-prevention precautions have been greatly neglected is with respect to agricultural buildings, which, commonly constructed of wood, and usually stored with highly inflammable materials, fall an easy prey to the flames when once afire. A barn completed last year at Barrytown, on the Hudson, for Mrs. John J. Chapman, from plans by J. M. Madison, of Caledonia, N. Y., is of steel and concrete construction. A newer tradition is being established of the truss frame type, anchored to concrete piers, carried from foundation to top of second floor. The floors on the second story are of reinforced concrete with 12-in. I-beams, Clinton wire cloth being used as a reinforcement, the steel used in the structure being furnished by J. B. and J. M. Cornell Company, New York City. The concrete block used, both in the construction of the barn and silo, were made on the Hercules block machine, made by the Century Cement Machine Company, Rochester, N. Y.

GOLD WATCH FOR PRESIDENT TRAITEL.

Mr. B. Traitel, president of the New York Building Trades Association and prime organizer and first president of the Credit Men's Association of the Building Trades, was the recipient of a gold watch from the members of the latter body at their third annual banquet held in the Hotel St. Dennis on Tuesday night at which about 110 covers were laid for members and guests. Charles G. Norman, manager of the Manhattan Fireproof Door Co., was toastmaster, and Mr. Franz Neilson, secretary and counsel, of 80 Wall st, officiated in making the affair the social success it was. "The Evils of the Lien Law and How They Can be Eradicated" was the subject of an address by Moses Allen Warren (of Thompson, Warren & Pelgram, attorneys), and Lewis Harding, a director of the carpentry trades in the association, spoke wittily about the membership roll. The presentation speech to Mr. Traitel was made by James M. Knight, president of the Master Plumbers' Asso-

Mr. Warren, in his address, gave an outline of the amendments to the Lien Law which it is proposed to introduce in the Legislature.

—Work on the erection of the new powerhouse for the New York & North Shore Traction Company has begun on the Bayside meadows, from plans of William J. Carter. As soon as this plant is ready, the traction company will be prepared to inaugurate the first trolley service from Broadway and Prince st, Flushing, to Whitestone, Malba and the central North Shore sections, in which many residence parks have been opened. Tracks are laid to Whitestone Landing, trolley poles will be set as soon as the weather permits. Residents of these sections are preparing to celebrate long years of effort to establish trolley connections with Manhattan. Frank Knab, president of the Whitestone Property Owners' Association, has appointed a committee.

—The prediction made in these columns that 25th st would be next after 26th and 27th sts to be developed with loft buildings is coming true. One 12-story building is now being erected and plans have been filed for two more. Andrew J. Kerwin erected the first 12-story building in that street two years ago.

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.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. Wm. H. Bogart, 467 Jackson av, architect;

Wm. H. Bogart, 467 Jackson av, architect; Feb. 14. Chas. I. Berg, 571 5th av, architect; light brick; March 15. Walter H. Hornum, 360 W. 125th st, archi-

tect; Feb. 1.
. H. Koenigsberger, 1 Madison av, archi-

tect. Kennedy & Son, 103 Park av, N. Y., John

builders. . W. Herter, 186 Remsen st, Brooklyn,

Board of Education, New Rochelle, N. Y., owner.

Olympia Realty & Construction Co., 20 W. 31st st, owner.

Jackson Square Realty Co., 150 4th st,

owners.

owners.
Sillon Construction Co., 552 Riverside Drive, owner.
Mrs. L. A. Phillips, 133 E. 80th st, owner.
Geo. H. Pegram, 165 Broadway, architect.
The Hensle Construction Co, 3210 Broad-

way, owner.

H Baechlin, 45 Clinton st, Newark, N J, architect.

Henry C Pelton, 10 East 23d st, architect.

Heights Town Construction Co, 511 West 178th st, owner. The Machauled Realty Co, 31 West 42d st,

The Machauled Realty Co, 51 West 12d b, owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st, architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

STONE.

Michael J. Dempsey, 546 W. 55th, owner; bluestone coping.
H. Grobert, 246 South Clinton st, East Orange, N. J., owner.
J. M. Tomlinson, 13 Park row, architect; local stone; Feb. 20.
Wm. H.* Bogart, 467 Jackson av, architect; Feb. 14; granite.
Chas. I. Berg, 571 5th av, architect; limestone; Mar. 15.
Walter H. Hornum, 360 W. 125th st, architect: Feb. 1.

tect; Feb. 1.

H. Koenigsberger, 1 Madison av, archi-F. H. tect;

; reinforced concrete. Kennedy & Son, 103 Park av, N. Y., John Kenn builders.

Herter, 186 Remsen st, Brooklyn,

architect.

Board of Education, New Rochelle, N. Y., owner; Indiana limestone or brownstone.

Olympia Realty & Construction Co., 20 W.

31st st; vitrified tile coping.

Jackson Square Realty Co., 150 4th st,

Sillon Construction Co., 552 Riverside Drive,

owner; limestone. rs. L. A. Phillips, 133 E. 30th st, owner;

Irs. L. A. limestone. H. Pegram, 165 Broadway, architect;

reinforced concrete.
The Hensle Construction Co, 3210 Broad-

way, owner.

H Baechlin, 45 Clinton st, Newark, N J, architect; reinforced concrete.

Henry C. Pelton, 10 East 23d st, architect.
Heights Town Construction Co, 511 West 178th st, owner.

The Machauled Realty Co. 31 West 42d st,

owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders,
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st,
architects; Feb 1.
onald Mitchell, 306 West 53d st, builder;

TERRA COTTA.

has. I. Berg, 571 5th av, architect; Mar. 15. f. Grobert, 246 South Clinton st, East Orange, N. J., owner.

**Mempia Realty & Construction Co., 20 W.

31st st, owner; terra cotta.

**Jackson Square Realty Co., 150 4th st, owner; terra cotta coping.

Sillon Construction Co., 552 Riverside Drive, owner; terra cotta coping.

Mrs. L. A. Phillips, 133 E. 30th st, owner.

Geo. H. Pegram, 165 Broadway, architect.

ROOFING.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. J. M. Tomlinson, 13 Park row, architect; Feb. 20. Wm. H. Bogart, 467 Jackson av, architect;

Feb. 14.
Chas. I. Berg, 571 5th av, architect; Mar. 15.
Walter H. Hornum, 360 W. 125th st, architect; Feb. 1.

tect; Feb. 1. . H. Koenigsberger, 1 Madison av, archi-

Kennedy & Son, 103 Park av, N. Y., builders

F. W. Herter, 186 Remsen st, Brooklyn, architect.

Board of Education, New Rochelle, N. Y.,

owner.
Olympia Realty & Construction Co., 20 W.
31st st, owner; slag or tile roof.
Jackson Square Realty Co., 150 4th st,
owners; tar felt and slag roof.
Sillon Construction Co., 552 Riverside Drive,

owner; slag roof. rs. L. A. Phillips, 133 E. 30th st, owner; slag roof.

slag roof.

Geo. H. Pegram, 165 Broadway, architect;
felt and gravel roof.

The Hensle Construction Co, 3210 Broad-

way, owner.
Baechlin, 45 Clinton st, Newark, N J, architect.

Henry C Pelton, 10 East 23d st, architect. Heights Town Construction Co, 511 West 178th st, owner.

Machauled Realty Co, 31 West 42d st, owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st,
architects; Feb 1.

Donald Mitchell, 306 West 53d st, builder.

IRON AND STEEL WORK.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. Wm. H. Bogart, 467 Jackson av, architect;

Feb 14.
Chas. I. Berg, 571 5th av, architect; Mar. 15.
Walter H. Hornum, 360 W. 125th st, architect; Feb. 1.
F. H. Koenigsberger, 1 Madison av, archi-

tect. Kennedy & Son, 103 Park av, N. Y.,

builders.

F. W. Herter, 186 Remsen st, Brooklyn, architect.
Board of Education, New Rochelle, N. Y.,

owner.

Olympia Realty & Construction Co., 20 W.

31st st, owner.

Jackson Square Realty Co., 150 4th st,

31st st, owner.

Sillon Construction Co., 552 Riverside Drive,

owner.

Mrs. L. A. Phillips, 133 E. 30th st, owner.

Geo. H. Pegram, 165 Broadway, architect.

The Hensle Construction Co, 3210 Broadway, owner.

H. Baechlin, 45 Clinton st, Newark, N. J.

Henry C Pelton, 10 East 23d st, architect. Heights Town Construction Co, 511 West 178th st, owner.

178th st, owner.
The Machauled Realty Co, 31 West 42d st, owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st,
architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

FIREPROOFING.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. Wm. H. Bogart, 467 Jackson av, architect;

Chas. I. Berg, 571 5th av, architect; Mar. 15.

Walter H. Hornum, 360 W. 125th st, architect; Feb. 1. . H. Koenigsberger, 1 Madison av, archi-

Kennedy & Son, 103 Park av, N. Y.,

builders.
. W. Herter, 186 Remsen st, Brooklyn, architect.

Board of Education, New Rochelle, N. Y.,

owner.

Olympia Realty & Construction Co., 20 W. 31st st, owner.

Jackson Square Realty Co., 150 4th st,

owner Sillon Construction Co., 552 Riverside Drive,

owner.

Mrs. L. A. Phillips, 133 E. 30th st, owner.

Geo. H. Pegram, 165 Broadway, architect;
concrete coping.

The Hensle Construction Co, 3210 Broadway, owner.

H Baechlin, 45 Clinton st, Newark, N J,

architect.

Henry C Pelton, 10 East 23d st, architect.

Heights Town Construction Co, 511 West 178th st, owner.

The Machauled Realty Co, 31 West 42d st,

owner.

owner.

Joseph Golding, 337 East 56th st, owner.

De Riso Bros, Union Hill, N J, builders.

Francis Kiel, 1010 Kelly st, owner.

Bernstein & Bernstein, 24 East 23d st,

architects; Feb 1.

Donald Mitchell, 306 West 53d st, builder.

PLUMBING.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. Wm. H. Bogart, 467 Jackson av, architect;

Wm. H. Bogart, 467 Jackson av, architect; Feb. 14.
Chas. I. Berg, 571 5th av, architect; Mar 15.
Walter H. Hornum, 360 W. 125th st, architect; Feb. 1.
F. H. Koenigsberger, 1 Madison av, architect;

John Kennedy & Son, 103 Park av, N. Y., builders.

F. W. Herter, 186 Remsen st, Brooklyn, architect.

Board of Education, New Rochelle, N. Y., owner.

Olympia Realty & Construction Co., 20 W.

31st st, owner. Jackson Square Realty Co., 150 4th st,

owner. Sillon Construction Co., 552 Riverside Drive,

Sillon Construction Co., 322 and owner.

Mrs. L. A. Phillips, 133 E. 30th st, owner.
Geo. H. Pegram, 165 Broadway, architect.
The Hensle Construction Co, 3210 Broadway, owner.
H Baechlin, 45 Clinton st, Newark, N J,

Henry C Pelton, 10 East 23d st, architect. Heights Town Construction Co, 511 West 178th st, owner. 178th st, owner.
The Machauled Realty Co, 31 West 42d st,

owner.

owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st,
architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

GALVANIZED SHEET IRON, SKY-LIGHTS, CORNICES, ETC.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. Wm. H. Bogart, 467 Jackson av, architect;

Feb. 14.

Chas. I. Berg, 571 5th av, architect; Mar. 15. F. H. Koenigsberger, 1 Madison av, architect.

John Ken builders Kennedy & Son, 103 Park av, N. Y.,

F. W. Herter, 186 Remsen st, Brooklyn, architect.
Board of Education, New Rochelle, N. Y.,

owner.
Olympia Realty & Construction Co., 20 W.
31st st, owner, galvanized iron skylights.
Jackson Square Realty Co, 150 4th st,
owner; skylights.
Sillon Construction Co., 552 Riverside Drive,

owner; glass and iron skylights.

Mrs. L. A. Phillips, 133 E. 30th st, owner; glass and iron skylights.
Geo. H. Pegram, 165 Broadway, architect; iron and wire glass skylights.
The Hensle Construction Co, 3210 Broad-

way, owner. H Baechlin, 45 Clinton st, Newark, N J,

architect.
Henry C Pelton, 10 East 23d st, architect.
Heights Town Construction Co, 511 West
178th st, owner.
The Machauled Realty Co, 31 West 42d st,

owner

owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st,
architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

HEATING APPARATUS & SUPPLIES.

Michael J. Dempsey, 546 W. 55th st, owner;

stoves.
I. Grobert, 246 South Clinton st, East Orange, N. J., owner.
. M. Tomlinson, 13 Park row, architect; Feb. 20.
Vm. H. Bogart, 467 Jackson av, architect; J. M. Feb.

Wm. H. Bogart, 467 Jackson av, architect;
Feb. 14.
Chas. I. Berg, 571 5th av, architect;
Mar. 15.
Walter H. Hornum, 360 W. 125th st, architect;
Feb. 1.
F. H. Koenigsberger, 1 Madison av, archi-

John Ken builders Kennedy & Son, 103 Park av, N. Y.,

F. W. Herter, 186 Remsen st, Brooklyn, architect.
Board of Education, New Rochelle, N. Y., Herter, 186 Remsen st, Brooklyn,

Olympia Realty & Construction Co., 20 W. 31st st, owner; steam.

Jackson Square Realty Co., 150 4th st, owner; steam heat.

Sillon Construction Co., 552 Riverside Drive,

sillon Construction Co., 552 Riverside Drive, owner; steam heat.

Mrs. L. A. Phillips, 133 E. 30th st, owner; steam heat.

Geo. H. Pegram, 165 Broadway, architect; steam heat.

The Hensle Construction Co., 3210 Broadway, owner.

H Baechlin, 45 Clinton st, Newark, N J, architect.

Heights Town Construction Co, 511 West 178th st, owner. 8th st, owner.

Machauled Realty Co, 31 West 42d st,

owner owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st,
architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

J. M. Tomlinson, 13 Park row, architect; Feb. 20. Wm. H. Bogart, 467 Jackson av, architect; Feb. 14. Chas. I. Berg, 571 5th av, architect; Mar. 15. Walter H. Hornum, 360 W. 125th st, architect; Feb. 1. F. H. Koenigsberger, 1 Madison av architect; Feb. 1. . H. Koenigsberger, 1 Madison av, archi-

John Kennedy & Son, 103 Park av, N. Y., builders.

Herter, 186 Remsen st, Brooklyn, architect.

Board of Education, New Rochelle, N. Y.,

owner

Olympia Realty & Construction Co., 20 W. 31st st, owner.

Jackson Square Realty Co., 150 4th st,

owner.
Sillon Construction Co., 552 Riverside Drive,

owner.

Mrs. L. A. Phillips, 133 E. 30th st, owner. Geo. H. Pegram, 165 Broadway, architect. The Hensle Construction Co, 3210 Broad-

way, owner.

Baechlin, 45 Clinton st, Newark, N J,

architect.

Henry C Pelton, 10 East 23d st, architect.

Heights Town Construction Co, 511 West
178th st, owner.

The Machauled Realty Co, 31 West 42d st,

The Machauled Realty Co, 31 West 42d st, owner.
Joseph Golding, 337 East 56th st, øwner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st, architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

ELEVATORS.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner; dumbwaiters. Wm. H. Bogart, 467 Jackson av, architect; dumbwaiters; Feb. 14. Chas. I. Berg, 571 5th av, architect; Mar. 15. F. H. Koenigsberger, 1 Madison av, architect; test

John Kennedy & Son, 103 Park av, N. Y., builders.

F. W. Herter, 186 Remsen st, Brooklyn, architect; dumbwaiters.
Olympia Realty & Construction Co., 20 W. 31st st, owner.
Jackson Square Realty Co., 150 4th st,

Sillon Construction Co., 552 Riverside Drive;

owner.

Mrs. L. A. Phillips, 133 E. 30th st, owner; dumbwaiters.

Geo. H. Pegram, 165 Broadway, architect.

The Hensle Construction Co, 3210 Broad-

way, owner; dumbwaiters.

H Baechlin, 45 Clinton st, Newark, N J, architect; dumbwaiters.

Heights Town Construction Co, 511 West 178th st, owner; dumbwaiters.

The Machauled Realty Co, 31 West 42d st, owner; dumbwaiters.

owner; dumbwaiters.
Joseph Golding, 337 East 56th st, owner; dumbwaiters.

dumbwaiters.

De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st, architects; Feb 1.

Donald Mitchell, 306 West 53d st, builder.

PAINTS.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. J. M. Tomlinson, 13 Park row, architect; Feb. 20.
Wm. H. Bogart, 467 Jackson av, architect; Feb. 14.
Chas. I. Berg, 571 5th av, architect; Mar. 15.
Walter H. Hornum, 360 W. 125th st, architect; Feb. 1.
F. H. Koenigsberger, 1 Madison av, architect;

H.

John Kennedy & Son, 103 Park av. N. Y.,

builders. . W. Herter, 186 Remsen st, Brooklyn,

Board of Education, New Rochelle, N. Y., owner.

Olympia Realty & Construction Co., 20 W. 31st st, owner.

Jackson Square Realty Co., 150 4th st,

owner.

owner.

Sillon Construction Co., 552 Riverside Drive, owner.

Mrs. L. A. Phillips, 133 E. 30th st, owner Geo. H. Pegram, 165 Broadway, architect.

The Hensle Construction Co, 3210 Broad-

way, owner. H Baechlin, 45 Clinton st, Newark, N J,

architect. Henry C Pelton, 10 East 23d st, architect.

Heights Town Construction Co, 511 West 178th st. owner.

178th st, owner.

The Machauled Realty Co, 31 West 42d st, owner.

Joseph Golding, 337 East 56th st, owner.

De Riso Bros, Union Hill, N J, builders.

Francis Kiel, 1010 Kelly st, owners.

Bernstein & Bernstein, 24 East 23d st, architects; Feb 1.

Donald Mitchell, 306 West 53d st, builder.

HARDWARE.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 South Clinton st, East Orange, N. J., owner. Wm. H. Bogart, 467 Jackson av, architect; Feb. 14.

Chas. I. Berg, 571 5th av, architect; Mar. 15. F. H. Koenigsberger, 1 Madison av, archi-F. h. tect.

Kennedy & Son, 103 Park av, N. Y., builders.
. W. Herter, 186 Remsen st, Brooklyn,

architect.
oard of Education, New Rochelle, N. Y.,
owner.

Olympia Realty & Construction Co., 20 W. 31st st, owner.

Jackson Square Realty Co., 150 4th st,

owner.

owner.
Sillon Construction Co., 552 Riverside Drive, owner.
Mrs. L. A. Phillips, 133 E. 30th st, owner.
Geo. H. Pegram, 165 Broadway, architect.
The Hensle Construction Co, 3210 Broad-

way, owner. H Baechlin, 45 Clinton st, Newark, N J,

Henry C Pelton, 10 East 23d st, architect.
Heights Town Construction Co, 511 West
178th st, owner.

The Machauled Realty Co, 31 West 42d st,

The Machauled Realty Co, 51 West 124 St, owner.
Owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st, architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

PLATE GLASS.

Michael J. Dempsey, 546 W. 55th st, owner. H. Grobert, 246 S. Clinton st, owner, East Orange, N. J.
J. M. Tomlinson, 13 Park Row, architect; Feb. 20.
Wm. H. Bogart, 467 Jackson av, architect; Feb. 14.
Chas. I. Berg, 571 5th av, architect; Mar. 15

H. Koenigsberger, 1 Madison av, archi-

John Kennedy & Son, 103 Park av, builders. F. W. Herter, 186 Remsen st, Brooklyn,

architect.

Board of Education, New Rochelle, N. Y., owner Olympia Realty & Const. Co., 20 W. 31st st.

The Jackson Square Realty Co., 150 4th st,

owner. Sillon Construction Co., 552 Riverside Drive,

owner.

Mrs. L. A. Phillips, 133 E. 30th st, owner.

Geo. H. Pegram, 165 Broadway, architect.

The Hensle Construction Co, 3210 Broad-

way, owner.
Henry C Pelton, 10 East 23d st, architect.
Heights Town Construction Co, 511 West
178th st, owner.
The Machauled Realty Co, 31 West 42d st,

owner

owner.
Joseph Golding, 337 East 56th st, owner.
De Riso Bros, Union Hill, N J, builders.
Francis Kiel, 1010 Kelly st, owner.
Bernstein & Bernstein, 24 East 23d st,
architects; Feb 1.
Donald Mitchell, 306 West 53d st, builder.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

RIVERSIDE DRIVE, n e cor 151st st, 6-sty brick and stone apartment, 103.9x 160.1, slag roof, terra cotta coping, steam heat, glass and iron skylights, limestone; \$250,000; owner, Sillon Const. Co., 552 Riverside Drive; architects,, Schwartz & Gross, 347 5th av. Plan No. 44.

Bernard Silverson, secretary and treas-

113TH ST, No. 530 West, 8-sty brick and stone apartment house, 50x96, slag roof, galvanized iron and wire glass skylights, low-pressure steam, glazed tile coping, terra cotta, steel frame; cost, \$150,000; owner, 530 West 113th St. Co., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 47. 30TH ST, n s, 160 e Lexington av, 6-

sty brick and stone apartments, 40x85.9,

slag roof, glass and iron skylights, steam heat, limestone; cost, \$50,000; owner, Mrs. L. A. Phillips, 133 East 30th st; architects Schwartz & Gross, 347 5th av. Plan No. 45.

100TH ST, s s, 125 w West End av, 8sty brick and stone apartment house, 85.11, slag roof, steam heat; cost, \$175,-000; owner, Isaac Polstein, 220 Bway; architects, Schwartz & Gross, 347 5th av. Plan No. 55.

Office and Loft Buildings.

46TH ST, No. 28 E, 2-sty brick and concrete store, 34.5x20.6, tin roof, galvanized iron cornices, tile coping, steam heat; cost, \$2,500. Owner, Henry Phipps Estate, 787 5th av; architect, Robert E.

Kelly, 219 E. 39th st. Plan No. 48.

Miss Grace O'Hara, 28 W. 46th st, lessee. R. E. Kelly, 219 E. 39th st, has

13TH ST, Nos. 8-10 W, 11-sty brick and stone store and loft, 40x irregular, felt and slag roof, copper cornice, iron stairs, marble coping, steam heat; cost, \$175,000. Owners, Lordi & De Respiris Const Co., 321 E 116th st; architect, F. C. Zobel, 118 East 28th st. Plan No. 52.

GREENWICH ST, Nos. 614-616, 3-sty brick and stone loft, 50x85.6, tar and gravel roof, iron and glass skylights; cost, \$10,000. Owner, Astor Estate, 21 Liberty st; architect, P. F. Brogan, 119 E. 23d st. Plan No. 49.

26TH ST, Nos. 114-116 West, 12-sty brick and stone store and loft, 42.10x88; plastic slate roof, galvanized iron skylights, steam heat; cost, \$175,000; owner, Criterion Const. Co., 429 6th av; architect, Geo. Fred Pelham, 507 5th av. Plan

The owner builds.

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

Stables and Garages.

168TH ST, Nos. 554-556 W, 2-sty brick and stone garage, 50x75, slag roof, iron and glass skylights, steam heat; cost, \$18,000. Owner, Joseph A. Adler, Amsterdam av and 163d st; architect, A. L. Kehoe, 1 Beekman st. Plan No. 51.

JANE ST, Nos. 10-14, 6-sty and stone garage, 72.2x126.4, tar, felt and slag roof, steam heat, terra cotta coping, galvanized iron skylights, steel girders; cost, \$170,-000; owners, The Jackson Square Realty Co., 150 4th st, and Wm. G. McCotter, 150 4th st; architect, Frank Goodwillie, 1170 Broadway. Plan No. 43.

Miscellaneous.

115TH ST, s s, 180 e 1st av, 3-sty brick and stone stable, 25x97, tar and gravel roof, galvanized iron skylights, terra cotta blocks, stoves; cost, \$15,000. Owner, Jefferson Const. Co., 418 E. 115th st; architect, M. W. De Gaudio, Tremont and Webster avs. Plan No. 53.

ELIZABETH ST, No. 248, 1-sty brick outhouse, 16.4x8.8; cost, \$1,200; owner, Annie. M. Adolphi, 217 2d av; architects, B. W. Berger & Son, Bible House. Plan No. 42.

144TH ST, s s, 410 e Lenox av, 3-sty brick and stone stable and dwelling, 50x 96; plastic slate roof, glazed terra cotta coping, steel beams; cost, \$15,000; owner, James McLaughlin Co., 303 West 68th st; architect, F. Jacobsen, 1204 Broadway. Plan No. 54.

Sterage Buildings.

WASHINGTON ST, No. 479, 7-sty brick and concrete storage, 20.4x80, concrete and plastic slate roof, iron and glass skylights, bluestone coping, galvanized iron cornices, steam heat; cost, \$40,000. Owner, Greenwich Investing Co. 69 W. 138th st; architect, A. L. Kehoe, 1 Beekman st. Plan No. 50.

55TH ST, No. 542 West, 2-sty brick and stone storage building, 25x144.9, slag roof, bluestone coping, stoves; cost, \$4,000; owner, Michael J. Dempsey, 546 West 55th st; architect, Erwin Rossbach, 2010 Broadway. Plan No. 40.

149TH ST, s s, 552 e 7th av, yard, 2-sty brick and concrete storage, 61.11x 95.6, reinforced concrete, felt and gravel roof, iron and wire glass skylights, concrete coping, steam heat; cost, \$30,000; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 46.

Hotels.

47TH ST, Nos. 128-130 West, 10-sty brick and stone hotel, 37.6x89, slag or tile roof, galvanized iron skylights, vitrified tile coping, steam heat, terra cotta blocks, terra cotta; cost, \$160,000; owner, Olympia Realty & Const. Co., 20 West 31st st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 41.

Louis Pincus, president; Alexander Pincus, vice-president; Oscar L. Groff, treasurer; Otto Cohn, secretary.

MANHATTAN ALTERATIONS.

DELANCEY ST, No. 168, alter store fronts to 5-sty brick tenement; cost, \$500; owner, H. Lieman, premises; architect, O. Reissmann, 30 1st st. Plan No. 140. DIVISION ST. No. 99, partitions, windows, toilets, to 3-sty brick and stone store and loft; cost, \$6,000; owner, Geo. W. Moore, 133 7th st; architect, H. Regelmann, 133 7th st. Plan No. 107.

mann, 133 7th st. Plan No. 107.

DIVISION ST, No. 31, partitions, toilets, to 5-sty brick loft and store; cost, \$1,500; owner, not given; architect, B. Parker, 1499 Madison av. Plan No. 138.

J. Gordon, 31 Division st, lessee.

ELDRIDGE ST, Nos 54-56 show window; cut walls to two 7-sty brick and stone tenements and lofts; cost, \$2,000. Owner, Estate of Peter McCormick, 364 Quincy st, Brooklyn; architect, Max Muller, 115 Nassau st. Plan No. 116.

ESSEX ST, No. 23, steel beams, bake oven, to 5-sty brick tenement; cost, \$600; owner, Ph. Roth, 50 East 96th st; architect, O. Reissmann, 30 1st st. Plan No. 103

HORATIO ST, No. 4, toilets, partitions, to two 5-sty brick tenements; cost, \$5,-500; owner, M. Littman Estate, 247 West 46th st; architect, John H. Knubel, 318 West 42d st. Plan No. 98.

HUDSON ST, No 427, toilets, partitions, to 6-sty brick store and tenement; cost, \$50. Owner, Chas. H. Bohland, 214 E 5th st, Brooklyn; architect, Chas M. Straub, 147 4th av. Plan No. 111.

Straub, 147 4th av. Plan No. 111.

MULBERRY ST, No. 75, 1-sty brick rear extension, 25x35.6, partitions, toilets, stairs, windows to two 3-sty brick tenements; cost, \$3,000. Owner, R. Pennacchio, on premises; architect, O. Reissmann, 30 1st st. Plan No. 126.

WALKER ST, No. 57, plumbing, tank,

WALKER ST, No. 57, plumbing, tank, to 5-sty brick loft and store; cost, \$100. Owner, Henry Chauncey et al, 21 Liberty st; architect, Henry S. Lion, 12 W. 32d st. Plan No. 135.

WEST ST, No. 17, partitions, toilets, windows, to 6-sty brick store and tenement; cost, \$900; owner, James Glover, 80 William st; architect, G. M. McCabe, 96 5th av. Plan No. 136.

1ST ST, No. 30, partitions to 5-sty brick and stone meeting hall; cost, \$100; owner, N. W. Keane, on premises; architect, O. Reissmann, 30 1st st. Plan No. 102.

2D ST, No. 109, toilets, partitions, to

2D ST, No. 109, toilets, partitions, to 5-sty brick tenement; cost, \$2,000; owner, Annie Drucker, 1144 Franklin av, Bronx; architect, C. H. Dietrich, 25 West 42d st. Plan No. 100.

4TH ST, No. 216 East, plumbing to two 4-sty brick tenements; cost, \$2,000; owner, M. Zwerdling, 193 East 4th st; architect, M. A. Cantor, 314 Madison av. Plan No. 108.

5TH ST, No. 737 East, 3-sty brick and stone rear extension, 9.4x26, partitions, windows, stairs, to 3-sty brick tenement; cost, \$5,500; owner, Leopold Gottlieb, 33 Av D; architect, Jacob Fisher, 296 East 3d st. Plan No. 99.

8TH ST No. 352 E 1-sty brick rear extension 19x27, bath rooms, windows to 4-sty brick tenement; cost, \$3,000. Owner, F. Kleinzinger, 176 E 123d st; architect, O. Reissmann, 30 1st st. Plan No. 125.

8TH ST, No. 369 East, partitions, windows, toilets, to 2-3 and 4-sty brick tenements; cost, \$3,000; owner, Falk Rhonheimer, 299 7th st; architect, O. Reissmann, 30 1st st. Plan No. 141.

11TH ST, No. 723 East, partitions, windows, to 3-sty brick tenement; cost, \$1,000; owner, Arthur Blue, 98 3d av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 101.

14TH ST, Nos. 134-136 East, 1-sty brick rear extension, 62.6x60, girders, piers, to 1-sty brick theatre; cost, \$55,000; owner, S. Schinasi, 32 West 100th st; architect, S. S. Sugar, 17 West 42d st. Plan No. 142.

17TH ST, No. 422 E, partitions, toilets, windows to 5-sty brick tenement and store; cost, \$1,500. Owner, Anna Scheurman, 424 E 17th st; architect, Henry Klein, 505 E. 15th st. Plan No. 120. 25TH ST, No. 342 East, steel beams,

25TH ST, No. 342 East, steel beams, piers, to two 3-sty brick shops and dwellings; cost, \$600; owner, Peter J. Mc-Mahon, 342 East 25th st; architect, Joseph Clark, 419 East 16th st. Plan No. 105.

Clark & Appehman, 419 East 16th st, have contract.

32D ST, No. 15 W, 1 and 2-sty brick rear and front extension, partitions, toilets, walls to 4-sty brick and stone clubhouse; cost, \$7,500. Owner, Estate of Townsend Mandell, 157 E. 83d st; architect, Frederick C. Zobel, 118 E. 28th st. Plan No. 115.

36TH ST, No. 560 W, 1-sty brick front and rear extension, partitions, stairways

to two 2 and 4-sty brick tenements and stables; cost, \$3,000. Owner, Chas. Shortmeier, 430 10th av; architect, Chas. F. Winkelman, 103 Park av. Plan No. 121.

42D ST, Nos. 5-7 East, skylight, alter brick walls to 11-sty brick office building; cost, \$750. Owner, Joseph Milbank, 5-7 E. 42d st; architect, Elliott R. Coe, 123 E. 23d st. Plan No. 112.

Andrew J. Robinson, 123 East 23d st, has contract.

50TH ST, No. 148 E, store fronts, to 4sty brick and stone loft; cost, \$50. Owner, Helen A. Renmont, Germany; architect, Herman Finkelstein, 1325 5th av. Plan No. 130.

53D ST, No. 213 W, 1-sty brick rear extension, 25x15, to 3-sty brick and stone restaurant and dwelling; cost, \$250. Owner, Estate of Thomas Murtha, 156 Broadway; architect, J. J. Franklin, Boston Road and 168th st. Plan No. 118.

59TH ST, No. 233 East, toilets, parti-

59TH ST, No. 233 East, toilets, partitions, windows, skylights, alter fire-escapes, to 5-sty brick tenement; cost, \$2,000; owner, Rosa Heyman, 783 Madison av; architect, James W. Cole, 403 West 51st st. Plan No. 109.

73D ST, No. 48 W, 1-sty brick rear extension, to 7-sty brick store and apartment; cost, \$5,500. Owner, Jennie Kuretsky, 759 Jennings st; architect, Louis C. Maurer, 1495 Broadway. Plan No. 128.

75TH ST, Nos. 208-210 E, install stores to two 4-sty brick tenements and stores; cost, \$4,000. Owner, Harry Fischel, World Bldg; architects, Harrison & Sackheim, 230 Grand st. Plan No. 129. 75TH ST, No. 308 W, partitions, win-

75TH ST, No. 308 W, partitions, windows, alter shaft to 4-sty brick dwelling; cost, \$750. Owner, Adolph S. Ochs, 481 West End av; architects, Buchman & Fox, 11 E. 59th st. Plan No. 124.

Fox, 11 E. 59th st. Plan No. 124. 83D ST, No. 38 W. partitions, windows to 4-sty brick dwelling; cost, \$150. Owner, L. Pereva, 118 W. 82d st; architect, C. Sotscheck, Jr., 732 Lexington av. Plan No. 113.

115TH ST, No. 320 E, partitions, windows, to 4-sty brick and stone tenement; cost, \$1,500. Owner, Michael Marrozz, 449 E. 118th st; architect, C. H. Dietrich, 25 W. 42d st. Plan No. 119.

146TH ST, No. 521 W, side vault, 10x 29, to 2-sty office; cost, \$2,000. Owner and architect, United Electric Light & Power Co., 1170 Broadway. Plan No. 131.

George Sykes, Inc., 1123 Broadway, has contract.

AV A, No. 1022, 3-sty brick rear extension, 25x36, add 1-sty, alter walls to 2-sty brick stable and wagon storage; cost, \$7,000. Owner, Chas. Meisezake, 420 E. 53d st; architect, F. A. Gerber, 114 E. 28th st. Plan No. 134.

AV B, No. 170, partitions, windows,

AV B, No. 170, partitions, windows, toilets, to 5-sty brick tenement; cost, \$600; owner, Samuel Koch, 345 East 50th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 106.

BROADWAY, Nos. 1493-1495, brick wall, 1-sty brick rear extension, 52x40, new exits, to 6-sty brick store and office; cost, \$60,000; owner, J. J. Astor, 22 West 26th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 104.

James McWaters, 2434 Broadway, has general contract.

LEXINGTON AV, No. 2011, partitions, store fronts, to 3-sty brick dwelling; cost, \$1,000; owner, J. Tanhauser, 56 E 118th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 139.

West 22d st. Plan No. 139.

PARK AV, No. 471, alter stairs, doors, to —-sty brick tenement; cost, \$600; owner, 471 Park Av., Inc., on premises; architects, Carrere & Hastings, 225 5th av. Plan No. 110.

Harold de Rassalof, 471 Park av, president and builder.

PARK AV, n w cor 103d st, 1-sty brick rear extension, 10x25, partitions, windows

to 6-sty brick store and tenement; cost. \$1,500. Owner, Benj. M. Weil, 36 E. 75th st; architect, Chas. B. Meyers, 1 Union Plan No. 114.

PARK AV, No. 630, partitions, to twosty brick store and dwelling; cost, \$250. Owner, Wm. F. Lahey, 59 E. 65th st; architect, Rudolph Moeller, 1007 Tinton av. Plan No. 133.

PARK ROW, Nos. 114-116, alter floors, partitions, to 2, 1 and 6-sty brick store and hotel; cost, \$7,000; owner, Variety Amusement Co., 407 6th av; architect, Louis C. Maurer, 1493 Bway. Plan No.

1ST AV, No. 805, toilets, partitions, windows to 4-sty brick tenement; cost, \$1,-000. Owner, J. Fleischauer Bro. & Johnson, 341 E. 44th st; architect, O. Reiss-

mann, 30 1st st. Plan No. 117. 1ST AV, No. 1520, alter dumbwaiter shaft, partitions to 4-sty brick tenement and bakery; cost, \$250. Owner, J. Henry Giehelhans' 1520 1st av; architect, James F. Egan, 5-7 E. 42d st. Plan No. 122.

5TH AV, s w cor 14th st, stairs, partitions, windows to 16th st brick and stone store and office building; cost, \$1,500. Owner, Van Schaick Realty Co., Broadway; architects, Buchman & Fox, 11 E. 59th st. Plan No. 123.

5TH AV, s w cor 44th st, partitions, baths, to 10-sty brick and stone apartment hotel; cost, \$3,500; owner, I. Brokaw, 1 East 19th st; architect, Wm. Baumgarten & Co., 323 5th av. No. 143.

7TH AV, s w cor 34th st, 1-sty brick side and rear extension, 16x13, partitions to 3-sty brick store and office; cost, \$1,-000. Owner, Walter J. Salomon, 17 W. 42d st; architect, E. Schoen, 25 W. 42d Plan No. 132.

9TH AV, No 530, toilets, partitions, to 4-sty brick tenement; cost, \$500. Owner, Emma W. Bahrenburg, 443 9th st, Brooklyn; architect, O. Reissmann, 30 1st Plan No. 127.

PROJECTED BUILDINGS. Bronx.

Apartments, Flats and Tenements. WESTCHESTER AV, n s, 195 e Hoe av, 5-sty brick tenement, tin roof, size irregular; cost, \$100,000; owners, Friedman Const. Co., 171 Broadway; architect, Harold L. Young, 1328 Broadway. Plan No. 58.

FEATHERBED LANE, s s, 48.71 w Nelson av, 5-sty brick tenement, plastic slate roof, 24.1x101.6; cost, \$25,000; owners, Flanagan & Sweeney, 465 West 169th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 54.

163D ST, n w cor Sheridan av, three 4-sty brick tenements, tin roof, 37.6x56, 30.8x62; total cost, \$65,000; owners, Briggs Av. Realty Co.; architect, Chas. S. Clark, 445 Tremont av. Plan No. 64.

Mary E. Morgan, 789 Elsmere pl, presi-

WEST FARMS ROAD, e s, 147-7 n Hoe av, two 5-sty brick tenements, tin roof, 50x68.8x73.5; total cost, \$100,000; owners, Friedman Const. Co., 171 Bway; architect, Harold L. Young, 1328 Bway. Plan

Dwellings.

RYER AV, w s, 114.72 s 182d st, 2-sty brick dwelling, slate roof, 28x42.6; cost, \$8,000; owner, Luella M. Rice, 1340 Clay av; architect, Fred Hammond, 396 East 155th st. Plan No. 56.

AQUEDUCT AV, e s, 310.4 n 181st st, 2½-sty brick dwelling, shingle roof, 26x 40; cost, \$9,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 60.

AQUEDUCT AV, e s, 347.12 n 181st st, four 21/2-sty brick dwellings, shingle roof, 26x40; total cost, \$36,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 61.

BOSTON ROAD, e s, 21.2 s 180th st, 2sty frame dwelling, tin roof, 46.2x51.6; cost, \$3,500; owner, Chas. Weigle, 180th and Bronx sts; architect, Louis Falk, 2756 3d av. Plan No. 69.

LA SALLE ST, n s, 425 e Fort Schuyler road, 21/2-sty frame dwelling, shingle roof, 19x26; cost, \$2,500; owner, Amelia Goldman, 1610 Parker av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 65.

Miscellaneous.

WEST FARMS ROAD, e s, 100 s Tremont av, 1-sty brick amusement hall, plastic slate roof, 25x100; cost, \$2,500; owners, Bronx Co., 177th st and Bronx River; architects, Janes & Leo, 124 West 45th st. Plan No. 59.

RYER AV, w s, 114.7 s 182d st, 1-sty brick barn and stable, tar and gravel roof, 50x30; cost, \$3,000; owner, Luella M. Rice, 1340 Clay av; architect, Fred Hammond, 396 East 155th st. Plan No. 55. 137TH ST, Nos. 293-295-297, 4-sty brick

stable, slag roof, 75x100; cost, \$40,000; owner, Jas. Pringle, 354 College av; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 57.

BRONX RIVER, n s, 100 e Stephens av, 1-sty frame toboggan, 4x80; cost, \$1,-000; owner, Robt. F. Rice, 1229 Hoe av; architect, Edwin C. Georgie, 603 East 83d st. Plan No. 63.

222D ST, n s, 531.6 e Barnes av, 1-sty frame stable and shed, 46x16; cost, \$500; owner, Chas. Ringelstein, on premises; architect, Henry Nordheim, Tremont av

and Bronx st. Plan No. 66.

FINDLAY, s w cor 169th st, 1-sty frame shop, 10x16; cost, \$150; owner, Edw. Thornton, 1312 Clay av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 71.

Stores and Dwellings.

180TH ST, n e cor 3d av, 1 and 2-sty frame stores and dwelling, tar and gravel roof, 50x105.2%; cost, \$8,000; owner Marcus Beckmann, 2170 Bathgate av; ar-\$8,000; owner chitect, Chas. Stegmayer, 168 East 91st Plan No. 62.

BOSTON ROAD, s e cor 180th st, 2-sty frame store and dwelling, tin roof, 21.2x 39; cost, \$3,000; owner, Chas. Weigle, 180th and Bronx sts; architect, Louis Falk, 2756 3d av. Plan No. 68.

WESTCHESTER AV, n w cor Zerega av, 1-sty brick stores and dwellings, tin roof, 50x65; cost, \$10,000; owners, Scewacha Realty Co.; architect, B. Ebeling, 1136 Walker av. Plan No. 67.

A. G. Buckingham, Westchester square, president.

180TH ST, s s, 41.9 e Boston road, 2sty frame store and dwelling, tin roof, 38.6x48; cost, \$3,500; owner, Chas. Weigle, 180th and Bronx sts; architect, Louis Falk, 2756 3d av. Plan No. 70.

BRONX ALTERATIONS.

161ST ST, n s, 99 e Forest av, new store front to 3-sty frame store and dwelling; cost, \$150; owner, Louise Mer-kel, on premises; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 36.

163D ST, n s, 40 w Cauldwell av, 4-sty brick extension, 20x35, to 4-sty brick factory; cost, \$4,000; owner, Edw. Rowan, 625 East 163d st; architect, Fred Hammond, 396 East 155th st. Plan No. 34

BAINBRIDGE AV, No. 2569, 2-sty frame extension, 18x18, to 2-sty frame dwelling; cost, \$1,200; owner, John L. Wuerth, on premises; architect, Herman J. Pingel, 69 Av A. Plan No. 35.

RICHARDSON AV, e s, 310 n 241st st, 2-sty frame dwelling; cost, \$500; owner and architect, Wm. W. Penfield, 738 East 242d st. Plan No. 40.

CARPENTER AV, w s, 75 n 234th st, 2-sty frame extension, 9.6x11, to 21/2-sty frame dwelling; cost, \$600; owner, Carl Stange, on premises; architect, John Davidson, 638 East 227th st. Plan No. 39.

CASTLE HILL AV, w s, 75 s Hermany av, 2-sty frame extension, 6.9x16, and move 3-sty frame dwelling; cost, \$1,500; owner, Conrad Munster, Castle Hill av: architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 38.

CLAY AV, No. 773, 1-sty frame extension, 13x10, to 3-sty frame dwelling; cost, \$500; owner, Clement H. Smith, 464 Tremont av; architect, L. Howard, 1861 Carter av. Plan No. 32.

CLAY AV, No. 1773, rear 1-sty frame extension, 24x20, to 2-sty frame stable; cost, \$300; owner, Clement H. Smith, 464 Tremont av; architect, L. Howard, 1861 Carter av. Plan No. 33.

ST. LAWRENCE AV, w s, 100 s Mansion st, 1-sty frame extension, 21x6, to 2sty frame dwelling; cost, \$350; owner and architect, Robt. Yaigt, on premises. Plan

ADVANCE REPORTS.

Proposed Carlew Building.

37TH ST .- Plans have been completed by Cleverdon & Putzel, architects, 41 Union sq, for the 12-sty modern business building which James Carlew, builder, 17 West 122d st, is to erect at Nos. 5, 7 and 9 West 37th st, on a site which measures 60x75 ft., now covered with old



NOS. 5-9 WEST 37TH STREET. James Carlew, Owner.

dwellings. The estimated cost of the new building will approximate \$300,000, and will contain every improvement. No subcontracts have yet been issued. Mr. Carlew in recent years has been identified with the West Side district in the construction of fine dwellings between 59th and 110th sts. (See issue Sept. 18, 1909.)

Cleverdon & Putzel, Architects.

C. T. Wills to Erect Building for Germania Life. FOURTH AV.—Chas. T. Wills, Inc., 156

Fifth av, received the general contract during the week to erect the new office building for the Germania Life Insurance Co., of 20 Nassau st, at the northeast

corner of Fourth av and 17th st, to cover a plot 84x115 ft. in ground dimensions. The building will contain 16-stys, and every modern improvement. Cornelius Doremus is president and Carl Heyl secretary of the company. Alfred D'Oench, 289 Fourth av, of Messrs. D'Oench & Yost, architects of the building, is a director. The old buildings on the site have been demolished. With the exception of one 4-sty structure remaining, the new Germania and the new Corn Building to be erected at the southeast corner of Fourth av and 18th st, will cover the entire Fourth av frontage between 17th and 18th sts. The estimated cost of the two buildings together will approximate \$2,500,000.

Improvement of Raleigh Hotel Site Undetermined.

BROADWAY .- No plans have yet been prepared or architect selected for the improvement of the Raleigh Hotel property, purchased this week by the Robert Fulton Realty Co., of 230 Riverside Drive. The site comprises the two 5-sty buildings adjoining the Broadway Central Hotel, and also the plot Nos. 663-665 Broadway, facing Bond st, extending west 200 feet to Mercer st, with a 50-ft. frontage. It was announced elsewhere on Thursday that the Broadway plot would be immediately improved with a 12-sty store and loft building for the use of Isaacs Bros., clothing manufacturers of 4 Great Jones st. Bendet Isaacs, of No. 200 Broadway, who has entire charge of the development, informed the Record and Guide on Thursday that in all probability the property would be resold and that no building operations would be undertaken at this time at least.

Fourth Avenue's Latest Improvement. 4TH AV.—The next commercial improvement to be added to Fourth av, will in all probability be put up at the northwest corner of 4th av and 24th st. It was learned during the week that plans are under contemplation for the eventual

west corner of 4th av and 24th st. It was learned during the week that plans are under contemplation for the eventual construction of a 19-sty office and loft structure, to cover the entire site between 24th st, and the new building now being erected by Joseph Milbank, at the southwest corner of 25th st, and 4th av, immediately adjoining on the north. Abraham Schwab, of No. 13 West 24th st, will be the owner. At this time it is Mr. Schwab's intention, however, to erect temporarily at Nos. 330-332 4th av, excepting the corner plot, a 2-sty brick taxpayer from plans being prepared by architects Gross & Kleinberger, of the Bible House. The same architects will prepare plans for the final completion of this corner when operations have been fully determined by Mr. Schwab.

Wm. M. Crane Co. to Erect Plant.

JERSEY CITY, N. J.—The general contract has been awarded to Donald Mitchell, 306 West 53d st, New York City, for the construction of a new manufacturing plant, fireproof, brick and concrete, main building, 1-sty, 300x600 ft.; power house, 1-sty, 40x40 ft., at Gates and Garfield avs, the Greenville section of Jersey City. William M. Crane Co. (gas appliances), 16-20 West 32d st, New York City, is the owner. The plans were prepared by Architect Bradford Lee Gilbert, 1 Broadway, New York City. Estimated cost is \$100,000.

Charles & Co. to Erect New Building.

MADISON AV.—Architect Charles I. Berg, Windsor Arcade, 571 5th av, has just been selected to design plans for a 12-sty office building, to measure 25×100 ft., to be constructed by Charles & Company, of 44 East 43d st, wholesale and retail grocers, at the southeast corner of Madison av and 43d st. The structure will be strictly fireproof, of limestone,

light brick and terra cotta. In all probability plans will be read for estimating at the architect's office about the middle of March.

New Loft in the Dry Goods District.

21ST ST.—William H. Birkmire, architect, 396 Broadway, has prepared plans for a 12-sty modern business building to be erected by the Building and Engineering Company (of which Mr. Birkmire is president, and Andrew J. Kerwin, Jr., treasurer), at Nos. 15 and 17 West 21st st, and 16 and 18 West 22d st, running through the block. Stern Brothers, (dry goods) will occupy part of the building. The same builders are completing a similar business structure at Broadway, northeast cor 21st st.

Latest 150th St Improvement.

Gronenberg & Leuchtag, 7 West 22d st, will be ready to receive estimates about March 1 for a high-class apartment house, 6-stys, 100x130 ft., of light brick, granite and terra cotta, to be constructed by the West 139th Street Realty Co., of which Joseph Freedman, 689 Willoughby av, Brooklyn, is president, in the south side of 150th st, 125 ft. west of Broadway. The building cost is estimated at about \$200,000, and will contain private dining rooms and cafe.

New Long Island Railway Terminal.

JAMAICA, L. I.—The Long Island Railway Co., 128 Broadway, N. Y. C., Ralph Peters, president, is preparing tentative plans for an office building and railway terminal at least 9-stys in height, to be erected at Jamaica, L. I., at an estimated cost of \$250,000. Construction will be fireproof, of brick, of large dimensions, undecided. J. R. Savage is chief engineer, but no architect has yet been selected. It is not expected that operations will be undertaken before June 1.

To Build in West 98th St.

98TH ST.—Henry T. Bulman Co., 21 Fort Washington av, contemplates the erection of two apartment houses, of high-class construction, in the south side and north side of 98th st, between Madison and 5th avs. The plans will be prepared by Architects Schwartz & Gross, 347 5th av, but have not been started. It is proposed to construct two buildings, each 8-stys, of large dimensions. The owner usually handles the general contract.

Low Bid for State Hospitals.

KINGS PARK, L. I.—The Bliss-Griffiths Co., 225 5th av, N. Y. C., has submitted the lowest bid amounting to \$282,-000; for the erection of four hospital buildings, fireproof, brick, stone and steel, to be constructed by the New York State Commission in Lunacy, at Kings Park, Long Island. Franklin B. Ware, State Capitol Building, Albany, is state architect. T. E. McGarr, Albany, is secretary of the commission.

Black, Starr & Frost to Build.

FIFTH AV.—Messrs, Carrere & Hastings, architects, 225 Fifth av, have been commissioned to prepare plans for a fire-proof store, office and loft building, to be erected at the southwest corner of Fifth av and 48th st, for the use of Black, Starr & Frost, jewelers, 438 Fifth av. No building contract has yet been issued.

Alterations to Harlem Casino.

7TH AV.—Architect S. S. Sugar, No. 17 West 42d st, is perfecting plans for extensive improvements to the Harlem Casino, at the northeast corner of 7th av, and 124th st, to cost in the neighborhood of \$100,000. M. Loew, Inc., 126 Univerity Pl., is the lessee. No contract has yet been issued.

Building for Madison Av.

MADISON AV.—Samuel E,. Gage, 1 Union sq, is preparing plans for a osty office building, 25x100 ft, to be erected by Pease & Elliman, real estate, 156 Broadway, at No. 340 Madison av. Figures will be taken by the architect about Feb. 10. The cost will approximate \$30,000.

To Improve Lenox Av Plot.

LENOX AV.—Joseph Golding, 337 East 56th st, real estate, will improve the block front on the west side of Lenox av, between 141st and 142d sts, with 6-sty flats, covering plots of 40x100 ft. each. Architect Samuel Sass, 23 Park Row, will prepare the plans.

Apartments, Flats and Tenements.

EAST ORANGE, N. J.—H. Baechlin, 45 Clinton st, Newark, is busy preparing plans for a 3-sty double brick flat, for H. Grobert, 246 South Clinton st, East Orange. Estimated cost is about \$20,-000.

BROOKLYN, N. Y.—Architect F. W. Herter, 186 Remsen st, has plans in progress for four 8-family flats, to cost \$20,000 each, 4-sty, 25x83 ft., to be erected on Prospect Place, near Grand av.

PARK AV.—Architect William A. Boring, 32 Broadway, is preparing plans for a 12-sty co-operative apartment house to be erected at the northwest corner of Park av and 60th st, fronting 60 ft. in the street and 100.5 ft. on the av.

JERSEY CITY, N. J.—Architect Wm. H. Bogart, 467 Jackson av, is preparing plans and will take figures on separate contracts about Feb. 14, for a number of store and flat buildings, 3 and 4-stys, brick and granite, to be erected on West Side av.

AUDUBON AV, N. Y. C.—L. F. J. Weiher, architect, 271 West 125th st, has plans for a 6-sty brick 36-family flat, 100x100 ft., to be erected at the southeast corner of Audubon av and 177th st by the Heights Town Const. Co., 511 West 178th st. The owner builds.

82D ST, NEW YORK CITY.—Bernstein & Bernstein, 24 East 23d st, have prepared plans for a 6-sty flat, 44x89 ft., for L. Brand, to be erected at Nos. 217-219 East 82d st, costing about \$45,000. The architects will take figures on the general contract about February 1.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, architect, 45 Market st, has awarded contract to the Peter Keeler Building Co., of Albany, for masonry and Frear, Irving & Ackert, Poughkeepsie, carpenter work, on the store and apartment building for Manning Cleveland, of 96 South Hamilton st.

CROTONA PARK EAST, NEW YORK CITY.—Moore & Landsiedel, 3d av and 148th st, are completing plans for a 5-sty 32-family flat, 50x95 ft., to be erected by Francis Kiel, 1010 Kelly st, at the southeast corner of Crotona Park East and 173d st, Bronx, costing about \$50,000. Owner builds and takes all figures.

EMERSON ST, N. Y. C.—The Hensle Const. Co., 3210 Broadway, owner, will improve the south side of Emerson st, from Post av to Sherman av, with three apartment houses, covering a plot 310x 100 ft. No architect has yet been selected. Chas. Hensle is president, Edward Ince, secretary, and Martha Hensle, treasurer.

169TH ST, N. Y. C.—The Machauled Realty Co., J. P. Levine, president, 31 West 42d st, has had plans prepared by Harry T. Howell, 3d av and 149th st, for a 5-sty 16-family tenement, 37x95 ft., to be erected in the north side of 169th st, 154 ft. east of Stebbins av, to cost \$30,000. The owner builds and will take bids on separate contracts.

Contracts Awarded.

46TH ST.-Robert E. Kelly, 219 East 39th st, has received the contract to erect a 2-sty brick store at No. 28 East 46th st, for the Henry Phipps estate, 787 5th

25TH ST, N. Y. C.-Clark & Appehman, 419 East 16th st, have received the contract for improvements to the building No. 342 East 25th st, owned by Peter J. McMahon, on premises.

5TH AV, N. Y. C.-Grant & McCloskey, 1123 Broadway, have received the general contract for \$25,000 worth of alterations to the 4-sty store and loft building No. 586 5th av, for A. Lowenheim's Sons (furniture), 383 5th av. Plans are by Denby & Nute, 333 4th av.
BROADWAY, N. Y. C.—James McWat-

ers, 2434 Broadway, has received the general contract for extensive changes to the store and office building, Nos. 1493-1495 Broadway, for Col. John Jacob Astor, to cost about \$60,000. Plans are by Charles A. Platt, 11 East 24th st.

DIVISION ST, N. Y. C.-W. H. & F. J. Griffin, 576 Water st, have received the general contract for alterations and remodeling the buildings at Division, Bayard and New Market sts, owned by Miss Elisa Pease. The cost is estimated at 26,000. Max Muller, prepared the plans. BROOKLYN, N. Y.—The Shlickerman \$26,000.

Realty & Const. Co., 4th av and 74th st, Brooklyn, has taken the general contract to erect a 3-sty brick warehouse, 25x100 ft., at 47 Debervoise st, for the Brooklyn News Co., 194 Fulton st. J. C. Wandell, 502 39th st, Brooklyn, has completed plans. Estimated cost, \$17,000.

WEST HOBOKEN, N. J.—List & Rose, 629 West 51st st, N. Y. C., have received the general contract to construct the 1-sty brick factory, 100x125 ft., for the F. A. Ringler Co., of 194 Reade st, N. Y. C., F. A. Ringler, president, on the east side of Palisade av, 153 ft. north of Lake st. Richard Berger, 309 Broadway, N. Y. C., prepared the plans. Estimated cost, \$30,-

Banks.

ALLEGANY, N. Y .- The First National Bank of Allegany, Frederick Smith, president, contemplates the erection of a stone bank building. No architect has yet been chosen. Work is expected to go ahead this summer.

OSWEGO, N. Y.-Mowbray & Uffinger, architects, 35 Nassau st, N. Y. C., have awarded to the R. H. Howes Const. Co., 500 5th av, N. Y. C., the general contract to erect the 2-sty, granite and marble bank building, 35x70 ft., for the First National Bank of Oswego. J. T. Mott, president.

Churches.

JAMESTOWN, N. Y.-The First Lutheran Church, Rev. Julius Lincoln, 116 Chandler sq. pastor, contemplates the erection of a \$10,000 building. Pressed brick, 2-sty, 40x70 ft., auditorium, gymnasium, shower baths, lockers. George Freeburg, Chadakoin Building, is preparing sketches.

YONKERS, N. Y.—Figures will be taken about Feb. 20, by architect J. M. Tomlinson, 13 Park row, N. Y. C., for a new church, 1-sty, 45x80 ft., to be erected at Lockwood and Glen avs, Yonkers, for The Bryn Mawr Park Presbyterian Church. Rev. D. C. Lawson, pastor. Local stone will be used.

GREAT BARRINGTON, MASS.-Ernest L. Sampson, of Springfield, has received the contract to erect the new church in Housatonic for St. Bridget's parish; 2-stys, brick, 47x118 ft, terra cotta trim, steam heat, slate roof, metal lath. will have a seating capacity of 550. Work will not be started until May 1. Joseph G. Roy, of Springfield, has the contract

Cleary & Son the roofing and metal work. Jno. Wm. Donohue, of Springfield, is the architect.

Dwellings.

NEW HAVEN, CONN.-Architects Delano & Aldrich, 4 East 39th st, N. Y. C., are preparing plans for a handsome residence to be built in this city by E. G. Stoddard.

TEANECK PARK, N. J.-The Suburban Development Co., S. M. Hodkinson, manager, 447 West 125th st, N. Y. C., will soon begin the erection of ten residences, frame, 21/2-stys, 28x30 ft. each, to cost a total of about \$50,000. The owner prepares plans and handles all contracts.

MONTCLAIR, N. J.-D. S. Van Antwerp, architect, 483 Bloomfield av, Montclair, has prepared plans and will take figures on separate contracts about Feb. 1 for rebuilding the residence for J. M. Greenfield, of 44 Barclay st, N. Y. C., on Pleasant av, Montclair, to cost about \$30,000.

NEW ROCHELLE, N. Y .- George Watson, 230 Huguenot st, New Rochelle, has received the general contract to erect the frame residence for Walter H. Flandreau, 2½-stys, 40x70, from plans by Barnard & Wilder, New Rochelle. Estimated cost is \$12,000. Heidig Bros., 207 Washington av, will do the mason work.

Factories and Warehouses.

WALLINGFORD, CONN.-The H. L. Judd Co. has purchased property adjoining its plant in Cherry st, and will enlarge the plant at some future time. No plans have yet been prepared.

BRIDGEPORT, CONN.-The Downer Hawes Co., of Bridgeport, corset manufacturers, are looking for a site on which to erect a new plant, having outgrown their present quarters. No plans have yet been prepared.

WILLIMANTIC, CONN.-It is reported that the Willimantic Machine Co. will purchase property in Milk st., as a site for a new plant. The main building to be erected will probably be 2-sty, of brick and steel, 50x200 ft.

CAMBRIDGE, MASS.—The Liquid Car-

bonic Co., of Chicago, Ill., has purchased land on Broadway, Jordan pl and the B. & A. R. R., where they will erect an expensive factory immediately; the architects are now completing plans. Total cost not to exceed \$100,000.

NIAGARA FALLS, N. Y.—The Storage Battery & Lighting Co., 9 Jackson Boulevard, Chicago, Ill., has purchased ground and will build and equip a plant in the spring. Small buildings on the property will be remodeled and equipped for temporary use until the new plant is com-

HARRISON, N. J.-Plans have been drawn for an addition to the works of the International Steam Pump Co., at Harrison, N. J. The building will be of brick construction, 3-stys, 250x60. Floors will be of reinforced concrete. The estimated

cost of the new improvements is \$47,000. The company's general offices are at 115 Broadway, New York.

WEBSTER AV, N. Y. C .- The Manderkin Building Co., George Kinderman, president, 1349 Brook av, have taken figures for the 8-sty fireproof storage warehouse, 50x90 ft., to be erected on the east side of Webster av, 25 ft. north of Anna Pl., to cost \$80,000. H. P. Ralph, 29 West 34th st, architect. F. A. Burdett, 29 West 34th st, is steel engineer.

HAILSBOROUGH, N. Y .- C. D. Hodge & Co., Flower Building, Watertown, N. Y., have received the general contract to erect a new hydro-electric plant, powerhouse, reinforced concrete, 1-sty, 38x50 ft., wheel house, 1-sty, 30x30 ft., for the Oswegatchie Light, Heat & Power Co., A. McDonald, general manager, Gouverneur, N. Y. Chas. E. Eaton, Smith Building, Watertown, is architect.



HOUGHTALING & WITTPENN

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IS IN WAITING FOR LUMBER AND MATERIALS 15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK SAW, PLANING AND MOULDING MILLS

F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J.

FIRE!

We make a specialty of hurry work for fire jobs. Odd sizes made up at short notice Complete Line of T. H. D. Law Supplies. Prices right. FRED. C. SUMNER, 246-248 Canal Street

WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

TECOTED AND GUIDE

BROOKLYN, N. Y.—John Kennedy & Son, 103 Park av, N. Y. C., have received the general contract to erect the 3-sty factory, 61x109 ft., at the southwest corner of Jay and York sts, Brooklyn, from plans by C. C. Wagner, 26 Court st. Estimated cost about \$23,000. Edward E. Purvis & Son, machinists, 52 Park st, N. Y. C., is the owner. The general contractors want figures on sub-contracts.

JERSEY CITY, N. J.—The New York Baking Powder Co., 102 Murray st, Manhattan, which recently purchased a large factory site on the west side of West Side av., south of the ball grounds, in Jersey City, will shortly commence the erection of a large factory building on the property from plans by architect F. H. Koenigsberg, of 1 Madison ave, N. Y. C. It will be of reinforced concrete, 3-stys, 100x120. The estimated cost is \$75,000, and the architect is now ready to receive bids.

Halls and Clubs.

POTSDAM, N. Y.—E. A. Jossellyn, architect, 3 West 29th st, N. Y. C., has completed plans for a gymnasium building, 1½-stys, 40x90 ft., to be erected by the Clarkson School of Technology, at Potsdam. The cost is estimated at about \$20,000, and the owners will take figures this spring.

BRISTOL, CONN.—The Improved Order of Red Men, Compounce Tribe No. 15, have purchased a site fronting 70 ft. in Prospect st. They contemplate the erection of a modern club house, brick, 3-stys high. A building company will be organized at once and then the details of their plans will be perfected.

Hospitals and Asylums.

BRIDGEPORT, CONN.—The Bridgeport Hospital has purchased property on Central av having a frontage of 515 ft. extending back 267 ft. The site will be used for the future extension of the hospital. No plans, however, have yet been prepared.

Municipal Work.

SOUTH RIVER, N. J.—The citzens have voted to construct water-works from the plans of W. W. Young, 220 Broadway, N. Y. C.

NEW YORK, N. Y.—Estimates will be received by the Police Commissioner, Broome, Grand and Centre sts, Thursday, February 3, for furnishing and delivering material for repairs and replacement by departmental labor, consiting of lumber and building material, hardware, paints, oils and glass, plumbing and gasfitting supplies and roofing material; also on Tuesday, February 1, for erecting all materials necessary in the installation of new plumbing work and fixtures at the 9th, 21st, 36th, 39th, 40th and Harbor "B" precincts, Manhattan, and 144th, 151st, 152d and 156th precincts, Brooklyn.

Office and Loft Buildings.

19TH ST, N. Y. C.—Maynicke & Franke, architects, 298 5th av, have started plans for a 12-sty store and office building, to measure 92x106 ft, to be erected by Henry Corn, 345 5th av, at Nos. 39 to 47 West 19th st. No contract has yet been awarded.

BROOKLYN, N. Y.—Helmle & Huberty, 190 Montague st, have taken bids on the general contract for a restaurant building, 2½-stys, 38x94 ft., with a wing 25x39 ft., to be erected by Mrs. Emily Huber, at Ocean Parkway and Coney Island av, Park Circle. Construction will be of brick and stucco.

WHITE PLAINS, N. Y.—Rocco Brianti, 5 North Lexington av, White Plains, has obtained the general contract to erect a store, office and tenement building at the southeast corner of Railroad and Mamoroneck avs, 2 and 3-stys, 100x97 ft., to

cost, \$70,000. Willard S. Hopkins, White Plains, is architect.

NEWARK, N. J.—H. Baechlin, architect, 45 Clinton st, has completed plans for the 6-sty fireproof store and loft building, 50x86 ft., which the Fairchild & Baldwin Co., 185 Market st, will erect at the northwest corner of Bleecker and Halsey sts. Brick and reinforced concrete. The architect is ready for figures.

HARTFORD, CONN.—The Southern New England Telephone Co. has purchased land on the south side of Pearl st, 96x140 ft. The details have not been decided, but the company expects to erect a 5-sty building of brick and steel, fireproof construction for its own use. The plans will be prepared and work will probably be started the last of this year.

Schools and Colleges.

ROSELLE, N. J.—The Board of Education and the Citizens League have under consideration the erection of a new school. Dr. J. J. Savitz, of Westfield, is county superintendent. No plans have yet been prepared.

WALLINGFORD, CONN.—At a special town meeting it was voted to obtain options on several pieces of property as a site for the new high school building. George T. Jones is a member of the committe in charge.

JAMESTOWN, N. Y.—Architect Chas. C. Pedersen, 519 East 6th st, Jamestown, is preparing plans for a brick and hollow tile 2-sty school, 72x108 ft., for the Board of Education, to cost \$30,000. The architect will receive bids this spring.

LONG BRANCH, N. J.—Henry C. Pelton, 10 East 23d st, N. Y. C., has been selected to prepare plans for a new high school, 3-stys, brick, containing gymnasium and assembly hall, for the Board of Education, Long Branch, to cost \$125,000.

BUCHANAN, N. Y.—The Board of Education, Albert P. Marenes, president, has taken figures for the new 2-sty brick school, 62x85 ft., to be erected here. Plans are by the Peekskill Engineering Co., Inc., 112 Park st, Peekskill, N. Y. Estimated cost, \$25,000.

NEW HAVEN, CONN.—Architects Brown & Von Beren, have been commissioned to prepare plans for the new school to be built in Truman st. Brick, gravel roof, eight rooms. The heating will be steam and the latest system of ventilating will be installed.

NEW ROCHELLE, N. Y.—Bids will be taken about Feb. 5, by the Board of Education for a 3-sty brick, Indiana limestone or brownstone, fireproof public school, 75x149 ft., to be situated at Mayflower and Summit avs. Wm. T. Towner, 320 5th av, is completing the plans. Auditorium, 16 rooms, seating capacity 500; estimated cost, \$85,000. Grace B. Pine is

Stables and Garages.

IRVINGTON, N. Y.—Architect A. J. Manning, 489 5th av, N. Y. C., has taken figures for a 2-sty stone and stucco garage, 100x100 ft., to be erected by Stephen C. Millett, 33 Wall st, N. Y. C., at Irvington. Estimated cost is \$25,000.

137TH ST., N. Y. C.—Walter H. Hornum, architect, 360 West 125th st, has prepared plans for a 4-sty brick and stone stable, 75x100 ft., for James Pringle, to be erected in the northside of 137th st, 225 ft. east of Lincoln av, Bronx. The architect will take figures about Feb. 1, on the general contract.

Theatres.

BROOKLYN.—The construction of a new theatre on Grant Square, between Bergen and Dean sts, Brooklyn, by Oscar Hammerstein, has been abandoned.

135TH ST, N. Y. C.—Maximilian Zipkes, 103 Park av, has been commissioned to prepare plans for a theatre in East 135th

st, between 5th and Madison avs, on a plot 70x100 ft., 2-stys, strictly fireproof. It is to be built for the Marion Theatrical & Amusement Co., of 136 West 37th st. and will be devoted to high-class vaudeville

UNION HILL, N. J.—The mason contract for the new theatre to be erected at Summit av and Cottage st, by the Phoenix Realty Co., of 591 Summit av, was awarded to De Riso Brothers of 317 3d st, Union Hill. The contract calls for the payment of \$116,000 for the mason work and the contractors agree to have the building completed by September 1. The electrical contract was awarded to Van Wagoner-Linn Co., of Manhattan at \$5,-300

Government Work.

DANVILLE, VA.—Sealed proposals will be received until March 16 for the extension, remodeling, etc., (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office and Court House at Danville, Virginia. Address, James Knox Taylor, Supervising Architect, Washington, D. C.

FRANKFORT, KY.—Sealed proposals will be received until March 14, for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring and standard clock system), of the United States Post Office and Court House at Frankfort, Ky. Address, James Knox Taylor, Supervising Architect, Washington, D. C.

Brief and Personal.

Snare & Triest, of 143 Liberty st, N. Y. C., has been awarded the contract for constructing quay walls at the navy yard, New York, under bids opened January 8. The contract price for this work is \$84,-480.

The J. F. Murphy Lumber Co., 520-522 West 34th st, on February 1st next will move to their new yard, southwest corner 58th st and 11th av, where they will have greater facilities for handling lumber of all kinds.

The Yorktown Realty Company has named the apartment house at the north-west corner of Cathedral Parkway and Amsterdam av the "Dreadnought." Being so well situated under the shadow of the Cathedral, why should it fear any ill?

Alexander Johnson was appointed chief engineer of the Bridge Department at a salary of \$10,000 a year. Mr. Johnson has been connected with the Bridge Department since 1896. As a consulting engineer of the department, at a salary of \$7,500 a year, he has had full charge of the work on the Manhattan Bridge.

At the annual election of the Mechanics and Traders Exchange, 30 West 33d st, on January 27, the following officers were elected: President, Francis N. Howland; vice-president, Frank E. Conover; treasurer, Isaac A. Hopper; secretary, Charles E. Cheney; trustees, Alfonzo E. Pelham, Augustus Meyers, John J. Roberts, Edwin Outwater, Lewis Harding, Francis M. Weeks, Ronald Taylor; representatives on Board of Examiners, Building dept., Lewis Harding, William Crawford; inspectors of election, F. B. Tuttle, C. E. Cheney, Edmond A. Vaughan.

During all these years that the Metropolitan Building has been growing the Record and Guide has watched and described its growth. We recall that on the occasion when the steel erectors raised the flag above the apex of the framework, and daring Harry Carrew shinned up the mast and stood on his head atop it, higher than any builder or steeple-jack had ever climbed before, that a member of the staff of the same paper was near enough to snapshot him with a tiny pocket camera, as the daring boy was balanced feet up at that dizzy height.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Better Movement in Building Materials.

More contracts for building materials were signed up this week than at any time since the pre-holiday activity. This was because weather conditions as a whole were more favorable to construction work and because operators are beginning to feel that the time is drawing near when they must act quickly if they are to take advantage of present prices. Hudson River brick moved better. Raritans are still holding their own and are going to numerous operations in New Jersey, where building operations, especially in the larger cities, are now going ahead. Portland cement sales are in fair volume, with no change in prices. Pig iron is recovering gradually.

Structural steel is in greater demand, although not sufficient so far to warrant any immediate advancement in prices. Building lumber moved strong for local and suburban business for delivery within the next sixty days. Building stone inquiries were more numerous, a better feeling seeming to prevail in the local market. Granite showed a disposition to go ahead, several large contracts being nearly ready to close, according to wholesalers. There was a better call for marble for interior work. Lime and plaster also improved in tone. There was no change reported in hollow tile, conditions remaining about normal.

The outlook for building material for the immediate future, all things being considered, is good; but there is a disquieting atmosphere in financial circles which seems to be more or less of a retardant in the reestablishment of thorough confidence. Bankers are hesitating about extension of credit or encouraging new operations so long as the present uncertainty as to government policies continues. One big contractor reported that conservative action had been advised by certain financiers, and he is acting accordingly. The President's statement to the effect that he did not authorize any statement tending to show that the government anticipated any legislative action antagonistic to financial or business interests did not clarify the situation materially, as he merely reaffirmed the policy outlined in his special message sent to Congress some time ago, which, material men say, has been the cause of the present tinge of uncertainty and doubt. New building construction plans are straining at the traces, however, and the gradual improvement in demand for nearly all kinds of material this week indicates that while contractors are keeping a weather eye to windward, they are willing to go ahead with work pending more tangible evidences of unrest. The summary of the market follows:

BRICK .- Prices firm. Demand fluctuating.

CEMENT.—Sales in fair volume. Prices unchanged.

LIME AND PLASTER .- Tone improving.

LUMBER.-Market strengthening.

IRON AND STEEL.—Firm; prices steady.

STONE.—Demand improving.

Brick.

Hudson River common brick had another week of fluctuating demand, and prices, while firm, showed a slight upward tendency. Early this week the weather was such as to practically preclude bricklaying, and so there was but little demand for it. Wednesday changed this condition for the better, with the result that barges were brought around at the docks for unloading, and some were sold. There are about thirty-five barges not yet sold in the market, and practically all brick is now covered. Most of this is being held for \$7.50.

BRICK .- (Cargo Quotations at the wharf.)* Per M.

Hudson	River	Commo	n		\$6.76@	7.00
Hudson	River,	Light	Hard		5.25	5.75
Raritan	River					
Croton	Point-	Brown,	f o.	b	12.50	
Croton	Point-	Dark an	nd re	d	12.50	
Hollow	brick,	Havers	traw	size	8.00	9.00
*Carta					be add	ed to
Front	s: (Deli	vered a	t bui	idings.)		
Buffs, I	Vo. 1				22.00	28.00

Fronts: (Delivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs. 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 Enameled:	25.00	28.00
English size	75.00	80.00
American size		80.00
Seconda eta	85 00	75 00

A marked improvement in the demand for Portland cement was reported from various agents' offices this week, although the price situation remains unchanged.

The Alpha Portland Company, of which Mr. John B. Wight, of 50 Church st, is the local representative and a director, merged with the Cement Manufacturing Company in New Jersey. The capital stock of the smaller company was \$2,000,000. The Alpha company has a capital stock of \$6,-000,000 of which \$2,000,000 was outstanding. The capital stock of the consolidated corporation is \$10,000,000, divided into \$8,000,000 common and \$2,000,000 preferred, the latter bearing 7 per cent. cumulative dividends. These are the officers of the new company: Arnold F. Gerstell, Easton Pa., president; John M. Lockhart, Pittsburg, Pa., vice-president; Gabriel S. Brown, Easton, Pa., secretary and treasurer. The Alpha company has a plant in Warren County, N. J.

CEMENT.
Portland Cement, in cloth*......\$1.43
Rosendale or Natural, per bbl..........80
*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

cents delivered at mill.

Manufacturers' Quotations:
The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:
Alsen's (American) Portland. \$1.43@\$1.58
Atlantic Pertland. 1.43 1.53
Bath Portland. 1.43 1.53
Bath Portland. 1.43 1.58
Edison Portland. 1.43 1.58
Company Portland. 1.43 1.58
Trowel Portland. 1.43 1.58
Trowel Portland. 1.43 1.58
Vulcanite Portland. 1.43 1.58

Iron and Steel.

Steel continues active, with a fair amount of orders booked. Structural is in improving demand, although that demand is not sufficient yet to warrant an immediate jump in prices. A large amount of business is going for railroad work. Among the noteworthy contracts this week is one for improvements at the Vulcanite Portland Cement Works, for 50 tons of structural for additions to its mills at Vulcanite, N. J. The total specifications received by fabricators during the last calendar week was something in excess of 18,000 tons, one-third of which went to the American Bridge Co. The other two-thirds went to independent interests.

Foundry sales reported this week aggregated about 25,000 tons for various shipments over the first half of the year, including Virginia, eastern Pennsylvania, New Jersey and Buffalo iron. The general tendency of prices is toward a slightly lower level.

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

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:

 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
 1.76
 2.25

 Tees
 1.81
 2.30

 Zees
 1.76

BAR IRON FROM STORE (National Classifica-

| ROUND AND SQUARE IRON. | 1 to 1½, base price | 2.00 % and ½ in. | 1-10c. extra r'LAT IRON. | 1½ to 4 in. x % to 1 in., base price. | 2.00 ½ to 4 x ½ x 5-16. | 2-10c extra 2½ to 4 in. x 1½ to 1½. | 4-10c extra 4½ to 6 in. x 1½ to 1½. | 4-10c extra Norway Bars | 3.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 | 8.35 SOFT STEEL SHEETS.

¼ and heavier
3-16
No. 8
Blue Annealed. 2.30 2.40 2.50

Blue Annealed.

8.
10.
12.
14.
16.

One Pass. Clu 2.50
2.50
2.55
2.60
2.70
Mill. Store.
Cold Rolled. American.
\$2.90
\$3.00
2.85
3.00 2.85 3.05 3.20 3.10

| GENUINE | IRON SHEETS.—Galvanized | Nos. 22 and 24 | per lb. | \$5.76 | 6.25 | 7.25 |

Metal laths, per sq. yd.

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 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

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Lime and Plaster.

Lime and plaster interests reported a better undertone this week, with several large contracts signed up for early spring delivery. A large tonnage is moving in this city at present, although it is a little below normal. Prices are steady, but there is every indication that an upward movement is near at hand. High-grade material seems to be in better demand than inferior stuff, and this is as one indication that this year's construction will be on a better standard than that which has ruled heretofore. Hydrated is meeting a satisfactory demand for this season.

LIME.	
500-bbl. lots delivered to the trade in Greate	r
New York.	
State common, cargo rate, per bbl @\$0.	D
Rockland-Rockport, Com., per bbl)2
Rockland-Rockport, L., per bbl 1.02	
Rockland-Rockport special 320 lbs 1.5	27
Terms for Rockland-Rockport lime, 20. p	
barrel discount, net cash, ten days for 500 bi	1.
lots.	
West Stockbridge, finishing, 325 lbs 1.	40
West Stockbilde, haishing, out	
New Millord (Small Daller)	
Hydrated, per ton 9.	w
Calcined, city casting, in barrels,	
250 lbs 1.	45
200 108	65
in page, per ton	
Calcined, city casting, in barrels,	45
250 lbs	
In Darreis, 520 lbs	65
Neat wall plaster, in bags, per ton* 11.	
Wall plaster, with sand, per ton 5.	25
Browning 5.	25
Browning	25
Scratch	- total
*Rebate of 10 cts. per bag.	41.

Note.—When sold in bags a rebate of 61/2 cts. per bag returned is allowed.

SAND, GRAVEL, GRIT AND BROKEN STONE.

	Dock, New York.	
Screened	Cow Bay sand \$0.30 cu. yo	1.
Carconed	now Ray gravel	
White at	ortz roofing grit 1.00 cu. y	1
Chuched !	ranite 116 in	1.
Crushed (Franite, 34 in 1.25 cm. yo	1.

Lumber.

The building lumber market is unquestionably strengthening. A good building year is expected not only in this city, but in the suburbs, public work, factories and residences predominating there, while in New York a continuation of loft building construction and tenement house operations is expected to make the year a banner one. Factory construction is calling for large quantities of building lumber of medium grade. Collins & Lavery, for instance, took contracts this week to supply the lumber for the five buildings that the Ames Spike Company will erect in the Communipaw section of Jersey City. that vicinity at present there is no less than \$1,000,000 in factory construction work now under way, exclusive of the Spike works.

A big order of fifteen carloads of N. C. pine was placed with another big lumber company this week for immediate shipment to Newark, while an Astoria company reported a tremendous demand for the same kind of lumber. A movement is on foot to increase the price of spruce, but it is not being generally encouraged. Spruce is being sold at the same prices ruling on Dec. 3, 1908, or from \$30 to \$35, according to size. All square timber brings \$32.

Spruce brings a corresponding price now with yellow pine, but the latter is almost sure to advance. All lumber is liable to go up, excepting cheaper grades. Hemlock, for instance, is not expected to go up more than fifty cents. Roofers are as low as they will be, and they may go up about \$1.50 to \$2.50.

Yellow Pine.

BOARDSKiln dried, N. C	., F.O		Red Heart d Mill
N- 1	Ma O	No.3.	
4-4 Edge, under 12 in28.50	26.50	20.00	13.00
4-4 Wide Edge, over	120 200		
12 in	35.50		
4-4x4 and 530.50	27.50	20.00	
4-4x632.50	28.50	21.00	
4-4x8	29.50	21.50	14.50
4-4x10	30.50	22.00	15.50
4 4-10 20 50	32.50	23.50	16.50
4-4x1239.50	28.50	21.00	10.00
5-4 Edge, under 12 in30.50	28.00	21.00	
5-4 Wide Edge, over			
12 in43.50	36.50		
5-4x1037.50	32.50	23.50	
5-4x1242.50	36.50	25.50	
6-4 Edge34.50	31.50	23.00	
6-4x10	33.50	24.00	
6-4x12	37.50	26.00	
0-4x12	32.50	24.00	
8-4 Edge35.50	34.50	25.00	
8-4x1039.50			The state of the state of
8-4x1244.50	38.50	27.00	

Bark Strips 21.50

RECORD AND	GUIDE
Air dried, N. C., F.O.B. vessel	
Air dried, N. C., F.O.B. Vesser	Red
	Heart and Mill
No.1. No.2	. No.3. Culls.
-4-4 Edge25.00 23.00	
4-4x6	
4-4x1030.00 26.00	
4-4x12	
5-4 Edge	
5-4x12	
Bark Strips 19.00	
*These widths included with E	dge in these
Grades.	
FRAMING Square and Round:	
12-14-16 18-20	00 4 01 4
2x4 ft. ft. 16.00 17.5	22 ft. 24 ft. 0 18.00 19.00
0-0 18 00 17 5	18 00 19 00
2x8 16.00 17.5 2x10 17.00 18.5 2x12 18.00 19.5	0 19.00 20.00
2x12 18.00 19.5	0 20.00 21.00
TIMBER Short-leaf, square an	d round:
16 ft. & 17 to under. 20 ft	. 24-ft. 26 ft.
3x4 to 8x8 17.50 18.5	0 19.50 20.50
	0 22.50 23.50
2x14 to 6x14 25.00 24.0	0 25.00 26.00
3x16 to $6x16$	0 29.00 30.00
7x16 to 16x16 27.00 28.0	0 29.00 30.00
Add \$1.00 for each additional 2	ft.
FLOORINGF.O.B. Car:	
No. 13-16x2½ and 3, Flat Grain. 29.7	1. No.2. No.3. 5 27.75 21.75
13-16x3½ to 4½, Flat Grain 29.2	5 21.25 21.15
13-16x2½ and 3, Flat Grain 29.2 13-16x3½ to 4½, Flat Grain 29.2 13-16x3 to 4, Jointed F. Gr. 33.0 13-16x2½ and 3, Rift 42.7	5 37.75
	5 37.75 5 32.75 5 29.75 22.25
13-16x2½ and 3, Rift. 42.7 13-16x2½ and 3, Rift. 37.7 13-16x2½ to 4½, Flat. 31.7 1-16x2½ to 3½, Rift. 47.7	5 42.75
CEILING AND PARTITION:	
2√0.	1. No.2. No.3. 5 28.75 22.75
	5 30 (5 22 (5
13-16x5½	0 28.50 22.50 0 30.50 22.50
CEILING:	
No.	0 24 00
5-4x10 35.0	0 30.00 21.00
5-4x12 40.0	0 34.00 23.00
BASE.—S 4 S:	1. No.2. No.3.
13-16x4 and 5 34.0	0 31.00 22.50
13-16x4 and 5	00 32.00 23.50 00 33.00 24.00
	,
ROOFERS:	No.4.
13-16x4 to 9 in. face (Exc. 51/2 an	d 7½) 16.50 17.00
13-16x5½ 13-16x Any special width under 7	1/2
13-16x7½	18.00
13-16x7½ 13-16x Any width between 7½ and 13-16x9½ 13-16x Any width between 9½ and 13-16x114	18.50
13-16x Any width between 9½ an 13-16x11½	d 11½ 19.00
10 10411/2 111111111	
	No. 4.
1½, 2, 2½ and 3x5 to 9 in ¼" Scant in Thickness. ¼" Scant in Width when Grove	19.25
14" Scant in Width when Grove	d for Splines.

14" Scant in Thickness.
12" Scant in Width when Groved for Splines.
134" Scant in Width when Tongued and Groved
Splines 25c. per in. per 100 lineal ft.

STAIR RAIL:

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

AIR DRIED .- F.O.B. Car.

BOARDS:	No.1.	No.2. N	o.3. No.
4-4 S1S or S2S to 13-16 4-4 Resawn 4-4 Dressed & Resawn.	\$1.50	over rou	gh list.
4-4 Diessed & Resulta			

13-16 Promiscuous	
widths 16.00	
13-10x3½	
13-10X1/2 10 00	
13-16x9½ 18.00	

FACTORY FLOORING:

1½, 2, 2½ & 3x5 to 9. ... 18.75 Splines, 25c. per 100 lineal ft.

Stone.

Stone interests seemed satisfied with the new business taken on this week. In nearly every wholesaler's office visited an expression of optimism was given as to the outlook for the immediate future; but it was also added that there seemed to be some element of hesitancy in certain quarters. Most of the cutters have a fair amount of work on hand for immediate and early second-quarter delivery, and the indications are that a general upward movement in prices will come, following the action of limestone, as soon as spring business gets fully under way.

Suburban retailers, those in Newark,

Jersey 'City, Hoboken and Brooklyn and its environs, report to wholesalers that they have about all they can handle and that they are figuring upon big apartment house and public work. This is especially true of Newark, where there are several schools to be built. Prices current follow:

Stone.

STONEWholesale rates, deliver	ed at	New
York.		
Bennington building mable	\$1.256	0
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, black	50	.75
Granite, Milford, pink Granite, Picton Island, pink Granite, Picton Island, red		1.00
Granite, Picton Island, pink		1.00
Granite, Picton Island, red		1.00
Granite, Westerly, blue Granite, Westerly, red	. 1.18	
Granite, Westerly, red	. 1.00	3.00
Hudson River bluestone, promiscuou	8	
sizes, per cu. ft		****
Kentucky limestone		.95
Lake Superior redstone	. 1.05	4.00
Limestone, buff and blue		1.05
Longmeadow freestone		.90
Ohio freestone	80	1.00
Portage or Warsaw stone		1.00
Scotch redstone		1.50
South Dover building marble Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	80	.90
SLATEPrices are per square,	deliver	ed in
New York in car lots. Bangor, Genuine, No. 1	er 00	00 75
Brownville & Monson Mine	7.50	
Chapman, No. 1	5.95	9.50 6.00
Peach Bottom	5.25 6.90	7.50
	11.00	13.00
Unfading Green	5.25	6.40
Chiading Gieen	0.20	0.40

Planing Mill Firms Consolidated.

The business formerly conducted by Empire City Wood Working Co., also the business formerly known as G. H. Gerard, Son & Co., will be conducted under the name of Empire City-Gerard Company. The offices of the new corporation are located at Nos. 40-42 East 22d st, New York City (just west of Fourth ave).

The factory will be located at the old established plant of G. H. Gerard, Son & Co., in Greenpoint. Private telephone will connect offices with factory. enlargements and modern equipments are now being made to the plant, for the manufacture of window frames, sash, doors and interior trim.

The business will be conducted upon a strictly union basis, thereby removing all causes for anxiety to patrons. Mr. D. W. O'Neill is president.

Cutler Mail Chutes Patents Sustained.

The Cutler Mail Chute Co., of Rochester, N. Y., has on several occasions called the attention of architects and others to the fact that the mail chutes offered for sale by other parties infringed the Cutler patent rights, and that such infringers were being prosecuted. "These suits have been pending over two years," says the president of the company, "and notwithstanding our strenuous efforts to have them brought to a hearing, we were unable to do so until the 16th of December, 1909, when they were heard by Judge David P. Dyer, in the U. S. Circuit Court, for the Eastern Division of the Eastern District of Missouri, and in a decision rendered Jan. 10, 1010, he fully sustained all our claims and ordered the issuance of an injunction restraining the defendant, the U. S. Mail Chute Equipment Company, of St. Louis, Mo., from making, using or selling infringing suits, and requiring it to pay to us the profits, costs and the damages which we have suffered.

"We also brought two other suits against the Maryland Hotel Company, in St. Louis, Mo., which had installed in-fringing chutes, in order to fully test the question of the liability of the owner of the building, and these cases were heard at the same time before Judge Dyer, and he has decided that the owner of the building is liable, notwithstanding the fact that the Post Office Department collects the mail from the box at the lower end."

Cutting Down Apartment House Expenses.

The problem of reduction of running expenses in the management of apartment houses is just as vital as in the conduct of a high-class hotel. The average manager grasps at the opportunity to cut down a continuous charge here, or to stop a leak there. Heretofore there have been one or two avenues of waste that have seemed to be irremediable.

A tenant in an apartment or hotel moves out. The quarters he has left must be cleaned quickly, so as to look fresh and inviting for the new tenant, who wants to move in immediately. As luck usually runs, a pipe starts to leak between the floor above and the vacant apartment ceiling, and a big, white, wet spot disfigures the room. The agent or landlord is in a quandary. It seems to him that it will require two days, at least, possibly a week, if painters and plasterers and paperhangers are in their busy season, for repairs to be made. All the old floor dressing has to be stripped and a new finish has to be applied.

Modern methods, invention and chemistry have changed this. There is a triplicate of preparations now on the market, having been introduced here in May last year, which solves this problem quickly and at one-fifth the cost.

One is a floor finish that when once applied does not need to be scrapped off or stripped when it is desired to redress the floor of an apartment, hotel room, ballroom or hallway. Its first application is no cheaper than that of any other good

floor finish. If a second application is desired, any scrubwoman can brush a mop saturated with denatured alcohol over it. and immediately the house janitor can apply the second coat which dries hard within an hour leaving no white scratch marks, and will not stain should water fall upon it.

The other preparation, known to the trade as "Schnellac," is especially applicable for furniture and trim, and where the floors are old and stained and spotted, dries within an hour, leaving them glossy and fresh.

Then another is known as "Rapidry," which is a wall sizing, and may be painted over that WET ceiling, obliterating all traces of water stain and preventing water from ever showing through again. This preparation is a wall sizing, and is especially effective in apartments where owners have given instructions to hurry the job through to completion and where time for wall drying cannot be spared. This sizing dries instantly, so that a painter can go over a wet wall, and by the time he has encircled the room can paint or paper right over it. Where 40 pounds of other paint is required with old-fashioned sizing, only 22 pounds are required if this new preparation is used.

The Farrington Company, which has offices on the twenty-eighth floor of the Metropolitan Building, is introducing its products to estate managers, apartment house superintendents, owners. agents and hotel managers. It guarantees exactly the results that have been described above, and, further, that floors, walls and trim can be refreshened by the

use of their products in one-tenth the time now required by other methods. The officers of this company are George Otis Draper, president; Charles E. Farrington, vice-president and general manager; and Harold C. Hansen, treasurer. The material is widely used in Boston, and has been used here in the New York Athletic Club, 59th st and 6th av; the Hotel Bonta, Broadway and 94th st, and the Calumet Club. 29th st and 5th av.

The secret of this preparation is the discovery that Copal gum, the hardest kind known, can be used with a certain perfected binder, thus producing a finish that has never before been attained, according to the company's statement.

Fireproof Buildings May Be Built Cheaper.

Tests to determine the strength and fire resistance of building materials are now made by the United States Geological Survey, and although these tests are designed primarily to meet the needs of the Government as the largest consumer, their results are also available for general use.

The results already obtained show that cheaper fireproof materials can be used and that the difference in cost between fireproof and inflammable buildings will soon become so small that it will cease to encourage flimsy construction. They indicate that three to six times the necessary amount of material is habitually used in structural work. They also show the necessity of better building codes in cities and especially of a better enforcement of the codes already enacted if the present

HOW TO USE CEMENT.

TOPICS TO BE CONSIDERED AT THE NEXT NATIONAL CONVENTION OF CEMENT USERS.

THE preliminary program of the sixth annual convention of the National Association of the National Association of Cement Users, to be held at Chicago Feb. 21-25, has been received from the office of the President, Prof. Richard L. Humphrey of Philadelphia. The proceedings at these meetings have in the past constituted the most important fund of information concerning the use of cement that is produced by any association allied with the cement industry, and a full report is regularly printed in book form for preservation.

This year the convention will have an international significance, as a number of foreign associations have indicated their acceptance of an invitation to send delegates.

The headquarters will be at the Auditorium Hotel and the executive committee will meet there at ten o'clock on Monday morning, and at 2 o'clock there will be a meeting of the sectional committees. At 8 o'clock in the evening the convention will be opened with addresses by the Mayor, and others. A report will then be read from the committee on roadways, sidewalks and floors, by C. W. Boynton, chairman, which report will discuss (a) Proposed standard specifications for concrete street pavements; (b) proposed standard specifications for Portland cement curb and gutter; (c) proposed revision of the standard specifications for Portland cement sidewalks. Other parts of the program follow:

TUESDAY MORNING, FEB. 22.

Meeting of the Section on Specifications for Cement Products, Discussion on the Manufacture, Curing, Cost, etc., of Cement Hollow Building Blocks, Architectural Concrete Blocks, Drain Tile and Pipe. Report of Committee on Specifications for Cement Products, W. P. Anderson, Chairman. (a) Proposed Standard Specifications for Architectural Concrete Blocks. (b) Proposed Standard Specifications for Plain Concrete Drain Tile.

Report of Committee on Machinery and Appliances, L. V. Thayer, Chairman

TUESDAY EVENING.

Annual address by the President, Richard L. Humphreys, consulting engineer, Philadelphia, Pa.

Report of the Committee on Art and Architecture, F. A. Norris. Report of the Committee on the Exterior Treatment of Concree Surfaces, L. C. Wason, of Boston.

The Use of Concrete for Farm Buildings from the Sanitary Standpoint, S. Cunningham, Jr., New York.

WEDNESDAY MORNING.

Meeting of Section on Concrete and Reinforced Concrete, A. E. indau, chairman. General discussion on methods, selection of

Lindau, chairman. General discussion on methods, selection of materials and costs.

Comparative Value and Cost of the Groined Arch in Large Reservoirs, T. H. Wiggin, Senior Designing Engineer, Board of Water Supply, New York. voirs, T. H. Wiggin, Senior Designing Engineer, Board of Water Supply, New York. Report of Committee on Concrete and Reinforced Concrete, A. E.

TUESDAY EVENING.

Concrete for Maritime Structures, Chandler Davis, Department of Docks and Ferries, New York.

Application of Concrete in Barge Canal Work, R. S. Greenman, Resident Engineer, Office of State Engineer and Surveyor, Albany,

Additional Notes on Use and Cost of Concrete for Small Houses, C. Knapp, Philadelphia.

THURSDAY MORNING.

THURSDAY MORNING.

Meeting of the Section on Building Laws and Insurance.
Meeting of Section on Specifications for Fireproofing. Topical discussion on fire-resistive construction of buildings, building regulations and their effect on insurance rates.

Report of the Committee on Building Laws and Insurance, W. H. Ham, Chairman. (a) Proposed Standard Building Regulations for the use of Reinforced Concrete. (b) Report on Insurance.

Report of the Committee on Specifications for Fireproofing, R. P. Miller, of New York.

Advantages and Costs of Reinforced Concrete Construction, J. P. H. Perry, contracting engineer, Turner Construction Co., New York.

THURSDAY EVENING.

Reserved for social entertainment; etc. This evening is reserved for a reception by the officers and members of the Association.

FRIDAY MORNING.

Meeting of Section on Art and Architecture.

Meeting of Section on Exterior Treatment of Concrete Surfaces
Topical discussion on the artistic treatment of concrete surfaces
frequency biggs.

Topical discussion on the artistic treatment of concrete surfaces of various kinds.

Meeting of the Section on Machinery and Appliances.

Cost and Advantages of Concrete Drain Tile, J. H. Libberton,
Assistant Inspecting Engineer, Universal Portland Cement Co., Chi-

The Preparation of Concrete—from Selection of Materials to Final Deposition, Harry F. Porter, consulting engineer, Bridgeport, Conn. Reinforced Concrete Columns, Robert A. Cummings, Pittsburg. Reinforced Concrete Columns, Peter Gillespie, lecturer University of Toronto.

CEMENT REPLICA OF CLASSIC RUINS.

One of the possible uses of Portland cement, from the standpoint of the fine arts, is in the reproduction of masterpieces of classic sculpture and architecture, and in the adornment of lawns and formal gardens. Thus, there could well be erected in public parks and private grounds oftentimes, in place of something less interesting, temporary reproductions in material form of some of the smaller architectural masterpieces of ancient times.

At Red Raven, Pa., a replica of a part of the Greek Parthenon has been erected of concrete. It is the central feature in an attractive formal garden, which the Red Raven Corporation is creating for the enjoyment of its patrons.

The temple is constructed of a framework, covered with metal lath, which has been plastered with concrete, the proportion of materials being one part of universal cement to one of sand, and one of gravel. The work was done by the Van Tine Studios Company, of Pittsburg, under the direction of Mr. Capaccioli, one of their artists.

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

			nding Weeks of 1909 and 1910		
MANHATTÁN AN	D THE BRONX.		PROJECTED		
OONVEYA 1910.	ANCES.	1909.	Total No. New Buildings:	Jan. 22 to 28, inc.	
Jan. 21 to 27, inc.	Jan. 22 Total No. for Manhattan	to 28, inc.	Manhattan	25	51
No. with consideration 18 Amount involved \$770,200	No. with consideration Amount involved	\$470,149	Grand total	42	70
Number nominal 185	Number nominal	203 1909.	Manhattan		\$2,093,450 794,900
Total No. Manhattan, Jan. 1 to date No. with consideration, Manhattan, Jan.	1910. 809	819	Grand total	\$1,861,350	\$2,888,350
1 to date	58 \$3,532,224	\$3,197,274	Total Amt. Alterations: Manhattan The Bronx		\$220,930 18,800
Jan. 21 to 27, inc.	Ion 6	1909. 22 to 28, inc.	Grand total		\$239,730
Total No. for the Bronx 117 No. with consideration 9	Total No. for the Bronx	147	Total No. of New Buildings: Manhattan, Jan. 1 to date		61
Amount involved \$87,480	Amount involved Number nominal	\$69,345	Mnhtn-Bronx, Jan. 1 to date		232
Total No., The Bronx, Jan. 1 to date	1910. 503	1909.	Total Amt. New Buildings: Manhattan, Jan. 1 to date		\$6,004,850
Total No. Manhattan and The	\$155,281	\$286,596	The Bronx, Jan. 1 to date	2,228,550	2,252.800
Bronx, Jan. 1 to date Total Amt. Manhattan and The	1,312	1,364	Mnhtn-Bronx, Jan. 1 to date Total Amt. Alterations:		\$8,257,650
Bronx, Jan. 1 to date Assessed Value		\$3,483,870	Mnhtn-Bronx, Jan. 1 to date BROOKI		\$706,228
	1910.	1909. 22 to 28, inc		YANCES.	
Total No. with consideration	\$770,200	\$470,149			1909. Jan. 21 to 27, inc.
Assessed value	\$753,000 185 \$16,714,600	\$425,000 203 \$12,274,400	Total Number	18	491
Assessed value	\$3,532,224	\$3,197,274	Number nominal Total number of Conveyances,	385	\$389,745 467
Assessed value	\$4,105,500 751	\$2,850,500 755 \$40,145,900	Jan. 1 to date	1,801	2,055
Assessed value " " MORTG	\$60,549,800 AGES.	\$40,145,500	Jan. 1 to date		\$1,116,365
191 -—Jan. 21 to	27, inc. — — Jan. 22	to 28, Inc	Total number	426	\$1,691,646
Total number	Bronx. Manhattan	137	Amount involved No. at 6% Amount involved	\$580,742	\$709,841
No. at 6%	\$4 56 \$377,035 \$1,352,575	\$266,353	No. at 51/2/ Amount involved. No. at 5½%.	. \$377,782	\$894,781
No. at 5½%	\$147,500 \$220,000		Amount involved	96	90
No. at 5%	25 51 \$446,425 \$4,293,500	\$377,100	Amount involved		\$497,008
Amount involved \$25,000	2 13		Amount involved		\$25,000
Amount involved	\$55,000 \$496,000		No. at 3%		
Amount involved	\$66,00 0		No. with interest not given	\$71,245	\$65,066
No. at 3½% Amount involved	19 28	31	Total amount of Mortgages	1,727	1,886
No. with interest not given Amount involved		\$211,450	Jan. 1 to datePROJECTED		\$7,555,640
and Insurance Companies 40 Amount involved\$2,505,000	\$325,500 \$6,172,000		No. of New Buildings Estimated cost	74	100 \$654,440
Total No., Manhattan, Jan. 1 to date	1910. 680	1909. 738	Total No. of New Buildings	\$127,155	\$26,405
Total Amt., Manhattan, Jan. 1 to date Total No., The Bronx, Jan. 1 to date	530	\$24,707,240 595 \$5,334,187	Jan. 1 to date Total Amt. of New Buildings Jan. 1 to date		\$3,159,001
Total Amt., The Bronx, Jan 1 to date Total No., Manhattan and The Bronx, Jan. 1 to date	\$4,898,563 1,210	1,333	Fotal Amount of Alterations Jan. 1 to date	•	\$323,441
Total Amt. Manhattan and The Bronx, Jan. 1 to date		30,041,427	QUE		
EXTENDED M	910.	1909.	PROJECTED	1910	1909 Jan. 22 to 28, inc.
—Jan. 21 to Manhattan	27, inc Jan. 22		No. of New Buildings Estimated cost	40	\$322,950
Total number	\$109,500 \$1,561,025	\$99,100	Total Amount of Alterations Total No. of New Buildings	•	\$2,450
No.at 6 %	\$4,500 \$53,750 	\$24,000	Total Amt. of New Buildings Jan. 1 to date	•	
Amount involved \$50,000 No. at 5% 16	\$81,750 - 3 16	2	Total Amount of Alterations Jan. 1 to date	\$22,566	
Amount involved. \$663,000 No. at 4%%. \$663,000			Alleges by the part of	WEEK	
Amount involved	24		THE apparent falling off in	WEEK.	rted this week
No. at 4½%			I from that of last week,	when one hundr	red sales were
No. with interest not given 3 Amount involved	\$6,000 \$44,000		reported, does not by any me last week's business included c	The state of the s	The state of the s
and Insurance Companies 17 Amount involved \$1,254,000			man section, while this week f	inds only two, wi	th the balance
Total No., Manhattan, Jan. 1 to date		1909	of the business reported indicat trades of the 663 and 665 Br		
Total Amt., Manhattan. Jan. 1 to date Total No., The Bronx, Jan. 1 to date Total Amt., The Bronx, Jan. 1 to date	52	\$8,233,525 47 \$446,050	apartment house at Riverside good items in the week's bus		
Total No., Manhattan and The Bronx, Jan. 1 to date		217	market one of the modern apa	rtment houses, th	ne Whitney es-
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$8,679,575	tate buying for investment, a operation in a section which		
		,,_,_			

1910. to 28, inc. Jan. 23 to 29, inc. 17 19 51 42 \$1,440,700 420,650 \$2,093,450 794,900 1,861,350 \$2,888,350 \$220,930 18,800 \$291,600 9,000 \$300,600 \$239,730 $\frac{57}{109}$ 61 171 166 232 \$6,004,850 7,151,400 2,228,550 2,252.800 ,379,950 \$8,257,650 \$795,410 \$706,228

Total Number	403	491
No. with consideration	18	24
Amount involved	\$154,446	\$389,745
Number nominal	385	467
Total number of Conveyances,		
Jan. 1 to date	1,801	2,055
Total amount of Conveyances,		
Jan. 1 to date	\$695,508	\$1,116,365
MORTGA	GES.	
Total number,	426	484
Amount involved	\$1,485,952	\$1,691,646
No. at 6%	222	275
Amount Involved	\$580.742	\$709,841
No. at 51/2/	80	94
Amount involved	\$877,782	\$894,781
No. at 5½%		*********
Amount involved		
No.at 5%	96	90
Amount involved	\$456,183	\$497,008
No. at 41/2/		1
Amount involved		\$25,000
No. at 4%		
Amount involved		
No. at 3%		
Amountinvolved		
No. with interest not given	28	24
Amount involved	\$71,245	\$65,066
Total number of Mortgages		
Jan. 1 to date	1,727	1,886
Total amount of Mortgages,		
Jan. 1 to date	\$6,531,741	\$7,555,640
PROJECTED BU	JILDINGS.	
No. of New Buildings	74	100
Estimated cost	\$432,800	\$654,440
Total Amount of Alterations	\$127,155	\$26,405
Total No. of New Buildings,		
Jan. 1 to date	246	514
Total Amt. of New Buildings,		
Jan. 1 to date	\$1,414,750	\$3,159,001
Total Amount of Alterations,		
Jan. 1 to date	\$655,505	\$323,441
OTTER	NO	

PROJECTED BUI		4000
	1910	1909
Jan. 21 t	to 27, inc.	Jan. 22 to 28, inc.
No. of New Buildings	. 40	88
Estimated cost	\$149,165	\$322,950
Total Amount of Alterations	\$11,163	\$2,450
Total No. of New Buildings,		
Jan. 1 to date	110	
Total Amt. of New Buildings,		
Jan. 1 to date	\$662,605	
Total Amount of Alterations,		
Jan. 1 to date	\$22,566	

some quarters the sale by Benjamin Stern of a plot on 22d st, opposite the store of Stern Bros., and the leasing by them of the store in the new building for ten years is taken as an indication of the final abandonment of their intention to move. It is doubtful, however, if this is so, as a ten-year lease of a store would hardly keep them from going farther uptown, in case the transit problem were finally decided against them. The purchase by a builder of all of the unimproved property on the south side of 110th st, from the buildings which they have just completed to the corner of Broadway, is the best lot transaction of the week, and of great importance to the owners of improved property from Amsterdam av to the Drive, as he will more than likely improve the plot with high-class apart-

THE AUCTION MARKET

THERE were twenty parcels offered this week at voluntary I sale, the majority of them being disposed of at prices which their owners consider more than satisfactory. On Tuesday, Bryan L. Kennelly offered four properties, one of which was bid in, the other three being sold; 108 East 54th st, which sold for \$40,250, appears to be a bargain, it being doubtful if there is a lot on the block that could be bought at \$1,610 a foot front, the price at which this house sold. Mr. Kennelly's stand was also the centre of attraction on Wednesday, when he offered the property of the Thomas Patten estate and succeeded in selling it for \$307,200, being \$49,200 in excess of appraisements made before the sale. All but one of these parcels were located in the Yorkville section, the exception being 44 East 28th st, a 5-sty building on lot 26x98.9, which Mr. Patton bought in 1883 for \$32,250; bidding on this started at \$50,-000, and it finally sold for \$94,250.

On Thursday, L. J. Phillips disposed of the Jacob Schwarz holdings in Harlem, realizing a total of \$313,450 for the four parcels sold; three of the four properties were corners, located on 2d, 3d and Lenox avs.

At Joseph P. Day's stand on the same day was sold No. 209 Av A, and 120 West 120th st, the latter sold for \$17,500, and the Av A property for \$36,400, it was bought by the late Martin B. Ochs, in 1871 for \$26,000.

HOW CHANGING CONDITIONS INDICATE REAL ESTATE ACTIVITY.

I T would appear axiomatic that the element necessary to keep a market from stagnation is the element of change. A changing level of values, a changing rate of interest on money, or a shifting of the loans, means income for the broker.

This is absolutely true of every department of real estate activity. The one thing the successful broker watches most keenly is this very element. There is one element of change, however, that is not so evident on the surface, and that is the mortgage condition of the property. It is a change hidden from the casual observer, but nevertheless a change as vital as any new level of values. The shifting of the rates of interest on money available for mortgage bonds invariably means an extensive shifting of the ownership of property.

The maturity of mortgage is another signal for a change of ownership, particularly when the size of the mortgage or the rate of interest is such as to make it difficult to extend or replace the existing mortgages on equally favorable terms. On strictly theoretical grounds this statement would seem to be unassailable, therefore an examination into the facts would be interesting.

The "Mortgage Indicator" for June, 1909, containing a list of mortgages in September of the same year, was opened at random to the East and West Nineties, and West One Hundred THE RESULT WAS SURPRISING. records were selected only for the fact that the first and second mortgages were about as great as the city assessment on the property. The record of transfer of these properties was then followed in the Checking Index. The astonishing fact developed that out of the twenty parcels eleven were sold just about the date of maturity of the second mortgage.

The case of No. 0 West 14th street, as it appears in the "Mortgage Indicator" and the Record and Guide Quarterly is most interesting. The first mortgage was for \$11,250 and the second mortgage \$5,250. The assessed valuation was \$13,000. It was foreclosed and bought in for \$3,000 above the incumbrances. It was immediately resold with a first mortgage of \$14,000, a second mortgage of \$3,500 to run for two years and a purchase money mortgage of \$2,500 to run for one year. will be interesting to note what happens to this property when these mortgages fall due.

BOARD OF BROKERS DINNER.

Joseph T. Mulligan, chairman of the dinner committee of the Real Estate Board of Brokers, sent out this week a summons to the entire real estate fraternity to be present at the dinner of the Board to be held at the Waldorf-Astoria on February 10 at 7 p. m. Tickets to the dinner may be obtained by signing the answer to the summons, which was enclosed, and remitting \$5 for each ticket desired.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

HARRISON ST.—Herbert A. Sherman sold for Edmund L. Baylies and the New York Life Insurance & Trust Co., executors and trustees of Mary Rhinelander King, 47 and 49 Harrison st, two 5-sty buildings, on a plot 45x78, adjoining the corner of West st.

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LAFAYETTE ST.—E. H. Ludlow & Co. sold for Charles F. Henderson the 5-sty building, No. 212 Lafayette st, facing Delancey st extension and the new plaza called Cleveland sq.

PEARL ST.—Ruland & Whiting Co. sold for the estate of Peter Lorillard Ronalds, through Douglas Robinson, Charles S. Brown & Co., 482 Pearl st, old buildings, on a lot 25x122, to Mrs. Charlotte B. M. Jackson, the owner of the adjoining property, Nos 478-80.

9TH ST.—The private dwelling, No. 8 West 9th st, has been purchased by a prominent business man who will occupy it as his home after alterations. It is a 4-sty and basement dwelling, on plot 31x 93.11, and was sold by Frank D. Veiller for Miss Mary H. Ward, who has owned the realty since 1869. Prior to that time the Brevoorts owned the dwelling.

15TH ST.—Samuel Lippman sold 209 and 211 West 15th st. a

15TH ST.—Samuel Lippman sold 209 and 211 West 15th st, new 6-sty apartment house, on a plot 50x103.3. The buyers a Lubbert Bros., who were formerly the owners of the plot on whithis apartment house was erected and sold it to Mr. Lippman.

17TH ST.—Pierre M. Clear sold for Margaret G. Maxcy to a client, 325 East 17th st, opposite Stuyvesant Park, a 4-sty dwelling on lot 14x92. The purchaser will make extensive alterations and will occupy the property as a private residence.

Benjamin Stern Sells a Plot.

Benjamin Stern Sells a Plot.

21ST ST.—George M. Gillies sold for Benjamin Stern, of Stern Bros., to the Building & Engineering Co., Andrew J. Kerwin, Jr., treasurer, 15 and 17 West 21st st and 16 and 18 West 22d st. The new owners will erect on the combined site a 12-sty store and loft building, from designs drawn by Wm. H. Birkmire, president of the purchasing company. An interesting feature of this deal is that it involves a lease of the store and basement to Stern Bros. for a term of 10 years, at an aggregate rental of \$150,000. The plot has a frontage of 54.8 ft. in 22d st and 88.7 in 21st st. At present there is a tunnel connecting these buildings with the main store of Stern Bros., and the new quarters will be used for shipping purposes. It is understood that the firm will erect a new building in the north side of 22d st, adjoining its present store.

22D ST.—James N. Wells' Sons have resold for J. E. McLellan to

22D ST.—James N. Wells' Sons have resold for J. E. McLellan to a client of R. G. Furey & Co. the property, 402 West 22d st, which the seller purchased earlier in the month through the same brokers from estate of J. L. Wells.

from estate of J. L. Wells.

25TH ST.—Dr. Carlos L. Henriques has bought from Leonard L. Hill for the Henriques estate 50 West 25th st, a 4-sty dwelling, on lot 19x89.9. The property adjoining, 52 and 54, was sold recently.

25TH ST.—H. C. Senior & Co. have sold for Gideon E. Fountain to Jacob Selig 142 East 25th st, a 3-sty stable, on lot 22x98.9. The parcel, which has been in the selling family for over half a century, adjoins the Fiss, Doerr & Carroll horse exchange.

25TH ST.—Frost, Palmer & Co. sold for the Kaywood Realty Co. to a client of Morris H. Hayman 146-8-50 West 25th st, a plot 55.8 x98.9. A 12-sty loft building is now being erected on the adjoining plot on the west, and a similar building has been erected just opposite on the north side of the st. Plans have also been filed for two 12-sty buildings just east of this plot.

26TH ST.—Irving I. Kempner has bought from John J. Murphy

26TH ST.—Irving I. Kempner has bought from John J. Murphy and Fredericke Benz 209 and 211 West 26th st, two 4-sty buildings, on plot 49.2x98.9. Haberth & Gabel were the brokers.

26TH ST.—Geo. R. Read & Co. have sold for John J. Bogert 244 West 26th st, a dwelling on lot 21x98.9, and for John McKee 246, 248 and 250 West 26th st, three houses on plot 63.11x98.9, making in all a plot with a frontage of 84.11 ft.

30TH ST.—Miller estate sold 553 to 557 West 30th st, a plot, 50x 31.6, partly covered with a 4-sty building. The plot is 144.10 ft. east of 11th av.

31ST ST.—Thomas & Eckerson have sold for the estate of Ellen Murry 111 West 31st st, a 3-sty dwelling, on lot 20.10x98.9.

32D ST.—Henry M. Weill sold for Richard Cooper, represented by Strong & Cadwalader, 132 West 32d st, a 3-sty dwelling facing Gimbel's new store. Negotiations are under way for the acquirement of the adjoining parcel 130, which has recently been leased by the New York Cab Co. to L. & A. Pincus. The erection of a 12-sty building is contemplated.

34TH ST.—Frederick Fox & Co. sold for Paul Halpin to a client 460-462 West 34th st, two 5-sty flats, 30x98.9.

34TH ST.—Robert S. Kaminski has sold for the Montefiore home 120 East 34th st, a 7-sty elevator apartment house on plot 47.5x 117.6, adjoining the 71st Regiment Armory.

44TH ST.—John Peters sold for Mary E. Lynch to Edward W. Daly the 5-sty double tenement at 208 East 44th st, on lot 25x100.5.

45TH ST.—Leonard Morgan has sold for John and George Hollings the 4-sty tenement, on lot 25x100.5, 443 West 45th st, to an investor

56TH ST.—Henry D. Winans & May report the sale of 19 East 56th st, a 4-sty high stoop brownstone residence, with dining room and bedroom extension, lot 22x100.5, for Mrs. Julia Coddington to a client of Horace S. Ely & Co. The purchaser will reconstruct and occupy this dwelling as his own residence.

Trade by the Stephen Whitney Estate.

Trade by the Stephen Whitney Estate.

BROADWAY.—The estate of Stephen Whitney Estate Co., a corporation, through Mrs. L. G. Johnson and Whitney Kernochan, as brokers, to the Robert Fulton Realty Co., 663 and 665 Broadway, a 5-sty building known as the Hotel Raleigh, on a plot 50x200, adjoining the Broadway Central Hotel on the south. A 12-sty store and loft building will be erected on the site for the use of Isaacs Brothers, clothing merchants and manufacturers, who have been located at Broadway and Great Jones st for more than twenty years. The plot faces Bond st, which gives it additional value on account of the unusual advantages of additional light and air, and has also a frontage in Mercer st, thus affording good shipping facilities. The lessees are largely interested in the Robert Fulton Realty Co. In part payment the buyers give th Robert Fulton apartment house, at the northeast corner of Riverside Drive and 95th st, a 6-sty elevator structure on a plot 108.8x173.6x100x133. The estate will hold the house as a permanent investment. The Broadway properties were recently sold at auction in a partition of the Whitney estate, and bought in by the estate for \$237,000.

BROADWAY.—I. Randolph Jacobs has bought from the Gallatin estate 454 Broadway, a 5-sty store and loft building, on lot 25x100, 50 ft. south of Grand st. This property has been in the possession of the Gallatin family since 1833. The Cruikshank Company negotiated the sale.

GREENWICH AV.—The Duross Co. sold for the McDougall estate 51 Greenwich av, a 4-sty dwelling, on lot 21x77.9x irregular, to a yeast manufacturer, who will occupy the building after alterations have been made. This is the first sale of the property in 75 years. have been made.

Apartment for Park Avenue.

PARK AV.—The plot at the northwest corner of Park av and 60th st, fronting 100.5 on the avenue and 60 ft. in the street, has been sold to a syndicate, which will erect a 12-sty cooperative apartment building. William A. Boring is drawing the plans. The northeast corner of Park av and 61st st has recently been improved with a 15-sty structure; a 9-sty apartment will shortly be erected on the 63d st side of the block at 40 to 46 by Henry Dalley & Co.

6TH AV.—Hoffman estate sold to Henry Hof 80 6th av, a 3-sty building, on a lot 22.9x80, adjoining the northeast corner of Waverly pl. The property was transferred to Charles Hoffman in May, erly pl. 1905.

7TH AV.—Leo Hess sold for the George V. N. Baldwin estate 470 and 472 7th av, two 3-sty buildings, on a plot 40.8x100, 82 feet north of 35th st. The property has not changed hands in 24 years.

NORTH OF 59TH STREET.

60TH ST.—The Ruckert estate sold 216 West 60th st. a 5-sty tenement, on lot 27x100.5, to Lewis A. Cushman, who recently acquired 218 to 220, adjoining, He will erect a 6-sty factory, which will be used in conjunction with the similar abutting structure at 517 to 521 West 59th st.

65TH ST.—Edgar Williams has sold for Jasper & Goebel to J. Henry Dutting 28 West 65th st, a 5-sty flat, on lot 25x100.5. Mr. Dutting owns 30 and 32, adjoining.

The polynomial of the state of William C. Schermerhorn, Mrs. Ellen S. Auchmuty and F. Augustus Schermerhorn to Gottfried Knoche, an architect and builder, a plot of eleven lots, at the southwest corner of Etxerior and 73d sts. The property is located in the brewing centre and has been in the possession of the seller's family since 1817.

75TH ST.—M. H. Lash bought from Henry Sanders 186 East 75th st, a 4-sty single flat, on a lot 18.8x102.2, located 187 feet west of 3d av.

93D ST.—Mandelbaum & Lewine resold 9 East 93d st, a 4-sty dwelling, on lot 20.6x100.8. They acquired the property last December. It was taken in trade for 334 to 340 West 40th st from the Pine Investing Co.

97TH ST.—Dalzell, Lamson & Co. sold for Dr. Chas. F. Smith the 3-sty dwelling 126 West 97th st. The residence of Dr. Wm. C. Deane, at Llewellyn Park, Orange, N. J., was given in exchange. John G. Withrow of East Orange, N. J., represented Dr. Deane in the transaction.

the transaction.

113TH ST.—The Sigma Nu Fraternity, which occupies, under lease, the 4-sty dwelling 540 West 113th st, has arranged to purchase the property from Henry Leerburger. A company has been formed under the title of the Sigma Nu Realty Association, with a capital of \$10,000 to carry out this plan. The house occupies a lot 18.9x100.11, between Amsterdam av and Broadway.

116TH ST.—The Baptist Temple, at 11 and 13 West 116th st, near 5th av, in which a colored congregation worships, has been sold to Levy & Starr, who, it is understood, propose altering it into a moving picture theater. The property consists of a brick and stone structure, on a plot 61x100.11, 143 ft. west of 5th av, and was acquired by the Baptist Temple in 1904 from the trustees of the Presbytery of New York for a stated consideration of \$60,000.

Presbytery of New York for a stated consideration of \$60,000.

209TH ST.—Paul Halpin resold to David Cohen the plot 100x100 at the southeast corner of 10th av and 209th st. O'Connor, Lawrence & Ellison were the brokers in the sale.

211TH ST.—W. J. Huston & Son sold for Lincoln McCormack 6 lots on the south side of 211th st, bet 9th av and the Harlem River. The property is divided into 2 plots, one measuring 100x86.8x irregular, beginning 175 ft. east of 9th av, and the other 50x92.10x irregular, 325 ft. east of 9th av, The same brokers recently sold 2 lots in the same block to John E. Henry.

AMSTERDAM AV.—Calder & Nassoit have sold the Maryland as

AMSTERDAM AV.—Calder & Nassoit have sold the Maryland, a 6-sty apartment house with stores nearning completion at the northwest corner of Amsterdam av and 105th st, on plot 76x100, for the Irving Judis Building Company.

BROADWAY.—A firm of builders have purchased all of the vacant property on the south side of 110th st from the point where Bing & Bing are now building up to the Lion Music Hall, at the corner of Broadway.

MADISON AV.—The Madison Av Presbyterian Church bought from C. K. G. Billings 921 Madison av, a 4-sty garage, on lot 27.2x100, adjoining the church edifice at the northeast corner of 73d st. The present plans is to convert the building into a parish house, to be used in connection with the Sunday school work. An anonymous donor provided the money, and the church will raise a fund to make the alterations.

RIVERSIDE DRIVE.—Mrs. Angie M. Booth, who owns the handsome 5-sty dwelling at 4 Riverside Drive, just north of 72d st, has acquired the plot, 30.7x110.11, at the southeast corner of the drive and 73d st, from Robert E. Dowling. The parcel, which faces the block occupied by Charles M. Schwab's residence, is separated from her home by a 35-foot plot, whih was recently acquired by Carl D. Jackson, who sold Mrs. Booth the Riverside Drive house about seven months ago.

7TH AV.—Monaton Realty Investing Corporation purchased through Arnold, Byrne & Baumann from Jaeger Bros. Realty Co. the 6-sty brick apartment house, with stores, at the northeast corner of 7th av and 141st st.

7th av and 141st st.

STH AV.—Louis Hein sold for the Bradhurst Realty & Construction Co., Leopold Kahn, president, to Herman F. Bindseil, the Colonial Court, comprising the block front between 8th av and Bradhurst av, on 150th st, 225x100, consisting of two 7-sty elevator apartment buildings, with stores in the 8th av frontage, each building 112.6x100. One is situated at the northwest corner of 8th av and 150th st, the other at the northeast corner of Bradhurst av and 150th st, opposite Colonial Park. In exchange Herman F. Bindseil gives to the Bradhurst Realty & Construction Co the Clipper Bldg., now known as the Federal Bldg., situated at the southeast corner of Centre and Leonard sts, on a plot 57.6x40 and 32 West 96th st, a 4-sty residence built by James Kilpatrick.

BRONX.

BECK ST.—Sydney Falk purchased 837 Beck st, a 5-sty flat on a lot 40x100, 270 feet north of Longwood av.

FAIRMOUNT PL.—Charles F. Mehltretter sold 785 Fairmount pl, a 2-family dwelling on a plot 50x100, between Marmion and Prospect av.

216TH ST.—John H. Behrmann sold for George Bezold to Michael Costello his private residence and barn on a plot 50x100 on the southeast cor of Bronxwood av and East 216th st, in Laconia Park.

223D ST.—John H. Behrmann sold for Messrs. Mirabella and Miano the two 1-sty frame store buildings and extensions on lot 50x114, known as 724 and 726 East 223d st, to a prominent whole-sale grocer of Harlem.

236TH ST.—Kurz & Uren have sold a plot, 75x140, on the north side of 236th st, between Verio and Webster avs, Woodlawn Heights.

BAINBRIDGE AV.—Ernst & Cahn, in conjunction with Casey &

BAINBRIDGE AV.—Ernst & Cahn, in conjunction with Casey & Irwin sold for a client to Mr. Naving the 2-sty and basement brick dwelling known as 3046 Bainbridge av.

BARNES AV.—Chas. T. Smith sold to Edward Volz a 3-sty dwelling on the east side of Barnes av, between 226th and 227th sts, on plot 75x105.

BEACH AV.—Louis Benoist sold to Mrs. Elizabeth Regan a two-family house on lot $25\mathrm{x}100$, on the west side of Beach av, 50 ft. south of Mansion st.

BRONXWOOD AV.—George Bezold has sold to Michael Costello the dwelling and barn on plot $50\mathrm{x}100$ at the southeast corner of Bronxwood av and $216\mathrm{th}$ st.

CARPENTER AV.—Kurz & Uren have sold for a client six lots on the east side of Carpenter av, between 239th and 240th sts.

CLAY AV.—R. I. Brown's Sons sold for Thornton Brothers Company the vacant plot, 50.11x89 ft., situated at the northwest corner of Clay av and East 169th st. It is the intention of the purchaser to improve same for business purposes.

INTERVALE AV.—J. Clarence Davies has sold for Jacob Hirsch aree lots, 75x88, on the west side of Intervale av, 371 ft. north of 165th st.

LA SALLE AV.—Moran, Hahn & Moran have sold to August Gieser three lots, Nos. 86, 87 and 88, on La Salle av, in the East

ST. LAWRENCE AV.—Jacob Cohen has sold five more of the row of nine new two-family houses erected by him on the east side of St. Lawrence av, south of Westchester av, in the Gleason tract. This completes the sale of the entire row.

SOUTHERN BOULEVARD.—Sonn Brothers have sold through Jacob Leitner the entire block bounded by Southern Boulevard, Intervale av, Fox and Tiffany sts, with frontage of 379.4, 241.7, 259.9 and 210 ft., respectively. The purchaser is a builder, who intends to erect elevator apartment houses.

SOUTHERN BOULEVARD.—The plot of over five lots on the west side of Southern Boulevard, 193 feet south of 182d st, formerly belonging to Ginsburg & Hoffman, has been sold to a builder for improvements. The property has a frontage of about 138 feet on Southern Boulevard and Crotona Parkway, 200-feet wide thoroughfare and is diagonally opposite the Zoological gardens in Bronx park. It measures 135.10 on the southerly end and 90 feet at the northerly end, with a rear of 132.2 feet.

VALENTINE AV.—Fitzgerald & Broderick have sold the plot, 75x 100, on the west side of Valentine av, between 183d and 184th sts.

WALTON AV.—Louis Reiss has sold for the estate of John Leonard the plot 52x101, on the west side of Walton av, about 180 ft. south of 161st st, to Thomas D. Malcolm, who will build a 5-sty flat

LEASES.

LEASES.

Senior & Stout have leased for William J. Clancey the 2-sty brick stable, 121 West 53d st, to R. J. Donovan Co.

M. Morgenthau, Jr., Co. have leased for the Hamilton Press Co. to Chas. D. Robbins the third loft at 40 Stone st for a term of years. Ernestus Gulick Co. have rented for a term of years to E. Walter Histed, the artist, the photographic studio on the ninth floor of the new Hollander Building, 550 and 552 5th av.

Cammann, Voorhees & Floyd have leased the store, basement and first loft at 487-489 Greenwich st for St. John's Realty Co. (Jas. H. Cruikshank) to Gilbert Iron & Steel Co.; also the building 181 Water st, corner of Burling slip, for the Sackett estate to Durlach Bros.; also the building 12 Cedar st to Chas. R. Ross.

The Allenel Construction Company have leased for a period of five years the corner and last remaining store in the "Allenhurst." at the southeast corner of 100th st and Broadway. This 12-sty apartment house was completed in September, 1909, and with the making of the above lease, completes the renting of forty-six apartments and three stores, within a period of four months, a record for this locality and type of building.

Duross Co. have leased for Raphael Paganelli, the two upper lofts of 176 6th av to the Peerless Tailoring Co., Inc. (Thos. Schonholz, Pres.), for a term of years; also loft in 10-12-14 West 22d st for the Pittsburg Building Co. to Mrs. Hampton, of the Rox Mfg. Co., for a term of two years, and for Nellie Martin and Lizzie Crowley the building, 19 North Moore st, to Frank Leonard for a term of years.

The following leases have been closed by Lovejoy & Hanrahan: The entire building at 7 Platt st for 10 years, aggregate rental \$27,000, for McMann & Taylor to the Heine Co.; third loft at 319 Pearl st, for 3 years, for Mark Harris to M. V. Larkin & Co.; second loft at 29 Park pl, for 5 years, for Koscherak Bros. to Alfred Wolff & Co., and third loft at 45 Lafayette st, for 3 years, for Radway & Gardiner to Edward Printz.

The Charles F. Noyes Company has le

offices in building 37-9 Liberty st to Julius W. Lindlow and to Joseph Brecher.

M. & L. Hess have leased for Martin Holding Co., the 5th loft, 39 East 20th st, to Barnett Suskind; for Clinton Hall Assn, space in 13 Astor pl, to Army & Navy Supply Co.; for Realty Holding Co., the 5th loft, 40-42 West 27th st, to Gumprich & Schwartz; for Henry C. Lytton, the 1st loft, 172 5th av, to Louis Berg; for William Talmage, the 5th loft, 39 Great Jones st, to Superior High Grade Laundry Co.; for the 40 East 22d St. Co., part of ninth loft, 40-42 East 22d st, to Charles A. Stevens & Bro.; for Fischlowitz &

d 312



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Konigsberg, the 3d loft, No. 49 West 3d st, to Rose Manufacturing Co.; the fifth loft, 12-14 West 32d st, to H. Leonard Simmons, and for Eva Deutsch, the fifth loft, Nos. 11-13 West 32d st, to Frank &

SUBURBAN.

BERNARDSVILLE, N. J.—Steven B. Ayres and P. S. Brower have sold for Martha C. Alward to D. Roy Shafer a parcel of forty acres at Bernardsville, N. J. The purchaser will have the land surveyed and streets put through the property and will cut it upon into good sized plots suitable for the construction of small suburban villas.

NEW DORP, S. I.—J. P. & E. Murray have just sold to William Wirth a 12-room dwelling with lot $150\mathrm{x}200$ feet fronting on Elm and Maple avs, near 3d st, New Dorp, S. I. This was the only real estate held by the New York & Suburban Co-operative Building & Loan Association, which has now almost \$500,000 in association mortgages.

GREENWICH, CONN.—L'Ecluse, Washburn & Co., sold to a western client the property belonging to the estate of Wm B S Wood on Indian Field rd, 12 acres and buildings, 1,500 feet of water front. It is probably one of the handsomest water fronts at Greenwich. The property has been held at \$250,000. The new owner will spend \$50,000 on improving the house and will then occurry. occupy.

YONKERS, N. Y.—Oscar J. Mayer has purchased from John S. Shepard, as trustee, the tract of over 300 lots formerly the property of the Wall street firm of E. D. Shepard & Co., which failed about a year ago. The lots are at Neperhan Heights on the Saw Mill River road, and extend for about 1,700 ft. along Arlington, Wickes and Rossiter avs, where 13 homes have been erected and are now occupied. The streets are already graded and walks are now being laid on Arlington av.

Wickes and Rossiter avs, where 13 homes have been erected and are now occupied. The streets are already graded and walks are now being laid on Arlington av.

MOUNT VERNON, N. Y.—Steven B. Ayres and Frank S. Beavis have sold for the owner to Lillian Nugent a lot on South Fulton av, opposite the proposed site of the new station of the New York, Westchester & Boston Ry. Co. This sale is interesting as an evidence of the increased valuation caused by the construction of this railway. Two years ago the lot was sold for \$600; a year ago it was offered for \$1,200, and no customer could be found. It has now been sold for more than \$2,000, and the new purchaser can resell at a profit.

Glen Island Sold.

Glen Island Sold.

Glen Island, with the ferry to New Rochelle and a parcel of land in the township of Pelham, has been sold to Ignatz Roth, importer of woolen goods, at 477 Broome st, N. Y. City. The sale was made for Mrs. Caroline Starin Carroll, of Tarrytown, one of the surviving trustees of the late John H. Starin; Mrs. Harriet M. Spraker, a surviving executor and trustee, and Gen. Howard Carroll, a surviving executor. Joseph P. Day was the broker in the deal.

The purchase includes the entire island, consisting of about 60 acres of upland and about 30 acres of tidal lands and water rights, and all the improvements on it. The Starin family retains the personal effects in the old residence formerly occupied by Mrs. Starin. First used by him as a home, Glen Island was later developed by Mr. Starin in connection with his transportation business as an amusement resort run on characteristic lines.

There had been considerable speculation at various times since the death of Mr. Starin, in March last, as to the destiny of the property. In June a proposition to acquire it by the town of New Rochelle was considered by the Parks and Playgrounds Commission of New Rochelle. Mr. Roth has no definite plans for the future of the property.

ISSUING OF THE 1910 REAL ESTATE DIRECTORY

A record will be established this year in the prompt issuing of the Real Estate Directory. It is promised by our printer for the last part of February, and will be correct as of January 1, 1910. By means of the Checking Index it will be delivered to all subscribers checked up to date.

UNCLASSIFIED SALES

The total number of sales reported above is 60, of which 29 were below 59th st, 18 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 95, of which 24 were below 59th st, 52 above and 14 in the Bronx.

The total number of mortgages recorded this week was 143, as against 166 last week, and in the Bronx, 106, as against 141 last week. The total amount was \$5,995,329, as against \$6,-621,325 last week.

The amount involved in the auction sales this week was \$1,484,162, and since January 1, \$4,198,610. Last year the total for the week was \$1,135,982, and from January 1, \$4,907,294.

22D ST.—The Harvard Realty & Construction Co., which bought 15, 17 and 19 East 22d st a few weeks ago, has added to its holdings by the purchase of 13 from Wm. R. H. Martin, a 4-sty dwelling, 26x98.9. The company now controls a plot 120.8x98.9.

ings by the purchase of 13 from Wm. R. H. Martin, a 4-sty dwelling, 26x98.9. The company now controls a plot 120.8x98.9.

30TH ST.—Rebecca Cohn has bought from Joseph F. Beglan 232 West 30th st, a 4-sty building on lot 23.5x98.9. Joseph T. Mulligan was the broker in the deal. Mrs. Cohn owns 224 to 230 adjoining, and with her latest purchase controls a plot 117x98.9 between 7th and 8th avs, being one of the largest parcels in one ownership available for reimprovement in this section.

MADISON AV.—L. L. Benedict is reported to have resold the lot 100.5x21 at the northwest corner of Madison av and 70th st, in the Lenox Library block. This is the third sale of the parcel within a month. About the first of January the lot was purchased by Robt. D. Graham from the trustees of the Lenox Library for \$42,000, and shortly afterwards was resold for \$45,000 to Mr. Benedict. The price in the present deal could not be learned, but it is said to have been at a considerable advance over the figure paid by Mr. Benedict. The lot is assessed at \$100,000 on the city tax books.

5TH AV.—Lewis B. Preston has sold for the estate of Chas. A. Gardiner 835 5th av, a 4-sty brownstone dwelling, on lot 25x125, between 64th and 65th sts. This house, which has been held at \$350,000, was bought by Mr. Gardiner from Anna B. Bliss in November, 1908, only a short time before his death. Adjoining it on the south is the residence of Frank Jay Gould, and at 833 is the home of William Guggenheim. On the 64th st corner stands the house owned by the estate of George Crocker. The Wormser and Sherman residences are at the northerly end of the block. While 835 5th av occupies a lot 125 ft. deep, it has a light and air easement over an additional 25 ft. at the rear, making the lot practically 150 ft. in depth.

REAL ESTATE NOTES

Lewis H. May Co. has opened an office in the Marbridge Building, 37 West 34th st, for the convenience of its suburban branches and for the general handling of business and private property in the 34th st section.

The recent death of Mr. Irving P. Lovejoy has necessitated a change of the real estate corporation of which he was the head, but will not otherwise cause any change in the firm, which will continue under the same name as heretofore.

Robert G. Kaminski, formerly with Ames & Co., has gone in business for himself, with offices in the Estelle Building, 211 5th av. Mr. Kaminski is agent of the building in which he has offices. He also has the agency for 120 East 34th st, the sale of which he negotiated recently.

"VIOLATIONS"—AN APPEAL TO

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

Relief Demanded Against Present Methods, With the Vexation and Graft That Attend Them. Real Estate Ownership Must Be Freed From Petty Nuisances.

P EOPLE who travel in Russia tell us how deep is popular fear regarding all governmental action. No one regards the official, from whatsoever department he may come, as a beneficent visitor. His activities all present a punitive aspect to the populace. He comes to tax, extort, com-And, the travelers who make this comment, are very naturally led to contrast these conditions prevailing in Russia with the conditions prevailing in the United States where the government is part and parcel of the people, not a pilaging or marauding power. But, as they say in Ireland, please Heaven, in time we shall get to be like the Russians. Governmental activity is increasing with us in an extraordinary degree. Popular belief in "regulation" of every kind We are entrusting our affairs more and more to the hands of lawyers. Our president is a lawyer; the governor of this state is a lawyer; the mayor of this city is a lawyer. The major part of the cabinets of all these officials are lawyers. Our halls of legislature everywhere are composed of members of the legal profession. enormous array of legal talent is practically conducting the affairs of the nation, prescribing for every ill of the commercial and financial body. The "furred cats" of Rabelais were merely occasional midnight intruders compared with this horde of felines who are acquiring control of the machinery of state and are manufacturing laws of all kinds, at a rate that is only comparable to the speed of a rapidfire gun.

T HIS condition is bearing with increasing pressure in a great many directions, but nowhere is it harder than in real estate. The owner of real estate to-day has hardly more than a presumptive right to his property. He lives as in Russia. He is subject, at any moment, to the visitation of Lord knows how many officials who operate by means of "violations." Around this departmental ukase has arisen a vicious system of vexation and graft. It can be applied at any moment by the unworthy. It is a per-Of course, we are not speaking petual system of tyranny. of the proper administration of the law. We refer more to the swarm of small flies that issue from the several departments of the city government every morning in order to look for and feed upon whatever corruptible material there is to be found on our highways and byways. They irritate and the most reputable real estate owner. disturb his peace. They do not leave him in full legal possession of his own property. Individually, the evil is in most cases petty, but in bulk it reaches the dimensions of almost a scourge

Now, why should this be tolerated? Should property owners stand for it any longer? They are not a rascally lot, blacker than the rest of the community, nor on the other hand, are officials who deal with real estate a particularly bloodthirsty set of pirates. We live under a system of too many small laws and petty regulations—mere officiousness. Our lawyer law-makers are crowding their acts into the statute books without a thought about the practical administration of the rules they are prescribing. One of the first questions real estate men should awaken to is the evil of violations.

VIOLATIONS

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY are receiving so many complaints respecting the evil of violations that a preliminary inquiry into the subject has been deemed desirable. Will the readers of the Record and Guide kindly send to the office of publication, 11 to 15 East 24th street, their ideas on violations and state any facts regarding violations that may be within their own actual knowledge? All letters must be signed, but names and addresses will be held absolutely confidential, unless special permission is given to print the signer's name.

IMPROVING TENEMENT HOUSE DEPT. CONDITIONS.

Commissioner Murphy in Consultation with Mayor Gaynor, Who Has Given Assurances of Executive Support.—A Sample Grievance.

A RCHITECTS and builders expressed pleasure this week at the promptness with which Commissioner John J. Murphy has taken up the subject of reforms in the conduct of the business of the Tenement House Department. The news of an address that he delivered to his inspectors on Monday, was the cause of the first flush of pleasure and of the thought that possibly something looking toward an improvement of conditions was about to be introduced. The second cause of satisfaction was the fact that Commissioner Murphy had a consultation with Mayor Gaynor on Thursday, during which he outlined his policy, and, it was said, received the moral support of the Executive in any action he might take in the way of reform. ing official was given out regarding the meeting at the City Hall, however, and the Commissioner was equally reticent.

In his address to his inspectors the Commissioner urged personal neatness and also greater attention to the details of their work and coached them in the manner in which he expects those duties to be performed. Upon the alleged attempted use of money and political influence in the performance of their work, the commissioner laid considerable stress and told them that he stood behind them in keeping their hands clean. He also directed them to inform him if they had any reasonable evidence that corrupt practices existed in the department. The address in full follows:

ADDRESS OF COMMISSIONER JOHN J. MURPHY, OF THE NEW YORK TENEMENT HOUSE DEPT. TO HIS INSPECTORS.

ADDRESS OF COMMISSIONER JOHN J. MURPHY, OF THE NEW YORK TENEMENT HOUSE DEPT. TO HIS INSPECTORS.

I have waited before speaking to you to get a preliminary grasp upon the duties which my office imposes on me. Having obtained that view it has seemed proper to me to convey to you my impression of the spirit in which your duties should be performed. You are the eyes of the department, and if we of the executive branch are to render the largest measure of public service you must record accurately what you see.

In spite of errors of omission and commission, this Department has rendered service to the city of supreme importance. Its work is a monument to the intelligent and unselfish public duty done by its founders. Without subtracting any just credit from the work done by the Health Department, the work of the Tenement House Department has contributed largely to the fact that our city, in spite of congestion of population, stands high among the great cities of the world in the health of its inhabitants.

It was absolutely necessary that this work of supervision should be undertaken if the city was not to be compelled to embark on dubious measures for municipal housing which the large European centers have seen fit to adopt. Owners of tenement property must realize that the city had to choose between regulation of a thorough-going sort and municipalization. That the choice of the former plan was wise, I have no shadow of doubt.

Although we are sometimes regarded chiefly as the custodians of the homes of the poor, we have been able to render no less a service to the well-to-do. We exercise control today over the habitations of 2,750,000 people, rich as well as poor. Few citizens, however prosperous, are able to examine closely the construction of the apartments in which they reside. Fair-seeming buildings, nominally fireproof and sanitary, could have been erected which would have had no just claim to be either. As the result of our work, everyone who occupies an apartment built since the enactment of this law knows

have been able to do for the dwellings of our people what the pure food laws have done for our food—prevent, to a large degree, fraud and deception.

To continue the work in the spirit in which it was begun is not merely our occupation—by which we gain our livelihood—it is a sacred, civic duty. No municipality can or does adequately recompense men who perform this work with devotion and self-sacrifice. No man can be more conscious than I am of the monotonous routine which must be endured by those who supervise the details, and it is only by keeping alive the sense of civic duty that we can hope for the highest results.

I do not speak to you as one who announces the end of an old regime or the beginning of a new epoch. For your late Commissioner, Edmond J. Butler, I have, after an exhaustive study of his purposes and intentions, the highest esteem and admiration. And his spirit has in a large measure inspired his associates who have helped him to manage the department.

But all is not bright. The department has endured criticism, some of it deserved. My task shall be to eliminate that part of it which efficient administration can accomplish. But I can do little without your co-operation. If you will promise me yours, I now pledge you mine. In our dealings with the public we must be courteous and forbearing. Remember, we are endeavoring to establish standards which many landlords and more tenants are not as yet able to grasp. The regulation of private property for the common good is always attended by clashing and friction. While we are strong in our purpose, we must be diplomatic in our methods. We are the servants of the people, but the highest service we can render is to lead the way to better conditions.

RUMORS OF BRIBERY.

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RUMORS OF BRIBERY.

Rumors have reached me of the attempted use of money or political influence to prevent a full and fearless discharge of your duties. I hope sincerely and fervently that no such disgrace will blemish the department during my administration. The credit of the inspecting force—the honor of the department—rests in your hands, and I charge each of you that it is his duty, not merely to keep his own hands clean, but that if he has reasonable grounds for belief that corrupt practices exist, he will give the Commissioner notice. You should, moreover, endeavor to procure evidence against citizens who may offer money as an inducement for suppressing the report of violations. I hope to be able to institute the custom of monthly conferences to discuss ways and means of improving the service.

A point which I wish you particularly to impress upon owners and janitors, especially in the poorer classes of houses where the law is most likely to be evaded, is the great importance of the lighting of the first and third floor hallways all night. This precaution is not merely, as seems to be generally supposed, for the convenience of people arriving home late, but to give a fair chance of escape by the stairways in case of fire. Next to proper provision and maintenance of fire escapes, this requirement, properly enforced, may be the means of saving many lives.

It is my purpose to renew, to the extent of the resources allowed me, the campaign for the enforcement of this salutary provision of the law, and while I believe our most effective work can be done in appealing to the humanity of the responsible parties I will endeavor to apply the full rigor of the law to those who persistently disregard it. In this work I hope to enjoy the cordial cooperation of the magistrates, whose duty it is to aid me in its enforcement.

PERSONAL APPEARANCE OF INSPECTORS.

There is a matter, which may seem at the outset trivial, to which

PERSONAL APPEARANCE OF INSPECTORS.

There is a matter, which may seem at the outset trivial, to which I wish to direct your attention. It is the appearance of the men on duty. I would not like to repeat the comments which I have heard as to the lack of neatness, while on duty, of Tenement House Inspectors. The other uniformed forces of the city attract the attention of citizens by their spick-and-span appearance. Why should we not strive for the same commendation? A large part of our work consists in commending to our fellow-citizens order and cleanliness. How can we hope to do this effectively if we display in our persons a disregard for the virtues we inculcate?

I propose hereafter, if it shall prove to be necessary, to institute frequent personal inspections and good records in this respect will be taken into account in considering promotions. I would prefer in this matter to trust to your own self-respect and sense of decorum. The frequency of the inspections to which I refer will depend entirely on their necessity.

One word in conclusion. I hope you will appreciate that our spirit will be one of co-operation. I am not going to ask of any of you what I do not propose to do myself. As long as Mayor Gaynor continues to honor me with his confidence, I propose to give my whole energy to the department. The business of providing homes for those unable or unwilling to provide homes for themselves is a legitimate and honorable vocation, which should have the encouragement of the city government; the Tenement House Law was not designed to prevent the erection of tenements, but to improve their character; on the other hand, when we realize how great is the influence of environment on the health and morals of our citizens we must insist upon the legal requirements of safety and sanitation for themselves.

The policy of the department under my administration toward

The policy of the department under my administration toward rich and poor, landlord and tenant alike, will be summed up in one word—Justice.

HOW ARCHITECTS ARE AFFECTED.

Some of the conditions in the department that seem to need correction were discussed this week with a Record and Guide reporter by leading architects. In every case they complained about the number of seemingly unnecessary delays that seriously hamper building activity and place architects and those who have business with the department in embarrassing positions. A typical interview was had with Mr. Samuel Sass, the architect, of 23 Park Row, who said:

"I have absolutely no fault to find with Mr. Murphy, the new commissioner. I believe that he has entered that office with the idea of improving conditions and conducting the affairs of his department in a businesslike way. My grievance is with the SYSTEM that has existed for years, and my only object in speaking of its defects for publication is to bring them to the attention of Commissioner Murphy, believing that

he will give the subject his full consideration.
"The trouble with the Tenement House Department," tinued Mr. Sass, "is that the RECORDS ARE MADE MORE IMPORTANT THAN THE BUILDING ITSELF. Instead of being secondary and an aid to the proper working of the department, they are made primary and the department seems to work around them instead of with them.

GETTING DOWN TO CASES.

"Violations have been filed and the department has been notified that the violation has been removed, and yet the permit of final approval is withheld on one pretext or another. In the case of a man who is trying to get a mortgage loan on his premises, the delay is most serious.

"I can give you a very good illustration of what I mean," said Mr. Sass, as he leaned forward and took from his desk a bulky envelope from a pile of freshly opened mail.

The envelope contained a series of documents relative to a violation placed on a building at No. — st.

"I shall begin at the beginning," said Mr. Sass, as he arranged the papers chronologically. On NOVEMBER 16, 1908, an order was received stating that the four rooms in the basement of the house of ment of the house at --- st address were not fit for human habitation. My client, the owner, who received that notice referred the matter to me in June, after trying in vain to get satisfaction himself. I went to the Department at once and on JUNE 10, 1909, I received a letter stating that no permit for the utilization of the four rooms as living quarters would be granted owing to the poor light. It was SUGGESTED that if the walls were painted a light color or whitewashed the objection would be removed.

"This suggestion was followed out and on JULY 8, I received a letter from the Department stating that the lighting conditions were improved, but that THE DEPARTMENT WOULD HAVE TO WITHHOLD A PERMIT until A FRONT CROSS PARTITION WAS REMOVED.

"Plans were filed for this alteration on August 27, and the order was complied with. On SEPTEMBER 7 I received this letter (which showed that while the walls had been painted, the lighting had been improved and the cross partition had been removed, PERMIT WAS STILL WITHHELD because THE REAR ROOMS WERE NOT SUFFICIENTLY LIGHTED).

"I called at the Department on SEPTEMBER 8 and was told that while some of the objections had been complied with the place was NOT IN A FIT CONDITION FOR HUMAN HABITATION. This was remedied and THREE MONTHS LATER, on Dec. 6, 1909, my client received a notice from the Department ordering him to REMOVE THE PARTITION that HAD ALREADY BEEN TAKEN OUT, and that the violation had not yet been canceled.

"My client referred that letter to me about a week ago and I immediately went to the Department, stated the case and obtained a special report on it. I carried the matter up to one of the Deputies and this week I received a letter bearing THE COMMISSIONER'S signature stating that the violation had been canceled and that the case had been dismissed.

"Now this is the surprising part of the whole thing. On JANUARY 27 (this morning) I received this letter under date of JANUARY 25 (it referred to an old building violation, No. —, Petition No. —, regarding conditions in the basement of No. — st, and stated that the matter had been PASSED ON TO THE REVIEW DIVISION FOR DISMISSAL, and then added that certain requirements bearing upon the granting of a certificate for this suite WERE STILL UNCOMPLIED WITH). This, mind you, after I had received a letter signed by the Commissioner, stating that the violation had been dismissed. The alleged uncomplied with conditions refer to the

whitewashing of THE WEST COURT, which had nothing whatever to do with the first action.

"This is only a fair example of the way business is conducted in the Department. Here is another case:

"A man erected a new law store and apartment house and complied with the law to the letter, as far as he knew. In fact he made every effort to conform with requirements of the Department. He finds that a violation has been placed upon his house alleging that the fire passage is not quite wide enough. I went up to the building and measured this passage carefully and found that the measurements were entirely within the law, but that the fire passage was on the RIGHT SIDE instead of the LEFT, AS THE DEPARTMENT PLANS HAD IT. Now what do you suppose happened? THE DEPARTMENT DISAPPROVED my corrected plans on the ground that THEY DID NOT CONFORM TO PLANS ON FILE IN THE DEPARTMENT. This shows that the records are made more important than the actual facts themselves.

"I repeat that I have no fault to find with Commissioner Murphy. I believe that he has seen what the conditions are and that he is trying to correct them. The New York Society of Architects took up these matters during a recent administration and studied ways to overcome them. It found that here and there, now and then, new conditions arose which crept into the already complex record system, and things were insisted upon that were not required and are not now required by the law. The Department has gradually been reading its own rules into the law with the result that objections are found to-day for which there is NO AUTHORITY IN THE LAW.

"These are conditions which I believe should have the careful attention of the new Commissioner. They are not all by any means, but it is one crying need that should receive prompt attention; the removal of red tape and more logical sequence to work in the clerical department."

THE GROWTH OF PUBLIC OPINION

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

A. N. GITTERMAN, specialist in Upper Manhattan realty, 156 Broadway: "This movement should have the hearty approval and endorsement of New York's best citizens. As a Governor of the Real Estate Board of Brokers, I voted in favor of this movement and am glad to subscribe my name to your membership roll. It is high time that a public forum be established where an aggrieved taxpayer can lodge a complaint, or make a suggestion that concerns the entire community. It is sincerely hoped that the various organizations will cooperate in this endeavor to better conditions and eliminate the selfish, petty jealousies that have served as a stumbling block so often. The Associated Real Estate Property Owners of New York city will be able through concerted action to eliminate graft in its various forms, and help the Mayor in his endeavor to relieve the community of the common disgrace."

ATTRACTS THROUGH ITS NOVELTY.

P. S. PARISH, real estate broker, 50 Church st.: "I am perfectly in accord with the objects of your proposed Associated Real Estate Property Owners of New York City, and I believe the movement to be a good one. It is timely and its novelty is such as to attract to it a large following. I BELIEVE IT WILL SUCCEED." Mr. Parish signed a membership card.

FRANK R. HOUGHTON, real estate and agent and a member of many taxpayers' and property owners' associations: "Yes, certainly, put me down as a member, because I believe that by organizing the great body of property owners of this city, you can do a great work. Your paper deserves the highest credit for taking up this most difficult task for bringing the property owners together and you deserve success."

B. H. IRVING, President of the Veritas Realty Co., 156 Broadway: "I'm with you heart and soul, and I believe you have undertaken a work that has long been needed, and that will result in great benefit to the taxpayer and property owner."

JOHN B. HIBBARD, real estate broker, property owner, and treasurer of the Veritas Realty Co., 156 Broadway: "The objects of your proposed ASSOCIATED REAL ESTATE PROPERTY OWNERS are good, and no publication but the Record and Guide would be able to figure out such a plan and carry it through to success. This is an organization that is very much needed. It has my earnest support." Mr. Hibbard signed a membership card.

GEORGE A. MARSHALL, Secretary of a property owners' association and real estate owner, 38 Park Row: "The plan is a very good one, and I believe it to be capable of doing a very great deal of good." Mr. Marshall signed a membership card.

HOW TO MAKE THE OWL WAGON MOVE ON.

D. E. SEYBEL, of the law firm of Fettrech, Silkman & Seybel, representing estates of Levi A. Lockwood, Darius G. Crosby, Dykman Estate and the Park Mortgage Co., 41 Park Row: "I know of evils that exist that cannot be effaced in any way except through public opinion directed through a safe and conservative medium speaking as the voice of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY. I know of public spirited citizens who have tried to have those evils removed, individually and through associations or organizations of which they were members. What has been the result? They have been singled out and, well, they have since told me that playing the part of the Good Samaritan for the general public is not a paying pastime. Now I'll tell you why I believe your scheme will be successful. A single property owner might write to the Mayor and ask him to remove the "Owl" lunch wagons that adorn Union square, Madison square and almost every other public ground in the city, and his complaint would be heard, but would he get results? Would he find the Park Commissioner removing that wagon, which pays no taxes excepting a miserable license? Now let a publication like yours take up this matter and I'll venture to say that there will be some action. If there's business enough there to support a lunch wagon let its proprietor hire a store in the vi-

THE CURB BROKERS.

"There's another evil. What power is it that permits the curb brokers to shout and disturb the peace in Broad st. They're there because the Stock Exchange rules that as soon as they hire a hall or a place of assemblage they become a regularly incorported body. The late D. O. Mills tried to get them out from in front of his building by offering them free of charge a meeting room in doors. The offer was not accepted, yet the authorities permit these special interests to congregate in a public street, make life unbearable for people who try to do business in the vicinity, and obstruct traffic. True, they did consent, through some great pressure, to move on down the street a way where buildings were lower and where they could signal to their offices easier. Boston has solved the problem. Why not New York?

"Public opinion is the only way of getting rid of these evils, these gross injustices, and that is why I believe the Associated Real Estate Property Owners of New York City will be able to do a lot of good." Mr. Seybel signed a membership card.

A TAXPAYER who does not wish his name used, said: "The reason the plan you suggest will succeed is because the average public official fears having the limelight thrown upon him.

A man writes to an official complaining about an injustice or a piece of imposition such as property owners frequently have to shoulder from ward workers who happen to have a certain amount of power. What consideration does he get? Generally a brief, formal note stating that the matter has been placed in the proper hands and will be investigated. That generally ends it. But when a member of the Associated Real Estate Property Owners of New York City writes to your paper complaining about some public nuisance, many thousands of persons also see his complaint in type and it is liable to strike a responsive chord in a large part of those thousands of readers. Like an avalanche the protests will pile up until no official would dare to slight it nor try to stay it.

THE WHOLE COUNTRY CAN BE AROUSED:

"If you want an example of what public opinion will do, look at the agitation sweeping over the country in protest at the high costs of foods. One week ago it started in a little town in Indiana. To-day the whole country is aroused. Why, BE-CAUSE THE VOICE OF THOSE TWENTY MEN IN THAT LITTLE MEETING, FOUND 80,000,000 OTHERS ATTUNED TO IT. Even the President has acted. The House and Senate have the matter under investigation. Here in this city the authorities are acting. Why? It's public opinion.

"When you place a medium like the Record and Guide before the 60,000 property owners of New York City, and one of that number points to a common grievance, how quickly others will second that member's complaint with one of his own. HE'LL GET A CHANCE TO PROTECT HIMSELF. There is power in the printed page and as soon as the property owners realize what you propose doing for them you will find them flocking to your membership rolls. I wish you every success."

YOU CAN GET SATISFACTION THIS WAY.

W. H. WHITING & CO., real estate, 41 Park Row: "The plan seems to me to be a good one. The trouble is that the property owners frequently raise a great shout against their assessments, but they soon forget about it, principally because they do not get prompt action, and they find it cheaper to pay the bill and say nothing. You offer them a means whereby they can get satisfaction not only in the matter of assessments but in the elimination of other injustices."

ROBERT A. GRANNISS, JR., vice-president Pease & Elliman, real estate owners and brokers, Haight building, 156 Broadway: "The sooner the property owners of New York City get together to protect their interests the better off they will be. Any movement that will tend to get these factors for sane municipal legislation harmonized and pulling together is a good one. The work of looking after their own welfare should be systematized. Until that is done there is no way of keeping down the tax rate. Your association offers the only way that I can see." Mr. Granniss signed a membership card.

F. H. WALKER, secretary of the Realty-Business Corporation, 156 Broadway: "You have an excellent plan for good work and I believe you will succeed. This corporation was one of the first to sign a membership card and to send it in. We saw the first announcement and at once gave it our moral support and approval. This is a step that should have been taken long ago. It is sorely needed."

BROAD ENOUGH TO BE EFFECTIVE.

J. L. VAN SANT, real estate operator and owner, 156 Broadway: "The plan sounds very good and I do not see why it cannot be made to be a most useful organization. Its general scope is broad enough to be effective. An association formed to keep a watchful eye upon local legislation, to keep the property owners informed and to give them an opportunity to voice their approval or opposition in a way that will be heard certainly deserves the support of every property owner." Mr. Van Sant signed a membership card.

W. S. PATTEN, real estate owner and broker, 156 Broadway: "It's a good thing. There is no doubt that some property is assessed for more than it is worth. I have an example now in mind. A property on Broadway near Broome st was assessed for \$338,000. It was put up for sale, and before the sale it was offered at \$300,000. It finally went for \$228,000. TAXES ARE TOO HIGH, and there is no organized general voice to protest against it. The trouble is the assessments are unequal, and so I think that your association is a good thing because it will be able to work directly for more equality in this regard." Mr. Patten signed a membership card.

MARK C. DUROSS, secretary of the Duross Company, 156 Broadway, owner and broker of real estate: "The Associated Real Estate Property Owners of New York City has mapped out for itself a very good work. The plan is a good one and it no doubt will be able to carry much weight in protecting the interests of property owners against inimical legislation."

HARLAN P. YOUNG, real estate, 156 Broadway: "The movement that the Record and Guide has undertaken to carry through is one that contains enormous possibilities for good work. It should have the sanction and encouragement of every real estate broker in New York City. It is the first duty of the broker to look after the property owner's interests and he should display more than passing attention to this great work. There is no doubt that the property owner is entitled to more than he has been getting in the past. This is the opening of a way

through which he can expect consideration for his welfare on the part of legislators."

E. N. FREEMAN, manager the William H. Moffitt Realty Company's East 23d st branch: "I believe the movement is a good one and it will work out all right for the interests of the property owner, who certainly needs some sort of adequate protection from adverse legislation and other evils nowadays." Mr. Freman signed a membership card.

ALFRED R. CONKLING approves of the idea to organize an association to be called "The Real Estate Property Owners of New York City" with intent to promote the interests of real estate in general and to recognize the various real estate associations in the several boroughs. The officers of this association should not be brokers or agents who would try to use it as an annex to their office business. While some of the local real estate associations are twenty-five and thirty years old, it seems strange that the property owners of the whole city have never tried to form one large organization

ANDREW POWELL, president of the Realty Business Corporation, 158 Broadway: "The unification of all realty interests in this city is a matter of absolute necessity if they are to be properly protected and promoted. The times are propitious for such a movement as you contemplate, and we wish you the greatest possible success in its advocacy and future development. Whatever our corporation may be able to do as an organization, or its members as individuals to assist, will be done cheerfully."

WALTER STABLER, comptroller the Metropolitan Life Insurance Company, No. 1 Madison av: "I am a firm believer in the effectiveness of the work of the local associations. If that work can be augmented or extended by an organization such as the proposed Associated Real Estate Property Owners of New York City, well and good, but I do not see where the Record and Guide can be more effective in arousing public opinion than it is now. If the moral support of the property owners of New York City is what is wanted, it already has it."

JACOB FINKELSTEIN, property owner, real estate broker, representing clients owning \$700,000 worth of Manhattan realty and secretary of the Marx Mandel Realty Co., 40 Bowery: "The work you have mapped out is destined to be very beneficial to the property owners of New York. While the property owner bears the burden of taxes, he is looked upon as merely an individual and gets little consideration. If your association is to be a permanent one, as I believe it will be, IT WILL BE THE MOST POTENT FACTOR THE TAX-PAYER HAS EVER KNOWN IN THE PROTECTION OF HIMSELF FROM INFLUENCES THAT CANNOT BE REACHED EXCEPT THROUGH PUBLIC OPINION. It will guarantee to him courteous treatment in the various departments in which he has to transact business, if it does nothing else." Mr. Finkelstein signed a membership card.

BEDFORD PARK TAXPAYERS.

A well attended meeting of the Bedford Park Taxpayers' Association was held on Wednesday, Jan. 19, with Alford J. Williams, president, in the chair. Much enthusiasm was caused by a statement by counsel, A. C. Hottenroth, concerning the fight before the Public Service Commissioners to compel the Harlem Railroad to reduce the fare from 42d st to the city line to five cents and run trains on ten to fifteen minutes headway.

Some fifty witnesses have thus far testified under oath to the demand for such service. Among them was Lawyer Wood, of Mt. Vernon, who has spent years in gathering facts to support the case; also James L. Wells, the well-known expert in real estate, and Edward J. Murray, who related the manner in which the company discontinued the stations at 110th st, 86th st and 72d st. Mr. Hottenroth is associated with Mr. W. W. Niles and Mr. Robitzek as counsel of the Taxpayers' Alliance, the central organization of Bronx real estate owners.

It is expected that success will mean great enhancement of values all along this most direct roadway to the rapidly developing centre of the metropolis. It is expected that many sessions will be held, probably at 2 P. M., each Friday in the Tribune Building.

Several minor officials have presented arguments and figures on behalf of the railroad to show that frequent trains and five cent fares would mean only loss to the company. These statements are attacked vigorously by counsel and witnesses of the property owners. It is expected that several high officials of the road will be summoned and that eminent engineers will be heard on both sides.

All persons interested should attend these hearings and by their presence at least assist in compelling the Harlem Railroad to comply with the just demands of the traveling public for local accommodations or surrender its charter.

AN INVITATION TO ALL REAL ESTATE ASSOCIATIONS.

You are cordially invited to send 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.

BRONX NEEDS CROSSTOWN LINE,

THE Bronx Central Transit League has interested itself in the problem of crosstown transit in that borough and intends to aid real estate interests in the heart of the Bronx by inisisting that a connecting line be operated in the vicinity of 167th st to run from the East Bronx to a point in upper Man-A committee from the league lately called upon Receiver Frederick W. Whitridge, of the Union Railway Co., with respect to the construction of the needed link, presenting at the same time a letter from Louis A. Risse, formerly of the Bronx engineering corps.

It is the contention of Mr. Risse that there is an urgent necessity for the operation of a crosstown line such as suggested; that there are no engineering difficulties to overcome in building the road. In his communication to Mr. Joseph P. Hennessy, president of the league, he said, in part:

Hennessy, president of the league, he said, in part:

"The importance and necessity for a crosstown service in the Borough of the Bronx, connecting the upper section of Manhattan with the lower easterly section of the Bronx is very apparent by a glance at the map of the two boroughs. The present crosstown line in 161st st, from Jerome av, has its terminus at 3d av, and is of no benefit to that large section of the Bronx easterly of 3d av. The next crosstown line is through Burnside av and East 177th st, or nearly two miles above 161st st, leaving that large and rapidly developing section of the Bronx between 161st st and 177th st without necessary crosstown facilities. From practical experience and knowledge of the topography of the Bronx, a connection between the Highbridge and Washington Bridge sections on the west side and that rapidly growing section, known as the Hunt's Point section, would, in my opinion, suggest itself as this additional transportation line, and could be built through the following sts and avs, all of which are opened, regulated and graded, and of a sufficient width to allow the laying of double tracks:

"Beginning at the junction of the Jerome av trolley line with the existing trolley line in Boscobel av, going to Washington Bridge, thence easterly through and along East 167th st to Webster av, crossing underneath the Grand Boulevard and Concourse between Walton and Sherman avs, thence northerly and along Webster av to East 168th st, and thence easterly and along 168th st to Franklin av to East 169th st, near McKinley sq, thence easterly through McKinley sq and crossing Boston rd to East 169th st, thence easterly through East 167th st to Westchester av, there connecting with the existing trolley line on that thoroughfare, a distance of about 12,000 ft., or a little over two miles.

Receiver Whitridge, speaking for the transit corporation, in-

Receiver Whitridge, speaking for the transit corporation, informed the committee of the league that he was acquainted with the proposed extension and realized its value, both from the viewpoint of the public and the Union Railway Co. line ought to be built," he said, "but at present there are no funds available for the purpose."

It was gathered from other remarks by the receiver that by early summer the railroad company would be in a position to finance the construction of the connecting link. In the meantime, property owners and residents must patiently await developments.

THE CASE OF THE TAXPAYERS' ALLIANCE.

WHY IT HAS NOT YET JOINED THE GENERAL MOVE-MENT IN BEHALF OF PROPERTY OWNERS.

To the Associated Real Estate Property Owners of N. Y. City: In your issue of January 22d last you printed in full my letter to you of recent date, also a lengthy criticism on the same, to which I take the liberty at this time to take exception, and I hope you will permit me therefore to call your attention more fully the reasons why the Taxpayers' Alliance of the Borough of the Bronx at its last meeting held January 12, 1910, unanimously passed a resolution in opposition to joining the Associated Real Estate Property Owners of the City of New York.

If the Borough of the Bronx constituted a separate city, it would rank as the seventh largest city in the United States, and the second largest city in the State of New York. It, therefore, is justly entitled to have its own organization of taxpayers, and the Taxpayers' Alliance of the Borough of the Bronx in this regard is unique, for every section of the borough is represented; its thirty-three associations come from the north, south, east and west of the Bronx; each association sending seven delegates to this central body. These collected delegates elect their officers, appoint their committees and take up each and every issue affecting the interests of the Bronx Borough, or of the city, as they present themselves from time to time; but your criticism infers that the Alliance's action in regard to the above is selfish in so far as it hinders action by taxpayers of the city in accomplishing what they desire.

If this accusation be just, we make the most of it; but the fact remains that we, the Taxpayers' Alliance of the Borough of the Bronx, feel it our duty to fight for the cause of the borough. We are all citizens of the United States and residents of the city and State of New York, but we are not unmindful of the fact that the majority of us at least were born and brought up in the Borough of the Bronx, and we take great pride in its schools, numerous parks, fine water ways, and of its high morality; but the present need is additional rapid transit, for the Borough of the Bronx is growing in population at a remarkable rate, each year bringing a larger influx. The present rate of growth is not less than forty thousand per annum;

even this large increase would be greater if needed means of rapid transit were provided.

Great boulevards, avenues and streets are graded and ready for millions of people to occupy, and the only great clamor is additional rapid transit, and as Brooklyn and the other outlying boroughs of the city have been obtaining millions of dollars of the city's money for the construction and building of new subways and the like, the Borough of the Bronx has been compelled to do without since the opening of the present subway. Therefore, our fight being for rapid transit the necessity of the times requires us to fight united in the Borough of the Bronx, and, therefore, the Taxpayers' Alliance of the Borough of the Bronx feels that its duty in this regard is not of a selfish nature, and were we to join with the other associatons of the other boroughs in the movement, we would be to no better advantage in this regard.

Every Comptroller of the City of New York has informed us that the other boroughs are far in arrears in the payment of their taxes, while the Borough of the Bronx is always receiving less from the city than it pays into the city's treasury; and therefore our fight is a fight of the Borough of the Bronx. present Board of Estimate and Apportionment as now constituted has three residents of Brooklyn on its Board, with a total vote of eight as against one vote held by a resident of the Borough of the Bronx.

Incidentally, we are invariably fighting for the benefit of conditions generally in the City of New York.

HARRY ROBITZEK, Secretary.

MEETING WITH OPPOSITION.

THAT there are differences of opinion with respect to the widening of 34th st is evidenced by the results of the canvass now being made by the "Committee on Widening" of the Manhattan Central Improvement Association. It will be recalled that for the past three weeks members of the committee have been laboring to secure the signatures of owners and business firms along that thoroughfare who are interested in furthering the project. Although each member of that body has worked incessantly to accomplish the desired end, their enthusiasm has been somewhat dampened of late by the attitude of those who are opposing the proposition. Among these may be mentioned Louis Stewart of Jas. McCreery & Co., and Geo. C. Boldt, President of the Waldorf-Astoria Hotel Co.

"It is quite natural that some of the occupants or owners of buildings who are maintaining violations should object to the broadening of 34th st," said a large owner in that locality. "Nothing else could be expected from them. One of the number is conducting a most profitable business at the corner of 5th av and 34th st, and were he compelled to remove sidewalk and other obstructions maintained in defiance to the law; much inconvenience if not financial loss would follow. Why law; should this person favor the widening of 34th st under such circumstances?"

Mr. A. Sulka, of A. Sulka & Co., 34 West 34th st, is a member of the widening committee and has already secured about 80 per cent. of the signatures of owners or business firms on the south side of 34th st, between Park and 7th avs. It is the opinion of Mr. Sulka that when the full benefits of the widening of the roadway are better understood by the opposition

many will change their position in the matter.

The improvement association recently took up the question of a moving platform in 34th st and the findings of its special committee favored the innovation. In its report the committee suggested to the Public Service Commission the desirability of the construction in connection with the platform of pipe galleries in order that in the future property owners and lessees in that st may not be inconvenienced by the tearing up of the roadway to lay gas, water and other pipes.

-Commissioner Henry S. Thompson this week dismissed from the Department of Water Supply, Gas and Electricity a number of laborers, foreman, assistant foreman, making a cut in the department pay roll of \$134,000. Mr Thompson in advising the Mayor of his action stated: "I might say that I expect the above list of foremen and assistant foremen, horses and wagons laid off will be added to materially within the next few days as the result of my study of the pay rolls of the different boroughs."

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

PROGRESS OF TAX REFORM.

THE New York Tax Reform Association, in its report for the year 1909, makes mention of the fact never before throughout the United States were assessment methods receiving so much attention as now. The tax system of the State of New York is better, the report says, than that of most States, but its assessment methods are among the worst, resulting in discrimination and evasion. Valuations are unequal as between property-owners in the same district, and between tax districts, and taxpayers are put to needless trouble and expense.

The owner of a parcel of real estate outside of city limits may have to pay several tax bills for the same property based on assessments made by different officials at different times. Business corporations are assessed locally under a decision of the Court of Appeals, which decision operates as the statute, and still a meaningless section remains in the law despite repeated efforts to have it amended to conform to the practice. Public service corporations that do an interurban business are liable to eleven kinds of taxes and some seven different assessments on various dates on the same property, assessed by different officials in districts whose bundaries overlap, and at varying tax rates.

In a review of the year's work, the report makes the following references to matters in which New York City property owners are particularly concerned.

COLLECTION OF MORTGAGE RECORDING TAX.-The mortgage recording tax law passed in 1907 provides that no mortgage shall be recorded until the tax of 50c on each \$100 is paid. Various methods were devised to evade the tax by presenting for record instruments having all the effect of mortgages but purporting to be leases or other agreements. The State Tax Commissioners ruled that such instruments were mortgages, and should not be recorded unless the tax was paid. But when one of these documents escaped the vigilance of the recording officer and was recorded, there was apparently no way to collect the tax or to remove the recorded entry from the liber.

To prevent such evasion, the law has been amended to make the tax a lien on the mortgage and on the debt secured thereby, which are made property in this State, even though the mortgage is held abroad. The amended law allows the attorneygeneral to begin proceedings for the collection of the tax.

LAND VALUE MAPS.—An important step toward more equitable assessment was taken by the Department of Taxes and Assessments. Maps were published in September showing the assessed value per foot front placed on "inside lots" on every block in the city. These printed "unit values" are calculated on the basis of lots 100 feet deep, to facilitate comparison, the actual assessment in the case of shorter lots being made in accordance with fixed scales. This enables anyone familiar with land values to compare the assessments in any district with other districts. This publication should be continued and a larger edition of the maps issued so as to obtain the widest possible publicity.

The assessment lists are still published, and can be bought at the City Record office in the City Hall for 25 cents a section. These lists show the assessment, separately, for the land and improvement values on each parcel of property. With the printed maps showing the foot front values, and the printed lists showing assessment of individual parcels, there is ample opportunity for inspection and criticism.

RAPID TRANSIT .- The "debt limit" amendment to the constitution was adopted at the November election. This amendment provides that bonds of the City of New York that earn interest and amortization charges are not to be included in computing indebtedness, which is limited to 10 per cent. of the assessed value of real estate. Practically, this means subway and dock bonds. The amendment will not be effective without legislation. It is intended to facilitate the building of subways by public money. Bonds of second class cities issued for water supply are excepted from the debt limit by the same amendment.

CONDEMNATION PROCEEDINGS .- A constitutional amendment was introduced in both houses and passed the Assembly, authorizing the Legislature to establish a special court in any county (or the City of New York) to try condemnation cases, and proceedings for the review of assessments for taxes. The constitution now requires either a jury trial, or the appointment of three commissioners, in condemnation proceedings. The excessive cost of these proceedings as at present conducted, has become an abuse that demands correction. If a constitutional amendment on this subject is passed at the session of 1910, and again in 1911, it can be submitted to the people in the fall of that year.

"EXCESS CONDEMNATION."-An amendment to the constitution was introduced providing that cities may acquire abutting property when streets and parks are opened, and can sell or lease this "excess" property. This will enable a city to control the character of buildings adjoining a public improvement; it will enable lots to be plotted to greater advantage, and do away with the useless and unsightly "gores" that frequently result now from street opening. The enhanced value of the surplus land acquired will help pay for the improvement. plan is in general use in European cities and has been authorized in four of our States.

NEW MEMBERS OF THE ASSOCIATION.

- Morris B. Baer, 60 Liberty st; Rodref G. Barthold, 4 Stone st; J. G. Bernheimer, 124 West 70th st; Jacob Bloch, 575 9th av; Dominick Bozzuffi and John Bozzuffi, 1149 1st av; Patrick Breglio, 531 East 13th st; Dr. M. J. Burstein, 548 West 165th st.
- Cohen, 239 East 118th st; Corner Realty Co., 135 Broadway; Thomas Cunningham, 878 Southern Boulevard; Harry B. Cietner, 1165 Broadway, V.-Pres. Rentuck Realty Co.

Duross Co., 156 Broadway; John T. Dooling, 68 William st. Frank L. Ferguson, 1328 Broadway; John C. Forster, 724 8th av; Simon Fink, 130 Fulton st; E. N. Freeman, 123 East 23d st; Jacob Finkelstein, 40 Bowery.

A. N. Gitterman, 156 Broadway and 63 Marble Hill av. Hamilton Holding Co., 149 Broadway; Heil & Stern, 1165-7
 Broadway; John B. Hibbard, 156 Broadway; Frank R.
 Houghton, 156 Broadway; Heights Metropole Construction Co., 548 West 165th st.

Benj. H. Irving, 156 Broadway. Harry A. Joffe, 261 Broadway. John O'Leary, 2336 Cambrelling av, Bronx.

S. Parish, 50 Church st; Wm. S. Patten, 156 Broadway; Pease & Elliman, 156 Broadway; William Prager, 149 Broadway.

Leon A. Rains, 3219 3d av; Wm. P. Reilly, care Reilly Realty Co., 23 Park Row; P. A. Romanelli, 539 East 13th st.

E. Seybel, 41 Park Row; George J. Shand, 1151 Virginia av; S. H. Stone, 100 Broadway. E. A. Tredwell, 41 Park Row; Chas. Turro, 539 East 13th st.

Josephine Lederer, 73 East 90th st; Pincus G. Lowenfeld, 106 East 64th st.

Geo. A. Marshall, 1745 East 12th st, Brooklyn; John P. Mc-Manus, 604-6 Broadway; Samuel Marx, 261 Broadway; Wm. Mitchell, 44 Wall st; Banton Moore, 1 Liberty st.

John Newman, 876 So. Boulevard.

J. L. VanSant, 156 Broadway; J. J. Vogler, 10 East 33d st.

A popular army is easily recruited. Property owners everywhere, throughout the city, are joining the ASSOCI-ATED REAL ESTATE PROPERTY OWNERS OF NEW The enrollment list has now reached big YORK CITY. dimensions and property owners are invited to join with the majority. Remember, this is an organization without officers, without constitution or by-laws, without fees or rules of any kind. Anyone can join at any moment, and quit immediately at pleasure. There are no obligations of any kind attached to membership. The feeling of the public is very well illustrated by the interviews and correspondence printed elsewhere. Readers desiring to join the new association should sign the following, cut it out and send it to the Record & Guide, 11-15 East 24th street, New York City.

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.

Signat	ıre			• • •	 								
A	ddress				 								
Date													
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Reverse Side.

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

This organization has no constitution.

It has no by-laws.

we reprint the above.

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.

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

SUGGESTIONS FROM "J. G. B."

STOP WATER WASTE AND STOP SOME OF THE GRAFT.—SPRING FAUCETS WILL HELP.

STOP WATER WASTE AND STOP SOME OF THE GRAFT.—
SPRING FAUCETS WILL HELP.

To the Associated Real Estate Property Owners of N. Y. City:
In handing you by means of the signed card enclosed my adhesion to the objects for which the Associated Real Estate Property Owners of New York City are organized, a number of suggestions and criticisms crowd themselves upon me, some of which I am free to say I should like to see ventilated in your valuable journal, in the hope that they will receive such a wide degree of publicity as to force themselves upon the notice of the present city government when considering a new charter, which we ought to have.

In sending this communication to the Record and Guide, I am assured that it is not sown on barren ground, for in perusing carefully the editorial of Jan. I, 1910, it is clear that the Record and Guide is thorough master of the subject under consideration, to use a slang phrase; you know what you're talking about. I have endeavored heretofore to direct attention to the several matters of which I shall speak, in quarters where I had a right to assume they would receive attention—a respectful hearing at least—the Mayor, the Comptroller, heads of citizens' committees, all were too busy to listen to the troubles of a plain citizen with an axe to grind, except for the public good, having been in most cases relegated to the company of the office boy and the fate of the genus crank. Tammany being overthrown, and, I hope, for good and all, the present administration, judging from its energetic beginning in the way of housecleaning, it is true, promises better conditions, but we still have the OUTRAGEOUS CHARTER to struggle under, still have the FIVE Borough Presidents trying to see which can spend the most of the city's money, still have the worse than useless Board of Aldermen, embarrassing and impeding the city's business when they have the chance and still have the dual Building and Tenement House Commissions conflicting with and nullifying each other's rulings.

when they have the chance and still have the dual Building and Tenement House Commissions conflicting with and nullifying each other's rulings.

To be perfectly fair to the Mayor and the several commissions now serving with him, I will here say that I am describing conditions under the old Administration. But in describing these former conditions, I have in mind, for example, a modern apartment house, built according to the requirements of the Building Department, nearly wrecked, and the owners well nigh bankrupted by the "violations" put upon it by the Tenement House Department; a house of which the assessed valuation was INOREASED by the Tax Commission, while its market value, as well as its renting value, was DECRASED by the action of the Tenement House Department in forcing the owners to disfigure it with a set of ugly fire escapes down its front, in ADDITION to five other sets then on the sides and rear.

Real estate owners who read this will know what trouble these wanton violations have caused and what unnecessary expense they have been put to in having them removed. As I have said, the new Administration has made a fair start, but the outgoing—the defeated people—under the lead of Tammany, I am afraid have played the same old game—to make their efforts for good nugatory—as in the case of the Low administration, and the Strong administration. So also with the Gaynor administration, they have done their "level best" to make it well-nigh impossible for the latter to economize, by reason of the legacy of contracts, mandatory expenses and municipal projects passed on by Tammany to the Gaynor government, such as the Ashokan Catskill water works with its supplementary tunnel in the rock bottom under New York City; more subways, more bridges, city buildings, more parks, more school buildings and more salaries, so that when it is about time to have another election, Tammany will again bob up serene with the same old cry: WHY, THEY'RE SPENDING MOREY HAN WE DID! A slogan under the promulgation of which they will t

SMOKE NUISANCE.

As a member of the Associated Real Estate Property Owners of New York City, I wish to draw your attention to the nuisance maintained by the New York Central R. R. on Riverside Drive. The burning of soft coal in the locomotives not alone destroys personal property, but is a great annoyance, as there is a constant odor of coal gas in all apartments along the Drive when the wind is from the river. Are there any more property owners who object? Cannot the nuisance be stopped? RIVERSIDE DRIVE.

WEST BRONX RAPID TRANSIT ASSOCIATION,

This association is now engaged in a vigorous campaign to secure the construction of a through line of rapid transit connecting Manhattan with the west side of the Bronx. The route favored by the association is along Jerome av.

Petitions to the Board of Estimate have been placed in every store and business place along the line of Jerome av, from MacCombs Dam Bridge to Woodlawn, and residents and property owners are requested to sign the same. The following are the active members of the committee: Joseph Hamershlag, Charles M. Rosenthal, G. Richard Davis, Stephen B. Trask, A. M. Bendheim, P. Lowenfeld, William Prager, Henry Meyer, Thomas P. Kennedy, William R. Lowe, John H. Wellwood, Fred H. Marjenhoff, August Jacob, John Massimino, Betram L. Kraus, Leo. M. Klein, Samuel Jackson, William R. Love, acting secretary.

WHY NOT A FIVE-CENT FARE?

THE TAXPAYERS' ALLIANCE GOES BEFORE THE PUBLIC SERVICE COMMISSION,

THE TAXPAYERS' ALLIANCE GOES BEFORE THE PUBLIC SERVICE COMMISSION.

To the Associated Real Estate Property Owners of N. Y. City:

The hearing of the Taxpayers' Alliance against the New York Central and New York and Harlem Railway companies came regularly on before Commissioner Eustis on Friday last at 2 p. m. The plaintiff was represented by W. W. Niles, Esq., A. C. Hottenroth, Esq., and Harry Robitzek, Esq., as counsel. Many witnesses were heard at this hearing, including the several general officers of the New York Central. The evidence presented endeavored to show that the New York Central has for years been charging the entire amount of their expenditure for maintaining the entire system of the New York Central and for the construction of terminal facilities, power houses and the like, to the New York and Harlem road, instead of charging the same proportionately to the several lines that use the terminals at Grand Central.

The object of this evidence was to show that a reduction of fare to five cents on this line would not confiscate the railroad's property. Innumerable witnesses have testified that they would be regular commuters on the Harlem line if fare was reduced to ten cents, and trains at ter minutes headway were run.

At the hearing which took place Friday, Jan. 28, at 2 p. m. before the same Commissioner, several prominent experts were called to testify. This hearing has been on and in progress now for several months past, the object being to reduce the fare and to increase the number of trains the defendant company runs on its lines.

NORTH SIDE BOARD OF TRADE MEETING.

THE first meeting of the North Side Board of Trade at which J. Harris Jones, the new president, presided, was held on Tuesday evening. Mr. Jones in his address to the members gave a resume of what the organization had accomplished in the last fifteen years and the present duties. Concerning the present day needs of the Borough of the Bronx he said:

"One of the most vital interests at the present time is rapid transit. In this matter the entire membership of our Board of Trade must act as a committee of one, unifying all our efforts and concentrating the influence of our entire membership to assist the local, city and State authorities in bringing some positive plan of relief to our borough within this year.

"The matter second in importance will possibly be the improvement of the water front facilities of our borough. Especially in its relation to the proposed barge canal terminals and also its connection as a link in the proposed plan for an Atlantic Inland Deeper Waterway.

"Great efforts are now being made by localities with water fronts on the bay and harbor of New York, both in this State and also our sister State of New Jersey, to have the barge terminals located adjacent to their territory. The people of the Bronx must wake up to prevent this diverting of traffic from our waters. The splendid deep water around Port Morris and on the easterly side of the Bronx must be made available for ocean-going and coast-wise vessels to load and unload their cargoes, but this will be unnecessary unless they can avail themselves of the 1,000-ton barges coming down with freight from the great lakes through our improved barge canal and the Hudson River.

"But the facilities in the Harlem River are at present entirely inadequate to care for those in their passage to the Sound, the very sharp turn in the Harlem Ship Canal at the Johnson foundry prevents any vessel longer than 150 feet from passing this point with safety, and the conditions at Hell Gate preclude the possibility of their turning northward at that point.

"The Harlem Ship Canal must be improved by straightening the channel at the former point and the dangers of Hell Gate be obviated by the depening of the Bronx or Harlem Kills. If these two points are cared for and the banks of the Harlem properly bulkheaded, then we are in a position to compete with any water front locality in the Bay of New York.

"The necessity for public piers in our borough is gradually growing more imperative because of the manufacturing and building industries that are constantly on the increase."

Among the other speakers were Borough President Cyrus C. Miller, Public Service Commissioner Eustis, Thomas Whipple and Assemblyman Raldiris.

ASSESSMENTS IN INSTALMENTS.

In a letter sent out this week to all of the property owners' associations of the Borough of the Bronx, the Borough President, Mr. Miller, calls attention to section 1,019 of the charter, which provides that assessments for public improvements, instead of being paid in spot cash, may be paid in instalments of \$50 or any multiple of that sum. Under the law, he points out that the Bureau of Assessments and Arrears of the Tax Department must receive these instalments and keep an accurate record of payments made. Interest, of course, on unpaid portions of assessments will go on at the usual seven per cent. rate until the indebtedness to the city is discharged.

For years public improvements have been paid for on instalments in Queens and Brooklyn boroughs. The instalment plan, however, has never been applied in the Bronx. It has heretofore been contended that the Bronx had no right to collect assessments in instalments.

MUNICIPAL IMPROVEMENTS

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

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Jan. 31.

WONDAMED ST (West 187th st).—Assessment, at 11 and 12 a. m. WEST 178TH AND 179TH STS.—St opening, from Haven av to Buena Vista av, at 2.30 p. m.

HAVEN AV.—St opening, from 170th st to Fort Washington av, at 1.30 p. m.

BUSH ST.—St opening, from Creston av to Concourse, at 2 p. m.

TWO PUBLIC PARKS.—Opening, east of Boulevard Lafayette, at 3.30 p. m.

t 3.30 p.m. JEROME AV.—Widening, from Cameron pl to East 184th st, at

p. m. East 184th st, at EAST 177TH ST.—St opening, from Tremont av to Morris Park av, t 2 p. m.

at 2 p. m.

EAST 205TH ST.—St opening, from White Plain rd to Boston Post rd, at 10 a. m.

Tuesday, Feb. 1.

CRUGER AV.—St opening, from Williamsbridge rd to South Oak rive, at 10 a.m.
BOSTON RD.—St opening, from White Plains rd to northern

Drive, at 10 a. m.

BOSTON RD.—St opening, from White Plains rd to northern boundary city, at 1 p. m.

FOX ST.—St opening, from Leggett av to Longwood av, at 11 a. m.

BENSON AV.—St opening, from West Farms rd to Lane av, at

p. m. RIVERSIDE DRIVE.—Widening, from 139th st to 142d st, assessment, at 1 p. m. SEDGWICK AV.—Widening, from Fordham rd to Bailey av, at

4 p. m. EASTERN BOULEVARD.—St opening, from New Haven R. R. to Hunt's Point rd, at 11 a. m.

Wednesday, Feb. 2.

MORRIS AV,—Closing, from railroad to Concourse, at 3 p. m. ROSEDALE AV.—St opening, from Westchester av to West Farms I, at 11.45 a. m.

BRONXWOOD AV .- St opening, from Burke av to Gun Hill rd, at

3 p. m.

MATHEWS AV.—St opening, from Burke av to Boston rd, at 12.30 p. m.

ST. LAWRENCE AV.—St opening, from Westchester av to Clason's

Point rd, at 1 p. m.

Thursday, Feb. 3.

TAYLOR ST .- St opening, from East River to Westchester av, at

4 p. m. MAGENTA ST.—St opening, from White Plains rd to Golden av,

t 10 a.m. ROSEWOOD ST.—St opening, from Bronx Boulevard to Cruger av,

Friday, Feb. 4.
ZEREGA AV.—St opening, from Castle Hill av to Castle Hill av,

1 p. m. CANAL PL.—St opening, from East 138th st to East 144th st, at

HILLSIDE AV .- St opening, from Nagle av to Nagle av, at 1 p. m.

AT 258 BROADWAY.

Monday, Jan. 31.

WESTCHESTER AV.—Rapid transit, at 10.30 a. m. BROOKLYN BRIDGE.—Arches, at 10.30 a. m. ONDERDONK AV.—School site, Queens, at 11 a. m. BRIDGE 3.—No. 3 approach, at 2 p. m. 15TH AND 18TH STS, N. R.—Dock proceeding, at 2.30 p. m.

Tuesday, Feb. 1.

FORT GEORGE.—Rapid transit, at 10 a.m. BROOKLYN BRIDGE.—Arches, at 2 p. m.

Wednesday, Feb. 2.
WESTCHESTER AV.—Rapid transit, at 10.30 a. m.
15TH AND 18TH STS, N. R.—Dock proceedings, at 2.30 p. m.

Thursday, Feb. 3. FORT GEORGE.—Rapid transit, at 10 a.m. BROOKLYN BRIDGE.—Arches, at 2 p.m. BRIDGE 3, No. 3.—Approach, at 3 p.m.

Friday, Feb. 4.

BRIDGE 3, No. 3.—Approach, at 2 p. m.
A NEW ST.—Adjoining Manhattan Bridge, at 3 p. m.

BY THE PUBLIC SERVICE COMMISSION, AT 154 NASSAU STREET, TRIBUNE BUILDING, MANHATTAN.

Monday, Jan. 31.

CONEY ISLAND & BROOKLYN R. R. CO.—Rehearing as to fenders and wheelguards.—Commissioner Maltbie, at 2.15 p. m.

LONG ISLAND R. R. CO.—Application for permission to deviate from profile of Glendale cutt-off.—Commissioner Bassett, at 2.30 p. m. p. m.

SOUTH BROOKLYN RAILWAY CO. AND BROOKLYN, QUEENS COUNTY & SUBURBAN R. R. CO.—Hearing as to service on the Reid av surface line.—Commissioner Bassett, at 3.30 p. m.

Tuesday, Feb. 1.

CITY OF NEW YORK AND DEGNON CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer, at m.

BROOKLYN HEIGHTS RAILROAD CO. ET AL.—Rehearing as to rder on wheelguards and fenders.—Commissioner Maltbie, at order on 2.15 p. m.

INTERBOROUGH RAPID TRANSIT CO.—Service in the Subway.—Chairman Willcox and Commissioner Eustis, at 2.30 p. m. Wednesday, Feb. 2.

2D AV RAILROAD CO.—Application for change of motive power in Worth st, between Chatham sq and Broadway.—Commissioner Maltbie, at 2.30 p. m.

Thursday, Feb. 3.

CITY OF NEW YORK AND BRADLEY CONTRACTING CO.—Arbitration (Nos. 2, 3 and 4) of determination of Chief Engineer, at 11 a. m.

3D AV R. R. CO.—Application of bondholders' committee for approval of issue of securities under second reorganization plan.—Chairman Willcox and Commissioner Maltbie, at 2 p. m.

Friday, Feb. 4.

CITY OF NEW YORK AND JOHN B. McDONALD.—Arbitration of determination of Henry B. Seaman, Chief Engineer, at 11 a. m.

BOARD OF ASSESSORS.

BOARD OF ASSESSORS.

174TH ST.—Public notice is given to property owners and others interested in the regulating, grading, curbing and laying out of sidewalks in East 174th st, between Topping av and the New York & Harlem R. R., and building steps thereon, that the proposed assessment for this improvement may now be inspected at the office of the Board of Assessors, 320 Broadway, Manhattan. The area in this proceeding, includes both sides of East 174th st, from Eastburn av to Park av, and to the extent of one-half the block at the intersecting sts, including lot No. 88½ of block 2889, lots Nos. 15, 44 and 48 of block 2898, lots Nos. 12 and 25½ of block 2899. The official number of the assessment list is 326. If any person whose interests are affected desires to file an objection to the proposed assessment, it must be done in writing and presented to the Secretary of the Board at the above address on or before Feb. 23 at 11 in the forenoon.

The Board of Assessors gives notice to owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are ready for examination at 320 Broadway, Manhattan.

154TH ST.—List 963. Paving with wood blocks East 154th st, from Morris av to Park av East, and curbing. Area of assessment: Both sides of East 154th st, from Morris av to Park av, and to the extent of one-half the block at the intersecting sts.

MINFORD PL.—List 982. Receiving basins and appurtenances at the northwest cor of Minford pl and East 172d st, northeast cor of Charlotte st and Seabury pl, and southeast cor of Charlotte st and Seabury pl, and southeast cor of Charlotte st and Seabury pl, and southeast cor of Charlotte st and Seabury pl, and southeast cor of Charlotte st and Seabury pl, from Charlotte st, from Seabury pl to Minford pl; both sides of Charlotte st, from 172d st, from Seabury pl to Minford pl; both sides of Charlotte st, from 172d st, and the northwest cor of Boston rd and 172d st.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

EXTERIOR ST.—This proceeding relates to the acquisition of title, rights, easements and privileges required for Exterior st, extending along the westerly shore of the East River, from the centre line of East 64th st, as such line is and would be if extended eastwardly into the East River, to the northerly line of East S1st st, as such line is and would be if extended eastwardly into the East River, in the 19th Ward, pursuant to the plans heretofore determined upon by the Board of the Department of Docks and adopted by the Commissioners of the Sinking Fund. Commissioners Frank Hendrick, George H. Cornish and Gilbert H. Montague will present their final second separate and supplemental report for confirmation to the Supreme Court on Feb. S.

RIVERSIDE DRIVE AND PARKWAY.—Acquiring title from 135th

tion to the Supreme Court on Feb. 8.

RIVERSIDE DRIVE AND PARKWAY.—Acquiring title from 135th st to the Boulevard Lafayette, as laid out and established by the Board of Street Opening and Improvement, in pursuance of chapter 665 of the Laws of 1897. Under date of Jan. 26 Commissioners John P. O'Brien, John J. Ryan and Frank R. Houghton give notice that their final last partial and separate report in this proceeding will be presented for confirmation to the Supreme Court on Feb. 7.

will be presented for confirmation to the Supreme Court on Feb. 1.

ST. NICHOLAS PARK.—Opening and extending of an addition to
St. Nicholas Park, between the westerly line of Hamilton terrace
produced and the easterly line of Convent av, and between the
centre line of St. Nicholas terrace and the southerly line of West
141st st, Manhattan. Commissioners Matthew F. Donohue and
Martin Wallace give notice that they will present their report
herein for confirmation to the Supreme Court on April 19, provided
no objections are filed to the abstract of estimate and damage.

no objections are filed to the abstract of estimate and damage. DEPEW PL.—Relating to the application of the city for the appointment of Commissioners of Estimate and Assessment to ascertain and determine the compensation which should justly be made to Henry R. Winthrop, individually, and to Henry R. Winthrop, J. Frederick Kernochan and William Jay, as trustees under the will of Thomas Buchanan Winthrop, deceased, as owners of the premises abutting on the easterly side of Depew pl, between 42d st and 43d st, for the discontinuance and closing of the portion of Depew pl, 12 ft. in width and 35 ft. in length, on its westerly side, and 121.83 ft. north of 42d st, Manhattan. Unless objections are filed to the abstracts in this proceeding Commissioners Francis S. McAvoy, Robert Townsend and Gilbert H. Montague will present their final report relating to the above for confirmation to the Supreme Court on April 5.

BILLS OF COST.

BILLS OF COST.

BILLS OF COST.

ADDITION to BRONX PARK.—Opening and extending of the addition to Bronx Park on its easterly side, as laid out on the map on July 7, 1905, in the Bronx. Commissioners Joseph J. Marrin, Wm. G. Fisher and Michael Rauch will present their bill of costs in this proceeding for taxation to the Supreme Court on Feb. 8.

15TH AND 18TH STS.—Dock proceeding.—Relates to the acquisition of title, etc., to property to be taken for the improvement of the water front between West 15th and 18th sts. Joseph M. Schenck, Clerk, gives notice that a bill of costs and expenses in this matter will be presented for taxation to the Supreme Court on Feb. 8.

JEROME AV.—Acquiring title to that part of Jerome av lying between Van Cortlandt Park and that part of Jerome av legally opened June 21, 1870 (although not yet named by proper authority), extending from Woodlawn road to Mosholu av, in the 24th

Ward, Bronx. Commissioners John A. E. Galvin and M. J. Mack give notice that provided no objections are filed to the abstract in this proceeding their final report will be presented for confirmation to the Supreme Court on Mar. 24.

SPUYTEN DUYVIL RD.—Opening, from Spuyten Duyvil Parkway near Spuyten Duyvil depot to junction of Riverdale av and West 230th st. In relation to the various reapplications for damages in the opening, Commissioners Ernest Hall, John H. Koeppel and Pierre G. Carroll give notice that their final report will be presented for confirmation to the Supreme Court before Feb. 1.

ASSESSMENTS.

The following assessments are payable to the Collector of Assessments and Arrears, at the Municipal Building, 3d av and 177th st, Bronx, on or before Mar. 21, 1910:

BELMONT ST.—Regulating, grading, curbing and flagging Belmont st, from Featherbed lane to the approach of the Grand Boulevard and Concourse at Walton av. Area of assessment: Both sides of Belmont st, from Featherbed lane to the approach of the Grand Boulevard and Concourse at Walton av, and to the extent of half the block at the intersecting sts and avs, including lots Nos. 17, 52, 53, 54, 56, 58, 61 and 63 of block 2845, and lots Nos. 24, 46 and 58 of block 2846. Assessment confirmed Jan. 20, 1910, and entered on the same day. on the same day.

182D ST.—Paving the roadway and setting curb in East 182d st, from Quarry road to Boston road. Area of assessment: Both sides of East 182d st, from Quarry road to Boston road, and to the extent of half the block at the intersecting sts, including lots Nos. 55, 82 and 83 of block 3083, lots Nos. 50 and 55 of block 3119, and lots Nos. 51, 53 and 54 of block 3124. Assessment confirmed Jan. 20, 1910, and entered on the same day.

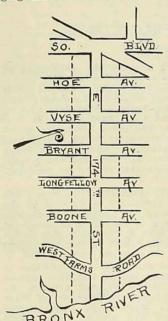
KINGSBRIDGE TERRACE.—Regulating, grading, etc., from Kingsbridge road to Boston av. Area of assessment: Both sides of Kingsbridge terrace, from Kingsbridge road to Boston av, and to the extent of half the block at the intersecting sts. Payable on or before Mar. 26, 1910.

PAYABLE AT 280 BROADWAY, MANHATTAN.

COLUMBUS AV.—Restoring asphalt pavement in Columbus av, between 64th and 65th sts. Area of assessment: Northwest cor of Columbus av, and 64th st, known as lot No, 32 in block 1136. This assessment was entered on Jan. 22 and is payable on or before Mar.

HENRY ST.—Restoring asphalt pavement, between Market and Pike sts. Area of assessment: North side of Henry st, about 260 ft. west of Pike st, known as lot No. 7 in block 282. Payable on or before Mar. 21, 1910.

HENRY ST.—Restoring asphalt pavement in front on No. 203, between Clinton and Jefferson sts. Area of assessment: North side of Henry st, about 4 ft. west of Clinton st, known as lot No. 13 in block 285. Payable on or before Mar. 21, 1910.



174TH ST.—The assessment for regulating, grading, curbing, flagging East 174th st, from the Southern Boulevard to the Bronx River, has lately been completed and may be examined at the office of the Board of Assessors, 320 Broadway, Manhattan. The area of assessment shown in the accompanying diagram includes both sides of East 174th st, from the Southern Boulevard to the Bronx River. It is officially known as List 327. If your interests are unfavorably affected by the proposed assessment your redress is to file your objection, in writing, to the Secretary of the Board of Assessors at the location previously referred to on or before Feb. 23, 1910, at 11 in the forencon, at which time your objection will be heard and testimony received.

objection will be heard and testimony received.

It will be remembered that East 174th st was only recently opened and the regulating and grading of the street is in line with the general policy of the authorities to improve all of the newly opened streets bordering on the Bronx River. The property affected by this assessment is mostly vacant land, some of which adjoins the Trask Estate, located at this point.

LOT SPECULATION IN WOODLAWN ZONE.

THE attention of the speculative property owner is directed to the existing opportunities for investment in real estate in the Woodlawn section of the Bronx. Although nearly six years have elapsed since this neighborhood first felt the influence of the marked boom that visited the northerly quarter of the city at that time, making fortunes for a considerable number of early land speculators, there still may be had innumerable attractive parcels of realty in the vicinity of Woodlawn that may be purchased at speculator's prices. At least, this is the opinion of several experienced operators in the locality referred to.

Some of the property thereabouts is situated on high ground, such as Woodlawn Heights, and is within easy reach of the business centres in Manhattan. While objection to the "Heights" is usually offered by the prospective lot buyer, chiefly on account of its isolation due to the closeness of Woodlawn Cemetery, much may be said on the other hand in favor of its elevation and desirability as a place of residence. As a speculation, vacant property at this point should appeal to the buyer of moderate means who is looking forward to quick profits. In fact, it has been argued that no matter where one buys south of McLean av he is assured of a good profit on a resale, even though he may have paid a full market price in purchasing.

One strong point in favor of lot speculating in the vicinity of Woodlawn is that all the sts are regulated, graded and sewered. Moreover, all improvements have been installed and the district may well be said to be ready for the builder. As to current prices, a local agent recently affirmed that lots are lower in this locality than many other parts of the Bronx, when the advantages of the district are considered. Inside lots in Martha av are quoted at about \$1,500 each and a like figure obtains for vacant property on Katonah av. On Mt. Vernon av facing the park, land is quoted at about \$1,200 per lot.

It will not take a practical eye to note the fact that dwellings predominate in the Woodlawn zone, especially those of the two-family type. It is said that this has had the tendency to maintain values in that neighborhood. Most of the buildings are occupied by their owners and in instances where upper or lower parts are rented out they command substantial rents. These facts, perhaps more than others, influence the careful speculator when buying. They are rapidly making the community around Woodlawn noted in the realty world as a most promising field for lot speculation.

UNUSED TRACKS.

THOSE ON EAST 149TH STREET THE SUBJECT OF A PROTEST FROM PROPERTY OWNERS.

The One Hundred and Forty-ninth Street Property Owners' and Business Men's Union has addressed a communication to the Board complaining of unused tracks which have been constructed by the New York City Interborough Railway Company in 149th st, in the Borough of the Bronx, and asking that the Board revoke the grant by which the time of the company for the completion of this and other lines for which it has been granted franchises was extended until March 24, 1912.

From a report by Harry P. Nichols, the engineer in charge of the Division of Franchises, it appears that while the Board granted franchises for lines which would constitute when built a complete system of surface railroads, the State Board of Railroad Commissioners refused to issue a certificate of convenience and necessity for quite a number of these lines, leaving the company only a series of unconnected crosstown lines which it could build. The construction of some of these lines for which franchises were perfected has been prevented by injunctions and other circumstances, so that the Board, by a contract dated July 27, 1909, granted a modification of the original franchise eliminating those routes for which the Railroad Commission had refused to grant a certificate and extending the time for the construction of the remaining lines. The company has on deposit with the Comptroller securities to the amount of \$50,000, and should it fail to carry out the terms of its contract, this sum would be sufficient to cover the removal of the tracks on East 149th st. No action was suggested by the city engineers and none has yet been taken by the Board of Estimate.

AN INTERESTING AUCTION COMING.

On Monday, Feb. 7, there will be held a public sale at the Vesey st auction room to bring into the market one of the few remaining large plots of land in the northern portion of the Washington Heights section, suitable for first-class improvement. It is the property which has been known as the "Busch & Meyer" plot, and lies on the westerly side of Northern av at a distance of 178 ft. northerly of West 181st st, and contiguous, at its northern boundary, to the property of Dr. Charles Paterno, upon which the latter has erected his wellknown Marble Palace.

The sale is in partition, and is necessary in order to permit the liquidation of the interests of the Meyer estate; the principal holder of the property, and the plaintiff in the action is the well-known St. Louis brewer, Adolphus Busch. The plot has a frontage of 243 ft. on Northern av and 286 ft. on Riverside Drive; it has an average depth of about 300 ft. and contains an area of about 30 city lots.

The sale will be conducted by Saml. Marx as auctioneer, and is intended to be without reserve; it should therefore afford a fair test of the present value of such property. Parties in interest consider the parcel specially valuable for improvement as villa sites, if cut up into plots of suitable sizes. There are many of these improvements in the immediate neighborhood, and the elevation of the ground as well as the magnificent and unobstructed view across Riverside Drive and the Hudson River adds a special element of value to the land for such purposes.

Early Issue of Mortgage Indicator.

The February issue of the Mortgage Indicator, containing mortgages maturing on Manhattan realty during the month of May, 1910, was delivered to the subscribers on Friday, the 28th. This is a record early delivery. These expirations—firsts, seconds and due, "as per bond"—aggregate \$45,700,000. A great sum available for reinvestment. From no other source is it possible for the broker to secure a list of the expirations "as per bond."

All JUD CMENTS for

NEW JERSEY-NEW YORK REAL ESTATE EXCHANGE.

The annual meeting of the New Jersey-New York Real Estate Exchange was held at the rooms of the Board of Trade in Jersey City last week. The election of the new Board of Governors resulted as follows: Wilbur F. Brower, Newark; George B. Corsa, New York; E. A. Cowley, Keansburg Beach; Joseph P. Day, New York; Joseph W. Doolittle, New York; D. S. Goss, Rutherford; Carl Hallberg, Ridgefield Park; Stuard Hirschmann, New York Philip I. Hover, Ridgewood; E. R. Holden, Westfield; S. J. Holmes, Montclair; J. A. Karet, Hackensack; Otto Kempner, New York; Wm. A. Lambert, Nutley; Eugene V. Magee, Hoboken; P. S. Parish, Rutherford; J. C. W. Rankin, Cranford; W. Irving Scott, New York; William J. Shearer, Elizabeth; W. W. Wilsey, Ridgewood; Frederick P. Collins, Caldwell; Henry V. Condict, Jersey City; Abe Feist, Newark; Percy A. Gaddis, Jersey City; Charles A. Gerlach, New York; R. H. Walker, Guttenberg; Newton Woodruff, Newark; Louis F. Menage, New York. The election of officers for 1910 was postponed at the request of President Otto Kempner, who had not decided whether he would accept a reelection. In reviewing the work of last year Mr. Kempner spoke of the formation of the New Jersey Development Federation, composed of the boards of trades of the six northern counties of this State, and of the steps taken by members of the Exchange for the organization of a mortgage company to make loans for building. Mr. Kempner than introduced Mr. R. C. Jenkinson, a prominent manufacturer of Newark, who gave a vivid picture of the "City of Newark" of the past, present and future. After the address of Mr. Jenkinson, Percy A. Gaddis, chairman of the Hudson County Board of Real Estate Brokers, spoke briefly on "Transportation," dwelling on the great advantages that have come to New Jersey by the betterment of transportation facilities during the last few years Letters of regret were received from Thos. N. McCarter, president of the Public Service Corporation of Newark; Wm. G. McAdoo, president of the Hudson-Manhattan Railroad Co., and Joseph P. Day, president of the Real Estate Brokers of New York City.

BOARD OF ESTIMATE MOVES SLOWLY.

It was quite evident at the Friday morning meeting of the Board of Estimate and Apportionment that the members of that body intend to proceed cautiously in all matters calling for the appropriation of large funds. Contrary to the expectation of many of the taxpayers on hand at yesterday's session no action was taken on any large public improvement matters, and those who were in attendance in anticipation of listening to arguments relating to the proposition to improve the triangle bounded by Broadway, 7th av and 47th st, Manhattan, submitted on behalf of a prominent theatre owner, were equally disappointed. The matter referred to related to the erection by the city of a public pavilion at that point with the understanding that if the project is favored and action taken within 90 days one-half of the cost of construction would be borne by the person submitting the proposal, the cost to be kept within \$100,000. The communication is now in the hands of the Borough President.

The calendar was largely made up of communications from the various heads of departments with reference to the establishment of new grades of positions which were referred to the Committee on Salaries and Grades. It also contained the report of the Comptroller recommending an issue of \$525,000 special revenue bonds to refund to the appropriations of the Department of Street Cleaning, for the year 1910, the amounts transferred for expenses incurred in the removal of snow and ice, which was adopted. After making provision to replenish the fund for street and park openings involving nearly \$2,000,000, the Board adjourned.

GOOD WORK BY AN ABLE COMMITTEE.

Some idea of the value of a protective association to the average owner of real estate may be had from a study of the recent report of the Legislative Committee connected with the UNITED REAL ESTATE OWNERS' ASSOCIATIONS. In reviewing the work of the committee, Chairman Chas. H. Schnelle directs attention to the fact that during the session of the Legislature of 1909 all proposed measures were carefully looked into. Out of a total number of bills examined 2,412 were introduced in the Assembly and 1,570 in the Senate; that all told, 596 bills were signed by the Governor and became laws.

In alluding to this subject, Chairman Schnelle places particular stress upon the large number of bills practically killed in Committee.

"Many bills never come out of the Committee room," he argued. "Nevertheless, they had to be carefully watched by our organization who either favored or opposed them, as circumstances required. The main bill in which our association was interested related to the Tenement House Amendments. These amendments were the result of conferences carried on for nearly a year and barring some slight changes were passed by both houses and eventually signed by Governor Hughes."

Many property owners will recall the stir caused by the introduction of the Licensed Engineers' bill. Although strong opposition was offered to the proposed law it passed the Assembly and had it not been for the activity of the Committee on Law and Legislation of the organization referred to, the measure would doubtless have passed the Senate, but as it was, the obnoxious proposition was killed in the Cities Committee of that day.

These victories are offered by Mr. Schnelle as showing the character of work now undertaken by the modern protective association and suggesting as well the desirability of membership in such an organization.

TAXPAYERS' PROCEEDING PENDING

Bronx property owners are firm in their belief that the New York Central Railroad Co. is retarding real estate development and speculation in that zone by stubbornly refusing to better the train service on the Harlem division. Then, too, the complainants aver that the railroad company is exacting more than is just by charging passengers fares in excess of 5 cents to the city limits. As a result of the attitude of the former an action was lately brought by the Taxpayers' Alliance against the New York Central Railroad Co. to secure better facilities and lower fares for the section referred to.

During the first hearings on the matter before the Public Service Commission, Joseph S. Wood, an attorney of Mount Vernon, testified that he had lived there 50 years, and that when the population thereabout was 20,000 there were 15 trains a day, and that while the population has increased to 500,000 there are still 15 trains a day, and that the rate of fare had been increased 10 per cent. It was contended by the opposition on the other hand, that the construction and equipment of the Harlem road called for an enormous investment, upon which certain fixed charges must be met; that so far as the train service was concerned, not infrequently trains would stop in the Bronx and not pick up a single passenger. Mr. W. W. Niles, of the Taxpayers' Alliance, replied in no uncertain language that if the fares were reasonable nothing of that sort would occur.

When interviewed on the subject on Monday by a representative of the Record and Guide, Mr. Adolph C. Hottenrot, of 146 Broadway, Manhattan, said: "We are very hopeful of winning our fight, chiefly because we have the right on our side. Unfortunately, the hearing scheduled for Jan. 14 was postponed until a later date, but in the meantime we will improve the delay by gathering additional facts for assimilation by the authorities."

Among those who are generously contributing their time towards bringing about the desired result are Harry Robitzek, Adolph C. Hottenrot, Douglas Mathewson and William W. Niles.

METROPOLITAN LIFE MAKES BIG LOAN.

Negotiations have been concluded whereby the Metropolitan Life Insurance Co. agreed to loan \$825,000 to the Broadway and 113th St. Co., on the property at the northwest corner of Broadway and 113th st, a plot 175.11x100, where a 12-sty high grade apartment house, with stores, is to be erected, to be ready for occupancy on or before November 1, 1910. The loan is at the rate of six per cent until the building is completed (November 1, 1910), and at the rate of five and a half per cent until April 1, 1915, and then at the rate of five per cent until April 1, 1920.

OLDEST BUILDING AND LOAN SOCIETY.

The Serial Building Loan and Savings Institution celebrated the twenty-fifth anniversary of its organization on Thursday evening, January 20, by giving a banquet to its members at the Hotel Astor. This institution is the oldest building loan association in the Borough of Manhattan, and has been continuously prosperous since its foundation. Organized by officials and employees of the Western Union Telegraph Company, it is still dominated by the same forces that started it. John C. Barclay, assistant general manager of the Western Union, is president of this association, and all the officers are connected in some way with the telegraph company. It has assets of over \$500,000, all accumulated in small amounts, which represent the savings of men drawing small salaries who are anxious to get their own homes. Former Corporation Counsel John J. Delaney made the principal address of the evening.

REALTY ASSETS COMPANY.

There was a report in circulation this week that Mrs. E. H. Harriman had secured a controlling interest in this company. Mark Rafalsky, 527 5th av, agent of the properties owned by the company, states that E. B. Boynton, Richard T. Lingley and Harold Roberts, of the American Real Estate Co., John B. Cobb, of the American Tobacco Co., and Sherman Cox, of Albert H. Bickmore & Co., are the owners of the company.

HE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan and 203 Montague St., Brooklyn

CAPITAL AND SURPLUS, \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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CHAUNCEY H. HUMPHREYS,
Asst.
EDWIN A. BAYLES
EDWIN A. BAYLES
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

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

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.

Feb. 1.

Feb. 1.

165th st, No 580, on map No 591, n s, 145.5 e
Boston rd or av, runs n 8 x n e 42.4 x e 13.1
x s 50 x w 16.4 to beg, 2-sty frame dwelling.
Gertrude Brugman agt Ida E King et al;
Black, Varian & Somers, attys; Chas A Flammer, ref. (Amt due, \$2,805.28; taxes, &c, \$380.) Mort recorded July 26, 1904. By
Herbert A Sherman.
126th st, Nos 326 & 328, s s, 391.8 e 2d av, 41.8
x99.11, 6-sty brk tenement and stores. Metropolitan Trust Co of the City of N Y agt
Rosalia Meli et al; John B Pine, atty, 63
Wall st; Wm O Badger, Jr, ref. (Amt due, \$36,352.33; taxes, &c, \$894.67.) Mort recorded
July 11, 1906. By Herbert A Sherman.
Feb. 2.

Feb. 2.

132d st, No 57, n s, 115 w Park av, 20x99.11, 3-sty and basement stone front dwelling. John F Holmes agt Jacob Norwalk et al; James M Tully, att'y, 271 Broadway; Andrew S Hamersley, ref. (Amt due, \$5,944.80; taxes, &c. \$142.63.) Mort recorded Aug 3, 1903. By Solomon De Walltearss.

105th st, Nos 211 & 213, on map Nos 211 & 215, n s, 138.4 e 3d av, 40.10x100.11, 6-sty brk tenement and stores. Theodore Bitterman agt Kalman Sadowsky et al; Samuel Bitterman, att'y, 309 Broadway; Max J Bernheim, ref. (Amt due, \$15,430.56; taxes, &c., \$\inc \ldots \). By Joseph P Day.

Monroe st, No 235, n s, 168 e Scammel st, 25.8 x96x24x96, 5-sty brk tenement.

Henry st, No 237, n s, 115 w Montgomery st, 23x100, 5-sty brk tenement.

98th st, No 204, s s, 110 e 3d av, 25x100.5, 4-sty brk tenement.

Clinton st, No 47, w s, 150 s Stanton st, 25x 100, 5-sty stone front tenement and store.

East Broadway, No 46, n s, 379.6 e Catharine st, 24.11x69.2x24.11x69.4, 4-sty brk tenement and store.

Essie Rothstein et al agt Fanny Rothstein et al; Bloomberg & Bloomberg attive 5 park

st, 24.11x69.2x24.11x69.4, 4-sty brk tenement and store. Essie Rothstein et al agt Fanny Rothstein et al; Bloomberg & Bloomberg, att'ys, 5 Beekman st; Maurice Goodman, ref. (Partition.) By Joseph P Day.

Lispenard st, Nos 23 & 25, n s, 75 w Church st, 50x100, 7-sty brk loft and store building. Chas E Manierre agt Chas F Linde et al; Harold Swain, att'y, 176 B'way; Wm L Snyder, ref. (Amt due, \$11,026.90; taxes, &c, \$-...) Mort recorded April 8, 1903. By Herbert A Sherman.

Sherman. Henry st, No 214, s s, 70.7 e Clinton st, 23.7x x100x23.6x100, 5-sty brk tenement. Meyer

Jarmulowsky et al agt Emanuel S Gates et al; Bernard Alexander, att'y, 165 East Broadway; Henry F Rabbe, ref. (Amt due, \$11,837.06; taxes, &c, \$550.) Mort recorded June 6, 1906. By Samuel Marx.

Hughes av, No 2126, e s, 52.7 n 181st st, 16.7 x85.1x16.7x84.10, 2-sty brk dwelling. Noah A Stancliffe agt Magdalena Marx et al; Action No 1; David A Howell, att'y, 26 Court st, Brooklyn; Francis A Dugro, ref. (Amt due, \$1,862.55; taxes, &c, \$200.; sub to a prior mort of \$5,374.05.) By J H Mayers.

Hughes av, No 2128, e s, 69.4 n 181st st, 16.10 x85.3x16.10x85.1, 2-sty brk dwelling. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$1,862.55; taxes, &c, \$200; sub to a prior mort of \$5,374.05.) By J H Mayers.

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, \$282.09; sub to prior mort of \$5,500.) Mort recorded Feb 20, 1907. By Herbert A Sherman.

Feb. 3.

man.

Feb. 3.

1st av, No 49 on map No 49½ | n w cor 3d st, 3d st, No 99 | 48.1x20, 4-sty brk tenement and store.

7sth st, No 218, s s, 185 e 3d av, 13.4x102.2, 3-sty brk dwelling.

Paul W Flemming agt Pauline Flemming et al; Francis S McAvoy, att'y, 31 Nassau st; Geo W Simpson, ref. (Partition.) By Herbert A Sherman.

Carpenter av, w s, 200 n 239th st, 27x100.11x 45x100.11, Wakefield. Colored Co-operative Co agt Sallie Moore et al; Adrian M Potter, att'y, Yonkers, N Y; Frank A Spencer, Jr, ref. (Amt due, \$1,592.18; taxes, &c, \$—.) By Joseph P Day.

67th st, No 305, n s, 80 w West End av, 20x 100.5, 5-sty brk tenement. Francis G Lloyd et al, trustees, agt John F Cockerill et al; Merrill & Rogers, att'ys, 128 Broadway; Leighton Lobdell, ref. (Amt due, \$9,897.86; taxes, &c, \$288.70.) Mort recorded March 16, 1905. By Samuel Marx.

133d st, Nos 507 & 509, n s, 137.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Arnold S Furst agt Carmine Alteri et al; Furst & Furst, att'ys, 215 Montague st, Brooklyn; Patrick J Dobson, ref. (Amt due, \$8,403.37; taxes, &c, \$916.11; sub to two prior morts agregating \$41,500.) Mort recorded April 1, 1908. By Samuel Marx.

Feb. 4.

Feb. 4.

Feb. 4.

146th st. Nos 548 to 552 on map Nos 550 & 552, s s 125 e Broadway, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

31st st, No 252, s s, 150 e 8th av, 25x32.5x25x 34.8, 3-sty frame tenement. Alfred J Gilchrist agt Wm G Gilchrist et al; No att'y; Wm M Ivins, Jr, ref. (Partition.) By Joseph P Day.

THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET
Works: { West 33d Street West 32d Street Tel., 1085 Murray Hill

Works: West 32d Street

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135th st, No 3, n s, 25 e 5th av, 25x99.11, 5sty brk tenement and store. Julius M Cohen
agt Hannah J Frankel et al; Davis & Dworsky, att'ys, 170 Broadway; Carl L Schurz,
ref. (Amt due, \$6,104.63; taxes, &c, \$178.20;
sub to a first mort of \$17,000.) Mort recorded
Aug 7, 1906. By Joseph P Day.
135th st, No 7, n s, 75 e 5th av, 25x99.11, 5-sty
brk tenement and store. Same agt same;
action No 2; same att'ys; same ref. (Amt
due, \$4,399.65; taxes, &c, \$200.30; sub to a
first mort of \$16,000.) Mort recorded Aug
7, 1906. By Joseph P Day.
Creston av, No 2262, e s, 176.4 s 183d st, 16.8x
89.6, 2-sty brk dwelling. Insa R Meisel agt
Mountshannon Realty Co et al; Meisel &
Bolles, att'ys, 165 Broadway; Maximus A
Lesser, ref. (Amt due, \$5,918.56; taxes, &c,
\$194.40.) Mort recorded May 28, 1909. By
Samuel Marx.
137th st, No 245, n s, 488 w 7th av, 18x99.11,
5-sty brk dwelling. Benjamin Stelnman 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.

Feb. 5.

Feb. 5.

No Legal Sales advertised for this day.

Feb. 7

Feb. 7.

St Marks pl, No 116, or 8th st, s s, 254.8 w Av A, runs s 97.6 x w 3 x n w 16.10 x s w 12.3 x n 86.6 x e 19.7 to beg, 5-sty brk tenement and store. John Oehler agt Abraham C Weingarten et al; Julius Krause, att'y, 1 Madison av; Elek J Ludvigh, ref. (Amt due, \$19,493.01; taxes, &c, \$—.) Mort recorded June 6, 1904. By Joseph P Day.

South st, No 75 | s w cor Maiden Lane, runs Maiden Lane, No 168 | n 22 x w 26 x n 6.6 x w 10 x s 27 x e 35.4 to beg, 4-sty brk tenement and store. James S Bearns agt John N Crusius et al; Jacob Brenner, att'y, 26 Court st, Brooklyn; Wm A McQuaid, ref. (Amt due, \$36,451.04; taxes, &c, \$989.63.) Mort recorded June 18, 1869. By Joseph P Day.

College av, Nos 1042 to 1052, e s, 92.6 s 166th st, 120x98.6x120.10x99.2, six 3-sty brk dwellings. James G Wentz agt St Marks Construction Co et al; Boothby, Baldwin & Hardy, att'ys, 71 Broadway; John E Connelly, ref. (Amt due, \$29,518.80; taxes, &c, \$1,433.04.) Mort recorded Sept 25, 1908. By Joseph P Day.

Northern av | w s, 178.3 n 181st st, runs s w Riverside Drive | 196.6 x n w 161.8 to Riverside Drive, x n 286.3 x e 298.5 x s 242.10 to beg, 2-sty frame dwelling and vacant. Adolphus Busch agt Hannah F Binns, exrs, &c, et al; B Lewinson, att'y, 119 Nassau st; Elihu B Frost, ref. (Partition.) By Samuel Marx.

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., II East 24th St., New York

DENNIS G. BRUSSEL LIGHT — HEAT — POWER BRUSSEL

RECORD

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone, 3060 Mad. Sq. 15 West 29th 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 28, 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.

BRYAN L. KENNELLY.

L. J. PHILLIPS & CO.

2d av, Nos 2183 to 2189 n w cor 112th st, 88.1x75, four 4-sty brk tene-112th st, No 251 ments with stores. (Trustee's sale.) A. G. Ball.

SAMUEL MARX.

Total	
Corresponding week, 1909\$1,	135,982
Jan. 1st, 1910, to date\$4,	
Corresponding period, 1909\$4,	907,294

REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

Sth.—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. 21 (part of), 22, 24, 25, 26 and part Jan. 27. (No. 109.)

BOROUGH OF MANHATIAN.

Allen st, No 186, e s, 100.5 n Stanton st, 22.11x87.5x23x87.6, 5-sty stone front tenement and store. Mary Rubin to Joseph Ullman. Mort \$28,500 and all liens. Jan 21. Jan 24, 1910. 2:417—38. A \$17,500—\$26,000. other consid and 100 Broome st, No 99, s s, abt 100 e Willett st, 25x75, 5-sty brk tenement and store. Felix Kunstler to Morris Klein. Morts \$21,000. Jan 22. Jan 24, 1910. 2:336—44. A \$16,000—\$23,000. other consid and 100 Bank st, Nos 1, 3 and 5 Greenwich av, Nos 87 to 101 ford st x—x—, three 3-sty brk tenements, No 238 West ments and stores, two 5-sty brk tenements, 2-sty brk stable and 3-sty frame tenement and store.

Bedford st, Nos 73 to 77 | n w cor Commerce st, -x-, two 2-sty Commerce st, Nos 32 to 44 | brk, one 3-sty brk and 2-sty frame brk front tenements and 2-sty brk building.

Mott st, No 139, w s, abt 130 s Grand st, -x-, 3-sty brk stable. Gertrude and Florence H Dreyfous, EXTRXS and TRUSTEES Alida Dreyfous to Herbert G Dreyfous. 1-6 part all title. Oct 25, 1909. Jan 22, 1910. 2:615-28 to 37. A \$130,500-\$173,500-\$18,000.

Same property. Clarence S and Edgar J Nathan and Lucille Dreyfous, exrs, &c, Rosalie Nathan to Frances and Stella Nathan. 1-6 part all title. Oct 25, 1909. Jan 22, 1910. 1:237, 2:584, 2:615.

Cathedral Parkwayln s, 350 w 7th av, 125x100, vacant. Joseph

2:615. 1,000
Cathedral Parkway n s, 350 w 7th av, 125x100, vacant. Joseph 110th st | Oussani to Samuel D Davis Construction Co, a corpn. Mort \$100,000. Jan 25, 1910. 7:1826—13 to 17. A \$95,000—\$95,000. other consid and 100
Same property. Samuel D Davis Construction Co to Dawson Construction Co. Morts \$120,000. Jan 25, 1910. 7:1826. other consid and 100

other consid and 100

MILLER, McMANN & DONLEY INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION **& DONLEY**

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Courtlandt st, Nos 48 and 50 | n e cor Greenwich st, runs e 40.4 | Greenwich st, Nos 173 and 175 | x n 82 x w 49.6 x s 82, three 4-| on map Nos 171 to 175 | sty stone front loft and store

buildings.
Sth av, No 2915, w s, abt 50 n 154th st, —x—, 5-sty brk tenement and store.
Riverside Drive, w s, and being lot 256 blk 2178.
Riverside Drive, e s, and being lots 701 and 718; also
Lots 546 and 610 in blk 2179.
Lots 781, 782, 795 to 801 and 803, 804, 905, 911 and 917 blk 2180.
North part lot 786 in blk 2180, 18.1x125.
Lots 7 to 10, 43, 44, 51, 52 and plots E, F, N, O, P and Q map
Lucius Chittenden.
Lot 60 same map, except portion of parcel Q conveyed by Bushe

North part lot 786 in blk 2180, 18.1x125.
Lots 7 to 10, 43, 44, 51, 52 and plots E, F, N, O, P and Q map Lucius Chittenden.
Lot 60 same map, except portion of parcel Q conveyed by Bushe to Barnard by deed recorded Feb 17, 1903, said premises above described being known as lot 263 blk 2178.
Lot 532 blk 2179, and lots 503, 546 and 605 (except part conveyed to Barnard as aforesaid) in blk 2180.
Adelaide Blanchard, of Mt Vernon, N Y, to Eliza A Carpenter, of Mt Vernon, N Y. All title. All liens. Jan 17. Jan 26, 1910.
1:61-11. A \$180,000-\$205,000. 7:2047-31. A \$8,000-\$21,000.
8:2178-256. A \$5,500-\$5,500. 2179-701 and 718. A \$23,000-\$23,000. 2180-781, 782, 795 to 801 and 803, 804, 905, 911 and 917. A \$115,800-\$115,800.
Cherry st, No 222, n s, 122.3 e Pike st, runs n 163.11 x e 37.9 x s 97.5 and 64.2 to st x w 37.7 to beginning, 6-sty brk tenement and stores. FORECLOS, Jan 20, 1910. Wm W Collin, Jr, ref, to Scheer-Ginsberg Realty & Construction Co. Mort \$50,000. Jan 24. Jan 27, 1910. 1:255-8. A \$35,000-\$82,000.

Division st, No 36, n s, 87.6 w Chrystie st, 17.5x122.3x16.9x113.6, 5-sty brk tenement and store. Louis Hecht to Samuel Engle. Mort \$23,500 and all liens. Jan 26. Jan 27, 1910. 1:289-29. A \$15,000-\$21,000.
Front st, No 36, n s, abt 45 w Coenties slip, 28.6x67x28.8x67, 5-sty brk loft and store building. FORECLOS, Dec 28, 1909. John W Goff, Jr, ref to Amos F Eno. Jan 21, 1910. 1:7-3. A \$12,000-\$17,500.

Goerck st, Nos 152 to 158|s e cor 3d st, runs s 181.1 to n s on map Nos 148 to 162 Houston st x e 90 x n 81 x w 45 x n 94.3 to s s 3d st x w 45.4 to beginning.

3d st, Nos 396 and 398 Houston st, Nos 496 and 498, on map Nos 494 and 496, n s, 135 e Goerck st, 45x81.

four 6-sty brk tenements and stores.

FORECLOS, Nov 30, 1909. Wm B Ellison referee to Sada Makler. Morts \$231,200. Jan 25. Jan 26, 1910. 2:356-28, 30, 66 and 70. A \$102,000-\$232,000. 5,000 over and above morts and property. Sada Makler to Mary Ehrmann. All liens. Jan 26. Jan 26, 1910. 2:356-28, 30, 66 and 70. A \$102,000-\$232,000. 5,000 over and above

Gramercy Park, No 39.

Party wal agreement, etc. Gramercy Park Construction Cowith Emily E Wood. Oct 1, 1909. Jan 24, 1910. 3:876. nom Greenwich st, No 74, w s, abt 218 s Rector st, 23.5x99.11x23.5x 99.10, with all title to 10-ft alley in rear, 5-sty brk loft and store building. Thomas Rahaim et al to Harris D Rush, of Westfield, N J. B & S. Dec 29. Jan 20, 1910. 1:18—44. A \$21,300—\$38,000.

Normalization of the state of the state

\$21,500—\$58,000. no Hamilton terrace, No 32, w s, 350 n 141st st, 18x100, 3-sty and basement brk dwelling. Adeline C Wilcox to Geo W Elkins. Mort \$10,000. Jan 25. Jan 26, 1910. 7:2050—75. A \$3,900— \$12,500. other consid and 10

basement brk dwelling. Adeline C Wilcox to Geo W Elkins. Mort \$10,000. Jan 25. Jan 26, 1910. 7:2050—75. A \$3,900—\$12,500. Other consid and 100 Hamilton terrace, No 42, w s, 443 n 141st st, 17x100, 3-sty and basement stone front dwelling. Mary H Lester to Albert H Hastorf. Mort \$13,000. Jan 24. Jan 25, 1910. 7:2050—711½. A \$3,700—\$14,000. Other consid and 100 Houston st, Nos 137 and 139, s s, 74.9 e Macdougal st, runs e 39.3 x s 141.2 x w 14.1 x n 1.3 x w 25.1 x n 140.1 to beginning, 6-sty brk tenement and stores. Morts \$70,400. Houston st, Nos 141 and 143, s s, 36.11 e Macdougal st, 37.10x75 x38x74.11, 6-sty brk tenement and stores. Morts \$44,450. Houston st, Nos 145 and 147 | s e cor Macdougal st, 36.11x74.11. Macdougal st, Nos 68 and 70 | 6-sty brk tenement and stores. Morts \$72,000. Dominick Abbate to Savoy Holding Co, a corpn. Jan 21. Jan 22, 1910. 2:518—17, 19 and 21. A \$93,000—\$192,000. nom Houston st, Nos 141 and 143, s s, 36.11 e Macdougal st, 37.10x75x 38x74.11, 6-sty brk tenement and stores. Pietro Alvino to Domenico Abbate. ½ right, title and interest. All liens. Jan 21. Jan 22, 1910. 2:518—19. A \$23,000—\$49,000. nom Houston st, Nos 137 and 139, s s, 74.9 e Macdougal st, runs e 39.3 x s 141.2 x w 14.1 x n 1.3 x w 25.1 x n 140.1 to beginning, 6-sty brk tenement and stores. Pietro Alvino to Domenico Abbate. ½ right, title and interest. All liens. Jan 21. Jan 22, 1910. 2:518—21. A \$38,000—\$80,000. nom Houston st, Nos 127 to 131| s w cor Sullivan st, 48.1x100x48x Sullivan st, Nos 160 and 162| 100.1, 6-sty brk tenement and stores. Domenico Abbate to Pietro Alvino. ½ right, title and interest. All liens. Jan 21. Jan 22, 1910. 2:518—21. A \$49,000. nom Houston st, Nos 133 and 135, s s, 48.1 w Sullivan st, 37.11x100, 6-sty brk tenement and stores. Domenico Abbate to Pietro Alvino. ½ right, title and interest. All liens. Jan 21. Jan 22, 1910. 2:518—23. A \$27,000—\$53,000. nom Houston st, Nos 166 and 168| s e cor Macdougal st, 36.11x74.11, Macdougal st, Nos 68 and 70 | 6-sty brk tenement and stores. All liens. J

Lewis st, Nos 166 and 168 s e cor 4th st, 51.5x100x38x100.11, 6-4th st, Nos 394 to 400 sty brk tenement and stores. Ignaz Reich et al to Isaac Berlin. Morts \$70,750. Dec 31, 1909. Jan 20, 1910. 2:358—11. A \$38,000—\$85,000.

Madison st, No 325, n s, 37.1 e Gouverneur st, 25x73.8x25.7x73.7, 6-sty brk tenement and store. Max Mayerson to Louis Kovner. Morts \$30,000 and all liens. Oct 23, 1905. Re-recorded from Oct 27, 1905. Jan 21, 1910. 1:267—3. A \$12,000—\$30,000.

Madison st, No 211, n s, abt 160 e Rutgers st, 26.1x100, 5-sty brk tenement and store. Isaac and Fannie Rubenstein by Isaac Rubenstein, INDIVID and GUARDIAN to The Eastport Realty Co. All title. Mort \$26,600. Jan 19. Jan 22, 1910. 1:271—39. A \$22,000—\$36,000.

Same property. Isaac Rubenstein and Fannie, his wife to same. Mort \$26,600. Jan 15. Jan 22, 1910. 1:271. nom Norfolk st, No 171, w s, 250 s Houston st, 25x100, 5-sty brk tenement and store. Henry Pasinsky to Joseph Bachrach. ¼ part. B & S. Mort \$28,000. Dec 1, 1904. Jan 25, 1910. 2:355—26. A \$22,000—\$37,000. nom Norfolk st, No 171, w s, 250 or 25 (?) s Houston st, 25x100, 5-sty brk tenement and store. Rachel L wife Henry Pasinsky to Joseph Bachrach. 1-8 part. All liens. May 11. Jan 25, 1910. 2:355—26. A \$22,000—\$37,000. other consid and 100 Sheriff st, No 81. Order appointing J Waring Parks as RECEIV-ER in matter of Cooperman & Springer, bankrupts. Jan 17. Jan 24, 1910. 2:339. Spring st, Nos 68 and 70, s s, 50.4 w Lafayette st, 50x94.1x50x 97.3, one 3 and one 4-sty brk loft and store buildings. Dominick Abbate to Savoy Holding Co, a corpn. Mort \$35,000. Jan 21. Jan 22, 1910. 2:482—19 and 20. A \$48,000—\$51,000. nom Spring st, Nos 68 and 70, s s, 50.4 w Lafayette st, 50x94.1x50x97.3, one 3-sty and one 4-sty brk loft and store buildings. Pietro Alvino to Domenico Abbate. ½ part. All liens. Jan 21. Jan 22, 1910. 2:482—19 and 20. A \$48,000—\$51,000. nom Spring st, No 64 | s w cor Lafayette st, runs s 76.5 x w 28 x n Elm st, No 212, or | 19.4 x e 3 x n 55.6 to s s Spring st, x e 25.3 Lafayette st, Nos 6, s 5, 25.3 w Elm st, runs w 25.3 x s 73.2 x e 22.3 x n 19.4 x e 3 x n 55.6 to beginning.

Lafayette st, Nos | to beginning.

226 to 230

Spring st, No 66, s s, 25.3 w Elm st, runs w 25.3 x s 73.2 x e 22.3 x n 19.4 x e 3 x n 55.6 to beginning.

6-sty brk office and store building.

A and A Realty Co, a corpn, to Dominick Abbate and Pietro Alvino. Mort \$108,000. Jan 21. Jan 22, 1910. 2:482—22. A \$50,000—\$90,000.

Spring st, No 64 | s w cor Lafayette st, runs s 76.5 x w 28 x Lafayette st, No 226 | n 19.4 x e 3 x n 56.5 to Spring st, x e 25.3 on map Nos 226 to 230 | to beginning.

Spring st, No 66, s s, 25.3 w Lafayette st, runs w 25.3 x s 73.2 x e 22.3 x n 19.4 x e - x - 3 x n 50.6 to beginning, 6-sty brk office and store building.

Pietro Alvino and ano to Domenico Abbate. ½ part. Mort \$\frac{1}{2}\$— Jan 21. Jan 22, 1910. 2:482—22. A \$50,000—\$90,000. nom Same property. Dominick Abbate to Savoy Holding Co. All. Mt \$100,000. Jan 21. Jan 22, 1910. 2:482.

Stanton st, No 247, s s, 75 e Willett st, 25x75, 5-sty brk tenement and store and 4-sty brk tenement in rear. Kate Connold to Sarah Rosenberg. Mort \$18,000 and all liens. Jan 19. Jan 20, 1910. 2:339—55. A \$19,000—\$24,000.

Stanton st, No 331, s s, 80.10 e Goerck st, 21x81.3x20.1x—

Stanton st, No 331, s s, 80.10 e Goerck st, 18.8x81.3. | two 5-sty brk tenements and stores. | FORECLOS, Jan 17, 1910. Sylvester Malone referee to Arthur Fishmann. Jan 25. Jan 26, 1910. 2:324—15 and 16. A \$22,000—\$36,000.

Stanton st, No 333, s s, 99.6 e Goerck st, 19.6x55.4.

Stanton st, No 335, s s, 119 e Goerck st, 20.2x55.4.

—\$36,000.

Stanton st, No 333, s s, 99.6 e Goerck st, 19.6x55.4.

Stanton st, No 335, s s, 119 e Goerck st, 20.2x55.4.

two 5-sty brk tenements and stores.

FORECLOS, Jan 17, 1910. Sylvester Malone referee to Arthur Fishmann. Jan 25. Jan 26, 1910. 2:324—17 and 18. A \$16, 3,500

FORECLOS, Jan 17, Jan 26, 1910. 2:324—17 and 18. A \$10, 000—\$26,000. 3,5 Sheriff st, Nos 27 to 33, w s, 109.4 n Broome st, 87.6x100, 5-sty brk shop. Morts \$50,000. 2:337—55 and 56. A \$53,000—\$101,000.

\$101,000.

Sheriff st, No 11, w s, 100 s Broome st, 25.1x100x25.5x100, 4-sty brk stable. 2:336—49. A \$16,000—\$23,000.

Grand st, Nos 504 to 520, n s the block, 1, 3, 4, 5, 6 and 12-sty Sheriff st, Nos 2 to 20, e s brk shops. Morts on this and other property \$380,000. 2:331—Columbia st, Nos 1 to 19, w s 1, 14 and 23. A \$420,000—\$595,-

O00.

Broome st, Nos 84 to 98, n s| the block, four 5 and 6-sty brk shop. Sheriff st, Nos 22 to 36, e s | Morts on this and other property Delancey st, s s | \$300,000. 2:332—1 and 26. A Columbia st, Nos 21 to 33, w s| \$255,000—\$420,000.

Broome st | n e cor Tompkins st, runs n 148.10 x e 200.6 to w s Tompkins st| East st x s 98 x w 75.2 x s 50.2 to n s Broome st East st x x w 125.4 to beginning, 1 and 2-sty brk foundry.] 2:318—5. A \$65,000—\$100,000. Mort \$77,000. | Fredk W H Crane and Phineas P Chew, EXRS Robert Hoe to R Hoe & Co, a corpn. Jan 20, 1910.

Same property. Chas W Carpenter as surviving member firm R Hoe & Co to same. C a G subject as above. Jan 20, 1910. 2:-331, 332, 336, 337, 318.

331, 332, 336, 337, 318.

Same property. Olivia P Hoe widow of Robert Hoe to same. Q C subject as above. Jan 18. Jan 20, 1910. 2:331, 332, 336, 337, 318.

Suffolk st, No 184, e s, 80 s Houston st, 22x75, 4-sty brk stable and tenement.

Suffolk st, No 182, e s, 102 n Houston st, 24x100, 5-sty brk stable and factory.

Chas N Reynolds and ano EXRS &c John N Reynolds to Lurie Realty Co. Jan 25, 1910. 2:350—9 and 10. A \$34,500—\$47,000.

38,200

33,200
Sullivan st, Nos 156 and 158, w s, 100 s Houston st, 40.5x85.11x
41.1x85.11, 6-sty brk tenement and stores. Domenico Abbate to
Pietro Alvino. ½ right, title and interest. All liens. Jan 21.
Jan 22, 1910. 2:518—30. A \$24,000—\$48,000. nom
Stanton st, No 292. Order appointing J Waring Parks as RECEIVER in matter of Cooperman & Springer, bankrupts. Jan
17. Jan 24, 1910. 2:330.
Thompson st, Nos 40 and 42| s e cor Watts st, 41 to 5-ft alley x
Watts st
FORECLOS, Jan 20, 1910. Adam Wiener, ref to Assunta Palmieri. Morts \$60,000 and all liens. Jan 24. Jan 25, 1910.
2:476—61. A \$26,000—\$65,000.

Washington st, No 183, e s. 20.10 n Dev st. 20.5x46x19.1x40.6.

2:476—61. A \$26,000—\$65.000.

Washington st, No 183, e s, 20.10 n Dey st, 20.5x46x19.1x40.6, 5-sty brk loft and store building. Edwin Ferris to Sherwood B Ferris, of Lakewood, N J. Mort \$20,000. Jan 12. Jan 22, 1910. 1:82—27. A \$15,000—\$18,500.

Wooster st, Nos 179 to 183, w s, 100 s Bleecker st, 74.8x100x74.6 x100, 7-sty brk loft and store building. FORECLOS, Jan 5, 1910. Thos F Gilroy, Jr, to Samuel W Bowne and John S Huyler. Mort \$120,000. Jan 22. Jan 24, 1910. 2:524—18. A \$70,000—\$120,000. 151.100

West st, No 413 | s e cor Perry st, 23x78.6x22x73, all title to on map No 415 | strip in rear 2.6 wide.

Perry st, Nos 176 | West st, No 414, e s, 23 s Perry st, 23x84x22x78.6.

WATER-FRONT PROPERTIES FLOYD S. CORBIN, 10 Wall St. FACTORIES, FACTORY SITES

West st, No 415, e s, 46 s Perry st, 23x90x22x84, n s, together with the bulkhead in front of above premises; also Perry st, No 174, s s, 73 e West st, 20x50.

Three 4-sty brk tenements and stores.
Fredk J Kuhne, son of Ellen J Kuhne to Percival Kuhne & Frederic T Hume, ENRS Ellen J Kuhne to Percival Kuhne & Frederic T Hume, ENRS Ellen J Kuhne to Percival Kuhne & Frederic T Hume, ENRS Ellen J Kuhne. Jan 12. Jan 20, 1910. 2:637—8 and 9. A \$57,000—\$73,000.

In mom 1st st E, Nos 61 and 63, s s, 161.5 w 1st av, runs s 65.10 x w 10.10 x s 3.2 x w 25.3 x n e 70 to st x e 41.7 to beginning, 6-sty brk tenement and stores. Dinah, wife Morris W Levine to The Berliant Realty Co. Morts \$43,500 and all liens. Jan 20. Jan 21, 1910. 2:442—27. A \$28,000—\$48,000.
Same property. Morris W Levine to Dinah, wife Morris W Levine. Morts \$43,500. Jan 19. Jan 21, 1910. 2:442.
Other consid and 100 Same property. Morris W Levine to Dinah, wife Morris W Levine. Morts \$43,500. Jan 19. Jan 21, 1910. 2:442.
Other consid and 100 Sth st E, No 729, n s, 341.1 e Av C, 16.9x83, 3-sty brk building. Louis Linder to Samuel Goldberger of Brooklyn. All title. Mort \$9,000 and all liens. Dec 20, 1909. Jan 26, 1910. 2:375—55. A \$10,000—\$13,000.
Oth st E, Nos 309 and 311, on map Nos 305 and 311, n s, 100 s e 2d av, 50x97, 6-sty brk tenement and stores. Hyman Levin to Levin Construction Co. All liens. Jan 20. Jan 22, 1910. 2:447—53. A \$40,000—\$80,000.
Oth st E, No 738, s , 243 w Av D, 25x70, 5-sty brk tenement. Samuel Goldberger to Annie Levkowitz. Mort \$10,000. Jan 25. Jan 26, 1910. 2:375—55. A \$10,000—\$13,000.
Oth st E, Nos 368 and 370, s s, 206.3 e Av C, 48x97.6, 6-sty brk tenement and stores. Sarah Fish to Shaja Goldstein. Morts \$62,000. Jan 1. Jan 21, 1910. 2:377—16. A \$30,000—\$72,000. other consid and 100 10th st E, Nos 368 and 370, s s, 206.3 e Av C, 48x97.6, 6-sty brk tenement and stores. Sarah Fish to Shaja Goldstein. Morts \$62,000. Jan 1. Jan 21, 1910. 2:375—6. A \$30,000—\$72,000. other consid and 100 10th st E, Nos 368 and 370, s s, 206.3 e Av C,

\$25,000. not 13th st E, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and store. Katherine Farrell to Emilia Solomon. All title. B & S. Morts \$8,500 and all liens. Jan 25, 1910. 2:395—21. A \$8,000—\$12,000. not 15th st E, No 605, n s, 88 e Av B, 25x103.3, 5-sty brk tenement and store with 2-sty brk extension. Katie wife Horace C King to Marietta wife Richard W Long. ½ part all title and all liens. Jan 22. Jan 24, 1910. 3:983—6. A \$8,000—\$15,000. 10 16th st W, No 223, n s, 262 w 7th av, 25x92, 5-sty stone front tenement and store. Joseph Ansbacher to Frida Horkimer. June 21, 1906. Jan 25, 1910. 3:766—28. A \$12,000—\$30,000.

Same property. Frida Horkimer to Joseph Ansbacher and Dora his wife, tenants by entirety. June 21, 1906. Jan 25, 1910.

25th st W, No 213, n s, 165 w 7th av, 21x98.9, 3-sty brk dwelling. Catherine Roach to Rexton Realty Co. B & S. Mort \$4,000. Jan 20, 1910. 3:775-30. A \$11,000-\$14,000.

other consid and 100 No 24, s s, 285.3 w Broadway, 25x98.9, 4-sty stone

25th st W, No 24, s s, 285.3 w Broadway, 25x98.9, 4-sty stone front dwelling.

25th st W, No 26, s s, 450 e 6th av, 25x98.9, 4-sty brk dwelling. Realty Holding Co to The Twenty-Fifth Construction Co, a corpn. Mort \$140,000. Jan 24. Jan 25, 1910. 3:826—57 and 58. A \$100,000—\$109,000. other consid and 10 25th st W, No 24, s s, 285.3 w Broadway, 25x98.9, 4-sty stone front dwelling. Benj Altman to Realty Holding Co. Mort \$70,000. Jan 8. Jan 11, 1910. 3:826—57. A \$50,000—\$55,000. Corrects error in issue of Jan 15, when st was No 26. other consid and 10

Corrects error in issue of Jan 15, when st was No 26.

26th st W, No 353, n s, 164 e 9th av, 22x98.9, 4-sty brk tenement and store and 3-sty brk tenement in rear. Sarah A Anderson to Margaret Cahill. ½ part. Mort \$7,500. Jan 24. Jan 25, 1910. 3:750—10. A \$8,500—\$11,000.

Same property. Mary R Diegan by Cath G Diegan, GUARDIAN to same. ½ part. All title. B & S. Mort \$7,500. Jan 24. Jan 25, 1910. 3:750.

26th st E, No 119, n s, 239.3 e 4th av, 14.3x98.9, 3-sty stone front dwelling. Reba D Waring et al to Dora R Sparks. Morts \$14,500. Jan 24. Jan 26, 1910. 3:882—14. A \$12,500—\$14,500.

26th st W, No 353, n s, 164 e 9th av, 22x98.9, 4-sty brk tenement and store and 3-sty brk tenement in rear. Release dower. Cath G Diegan to Margaret Cahill. Jan 24. Jan 25, 1910. 3:750—10. A \$8,500—\$11,000.

30th st W, No 149, n s, 150 e 7th av, 25x98.9, 5-sty brk tenement and store. Maria S Simpson to Joseph W Kelly. Mort \$25,000. Jan 14. Jan 22, 1910. 3:806—9. A \$32,000—\$40,000. other consid and 100 Same property. Joseph W Kelly to William Goldstone. Morts 40,000. Jan 21. Jan 22, 1910. 3:806

and store. Maria S Simpson to Joseph W Kelly. Mort \$25,000. Jan 14. Jan 22, 1910. 3:806—9. A \$32,000—\$40,000. Other consid and 100 Same property. Joseph W Kelly to William Goldstone. Morts 40,000. Jan 21. Jan 22, 1910. 3:806. other consid and 100 31st st W, No 437, n e s, 275 s e 10th av, 25x98.9, 1-sty brk building. Mary Reilly to Michael A Reilly. Mort \$4,000. Mar 2, 1908. Jan 25, 1910. 3:729—15. A \$9,000—\$9,000. nom 32d st E, No 216, s s, 203.10 e 3d av, 18.8x98.9, with all title to strip 0.1x— on west, 3-sty brk dwelling. Henry G Cassidy and Anna F, his wife, to Margaret Cassidy. Mort \$7,500. Jan 27, 1910. 3:912—56. A \$7,800—\$10,500.

39th st W, Nos 433 and 435, n s, 325 e 10th av, 50x98.9, two 5-sty brk tenements and stores. Edward A Smith to Mary F Jackson. Morts \$46,000 and all liens. Jan 8. Jan 24, 1910. 3:737—15 and 16. A \$20,000—\$30,000. nom 40th st W, No 520, s s, 300 w 10th av, 25x98.9, 5-sty brk loft and store building. Barney Goldman to Chelsea Exchange Bank. ½ part. Morts \$15,000. Jan 24. Jan 26, 1910. 3:711—45. A \$7,000—\$13,500.

41st st E, Nos 50 to 54, s s, 185 e Madison av, 56.8x98.9, three 4-sty brk tenements and stores. Morris Loeb to Chemists Building Co, a corpn. B & S. Mort \$55,000. Jan 20. Jan 22, 1910. 5:1275—44 to 45½. A \$102,000—\$119,000. other consid and 100 45th st W, No 522, s s, 325 w 10th av, 25x100.5, 5-sty brk tenement and store. Selina Rosner to Clarence E White. All liens. Jan 19. Jan 24, 1910. 4:1073—46. A \$9,000—\$18,000. nom 45th st W, No 524 and 526, s s, 350 w 10th av, 50x100.5, two 5-sty brk tenements and stores in No 524. Edward Kates to Josephine White. All liens. Jan 20. Jan 21, 1910. 4:1073—47 and 48. A \$18,000—\$36,000.

45th st W, No 443, n s, 250 e 10th av, 25x100.4, 4-sty brk tenement and store and 2-sty brk building in rear. John Hollings, INDIVID and as TRUSTEE George Hollings et al to Thomas Harris. Jan 24. Jan 25, 1910. 4:1055—11. A \$11,000—\$16,000.

INDIVID and as TRUSTEE George Hollings et al to Thomas Harris. Jan 24. Jan 25, 1910. 4:1055—11. A \$11,000—\$16,000. 100

45th st W, No 443, n s, 250 e 10th av, 25x100.4, 4-sty brk tenement and store and 2-sty brk building in rear. Timothy F Paddell to John Hollings. Q C. May 19, 1897. Jan 25, 1910. 4:1055—11. A \$11,000—\$16,000. nom 45th st W, No 522, s s, 325 w 10th av, 25x100.5, 5-sty brk tenement and store. Clarence E White to Minnie Schmidt. Q C. All liens. Jan 26, 1910. 4:1073—46. A \$9,000—\$18,000. nom 50th stE, No 51 | n w cor Park av, 25x100.5, 2 and 3-sty brk stable. Park av, No 320 | Whitelaw Reid to New York State Realty & Terminal Co. Dec 27, 1909. Jan 24, 1910. 5:1286—35. A \$50,000—\$58,000. other consid and 100

53d st E, No 313, n s, 157.6 e 2d av, 19.2x100.5, 5-sty brk tenement. Sallie Greenthal to Alma D Belvin. All liens. Jan 22. Jan 24, 1910. 5:1346—7. A \$7,000—\$15,000. nom 55th st E, No 131, n s, 73 w Lexington av, 17x100.5, 5-sty stone front dwelling. James H McLean to Geo H McLean. B & S. Jan 15. Jan 26, 1910. 5:1310—14½. A \$22,000—\$35,000. nom 56th st E, No 68, s, 174 w Park av, 20x100.5, 4-sty and basement stone front dwelling. Ada Ryan to James P Farrell, Jr, of Brooklyn. 1-6 part. All liens. Nov 20, 1909. Jan 26, 1910. 5:1291—44. A \$41,000—\$48,000. other consid and 100

Same property. James P Farrell, Jr, et al to Albert G Milbank, all of. Jan 17. Jan 26, 1910. 5:1291. other consid and 10,000

56th st E, No 68. Power of attorney. Sylvia wife John F Farrell to James P Farrell. Dec 8, 1909. Jan 26, 1910. ——Same property. Power of attorney. Sylvia wife John F Farrell to James P Farrell. Dec 6, 1909. Jan 26, 1910. ——Same property. Power of attorney. John F Farrell to James P Farrell. Dec 6, 1909. Jan 26, 1910. ——61st st W, No 140, s s, 200 e Amsterdam av, 22.8x100.5, 4-sty stone front tenement. CONTRACT. Richard Shepard, Sr, with

Farrell. Dec 6, 1909. Jan 26, 1910.

G1st st W, No 140, s s, 200 e Amsterdam av, 22.8x100.5, 4-sty stone front tenement. CONTRACT. Richard Shepard, Sr, with Mary Walsh, known in religion as Sister Mary of the Dominican Sisters of the Sick Poor. Nov 17, 1909. Jan 27, 1910. 4:1132—56. A \$10,000—\$17,000. 20,200

Same property. Power of attorney. Richard Shepard, Sr, of 140 West 61st st, to Richard Shepard, Jr, of 140 West 61st st. Oct 20, 1909. Jan 27, 1910.

G1st st W, No 138, s s, 222.8 e Amsterdam av, 22.2x100.5, 4-sty stone front tenement. Geo H Kitching et al to Mary Walsh, known in religion as Sister Mary of the Dominican Sisters of the Sick Poor. Dec 28, 1909. Jan 25, 1910. 4:1132—55. A \$10,-000—\$17,000.

G1st st W. No 140, s s, 200 e Amsterdam av, 22.8x100.5, 4-sty

61st st W, No 140, s s, 200 e Amsterdam av, 22.8x100.5, 4-sty stone front tenement. Mary Clarke, HEIR, &c, Richard Shepard to Mary Walsh. Q C. Jan 24. Jan 25, 1910. 4:1132—56. A \$10,000—\$17,000.

no-511,000.

roperty. Annie S Moore, HEIR Richard Shepard to same
Jan 24. Jan 25, 1910. 4:1132. Same property Q C. Jan 24

DEEP WATER FRONT BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS Tel. 5207 CORT. CHARLES W. TREMBLEY, 171 Broadway, N. Y.

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Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

Same property. David J and Richard, Jr, Shepard, exrs, HEIRS, &c, Richard Shepard to same. B & S. Jan 24. Jan 25, 1910.

&c, Richard Shepard to same. B & S. Jan 24. Jan 25, 1910. 4:1132. 20,200 G4th st W, No 139, n s, 357.6 w Columbus av, 17.6x100.5, 4-sty and basement stone front dwelling. Mary Hennessy to Wm J Warner. Morts \$15,000. Mar 12, 1907. Jan 20, 1910. 4:1136-18. A \$8,500-\$16,000. nom 68th st W, No 42, s s, abt 425 w Central Park West, -x-, 4-sty and basement brk and stone dwelling. General release. Mary A Rodman to Mary Young. Jan 19. Jan 27, 1910. 4:1120-50. A \$15,400-\$24,000. 450 G9th st W, Nos 225-229, n s, 265 w Amsterdam av, 80x100.5, 6-sty brk tenement. Robert M Silverman to Samuel Jones. Q C. Jan 17. Jan 21, 1910. 4:1161-19. A \$40,000-\$160,000. other consid and 100 Same property. Silverman-Jones Construction Co to same. Mort \$113,500. Jan 20. Jan 21, 1910. 4:1161. nom 72d st W, No 133, n s, 322 w Columbus av, 22x102.2, 4-sty and basement brk dwelling. Ellen A Slaven to Frederick A Elliott, of Brooklyn. Mort \$45,000. Jan 26. Jan 27, 1910. 4:1144-19. A \$33,000-\$49,000. other consid and 100 73d st W, No 175, n s, 82 e Amsterdam av, 18x76.8, 4-sty and basement stone front dwelling. Release mort. John A James to Louise Veltin. Q C. Jan 26, 1910. 4:1145-3. A \$12,500-\$21,000.

basement stone front dwelling. Release mort. John A James to Louise Veltin. Q C. Jan 26, 1910. 4:1145—3. A \$12,500 —\$21,000.

73d st E, No 231, n s, 175 w 2d av, 25x102.2, 5-sty stone front tenement. Max Blecher to Celia Kahn. Q C. All liens. Jan 17. Jan 21, 1910. 5:1428—17. A \$11,000—\$22,500. nom Same property. Josef or Joseph Meiselman to same. All liens. Jan 14. Jan 21, 1910. 5:1428. nom 74th st E, No 114, s s, 126 e Park av, 18x102.2, 3-sty stone front dwelling. William S Young et al to Irma N Straus. All liens. Jan 20, 1910. 5:1408—67. A \$19,000—\$22,000. 100

75th st E, No 227, n s, 280 w 2d av, 25x102.2, 4-sty brk tenement. Louis Shieber to Philip Sheiber. All liens. Jan 19. Jan 21, 1910. 5:1430—13. A \$11,000—\$16,000. other consid and 100 76th st E, No 209, and out of town property. Certified copy of judgment declaring deed of trust void. Alexander B Johnson and ano, against Louise T W Johnson et al. Dec 28, 1909. Jan 24, 1910. 5:1431. nom 78th st W, No 150, s s, 280 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Geo W Elkins to Adeline L Wilcox. Mort \$25,000. Jan 25. Jan 26, 1910. 4:1149—53. A \$13,000—\$25,000. other consid and 100 78th st E, Nos 334 and 336, on map No 336, s s, 270 w 1st av, 40x102.2, 6-sty brk tenement and stores. FORECLOS, Jan 26, 1910. Leighton Lobdell, ref, to Solomon Feiner. Mort \$35,000. S3d st E, No 606, s s, 123 e East End av, 25x80.3x25.3x76.10, 5-sty brk tenement. Jacob Kilsheimer to Frederick Lesser and George Konop. Mort \$16,000 and all liens. Jan 21. Jan 27, 1910. 5:1590—18. A \$7,000—\$16,000. other consid and 100 84th st W, No 209, n s, 173 w Amsterdam av, 27x102.2, 5-sty brk tenement. Robert G Redlefsen to Henry J Hemmens. Mort \$20,000. Dec 9, 1909. Jan 24, 1910. 4:1232—25. A \$15,000—\$31,000. sother consid and 100 84th st W, No 23, n s, abt 320 w Central Park W, —x—, 4-sty

\$31,000.

Sth st W, No 23, n s, abt 320 w Central Park W, —x—, 4-sty and basement stone front dwelling. iverdale av, all real estate at Kingsbridge or elsewhere.

M Louise Ewen von Koenitz to Caroline and Eliza Ewen. Jan 20. Jan 22, 1910. 4:1200—20. A \$27,000—\$50,000; 13:3406, 100

Solvo. Section 1. Solvo. Solvo

Jan 21, 1910. 4:1248—20. A \$13,500—\$33,000.

other consid and 100

87th st W, No 68. Power of attorney. Joseph W Stein to Emanuel
W Stein. Dec 21, 1909. Jan 27, 1910. 4:1200.

88th st E, Nos 58 and 60 s s, 147.11 w Park av, runs s 53.7 x e
3.10 x s 47.1 x w 66.5 x n 100.8 to st x e 62.7 to beginning, 3sty brk stable. Ida Margoles to Maze Realty Co. Mort \$80,000.
Jan 21. Jan 24, 1910. 5:1499—44. A \$45,000—\$105,000.

other consid and 100

92d st E, No 125, n s, 275 e Park av, 25x100.8, 3-sty brk dwelling.
Leah K R wife Harry Goldfarb to Joseph King. Mort \$15,500.
Jan 20. Jan 21, 1910. 5:1521—12. A \$15,000—\$16,500.

other consid and 100

92d st E, Nos 405 and 407, on map Nos 407 and 409, n s, 134 e 1st av, 45x100.8, 6-sty brk tenement and stores. Morris W Levine to Newton Realty & Construction Co. Mort \$38,000. Jan 20, Jan 22, 1910. 5:1572—7. A \$14,500—\$50,000.

Levine to Newton Realty & Construction Co. Mort \$38,000. Jan 20. Jan 22, 1910. 5:1572—7. A \$14,500—\$50,000. other consid and 100 97th st E, No 202, s s, 51 e 3d av, 49x62.11, 6-sty brk tenement and stores. Clara Wieselthier and ano to Rosa Hornstein. All liens. Oct 20, 1909. Jan 26, 1910. 6:1646—45. A \$14,000—\$38,000. other consid and 100 97th st E, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. Samuel Hellinger to Joseph Isaac and Max Wachsman. B & S. All liens. Jan 20. Jan 24, 1910. 6:1669-18. A \$7.000—\$23,000. other consid and 100 99th st W, n s, 200 w West End av, 150x100.11, 3-sty frame dwelling and vacant. A L Mordecai & Son, a corpn, et al to Jacob Axelrod. Morts \$104,000. Jan 21, 1910. 7:1888—53, 55, 57, 59 and part lot 61. A \$—\$—. other consid and 100 103d st E, No 121, n s 155 e Park av, 14.11x100.11x15x100.11, 3-sty stone front dwelling. Elizabeth Merrill to Bertha L Peters. Jan 26. Jan 27, 1910. 6:1631—7½. A \$6,000—\$7,000. other consid and 100 104th st E, No 343, n s, 150 w 1st av, 25x100.9, with all title to 2-inch strip in rear, 4-sty brk tenement. Minnie Cangro to Adeline S Fink. Mort \$9,000. Jan 20. Jan 21, 1910. 6:1676—20. A \$7,000—\$12,500. other consid and 100 104th st E, No 345, n s, 125 w 1st av, 25x100.9 with all title to two-inch strip in rear, 4-sty brk tenement. Catherine wife and Peter Ferreri to Adeline S Fink. Mort \$6,000. Jan 20. Jan 21, 1910. 6:1676—21. A \$7,000—\$12,500. other consid and 100 106th st E, No 345, n s, 125 w 1st av, 25x100.9 n, with all title to two-inch strip in rear, 4-sty brk tenement. Catherine wife and Peter Ferreri to Adeline S Fink. Mort \$6,000. Jan 20. Jan 21, 1910. 6:1676—21. A \$7,000—\$12,500. other consid and 100 106th st E, No 205 and 207, n s, 110 e 3d av, 40x100.11, two 4-sty brk tenements and stores. Domenico Ungaro to Francesco Urgo. ½ part. All title. Mort \$11,000. Jan 19. Jan 21, 1910. 6:1656—5 and 6. A \$16,000—\$26,000. other consid and 100 108th st E, No 231, n s, 385 e 3d av, 25x100.11, 4-sty stone front tenement and store. Phili

other consid and 100 ther consid and 100 ther consid and 100 brk tenement and stores. Louis H Levin to Sidney Bell. All liens. Jan 20. Jan 27, 1910. 6:1806—7. A \$15,000—\$56,000.

119th st E, Nos 437 and 439, n s, 213 w Pleasant av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, Jan 17, 1910. Frank T Fitzgerald, ref, to Meyer Jarmulowsky, firm of M & L Jarmulowsky. Mort \$35,000. Jan 24. Jan 25, 1910. 6:1807—16. A \$11,000—\$41,000. 1,000 over and above mort 119th st E, Nos 433 and 435, n s, 250.6 w Pleasant av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, Jan 17, 1910. Frank T Fitzgerald referee to Meyer Jarmulowsky firm of M & L Jarmulowsky. Mort \$35,000. Jan 24. Jan 25, 1910. 6:1807—15. A \$11,000—\$41,000. 1,000 over and above morts 120th st E, No 60, s s, 175 e Madison av, 19x100.11, 5-sty stone front tenement. Thos J McCormack to Cecilia Thomas. Mort \$18,000. Nov 1, 1909. Jan 24, 1910. 6:1746—45. A \$7,500—\$18,000. Same property. Cecilia Thomas to Sambia Versan De Carlon.

Same property. Cecilia Thomas to Sophie Kress. B & S and C a G. Mort \$18,000 and all liens. Jan 22. Jan 24, 1910. 6:1746.

120th st W, No 76, s s, 145 e Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Frank Hillman to Bella wife Frank Hillman. Mort \$15,000. Jan 14. Jan 22, 1910. 6:1718-65½. A \$12,000-\$20,000. no 121st st E, Nos 330 and 332, s s, 310.10 e 2d av, 49.1x100.11, 6-sty brk tenement and stores. Hyman Levin to Levin Construction Co. Jan 20. Jan 22, 1910. 6:1797-42. A \$15,000-\$57,000.

121st st E, Nos 433 and 435, n s, 242.11 w Pleasant av, 44.7x 100.11, 6-sty brk tenement and stores. Hyman Levin to Levin Construction Co. All liens. Jan 20. Jan 22, 1910. 6:1809—16. A \$11.000—\$48,000. nom 121st st E, Nos 427 and 429, n s, 287.6 w Pleasant av, 44.7x 100.11, 6-sty brk tenement and stores. Hyman Levin to Levin Construction Co. All liens. Jan 20. Jan 22, 1910. 6:1809—14. A \$11,000—\$48,000. nom 121st st E, No 514, s s, 174 e Pleasant av or Av A, 17x80, 3-sty brk dwelling. Richard Etterich to Wilhelmina wife Richard Etterich. Mort \$3,000. Jan 19. Jan 24, 1910. 6:1817—28. A \$3,000—\$5,000. other consid and 100 123d st E, Nos 207 and 209, n s, 100 e 3d av, runs n 50 x e 5 x n 50.11 x e 24.6 x s 100.11 to st x w 29.6 to beginning, 3-sty brk stable. Brown & Root Co to The S Brown Co, a corpn. All liens. Jan 21. Jan 22, 1910. 6:1788—5 and 5½. A \$10,-500—\$15,500. nom 123d st W, No 203, n s, 90.9 w 7th av. 15.7x100.11 2 stranger

brk stable. Brown & Root Co to 1. All liens. Jan 21. Jan 22, 1910. 6:1788—5 and 5½. A \$10,-500—\$15,500. nor 123d st W, No 203, n s, 90.9 w 7th av, 15.7x100.11, 3-sty and basement stone front dwelling. Harry C Lockwood by Myron Sulzberger, his GUARDIAN to John H Springer Realty Co. C a G. Jan 19. Jan 24, 1910. 7:1929—28. A \$7,400—\$10,000.

14,000
123d st E, No 322, s s, 419.2 w 1st av, 19.4x108x19.2x100.11,
4-sty stone front tenement. Albert Straus to Paul R Cohen.
B & S. All liens. Jan 25. Jan 26, 1910. 6:1799—46. A
\$6,000—\$11,000. other consid and 200
125th st E, No 303, n s, 50 e 2d av, 25x99.11, 5-sty stone front
tenement and store. Emanuel Jacobus to Carrie Jacobus, his
wife. Jan 20. Jan 24, 1910. 6:1802—3. A \$10,000—\$20,000.

127th st W, No 282, s s, 100 e 8th av, 15x99.11, 3-sty and basement stone front dwelling. Morris Weinstein to Margaret H Todd. Mort \$7,000. Jan 24. Jan 25, 1910. 7:1932—60. A 15,000 \$6,600-\$8,500.

135th st W, Nos 222 to 258, s s, 175 w 7th av, 350x99.11, 19 3-sty and basement brk dwellings. Henry R Carberry to Henry Hall. Mort \$250,000. Dec 28, 1909. Jan 25, 1910. 7:1940—41 to 54. A \$167,200—\$237,500.

135th st W, Nos 69 and 71, n s, 110 e Lenox av, 37.6x99.11, 6-sty brk tenement and stores. Berry B Simons to Jacob Moersfelder. Q C. Dec 28, 1909. Jan 24, 1910. 6:1733—6. A \$18,500— Q C. I \$50,000.

136th st W, No 25, n s, 410 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. FORECLOS, Jan 14, 1910. Ralph Holland referee to Meyer Jarmulowsky firm M & L Jarmulowsky. Mort \$32,000. Jan 20. Jan 25, 1910. 6:1734—20. A \$16,000—\$46,000.

140th st W, No 471, n s, 76 e Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. FORECLOS, Dec 22, 1909. Gilbert H Montague ref to Josephine Schwarz. Jan 21, 1910. 7:2057—32. A \$5,000—\$13,000.

A \$5,000—\$13,000.

15,80

141st st W, Nos 310 and 312, s s, 150 w 8th av, 33.2x99.11x33.4x
99.11, two 3-sty and basement brk dwellings. Archibald A Gulick to James B Haggin. C a G. Dec 10, 1908. Jan 22, 1910.
7:2042—55 and 56. A \$7,200—\$14,600.

141st st W, No 314, s s, 183.2 w 8th av, 16.8x99.11x16.9x99.11,
3-sty and basement brk dwelling. Archibald A Gulick to James B Haggin. Mort \$5,500. Jan 15. Jan 22, 1910. 7:2042—57.
A \$3,600—\$7,300.

January 29, 1910

NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

45 WEST 34th STREET

143d st W, Nos 114 and 116, s s, 225 w Lenox av, 41.8x99.11, 6-sty brk tenement. Cora B Foster widow to Isidor and Harry L Bloch. All liens. Jan 24. Jan 25, 1910. 7:2011—43. A \$15,000—\$48,000. nom 144th st W, s s, 410 e Lenox av, 50x99.11, vacant. John C Thatcher to James McLaughlin Co, a corpn. Jan 17. Jan 25, 1910. 6:1741—54 and 55. A \$9,000—\$9,000. 1,000 (?) or 14,000 144th st W, s s, 410 e Lenox av, 50x99.11, vacant. Release mort. Leopold Mayer to John C Thatcher. Jan 21. Jan 25, 1910. 6:1741—54 and 55. A \$9,000—\$9,000. 2,532 Same property. Release mort. Curtis B Pierce to same. Jan 24. Jan 25, 1910. 6:1741. 8,123 157th st W, n s, 575 w Amsterdam av, 75x99.11. 157th st W, n s, adj above on east. Party wall agreement. 157th Street Realty Co with Nathan Loewy. Jan 21. Jan 25, 1910. 8:2116. nom 178th st W, Nos 609 and 611 (605 and 607), n s, 100 e Wadsworth av, 50x100, 5-sty brk tenement. Eliz W Becker et al to Peter Wolff and Benj M Levoy. Morts \$50,000. Jan 24. Jan 25, 1910. 8:2162—23. A \$14,000—\$47,000. other consid and 100 179th st W, s, 125 e Fort Washington av, 150x92.6, vacant. Alex P W Kinnan to Hargood Realty & Const Co, a corpn. Mort \$26,000. Jan 10. Jan 26, 1910. 8:2176—22. A \$—\$—. other consid and 100 180th st W, Nos 716 and 718. on map No 710, s s, 312.5 w Broad-

\$26,000. Jan 10. Jan 26, 1910. \$:2176—22. A \$_____.

\$26,000. Jan 10. Jan 26, 1910. \$:2176—22. A \$_____.

other consid and 100

180th st W, Nos 716 and 718, on map No 710, s s, 312.5 w Broadway, 58.4x100, 5-sty brk tenement. Sarah Elkin to Walter Meacham and Chas E Moore. Mort \$67,250. Jan 20. Jan 21, 1910. \$:2176—part lot 39.

other consid and 100

183d st W, Nos 568 to 572, on map No 570, s s, 100 e St Nicholas av, 75x104.11, 6-sty brk tenement. The White Construction Co to Joseph J Steindler. Morts \$111,000. Jan 15. Jan 27, 1910. \$:2154—43. A \$22,500—\$95,000. other consid and 100

210th st W, n s, 100 w 9th av, 100x99.11, vacant. Wm J Huston to Robert Gordon Realty Co. Q C. Mort \$7,500. Jan 17. Jan 24, 1910. 8:2207—29 to 32. A \$12,000—\$12,000. nom Av A, No 206, e s, 26 s 13th st, 25.9x96, 5-sty brk tenement and store. Robert and Samuel Rothstein to Max Leserman. ½ right, title and interest all liens. Jan 20. Jan 21, 1910. 2:406—7. A \$20,000—\$35,000.

title and interest all liens. Jan 20. Jan 21, 1910. 2:406—7, A \$20,000—\$35,000.

Av B, No 225, e s, 68.9 s 14th st, 22x88, 5-sty brk tenement and store. Betty Gluck to Ada Gluck. Mort \$17,000. Nov 22, 1909. Jan 25, 1910. 2:396—6. A \$12,000—\$17,000.

Audubon, av. Nos 341 to 349 | n e cor 182d st. 79,9x70, 5-sty brk 182d st. No 523 | tenement and stores. FORECLOS, Jan 25, 1910. Ashley T Cole, ref. to Fredk S Isaac, of London, Eng. Mort \$56,000. Jan 26. Jan 27, 1910. 8:2155—35. A \$22,000—\$72,000. Jan 26. Jan 27, 1910. 8:2155—35. A \$22,000—\$72,000. Jan 26. Jan 27, 1910. 8:2155—35. A \$25,000—\$72,000. Jan 26. Jan 27, 1910. 8:2155—36. A \$60,300 and all liens. Jan 18. Jan 27, 1910. 7:1876—34 to 36. A \$60,500—\$97,000. Amsterdam av. n. e. cor. 116th st. 100.114.

\$97,000.

msterdam av n e cor 116th st, 100.11x175, two 2-sty frame 16th st | dwellings and vacant. Olivia E P Stokes to the TRUSTEES of Columbia College. ½ part. Jan 14. Jan 21, 1910. 7:1961—1 to 7. A \$145,000—\$145,000.

mae property. Anson P and Olivia E P Stokes EXRS Caroline P Stokes to same. ½ part. Jan 14. Jan 21, 1910. 7:1961.

Bloomingdale road closed, w s, at s s 96th st, being the n part of w ½ of said road, 75.9xw ½ of road, 2-sty brk building and store. Adolph Behn et al to John J Astor. All title. Q C. Dec 2, 1909. Jan 25, 1910. 4:1243—part lot 42. A \$——\$—.

Broadway, No 2532, e s, 50.3 s 95th st, 25.3x100, 5-sty brk tenement. Chas J Appell to Henry J Lange. Jan 20. Jan 21, 1910. 4:1242—40. A \$33,000—\$40,000. other consid and 100 Fort Washington av | n e cor 162d st, runs e — to pt 175 w | Broadway x n — to s s land of Times Realty & Construction Co x w — to e s of av x s — to beginning, vacant. Wesley Thorn to Saxonia Construction Co. All liens. Dec 7, 1909. Jan 22, 1910. 8:2137—part lot 40. A \$—\$—. other consid and 100 Fort Washington av, e s, 98.11 n 162d st, runs e 187.10 x s 68.9 to n s 162d st x w 164.10 to av x n 98.11 to beginning, vacant. Times Realty & Construction Co to Saxonia Construction Co. Mort \$51,250. Jan 19. Jan 22, 1910. 8:2137—40. A \$29,000—\$—. other consid and 100 nom

other consid and 100

Madison av, No 1541, e s, 84.3 n 104th st, 16.8x70, 3-sty brk tenement and store. Philip Levitt to Ida Sebelsky. All liens. Jan 20. Jan 21, 1910. 6:1610—21. A \$9,000—\$11,500. nom Madison av, Nos 507 to 511 s e cor 53d st, 100.5x47.9, 8-sty brk 53d st, Nos 26 and 28 tenement and stores. Julius Etgen et al, EXRS, &c, Wm H Burgess to The Saint Catherine Corporation, a corpn. All liens. Oct 13, 1909. Jan 27, 1910. 5:1288—51. A \$140,000—\$240,000. 1,000
Same property. Cora L Burgess widow to same. Q C. Oct 13, 1909. Jan 27, 1910. 5:1288. nom Northern av n w cor 181st st, 78x134x110.1x138.11, vacant. Lewis 181st st Realty & Construction Co to Ernest W Stratmann, of Brooklyn. Morts \$51,500 and all liens. Jan 20. Jan 21, 1910. 8:2179—70. A \$—\$—. other consid and 100 Same property. Ernest W Stratmann to Trebla Realty Co. Morts \$51,500 and all liens. Jan 20. Jan 21, 1910. 8:2179.

Old Broadway, No 2380, e s, 25.9 s 132d st, 26.5x112.3x25.3x120, 5-sty brk tenement. John W Rumsey to Clinton W Moffatt. Mort \$20,000. Jan 19. Jan 22, 1910. 7:1986—49. A \$10,000—\$26,000.

\$26,000.

Park av, No 754, w s, 67 s 72d st, runs w 24 x s 6 x w 23 x s 1 x w 4 x s 7 x w 16 x s 23.2 x e 72 to av, x n 35.2 to beginning, 5-sty brk dwelling. Laura F wife of Henry de Coppet to said Henry de Coppet. Mort \$20,000. Jan 21, 1910. 5:1386—37. A \$40,-200. \$75,000. de Coppet. 1

000—\$70,000.

Post av s, 100 w Emerson st, runs w 100 x s 270.2 to n w 10th av s 10th av x n e 244.2 to w s Emerson st x n 55.1

Emerson st x w 100 x n 75 to beginning, vacant. Thomas Thacher and ano EXRS Frederick Mead to Realty Operating Co. All liens. Jan 24. Jan 25, 1910. 8:2219—13, 21, 26 and 29. A \$47,000—\$47,000.

Riverside Drive, No 151 (149), e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk and stone dwelling. Martin D Wylly to Theodore Rosenwald. Jan 21. Jan 25, 1910. 4:1249—6. A \$30,000—\$68,000. nom

senwald. Jan 21. Jan 25, 1910. 4:1249—6. A \$30,000—\$68,000.

Riverside Drive | Secor 73d st, 30.7x104.11x30x110.11, vacant. Robert E Dowling to Angie M Booth. Mort \$46,000. Jan 19. Jan 20, 1910. 4:1184—28. A \$50,000—\$50,000.

Riverside Drive | Secor 100th st, —x140.7x100.11x150, vacant. A L Mordecai & Son, Inc, et al to Westside Construction Co. Mort \$220,000. Jan 21. Jan 22, 1910. 7:1888—85 to 87. A \$149,000—\$149,000. other consid and 100 Riverside Drive, Nos 264 to 267 | Secor 99th st, 106.10x80.11x 99th st | 100.11x116.1, 10-sty brk and stone tenement. The West Side Construction Co to Alfred C Bachman. Mort \$385,000. Jan 26. Jan 27, 1910. 7:1888—36. A \$120,000—\$—. other consid and 100 Sherman av | secor Emerson st, 100x100, vacant. Lydia A Rey-Emerson st | nolds to Thomas L Reynolds Co, a corpn. Mort \$20,000. Dec 17, 1909. Jan 27, 1910. 8:2223—1. A \$20,000—\$20,000.

\$20,000. nom

St Nicholas av, e s. 183.9 s 145th st, 125x100, vacant. Dora wife of Frederick Grasmuck to Frederick Grasmuck. 13-60 parts. All title. All liens. Jan 20. Jan 22, 1910. 7:2051-43 to 47.

A \$27,500—\$27,500. nom

West End av, No 340 n e cor 76th st, 22.10x90, 4-sty and base76th st, No 255 ment stone front dwelling. Lucius H Biglow as TRUSTEE to Anna G wife Lucius H Biglow. Dec 13, 1905. Jan 25, 1910. 4:1168—1. A \$28,000—\$46,000. nom

West End av, No 335, w s, 26.7 s 76th st, 25x100, 4-sty and basement stone front dwelling. Easthorpe Improvement Co to James
G Wentz. Mort \$36,000. Jan 24. Jan 25, 1910. 4:1185—26. A \$23,000—\$41,000.

1st av, No 1670, e s, 25.8 p, 87th st, 25x00.

\$23,000—\$41,000.

1st av, No 1670, e s, 25.8 n 87th st, 25x80, 4-sty brk tenement and store. Lazar Frieder to John Glaser. Mort \$17,500. Jan 25, 1910, 5:1567—2. A \$11,000—\$19,000. other consid and 100 2d av, Nos 2495 and 2497, w s, 25 s 128th st, 49.11x75, two 5-sty brk tenements and stores. Barney Goldman to Chelsea Exchange Bank. ½ part. Mort \$28,000. Jan 24. Jan 26, 1910. 6:1792—26 and 27. A \$16,000—\$32,000. nom

6:1792—26 and 27. A \$16,000—\$32,000.

2d av, No 91, w s, 48.6 n 5th st, 24.3x100, 4-sty brk tenement. Karoline Hoffart to Frederick Ackerman. Mort \$16,000. Jan 25, 1910. 2:461—33. A \$22,000—\$29,000. other consid and 10:0 2d av, Nos 2495 and 2497, w s, 25 s 128th st, 49.11x75, two 5-sty brk tenements and stores. Westchester Avenue Realty Co to Barney Goldman. Mort \$28,000. Jan 22. Jan 24, 1910. 6:-1792—26 and 27. A \$16,000—\$32,000. other consid and 10:0 2d av, No 464, s e s, 24.9 n e 26th st, 24.8x70, 4-sty brk tenement and store. Joseph H Reif to David B Theise and Sadie E Theise, his sister. Mort \$13,000. Jan 20. Jan 21, 1910. 3:932—2. A \$11,000—\$16,000. nom

3d av, Nos 881 and 883, e s, 50.5 n 53d st, 32.10x100, two 5-sty brk tenements and stores. Jerome J Wilson to Abraham E Rothstein. C a G. All liens. Jan 19. Jan 22, 1910. 5:1327—3 and 3½. A \$24,000—\$34,000.

3 and 3½. A \$24,000—\$34,000. 8,000

3d av, No 807, e s, 60 s 50th st, 21x90, 6-sty brk tenement and store. FORECLOS, Jan 25, 1910. Geo F Langbein, ref. to Robert Main. Mort \$22,000 and all liens. Jan 26. Jan 27, 1910. 5:1323—49. A \$14,000—\$28,000. 10,000

4th av, Nos 304 to 312|s w cor 23d st, runs w 175 x s 98.9 x e 23d st, Nos 44 to 60 | 75 x n 15.6 x e 100 to w s 4th av x n 83.3 to beginning, 11-sty brk and stone office and stone building. Island Realty Co to U S Realty & Impt Co. B & S. Mort \$900,000. Jan 17. Jan 26, 1910. 3:851—41. A \$725,000—\$1,000 other consid and 100 other consid and 100

5th av, Nos 1480 and 1482 | n w cor 119th st, 28x55.6x42.7x53.7, 119th st | two 2-sty brk tenements and stores.

Release of legacy under will of James Tyrrell, dec'd. Mother Aveline of the Sisters of St Dominic in Caldwell, N J, to Elizabeth and Mary Tyrrell. June 19, 1909. Jan 25, 1910. 6:1718 -33. A \$20,000-\$26,000.

th av | s e cor 23d st, runs s — to n s 22d st x e — to w s roadway | Broadway x n — to s s 23d st x w — to beginning, 21-2d st | sty stone front office and store building (Flatiron 3d st | Building). Island Realty Co, a corpn to U S Realty & Impt Co, a corpn of N J. B & S. Morts \$2,000,000. Jan 17. Jan 24, 1910. 3:851—1. A \$1,555,000—\$2,755,000. 5th av Broadway 22d st

Notice is hereby given that infringement will lead to prosecution.

other consid and 100

7th av, No 2284, w s, 36.2 n 134th st, 17.9x65, 3-sty brk tenement and store. Ellis Getzler to Anselm Frankenthaler. Mort \$10,-000. Jan 21. Jan 22, 1910. 7:1940—30. A\$8,000—\$11,000.

7th av, Nos 2415 and 2417 n e cor 141st st, 39.11x100, 6-sty brk 141st st, No 173 tenement and stores. Jaeger Bros Realty Co, a corpn, to Monaton Realty Co. Morts \$80,000. Jan 24, 1910. 7:2010—1. A \$33,000—\$70,000.

th av, No 2794, e s, 49.11 n 148th st, 50x80, 5-sty brk tenement and stores. Release mort. John H Kerkmann to Meyer and Isidore Levy. Jan 21. Jan 22, 1910. 7:2034—3. A \$10,000—\$32.000

89th st, bet 2d and 3d avs, vacant. Mary Archer to Gertrude R Waldo. All title. Q C. Jan 26. Jan 27, 1910. 5:1535...... no

MISCELLANEOUS.

Certified copy of last will of Anna L wife Thos A Jagar, of Boston, Mass. Dee 12, 1904. Jan 25, 1910.

Copy of will of Joseph C Wiswall, late of 223 West 113th st, N Y. Dec 28, 1908. Jan 22, 1910.

Power of attorney. Eliza A Grinnell to Geo B Grinnell and ano. Dec 23, 1909. Jan 26, 1910.

Power of attorney. Cora G McCrackan widow and HEIR of John H McCrackan and HEIR of Henry J Sanford dec'd to Edwd B L Carter of Stamford, Conn. Mar 26, 1907. Jan 25, 1910.

Power of attorney. Wm D McCrackan et al HEIRS Henry J Sanford to same. Oct 30, 1902. Jan 25, 1910.

Revocation of power of attorney. Jennie Simon to Milton May. Jan 19. Jan 20, 1910.

Resolution by Board of Estimate and Apportionment of the City of N Y granting extension of time to Oct 1, 1910, for the N Y, N H & H R R Co and the Harlem River & Portchester R R Co to complete bridges over highways in Bronx, under agreements dated Dec 21, 1904, and June 30, 1906. Dec 6, 1909.

Revocation of power of attorney. Cora A Springer to John H Springer. Jan 25. Jan 27, 1910.

BOROUGH OF THE BRONX.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

other consid and 100 celia V Fields, N Y.

Jan 20, 1910.

Same property. Cecelia V Hyland, N Y, to Cecelia V Fields, N Y.
Jan 2, 1909. Jan 20, 1910.

Hoffman st, No 2396, s e cor 187th st (Jacob st), 50x90.1, with that portion of Jacob st lying s of present s s of 187th st, 3-sty frame tenement and store and vacant. FORECLOS, Jan 21, 1910.

Sylvester L H Ward, ref to Kate Walsh. Jan 22. Jan 27, 1910.

11:3065.

4,000 over and above mort for 6,500.

Same property. Kate Walsh to Joseph B Sloan. Mort \$6,500. Jan 25. Jan 27, 1910. 11:3065.

Jennings st, Nos 902 to 906, s s, 126 w Southern Boulevard, 52x 128.8x40x126.4, three 2-sty frame dwellings. Wm R Rose to Wm H Taubert of Mt Vernon, N Y. Sept 30, 1909. Re-recorded from Oct 14, 1909. Jan 21, 1910. 11:2976, 2977.

other consid and 100

other consid and 100

other consid and 100
Same property. Wm H Taubert to Matilda Kraft. Jan 20. Jan 21, 1910. 11:2976, 2977. other consid and 100
Kelly st, No 1044, e s, 230.3 n 165th st, 25x100, 2-sty brk dwelling. Albert Gerhards, Inc, to Annie M Logue. Mort \$16,500.
Jan 21. Jan 24, 1910. 10:2716. other consid and 100
*Mill lane, n w s, at n e cor land hereby conveyed, runs n w 6.5
x n w 175.2 x s w 231.5 x s e 100.5 x s e 105 to lane x n e
228.6 to beginning, contains 1 acre, Eastchester. Margt Holler
to Holler Ice Manufacturing Co. Dec 31. Jan 27, 1910. nom
*Oak st, w s, 200 n Cornell av, 25x100.
Oak st, w s, 300 n Cornell av, 25x100.
Cedar st, e s, 150 s Cornell av, 25x100, Eastchester, and being s
'4 of plot 9, n ½ of s ½ plot 48, plot 491 and that part of plot
492 lying east of line through said plot from s s Boston road
to s line plot 492 parallel with east line of said plot and 50 w
therefrom, being east ½ of said plot, map of Arden property,
Westchester.

Westchester.
FORECLOS, Dec 21, 1909. Henry G K Heath, ref, to Annie V Taylor. Dec 21, 1909. Jan 24, 1910.
Tiffany st, w s, 93.3 n 165th st, 25x100, vacant. Jacob Mendelsohn et al to Irving Roberts. Jan 25. Jan 27, 1910. 10:2716.

*Willow lane, n s, lots 26 and 27 map made by David B Taylor Sept 30, 1835, at Throggs Neck, 50x150 to a public square. Michael F McGoldrick and ano, TRUSTEES James Hayden to Annie C Ferry, of Westchester, N Y. Jan 14. Jan 24, 1910.

**Manne C Ferry, of Westchester, N Y. Jan 14. Jan 24, 1910. 3,200

**9th st, n s, 105 w Av D, 100x108, Unionport. Anna E Ehlers to Chas E Devermann. Mort \$2,000. Jan 24. Jan 25, 1910. nom 135th st, No 586, s s, 188.6 e St Anns av, 18x100, 2-sty and basement brk dwelling. Christopher McCann to Mae C Clair of Scranton, Pa. Mort \$4,750. Jan 24. Jan 25, 1910. 10:2547. other consid and 100

138th st, Nos 431 and 433, n s, 290 e Willis av, 49.6x100, 6-sty brk tenement and stores. Philip Wedeen to Hyman Wedeen, of Perth Amboy, N J. Morts \$59,400 and all liens. Jan 26. Jan 27, 1910. 9:2283. other consid and 100

140th st, No 596, s s, 354.9 e St Anns av, 38x100, 5-sty brk tenement. Thos J Adams to Hannah Rankin. Mort \$36,500. Dec 10, 1908. Jan 26, 1910. 10:2552. other consid and 100

142d st, No 428, s s, 275 e Willis av, old line, 15x100, 2-sty and basement brk dwelling. Jacob Hirsch to Nellie Tannenbaum. Mort \$4,000. Jan 24. Jan 27, 1910. 9:2286.

other consid and 100 144th st, No 344, s s, 59.11 e 3d av, 25x100, 2-sty frame dwelling. Dorothea Batt and Nicholas Pracht, ADMRS Henry Dumer to Thos J Molloy. All title. All liens. Jan 10. Jan 27, 1910.

other consid and 100 147th st, Nos 536 and 538 (814 and 816), s s, 174.6 w St Anns av, 50x99.9, 5-sty brk tenement. Martha Cahn to Gussie Heidenreich. Mort \$42,000 and all liens. Jan 22. Jan 24, 1910. 9:2273. other consid and 100 156th st, No 499 n w cor Brook av, 24.11x99.11, 5-sty brk tenement and store. FORECLOS, Dec 30, 1909. Chas H Beckett, ref, to Gustav W Beck. Morts \$25,000 and all liens. Dec 30. Jan 21, 1910. 9:2364.

Chas H Beckett, ref, to Gustav w Beck. Rolls 4,000 over and above mort 165th st, n s, 50 e Stebbins av, 25x113.4, vacant. Christian C Regelmann to Albert Gerhards, Inc, a corpn. Mort \$1,700. Jan 24. Jan 25, 1910. 10:2691. other consid and 100 167th st, parts of Nos 709 and 711, n e s, 116 s e Park av, runs n w 65 x s w 23 x s w 65 to st x n w 23 to beginning, part 3-sty frame dwelling. Francesco Nicoletti to Maria L wife Francesco Nicoletti. Jan 21. Jan 27, 1910. 9:2389. nom *172d st, e s, 200 n Gleason av, 75x100. Jacob Cohen to Margaretha M Brohmer. Morts \$16,500. Jan 19. Jan 20, 1910. *172d st, e s, 300 n Gleason av, 50x100. Jacob Cohen to Margaretha M Brohmer. Mort \$7,000. Jan 19. Jan 20, 1910. other consid and 100 179th st. No 807, n s, 45 e Mapes av, deed reads lot begins 50.2

garetha M Brohmer. Mort \$7,000. Jan 19. Jan 20, 1910.

179th st, No 807, n s, 45 e Mapes av, deed reads lot begins 50.2 s e Mapes av (old line Johnson av) and 560 n e Tremont av (Locust av), as widened, to a point in n w s Marion pl, runs s e 25 x n e 133 x n w 25 x s w 133 to beginning, except part for East 179th st, 2-sty frame dwelling. John A Steinmetz to Samuel R Waldron of Brooklyn. Mort \$3,500. Jan 10. Jan 26, 1910. 11:3108

80 other consid and 100 180th st, n e s, 75 s e Mohegan av, 75x133, with all title to strip about 0.1 in width in rear, except part for st, vacant. Sigmund Adler to Rockland Realty Co. Jan 19. Jan 20, 1910. 11:3124.

8183d st, s s, 100 w Grand av, 50x100, vacant. Edmondson Construction Co to Alfred Moos. Jan 25. Jan 26, 1910. 11:3208.

8184th st, No 386, s s, 112 w Webster av, runs s w 81.9 and 12.6 x n w 10.4 x n e 84.2 to st x e 22 to beginning, 2-sty brk dwelling. Victor Borgers to Louis Frankenthaler. Mort \$5,000. Jan 20. Jan 24, 1910. 11:3143.

8184th st, n s, at w s 184th st, runs n 78.2 x w 28.6 x s 97.2 to 184th st x e 30.6 to beginning, being lot 198 amended map Cammann Estate at Fordham Heights, except part for 184th st, vacant.

184th st x e 30.6 to beginning, being lot 198 amended map Cammann Estate at Fordham Heights, except part for 184th st, vacant.

184th st, n s, 153.7 e Cedar av, 30.9x97.2x25x116.2, being lot 199 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

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184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for st, vacant.

184th st, lot 200 same map, except part for lot 2,500. Jan 15.

184th st, lot 200 same map, except part for lot 2,550. Jan 15.

184th st, lot 200 same map, except part for lot 2,550.

184th st, lot 200 same map, except part for lot 2,500.

184v cl se cor 8th st, 33x105, except part for Castle Hill av, 8th st Unionport. Lillie Spamer to William Seitz. Mort \$2,000.

184v cl se cor 8th st, 33x105, except part for Castle Hill av, 8th st Unionport. Lillie Spamer to William Seitz. Mort \$2,000.

184v cl se cor 8th st, 33x105, except part for castle Hill av, 8th st Unionport. Lillie Spamer to William Seitz. Mort \$2,000.

184v cl se cor 8th dwellings. Annie Sponheimer and ano to except should be supplied to the store store store

Bainbridge av, Nos 3042 and 3044, e s, 300 s Woodlawn road, 33.2 x100, two 2-sty brk dwellings. Annie Sponheimer and ano to Rachel Singer. Morts \$9,000. Jan 19. Jan 22, 1910. 12:3334. other consid and 100

Bainbridge av, No 3044, e s, 300 s Woodlawn road, 16.8x100, 2-sty brk dwelling. Rachel Singer to Stephen J Navin. Mort \$4,500. Jan 21 Jan 22, 1910. 12:3334. other consid and 100 *Barkley av, s s, 75 w Valentine st, 36x101x38x100 and being lot 335 map (No 1337) of St Joseph Orphan Asylum. Edgewater Realty Co to Geo E Sealy. Dec 21, 1909. Jan 27, 1910. other consid and 100

The tout of these pages is commished the sinks and

HAND POWER ELEVATORS suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPANY

*Blackrock av, s s, 255 w Olmstead av, 25x108, Unionport. Chas E Devermann to John Keener. Jan 20. Jan 21, 1910.

*Blackrock av, s s, 280 w Olmstead av, 25x108, Unionport. Same to same. Jan 20. Jan 21, 1910. other consid and 100

*Bartholdi av, s s, 75 e Cedar av and being lots 7 and 8 map (No 426) of lots near Williamsbridge Station, 50x100. Release mort. Milton Realty Co to Morris Sobin. Dec 13, 1909. Jan 21, 1910.

*Bartholdi av, s s, 55 e Rosewood av and being lots 21 and 22 map (No 426) of lots near Williamsbridge Station, 50x100. Release mort. Milton Realty Co to Morris Sobin. Dec 13, 1909. Jan 21, 1910.

Belmont av, late Cambreling av, e s, 332.2 s Pelham av, 50x100, vacant. Oscar W Riggs and Celine P his wife to John C Moora of Montclair, N J. Jan 22. Jan 26, 1910. 11:3091. no. Same property. John C Moora to Oscar W Riggs of Glen Ridge, N J. Jan 22. Jan 26, 1910. 11:3091. no. *Cedar av, e s, 150 s Bartholdi av and being lots 1, 2 and 3 same map, 68.3x103.8x81.3x125. Release mort. Mark Lurie to Morris and Benjamin Sobin, of Jersey City, N J. Jan 30. Jan 21, 1910.

Carter av, w s, 30.8 s Prospect pl, and being lots 21, 22 and 23 map of John P H Schmenger, 23d Ward, 75x108.8x63x130.5, vacant. Dorothy Reutler to Josephine K McOwen. Mort \$4,050. Jan 24. Jan 27, 1910. 11:2890.

*Cedar av, e s, 150 s Bartholdi av, 68.3x103.8x81.3x125. Bartholdi av, s s, 75 e Cedar av, 91.7x103.8x63.10x100.

Bartholdi av, s s, 55 e Rosewood av, 50x100, and being lots 1, 2, 3, 6, 7, 8, 21 and 22 same map.

Release mort. Ralph Hickox to Morris Sobin, of Newark, N J. Dec 3. Jan 21, 1910.

College av, w s, 340.4 n 169th st, 225x92.5, vacant. John B Dougherty to Robert L McElroy, of Whitestone, L I. Mort \$18, 000 on this and other property. Dec 31, 1909. Jan 20, 1910. 11:2785.

*Cornell av, s s, 175 w Mapes av, 25x100, Westchester. Christian Swenson to Joseph Kapp and Martha his wife, tenants by entirety. Mort \$3,500. Jan 26. Jan 27, 1910.

Crotona av, No 1418, e s, 143.10 n 170th st, 23x100, 2-sty frame dwelling. Lilian Vion to Margaret A Dunkly. Jan 21, 1910. 11:2937. Other consid and 100 Crotona Parkway, s e cor Tremont av or 177th st, 109.9x70.11x 101x101.7, vacant. 177th st (Tremont av), s s, 101.7 e Crotona Parkway, 25.5x101, vacant.

vacant.
Rosa, wife Jeremiah Altieri to Rosa Realty Co. Mort \$16,000.
Nov 23, 1909. Jan 27, 1910. 11:2985.

**Edison av | e s, at n w s Westchester av, 91.3x50x30.5 to n w s
Westchester av| Westchester av, x78.9. Geo W Tubbs to L Napoleon Levy. All liens. Jan 5. Jan 21, 1910.

Franklin av, No 1237, w s, 116.3 n of the tangent pt directly n of 168th st, runs n 76.6 x w 168.8 x s 60 x w 11.6 x s — x e 44.8 x n 46.2 x e 115.3 to beginning, being part lots 116 and 117, map (No 641 in Westchester Co) of Morrisania, 3-sty frame dwelling and vacant. Pauline Rosner to Annie Koplik. ½ part.

Morts \$15,000. Nov 29, 1909. Jan 25, 1910. 10:2612.

other consid and 100

ing and vacant. Pauline Rosner to Annie Koplik. ½ part.

Morts \$15,000. Nov 29, 1909. Jan 25, 1910. 10:2612.

tother consid and 100

Fulton av | s e cor 169th st, 65.2x79x65x74.2, 2-sty frame
169th st, No 576| dwelling and vacant. Louis E Kleban to Fulton

Wendover Construction Co. Mort \$13,500. Jan 20. Jan 24,
1910. 10:2612. other consid and 100

Fulton av | s e cor 169th st, 65.2x79x65x74.3, 2-sty
169th st, Nos 570 to 576| frame dwelling and vacant. Jacob Klingenstein to Louis E Kleban. Mort \$13,500. Jan 20, 1910.

10:2612. other consid and 100

*Gainsborg av, w s, 150 s Madison av and being lots 584 and 585
blk 18 map No 1087 Tremont Terrace, 50x100. Assign contract recorded Feb 18, 1907. Zilie Kolbert to Edward Kolbert. Jan
25. Jan 26, 1910. nom

*Gainsborg av, w s, 150.5 n Madison av, 100x100.

Willow lane, w s, 150.5 n Madison av, 25x100.

Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Dec 20. Jan 26, 1910. nom

*Same property. Bankers Realty & Security Co to Edward Kolbert. All liens. Dec 20, 1909. Jan 26, 1910.

Grand Boulevard and Concourse e s, 75 n 167th st, 308.6x204.10

Sheridan av | to w s Sheridan av, vacant. Philip Livingston to The West Side Construction Co. Jan 26, 1910. scant. Fleischmann Realty & Construction Co to Muller Construction Co. Mort \$5,000. Jan 21. Jan 22, 1910. 11:3199. other consid and 100

Grand Boulevard and Concourse, e s, 37.7 s 178th st, 33.5x116x32x 106.4, 2-sty frame dwelling. Hagemann Construction Co to Margt E Dunn. Jan 19. Jan 22, 1910. 11:2810. other consid and 100

Grand Boulevard and Concourse, e s, 37.7 s 178th st, 33.5x116x

Grand Boulevard and Concourse, e s, 37.7 s 178th st, 33.5x116x 32x106.4, 2-sty frame dwelling. Release mort. Fanny Lomas to Hagemann Construction Co. Dec 24, 1909. Jan 24, 1910. 11:2810.

11:2810. 3,00 rand Boulevard and Concourse, e s, 37.7 s 178th st, 33.5x116x 32x106.4, 2-sty frame dwelling. Release judgment. Caryl A Montgomery to Hagemann Construction Co. Jan 18. Jan 24, 1910. 11:2810.

1910. 11:2810.

*Hill av, w s, 525 n Jefferson av, 50x100. Land Co "A" of Edenwald to Patrick Sheridan. Oct 29, 1909. Jan 21, 1910. nom Hoe av n w cor 172d st, 25x100 and being lot 223 map No 1100 172d st of 300 lots controlled by Henry Morgenthau, vacant. Leah K Ray to Emanuel Glauber. Morts \$3,750. Dec 9, 1909. Jan 21, 1910. 11:2982. other consid and 100 Hoe av, w s, 37.3 s Home st, 30x68.5x30x71.11, vacant. Release mors. Andrew J Dalton to Trinity Danish Evangelical Lutheran Church. Jan 21, 1910. 10:2745. 1,000 Hoe av, No 1542, e s, 350 s 173d st, 25x100, 2-sty frame dwelling. John A Steinmetz to Samuel R Waldron of Brooklyn. Mort \$5,500. Jan 10. Jan 26, 1910. 11:2989. other consid and 100

Intervale av, No 881, s s, 115 e Beck st, runs w 46 x s 27 x e 0.1 to point 60 e Beck st x s 76.5 x e 40 x n 80.9 to beginning, 5-sty brk tenement. Release mort. N Y Trust Co to Winnte Realty & Construction Co. Jan 26, 1910. 10:2709. other consid and 1,000 Johnson av, n w s, adj land of Caddick, runs n w 100 x s w 37.6 x s e 100 to av x n e 37.6 to beginning, except part for Kappock st. Harriet A Graff widow to Elizabeth Balmer. Mort \$1,500. Jan 19. Jan 25, 1910. 13:3407. other consid and 100 *Johnson av, w s, 100 n Nelson av, 25x100. Land Co "D" of Edenwald to Michael Finn. Jan 13. Jan 24, 1910. nom Lafontaine av, No 2084, e s, 68.5 s 180th st, 16x100, 2-sty frame dwelling. Margaret L Callaghan to Grace V Kiernan. Mort \$2,000. Jan 27, 1910. 11:3069. other consid and 100 *Lydig av, s w cor Muliner av, 50x100, and being lots 31 and 32 blk 55 map (No 1138) section 1 of Morris Park. Release mort. Van Nest Land & Impt Co with Fidelity Development Co. Jan 25. Jan 27, 1910. nom Mapes av, No 2127 n w cor 181st st, 46.1x145.3, vacant. Maria 181st st L White to the Crotona Avenue Realty Co. Mort \$3,750. Jan 25. Jan 26, 1910. 11:3110. other consid and 100 *Maple av. w s. 50 n 211th st. 25x100 and being lot 34 map W F

Mort \$3,750. Jan 25. Jan 26, 1910. 11:3110.

*Maple av, w s, 50 n 211th st, 25x100 and being lot 34 map W F

Duncan at Williamsbridge, 25x100. Achille Branca to Francesco Romano. Mort \$1,500. Jan 17. Jan 21, 1910.

Marion av, No 2783, w s, 200 s 198th st, 25x78.1x25.3x74.4, 3-sty
frame dwelling. Gesina M Roosa to Philip Goldwasser. Mort
\$8,500. Jan 26. Jan 27, 1910. 12:3289.

Marion av, Nos 2644 and 2646, e s, 189 n 194th st, 50x168.4x50.1

x171.4, 5-sty brk tenement. Joseph Espaumberger to Wm J

Koch. ½ part. Mort \$22,000. Jan 22. Jan 26, 1910. 12:3282.

nom

Koch. ½ part. Mort \$22,000. Jan 22. Jan 26, 1910. 12:3282.

Merriam av, w s, 120.3 s 169th st, 52.4x91.11x50x100 and being lots 21 & 22 parcel 3 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. Mary, wife of and Joseph H Cronin to Phebe A Stripe. Mort \$700. Dec 4, 1909. Jan 24, 1910. 9:2529. other consid and 800 Morris av, No 2183, w s, 122.1 n Cameron pl, 25x90.10x25x90.1, 2-sty frame dwelling. Michael Murray to Peter N Nelson, Jr. Jan 20. Jan 21, 1910. 11:3181. other consid and 100 Morris av, late 2d av | s e cor Spring st, 50x100, Mt Eden, vacant. Spring st | Emma Lissa to Henry Lissa. Jan 19. Jan 174th st | 24, 1910. 11:2794, 2795. nom Morris av, Nos 673 and 675 n w cor 153d st, 50x100, 6-sty brk 153d st, No 265 | tenement and stores. Wales av, late Tinton av, w s, 125 n 145th st, 50x100, vacant. Frank Palladino to Michael Marrone. All liens. Jan 21. Jan 25, 1910. 9:2442. other consid and 100 *Pallading av, late 6th av, e s, 59.4 s 217th st, late 3d st, runs e 100 x s 50 (?) x w 100 to av x n 50 to beginning (probable error, south course omitted), Laconia Park. Victor Gerhards to Ike Greenberg. Mort \$700 and all liens. Jan 24. Jan 25, 1910. 100 Plympton av, e s, 50 n 170th st, 75x112.3x98.6x48.5 and being lots 19 to 21 parcel 17 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. Dora Cohn to Plympton Construction Co. Jan 13. Jan 22, 1910. 9:2521. other consid and 100 Prospect av, No 1340, e s, 50 n 169th st, 25x100, 2-sty frame dwelling. Annie M Logue to Albert Gerhards, Inc, a corpn. Mort \$5,000. Jan 21. Jan 24, 1910. 11:2970. other consid and 100 Prospect av, w s, 239.1 n 161st st, 82.3x130, vacant. Release

\$5,000. Jan 21. Jan 24, 1910. 11:2970. other consid and 100 t av, w s, 239.1 n 161st st, 82.3x130, vacant. Release Edward Hirsh to Henry Acker. Jan 25, 1910. 10:2677. 9,700

mort. Edward Hirsh to Henry Acker. Jan 25, 1910. 10:2677.
9,700

Prospect av, w s, 239.1 n 161st st, strip, 7x220. Release mort.
Clara B Dodin to Henry Acker. Jan 25, 1910. 10:2677. 5,000

Prospect av, late st, s e s, 50 n Fairmount pl, and being lots 130
and 131 map Fairmount, 100x152x102x170, s w s, vacant. Alex H
Wallace and ano EXRS Edw H Wallace to Plough & Fox Co of
N Y. Jan 3. Jan 24, 1910. 11:2955.

Prospect (Taylor) av, n w s, 350 n 183d st, n ½ of lot 146 map
Belmont Village, 50x100, except part for Prospect av, vacant.
Michael Grady et al to Eugene J Busher. Jan 21. Jan 24,
1910. 11:3102.

other consid and 100

*Pelham road, n e cor Willow lane, runs n 150 x e 118.11 x s
106.9 x w 160.6 to beginning, and being lots 1 to 6 and 27 and
28 map of 143 lots Paul estate, Westchester. Frank J Marion
to Mary R Fitzpatrick of Brooklyn. 1-5 part. Mort \$3,500. Oct
16, 1909. Jan 27, 1910.

*Roosevelt av, s s, 265 w Ft Schuyler road, 25x100, and being lot
124 map No 1098 Tremont Heights. Harris Levy to Sarah Lamport. Jan 21. Jan 24, 1910.

*Road from West Farms to Westchester, n s, 75 e Chauncey st,
25x100. Loretta Shea to Annie A Shea. Apr 20, 1905. Jan 22,
1910.

Robbins av s w cor 139th st, 100.10x92.1, vacant. Island Bealty

1910. Nobbins av | s w cor 139th st, 100.10x92.1, vacant. Island Realty 139th st | Co to U S Realty & Impt Co. Jan 17. Jan 24, 1910. 10:2568. Other consid and 100 Robbins av | s w s, at s s 141st st, 115.5x117x100.9x115.7, vacant. 141st | Island Realty Co to U S Realty & Impt Co. B & S. Jan 17. Jan 24, 1910. 10:2568. Other consid and 100 Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8, four 3-sty frame dwellings. Fairmount Realty Co et al to Louis Eickwort. of Mt Vernon, N Y. Mort \$17,000. Jan 15. Jan 26, 1910. 11:3158.

*Rosedale av, w s, 67.2 n Tremont av and being lots 445 and 446 blk P amended map (No 514) of Mapes Estate, 50x——. Mort \$3,000.

Rosedale av, w s, 17.2 n Tremont av, 50x—, and being lots 443 and 444, same map, except part for Tremont av. Mort \$2,000. Dorothy Reutler to Josephine K McOwen. Jan 24. Jan 26, 1910.

*St Marys av, w s, 50 n Central av and being lots 7 and 8 blk 26 map (No 599 in Westchester Co) of Pelham Park, 50x100. Wm A Wallas to Andreas Wolf. Jan 7. Jan 25, 1910. nom Southern Boulevard, w s, 63.8 n Westchester av, lots 41 to 44 map (No 1084) of Isabel T Perry, 100x100, vacant. J Clarence Davies to Henry Malkau and Joseph E Ismay. All title. B & S. Mort \$25,000. Jan 24. Jan 26, 1910. 10:2727. nom

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WILLIAM H. REYNOLDS, President

Southern Bouelvard, No 555, on map No 553, n s, 500 w Av St John, 50x115, 6-sty brk tenement and stores. Julius Waler-stein to Palher Realty Co. All liens. Nov 26, 1909. Jan 26, 1910. 10:2683.

Tinton av, No 94, on map No 584, e s, 30 n 150th st, 40x100, 5-sty brk dwelling. Daniel G Griffin to Palher Realty Co. Morts \$33,500 and all liens. Nov 26, 1909. Jan 26, 1910. 10:2664. nom Tinton av, No 772, e s, 66.8 s 158th st, late Cedar pl, 16.8x100, 2-sty frame dwelling. Ida E Leibsohn to Betsey Brauer. Mort \$5,250. Jan 19. Jan 21, 1910. 10:2655. other consid and 100 Teller av, No 1051, w s, 99.5 n 165th st, 20x100, 3-sty brk dwelling. Joseph King to Leah K R Goldfarb. Mort \$8,000. Jan 20. Jan 21, 1910. 9:2433. other consid and 100 Union av, Nos 758 and 760 | n e cor 156th st, 86.5x44.5x93.11x25. 156th st, No 831 | 4-sty brk tenement and store. Mort \$21,000. Union av | s w cor 156th st, 96x100, 2-sty frame dwelling

1521,000. Union av | s w cor 156th st, 96x100, 2-sty frame dwelling, 156th st, No 816 | 1-sty frame stable and vacant.

Robert A Koempel to Philomena wife Robert A Koempel. All title. B & S. Jan 20, 1910. 10:2665, 2676.

Robert A Koempel to Philomena wife Robert A Koempel. All title. B & S. Jan 20, 1910. 10:2665, 2676.

Walton av, No 2102 on map No 2112, e s, 75 s 181st st. 25x100, 2-sty frame dwelling. Paul M Herzog to Palher Realty Co. Morts \$6,800. Nov 26, 1909. Jan 26, 1910. 11:3178.

Walton av, w s, 156.6 n 158th st, 51.6x102.3x51.7x101.9, 2-sty frame dwelling and vacant. Walter H Dodd and ano EXRS John Leonard to Thomas D Malcolm Construction Co. Jan 26, 1910. 9:2474.

Wayne av, e s, at n e s 210th st. 44.11x107.3x3.10x124.11 and being lots 209 map No 1104 of 134 lots remainder Varian Est, vacant. David H Wheeler to Eliz W Small. Mar 4, 1907. Jan 24, 1910. 12:3343.

*Walker av, n s, 75 w Lincoln st, 25x100 and being lot 1 map part Gleason property dated May 15, 1894, 25x100. Annie A Mackintosh to Annie A Shea. June 20, 1906. Jan 22, 1910. nom Washington av, No2457, w s, 163 n 188th st, 25x110, 2-sty frame dwelling. John and Philip Reilly to Patrick Reilly. Mort \$2,000. Jan 25. Jan 26, 1910. 11:3042. other consid and 100 Webster av, e s, 183.3 n 169th st, runs n 49.7 x e 149.8 to c 1 Mill Brook x s 6.11 x s w 88.1 x s 11 x again s 4-100 x w 70.11 to beginning, 1-sty frame building and vacant.

Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | n e cor 169th st, runs n 73.10 x e 48 to c 1 Mill Brook | 12.893. other consid and 100 Webster av | e 141 x e m 281 x e 141 x e 281

& Fox Co, a corpn. Jan 26, 1910. 11:2893.

other consid and 100

Webster av, e s, 183.3 n 169th st, runs n 49.7 x e 149.8 to c 1

Mill Brook x s 6.11 x s w 88.1 x s 11 x again s 4-100 x w 70.11

to beginning, 1-sty frame building and vacant. Same to David

Krauss. Jan 26, 1910. 11:2893. other consid and 100

Webster av, No 2089, w s, 61.9 n 180th st, 33.9x80, 4-sty brk

tenement. Release mort. Chas Bjorkegren to Charles Bjorkegren, Inc. Jan 21. Jan 24, 1910. 11:3143. 1,000

Same property. Release mort. North American Mortgage Co to
same. Jan 21. Jan 24, 1910. 11:3143. 13.093.17

Whitlock av, No 918, e s, 175 n Tiffany st, 25x128.1x25x129.5, 3
sty brk dwelling. George F Johnson's Sons Co to John J Daly
and Elizabeth, his wife, tenants by entirety. Mort \$7,500. Jan
21. Jan 24, 1910. 10:2733. other consid and 100

*2d av, n w cor 219th st, -x105x50x-, and being gore lot 100
map of Wakefield. Catherine Close to Lillian V Rourke. Jan
11, 1907. Jan 21, 1910.

*Lot 24 map Givan Homestead, Westchester, 50x179. Thomas
Crimmey or Crummy to Thomas Crimmey or Crummy, Jr. Jan
21, 1910. other consid and 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Jan. 21 (part of), 22, 24, 25, 26 and part Jan. 27.

BOROUGH OF MANHATTAN.

1:90....nom

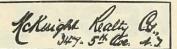
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125th st, No 77 West, store. Wm J Frey to Jacob Feigenbaum; 1 3-12 years from Feb 1, 1910. Jan 22, 1910. 6:1723.....3,000 125th st, No 77 East, all. Wm T Purdy to Geo and Frank Pergmaier: 5 years from May 1, 1910. Jan 24, 1910. 6:1750...2,500 Amsterdam av, No 1161, n e cor 117th st, Hotel La Porte. Ottlie Schmidt to John W Bates and Geo F Phillips; 9 years, from Oct 1, 1909. Jan 22, 1910. 7:1961.8,600

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Amsterdam av, No 1161, n e cor 117th st, Hotel La Porte, all.

David T Kennedy to Ottilie Schmidt; 5 years from Dec 1, 1908.

Jan 21, 1910. 7:1961. 8,000

Broadway, n w cor 111th st, store and basement. The Larimer A

Cushman Baking Co to Moses Oppenheimer; 3 8-12 years, from

Jan 1, 1910 (5 years renewal at \$3,000). Jan 21, 1910. 7:1894.

2,500

No 879, store, &c. Albert Erdman to Joseph A Toppiani Pietro Groce: 3½ years from Nov 1, 1908. Jan 27, 1910.

4:1038.....

BOROUGH OF THE BRONX.

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.

Subscibers 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

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

Jan. 21 (part of), 22, 24, 25, 26 and part Jan. 27.

BOROUGH OF MANHATTAN.

Ackerman, Fredk to TITLE GUARANTEE & TRUST CO. 2d av, No 91, w s, 48.6 n 5th st, 24.8x100x24.3x100. P M. Jan 25, 1910, due, &c, as per bond. 2:461. 22,000 Ackerman, Fredk to Karoline Hoffart. 2d av, No 91, w s, 48.6 n 5th st, 24.3x100. P M. Prior mort \$22,000. Jan 25, 1910, 5 years, 6%. 2:461. 10,000 5th st, 24 5th st, 24.3x100. P M. Prior mort \$22,000. Jan 25, 1910, 5 years, 6%. 2:461.

Archer, Hattie E to DRY DOCK SAVINGS INSTN. 119th st, No 127, n s, 405 e 7th av, 20x100.11. Jan 24, 1910, due, &c, as per bond. 7:1904. 10,000

Aberdeen Realty Co to J Archibald Murray. Lafayette st, Nos 150 and 152. Certificate as to mort dated June 10, 1909. June 10. Jan 21, 1910. 1:233.

American Mortgage Co with Maria S Simpson. 30th st, No 149

West. Extension of \$25,000 mort until Jan 14, 1912. at 5%. Jan 14. Jan 22, 1910. 3:806.

Antopol Pruzin Realty Co to Caroline Hewlett. Certificate as to mort for \$3,000 covering land in Kings County. Jan 19. Jan 22, 1910.

mort for \$3,000 covering land as 1910.

1910.

Axelrod, Jacob to A L Mordecai & Son, Inc, et al. 99th st, n s, 200 w West End av, 150x100.11. P M. Jan 21, 1910, 1 year, 6%. 7:1888.

Allen, James A to Allen Brothers Realty Co. 27th st, No 513, n s, 200 w 10th av, 25x98.9. Aug 28, 1909, due Mar 1, 1910, 6%. Jan 20, 1910. 3:699.

Beckmann, Otto H and Gustav A to Peter Doelger. 8th av, No 234. Saloon lease. Jan 12, demand, 6%. Jan 21, 1910. 3:771.

9,500

Barry, Caroline A to LAWYERS TITLE INS & TRUST CO. Lexington av, No 447, e s, 85.5 s 45th st, 15x75, 5 years, 5%. Jan 20, 1910. 5:1299.

Beck, Sophia with Caroline Ernst and ano. 50th st, No 561 West. Subordination agreement. Jan 20. Jan 21, 1910. 4:1079. nom Blass, Henry to Abraham Goldsmith and ano, trustees Saml Scholle. 21st st, No 230 East. Extension of \$22,000 mort until Mar 27, 1913, at 4½%. Jan 20. Jan 21, 1910. 3:901. nom Bruck, Reuben and Mendel Schulman to STATE BANK. 103d st, Nos 331 and 333, n s, 150 w 1st av, 50x100.11. Prior mort \$______. Jan 19, demand, 6%. Jan 21, 1910. 6:1675.

Berry (John B) Co to Paul Tuckerman and ano. Amsterdam av, s w cor 189th st, 99.11x100. Jan 21, 1910, 3 years, 6%. 8:2159. 34,000

Same to same. Same property. Certificate as to above mort.

Jan 21, 1910. 8:2159.

Bigham, Ellen to TITLE GUARANTEE & TRUST CO. Park av,
No 1001, n e cor 84th st, No 101, 25x57. Jan 21, 1910, due,
&c, as per bond. 5:1513.

Baxter, Emmeline C to TITLE GUARANTEE & TRUST CO. University pl, No 124, w s, 51.9 n 13th st, 25.10x104.3x25.9x102.10.

Jan 15, due, &c, as per bond. Jan 24, 1910. 2:571.

Jan 24, 1910. 2:571.

Broadway and 113th St Co to METROPOLITAN LIFE INS CO.
Broadway, n w cor 113th st, runs n 175.11 x w 100 x s 175.11

to st x e 100 to beginning. Jan 24, 1910, due Apr 1, 1920, 6,%
until completion of building, 5½% until Apr 1, 1915, and thereafter at 5%. Jan 24, 1910. 7:1895.

Same to same. Same property. Certificate as to above mort.
Jan 24, 1910. 7:1895.

Becker, Margt J with R Eliz Putney and Sydney Fisher. 3d av, Nos

Jan 24, 1910. 7:1895.

Becker, Margt J with R Eliz Putney and Sydney Fisher. 3d av, Nos 333 and 335, e s, 24.8 s 25th st, 49.4x97.7. Extension of \$68,000 mort until Feb 23, 1913, 5%. Jan 21, 1910. 3:905. nom Blair & Co and Carolina Clinchfield and Ohio Railway with UNION TRUST CO OF N Y as trustee. Rolling stock, &c. Equipment agreement. Jan 15, due Jan 15, 1920, 5%. Jan 24, 1910.

1,375,285

Blair & Co and Kansas City Southern Railway Co with N Y TRUST CO as trustee. Rolling stock. Certificate that certain cars that have been wrecked are replaced. Dec 7. Jan 24, 1910.

Cath-P.M. 25,000

3,000 nom

nom

HECLA IRON WORKS | Architectural Bronze

North 10th, 11th and 12th Streets **NEW YORK**

IRON WORK

BROOKLYN,

Becker, Margt J with Joseph Liebling. 111th st, Nos 233 and 235, n. s, 375 e 8th ay, 50x100.11. Extension of 855,000 mort until Feb 23, 1913, at 5%. Jan 21, 1910. 7:1827, s. nom Baum, Joseph M to Chas M Rosenthal. 120th st, No 122, s. s, 205 e Park av, 25x100.10. Prior mort \$17,000. Jan 22, due Feb 1, 1913, 6%. Jan 24, 1910. 6:1708.

Beck, Chas, of Jersey (1ty, N. J, to Carl Ernst and ano. 50th st, No 561, n. s, 23 e 11th av, 25.8x48.11. Jan 20, due, &c, as per bond. Jan 21, 1910. 4:1079.

Bergmann, John to METROPOLITAN SAVINGS BANK. Rivington st, No 345, s. s, 68 e Mangin st, 22x75. Jan 25, 1910, 3 yrs, 4½. 2:323.

Bruder, Joseph to Anna Amend. 13th st, No 708, s. s, 134.1 e Av C, 23.10x103.3; 16th st, No 347, n. s, 225 e 9th av, 25x41.9. Jan 1, 8 years, 6%. Jan 24, 1910. 2:382, 3:740. Nagle av, s, 600 e Ellwood st, runs s 180.5 to n s Hillside st x e 46.11 to Hillside av as legally opened x n e 55.5 x n 136.2 to av x w 100 to beginning. Subordination agreement. Jan 24. Jan 25, 1910. 8:2173.

Bloom, Wolf to Banned Friend. Market st, Nos 27 and 29, wos 51.1 s Henry st, two lots, each 25.2x113.4. Two morts, each \$3,000. Two prior morts \$— Jan 25, due July 1, 1911, 66,00 Bader, Lazare and Fau B with Alfred M Heinsheimer. 37th st, No 447, n. s, 175.10 e 10th av, 24.10x8.9. Subordination agreement. Jan 24, 13n 25, 1914, at 5%. Jan 26, 1910. 3:735.

Bibby, Andrew A with John J Pierrepont. 181st st, n. s, 170 en Audubon av, —x—Extension. Sp. 525 e Broadway, 75x 99.11. Jan 18, 3 years, 5%. Jan 26, 1910. 7:1982. 1914, at 5%. Jan 26, 1910. 8:235.

Beyer, Gustave E, of Hackensack, N. J. and Val Fink, of N. Y. on County Holding Co. 143 st, N. 505, n. s, 525 e Broadway, 75x 99.11. Jan 18, 3 years, 5%. Jan 26, 1910. 7:1982. 1914, at 5%. Jan 26, 1910. 8:215.

Book, Jacob A, Individ and as eer Valentine Boos, of Mt Vermon. N. Y. to METROPOLITAN SAVINGS BANK. Stanton st, N. 90.01, n. s, 25 w Lewis st, 25.3x58x25.1x58. Jan 26, 1910, 5 years, 1920. 41.18. 250.00. Same and Minnie Zimmerman with same. Same property. Cer BROOKLYN. mort \$50,000. Jan 24, 1 year, 6%. Jan 25; 1910. 6:1630. 10,000

Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630. —

Carman, Agnes E M and Cerise E A extrx, &c, Elbert S Carman with Mary H Lester. Hamilton terrace, No 42. Extension of \$13,000 mort until Oct 1, 1909, at 5%. Mar 30, 1907. Jan 25, 1910. 7:2050. nom

Cisney, Geo W to Wm H Rolston and ano trustees Rosewell G Rolston. Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2 x40.2. Jan 24, 1910, 3 years, % as per bond. 1:39. 15,000

Cahill, Margt to LAWYERS TITLE INS & TRUST CO. 26th st, No 353, n s, 164 e 9th av, runs e 21.10 x n 62.6 x n 9 x e 0.1 x n 27.3 x w 22 x s 98.9 to beginning. P M. Jan 24, 5 years, 4½%. Jan 25. 1910. 3:750. 10,000

Conkling, Alfred R to MUTUAL LIFE INS CO of N Y. Lispenard st, No 11, n s, abt 100 e West Broadway, 25x100. Jan 19, due &c as per bond. Jan 21, 1910. 1:211. 25,000

Cunningham, Mary B to Alema Realty Exchange Co. 96th st, No 206 West. Assign rents to extent of \$681. Jan 24, 1910. 4:1243. nom

Caruso, Carmela to Bronx Investment Co. Mott st, No 120, e s,

Caruso, Carmela to Bronx Investment Co. Mott st, No 120, e s, 72.6 n Hester st, runs n 26.6 x e 43.7 x s 26.5 x w 16.10 x n 0.6 x w — to beginning. Jan 21, 1910, 3 years, 5½%. 1:238.

Same and Angelina Marrone with same. Same property. Subordination agreement. Jan 21, 1910. 1:238. nom Corn Exchange Realty Co to Grace Volk. 143d st, s e cor Lenox av, 85x24.11. Prior mort \$10,000. Jan 18, 1 year, 6%. Jan 21, 1910. 6:1740.

av, 85x24.11. Prior mort \$10,000. Jan 18, 1 year, 0%. Jan 21, 1910. 6:1740.

D'Aversa, Concetta and Ciro, Giuseppe Lo Pinto, Antonino Collura, Ciro D'Amato and Tommaso Rao and Vincenza Di Matteo to Lillian Vickers. 13th st, Nos 511 and 513, n s, 158.6 e Av A, 37.6x103.3. Jan 20, 2 years, 6%. Jan 21, 1910. 2:407. 2,285.50 Duffy, James J to Mary C Crane. 24th st, Nos 533 and 535, n s, 293 e 11th av, 57x98.9. Prior mort \$50,000. Feb 15, 1908, 3 years, 6%. Jan 21, 1910. 3:696.

Devaney, James to Lion Brewery. 14th st, No 61 West. Saloon lease. Jan 19, demand, 6%. Jan 21, 1910. 3:816. 5,300 Dunne, Frances to GREENWICH SAVINGS BANK. 39th st, No 417, n s, 225 w 9th av, 25x98.9. Jan 24, 1910, due, &c, as per bond. 3:737.

Davis (Samuel D) Construction Co to Joseph Oussani. Cathedral Parkway, n s, 350 w 7th av, 125x100. P M. Prior mort \$85,000. Jan 25, due Dec 23, 1910, 6%. Jan 25, 1910. 7:1826. 20,000

s East 1:284.

Dawson Construction Co to Sam'l D Davis Construction Co. Cathedral Parkway (110th st), n s, 350 w 7th av, 125x100. P M. Jan 25, 1910, due Jan 1, 1912, 6%. 7:1826. 25,00 Du Bois, Anna G with Frances Rosenthal and ano. 112th st, Nos 57 and 59 East. Extension of \$40,000 mort until Jan 12, 1915, at 5%. Jan 10. Jan 26, 1910. 6:1618. no Ellsberg, Saml to Geo C Kobbe. Jefferson st, No 14, w s, abt 75 s East Broadway, 20x52.2. Jan 26, 5 years, 5%. Jan 27, 1910. 1:284. 1:284. 14,00
Same and Jos E Kaplan with same. Same property. Subordination agreement. Jan 27, 1910. 1:284. not Ellsberg, Saml to Morris Zack. Same property. Prior mort \$14,-000. Jan 26, 3 years, 6%. Jan 27, 1910. 1:284. 3,00
Same and Jos E Kaplan with same. Same property. Subordination agreement. Jan 19. Jan 27, 1910. 1:284. not Elliott, Fredk A, of Brooklyn, N Y, to Ellen A Slaven. 72d st, No 133, n s, 322 w Columbus av, 22x102.2. P M. Prior mort \$45,000. Jan 26, due, &c, as per bond. Jan 27, 1910. 4:1144. 15,00 Engle, Saml to Louis Recht. Division st, No 36, n s, 87.6 w
Chrystie st, 17.5x122.3x16.9x113.6. P M. Prior mort \$\(\)—
Jan 26, 2 years, 6%. Jan 27, 1910. 1:289. 3,500

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Grace W Thomas. 77th st, No 14, s s, 250 w Central Park West, 25x102.2. Extension of two morts for \$10,000 each until Jan 1, 1913, at 4½%. Jan 24. Jan 25, 1910. 4:1129. nom
Ehret, Geo with Frances Steel Co. Broadway, Nos 1313 and 1315, n w cor 34th st, No 107, 31.10x—x—x50.6. Extension of \$50,000 mort until April 8, 1912, at 5½%. Jan 24. Jan 25, 1910. 3:nom Eastport Realty Co to Alonzo G Van Nostrand. Madison st, No 211. Certificate as to mort for \$27,000. Jan 18. Jan 24, 1910. 1:271.

Eastport Realty Co to Alonzo G Van Nostrand. Madison st, No 211. Certificate as to mort for \$27,000. Jan 18. Jan 24, 1910. 1:271.

Esselborn, Emil, Geo, Wm and Christina to John C Forster. 47th st, Nos 613 and 615, ns, 225 w 11th av, 50x100.5. Dec 15, due June 15, 1910, 6%. Jan 22, 1910. 4:1095.

Eastport Realty Co to Alonzo G Van Nostrand. Madison st, No 211, ns, abt 158 e Rutgers st, 26.1x100. Jan 19, due Jan 1, 1915, 5%. Jan 22, 1910. 1:271.

Erorty-Fifth Street Exchange to Lester L Sisson. 45th st, Nos 143 to 147, ns, 271.9 e 7th av, 68.6x100.4. Jan 18, demand, 6%. Jan 22, 1910. 4:998.

21,000

507 West 161st Street Co to Henry Raabe. 161st st, Nos 505 and 507, n s, 150 w Amsterdam av, 50x99.11. Prior mort \$45,000. Jan 3, 2 years, 6%. Jan 24, 1910. 8:2120.

Freedman, Hannah wife of and Moritz to J Allen Townsend. Broadway, n w cor Emerson st, 125x150. Jan 24, 1910, 3 years, 5½%. 8:2241.

Fischer, Sam'l, Rachel and Annie with Max Cohen. Madison st, No 111. Extension of \$6,000 mort until Jan 1, 1914, at 6%. Jan 8. Jan 26, 1910. 1:277.

Furst, Alfred to Emil Rothman. Madison av, No 1929, s e cor 124th st, 20.6x80. Prior mort \$—. Jan 24, 2 years, 6%. Jan 26, 1910. 6:1748.

Freeman, Meyer, Philip and Jacob to Alfred M Heinsheimer. 37th st, No 447, n s, 175.10 e 10th av, 24.10x98.9. Jan 26, 1910. 6:1748.

Freeman, Charles and Mary E Grasmuck with Alfred M Heinsheimer. 37th st, No 447, n s, 175.10 e 10th av, 24.10x98.9. Subordination agreement. Jan 22. Jan 26, 1910. 3:735. nom Frankenthaler, Jacob with Herrmann Realty Co and Henry Herrmann. Amsterdam av, No 1487. Extension of \$5,000 mort until Mar 1, 1913, at 6%. Jan 27, 1910. 7:1971.

Fraser, Mary L with Estelle Hodgdon. 131st st, No 5 West. Extension of \$28,000 mort until Mar 1, 1913, at 6%. Jan 27, 1910. 7:1973.

Fraser, Mary L with Estelle Hodgdon in 15 to 15 was 18,000 mort until Mar 1, 1913, at 6%. Jan 27, 1910. 7:1973.

Goddward, Mary E to AMERICAN TEMPERANCE LIFE INS ASSN. 128th st, No 250, s s, 375 w 7th av, 2549.11. Jan 17, 1 year, 5%. Jan 27, 1910. 7:19 Grote, Geo W to Wm H Ely. 102d st, Nos 430 to 438, s s, 445 e 1st av, 125x100.11. Jan 19, 5 years, 5%. Jan 21, 1910. 6:1695. 10,000 Gasparrini, Felix to Chas L Hoffman. 118th st, Nos 336 and 338

East. Assign rents to secure mort. Jan 20, installs, 6%. Jan 24, 1910. 6:1689. 3,000

Guardino, Saverio Stefano, Leonardo, Vincenzo and Diego to Jacob Klingenstein. Spring st, No 9, n s, 25.3 e Elizabeth st, 25.3x 101.6x25x95.3 to beginning. Prior mort \$—. Jan 20, 5 years, 6%. Jan 22, 1910. 2:492. 8,500

Goldberg Rosa to Daniel Jones. Henry st, No 201, n s, abt 78 w Clinton st, 24x86. Prior mort \$25,500. Jan 20, 1910, due May 20, 1910, 6%. 1:285. 400

Gentzlinger, Wm H and Henrietta, and Louis Werner with BOW-ERY SAVINGS BANK. Amsterdam av, No 93. Extension of \$18,000 mort until Jan 18, 1915, at 4½%. Jan 18. Jan 25, 1910. 4:1135. nom

Gibbs, Emma S with Emily E Schwarz, Longy and No 247. 5.

Gibbs, Emma S with Emily E Schwarz. Lenox av, No 347. Subordination agreement. Jan 20. Jan 25, 1910. 7:1912. no GREENWICH SAVINGS BANK with David T Kennedy. Amsterdam av, No 1161, n e cor 117th st, No 437, 100.11x40. Extension of mort for \$70,000 to Jan 30, 1915, at 5%. Jan 21. Jan 24, 1910. 7:1961. no

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE **NEW YORK** LONG ISLAND CITY

BUILDINGS

Hogan, Joseph M to Geo Ehret. 3d av, n e cor 58th st. Saloon lease. Jan 20, demand, 6%. Jan 21, 1910. 5:1332. 3,600 Holland Holding Co to Gertrude S Rice, trustee John A Stevens. 22d st, No 17, n s, 483.4 w 4th av, 33.4x98.9. P M. Jan 21, 1910, 2 years, 5%. 3:851. 75,000 Hogan, Jos M to Roger W Bligh and ano. 3d av, No 971. Saloon lease. Jan 20, demand, 6%. Jan 21, 1910. 5:1332. 2,534.57 Heidelberger, Frida with SEAMENS BANK FOR SAVINGS IN CITY N Y. 7th av, s e cor 114th st, -x—. Extension of \$92,000 mort until June 26, 1915, at 4½%. Jan 19. Jan 22, 1910. 7:1823. nom

ack, Jacob to Joseph M Kilcoyne. 8th av, No 2794, e s, 49.11 n 148th st, 50x80. Prior mort \$55,500. Jan 21, 1910, due, &c, as per bond. 7:2034.

per bond. 7:2034. 2,064

Home Apartment Co to Edw G Bailey. 69th st, No 202, s s, 80 w

Amsterdam av, 27x100.5. Prior mort \$—. Jan 24, 1910, due

July 1, 1910, 6%. 4:1160. 1,200

Same to same. Same property. Certificate as to above mort.

Jan 24, 1910. 4:1160. —

Haines Realty Co to Frances W Haines. St Nicholas av, No 961,

n w cor 158th st, No 491, 203.3 to 159th st x 41.1x199.10 to

158th st x 78.5. Dec 31, 3 years, 5%. Jan 22, 1910. 82108.

30,000

158th st x 78.5. Dec 31, 3 years, 5%. Jan 22, 1910. 8:2108.

30,000

Same to same. Same property. Certificate as to above mort.
Dec 31. Jan 22, 1910. 8:2108.

Habicht, Anna wife Thos J to Emily E Schwarz. Lenox av, No 347, w s, 79.11 n 127th st, 20x100. Jan 21, 5 years, 5%. Jan 25, 1910. 7:1912.

Harris, Thomas to John Hollings individ and as trustee George Hollings. 45th st, No 443, n s, 250 e 10th av, 25x104.4. P M. Jan 24, 5 years, 5%. Jan 25, 1910. 4:1055.

Hargood Realty & Construction Co to Alex P W Kinnan. 179th st, s s, 125 e Fort Washington av, 150x92.6. P M. Prior mort \$135,000. Jan 10, 3 years, 5%. Jan 26, 1910. 8:2176. 31,000

Haskin, May L to Stephen C Clark. 86th st, No 34, s s, 475 w Central Park West, 25x102.2. Jan 25, 1910, due, &c, as per bond. 4:1199.

Hutshing, Johanna to Wm Schutt. 89th st, No 223, n s, 225 w 2d av, 25x100.8. Prior mort \$—. Jan 25, due Apr 1, 1913, 6%. Jan 26, 1910. 5:1535.

Hyde, Eliz V S, of Morristown, N J, to Fredk A Clark. 47th st, Nos 10 and 12, s s, 185.9 w 5th av, 42.10x100.5. Jan 27, 1910, due, &c, as per bond. 5:1262.

Hoffman, Isabella widow to Bella C Peterkin. 3d av, formerly Bowery, No 385, e s, 48 n 5th st, 24x100. Prior mort \$9,000. Jan 12, 1910, 2 years, 5%. 2:461. Corrects error in issue of Jan 15, when 3d av No was 385.

Israel, David and Mendel Epstein to American Mortgage Co. 67th st, No 240, s s, 200 e West End av, 25x100.5. Jan 24, 1910, 5 years, 5%. 4:1158.

Israel, David and Mendel Epstein to General Synod of the Reformed Church in America, a corpn. 67th st, No 238, s s, 225 e West End av, 25x100.5. Jan 24, 1910, 5 years, 5%. 4:1158.

West End av, 25x100.5. Jan 24, 1910, 5 years, 5%. 4:1158.

West End av, 25x100.5. Jan 24, 1910, 5 years, 5, 6, 14,500

Jones, Hugh with EMPIRE CITY SAVINGS BANK. St Nicholas av, Nos 945 to 949, w s, 51.9 s 158th st, -x82.7x74.10x61.11. Extension of \$65,000 mort until Mar 15, 1912, % as per bond. Jan 15. Jan 25, 1910. 8:2108. nom

Jones, Saml to Robert M Silverman. 69th st, Nos 225 to 229, ns, 265 w Amsterdam av, 80x100.5. Prior mort \$113,500. Jan 20, 2 years, 6%. Jan 21, 1910. 4:1161. 33,360.44

Jones, Hugh 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. Corrects error in last issue as to name of mortgagor, which was Henry Jones. 4,500

Jaffe, Clara to Esther Surut. Manhattan av, No 445, w s, 25.11 s 119th st, 25x100. Jan 26, 5 years, 5%. Jan 27, 1910. 7:1945. 23,000

KINGSTON SAVINGS BANK with Giovanni Lordi. Bleecker st, Nos 185 and 187, and Macdougal st, Nos 100 and 102. Extension of \$68,000 mort until Jan 20, 1913, at 5%. Jan 6. Jan 26, 1910. 2:540.

sion of \$68,000 mort until Jan 20, 1913, at 5%. Jan 6. Jan 26, 1910. 2:540.

KINGSTON SAVINGS BANK with Max Mutnick. Rivington st, Nos 121 and 123. Extension of \$66,000 mort until Jan 18, 1915, at 5%. Jan 26, 1910. 2:353.

Kaye, Charles to GREENWICH SAVINGS BANK. 26th st, Nos 30 to 34, s s, 253.6 e 6th av, 71.6x98.9. Jan 20, 1910, due, &c, as per bond. 3:827. 325,000

Kelly, Jos W to American Mortgage Co. 30th st, No 149, n s, 150 e 7th av, 25x98.9. P M. Prior mort \$—. Jan 21, 2 years, 6%. Jan 22, 1910. 3:806. 15,000

Kissel, Caroline T with Chas L Ritzmann. 8th av, n e cor 15th st, -x—. Leasehold. Extension of \$8,000 mort until Jan 1, 1915, % as per bond. Jan 21, 1910. 3:765. nom

Kelsarge Realty Co to HARLEM SAVINGS BANK. 174th st, Nos 503 and 505, n s, 100 w Amsterdam av, 50x89.8. Jan 20, 5 years, 5%. Jan 21, 1910. 8:2131. 43,000

Same to same. Same property. Certificate as to above mort. Jan 20. Jan 21, 1910. 8:2131. 43,000

Kuhl, Heiman L to Isaac Manasse. Lewis st, No 83, w s, 200 n Rivington st, 25x100. Prior mort \$—. Jan 3, 2 years, 6%. Jan 24, 1910. 2:329. 1.338.50

Kelly, Edw J to Geo Ehret. Broadway, No 1787, s w cor 58th st. Saloon lease. Jan 19, demand, 6%. Jan 25, 1910. 4:-5,747.45

Krauss, Henry to Jennie Clarkson Home for Children. 3d av., Nos 2327 and 2329, e s, 60 n 126th st, 39.11x76. Jan 25, 5 years, 434%. Jan 26, 1910. 6:1791. 25,00 Same and Eliz Hurliman and Dorothy F Duggan with same. Same property. Subordination agreement. Jan 25. Jan 26, 1910. 6:1791 Jan 25, 5 25,000

property. 6:1791.

1910. 3:707.

Levkowitz, Annie to Sam'l Goldberger. 5th st, No 729, n s, 341.1

e Av C, 16.9x83. Jan 25, 4 years, 6%. Jan 26, 1910. 2:375.

2,500

Linder, Louis with Harlan F Stone trustee David Stevenson for Marion S Buckler. 5th st, No 729 East. Agreement as to share ownership in mort. Jan 25. Jan 26, 1910. 2:375. nom Lurie Realty Co to Chas N Reynolds and ano exrs, &c, John N Reynolds, Suffolk st, No 184, e s, 80 s Houston st, 22x75; Suffolk st, No 182, e s, 102 s Houston st, 24x100. P M. Jan 25, 1910, 5 years, 5%. 2:350. 30,000 Lawyers Mortgage Co with Bessie Weinger. 110th st, s s, 26 w Park av, 41x100.11. Extension of mort for \$38,000 to Aug 7, 1914, at 5%. Dec 6, 1909. Jan 5, 1910. 6:1615. Reprinted from issue of Jan 8 when property was not given. nom LAWYERS TITLE INS & TRUST CO with Mary King. Madison av, Nos 1648 and 1650. Extension of \$55,000 mort until Jan 10, 1913, at 5%. Jan 10. Jan 24, 1910. 6:1615. nom LAWYERS TITLE INS & TRUST CO with Dayton Realty Co. 178th st, n s, 100 w Broadway, 56.4x92.6. Extension of \$45,000 mort until Jan 18, 1915, at 5%. Jan 18. Jan 24, 1910. 8:2176.

LAWYERS TITLE INS & TRUST CO with Robt F Elias and ano. 101st st, No 308 East. Extension of \$30,000 mort until Feb 9, 1915, at 5%. Jan 21, 1910. 6:1672. not LAWYERS TITLE INS & TRUST CO with Dayton Realty Co. 178th st, n s, 156.4 w Broadway, 56.4x92.6. Extension of \$45,000 mort until Jan 18, 1915, at 5%. Jan 18. Jan 26, 1910. 8:2176. nom

mort until Jan 18, 1915, at 5%. Jan 18. Jan 26, 1910. 8:2110.

Lavayen, Marie R to TITLE GUARANTEE & TRUST CO. 114th st, No 616, s s, 210 w Broadway, 15x100.11. Jan 26, 1910, due, &c, as per bond. 7:1895.

Loft Realty Co to Jennie W Schiffer et al, exrs, &c Walter Schiffer. 26th st, Nos 135 to 139, n s, 375 w 6th av, 50x98.9. Jan 26, 1910, 5 years, 5%. 3:802.

Same to same. Same property. Certificate as to above mort. Jan 21. Jan 26, 1910. 3:802.

Lacombe, E Henry, Eliz B Burnham and Lorenzo M Gillet, trustees Douglass Wm Burnham with Young Women's Settlement. Av B, No 145. Extension of \$15,000 mort until Jan 11, 1913, at 5%. Jan 6. Jan 24, 1910. 2:392.

Long, Marietta wife Richard W to John S Daly, trustee John B M McKean. 15th st, No 605, n s, 88 e Av B, 25x103.3. Jan 22, 3 years, 5%. Jan 24, 1910. 3:983.

Mirror Realty Co to Hannah Silverstone. 122d st, Nos 502 and 504 West. Assign rents to secure \$1,557.53. Jan 20, 1910. 7:1976.

7:1976.

MERCANTILE TRUST CO with Fredericka Teepe, extrx John C
Teepe. 56th st, No 122 East. Extension of \$10,000 mort until
Jan 1, 1913, at 5%. Jan 5. Jan 21, 1910. 5:1310. nom
Meade Transfer Co to NEW JERSEY TITLE GUARANTEE &
TRUST CO of N J as trustee. Bank st, Nos 123 to 127, n s,
269.2 w Greenwich st, runs n 95 x e 9.2 x n 20.10 x n w 50.6 x s
59.9 x n w 20.4 x s 68.5 to Bank st x e 61.3 to beginning. Prior
mort \$65,000; also all chattels, &c. Jan 11, due Jan 1, 1927, 6%.
Jan 21, 1910. 2:635.

McCormick, Margt E to American Mortgage Co. 74th st, No 148,
s s, 37.6 e Lexington av, 18.9x68. Jan 20, 1910, 3 years, 5%.
5:1408.

McCormack, Joseph A to Martha L Children St. 11.

5:1408.

McCormack, Joseph A to Martha L Chilton. Mulberry st, No 88, s e s, 100.7 s w Canal st, 25x101.2x24.9x100.10. 1-6 part. Sub to all liens. Nov 24, 1909, 1 year, 6%. Jan 25, 1910. 1:200. 500

Mazzeo, Giuseppe to Michele Briganti. New Chambers st, Saloon lease. Jan 25, demand, 6%. Jan 26, 1910. 1:111. 2,536.30

Marie, Leon to Susan McV Hemenway. 86th st, No 152, s s, 247 e Amsterdam av, 23x106.10. Jan 20, 5 years, 5%. Jan 26, 1910. 4:1216. 35,000 Moriggia, Celestino to Louise C McCreery. West Broadway, No 506, w s, 150 s Bleecker st, 25x75. Jan 25, 1910, 5 years, 4½%. 2:525. 15,000

2:525. 15,000

Same and Cesare and Giuseppe Razzetti with same. Same property. Subordination agreement. Jan 25, 1910. 2:525. nom McManus, John to Luke McManus. 131st st, No 60, s s, 195 w Park av, 17.6x99.11. All title. July 1, 1890, 6 months, 4½%. Jan 26, 1910. 6:1755.

Matshak, Ray E and David, trustees Saml Matshak with Aaron J Lebenheim and ano, trustees Simon Schey. 151st st, No 448, s s, 295.6 e Amsterdam av, 27x99.11. Extension of \$18,500 mort until Jan 21, 1915, at 4½%. Jan 17. Jan 26, 1910. 7:2065. nom Marie Realty Corpn to Francis Hustace. Certificate as to mort for \$2,500 covering land in Westchester Co. Jan 26, Jan 27, 1910.

Munck, Jacob with Henry M Sands. 142d st, No 205 West. Extension of \$15,000 mort until Jan 28, 1915, at 4½%. Jan 26. Jan 27, 1910. 7:2028. nom

New York Times Building Co to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U.S. 7th av, Nos 607 to 619, n e cor 42d st, runs e 58.4 to Broadway, Nos 1469 to 1485, x n 142.11 to Times Square x w 20 to av x s 137.11 to beginning. Certificate as to mort for \$150,000. Jan 25. Jan 26, 1910. 4:995.

HECLA IRON WORKS | Architectural Bronze

North 10th, 11th and 12th Streets **NEW YORK** BROOKLYN,

IRON WORK

Becker, Margt J with Joseph Liebling. 111th st, Nos 233 and 235, n s, 375 e 8th av, 50x100.11. Extension of \$65,000 mort until Feb 23, 1913, at 5%. Jan 21. Jan 22, 1910. 7:1827. nom Baum, Joseph M to Chas M Rosenthal. 120th st, No 122, s s, 265 e Park av, 25x100.10. Prior mort \$17,000. Jan 22, due Feb 1, 1913. 6%. Jan 24, 1910. 6:1768. Beck, Chas, of Jersey City, N J, to Carl Ernst and ano. 50th st, No 561, n s, 23 e 11th av, 25.8x48.11. Jan 20, due, &c, as per bond. Jan 21, 1910. 4:1079. Rivington st, No 345, s s, 68 e Mangin st, 22x75. Jan 25, 1910, 3 yrs, 4½%. 2:323. 6.000 Bruder, Joseph to Anna Amend. 13th st, No 708, s s, 134.1 e Av ton st, No 345, s s, 68 e Mangin st, 22x75. Jan 25, 1910, 3 yrs, 4½%. 2:323. 6,000
Bruder, Joseph to Anna Amend. 13th st, No 708, s s, 134.1 e Av C, 23.10x103.3; 16th st, No 347, n s, 225 e 9th av, 25x91.9. Jan 1, 8 years, 6%. Jan 24, 1910. 2:382, 3:740. 7,100
Breithaupt, William with Hudson Mortgage Co. Nagle av, s s, 600 e Ellwood st, runs s 180.5 to n s Hillside st x e 46.11 to Hillside av as legally opened x n e 65.5 x n 136.2 to av x w 100 to beginning. Subordination agreement. Jan 24. Jan 25, 1910. 8:2173. nom Bloom, Wolf to Banned Friend. Market st, Nos 27 and 29, w s, 51.1 s Henry st, two lots, each 25.2x113.4. Two morts, each \$3,000. Two prior morts \$—. Jan 25, due July 1, 1911, 6%. Jan 26, 1910. 1:277.
Bader, Lazare and Paul B with Alfred M Heinsheimer. 37th st, No 447, n s, 175.10 e 10th av, 24.10x98.9. Subordination agreement. Jan 24. Jan 26, 1910. 3:735. nom Bibby, Andrew A with John J Pierrepont. 181st st, n s, 170 e Audubon av, —x—. Extension of \$20,000 mort until Dec 28, 1914, at 5%. Jan 26, 1910. 8:2155. nom Beyer, Gustave E, of Hackensack, N J, and Val Fink, of N Y, to County Holding Co. 143d st, No 505, n s, 525 e Broadway, 75x 99.11. Jan 18, 3 years, 5%. Jan 26, 1910. 7:2075. 115,000 Boos, Jacob A, individ and as exr Valentine Boos, of Mt Vernon, N Y, to METROPOLITAN SAVINGS BANK. Stanton st, No 300, n s, 25 w Lewis st, 25.3x58x25.1x58. Jan 26, 1910, 5 years, 4½%. 2:330. n s, 25 w Lewis st, 25.3x55x25.1x58. Jan 26, 1910, 5 years, 44%. 2:330. 9,000
Bausch, Robert to Geo Ehret. Lawrence st, No 84. Saloon lease. Jan 25, demand, 6%. Jan 26, 1910, 7:1982. ,1739.15
Bachman, Alfred C to West Side Construction Co. Riverside Drive, Nos 264 to 267, s e cor 99th st, 106.10x80.11x100.11x
116.1. P M. Prior mort \$385,000. Jan 26, demand, 6%. Jan 27, 1910. 7:1888.

Cohen, David, Thomas W Weisman, Louis Robinson and Simon Weisman to James Suydam. Rivington st, n e s, 22.3 n w Essex st, 22.2x80. Jan 26, 1910, due, &c, as per bond. 2:411. 25,000
Same and Minnie Zimmerman with same. Same property. Subordination agreement. Jan 26, 1910. 2:411. nom C N & S A Construction Co to Julius Samuels. Lexington av, w s, 100.11 n 102d st, 44.11x100. Prior mort \$—. Sept 1, 3 years, 5%. Jan 25, 1910. 6:1630. 40,000
Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630. 35,000
Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630. 35,000
Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630. 35,000
Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630. 35,000
Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630.

C N & S A Construction Co to John A Brown, Jr. Lexington av, No 1620, n w cor 102d st, No 129, 100.11x40. Jan 24, 5 years, 4½%. Jan 25, 1910. 6:1630.
Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630.
Same to ver Planck Estate, a corpn. Same property. Prior mort \$50,000. Jan 24, 1 year, 6%. Jan 25, 1910. 6:1630.
Same to ver Planck Estate, a corpn. Same property. Prior mort \$50,000. Jan 24, 1 year, 6%. Jan 25, 1910. 6:1630. Same to same. Same property. Certificate as to above mortgage. Jan 24. Jan 25, 1910. 6:1630.

Carman, Agnes E M and Cerise E A extrx, &c, Elbert S Carman with Mary H Lester. Hamilton terrace, No 42. Extension of \$13,000 mort until Oct 1, 1909, at 5%. Mar 30, 1907. Jan 25, 1910. 7:2050.

Cisney, Geo W to Wm H Rolston and ano trustees Rosewell G Rolston. Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2 x40.2. Jan 24, 1910, 3 years, % as per bond. 1:39. 15,00 Cahill, Margt to LAWYERS TITLE INS & TRUST CO. 26th st, No 353, n s, 164 e 9th av, runs e 21.10 x n 62.6 x n 9 x e 0.1 x n 27.3 x w 22 x s 98.9 to beginning. P M. Jan 24, 5 years, 4½%. Jan 25. 1910. 3:750.

Conkling, Alfred R to MUTUAL LIFE INS CO of N Y. Lispenard nom 15,000

44%. Jan 25, 1910. 3:100.

Conkling, Alfred R to MUTUAL LIFE INS CO of N Y. Lispenard st, No 11, n s, abt 100 e West Broadway, 25x100. Jan 19, due &c as per bond. Jan 21, 1910. 1:211.

Cunningham, Mary B to Alema Realty Exchange Co. 96th st, No 206 West. Assign rents to extent of \$681. Jan 24, 1910. 4:1243.

nom

4:1243.
Caruso, Carmela to Bronx Investment Co. Mott st, No 120, e s, 72.6 n Hester st, runs n 26.6 x e 43.7 x s 26.5 x w 16.10 x n 0.6 x w — to beginning. Jan 21, 1910, 3 years, 5½%. 1:238. 11,800

0.6 x w — to beginning. Jan 21, 1910, 3 years, 672 %. 11,800

Same and Angelina Marrone with same. Same property. Subordination agreement. Jan 21, 1910. 1:238. nom

Corn Exchange Realty Co to Grace Volk. 143d st, s e cor Lenox av, 85x24.11. Prior mort \$10,000. Jan 18, I year, 6%. Jan 21, 1910. 6:1740.

D'Aversa, Concetta and Ciro, Giuseppe Lo Pinto, Antonino Collura, Ciro D'Amato and Tommaso Rao and Vincenza Di Matteo to Lillian Vickers. 13th st, Nos 511 and 513, n s, 158.6 e Av A, 37.6x103.3. Jan 20, 2 years, 6%. Jan 21, 1910. 2:407. 2,285.50

Duffy, James J to Mary C Crane. 24th st, Nos 533 and 535, n s, 293 e 11th av, 57x98.9 Prior mort \$50,000. Feb 15, 1908, 3 years, 6%. Jan 21, 1910. 3:696. 25,000

Devaney, James to Lion Brewery. 14th st, No 61 West. Saloon lease. Jan 19, demand, 6%. Jan 21, 1910. 3:816. 5,300

Dunne, Frances to GREENWICH SAVINGS BANK. 39th st, No 417, n s, 225 w 9th av, 25x98.9. Jan 24, 1910, due, &c, as per bond. 3:737.

Davis (Samuel D) Construction Co to Joseph Oussani. Cathedral Parkway, n s, 350 w 7th av, 125x100. P M. Prior mort \$55.000. Jan 25, due Dec 23, 1910, 6%. Jan 25, 1910. 7:1826. 20,000

Dawson Construction Co to Sam'l D Davis Construction Co. Cathedral Parkway (110th st), n s, 350 w 7th av, 125x100. P M. Jan 25, 1910, due Jan 1, 1912, 6%. 7:1826. Du Bois, Anna G with Frances Rosenthal and ano. 112th st, Nos 57 and 59 East. Extension of \$40,000 mort until Jan 12, 1915, at 5%. Jan 10. Jan 26, 1910. 6:1618. nom Ellsberg, Saml to Geo C Kobbe. Jefferson st, No 14, w s, abt 75 s East Broadway, 20x52.2. Jan 26, 5 years, 5%. Jan 27, 1910. 1:284. Same and Jos E Kaplan with some Construction Co.

Prior mort \$14,-3,000

1:284. 14,08

Same and Jos E Kaplan with same. Same property. Subordination agreement. Jan 27, 1910. 1:284. no Ellsberg, Saml to Morris Zack. Same property. Prior mort \$14,-000. Jan 26, 3 years, 6%. Jan 27, 1910. 1:284. 3,0

Same and Jos E Kaplan with same. Same property. Subordination agreement. Jan 19. Jan 27, 1910. 1:284. no Elliott, Fredk A, of Brooklyn, N Y, to Ellen A Slaven. 72d st, No 133, n s, 322 w Columbus av, 22x102.2. P M. Prior mort \$45,000. Jan 26, due, &c, as per bond. Jan 27, 1910. 4:1144. 15,00

Engle, Saml to Louis Recht. Division st, No 36, n s. 87.6 w
Chrystie st, 17.5x122.3x16.9x113.6. P M. Prior mort \$—
Jan 26, 2 years, 6%. Jan 27, 1910. 1:289.

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with
Grace W Thomas. 77th st, No 14, s s, 250 w Central Park
West, 25x102.2. Extension of two morts for \$10,000 each until
Jan 1, 1913, at 4½%. Jan 24. Jan 25, 1910. 4:1129.

Ehret, Geo with Frances Steel Co. Broadway, Nos 1313 and 1315,
n w cor 34th st, No 107, 31.10x—x—x50.6. Extension of \$50,000
mort until April 8, 1912, at 5½%. Jan 24. Jan 25, 1910. 3:810.

Eastport Realty Co. to Alexys C. Version of Society.

Eastport Realty Co to Alonzo G Van Nostrand. Madison st, No 211. Certificate as to mort for \$27,000. Jan 18. Jan 24, 1910. 1:271.

211. Certificate as to mort for \$27,000. Jan 18. Jan 24, 1910.

1:271.

Esselborn, Emil, Geo, Wm and Christina to John C Forster. 47th st, Nos 613 and 615, n s, 225 w 11th av, 50x100.5. Dec 15, due June 15, 1910, 6%. Jan 22, 1910. 4:1095.

Eastport Realty Co to Alonzo G Van Nostrand. Madison st, No 211, n s, abt 158 e Rutgers st, 26.1x100. Jan 19, due Jan 1, 1915, 5%. Jan 22, 1910. 1:271.

Forty-Fifth Street Exchange to Lester L Sisson. 45th st, Nos 143 to 147, n s, 271.9 e 7th av, 68.6x100.4. Jan 18, demand, 6%. Jan 22, 1910. 4:998.

21,000

507 West 161st Street Co to Henry Raabe. 161st st, Nos 505 and 507, n s, 150 w Amsterdam av, 50x99.11. Prior mort \$45,000. Jan 3, 2 years, 6%. Jan 24, 1910. 8:2120.

Freedman, Hannah wife of and Moritz to J Allen Townsend. Broadway, n w cor Emerson st, 125x150. Jan 24, 1910, 3 years, 5½%. 8:2241.

Fischer, Sam'l, Rachel and Annie with Max Cohen. Madison st, No 111. Extension of \$6,000 mort until Jan 1, 1914, at 6%. Jan 8. Jan 26, 1910. 1:277.

Furst, Alfred to Emil Rothman. Madison av, No 1929, s e cor 124th st, 20.6x80. Prior mort \$—. Jan 24, 2 years, 6%. Jan 26, 1910. 6:1748.

Freeman, Meyer, Philip and Jacob to Alfred M Heinsheimer. 37th st. No 447. n s. 175.10 e 10th av, 24.10y88.9. Jan 26, 1910. 5

124th st, 20.6x80. Prior mort \$—. Jan 24, 2 years, 6%. Jan 26, 1910. 6:1748.

Preeman, Meyer, Philip and Jacob to Alfred M Heinsheimer. 37th st, No 447, n s, 175.10 e 10th av, 24.10x98.9. Jan 26, 1910. 5 years, 4½%. 3:735.

Preeman, Charles and Mary E Grasmuck with Alfred M Heinsheimer. 37th st, No 447, n s, 175.10 e 10th av, 24.10x98.9. Subordination agreement. Jan 22. Jan 26, 1910. 3:735. nom Frankenthaler, Jacob with Herrmann Realty Co and Henry Herrmann. Amsterdam av, No 1487. Extension of \$5,000 mort until Mar 1, 1913, at 6%. Jan 27, 1910. 7:1971.

Fraser, Mary L with Estelle Hodgdon. 131st st, No 5 West. Extension of \$28,000 mort until May 1, 1910, at 5%. Dec —, 1909. Jan 27, 1910. 6:1729.

Godward, Mary E to AMERICAN TEMPERANCE LIFE INS ASSN. 128th st, No 250, s s, 375 w 7th av, 25x99.11. Jan 17, 1 year, 5%. Jan 27, 1910. 7:1933.

GREENWICH SAVINGS BANK with Martin Dienst. 8th av, No 2549. Extension of \$18,000 mort until Jan 19, 1915, at 4½%. Jan 19. Jan 20, 1910. 7:1960.

GREENWICH SAVINGS BANK with Martin Dienst. 113th st, No 244 West. Extension of \$9,000 mort until Jan 19, 1915, at 4½%. Jan 20, 1910. 7:1828. nom Goldstein, Shaja to Sarah Fish. 8th st, Nos 368 and 370, s s, 206.3 e av C, 48x97.6. P M. Prior mort \$50,000. Jan 1, 5 years, 6%. Jan 21, 1910. 2:377.

Getzler, Ellis to Rose Bondy. 7th av, No 2284, w s, 36.2 n 134th st, 17.9x65. Jan 20, 5 years, 4½%. Jan 21, 1910. 7:1940.

Grote, Geo W to Wm H Ely. 102d st, Nos 430 to 438, s s, 445 e

Grote, Geo W to Wm H Ely. 102d st, Nos 430 to 438, s 1st av, 125x100.11. Jan 19, 5 years, 5%. Jan 21, 1910. 445 e

Gasparrini, Felix to Chas L Hoffman. 118th st, Nos 336 and 338 East. Assign rents to secure mort. Jan 20, installs, 6%. Jan 24, 1910. 6:1689. 3,00

Gasparrini, Felix to Gnas L Rec.

East. Assign rents to secure mort. Jan 20, instans, 0%.

3,000
24, 1910. 6:1689.

Guardino, Saverio Stefano, Leonardo, Vincenzo and Diego to Jacob Klingenstein. Spring st, No 9, n s, 25.3 e Elizabeth st, 25.3x 101.6x25x95.3 to beginning. Prior mort \$\infty\$— Jan 20, 5 years, 6%. Jan 22, 1910. 2:492.

Goldberg Rosa to Daniel Jones. Henry st, No 201, n s, abt 78 w Clinton st, 24x86. Prior mort \$\frac{25}{25},500\$. Jan 20, 1910, due May 20, 1910, 6%. 1:285.

Gentzlinger, Wm H and Henrietta, and Louis Werner with BOW-ERY SAVINGS BANK. Amsterdam av, No 93. Extension of \$18,000 mort until Jan 18, 1915, at 4\frac{14}{25}. Jan 18. Jan 25, 1910. 4:1135.

Gibbs Emma S with Emily E Schwarz. Lenox av, No 347. Sub-

Gibbs, Emma S with Emily E Schwarz. Lenox av, No 347. Subordination agreement. Jan 20. Jan 25, 1910. 7:1912. no GREENWICH SAVINGS BANK with David T Kennedy. Amsterdam av, No 1161, n e cor 117th st, No 437, 100,11x40. Extension of mort for \$70,000 to Jan 30, 1915, at 5%. Jan 21. Jan 24, 1910. 7:1961.

THE GEORGE A. JUST CO. IRON WORK 239 VERNON AVENUE LONG ISLAND CITY

NEW YORK BUILDINGS

Gibraltar Realty Co to Hudson Mortgage Co. Nagle av. s s, 600 e Ellwood st, runs s 180.5 to Hillside st, old line, x e 46.11 to Hillside av, legally opened, x n e 65.5 x n 136.2 to av x w 100 to beginning. Prior mort \$15,000. Jan 24, due May 2, 1911, 6%. Jan 25, 1910. S:2173. 5,000 Same to same. Same property. Certificate as to above mort. Jan 17. Jan 25, 1910. S:2173.

Gainsborough Studios, a corpn, to METROPOLITAN LIFE INS CO. 59th st, Nos 222 and 224, s s, 325 w 7th ave. 50x100.5. Jan 24, due Oct 1, 1912, 5½%. Jan 25, 1910. 4:1030. 30,000 Same to same. Same property. Certificate as to above mort. Jan 11. Jan 25, 1910. 4:1030.

Goldberger, Samuel to Louis Linder. 5th st, No 729, n s, 341.1 e Av C, 16.9x83. Dec 1, 5 years, 5%. Jan 26, 1910. 2:375. 10,000

Hogan, Joseph M to Geo Ehret. 3d av, n e cor 58th st. Saloon lease. Jan 20, demand, 6%. Jan 21, 1910. 5:1332. 3,600 Holland Holding Co to Gertrude S Rice, trustee John A Stevens. 22d st, No 17, n s, 483.4 w 4th av, 33.4x98.9 P M. Jan 21, 1910, 2 years, 5%. 3:851. 75,000 Hogan, Jos M to Roger W Bligh and ano. 3d av, No 971. Saloon lease. Jan 20, demand, 6%. Jan 21, 1910. 5:1332. 2.534.57 Heidelberger, Frida with SEAMENS BANK FOR SAVINGS IN CITY N Y. 7th av, s e cor 114th st, -x.— Extension of \$92,000 mort until June 26, 1915, at 4½%. Jan 19. Jan 22, 1910. 7:1823. nom

ack, Jacob to Joseph M Kilcoyne. 8th av, No 2794, e s, 49.11 n 148th st, 50x80. Prior mort \$55,500. Jan 21, 1910, due, &c, as per bond. 7:2034.

148th st, 30x80. Frior mort \$60,600. 2,064

Home Apartment Co to Edw G Bailey. 69th st, No 202, s s, 80 w

Amsterdam av, 27x100.5. Prior mort \$—. Jan 24, 1910, due
July 1, 1910, 6%. 4:1160. 1,200

Same to same. Same property. Certificate as to above mort.

Jan 24, 1910. 4:1160.

Haines Realty Co to Frances W Haines. St Nicholas av, No 961,

n w cor 158th st, No 491, 203.3 to 159th st x 41.1x199.10 to
158th st x 78.5. Dec 31, 3 years, 5%. Jan 22, 1910. 8:2108.

30,000

30,000

Same to same. Same property. Certificate as to above mort.

Dec 31. Jan 22, 1910. 8:2108.

Habicht, Anna wife Thos J to Emily E Schwarz. Lenox av, No 347, w s, 79.11 n 127th st, 20x100. Jan 21, 5 years, 5%. Jan 25, 1910. 7:1912.

Harris, Thomas to John Hollings individ and as trustee George Hollings. 45th st, No 443, n s, 250 e 10th av, 25x104.4. P M. Jan 24, 5 years, 5%. Jan 25, 1910. 4:1055. 12,000

Hargood Realty & Construction Co to Alex P W Kinnan. 179th st, s s, 125 e Fort Washington av, 150x92.6. P M. Prior mort \$135,000. Jan 10, 3 years, 5%. Jan 26, 1910. 8:2176. 31,000

Haskin, May L to Stephen C Clark. 86th st, No 34, s s, 475 w Central Park West, 25x102.2. Jan 25, 1910, due, &c, as per bond. 4:1199.

Hutshing, Johanna to Wm Schutt. 89th st, No 223, n s, 225 w 24 as 25x100.8. Prior mort \$\lefts \text{.} Jan 25, due Apr 1, 1913, 6%.

Central rark west, 25A102.2. Salt 24, 105, 105, day, 25, 15,000

Hutshing, Johanna to Wm Schutt. 89th st, No 223, n s, 225 w 2d av, 25x100.8. Prior mort \$\(\)—. Jan 25, due Apr 1, 1913, 6%. Jan 26, 1910. 5:1535. 2,500

Hyde, Eliz V S, of Morristown, N J, to Fredk A Clark. 47th st, Nos 10 and 12, s s, 185.9 w 5th av, 42.10x100.5. Jan 27, 1910, due, &c, as per bond. 5:1262. 90,000

Hoffman, Isabella widow to Bella C Peterkin. 3d av, formerly Bowery, No 385, e s ,48 n 5th st, 24x100. Prior mort \$9,000. Jan 12, 1910, 2 years, 5%. 2:461. Corrects error in issue of Jan 15, when 3d av No was 385. Israel, David and Mendel Epstein to American Mortgage Co. 67th st, No 240, s s, 200 e West End av, 25x100.5. Jan 24, 1910, 5 years, 5%. 4:1158. Israel. David and Mendel Epstein to General Synod of the Re-

st, No 240, 8 s, 200 years, 5%. 4:1158. srael, David and Mendel Epstein to General Synod of the Re-formed Church in America, a corpn. 67th st, No 238, s s, 225 e West End av, 25x100.5. Jan 24, 1910, 5 years, 5%. 4:1158.

Henry Jones. affe, Clara to Esther Surut. Manhattan av, No 445, w s 119th st, 25x100. Jan 26, 5 years, 5%. Jan 27, 1910.

w s, 25.11 s 010. 7:1945. 23,000

Krauss, Henry to Jennie Clarkson Home for Children. 3d av. Nos 2327 and 2329, e s, 60 n 126th st, 39.11x76. Jan 25, 5 years, 4%%. Jan 26, 1910. 6:1791.

Same and Eliz Hurliman and Dorothy F Duggan with same. Same property. Subordination agreement. Jan 25. Jan 26, 1910. 6:1791. 25,000 property. 6:1791.

nom

6:1791.

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6:1791.

1.000 mort until June 28, 1912, at 6%. Jan 19. Jan 21, 1910.

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Levkowitz, Annie to Sam'l Goldberger. 5th st, No 729, n s, 341.1 e Av C, 16.9x83. Jan 25, 4 years, 6%. Jan 26, 1910. 2:375. 2,500 Linder, Louis with Harlan F Stone trustee David Stevenson for Marion S Buckler. 5th st, No 729 East. Agreement as to share ownership in mort. Jan 25. Jan 26, 1910. 2:375. nom Lurie Realty Co to Chas N Reynolds and ano exrs, &c, John N Reynolds, Suffolk st, No 184, e s, 80 s Houston st, 22x75; Suffolk st, No 182, e s, 102 s Houston st, 24x100. P M. Jan 25, 1910, 5 years, 5%. 2:350. 30,000 Lawyers Mortgage Co with Bessie Weinger. 110th st, s s, 26 w Park av, 41x100.11. Extension of mort for \$38,000 to Aug 7, 1914, at 5%. Dec 6, 1909. Jan 5, 1910. 6:1615. Reprinted from issue of Jan 8 when property was not given. nom LAWYERS TITLE INS & TRUST CO with Mary King, Madison av, Nos 1648 and 1650. Extension of \$55,000 mort until Jan 10, 1913, at 5%. Jan 10. Jan 24, 1910. 6:1615. nom LAWYERS TITLE INS & TRUST CO with Dayton Realty Co. 178th st, n s, 100 w Broadway, 56.4x92.6. Extension of \$45,000 mort until Jan 18, 1915, at 5%. Jan 18. Jan 24, 1910. 8:2176. nom

LAWYERS TITLE INS & TRUST CO with Robt F Elias and ano.
101st st, No 308 East. Extension of \$30,000 mort until Feb 9,
1915, at 5%. Jan 21, 1910. 6:1672.
LAWYERS TITLE INS & TRUST CO with Dayton Realty Co.
178th st, n s, 156.4 w Broadway, 56.4x92.6. Extension of \$45,000
mort until Jan 18, 1915, at 5%. Jan 18. Jan 26, 1910. 8:2176.

mort until Jan 18, 1915, at 5%. Jan 18. Jan 26, 1910. 8:2170.

mort until Jan 18, 1915, at 5%. Jan 18. Jan 26, 1910. 8:2170.

Lavayen, Marie R to TITLE GUARANTEE & TRUST CO. 114th
st, No 616, s s, 210 w Broadway, 15x100.11. Jan 26, 1910, due,
&c, as per bond. 7:1895. 13,000

Loft Realty Co to Jennie W Schiffer et al, exrs, &c Walter Schiffer. 26th st, Nos 135 to 139, n s, 375 w 6th av, 50x98.9. Jan
26, 1910, 5 years, 5%. 3:802. 200,000

Same to same. Same property. Certificate as to above mort.
Jan 21. Jan 26, 1910. 3:802.

Lacombe, E Henry, Eliz B Burnham and Lorenzo M Gillet, trustees Douglass Wm Burnham with Young Women's Settlement.
Av B, No 145. Extension of \$15,000 mort until Jan 11, 1913, at
5%. Jan 6. Jan 24, 1910. 2:392. nom

Long, Marietta wife Richard W to John S Daly, trustee John B M
McKean. 15th st, No 605, n s, 88 e Av B, 25x103.3. Jan 22,
3 years, 5%. Jan 24, 1910. 3:983. 10,000

Mirror Realty Co to Hannah Silverstone. 122d st, Nos 502 and
504 West. Assign rents to secure \$1,557.53. Jan 20, 1910.
7:1976. 1557.53

7:1976.

MERCANTILE TRUST CO with Fredericka Teepe, extrx John C Teepe. 56th st, No 122 East. Extension of \$10,000 mort until Jan 1, 1913, at 5%. Jan 5. Jan 21, 1910. 5:1310. nom Meade Transfer Co to NEW JERSEY TITLE GUARANTEE & TRUST CO of N J as trustee. Bank st, Nos 123 to 127, n s, 269.2 w Greenwich st, runs n 95 x e 9.2 x n 20.10 x n w 50.6 x s 59.9 x n w 20.4 x s 68.5 to Bank st x e 61.3 to beginning. Prior mort \$65,000; also all chattels, &c. Jan 11, due Jan 1, 1927, 6%. Jan 21, 1910. 2:635.

McCormick, Margt E to American Mortgage Co. 74th st, No 148, s s, 37.6 e Lexington av, 18.9x68. Jan 20, 1910, 3 years, 5%. 5:1408.

McCormack, Joseph A to Martha L Chilton. Mulberry st, No 88, s e s, 100.7 s w Canal st, 25x101.2x24.9x100.10. 1-6 part. Sub to all liens. Nov 24, 1909, 1 year, 6%. Jan 25, 1910. 1:200. 500

Mazzeo, Giuseppe to Michele Briganti. New Chambers st, No 73. Saloon lease. Jan 25, demand, 6%. Jan 26, 1910. 1:111. 1:111. 2,536.30

Marie, Leon to Susan McV Hemenway. 86th st, No 152, s s, 247
e Amsterdam av, 23x106.10. Jan 20, 5 years, 5%. Jan 26, 1910. 4:1216.
Moriggia, Celestino to Louise C McCreery. West Broadway, No 506, w s, 150 s Bleecker st, 25x75. Jan 25, 1910, 5 years, 4½%. 2:525.

2:525. Same and Cesare and Giuseppe Razzetti with same. Same property. Subordination agreement. Jan 25, 1910. 2:525. nom McManus, John to Luke McManus. 131st st, No 60, s, 195 w. Park av, 17.6x99.11. All title. July 1, 1890, 6 months, 4½%. Jan 26, 1910. 6:1755. Matshak, Ray E and David, trustees Saml Matshak with Aaron J Lebenheim and ano, trustees Simon Schey. 151st st, No 448, s s, 295.6 e Amsterdam av, 27x99.11. Extension of \$18.500 mort until Jan 21, 1915, at 4½%. Jan 17. Jan 26, 1910. 7:2065. nom Marie Realty Corpn to Francis Hustace. Certificate as to mort for \$2,500 covering land in Westchester Co. Jan 26, Jan 27, 1910.

Munck, Jacob with Henry M Sands. 142d st, No 205 West. Extension of \$15,000 mort until Jan 28, 1915, at 41/2%. Jan 26. Jan 27, 1910. 7:2028.

New York Times Building Co to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U.S. 7th av, Nos 607 to 619, n e cor 42d st, runs e 58.4 to Broadway, Nos 1469 to 1485, x n 142.11 to Times Square x w 20 to av x s 137.11 to beginning. Certificate as to mort for \$150,000. Jan 25. Jan 26, 1910. 4:995.

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint 948 Greenpoins

New York Times Building Co to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U.S. 7th av, Nos 607 to 619, e.s, 25.1 n 42d st, runs e 51.4 to w.s Broadway x n 116.11 to Times Square x w 20 to e.s 7th av x s 112.10 to beginning, fee; 42d st, n.s, extends from 7th av to Broadway 58.4x26x51.4x25. Leasehold equal lien with mort dated May 23, 1905. Jan 25, 1910, 5 years. 4½%. 4:995.

Newtown Construction Co to Wm B Boulton. Laight st, No 32, n.s, abt 206.3 e Hudson st, runs e 30.6 x n 65.1 x w 0.4 x n 22.6 x w 30.6 x s 87.7 to beginning. Jan 21, 5 years, 5%. Jan 22, 1910. 1:220.

Same to same. Same property. Cartie of 21.2 constraints.

1:220.

Same to same. Same property. Certificate as to above mort.

Jan 21. Jan 22, 1910. 1:220.

Same and Mary S Croxson with same. Same property. Subordination agreement. Jan 21. Jan 22, 1910. 1:220.

Newtown Construction Co and Alex W Fraser and Alex Macdonald with same. Same property. Subordination agreement. Jan 20. Jan 22, 1910. 1:220.

O'Reilly, Patrick J to Central Brewing Co. 2d av, s w cor 26th st. Saloon lease. Jan 21, demand, 6%. Jan 25, 1910. 3:906.

3,000

st. Saloon lease. Jan 21, demand, 6%. Jan 25, 1910. 3:906. 3,000

Patten, Thos G, of New York, and Walter R Patten, of Long Branch, N J, to IRVING SAVINGS INSTN. 86th st, Nos 413 to 417, n s, 96 e 1st av, 3 lots, each 28.4x90.8. 3 morts, each \$10,000. Jan 24, 1910, 3 years, 5%. 5:1566. 30,000

Patten, Thos G of New York, and Walter R Patten of Long Branch, N J, to IRVING SAVINGS INSTN. 1st av, No 1714, e s, 25.6 s 89th st, 25.1x81. Jan 24, 1910, 3 years, 5%. 5:1568. 12,000

Patten, Thos G of N Y, and Walter R Patten of Long Branch, N J, to IRVING SAVINGS INSTN. 1st av, No 1712, e s, 50.7 s 89th st, 24.11x81. Jan 24, 1910, 3 years, 5%. 5:1568. 12,000

Patten, Thos G of N Y, and Walter R Patten of Long Branch, N J, to IRVING SAVINGS INSTN. 1st av, No 1716, s e cor 89th st, No 400, 25.6x81. Jan 24, 1910, 3 years, 5%. 5:1568. 16,000

Proudman, Edward H to Chas A Sherman, exr, &c, Geo C Chase. 19th st, No 413, n s, 167.10 w 9th av, 21.5x80. P M. Jan 21, 1910, 3 years, 4½%. 3:717. 6,500

Pechner, Adolph and Wm and Chas Stutz and Elias M Pilzer to Sigmund Lewy. 1st av, No 1382, e s, 25 s 74th st, 24.6x113. Prior mort \$25,000. Jan 21, due, &c, as per bond. Jan 22, 1910. 5:1468.

Prior mort \$25,000. Jan 21, due, &c, as per bond. Jan 22, 1910. 5:1468.

Realty Operating Co to Thomas Thacher and ano exrs, &c, Fredk Mead. Emerson st, w s, 75 s Post av, 55x134.3x132.1x110. P M. Jan 24, due, &c, as per bond. Jan 25, 1910. 8:2219. 40,000 Realty Transfer Co with County Holding Co. 143d st, Nos 503 and 505 West. Subordination agreement. Jan 18. Jan 26, 1910. 7:2075.

Realty Operating Co to Thomas Thacher and ano exrs Fredk Mead. Post av, s s, 100 w Emerson st, runs w 100 x s 100 x e 90 x n 25 x e 10 x n 75 to beginning. P M. Jan 24, due, &c, as per bond. Jan 25, 1910. 8:2219.

Raymore Realty Co to Sam'l Gotthelf. 106th st, No 212, s s, 225 w Amsterdam av, 150x100.11. Prior mort \$214,000. Jan 26, 1910, 1 year, 6%. 7:1877.

Same to same. Same property. Certificate as to above mortgage. Jan 26, 1910. 7:1877.

Realty Holding Co with Chelsea Realty Co. 25th st, Nos 24 and 26 West. Subordination agreement. Jan 24. Jan 25, 1910. 3:826.

26 W 3:826.

3:826.

Record Realty Co with BANK FOR SAVINGS in City N Y. 31st st, Nos 6 to 10 West. Extension of \$600,000 mort until Feb 10, 1915, at 4½%. Jan 13. Jan 25, 1910. 3:832.

Rexton Realty Co to LAWYERS TITLE INS & TRUST CO. 25th st, No 213, n s, 165 w 7th av, 21x98.9. Jan 20, 1910, 3 years, 5%. 3:775.

Same to same Same property. Certificate as to show mort

St, No 215, II s, 105 w 1th av, 21x98.9. Jan 20, 1910, 3 years, 5%. 3:775.

Same to same. Same property. Certificate as to above mort. Jan 20, 1910. 3:775.

Rossbach, Jacob to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U. S. Frankfort st, Nos 55 and 57, s w s, 70.7 n w Jacob st, runs s w 72.8 x n w 46.3 x n e 71.9 x s e 43.4 to beginning. Jan 20, 1910, due Jan 1, 1915, 4½%. 1:104. 40,000 Rembrandt Realty Co to UNION DIME SAVINGS BANK. Broadway, Nos 3607 to 3611, s w cor 149th st, No 600, 99.11x100. Jan 20, due, &c, as per bond. Jan 21, 1910. 7:2095. 180,000 Same to same. Same property. Certificate as to above mort. Jan 20. Jan 21, 1910. 7:2095.

Robert, Lina M to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 71st st, No 48, s s, 245 e Columbus av, 20x100.5. Jan 26, 1910, due Jan 1, 1913, 4½%. 4:1123. 26,000 Realty Operating Co to Thomas Thacher and ano, exrs Fredk Mead. 10th av, n w s, 244.2 s w Emerson st, runs n e 109.10 x n 107.1 x w 90 x s 170.2 to beginning. P M. Jan 24, due, &c, as per bond. Jan 25, 1910. 8:2219. 25,000 Richter, Ernest to Clausen-Flanagan Brewery. 33d st, No 135

Richter, Ernest to Clausen-Flanagan Brewery. 33d st, No 135 West. Saloon lease. Jan 27, 1910, demand, 6%. 3:809. 350 Same to same. Same property. Saloon lease. Jan 27, 1910, de-

Same to same. Same property. Saloon lease. Jan 27, 1910, demand, 6%. 3:809. 1,709.86
Shoemaker, Wm to Julie Muller. 8th av, No 691, w s, 75.3 s 44th st, 25.1x100. Prior mort \$32,500. Jan 25, 1910, due, &c, as per bond. 4:1034. 15,000

Saint Catherine Corpn to TITLE INSURANCE CO OF N Y. Madison av, Nos 507 to 511, se cor 53d st, 100.5x47.9. P M. Jan 18, 1 year, 6%. Jan 27, 1910. 5:1288. 235,000

Same to Julius Etgen et al, exrs, &c, Wm H Burgess. Same property. P M. Prior mort \$235,000. Jan 25, 1 year, 6%. Jan 27, 1910. 5:1288. 15,000

1910. 5:1288.

Sanden, Albert T to Emanuel W Stein and ano. 87th st, No 68, s s, 50 e Columbus av, 17x100.8. Prior mort \$12,000. Jan 27, 1910, 2 years, 6%. 4:1200. 12,000

Sachs, Bessie and Israel S Feinberg to Lawyers Mortgage Co. 109th, n s, 325 e Broadway, 50x100.11. Jan 21, 1910, 5 years, 507, 7:1881. 60,000

Schwarz, Josephine to Jennie B Gasper. 140th st, No 471, 76 e Amsterdam av, 18x99.11. Jan 21, 1910, due, &c. as bond. 7:2057.

Sweeney, Mary, widow D Sweeney, of Bayonne, N J, to UNION DIME SAVINGS BANK. 11th av, Nos 463 and 465, w s, 49.4 n 37th st, 49.4x100. Jan 20, due &c, as per bond. Jan 21, 1910. 3:683. 3.500

Shevell, Jacob with Alonzo G Van Nostrand. Madison st, No 211. Subordination agreement. Jan 18. Jan 24, 1910. 1:271. no

Stroh, Simon J and Sophie with Sarah Elkin. 180th st, No 710, s s, 312.5 w Broadway, 58.4x100. Agreement modifying terms of mort. Jan 4. Jan 21, 1910.

Saxonia Construction Co to City Mortgage Co. Fort Washington av, n e cor 162d st, 98.11x187.10x68.9x164.10. Building loan. Jan 20, demand, 6%. Jan 22, 1910. 8:2137. 150,000 Same to same. Same property. Certificate as to above mort. Jan 20. Jan 22, 1910. 8:2137.

Sachs, Bessie and Israel S Feinberg and MUTUAL ALLIANCE TRUST CO with Lawyers Mortgage Co. 109th st, Nos 233 and 235, n s, 325 e Broadway, 50x100.11. Subordination agreement. Jan 21. Jan 22, 1910. 7:1881.

Spitz, Louis to George Ehret. Rivington st, Nos 173 and 175. Saloon lease. Jan 25, 1910, demand, 6%. 2:348. 2,000 Sobel & Kean, a corpn, with LAWYERS TITLE INS & TRUST CO. 109th st, Nos 16 and 18, s s, 228.4 w Central Park West, 41.8x 100.11. Extension of \$43,000 mort until Dec 1, 1914, at 4½%. Jan 19. Jan 25, 1910. 7:1844. nom Scott, Alice B to Ida B Flower. 39th st, No 56, s s, 189 e 6th av, 21x90. Aug 20, 1909, due Oct 26, 1911, 5%. Jan 26, 1910. 3:840.

Stoecker, Ida L with County Holding Co. 143d st, Nos 503 to

Stoecker, Ida L with County Holding Co. 143d st, Nos 503 to 507 West. Subordination agreement. Jan 20. Jan 26, 1910. 7:2075.

Stocker, Ida L With County Holding Co. 143d st, Nos 305 to 507 West. Subordination agreement. Jan 20. Jan 26, 1910. 7:2075.

Seymour, Chas W and Edw E Mercelis exrs Kate P Stevens with Grace Williams as guardian Lesta Ford. 102d st, Nos 313 and 315, n s, 212.6 e 2d av, 37.6x100.11. Agreement as to share ownership in mort. Nov 30, 1909. Jan 25, 1910. 6:1674.

Steinberg, Isaac and Leopold Falkenberg to Chas J Kroehle exr, &c, John C Boettner. 127th st, No 124, s s, 250.w Lenox av, 25x99.11. Prior mort \$—. Jan 25, 5 years, 5%. Jan 26, 1910. 7:1911.

Same and Bella Falkenberg with same. Same property. Subordination agreement. Jan 19. Jan 26, 1910. 7:1911. nom Socol, Annie with J Van Vechten Olcott and ano, exrs Theo F Vail. 127th st, No 49, n s, 360 e Lenox av, 18.9x99.11. Extension of \$6,500 mort until Feb 1, 1915, at % as per bond. Jan 21. Jan 26, 1910. 6:1725.

Twenty-Fifth Construction Co to Chelsea Realty Co. 25th st, Nos 24 and 26, s s, 450 e 6th av, 50x98.9. Jan 24, 1 year, 6%. Jan 25, 1910. 3:826.

Twenty-Fifth Construction Co to Realty Holding Co. 25th st, No 24, s s, 285.3 w Broadway, 25x98.9; 25th st, No 26, s s, 450 e 6th av, 25x98.9. P M. Prior mort \$140,000. Jan 24, 1 year, 6%. Jan 25, 1910. 3:826.

Twenty-Fifth Construction Co to Realty Holding Co. 25th st, No 24, s s, 285.3 w Broadway, 25x98.9; 25th st, No 26, s s, 450 e 6th av, 25x98.9. P M. Prior mort \$140,000. Jan 24, 1 year, 6%. Jan 25, 1910. 3:826.

Thomas, Grace W to EQUITABLE LIFE ASSUR SOC of the U S. 77th st, No 14, s s, 250 w Central Park West, 25x102.2. Equal lien with mort dated July 24, 1907. Jan 24, due Jan 1, 1913, 4½%. Jan 25, 1910. 7:1942.

Trebla Realty Co to TITLE INSURANCE CO OF N Y. Northern av, n w cor 181st st, runs n 78 x w — x — 134 x s — to st x e — to beginning. Jan 20, 2 years, 6%. Jan 21, 1910. 8:2179.

Table, Fannie to Rosa Gallus. Lewis st, No 67, w s, 60 s Rivington st runs w 50 x s 20 x s 2 9 x n 0 8 x s 47 2 ts et x n 1944 to

30,000

Tabel, Fannie to Rosa Gallus. Lewis st, No 67, w s, 60 s Rivington st, runs w 50 x s 20 x e 2.9 x n 0.8 x e 47.2 to st x n 19.4 to beginning. Jan 17, installs, 6%. Jan 22, 1910. 2:328. 3,000

Travers, Louis and John G Brophy to V Loewer's Gambrinus Brewery Co. 33d st, No 137 West. Saloon lease. Dec 30. Jan 21, 1910. 3:809.

1910. 3:809. 165

Trebla Realty Co to TITLE INSURANCE CO OF N Y. Northern av, n w cor 181st st, 78x134x110.1x138.11. Certificate as to mort dated Jan 20, 1910. Jan 20. Jan 21, 1910. 8:2179. —

Tannenbaum, Jennie R to FARMERS LOAN & TRUST CO. 113th st, No 235, n s, 266.8 w 7th av, 20x100.11. Jan 26. 1910, 5 years, % as per bond. 7:1829. 11,000

Tanenbaum, Jacob to TITLE GUARANTEE & TRUST CO. Grand st, No 382, n s, 75 w Suffolk st, 25x100. Jan 27, 1910, due, &c, as per bond. 2:351. 40,000

Turtle Bay Investors Co to Boys Club, a corpn. 1st av, No 836, e s, 74.5 s 47th st, 25.3x60. Jan 4, 4 years, 5%. Jan 27, 1910. 5:1358.

Same to same. Same property. Certificate as to above mort.

5:1358.

Same to same. Same property. Certificate as to above mort.

Jan 4. Jan 27, 1910. 5:1358.

Terminal Stationery & Printing Co to Wm Shirden. Certificate
as to mort for \$500 covering chattels. Jan 26. Jan 27, 1910.

Van Fossen-Bugg Co to Broadway-Flushing Development Co. Certificate as to mort for \$4,000 covering land in Queens Co. Jan 2.

Jan 25, 1910. Jan 25, 1910.

Jan 25, 1910.

Wolfman, Martha wife Philip to METROPOLITAN SAVINGS BANK. 5th st, No 222, s s, 308.1 w 2d av, 20.9x92. Jan 24, due Apr 17, 1912, 5%. Jan 25, 1910. 2:460. 2,000 Same and Henry Friedman with same. Same property. Subordination agreement. Jan 20. Jan 25, 1910. 2:460. nom Widmayer, Adeline of Freeport, L I, to LAWYERS TITLE INS & TRUST CO. 85th st, No 138, s s, 396 e Amsterdam av, 18x102.2. Jan 24, 1910, 3 years, 5%. 4:1215. 16,000 Walsh, Mary to LAWYERS TITLE INS & TRUST CO. 61st st, Nos 138 and 140, s s, 200 e Amsterdam av, 44.10x100.5. Jan 24, 3 years, 5%. Jan 25, 1910. 4:1132. 28,000 Wheeler, Wm H to FARMERS LOAN & TRUST CO. 38th st, Nos 28 and 30, s s, 370 w 5th av, 50x98.9. Jan 24, 1910, 5 years, % as per bond. 3:839. 120,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

new Annexed District (Act of 1895).

Acker, Henry to Edw Hirsh. Prospect av, w s, 239.2 n 161st st, 82.2x130. Prior mort \$44,000. Jan 25, 1910, due May 1, 1910, —% as per bond. 10:2677. 36.000

Acker, Henry to Henrietta Kleupfel. Prospect av, w s, 239.1 n 161st st, 2 lots, together in size 82.2x130. 2 morts, each \$44,000. Jan 25, 1910, 5 years, 5%. 10:2677. 88,000

Busher, Eugene J to Laura F Van Riper. Prospect av (Taylor st), n w s, 350 n 183d st, n ½ lot 146 map Belmont, 50x100, except part for Prospect av. P M. Jan 21, due, &c, as per bond. Jan 24, 1910. 11:3102. 4,000

INTERIOR MARBLE AND ONYX

Material and work the standard for fourteen years. Our reputation the best positive evidence as to our superiority.

BANK WORK A SPECIALTY

CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Brook Av Construction Co to Wm C Kelly. 170th st, n e cor Brook av. 100.6x51.9x100x45.8. Nov 15, due, &c. as per bond. Jan 25, 1910. 11:2895. 15,000
Same to same. Same property. Certificate as to above mortgage. Nov 13, 1909. Jan 25, 1910. 11:2895.

Bjorkegren (Charles) Inc to Charles Zoller. Webster av, w s, 61.9 n 180th st, 33.9x80. Certificate as to mortgage for \$17,-000. Jan 21. Jan 25, 1910. 11:3143.

Brauer, Betsey to Ida E Leibsohn. Tinton av, No 722, e s, 66.8 s 158th st, late Cedar pl, 16.8x100. P M. Prior mort \$\frac{1}{2}\$. Jan 20, installs, 6%. Jan 21, 1910. 10:2655. 450

Bronx Holding Co to U S SAVINGS BANK of City of N Y. 156th st, s s, 45 w Southern Bouelvard, 40x100. Certificate as to mort for \$25,000. Dec 22. Jan 21, 1910. 10:2720. ...

Benline (Harry C) Construction Co to James G Wentz. Daly av, e s, 390 s Tremont av or 177th st, 130x150. Building loan. Jan 21, demand, 6%. Jan 24, 1910. 11:2992. 64,000

Same to same. Same property. Certificate as to above mort. Jan 21. Jan 24, 1910. 11:2992.

Bjorkegren (Charles), Inc to Archibald Douglas and ano. Webster av, No 2089, w s, 61.9 n 180th st, 33.9x80. Prior mort \$17,000. Jan 21, 2 years, 6%. Jan 24, 1910. 11:3143. 2,200

Same to same. Same property. Certificate as to above mort. Jan 22. Jan 24, 1910. 11:3143.

Same to Chas Zoller. Same property. Jan 21, 5 years, 5%. Jan 24, 1910. 11:3143.

Same to Chas Zoller. Same property. Jan 21, 5 years, 5%. Jan 24, 1910. 11:3143.

Same to Chas Zoller. Same property. Jan 21, 5 years, 5%. Jan 24, 1910. 11:3143.

Broad Realty Co to Hoffman Miller. Faile st, n w cor Gilbert pl, 100x25. Jan 12, 5 years, 6%. Jan 24, 1910. 10:2761. 3,000

Same to same. Same property. Certificate as to above mort. Jan 21. Jan 24, 1910. 10:2761. ——

*Baumann, Mary to Stephen D Cross. Gleason av or 12th st, s s, 355 e Castle Hill av and 25 w from n w cor lot 285, runs s 108 x w 25 x n 108 to st x — 25 to beginning, being part of lot 285 map Unionport. Jan 17, 3 years, 6%. Jan 24, 1910. 1,800

*Brohmer, Margaretha M to Chas E Rasche. Lot 195, map propery of Henry C Thompson. Prior mort \$—. Jan 19, 2 yrs, 6%. Jan 20, 1910. 1,000

*Same to Thos Schneider, lot 196, same map. Prior mort \$—. Jan 19, 3 years, 6%. Jan 20, 1910. 1,000

Baumgarten, Louis to Israel Wiesenthal. Forest av, No 731, w s, 156.3 s 156th st, 18.9x87.6. Prior mort \$—. Jan 24, 3 years, 6%. Jan 27, 1910. 10:2645. 1,000

Burke, Wm F to John J Mahony. Grand av, n w cor 184th st, 150x100. Jan 26, 3 years, 5%. Jan 27, 1910. 11:3198 and 3199. 5,000

Byars, Robert to Harold Swain. Walton av, n e cor Hawkstone

Byars, Robert to Harold Swain. Walton av, n e cor Hawkstone st, 42.9x6.8x57.5x38.11. Jan 25, due, &c, as per bond. Jan 26, 1910. 11:2838.

*Beekemeyer or Beckemeyer, Elizabeth to Jacob P Lerian. Road from Village West Farms, n s, lot 9 map prop of Est Geo W Hunt, 28.6x147.10x25.6x129.1. Jan 26, 1910, installs, 6%. 300 Barry, James T to Carl Eichhorst. Cambreleng av, e s, abt 200 s 187th st, 50x100. Certificate that date of payment of mort should be May 11, 1911, instead of May 11, 1910. Nov 29, 1909. Jan 26, 1910. 11:3089.

Jan 26, 1910. 11:3089.

Clark, Russa A to Marion W Voss. 235th st, s s, 375 e Keppler av, 25x100. Jan 3, 3 years, 6%. Jan 4, 1910. 12:3375. Corrects error in issue of Jan 8, when description of property was 235th st, s s, 375 e Willard av.

Crotona Avenue Realty Co to Marie L White. Mapes av, No 2127. n w cor 181st st, 46.1x145.3. P M. Prior mort \$3,750. Jan 25. due Aug 14, 1911, 6%. Jan 26, 1910. 11:3110. 3,250

Deacon, Edgar A to Wm Arrowsmith. 133d st, n s, 433.4 e Cypress av, 16.8x103.6. Jan 25, due, &c, as per bond. Jan 26, 1910. 10:2562. 3,000

*Devermann, Charles E to Anna E Ehlers. 9th st, n s, 105 w Av D, 100x108. P M. Prior mort \$—. Jan 24, 3 years, 6%. Jan 25, 1910.

Daly, John J to Geo F Johnson's Sons Co. Whitlock av. No 918, e s, 175 n Tiffany st, 25x128.1x25x129.5. P M. Prior mort \$7,500. Jan 22, due, &c, as per bond. Jan 24, 1910. 10:2733.

Everson, Duane S with Jacob Bescher. Concord av, e s, 75 s 144th st, —x—. Extension of \$6,000 mort until Feb 15, 1913, % as per bond. Jan 21. Jan 26, 1910. nom Early, John to DOLLAR SAVINGS BANK of City of N Y. Webster av, e s, and being lots 3, 6, 7 and 8 map No 281, being a portion of Hyatt farm. Jan 26, 1910, due Dec 1, 1912, 6%. 12:3401. 2.000
*Eldridge, Margt to Alice V Conklin. Green lane or av, e s, 101 s 5th st, 19x100, Westchester. Jan 15, 3 years, 6%. Jan 21, 1910. 1,000
*Fisher, John C to Laura A Maclay. Public pl. s s, 95.7 w Tre-

1910. 1,00
*Fisher, John C to Laura A Maclay. Public pl, s s. 95.7 w Tremont av, 75x109.3x132.3x142, and being lots 20, 21 and 22 map 51 lots of Eliza G Ketchum. Jan 21, 1 year, 6%. Jan 22, 1910.

*Ferry, Annie C to Michl F McGoldrick and ano, trustees James Hayden. Willow lane, — s lots 26 a:21 27 map land at Throggs Neck made by David B Taylor, 50x110 to public square. P M. Jan 14, 3 years, 6%. Jan 24, 1910. ** 2,000 Fulton-Wendover Construction Co to Louis E Kleban. Fulton av, s e cor 169th st, Nos 570 to 576, 65.2x70x65x74.3. P M. Prior mort \$13,500. Jan 20, 1 year, 6%. Jan 24, 1910. 10:2612. 5,000

5,000

5,000
Friedman, Joseph to Samuel Friedman. 187th st, No 768, s s, 60.2
e Prospect av, 34.3x70. Prior mort \$14,000. Jan 22, due June
21,1911, 6%. Jan 24, 1910. 11:3114. 6,000
Fenn, John to Edw S Schaeffler. Park av, w s, 229.9 n e Tremont
av, 25x129.10. Jan 24, 1910, 3 years, 5%. 11:3027. 4,500
*Ford, Thomas J to Johann A Bauer. Barkley av, s e cor Clarence
st, 100x200 and being lots 252 to 259 map No 1131a St Joseph's
Orphan Asylum. Jan 24, due, &c, as per bond. Jan 26, 1910.

Goldstein, Max and Joseph Strachstein and Adolph Siegel the Benj Levy. Prospect av. No 618 to 628, e s. 100 s Kelly s. 112.6x100. Prior mort \$—. Jan 24, demand, 6%. Jan 25, 1010, 10.265 1910. 10:2685.

ilber, Olivia to Wm Beaman. 237th st, n s, 300 w Martha av, 25x100. Jan 26, 1910, 5 years, 6%. 12:3386.

25x100. Jan 26, 1910, 5 years, 6%. 12:3386. 2,500

Gerhards (Albert) Inc to Christian C Regelmann. 165th st, n s, 50 e Stebbins av, 25x113.4. P M. Prior mort \$1,700. Jan 24, due, &c, as per bond. Jan 25, 1910. 10:2691. 1,300

*Greenberg, Ike to Victor Gerhards. Paulding av, late 6th av, e s, 59.4 s 217th st, late 3d st, 50x100, Laconia Park. Jan 24, due Aug 28, 1912, 6%. Jan 25, 1910. 700

Gerhards (Albert), Inc, to Victor Gerhards. Prospect av, No 1340, e s, 50 n 169th st, 25x100. Prior mort \$5,000. Jan 21, 2 years, 6%. Jan 24, 1910. 11:2970. 3,800

Same to same. Same property. Certificate as to above mort. Jan 21. Jan 24, 1910. 11:2970. Same to Jos E Dutey. Kelly st, e s, 230.3 n 165th st, 25x100. Jan 7, due, &c, as per bond. Jan 24, 1910. 10:2716. 1,500

Same to same. Same property. Certificate as to above mort. Jan 24, 1910. 10:2716. 1,500

Same to same. Same property. Certificate as to above mort. Jan 7. Jan 24, 1910. 10:2716. ——

Green, James C and Danl S with James G Wentz. Daly av, e s,

Green, James C and Danl S with James G Wentz. Daly av, es, abt 389.2 s Tremont av or 177th st, 130x150. Two Subordination agreements. Jan 14. Jan 24, 1910. 11:2992.

Gerdts, Otto to Henry J Semke. Webster av, No 1910. Store lease. Prior mort \$5,000. Jan 15, demand, 6%. Jan 21, 1910. 11:3027.

Haase-Lippmann Construction Co to Moses Seelig. 142d st, n s, 230.7 e Alexander av, 37.4x100. Prior mort \$—. Jan 19. Jan 20, 1910, 1 year, 6%. 9:2305. Same to same. Same property. Jan 19. Jan 20, 1910. 9:2305.

Jan 19. Jan 20, 1910. 9:2305.

Hollerith (Joseph), a corpn to Mary Eckert. Union av, e s, 323 s Boston av, runs s e 25 x n e 100 x n 25 x s w 100 to beginning, except part for Union av. Prior mort \$6,500. Jan 18, 2 years, 6%. Jan 20, 1910. 11:2969. 2,000

Same to same. Same property. Certificate as to above mort. Jan 18. Jan 20, 1910. 11:2969. 32,000

Same to Bertha Stimmel. Same property. Prior mort \$8,500. Jan 19, demand, 6%. Jan 20, 1910. 11:2969. 650

Same to same. Same property. Certificate as to above mort. Jan 19. Jan 20, 1910. 11:2969. 650

Same to same. Same property. Certificate as to above mort. Jan 19. Jan 20, 1910. 11:2969. 650

Same to same. Same property. Certificate as to above mort. Jan 19. Jan 20, 1910. 11:2969. 650

*Haaf, Gottlob to Caroline Voekel. Jackson av, w s, 434.4 s 156th st, runs n w 40 x n 1 x n 65.7 x s 68 x s e 107.1 to av x n 69.1 to beginning. Jan 24, 1910, 5 years, 5%. 10:2635. 1,000

*Hoctor, Anna M to Mary B M Lawrence. Washington av, n e s, 132 s West Farms road, 75x100, Westchester. Jan 22, 1 year, 6%. Jan 24, 1910. 350

Hann or Henn, Charlotte heir Philip Vohdin to Chester A Luff.

Hann or Henn, Charlotte heir Philip Vohdin to Chester A Luff.

Mohegan av, late Grant av, n w s, 397 s w 180th st, late Samuel
st, 33x100, except part for Crotona Parkway. Jan 22, 1 year,
6%. Jan 24, 1910. 11:3118.

*Heimstadt, Fridericke C S to Marion wife of and Albert Miller. 228th st, n s, 80 w Prospect terrace and being west 25 ft of lot 896 map Wakefield, 25x114. Jan 21, 3 years, 6%. Jan 24, 1910.

Horn, Emma E and Lina Ettlinger to Thomas M Fry. Ogden av, e s 150 n 166th st, 50x106. Jan 20, 4 years, 4½%. Jan 26, 1910. 9:2514.

*Henry, Saml with Wm Meyer. Bartholdi st, n s, 225 w Pine av, and being lots 109 to 111, map (No 426) of lots near Williamsbridge station, 75x100. Extension of \$2,000 mort until Jan 14, 1912 at 6%. Jan 20. Jan 22, 1910. nom Hammond, Eugene H to Margt J Becker. 240th st, s s, 150 e Martha av, 25x100. Jan 27, 1910, 3 years, 5%. 12:3393. 5,000 Same to John B Haskin, trustee John B Haskin et al. 240th st, s s, 75 e Martha av, 25x100. Jan 27, 1910, 3 years, 5%. 12:-3393.

Heyman, Jennie with Michael McCarthy. Southern Boulevard, n e cor 136th st, 57.9x117.2x50x146.1. Extension of mort for \$14,000 to Feb 14, 1913, at 5%. Jan 24. Jan 26, 1910. 10:2565.

*Johnson, Emaline to Susan S Purdy. Mulford av, w s, 175 s Alice st, 25x100 and being lot 286 map land Dutchess Land Co according to Map Benson Est, Throggs Neck. Prior mort \$3,500. Jan 17, 6 months, 6%. Jan 24, 1910. 635

*Joseph, Geo to Luise Riegler, Ellison av, w s, 400 n Marrin st, 25x100; Ellison av, w s, 300 n Marrin st, 25x100. Jan 25, 3 years, 5½%. Jan 26, 1910. 4,000

Kleban, Louis E to Jacob Klingenstein. Fulton av, s e cor 169th st, Nos 570 to 576, 65.2x79x65x74.3. P M. Jan 20, 1910, 1 year, 5%. 10:2612. 13,500

5%. 10:2612. 13,500

Kraft, Matilda to TITLE INS CO of N Y. Jennings st, No 906 s s. 126 w Southern Boulevard, 17.2x127x13.1x126.4. Jan 21, 1910, 3 years, 5%. 11:2976 and 2977. 3.000

Same to Wm H Taubert. Same property. P M. Prior mort \$3,...
000. Jan 21, 1910, 3 years, 6%. 11:2976 and 2977. 1,100

Same to TITLE INS CO of N Y. Jennings st, No 904 s s, 143.2 w Southern Boulevard, runs s 127 x w 13.10 x n 127.7 to st, x e 16.11 to beginning. Jan 21, 1910, 3 years, 5%. 11:2976 and 2977. ... 3,000

Same to Wm H Taubert. Same property. P M. Prior mort \$3,...

2977. 3,000
Same to Wm H Taubert. Same property. P M. Prior mort \$3,000
Out. Jan 21, 1910, 3 years, 6%. 11:2976 and 2977. 1.100
Same to TITLE INSURANCE CO of N Y. Jennings st, No 902, s s, 160 w Southern Boulevard, 17.11x128.8x13x127.7. Jan 21, 1910, 3 years, 5%. 11:2976 and 2977. 3,000
Same to Wm H Taubert. Same property. P M. Prior mort \$3-000. Jan 21, 1910, 3 years, 6%. 11:2976 and 2977. 1.100
Klaveness, Olaf G to Daniel H MacDonald. Ogden av, e s, 100 n 164th st, 25x70. Jan 19, due, &c, as per bond. Jan 21, 1910. 9:-2512. 1,100
Kampfingr. August to Henry Bender. Cromwell av. a s, 253 n

Kampfner, August to Henry Bender. Cromwell av. e s. 3: 169th st, 100x88.9. Jan 21, 1910, 3 years, 5½%. 11:2864.

GERMAN AMERICAN

ANNUAL CAPACITY 3,000,000 BBLS "THE ABSOLUTELY SAFE CEMENT

SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS

of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip-

*Keener, John to Geo A Devermann. Block ock av. la e 8th st. s s 280 w 0.mstead av. 25x108. P M. Prior mort \$8,000. Jan 20, 3 years, 6%. Jan 21, 1910. 1,100
Krauss, David to West Side Construction Co. Webster av. e s, 183.3 n 169th st, runs n 49.7 x e 149.8 to c 1 Mill Brook x s 6.11 x s w 88.1 x s 11.1 x w 70.11 to beginning. P M. Jan 26, 1910, 3 years, 6%. 11:2893. 4,500
*Kolar, Emil with Jos Kodel. Forest st, w s, 225 n West Farms road, lot 43 map J J Gleason at Westchester dated May 15, 1894. 25x100. Extension of \$2,500 mort until Jan 1, 1913, at 6%. Jan 12. Jan 27, 1910. nom
Lamberti Construction Co to Standard Mortgage Co of N Y. Lyman pl, w s, 142.8 n 169th st, 50x90.3x53.4x112.11. Jan 21, 5 years, 5%. Jan 22, 1910. 11:2970. 37,000
Same to same. Same property. Certificate as to above mort. Jan 22, 1910. 11:2970. 37,000
Litter, John to Eliz H Jaques. Anthony av., s e cor 176th st, 78.3x100x122.9x109. Dec 20, 5 years, 5%. Jan 25, 1910. 11:-2892. 10,000
Lauber, Joseph to HARLEM SAVINGS BANK. 3d av. No 3691,

5%. 11:2920.

LAWYERS TITLE INS & TRUST CO with Weiher Construction Co. Cauldwell av, w s, 100.5 n 165th st, 70x51.6. Extension of \$30,000 mort until Jan 14, 1915, at 5%. Jan 14. Jan 26, 1910. 10:2622.

Same with same. Boston road, s e s, 118.11 n e 165th st, 82.11m at 5%. Jan 14. Jan 26, 1910. 10:2622.

Lawyers Mortgage Co with NY IPES CO. Simpson st, es, 121.10 n Westchester av, 140.101.2622.

Lawyers Mortgage Co with NY IPES CO. Simpson st, es, 121.10 n Westchester av, 40x100. Agreement as to share ownership of mort. Co with NY LIFE INS CO. Simpson st, es, 121.10 n Westchester av, 40x100. Agreement as to share ownership in mort. Jan 18. Jan 26, 1910. 10:2727. nom Malcolm (Thomas D). Construction Co to Gity Mortgage Co. Walton av, s, 155.6 n 158th st, 51.6x102.3x51.7x101.9. Jan 26, 1910. 0:2474.

Same to same. Same property. Certificate as to above mort. Jan 26, 1910. 9:2474.

Murphy, Margt to Mary A Brown, gdn Edwin Smith et al. Valentine av, w s, 106.8 n 189th st, 50x95. Jan 25, 1910, due, &c, as per bond, 11:3153.

McGowan, Wm to Fannie F Einstein et al exrs &c Emanuel Einstein. Brook av, sw cor 149th st, 35x90x43.11x90.5. Jan 26, 1910, 5 years, 4½%. 9:2293.

Mascia, Jos A to Bronxwood Realty Co. Elm st, w s, 175 n Locust av, 25x100. P M. Jan 25, 1 year, 6%. Jan 26, 1910. 50 Mulligan, James I to Yonkers Building & Loan Association, a corpn. Cogan's alley, n s, 104.4 e Riverdale av, 69.9x69.11x 72x65.8. Jan 24, themand, 6%. Jan 25, 1910. 9:2422.

Marrone, Michael to SAVOY TRUST CO. Morris av, Nos 673 and 675, n w cor 1534 st, No 265, 50x100. Prior mort \$\infty\$— Jan 24, demand, 6%. Jan 25, 1910. 19:2577.

Metzler Building & Construction Co to E May McClatcher. Hoston av, w s, 125 n 145th st, 50x100. Prior mort \$\infty\$— Jan 24, demand, 6%. Jan 25, 1910. 10:2577.

Metzler Building & Construction Co to E May McClatcher. Hoston av, w s, 25 s 230th st, 125x90. Prior mort \$\infty\$— Jan 24, demand, 6%. Jan 22, 1910. 12:3383.

Nelson, Peter N. Jr., to Michael Murray. Morris av, Nos 673 and 675, n w cor 15345 do an

9:2358. P.M. Jan 18, 5 years, 6%. Jan 24, 1910. 2,400 Plough & Fox Co to Alexander H Wallace and ano exrs Edw H Wallace. Prospect av, late st, s e s, 50 n Fairmount pl, and being lots 130 and 131 map Fairmount, 100x152x102x170, s w s. Jan 3, 1 year, 5%. Jan 24, 1910. 11:2955. 14,500 Pirk, Amalia to Edw P Orrell. Creston av, n e cor 197th st, 20x 95. Jan 1, 3 years, 5%. Jan 24, 1910. 12:3315. 3,100 Pirk, Amalia to Annie C Schriefer. Clinton av, w s, 94.6 s 181st st, runs w 41.1 x s 5.6 x w 50 x s 19 x e 91.1 to av x n 24.6 to beginning. Jan 1, 3 years, 5%. Jan 24, 1910. 11:3096. 5,000 Plympton Construction Co to Excelsior Mortgage Co. Plympton av, e s, 50 n 170th st, 75x112.3x98.6x48.5 and being lots 19 to 21 parcel 17 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907. Building loan. Jan 21, due July 21, 1910. 6%. Jan 22, 1910. 9:2521. 15,000 Same to same. Same property. Certificate as to above mort. Jan 21. Jan 22, 1910. 9:2521. *Romano, Francesco to Achille Branca. Maple av, w s, 50 n 211th st, and being lot 34 map property W F Duncan at Williamsbridge, 25x100. Jan 17, due July 17, 1910, at 6%. Jan 21, 1910. 4,000

Rosner, Pauline to Stephen Duncan. Franklin av, w s. 116.3 n 168th st, runs n 76.6 x w 168.8 x s 60 x w 11.6 x e 44.8 x n 46.2 x e 115.3 to beginning. Jan 13, 5 years, 5%. Jan 21, 1910. 10:-

168th st, runs n 76.6 x w 168.8 x s 60 x w 11.6 x e 44.8 x n 46.2 x e 115.3 to beginning. Jan 13, 5 years, 5%. Jan 21, 1910. 10:2612.

Raab, Louisa to Amelia Seaman. Tinton av, w s, 199.6 s Home st, 18.6x110. ½ part. Aug 3, 1908, due Oct 30, 1908, 6%. Jan 25, 1910. 10:2661.

Requa, Leonard F with TITLE GUARANTEE & TRUST CO. Kingsbridge terrace, No 2737. Subordination agreement. Jan 24, 1910. 12:3256.

Rehbock Construction Co to Sophie Prager. Mt Hope pl (Morris st), s s, 110.11 e Jerome av, 50x125. Jan 25, 2 years, 6%. Jan 26, 1910. 11:2851.

Rehbock Construction Co to Sophie Prager. Mt Hope pl, s s, 114.10 e Jerome av, 50x125. Consent to above mort. Jan 22. Jan 26, 1910. 11:2851.

Same to same Same property. Certificate as to above mort. Jan 22. Jan 26, 1910. 11:2851.

Roberts, Irving to Jacob Mendelsohn and ano. Tiffany st, w s, 93.3 n 165th st, 25x100. P M. Prior mort \$—. Jan 25, due Aug 1, 1910, 6%. Jan 27, 1910. 10:2716.

Same to same. Same property. Building loan. Prior mort \$—. Jan 26, due Aug 1, 1910, 6%. Jan 27, 1910. 10:2716.

Roberts, Irving to Jacob Mendelsohn and ano. Tiffany st, w s, 93.3 n 165th st, 25x100. P M. Prior mort \$—. Jan 25, due Aug 1, 1910, 6%. Jan 27, 1910. 10:2716.

Same to same. Same property. Building loan. Prior mort \$—. Jan 26, due Aug 1, 1910, 6%. Jan 27, 1910. 10:2716.

Roberts, Irving to Jacob Mendelsohn and ano. Tiffany st, w s, 93.3 n 165th st, 25x100. P M. Prior mort \$—. Jan 26, due Apr 1, 1915, 6%. until completion of building and 5½% thereafter. Jan 27, 1910. 11:2985.

Steindler, Henry with HARLEM SAVINGS BANK. 3d av, No 3961, w s, 100.8 s 173d st, 25.1x94.6x25x96.11. Subordination agreement. Jan 25. Jan 27, 1910. 11:2985.

Steindler, Henry with HARLEM SAVINGS BANK. 3d av, No 3961, w s, 100.8 s 173d st, 25.1x94.6x25x96.11. Subordination agreement. Jan 25. Jan 27, 1910. 11:2985.

Steindler, Henry with HARLEM SAVINGS BANK. 3d av, No 3961, w s, 100.8 s 173d st, 25.1x94.6x25x96.11. Subordination agreement. Jan 24. 1910, due, &c, as per bond. 12:3256. 4.500

Silverman (C M) &

s St Mary's st, 40x100. Jan 24, 1910, due, &c, as per bond. 10:2571.

Streeter (Chas T) Construction Co to Balthasar Schoppelrey. 182d st. or Fletcher st, Nos 491 and 493. n s, 100 e Park av, 33,4x100. Prior mort \$16,500. Jan 25, 1910, 2 years, 6%. 11:2020.

3038.

Same to same. Same property. Certificate as to above mortgage.

Jan 25, 1910. 11:3038.

Stigler, Emily to Albert Strasser. Arthur av, No 2054, w s, abt
100 n 179th st, 16.8x118.4x16.8x116. Prior mort \$1,500. Jan
24, due, &c. as per bond. Jan 25, 1910. 11:3069. 500

Singer, Rachel to Annie Sponheimer and ano. Bainbridge av, No
3042, e s, 316.8 s Woodlawn road, 16.6x100. Prior mort \$4,500.
Jan 21, due, &c. as per bond. Jan 22, 1910. 12:3354. 875

Sproessig Storage Warehouse Co to PUBLIC BANK of N Y City,
170th st, s s, 52.6 w Bristow st, runs s 105.7 x e 0.7 x s 24.8 x w
67.1 x n 27.11 x e 50 x n 100 to st, x e 22.8 to beginning. Prior
mort \$—. Jan 21, 2 years, 6%. Jan 22, 1910. 11:2963. 5,000

Same to same. Same property. Certificate as to above mort. Jan
21. Jan 22, 1910. 11:2963.

*Sipp, Geo A with Achille Branca. Holland av, or Maple av, w s,
50 n 211 or Ruskin st, 50x100, and being lots 34 and 35 map
property W F Duncan at Williamsbridge. Agreement apportioning mort. Jan 12. Jan 21, 1910.

Tully (John J) Co to City Mortgage Co. Intervale av, n w cor Beck

Tully (John J) Co to City Mortgage Co. Intervale av, n w cor Beck st. 181.10x100x125x115. Building loan. Jan 21, 1910, demand, 6%. 10:2711.

6%. 10:2711.

Same to same. Same property. Certificate as to above mort.

Jan 21, 1910. 10:2711.

Same to Henry Morgenthau Co. Beck st, n w cor Intervale av.

115x125x100x181.10. P M. Prior mort \$112,000. Jan 11, 2

years, 6%. Jan 21, 1910. 10:2711.

20,000

*Thorn, Thomas H to Martha McElroy. Catharine st, w s, 125

s 238th st, 25x90. Jan 22, 3 years, 5%. Jan 24, 1910.

*Ullman, Chas L to Meyer Lambert. Old Boston road, w s, 400.1

s Elizabeth st, 50.1x86.3x50x90.4, Olinville. Dec 20, 5 years,

5%. Jan 20, 1910.

4,825

an Cortland Development Cooperative Co to The J C Vreeland Building Co. 240th st, late 4th av, n s, 225 e Martha av, lots 184 and 185 map No 163 being map No 1 Supreme Court Valentine vs Brady part Hyatt Farm, 50x174.7x irreg x172. Prior mort \$12,000. Jan 15, due June 1, 1910, 6%. Jan 25, 1910. mort \$1 12:3394.

11,000 Same to same. Same property. Certificate as to above mort. 15. Jan 25, 1910. 12:3394.

Winnie Realty & Construction Co to Century Mortgage Co. Intervale av, s s, 115 e Beck st, runs w 46 x s 27 x e 0.1 x s 76.6 x e 40 x n 80.9 to beginning. Jan 15, 5 years, 5%. Jan 26, 1910. 10:2709.

Same to same. Same proper y. Certificate as to above mort. Jan 15, Jan 26, 1910. 10:27 a.

*Wolf, Andreas to Geo F Qyelet and ano. St Marys av, w s, 50 n Central av and being lots 7 and 8 blk 26 map No 599 Westchester Co of Pelham Park, 50x100. Jan 7, 1 year, 6%. Jan 25, 1910. 1,000

Walton Building Co to John H Marsching and ano exrs, &c, John Marsching. Tiebout av, s w cor 184th st, Nos 314 and 316, 23.4x 90.6x38.6x91.9. Jan 21, 1910, 3 years, 5%. 11:3146. 12,000 Same to same. Same property. Certificate as to above mort. Jan 18. Jan 21, 1910. 11:3146.

*Westfield, Harry to Eliz K Dooling. Westchester av, s s, adj land now or formerly of Thos C Taylor, runs s 407 x w 85 x n 355 to av x e 97.1 to beginning, being part of Est of Geo Baxter, Westchester. Jan 21, 3 years, 5½%. Jan 22, 1910. 12,00 *YONKERS SAVINGS BANK to Julius Lewine. Lot 97, map So Vernon Park. Mortgagees consent to payment of award. Mar 30. Jan 26, 1910.

PORTLAND CEMENT

BROAD STREET, NEW YORK 30

JUDGMENTS IN FORECLOSURE SUITS.

Jan.

Jan. 20.

115th st, n s, 343.9 w 7th av, 18.9x100.4. Madison Square Mortgage Co agt Gustav Frohlich; Peacock & Steves, att'ys; Wm J A Caffrey, ref. (Amt due, \$6,307.20.)

Lots 79 & 80, map of Ruser Estate, Bronx. Hudson P Rose Co agt Winifred J Moran; Harry A Anderson, att'y; Alfred B Jaworower, ref. (Amt due, \$804.92.)

ref. (Amt due, \$804.92.)

Jan. 21.

15th st, No 521 East. Alice Bullowa agt Apostolo Cuttitta et al; Alfred L M Bullowa, att'y; John T Dooling, ref. (Amt due, \$4,170.66.)

55th st, n s, 80 e Lexington av, 20x100.5. Alexis M Leon agt Samuel Weinberg; John H Morgan, att'y; Frederick C Leuburcher, ref. (Amt due, \$16,664.82)

Concord av, w s, lot 142, map of East Morrisania, 50x100. Isaac J Brown agt Joseph Gallick et al; Henry Fluegelman, att'y; J Sidney Bernstein, ref. (Amt due, \$8,668.)

Jan. 22.

Jan. 22.

No Judgments in Foreclosure filed this day.

Jan. 24.

Madison av, No 274. City Real Estate Co agt
Percy B O'Sullivan et al; Harold Swain, att'y;
Joseph Pool, ref. Amt due, \$123,819.39.)

Jan. 25.

Jan. 25.

East Broadway, No 234.

Division st, No 223.

Ber Goldstein agt Augusta E Smith; Irving I Kremer, att'y; John Burt, ref. (Amt due, \$8,005.81.)

Leggett pl, e s, 150 n McGraw av. 25x184.6x 26.1x177. Rudolph Kanze agt Katie R S Freutel et al; Smith Williamson, att'y; James R Deering, ref. (Amt due, \$1,577.75.)

Jan. 26.

Jan. 26.

Jan. 26.

Jan. 26.

Jan. 26.

C S Burley agt George Nicholas; House, Grossman & Vorhaus, att'ys; Geo F Langbein, ref. (Amt due, \$38,767.25.)

Jath st, No 122 West. John M Bowers agt Moses L Frazier; Bowers & Sands, att'ys; Denis O'L Cohalan, ref. (Amt due, \$16,175.56.)

LIS PENDENS.

Jan. 22.

Jan. 22.

Av A, No 293. People of the State of N Y agt Sellig Handel et al; notice of levy; att'y, W T Jerome.

16th st, Nos 441 & 443 West. Same agt Jacob H Fleischman et al; notice of levy; att'y, W T Jerome.

Elizabeth st, No 192. Same agt Anthony Bagarozy; notice of levy; att'y, W T Jerome.

2d av, No 2403. Same agt Ida Epstein; notice of levy; att'y, W T Jerome.

Av C, No 156. Same agt Abraham Pinas; notice of levy; att'y, W T Jerome.

St Nicholas av, e s, 183.9 s 145th st, 125x100. Frederick Grasmuck agt Barbara Schuller et al; partition; att'y, W H Ostrander.

Division st, Nos 123 & 123½. Rachel Friedman exr, &c, agt Esther Goldman; action to set aside mort, &c; att'y, A S Petluck.

2d av, No 2151. People of the State of N Y agt Barnet Kleinberg et al; notice of levy; att'y, W T Jerome.

234th st, n s, 435 w Katonah av, 50x100. Bernard J Kelly agt Bernard Schultz et al; action to vacate satisfaction of lien; att'y, B J Kelly.

203d st, n s, 37.7 w Valentine av, 25x100. Carrie L Weldon agt Frank Hoffstadt, exr; action to recover possession of property; att'y, G J Barry.

Bleecker st, No 149. People of the State of N Y agt Paul Porrino; notice of levy; att'y, W T Jerome.

N Y agt Par W T Jerome.

Jan. 24.

Elm av, s w s, Lots 7 and 8, map of South Belmont, Bronx; Marie K Friebele agt John D Weber et al; partition; att'y, Arnold & Greene. 234th st, n s, 435 w Katonah av, 50x100. Bernard J Kelly agt Bernard Schultz et al; action to vacate satisfaction of mechanics lien; att'y, B J Kelly.

Jan. 25.

Jan. 25.

Jan. 25.

Kest. Frederick Rohkohl agt Samuel H Raphael; action to cancel deed; att'ys, Sachs & Levy.

51st st, n s, 200 e 7th av, 25x100.

51st st, No 149 West.

Walker av, n s, 33.4 e Bear Swamp rd, 25x 79.3x irreg.

Sea View av, w s, 100 n Railroad av, 25x100.

Main av, e s, 100 s Central av, 25x100.

Edward Hoctor agt Eliza Hoctor et al; partition; att'y, J H Deignan.

Jan. 26.

Jan. 26.

Jan. 26.

Audubon av, n w cor 183d st, 74.11x25.
Audubon av, w s, 54 s 185th st, 18x50.

Audubon av, No 382.
Audubon av, n w cor 184th st, 18x60.

Haven av, e s, 129.2 s 170th st, 51.7x114.9x irregular.

Cora A Springer agt John H Springer et al; action to set aside five deeds, &c; att'y, F Pierce.

Heath av, e s, 283.2 n land of T N Read, 125x 100.7. Patrick O'Donohue agt Alexander Anderson; action to foreclose mechanics lien; att'ys, Marsh, Wever & Wemple.

Parcel of land beg at a point in bulkhead abutting of South st, at a point distant 48 ft s of pier at foot of Clinton st, 32.1x—. Peter Hassinger agt William Pennington et al; action to foreclose transfer of tax lien; att'ys, Decker Allen & Storm.

97th st, No 157 East.

126th st, No 229 East and property in Sullivan County, N. Y.

Joseph Becker agt Charles Gerlich et al; action to set aside four deeds; att'ys, Oppenheimer & Arnold.

Jan. 27.
6th av, n s, w ½ lot 982, map of Village of Wakefield. Alice Isherwood agt John G Borgstede et al; action to recover dower; att'y, A Darmstadt

Darmstadt
16th av, n s, e ½ lot 982, map of Village of
Wakefield. Alice Isherwood agt Josephine
Schwarz et al; action to recover dower; att'y,
A Darmstadt.
10th st, No 349 East. Hyman Shapiro agt Barnet Printzman et al; action to foreclose mechanics lien; att'y, L Rosenberg.

Jan. 28.
182d et No 622 East. Lidore Samet et al agt

Jan. 28.

182d st, No 622 East. Isidore Samet et al agt
Mary Krabo et al; action to declare lien;
att'y, F E Silverman.

115th st, s s, 425 w Lenox av, 75x100.11; two
actions.

actions.

115th st, n s, 375 w Lenox av, 25x100.11.

Albert M Hersch agt Harris Mandelbaum et al; amended partitions; att'ys, Eisman, Levy, Corn & Lewine.

76th st, s s, 325 e 2d av, 25x102.2. Gussie Spiro agt John Lux; notice of attachment; att'y, S M Brock.

FORECLOSURE SUITS.

Jan. 22.

Av St Nicholas, s w cor 142d st, 112x125. City Real Estate Co agt John F Cockerill et al; att'y, H Swain.

Washington av, n e cor 183d st, 68.6x175. City Real Estate Co agt Dorman Realty Co et al; att'y, H Swain.

Summit av, or st, n s, 150 e Anthony av or st, 25x100. Geo H Phillips agt Francklin E Davis et al; att'y, J M Tully.

74th st, n e s, 77 w 2d av, 23x102.2. Adam Greim agt Louis Grime et al; att'y, E Herrmann.

Greim agt Louis Grime et al; att'y, E Herrmann.

Pearl st, No 164. Beinecke & Co agt Margaret Kolb et al; att'y, M A Kursheedt.
Beaumont av, w s, 170 s 187th st, 50x200 to Cambreling av. Maria T Tighe agt Frank De Caro; att'ys, Berry & Davis.

70th st, No 336 East. Wm B Noyes agt John L Darracq et al; att'y, C S Noyes.

137th st, No 11 West. Samuel Grossman agt Moritz Adler et al; att'y, L Laski.

7th st, Nos 279 and 281. Louis Celler agt Betty Gluck et al; att'y, A F Silverstone.

45th st, No 524 West. John M Bowers, trustee, agt Bessie Pobrick et al; att'y, M S Borland.

Marion av, w s, 150 s 198th st, 25x70.7x25.3x

66.10. Chas W Kurns agt Joseph J Kriegel et al; att'y, J O'Grady.

127th st, s s, 450 e 2d av, 50x99.11x irreg. Emma E Gross agt Catharine Sulzer et al; att'y, L Wendel, Jr.

Jan. 25.

Jan. 25.

Jan. 25.

Varick st, n e cor Laight st, 25x100. Jeremiah W Dimick agt Maxlow Realty Co et al; att'ys, Duncan & Duncan.

Grove st, n w s, Lot 79, map of Fairmount, Bronx. Louise Thomas agt Thomas H Casey et al; att'y, W G Mulligan.

115th st, No 336 East. Oscar W Freidenrich agt P Imperato Realty Co et al; att'ys, Otterbourg, Steindler & Houston.

Glebe av, w s, adj land of James G Henderson, 50x100. Henry H Grote agt Caroline Keller et al; att'ys, Neier & Van Derveer.

Av A, s e cor 74th st, 25x77. Sigmund Lewy agt Wm A Stadler et al; att'ys, L & I J Joseph.

Av A, s e cor 74th st, 25x77. Sigmund Lewy agt Wm A Stadler et al; att'ys, L & I J Joseph.

Grove st, No 25. N Y Savings Bank agt Ferdinand A Sieghardt et al; att'ys, Webber & Webber.

Tremont av, n s, Lot 50, map of Kingsland Estate, Bronx. Realty Operating Co agt Cora Adler et al; att'y, G E Hyatt.

Hughes av, e s, 71.8 s 188th st, 24.10x87.6.

Jesse Froelich agt Catharine Vetter et al; att'y, W P Buchler.

Jan. 26.

Jan. 26.

Jan. 26.

116th st, No 71 East. T O'Conor Sloane agt Leopold Yesky et al; att'ys, Mullan, Cobb & Mitchel.

Audubon av, s e cor 166th st, 70.3x100. Jacob Wener et al agt Louis M Cahn et al; att'ys, Wolf & Kohn.

Thompson st, Nos 40 & 42. John Palmieri agt Michael B Di Santi et al; att'y, M Wechsler. 117th st, Nos 519 & 521 East. Lemoine C Mead agt Louis O Cohen et al; att'y, H G Chapin. 6th av, No 344. Mutual Life Ins Co of N Y agt John Parke et al; att'y, J McKeen. 11th av, n w cor 44th st, 25x100. Catharine Cusack agt Jacob Vier et al; amended; att'ys, Rabe & Keller.

Jackson st, No 32. Lucille Kurtz agt Max Gold et al; amended; att'ys, Wilson, Barker & Wager.

Gold et al; amended; att'ys, Wilson, Barker & Wager.
4th av, s s, lot 689, map of Village of Wakefield, Bronx, 50x114. Kingston Securities Co agt Katharine Kieran et al; att'ys, Gifford, Hobbs & Beard.

145th st, No 610 East. Lydia Katz agt Luigi Infante et al; att'y, B G Oppenhelm.

60th st, No 112 East. American Missionary Assn agt Anna Schroeder et al; att'ys, Allen & Sabine.
152d st, Nos 534 & 536 West. Scheer-Ginsberg Realty & Construction Co agt Morris Bloch et al; att'y, M H Hayman.
146th st, s s, 300 e Amsterdam av, 25x99.11.
Franklin L Partridge agt John C Tredwell et al; att'ys, Lord, Day & Lord.
Jan. 27.
Bassford av n ween 1824 et 152 270 fm inner

Jan. 27.

Bassford av, n w cor 182d st, 152.3x9.6x irreg. Harlem Savings Bank agt Henry B Haylman et al; amended; att'y, F B Wightman.

99th st, s s, 175 w 2d av, 37.6x100.11. Roy Weil agt Samuel Berkowitz et al; att'y, M Aleinoff.

Freeman st, n s, 98.7 e Union av, 20x86.9. Franciska B Hohmann agt Frank Wolff et al; att'y, H L Allen.

Jones av, s w cor Kingsbridge rd, 111.5x100. Henriette Kroll agt Nickolas Vogel et al; att'ys, Rosenbluth & Silverman.

Av B, No 24. Emanuel E Kleiner et al agt David Strauss or Strausz et al; action to declare deed void; att'ys, Pratt, Koehler & Russell. clare d Russell.

Hussell. 45th st, No 524 West. John M Bowers exr agt Bessie Bobrick et al; amended; att'y, M S Borland

Borland.
6th av, n s, w ½ lot 532, map of Village of Wakefield, Bronx, 50x114. John J Zuelch agt James A Glover et al; att'y, G X Burlando.
Lots 4 & 5, parcel 5, map of a subdivision of Estate of Wm B Ogden. Marian T Wickes agt Charles E Keniston Realty Co et al; att'ys, Crokcer & Wickes.
Grand st, No 66. Mabelle S Soich, as committee agt Virginia Tuska et al; att'y, E R De Grove.

Jan. 28.

Grove.

Jan. 28.

70th st, s s, 249 w Av A, 37x100.4. Wm F Armsrtong agt Louvre Realty Co et al; att'ys, Garvan & Armstrong.

8th st, s s, 180 w Av B, 25x116, Bronx. Catherine E Harbusch agt Francis E Sullivan et al; att'y, C P Hallock.

133d st, No 202 West. Simon Marx agt Leo Rosengarten et al; att'ys, Fleischman & Fox. West End av, e s, 84.1 n 98th st, 16.10x100. Franklin L Lee et al agt Peter J Brennan et al; att'y, E O Power.

105th st,'n s, 86.10 e Manhattan av, 16.4x100.11. John A Beall et al exrs agt Mathilde E Stremmell et al; amended; att'y, H Merckle. Renwick st, No 29½. City Real Estate Co agt Edgar F Knapp et al; att'ys, Allen & Sabine. 14th st, n s, 291 e Av A, 25x103.3. Elias Kempner agt Henry Bergman et al; att'ys, Kurzman & Frankenheimer.

Simpson st, w s, 146.7 n 169th st, 25x74.11. Cyrus Hitchcock agt Mary T Leamy et al; att'y, H S Ogden.

Madison av, s e cor 99th st, 50.11x100. Sundel Hyman agt Albert Hyde et al; att'ys, Kantrowitz & Esberg.

JUDSMENTS

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.

22 Auricchio, Carmela & Luigi-Bango 242,65
24 Allen, Samuel et al—W M Young. 159,38
25 Asch, Louis et al—Phoenix Color Works
128,91
25 Abbott, Clark H et al—G B Webster. 765,61
25 Abraham, Sadie—J Mendelowitz. 31,55
25 Aquilino, Nicholas—P Lanzetta 165,78
25 Arnold, Reginald—J Caterson et al. 61,92
25 Austin, Lillian E—H D Sears. 218,76
26 Apatow, Morris et al—Robert Rossman Co.
727.86

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22	Boes, Quincy W—B F Griffiths et al Beatty, Joseph et al—People, &c. 100.00 Barrelli, Joseph et al—the same. 300.00 Barrello, Guiseppe et al—the same. 300.00 Bela, Markus et al—the same. 300.00 Bela, Markus et al—the same. 300.00 Bohan, Charles et al—People, &c. 200.00 Bohan, Charles et al—People, &c. 200.00 Bernstein, Jacob—N Huber 310.24 Behrman, Irma—Sol Bloom, Inc 103.51 Bloom, Sol—Philip Hano & Co 533.80 Bammann, Henry G et al—M Canno. 121.91 Breunig, Frank et al—J De Barbier. 267.74 Boutlier, Marie—P A Alex 27.01 Balsam, Philip—S Werner, Inc. 955.13 Brown, Wm R—McCreery & Co 95.14 Burgess, Joseph K—Apartment Co. 47.22 Blank, Isidor—I W Schenker 152.00 Birkett, Clarence T—H H Gordon, Jr., et al "Language, Charles—S D Schieller. 289.67 Brauner, Mayer—F Khodoff 6,170.14 Bloch, Gabriel—B Altman & Co. 43.49 Berman, Morris—L D Bulkley 59.31 Bingham, Thomas & Thomas Jr et al—People, &c 354.65 Bracco, Alfonso et al—the same. 1,000.00 Burns, Richard T et al—the same. 1,000.00 Bu	24 Day,
94	Beatty Joseph et al—People, &c100.00	24 Dolar
24	Barrelli, Joseph et al—the same. 300.00	24 Daly, 24 Doyle
24	Bela, Markus et al-M N Clement. 1,000.00	25 Davis
24	Bernstein, Jacob—N Huber310.24	25 Dean
$\frac{24}{24}$	Behrman, Irma—Sol Bloom, Inc103.51 Bloom, Sol—Philip Hano & Co533.80	25 de Se Cha
24 24	Bammann, Henry G et al—M Canno121.91 Breunig, Frank et al—J De Barbier267.74	25*Diam City
24	Boutlier, Marie—P A Alex	26 Davi 26 De F
24	Brown, Wm R-McCreery & Co95.14 Burgess Joseph K-Apartment Co47.22	26 Dang 26 Detw
24	Blank, Isidor—I W Schenker152.00	
24	Birkett, Clarence 1—H H Goldon, 31, et al.	26 tl
$\frac{24}{24}$	Brauner, Mayer—F Khodoff6,170.14	26 tl 26 Dean
25 25	Bloch, Gabriel—B Altman & Co43.49 Berman, Morris—L D Bulkley59.31	27 Dufo 27 Dohr
25	Bingham, Thomas & Thomas Jr et al—Peo-	Jr 27 Dick
25	Bracco, Alfonso et al—the same. 1,000.00 Burns Bichard T et al—the same. 1,000.00	27 Dixo 27 Dowi
25	Burton, Waldo W-J G Marshall et al	27 Duffi
25	Burlen, Lorenzo W Jr-E Jones186.01	27 Doub
25	Baker, Wm H et al-A Leschen & Sons	27 De 1
25	Bartlett, John R et al-Charles Lehman-	28 Deut
25	Charley	28 Duni 28 Drey
25	Barry, Nicholas—T W Gilmartin746.56 *Breiner, Morris et al—Public Bank of N Y	25 Elias
26	City	25 Edw
20	Young Ladies Benevolent & Educational Society	26 Eich
26	*Blauner, Julius et al—S Kramer303.88	27 Eaki
26	Young Ladies Benevolent & Educational Society	27 Edw
26 26	Beldauf, Helen—A Weintrab	fee 28 Elge
26 26	Bortner, Harry et al—I Goldberg459.41 Belth, Rudolph et al—P Weinberg126.15	28 Erdr
26	Bernstein, Joseph et al—the same126.15	ing 22 Fedd
28	Brophy, John et al—M Hoeree	22 Floy An
28	Brooks, Byron—T H Montgomery. 1,288.15	22 Feig
28	*Barth, Max et al—A Katz113.50	24 Fier
28 28	Bennett, Edw H-M Miller	24 Fasa 24 Frob
28	Bauman, Emanuel W—E E Ellsworth et al	24 Fow 24 Fleis
28	Belluscio, Michael A-L Fried376.22 Bernstein Alfred-I F Paine544.76	
28	Brown, Helen-H H Brockway513.26	24 Frie 25 Frag
22	Bauman, Emanuel W—E E Ellsworth et al	25 Fran
22	Conaistre, Michael et al-G W Brewster.	25 Foug
22	Carpenter, Jasper G-M N Clement. 1,820.97	25 Fay, 25 Fink
22 22	Connolly, John T et al—J J Vaughn.8,095.30 Comforto, Charles et al—I Menkin534.41	26 Fuel 26 Foge
22 24	Cushman, Arthur H—M Schneider77.41 Coe, Theodore D—J Magna et al75.75	26 Free Ro
24	Card, John A-T H Smart et al99.00 Caggiano, John et al-A B Cook336.43	26 Fran 26 Fein
24	Carlucci, John* et al—A B Cook336.43	26 Frie 26 Fell
24	Crompton, Frank—W J Crompton488.00	26 Fail
24	Carpenter, Char West al M. H. Grassman of	26 Fari
24	al	26 Flag 26*Finl
$\frac{24}{24}$	al	26 Fran 27 Fish
$\frac{24}{24}$	Cullinan, James et al—M N Clement. 500.00	27 Fish 27 Fau 27 Fran
24 25	Cullinar, James et al—M N Clement 500.00 Coates, Eugene et al—People, &c100.00 Cruzka, Annie M—Hudson Trust Co114.98 Coyne, Bartholomew B et al—G B Webster	27 Fish 27 Fran
25	Coyne, Bartholomew B et al—G B Webster	28 Frei 28 Fins
25 25	Custy, Michael—H Held	28 Fab
	164.21	22 Gree Ho
25	Marble Co	22 Gold 22 Gold
25	Cohen, Jacob & Tauve—People, &c1,000.00	22 Gerl 24 Gres
25	*Clark, Ernest V et al—A Schoenberger. 1.26.26 1.26.27 1.26.26	Co
25	Conners, Louis E et al-C Hastings81.86	24 Gue 24*Glic
26	Conte, Antonio—J I Berrycosts, 64.35	24*Gran
26	Carpel, Edward—L P Morton139.86 Conterno, Geo W—N Serracino et al123.91	25 Gros
26	Colnon, Aaron J—N Y Telephone Co22.10 Cantor, Samuel et al—J Palmieri4,663.11	95 Gral
26	Conners, Louis E et al—C Hastings \$1.86 Chrystal, John O—G Barrie et al 29.88 Conte, Antonio—J I Berry costs, 64.35 Carpel, Edward—L P Morton 139.86 Conterno, Geo W—N Serracino et al 123.91 Colnon, Aaron J—N Y Telephone Co 22.10 Cantor, Samuel et al—J Palmieri 4.663.11 Clough, John D trustee—Gatti-McQuade Co	25 Gerl
27	Cantor, Samuel-J Bleiberg	25 Georg
27	Concistre, Michael—H B Roberts2841	26 Gore 26 Gm
27	Cushing, Harry C, Jr—H A Robinson. 345.27 Cooke, Douglas E—H K Bourne25.31	26 Grei 26 Gut
27	Costs, 120.20 Cantor, Samuel—J Bleiberg	26 Gree
27	Cohen, Bennet & Leon*-E Brummel et al.	ing 26 Gold
27	7 Cowin, Abraham—W Schmidt	26 Gree 27 Gou
27	7 Cowin, Abraham—W Schmidt	27 Gra 27 Gro
28		27 Gou 27 Gre
28	S Cushing, Ida M-B Crystal & Son59.31	27 Gre 27*Gold 28 Gra
29	8 Craig, John-A V H Ellis3,355.32	28 Gra 28 Gra 28 Gor
28	S Crudo, Louis M-North River Lumber Co	28 Gor 28 Gre
2:	2 De Hart, John et al—N Y Telephone Co	28 Gor 28 Gre

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24 24	Day, Christopher C—C Kandell et al.114.50 Dolaro, Benjamin D—Acker, Merrall & Condit Co
24 24	dit Co
25 25 25	Davis, David—E Conway et al
25	de Selding, Herman et al—Charles Lehman- Charley
26	City 475.25 Davis, Harrie—S A Kerr et al. 115.72 De Palo Thomas—G F Munson 27.20
26 26	Dangler, Morris—N Y Telephone Co41.38 Detwiller, Thomas N—G Mitchell et alcosts. 97.60
26 26	the same—W S Odell et al. costs, 87.60 the same—W R Hensey costs, 165.10 the same—I F Dowling costs, 103.70
26 27 27	Dean, Susan W—I Stern et al390.53 Dufour, Louisa A—C Manpel333.96 Debryann William & Dora—I J Berghold
27	Jr
27	Dowing, Augustus et al—B Troutwine
27	Doubleday, Ellen M—F K Jamescosts, 107.68
28	Deutscher, Bernard B & Gisa—J E Levittan 111.91 A 68
28 28 25	Files Celie or Chapire admry_D Hasnel
25 26	Edwards, Alfred J et al—H Hastings81.86 Eichner Nathan & Ethel et al—State Bank
27	Eakins, Myrah G—Onward Construction Co
	fee Co
28	Elger, Wm D-J H B Boyle3,069.90 Erdman, Adolph-Parsons Dyeing & Cleaning Co120.00 Fedder, Herman-S P Jones et al252.95
22 22	Fedder, Herman—S P Jones et al252.95 Floyd-Jones, Laura alias Laura Jones or
22	oosts 154.95
24 24 24	Fiero, Daniel H—N Y Importation Co. 162.97 Fasano, Frank et al—Mosaic Tile Co. 707.97 Frohling, Victor—W Huesselralt
24 24	Fowler, Daniel E—M Hasbrouck et al.218.61 Fleischmann, J Henry et al—People, &c. 1,000.00
24 25 25	Fowler, Daniel E—M Hasbrouck et al. 218.01 Fleischmann, J Henry et al—People, &c
25	Fragner, Frederick—A H Garfunkel 259.41 Fragner, Frederick—A H Garfunkel 259.41 Frankenbush, Alfred—Innis Speiden & Co
25	Finkelstein, Samuel—I Benjamin
26	Freedman, Joseph & Adolph et al-Robert Rossman Co
26 26 26	3 Feinman, Jacob—A Strauss
20	Faile, Geo E—Knickerbocker Trust Co
20	3 Flagg, Wm C et al—J Levine10.65 3*Finkelstein, Max et al—J Levine10.65 3*Finkelstein, Max et al—J Levine10.65
2	7 Fish, Woolf et al—B J Perkins
2'	7 Frank, Max—E Fleischl et al. 34.99 7 Francis, Peter—the same
25	Finger, Joseph et al—A Katz
2	Horse Co
2:	2 Goldstein, Sarah et al—F Friedman25.15 22 Gerle, Samuel—M Greenebaum325.85 4 Gregory, Richard A—John Burke Importing
2	4 Gregory, Richard A—John Burke Importing Co
2	*Grankoupoulous, George et al—S Strauss
2	bluth, Inc
2 2 2 2	5 Gerlach, Ralph C—L Schulman
2 2	G Gordon, Hyman—A A Silberberg
2 2 2	6 Greif, Samuel et al—1 Goldberg
2 2	5 Gross, Joseph & Otto-Klenert & Rosenbluth, Inc
2 2	7 Gouget, Florentine—J S Lawson et al.27.41 7 Grasso, Francesco—F Cummando140.91 7 Grobe, Emilia—H Spitzer42.41
2 2 2	7 Gould, Katherine—N N Butler3,314.43 7 Greco, Nicola—Atlantic Macaroni Co24.91 7*Goldstein, Harry et al—J Levine167.30
222	8 Grasheim, Joseph et al—B Butler37.10 8 Grazl, Peter—F Argnelles et al22.51 8 Gorfain, Zalman—B Crystal & Son177.74
222	8 Greenberg, Max et al—M Goldoff47.31 8 Gordon, Abraham & Samuel—J Richter.671.84 8 Greenberg, Max et al—M Goldoff47.31

MENT CO., Fifth Ave. Building, N.Y.
22 Hollander, Bernice—J H Koppel et al.96.81 22 Heim, Selma S—K H Buck et al112.17 22 Herbert, George & Mary—S P Jones et al
22 Heim, Selma S—R H Buck et al
24 Hart, Thomas M—J Sheridan
24 Helene, Charles—L Levin
24 Howard, Louis C—Sol Bloom, Inc
24 Hempel, Oscar et al—the same300.00 24 Heinze, Arthur P—C F Barrows2,129.38 25 Hirsch, Patrick—Pearson274.94
25 Hatneld, Stanley et al—Hudson Trust Co
Wall Paper Co
25 Hibon, John et al—the same
25 Hart, John-H S Reynolds425.00
26 Hessel, Albert C—L B Leavitt1,219.90 26 Haggerty, Dennis F—G S Kelley214.84 26 Hein, Isa W—J Rubins Cocosts, 180.05 26 Hyland Thomas F—N V Telephone Co. 24.89
25 Heckmann, Nicholas gdn—Smith & Mabley Mfg Co
26 Hasbrouck, Minnie A—S D Davis40.65 27 Hochstim, Adolf et al—M N Clement
27 Hann, Joseph—R Beviloqua 210.41 27 Hirner, Joseph—E Durst 62.65 27 Ruppert, Isaac— BFlaum 248.65 27 Horowitz, Isidore—T Levy 53412
27 Hyams, Harris— HMindlin et al26.16 28 Hartman, William—M Gideon564.93 28 Hoffman, Rose—T Heitkemper25.51
28 Halpern, Irving—R S Stern Co
28 Horstein, Samuel et al—Patterson Lumber Co Inc
24 Irvine, Ingram N W—D Crowley79.66 24 Illardi, Salvatore et al—M N Clement.300.00 25 Ives, William et al—A Schoenberger1,126.26
28 Irwin, Wm G-J P W Harty
1,955.51 1,955.51 27 Hahn, Joseph—R Beviloqua 216.41 27 Hirner, Joseph—E Durst 62.65 27 Ruppert, Isaac—BFlaum 248.65 27 Horowitz, Isidore—T Levy 53412 27 Hyams, Harris—HMindlin et al. 26.16 28 Hartman, William—M Gldeon 564.93 28 Hoffman, Rose—T Heitkemper 25.51 28 Halpern, Irving—R S Stern Co. 411.50 28 Halpern, Morris J—N Trochman 80.66 28 Halpern, Morris J—N Trochman 80.66 28 Haif, J Harry—J Crawford 2,122.97 28 Horstein, Samuel et al—Patterson Lumber Co Inc. 85.18 28 Hess, Monroe D—A M Birkhahn 30.40 24 Irvine, Ingram N W—D Crowley 79.66 24 Illardi, Salvatore et al—M N Clement 300.00 25 Ives, William et al—A Schoenberger 1,126.26 27 Iannacone, Emilio—A Pascale 59.41 28 Irwin, Wm G—J P W Harty 66.99 22 Jones, Laura alias Laura Floyd-Jones or Anita Floyd-Jones—S G Wilkie 547.50 24 Jenkins, Samuel A—Prudential Real Estate Corp 34.82 24 Juskevicz, John—Dobbs Ferry Hospital 107.10 107
Assn 24*Jurist, Max et al—M Canno121.91 24 Johnstone, Frank E—Oppenheim, Collins & Co
24 Joseph, Edward—A J Myers et al210.13 24 Jones, Hamilton W et al—People, &c100.00 25 Jennison, Frank E—L G Hart
26 Jackson, Jerome A et al—City of N Y et al
26 Jacobson, Harry—N Y Telephone Co29.68 26 Joline, Adrian H et al recvrs—M Rubinsky
28 Jasselsohn, Wilhelm—G F Coshland & Co
28 Jacobs, Harry—H Koehler & Co2,650.27 22 Kranich, Victor V & Arthur G et al—National Surety Co
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24	Watson, James T-L F D Schutte601.97
24	Whitehead, Lydell-W Reiman 567.08
24	Williams Rosie et al—the same 100.00
24	Ward, Chas A et al—People, &c100.00 Williams, Rosie et al—the same100.00 Wheeler, Jennie et al—the same250.00
25	Whitney, Peter J—Broadway Building Co. 268.30 Witherbee, Thomas S—V C Napoliello33.05 Wohlfeld, Julius—A N Kantrowitz58.26 Wachtel, Frederick—J Rowland et al.711.35 Winternitz, Charles et al—Gulf Co-operative Co.
26	Witherbee, Thomas S-V C Napoliello 33.05
26	Wohlfeld, Julius-A N Kantrowitz58.26
26	Winternitz, Charles et al-Gulf Co-opera-
	Winternitz, Charles et al—Gull Co-operative Co
26	Wolper May et al—I Palmieri 4663.11
26	Wilson, Beatrice-Jeanette Co39.65
26*	Wiener, Samuel et al—J Levine10.65
21	terprofing Co 116.90
$\frac{27}{27}$	the same—the same79.74
27 27	the same—the same
	Williams, Arthur H-Morse International
28	Williams, Arthur H-Morse International
28	Wollthan, Carl G-Quaker Oats Co694.15
28	Agency
20	Weintraub, Harry et al—B Rockaway et al.
28	Wise, Jacob H—A Schanberger1,602.52
24	Zambo, Eugene et al-People, &c100.00
	CORPORATIONS.
22	J M Welch Amusement Co-N Y Telephone
99	J M Welch Amusement Co—N Y Telephone Co
	National Surety Co
22	N Y Taxicab Co—I Weil2,144.76
22	Braffer Co-Standard Paint Co179.91 B H Scheffels & Co-I Fischel 1136 60

	Co
22	J M Weich Amusement Co—N Y Telephone Co
22	N Y Taxicah Co—I Weil
22	Braffer Co-Standard Paint Co179.91
22	B H Scheftels & Co-J Fischel1,136.60
22	New Amsterdam Casualty Co-E Fleisch-
22	Chace Trucking Co-Quaker Oats Co654.07
22	City of N Y-E R Bennett12,806.78
22	Mississippi Valley Interurban Ry Co et al
99	Wm H Luth Co-W Grumshaw et al. 269.65
22	Union Condensed Milk Co-A O Kneeland.
00	4,699.08
94	M A Ryan Inc-Jacobs Co
24	Williams Sales Co-Frank V Strauss &
91	Union Condensed Milk Co—A O Kneeland.
-1	rrospect Music rub Co-1 Westman et al.
24	Behrman Baron Co-Texas Co119.56
24	Empire State Cold Storage Co-City of
-1	N Y
24	Czarnikow, MacDougall & Co, Ltd-G S
94	Coleman Stable Co-L Costabile et al. 361.62
24	Etna Finance Co et al-H A Jaffe. 433.89
24	Empire State Cold Storage Co-Cty 254.61 N Y
24	Hopkins & Larner-Braunfels Browning &
	Co411.91
24	
24	Bohemian Real Estate Assn of Winfield— EN Hall
	E N Hall
$\frac{24}{25}$	Continental Casualty Co-M Anderson. 660.54
	Gee Iron & Brass Foundry Co75.65
25	Duparquet Huot & Moneuse Co-Aetna
	Life Ins Co
95	the same—the same 496.11
25 25	the same—the same
25	the same—the same
25 25 25	the same—the same
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25 25 25	the same—the same
25 25 25 25 25 25	the same—the same
25 25 25 25 25 25	Commercial Union Assurance Co, Ltd—National Conduit & Cable Co
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25 25 25 25 25 25 25 25 25 26 26 26 26 26 26 26 26 26	Commercial Union Assurance Co, Ltd—National Conduit & Cable Co 5,880.30 American Watchman's Time Detector Co, Inc—P A Bowen et al 38.31 Inter-City Contracting Co—Smith & Lough-lin Inc 3,835.05 Meteor Realty & Construction Co—D Davis 3,142.20 Scandinavian Fur & Leather Co—C Boessneck et al 71.99 Reade Duane Cold Storage Co et al—Charles Lehman-Charley 23,690.06 Hudson Grant View Realty Co et al—Raisler Heating Co 440.50 Baker Contracting Co et al—A Laschen & Sons Rope Co 217.55 *Kosher Kitchen of N Y et al—Public Bank of N Y City 475.02 *Kaplan, Kandra & Co et al—Heating Stranger St
25 25 25 25 25 25 25 25 25 26 26 26 26 26 26 26 26 26	Commercial Union Assurance Co, Ltd—National Conduit & Cable Co 5,880.30 American Watchman's Time Detector Co, Inc—P A Bowen et al 38.31 Inter-City Contracting Co—Smith & Lough-lin Inc 3,835.05 Meteor Realty & Construction Co—D Davis 3,142.20 Scandinavian Fur & Leather Co—C Boessneck et al 71.99 Reade Duane Cold Storage Co et al—Charles Lehman-Charley 23,690.06 Hudson Grant View Realty Co et al—Raisler Heating Co 440.50 Baker Contracting Co et al—A Laschen & Sons Rope Co 217.55 *Kosher Kitchen of N Y et al—Public Bank of N Y City 475.02 *Kaplan, Kandra & Co et al—Heating Stranger St
25 25 25 25 25 25 25 25 25 26 26 26 26 26 26 26 26 26 26 26	Commercial Union Assurance Co, Ltd—National Conduit & Cable Co
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20 Interbolough Rapid Hansit Co-S Kerster
26 Galarian (Sahla Carrier
26 Coleman Stable Co-H J Ruge Co67.85
26 Harold & Vreeland Building Co et al. M. A.
26 Coleman Stable Co—H J Ruge Co
27 H & W Basket Co-T C Miles In et al 53 15
27 National Economic Gas Blast Co-H E
Graban 74 65
27 Harstn & Co-Automatic Utilities Co 719 98
27 Hill Silk Mrg Co-J Gerli5.968.42
27 Fidelity & Deposit Co et al-M N Clement.
2.007.17
27 Central Trust Co of N Y, trustee-City of
N Ycosts, 62.85
27 Pennsylvania R R Co-R A Goldstein. 389.32
27 National Economic Gas Blast Co—H E Graban
27 Palestine Hebrew Wine Co-Terminal Gate-
27 Empire State Garage—American Elevator
21 Empire State Garage—American Elevator
27 Summit Proofing Co-W Springer 1 899 55
27 Land Associates—N V Westchester & Ros-
ton Ry Co
27 Howard Motor Works-Clas Journal Co
118.00
27 Coleman Stable Co-M Lehman et al. 40 41
28 Empire State Garage-A Bath
27 Palestine Hebrew Wine Co—Terminal Gatehouse Co
28 William H Luth Co-S Epstein96.87
28 George Meier Co-R F Lang275.41
28 Emil Zola Young Men's Benevolent Ass'n-
28 Wolfson Drug Co-Gerhard Mennen Chem
26 Wollson Drug Co-Gernard Mennen Chem-
ical Co
28 Jackson Plumbing Co-B Lissberger 477 22
28 Richman Bros Co-Stark, Rosenthal &
Stark 1 037 61
Stark
change Bank
28 General Supply & Construction Co-A C
28 Burke Engineering & Contracting Co. H
28 Burke Engineering & Contracting Co-H
28 Thomas J Brady Co-Johahod T Williams
& Sone
28 the same—G F Smith 319 15
28 the same—Empire Brick & Supply Co
979 88
28 the same—Reading Hardware Co 511 66
28 the same—Keystone Slate & Tile Co.
28 the same—Pittsburgh Plate Glass Co.
00
20 ten same JBest 175 04
28 the same—Roebling Construction Co
the same—Roedling Construction Co.
28 American Bottlers Pub Co et al-W P Kel
ler Bottlers I up oo et al-W B Kel-
28 S Pearson & Son Inc—S F Gross. 12,176.64 28 East New York Refrigerator & Wood
28 East New York Refrigerator & Wood
Working Co-Foster Merriam & Co. 23 92
28 J George Payne Co-W & B Douglass. 188.21
28 Mintz Realty Co-W Fischman 984.35
the same—E T Graves. 139.65 the same—Roebling Construction Co. 8,819.67 28 American Bottlers Pub Co et al—W B Keller Strate S Pearson & Son Inc—S F Gross. 12,176.64 28 East New York Refrigerator & Wood Working Co—Foster Merriam & Co. 23.92 28 J George Payne Co—W & B Douglass. 188.21 28 Mintz Realty Co—W Fischman 984.35 28 Erie R R Co—M Nyman 2,129.65

SATISFIED JUDGMENTS.
Jan. 22, 24, 25, 26, 27 and 28. Avram, M N-First National Bank of Hanover, Pa. 1908
Avram, M N—First National Bank of Hanover, Pa. 1908 1,059,74 Archer, Geo M—E M Johnston et al. 1909. 1,441,69 Same—same. 1909 2,972,29 Same—same. 1909 5,050,00 Anthony, N et al—E Travis. 1909. 94,50 Abelson, Frank—S L Silberman. 1893. 372,82 Andrews, Frank M—I H Walker. 1908. 522,05 Bottengroff, Leon—M Zimmerman Co. 1907. 98,14 ¹Bistritz, John et al—People, &c. 1909. 500,00
Bottengroff, Leon—M Zimmerman Co. 1907. 18 Stritz, John et al—People, &c. 1909500.00 Buonsignore, Geo M & Nicholas—S E Bernheimer et al. 1909
Bonwit, John—J Neudorfer. 1910
Bottengroff, Leon—M Zimmerman Co. 1907. 18istritz, John et al—People, &c. 1909500.00 Buonsignore, Geo M & Nicholas—S E Bernheimer et al. 1909305.22 Brown, Chas A et al—J E Phelps. 1907.1,467.58 Bernard, George et al—M N Clement. 19101,912.79 Bonwit, John—J Neudorfer. 1910647.72 Brown, John—J Neudorfer. 1910647.72 Brown, John et al—Harlem River Lumber & Woodworking Co. 19085,019.53 Bertsch, Wm F—Peoples Surety Co of N Y 191046.42 Bardfeld, Israel—A Gelb. 1909116.31 Blau, Max F et al—A N Sadofs. 1909158.65 Bonomo, Vito—S Kalmus. 19091,541.05 Beetson, Frank C—I Strauss et al. 1910. 169.53 Brown, John et al—P Duffy Co. 1908247.61 Same—Twelfth Ward Bank. 1908188.89 Chambers, Ann—B Barnett. 190950.00 Coyle, Patrick Bernard & Thomas—Thatcher Furnace Co. 1909 .75.70 Cankos, Panos—A L Louis. 1907330.12
Furnace Co. 1909
Ellenbogen, Philip—American Woolen Co of N Y. 1902
Feane, Morris et al—People, &c. 19091,500.00 Freudenheim, Joseph et al—American Fire- proofing & Cement & Construction Co. 1909.
Same—J O Davies, 1000

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Follett, Chas A—Reproduction Co. 1910. 260.65 Froma Realty Co—I Josephson. 1909
Garfine, Oscar et al—S Meyerhoff. 1910. 534.31
Ginsberg, Isaac—A M Quit & Son. 1909
1909
Latson, Wm R C—Encyclopaedia Britannica Co. 1909
Levin, Jacob-Morrison & Co. 190429.26

Levy, Hannah R—Z Feldstein. 1909
Meyer, Jacob et al—J H Parry. 1904102.75 Meyer, Jacob et al—N Y Telephone Co. 1906. 24 17
**24.17 ** Muller, Julia & George—M Bendit. 1904194.74 ** Miller, John D et al—J E Phelps. 19071,467.58 ** McCue, John—C Daly. 1908
Moulton, Mace—F Echoa. 1909
Moore, Herman & Benjamin—J H Ostrum. 1900
Same—Motor Mart of N Y. 1909. .70.46 Same—same. 1909. .87.24 Nickerson, Elizabeth et al—I Roth. .10.128.35 Nicholas, George—W S Dugan. .1910. .1,028.06 10'Brien, or Ward, John et al—People. &c. 1910 .6,000.00 Osborne, Church W—Pitt Blance Door Co. 1910 1910 .130.86
Olsen, John E—Topping Bros. 1910287.26 O'Hara, David G, John J & Richard—Rich- ardson & Boynton Co. 1910114.66 O'Neale, James S—L Schlesinger. 1906.2,000.00
Pratt, Elizabeth D-M Steinert, 1909. 194.72 Paladino, Joseph et al-Jos Doelger's Sons. 1909. 496.15
Power, Peter—N Y Telephone Co. 190940.20 Prineveau, Marcel—C H Hoffman. 1905337.60 Rubenstein, Isaac—M Finkelstein. 190727.65 Roe, Richard et al—Revere Rubber Co. 1906

Building Experience. 13 Years Lawyer.
Rosenberg, Charles et al—J M Gearity. 1908. 679.78 Rosenfeld, Emil et al—People, &c. 1909500.00 Rundle, Byron—Bernheim Distilling Co. 1909. 101.63
Rosenberg, Charles et al—J M Gearity. 1909. 135.39 Reinhard, Charles—C H Ries et al. 1909. 65.13 Ritter, Vertha—E M Taylor, 1908
Sire, Leander S—N Y Telephone Co. 1908.172.61 Shapiro, Celia or Celia Elias—D Hospel. 1910. 225.00 Strasbourger, Harry et al—J M Gearity. 1909. 135.39 Stein, Joseph et al—S Brinn et al. 1909. 271.06 Schehr, Ferdinand et al—S Brinn et al. 1909. 271.76 Schinasi, Solomon—J Hibbert. 1910. 1,747.68 Sizer, Bebert R—Kline Bros & Co. 1910. 79.50
Strassbourger, Harry et al.—J N Gearley. 679.78 Stern. Benjamin—S Stern. 1909. .163.18 18cerolhom, Louis—Tenement House Dept. 1909. .59.72 1Trilling, David W—K Levene. 1909. .896.30 Thikkerser, Philip et al.—S Brign et al. 1909.
271.76 10 10 10 10 10 10 10

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CORPORATIONS.

¹Vacated by order of Court. ²Satisfied on ap-cal. ³Released. ⁴Reversed. ⁵Satisfied by exe-ution. ⁶Annulled and void.

MECHANICS' LIENS

Jan. 22.

Jan. 24.

Jan. 25.

Jan. 26.

190—Union av, Nos 948 & 950. Joseph Fine agt Louis C Bock and Abraham Hode...53.80 191—Spring st, No 150. Joseph Vocola agt Max Abraham and Harris Mankin.....145.00 192—Teetaw av, e s, whole front between 188th st & Park View pl, —x—. Chas E Ensign agt Richard M Montgomery & Co and E L Shea Construction Co......1,150.00

197—Prospect av, n w cor 151st st, 25x100
Gaetano Zingales agt Kraus Realty Co and
Joseph Kraus 88,

Jan.

209—120th st. No 512 East. Morris Isaacs agt Belwood Realty Co and Joseph Epstein & ...206.75

BUILDING LOAN CONTRACTS.

Jan. 25.

Hill av, w s, 300 s Edenwald av, 25x100.
Charles & Andrew J Glore loans Mateus Zuk
to erect a 2-sty dwelling; 2 payments...2,500
25th st, Nos 24 & 26 West. Chelsea Realty
Co loans the Twenty-Fifth Construction Co
to erect a — sty building; — payments. 250,000

Jan. 26.

Elm st, w s, 175 n Locust av, 25x100. G De Witt Clocke loans Joseph A Mascia to erect a —sty building; — payments........5,000

SATISFIED MECHANICS' LIENS.

Jan. 22. No Satisfied Mechanics Liens filed this day.

Jan. 20.

Jan. 2

121st st, No 310 west, 1000 ton Co agt John Armstrong et al. (Nov 1, 1909)

Jan. 27.

Lyman pl, w s, 142.7 n 169th st. S Siegel agt
Lamberti Construction Co et al. (Dec 21, 1909)

34th st, No 314 East. Edward Shanker agt
Marcus Rosenthal et al. (Dec 27, 1909)

Herschel st, s s, 100.3 e Halsey st. A Mark
agt Chas F Cordes et al. (Oct 4, 1909), 205.00

234th st, n s, 435 w Katonah av. Fordham
Parquet Floor Co agt Bernard Schultz et al.
(Jan 3, 1910)

237.00

28ame property. Same agt same. (Nov 19, 1909)

24Morris Park av, No 658. Louis J Sheperd
agt Dominick Negri et al. (Nov 4, 1909)

25ame Construction Constr

¹Discharged by deposit, ²Discharged by bond, ⁸Discharged by order of Court,

ATTACHMENTS.

Jan. 20, 21, and 22. No Attachments filed these days. Jan. 24.

Baker, John H; Margaret Landauer; \$3,000; Douglas & Minton.

Jan. 25.

Columbus, Delaware & Marion R R; General Electric Co; \$2,530.39; Eaton, Lewis & Roe.

Grosso, Antonie & Claude Mazuy; Paul Gerli & Co, Inc; \$2,115; M H Harris.

Jan. 26. Hervey, Lee; Night & Day Bank; \$2,883.93; Alexander, Watriss & Polk.

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