

# NEW ESTATE BUILDERS RECORD AND GUIDE

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BUSINESS AND THEMES OF GENERAL INTEREST.

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IT is much to be hoped that the existing labor troubles in the building trades will not involve a downfall of the General Arbitration Plan. Under the operation of that plan the building trades have enjoyed a period of rest from labor disputes that has been as advantageous to the union mechanics as to their employers. The latter have been spared the losses which the formerly suffered through petty strikes, and have been able to make bids upon proposed work without allowing for strike delays and expenses. The mechanics, on the other hand, have secured steady and remunerative wages, and have been able to obtain increased pay whenever they could advance a valid claim for more money or fewer hours. The consumer of buildings has benefited, because he obtained his building more nearly on time, and because the contractors were able to give him lower figures. An arrangement of this kind, whose operation has stood the test of so many years and has been so successful, MUST BE RETAINED; and if necessary it must be retained at the expense of a prolonged labor war. A return to the conditions which prevailed from 1900 to 1903 is inconceivable, and the avoidance of such a calamity is worth any sacrifices which it may cost. The employers' association has the power to keep the plan effective, and it should not hesitate to use its power to that end. The benefits of the Arbitration Plan are worth fighting for. Everybody interested in real estate and building will hope that the fight can be avoided, but it should not be avoided in case the success and the authority of the arbitration machinery is thereby weakened.

THE WHOLE QUESTION of the local taxation of real estate and personal property is raised by Mayor Gaynor's letter to Tax Commissioner Purdy. In that letter the Mayor asks for information as to the effect of the complete abandonment of the taxation of personal property in New York City, and it is evident that the Mayor himself is inclined to approve of such a measure. There is undoubtedly much to be said in its favor. The existing laws taxing personal property work badly from almost every point of view; and they are universally condemned both by experts in taxation and by the actual administration of the law. The personal property tax has about every disadvantage which any method of raising public revenue possibly can have. Only a very small proportion of the property which the law proposes to tax is actually reached by the statute; and personal property owners have good grounds for evasion, because if it were fully collected, its collection would mean either an intolerable burden to the property owner or flagrant double taxation. So far as it is collected, its incidence is unequal, and falls largely upon estates belonging to widows and minors. For the city it is a wholly uncertain source of revenue. The city does not, and cannot, actually collect more than half of the small sum which it ostensibly should collect; and real property owners are now suffering from the burdens consequent from entering on the books of the city supposititious revenues which eventually have to be paid by real estate. It is probable, as Mayor Gaynor points out, that the entire abolition of the personal property-tax would not raise the tax-rate more than a few points, and action of this kind would, at least, have the immense advantage of removing one source of unsound municipal finance. The question, however, is, How can the proposed change be brought

about? The Legislature has always refused in the past even to consider the abolition of the general property tax; and it has been equally determined not to grant to any municipal authority local option in matters of taxation. Assuming that the Legislature will persist in this attitude, what can the Tax Department do? It must try to execute the law; and as long as it tries to execute the law, it remains dedicated to the task of assessing taxes which, for the most part, are evaded or are not collected. It remains to be seen whether the present Mayor and Tax Commissioners can find any way of breaking the bonds which have in this respect tied the hands of their predecessors.

STRONG as are the arguments which can be urged in favor of the abandonment of the personal property tax, it can hardly be expected that the owners of real estate will enthusiastically favor the proposed change—particularly as this change is advocated partly on the ground that the owner of real estate will not be able to shift this proposed increase in taxation to the tenant. During the past three years the tax rate has been steadily climbing. Tax bills have been increased by almost one-sixth during that period; and from various causes it looks as if still further increases were to be expected in the normal course of municipal business. In addition the tax-payers are threatened by an agitation, which has not been wholly discountenanced by the city authorities, and which proposes to pay a great many more millions of dollars out of the City Treasury to a certain class of school teachers. If in addition to all these other burdens the tax rate is further increased by assessing on real estate the several millions now collected from personal property, the outlook will become discouraging enough to seriously affect the real estate values in New York. Admitting that the proposed change looks in the right direction, the time for effecting it should be selected with reference to its probable immediate results. Just at present real estate owners are staggering under an enormous recent increase in burdens, and a prospective increase which looks equally disturbing. In case still further burdens are added, the investment of capital in real estate and buildings will be discouraged, and the general prosperity of the city threatened and diminished. It is not too much to say that the whole scheme of local municipal finance is in danger of breaking down. Our American cities, and particularly New York, are called upon to perform an enormously increased number of services for their inhabitants, while at the same time they derive but small returns from many general sources of municipal revenue, such as franchises, which in foreign cities help to pay the cost of these increased burdens. The whole expense falls upon the owners of real estate, who at the same time are being vexed and injured by an increasingly restrictive use of the police powers of the state. Before, consequently, they are asked to pay the millions of dollars now collected from personal property, it would be well to inquire what the effect of such increased taxation would be, and to what extent they will probably have to submit during the next few years to other increases in taxation. It is right and necessary that real estate proprietors should be drained to the limit for the support of the municipal government; but it is equally right and necessary that the limit should not be exceeded.

THE subject of possible legislation at Albany, in which New York has the most interest, is undoubtedly the method whereby the Legislature will give effect to the constitutional amendment in respect to the debt limit accepted by the voters last fall. The question is: How are those, the self-sustaining subways and docks, which are to be left out of the reckoning of the net debt of the city, to be determined? A bill, introduced at the solicitation of the Citizens' Union, proposed the judicial rather than the administrative determination of these subway and dock improvements, which can be constitutionally deducted. The principle of this bill is undoubtedly correct. Before any stock issued for subways or docks is declared to be exempt, the city authorities should be obliged to prove in court that the improvements are self-sustaining and have every prospect of continuing to be self-sustaining. Moreover the same rule should be applied to any future improvements of the same kind. In case the city should decide to build a subway at its own expense, the money appropriated for the construction should be included in the estimate of the net debt of the city, until the subway has been operated for a definite period. If after the expiration of the period the revenues from the subway are sufficient to pay for the

cost of the subway and the ultimate extinction of the stock issued to pay for it, then that stock should be placed in the exempt list—after those facts have been established in court. The constitution of some regular machinery of judicial determination of the self-supporting quality of any improvement is desirable from every point of view. In the first place, the question as to whether an improvement is or is not self-sustaining must eventually rest upon a judicial decision. If the question were left to the decision of administrative officials, and there were any doubt about the propriety of their decision, that decision would undoubtedly be attacked in the courts; and it is, consequently, better to obtain a judicial settlement at once. Moreover, in case a judicial decision is made indispensable to the exemption of any issue of stock, the credit of the city will be protected from any possible damage. It certainly cannot hurt the city to borrow money which can be invested so as to pay all the expenses of the operation; and in order to assure the creditors that such damage cannot occur, the fact of the remunerative character of the improvement should be absolutely unimpeachable.

## ARCHITECT AND CONTRACTOR.

### Personal Reminiscences of an Architect Who Became a Contractor and Then Resumed His Profession.

IT has fallen to few to have experiences both as architect and contractor. The "architect-and-contractor" and the "contracting architect" are the bugbears of the architects' profession. "It was after considerable experience as an architect," said a member of the profession, "that I became a contractor and continued as such for ten years, giving up all affiliation with the architectural profession during that time. Then I resumed my profession, having given up all affiliation with the building business. I have therefore known the points of view of both. As an architect I had no specialty. As a contractor my specialty was fireproof or fire-resisting construction; and therefore I suppose I am better fitted to add my mite to the consensus of opinion on what is now agitating the architectural as well as public mind at the present time, than if I had not been a contractor for the fireproofing of buildings."

"The position of having at different times been a successful architect and contractor is so rare here that some reflections may not be without interest. The best education for a contractor and builder is to be found in the office of a good architect. One of the most successful builders in America was the late George A. Fuller, who learned what he knew in one of the best architectural offices in Boston. His works live after him and the business which he built up is still flourishing.

"An architect who understands his profession should be able to become a builder at a moment's notice. The better education he has had as an architect the better builder he will make. His scientific and his artistic training are equally essential to this. Architects put artistic work into their plans and specifications with fear and trembling, especially when this goes into the hands of a general contractor for execution. The safe way is to keep it out; but that is not always possible. But with a builder who appreciates what it is the architect wants, he need not have any wakeful hours. When the architect reflects that in the great periods when art was universal the builder was the director of the artists as well as the mechanics, he sighs for the good old times in vain.

"A word for the general contractor may not be amiss here. He is of two kinds. In the case of one, his hold upon the confidence of the architect has been due to the fact that he appreciates the niceties of all the delicate and refined work entrusted to him to be executed by others. The other kind, to be avoided, is the one that trades upon the capital of the cheapest sub-contractors he can find, who are always the worst—the one who defeats all the efforts of the architect to have the details of his design properly executed. If fireproofing is entrusted to this fellow, he jobs it out to some incompetent, and the fraud is not discovered until the conflagration claims its victim.

"The greatest benefit of our schools after all is the scientific education they afford. The builder needs this as much as the architect, and the architect who becomes a builder will be best equipped for the undertaking if he has had the privilege to acquire it.

"The architect who has known his confreres only at their professional meetings, their social gatherings and by their executed works, gains a new insight of their abilities and methods when he becomes a builder. The changed relation is a little awkward at first. But he soon gets to know them better than before, their failings as well as their abilities. This is, of course, a delicate matter to touch upon. But some of my most pleasant experiences have been on the occasions when I have been able to give confidential advice and assistance to architects, when asked, in the capacity of contractor, in matters concerning which they would not have asked another architect. On the

other hand, I regret to be obliged to record that on a few rare occasions, I was obliged to realize that I was absolutely prevented from obtaining contracts for the reason that I had once been an architect.

"The architect who returns from contracting to his own profession is no less welcomed to it because of his experience in the other calling. His point of view is better established than it was before. His horizon is enlarged. His association with other contractors has made him more lenient to their faults, failings and misunderstandings. He is more confident of his plans, specifications and contracts being correct and indisputable. Above all things, he realizes the absurdity of the verbose and redundant specifications which emanate from so many architects' offices. He is more competent than before to see the completed building 'in his mind's eye' before it is commenced. The architect who can do this without having had a builder's experience is sure to become a rising genius. The plans and specifications which enable a builder to see the finished product in his mind's eye are the only ones that are absolutely right.

"Put yourself in his place is what I would advise every architect to try to do in imagination at least. Try to avoid those things that might offend the builder's pride. For pride he has, though sometimes concealed by a homely exterior. Be careful how you intrench yourselves behind those 'general clauses' in the specification which are too often used to conceal the architect's deficiencies. You may be the arbiter of the meaning of the plans and specifications, but remember that where there is a fair opportunity to impart two interpretations to their meaning, that an arbitrary interpretation may result in the other party being convinced that he is the victim of injustice. The opportunities that a contractor has to help an architect out of a tight place are numerous. A spirit of conciliation on the part of both will often rebound more to the owner's interest than a strict construction of the contract brutally enforced. Much experience as an arbiter between contractor and owner must convince one that in nearly every case arbitrations would have been unnecessary if the architects had exercised the tactfulness that would have made them unnecessary. In too many cases they have been the result of attempts to enforce the provisions of obscure and imperfect specifications, followed by unreasonable demands for extras by the contractor made in the spirit of 'a blow for a blow.'"

FIFTEEN APARTMENT HOUSES planned in Manhattan in January, twelve were elevator apartments. The fifteen represent an appropriation of \$3,565,000, which is an increase of \$447,000 over the record for the month of January, 1909, when twenty-eight tenement houses were planned, at an estimated total cost of \$3,088,000. The Building Department records show that this is the top figure of cost investment for any tenement group of similar number in the history of the department, and place to the credit of the opening month of the year examples of the very highest types of apartment house perfection. The houses are mostly for the Riverside Drive and Washington Heights sections. Statistics compiled by Mr. Spencer at the Department report also a decided increase last month in new lofts and stores to accommodate the manufacturing and retail trades, the investment allotted in this class being \$1,656,000, representing 20 loft and store buildings, a gain of \$698,000 over the figures of last year, when 13 loft and store buildings were planned at a total cost of \$958,000.

## IN RETROSPECT.

(Twenty years ago—February, 1890.)

Between 59th st and 110th st the number of vacant lots on 9th av was 201. The number of improved lots within the same bounds was 554. 5th av, Central Park West and the Grand Boulevard had each about one hundred lots improved within the same bounds.

Plans were filed for four 4-sty and basement stone dwellings, to cost \$20,000 each to be erected in the south side of 82d st, 300 ft. west of 8th av, for Foster & Livingston, from plans by G. A. Schelenger.

J. & D. Dunn filed plans for five 3-sty stone dwellings, 20x25, to be erected in the south side of 87th st, 300 ft. west of West End av, from plans of F. A. Minuth. Estimated cost, \$75,000.

Ralph S. Townsend, as architect, filed plans for two 5-sty stone flats to be erected in the north side of 105th st, 297 ft. east of 10th av, for D. H. Knapp, of 151 West 105th st. Estimated cost, \$60,000.

G. F. Pelham filed plans for four 5-sty flats, to be erected on the northwest corner of Central Park West and 104th st, to cost a total of \$110,000, for J. J. Carey, of 364 West 53d st.

Amos R. Eno sold to the New York Reform Club his 4-sty high stoop residence on the northeast corner of 5th av and 27th st, with stable, for \$240,000.

P. J. Cuskley sold six lots on the north side of 43d st, between 5th and 6th avs, for S. W. Andrews to Isaac Townsend, president of the Racquet Club, for \$170,300.

Charles T. Barney bought nine lots on the northeast corner of 9th av and 66th st, from the Kimberley estate, for \$98,500.

West of 9th av, 109th st was being cut through. East of 9th av this street had not yet been cut through; neither had 108th st west of 9th av.

—At a meeting of the directors of the United States Realty & Improvement Co., W. A. Merriman, vice-president and Western manager of the George A. Fuller Co. in Chicago, was elected a vice-president and a director.

# CONSTRUCTION.

## ARBITRATION PRINCIPLE IN THE BALANCE

But the Referendum Vote Is Expected to Decide for Peace  
—Otherwise the Employers Will Declare "The Open Shop"

A PICTURE could be drawn that would startle New York if only the things in the foreground of current events in the industrial field were reproduced. Apparently, we are on the edge of another great lockout, but few authorities on the situation believe that we really are. The meaning of current events can be explained with the aid of a remark made by Samuel B. Donnelly at the Building Trades Employers' banquet, to the effect that some economists believe that arbitration and trade agreements are possible only when each side is afraid of the other, and that "it may be possible after seven years of peace that neither side is afraid of the other." A very human course of action, then, would be for the "Co-Workers" to try to "throw a scare" into each other's breast. This is probably what is now going on in the opposing camps. The probable outcome is expected to be a revised Arbitration Plan, and judging from remarks in high places this week there are good reasons to believe that this end will be achieved without a war in the meantime. The position of the Employers was very fully stated at the banquet at the Waldorf-Astoria, as reported in this paper on January 26.

### ARBITRATION OR OPEN SHOP.

Secretary Roswell Tompkins, of the New York Building Trades Council, of the American Federation of Labor, said this week, that when the question of ordering a general strike came before his board it would receive a very careful and thorough consideration. Mr. Tompkins added that he would regret very much if anything should occur to spoil the next two years for the building trades. "For 1910 will be a bigger year than was 1907, and 1911 will be bigger still," he said, "and I know this to be so from definite information." It is generally known that the unions which were most active in bringing about the decision for a referendum vote are the painters, house-smiths and bridgemen and the carpenters (who have not been under the Arbitration Plan for some time), acting in conjunction with the striking steamfitters. (There are also some employers' associations that are no longer under the Plan.) These outsiders are reported to have pressed most strongly for a referendum vote. As there are more than thirty trades altogether under the Plan, those named represent only a small minority.

The referendum vote will take two weeks or more. It was ordered at a conference composed of two representatives from each labor union in the building and allied trades and industries affiliated with the American Federation of Labor. But only the building trades will vote on the referendum question. Their allies will follow their movements. This meeting which was held at Arlington Hall, in St. Mark's Place (the headquarters of the steam-fitters) was the third of a series. The basis of action was not the steam-fitters' attitude alone, but the question of the general fairness and practicability of the Plan as it now stands. The principle of Arbitration as a principle is favored by all the unions, but the existing Plan is defective, in the opinion of the mechanics.

### THE COMMON GRIEVANCE.

"The plan is not fair to us," said a prominent officer at the headquarters. "Our representatives on the General Arbitration Board, seeing the hardship that had resulted to the carpenters, painters and ironworkers from being put out of the Plan, and their inability to get back, though desirous of doing so, were reluctant to pronounce the same sentence on the steam-fitters, feeling as they did that the Plan was not fair to the men in its operations. The employers have too much the best of it under the present Plan. For example, they can put non-union men on a job in violation of Section 3, and yet the construction of that building must go on and it can be entirely finished before a decision is rendered against the employer for his offense, and then the necessity for it has passed. Employers can do this under the plan, and still not transgress the rules, though they violate the spirit of Arbitration. It is such things as this which make us doubt the sincerity of the employers. They have the benefit of the best counsel in diplomacy, and we cannot match them."

It was stated at the headquarters of the Building Trades Employers' Association, No. 30 East 33d st, that action would be taken at once in case any of the unions struck in sympathy with the steam-fitters, and that a general strike would mean a general lockout, affecting from 100,000 to 150,000 building mechanics, followed by a fight to a finish by the association for the open shop. Even if union men in any of the trades refuse to work with strike breakers

at the buildings affected, these refusals will be construed as a strike, and the unions in these trades will be at once locked out. The employers say that in such case all association work will be suspended, and even the supplies of materials will be stopped.

The Building Trades Council of New York and Vicinity has sent out a letter addressed to owners, architects and contractors, requesting that they insert in all future contracts or sub-contracts entered into by them, that 'none but union labor be employed on such.' Also, that they patronize only such firms as employ union labor recognized by the American Federation of Labor and the Building Trade Department. By specifying the union labor clause much can be gained, the letter continues, "and by not specifying it, complications are liable to arise on work under your control, which may mean a great loss to you." Any information desired concerning the foregoing request will be furnished on application to the office of the Council, 159 East 57th st, either in person, by phone or by letter. The letter is signed by Roswell D. Tompkins as secretary of the Council.

In speaking of the situation and circumstances which gave rise to this letter, an officer of the Council said that the employment of non-union labor in violation of Section 3 of the Arbitration Plan had been a weekly and daily offense of employers professing adherence to the Plan. But under the operation of the Plan it was often or usually the case that the building on which the violation occurred was completed before the General Arbitration Board rendered a decision. It was said that the Building Trades Council, which is a department of the American Federation of Labor, contemplates proposing a revision of the Plan and incorporating as one amendment a section providing that whenever the Plan shall be violated hereafter that work of that building shall cease at once.

Chairman Ross F. Tucker of the emergency committee said: "We hope for the sake of the building trade and the men themselves that good sense will prevail and that the result of the referendum vote will not be a sympathetic strike. If a sympathetic strike is decided on, then the fight begins. We stand on our record as saving the unions from losing millions of dollars in wages, which would have been lost by strikes if the arbitration plan had not been adopted, independent of the fact that the plan prevented the reduction of wages. It will be deplorable for the building mechanics if they force the fight on us by sympathetic strikes. We believe that the rank and file of the unions do not want to strike, but if the glib fomenters of discontent bring about the foolish impending general strike, the men who do not want to strike will be an army of unwilling victims."

A prominent member of the General Arbitration Board expressed the opinion that both sides were only throwing "bluffs." "But I don't like to see them so engaged. Besides, when a bluff is called, the defeat is a double one. I don't believe there will be either a general strike, or a general lockout, because I believe in the good sense of the majority."

The emergency committee of the Building Trades Employers Association have ordered the employers in the mosaic trade to use new men in place of the mosaic workers whose strike in violation of the arbitration plan was followed by a lockout of the Mosaic Workers' Union. A bureau for the employment of mosaic workers was opened at 30 West Thirty-third street.

### DR. ELIOT'S ARBITRATION PLAN.

The former president of Harvard, Dr. Eliot, is sponsor for a new arbitration bill which has been introduced in the Massachusetts Legislature. The Act requires that the Commissioner of Labor shall see that a board of investigation is appointed to consist of three members, one chosen by the employer, one by the employees or their duly authorized agent and the third shall be designated by the other two, unless they are not able to agree; in which case the third party shall be picked by the commissioner. The duty of the board is set forth to bring about a settlement when possible after carefully inquiring into all facts in dispute, and it may dismiss any matter referred to it which it thinks is trivial. Either party may be represented before the board by three or less persons, but no lawyer shall appear except with the mutual consent of the disputing parties, and then the board has power to bar him out. Witnesses may be summoned and paid as in a trial at law, and the board can pass on the evidence submitted. In the way of penalties the bill pro-

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

vides that "any employer declaring or causing a lockout contrary to the provisions of this act shall be liable to a fine of not more than \$10 a day for each employee so locked out, but not less than \$100 for each day or part of a day that such lockout exists. Any employee who goes on strike contrary to the provisions of this act shall be liable to a fine of not more than \$50 for each day or each part of a day that such employee is on strike."

A union leader when asked how this plan appealed to him, answered that Dr. Eliot was not regarded as friendly to workmen and they could not entertain such a proposition from him.

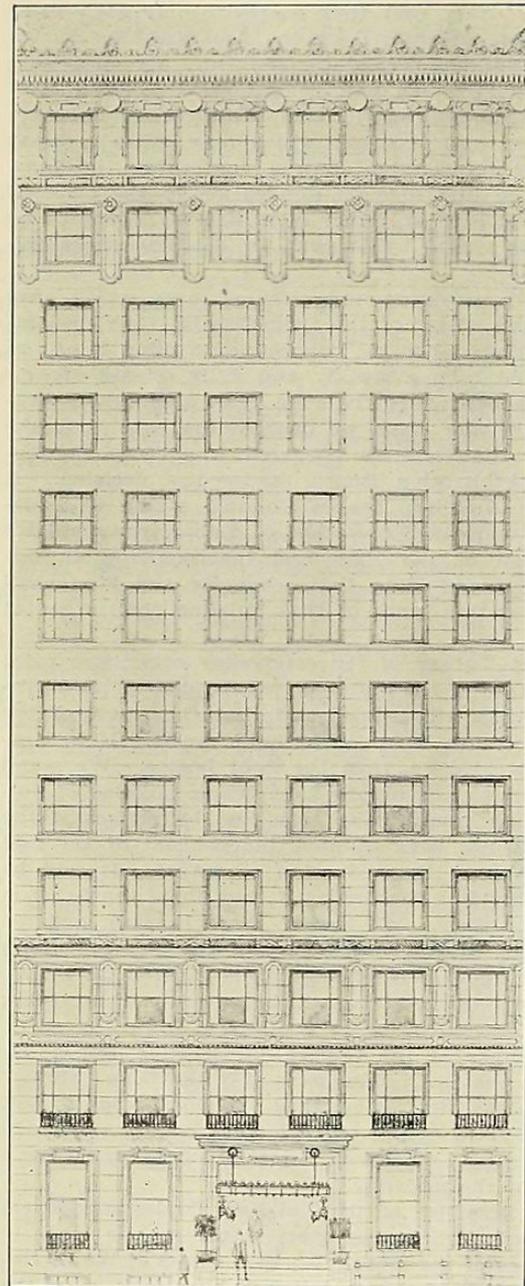
## FOLLOWING A NEW IDEA.

### A Building Which Prominent Physicians and Dentists Will Have Exclusively to Themselves.

**A**N innovation which promised several years ago to effect a great change in the external conduct of the business of the medical and dental professions has prompted a 12-story fireproof modern building to be constructed with a view to the exclusive occupancy of prominent physicians and dentists of this city.

The location, Nos. 40, 42 and 44 East 41st st, is in the principal centre of rapid transit on Manhattan Island to-day. Immediately adjacent are the Grand Central and other traffic terminals or stations. By many lines of transit patients can reach their physician or dentist at this centre with the least possible effort, the building being but one short block distant.

Up to the present time the only building erected in New York City, with the idea of supplying these professional men with what they most need is at 11 East 48th st. A number have been altered, but, with very few exceptions, they have been unsatisfactory, because the old building lines had to be followed, and the arrangement of suites desired by the tenants could not be carried out. Notwithstanding the lead taken by New York City in all other lines of activity, many cities are ahead of her in this respect



"NUMBER 40 EAST 41ST STREET."  
Israels & Harder, Architects.

and have to-day in successful operation buildings of this exclusive character. Among such cities are Chicago, Philadelphia, Baltimore, Boston and Kansas City.

New York physicians and dentists have clung for a long time to the idea of offices on the parlor floor of a private residence, and have not offered much encouragement to the investor or owner of property to produce a building such as is now under way. The high rents for parlor floors, or whole residences, and also the desire of physicians and dentists not only to separate their office from their home, like other professional men, have driven the practitioners in these professions to take up this new class of office building.

In these days no lawyer, architect, engineer, or a member of standing in any other profession, would consider making his office at home, and it would seem more necessary that a physician, or a dentist, should have an office especially constructed

for his requirements and use, and with no cares and annoyances of management in regard to minor details of service, where he can without disturbance attend to his practice. In many cases, too, the patient has a certain feeling of intrusion in being compelled to consult the physician in what is, after all, his home. But the chief objectors have been the wives and families of physicians and dentists, who have found the office-home combination a serious bar to domestic comfort and social obligations.

With all these arguments pointing to a profitable investment, it seems strange that property owners should have overlooked the opportunity.

The character of the building will be dignified and substantial, with lines of simplicity rather than ornateness. It will be constructed entirely of Indiana limestone and will have practically as much light as a corner property, as the surrounding buildings, which are of a permanent nature, will permit windows on all four sides of the physicians' building. On the front and rear the glass area will be unusually large, without deviating from the residential character and treatment of the building.

The owner of the property, Mr. Charles M. Warner, of Syracuse and New York, has arranged to start work immediately and have the building ready for occupancy by September 1, 1910. All the best features of similar buildings in this city and other cities will be embodied in this new building. Twelve stories high, on a lot 80x100 feet, 95 feet from the southeast corner of Madison av and 41st st, this building is expected to be an example for a long time to come for all other buildings of a similar character that may be built.

Among the features of convenience it is to have may be mentioned compressed air, electric and gas connections in every office, private laboratories, private toilets, vacuum cleaning, as well as absolute hygienic construction. Over half a million dollars will represent the investment of the owner in this building, which is a fair indication of the substantial character of this undertaking. The management of the building will be in the hands of Messrs. S. Osgood Pell & Company, 537 5th av, whose standing and experience in this class of buildings is well known among the medical and dental professions.

No expense will be spared to fulfill all the needs of the tenants, with trained nurses, hall servants and other attendants. The building will be open day and night. An efficient card system will be maintained to keep in touch by telephone with all the physicians, whether at their home, office or elsewhere. A Tenant Board of physicians and dentists will constitute a committee on admissions, and all applicants will be referred to them,—the principal requirements being that all applicants shall be in good standing and observers of the Code of Ethics of the County Medical Society.

This improvement will complete the south side of 41st st, between Madison and Park avs, which already has been improved by a new bachelor apartment house, and it will also have a new club house for the Society of Chemists, plans for which have been filed.

## MR. HASTINGS ON THE EVOLUTION OF STYLE.

Thomas Hastings, of Carrere & Hastings, architects of the New Theatre and of the New York Public Library, contributes to the February number of *The North American Review* an article on "The Evolution of Style in Modern Architecture," concluding as follows:

"The unsurpassed and inspiring beauty of the Gothic cathedrals which bewilders us, and the cloisters which enchant us, impress on our minds a living picture of the feverish and morbid aspiration of mediaeval times—a civilization which must have mingled with its mysticism an intellectual and spiritual grandeur which the so-called Dark Ages of the historian have failed adequately to record, and here, in and around Washington and in our own country in general, even amid the all-absorbing work of constructing a new government, our people found time to speak to us to-day in the silent language of their simple architecture, of the temperament and character of our forefathers.

"Consider the time in which we are now living. Will our monuments adequately record the splendid achievements of our contemporaneous life—the spirit of modern justice and liberty—the progress of modern science—the genius of modern invention and discovery—the elevated character of our institutions? Will disorder and confusion in our architecture express the intelligence of this twentieth century? Would that those in authority might learn a lesson from the past and awaken in their wisdom to build our national monuments more worthy of the dignity of this great nation, and more expressive of this wonderful contemporaneous life!"

—Those building trades in which a majority of New York employers report difficulty in obtaining or training skilled employees are painting and decorating, steam fitting and tile setting. In the case of the painting trade, the difficulty seems to centre mainly in the somewhat unhealthy nature of the trade and its seasonal character. In steam fitting and tile setting, the difficulty felt by the employer is apparently due to the small supply of skilled labor possible on the terms under which labor unions restrict admission to these trades.

Nearly \$300,000,000 worth of new buildings reported in these pages last year.

## TEN YEARS HENCE, CENTER OF THE BRONX.

Tremont Avenue Selected as the Line for a Subway from the Hudson to the Sound—A Great Field for the Builder.

By CHARLES F. MEHLTRETTER.

**T**HE section known as Tremont has developed wonderfully during the past year, and it is safe to predict that we shall have a most active spring. Builders are just waking up to the fact that this is the most desirable location for their operations, situated, as we are, in the center of a chain of parks, near Subway and "L" stations and trolley lines, and having some of the finest school buildings in the city, as well as being the finest residential section of the Borough of the Bronx.

Not alone is Tremont a most excellent section for homes, but Tremont av will within the next ten years be one of the main business veins in our entire borough. This is quite logical, for it is the only direct avenue running from river to river, connecting the East and West sides, and it is to have the new rapid transit station, which is going to be put up at the cost of about \$80,000 at the foot of Tremont av and West Farms road, connecting there with the Subway and crosstown cars.

### WILL SURPASS 125TH STREET.

It will not be longer than ten years when Tremont av will outrival 125th st, as, on comparing the present prices of lots on Tremont av with the prices which prevailed thirty-five years ago for sites in 125th st, property in Tremont will be found to be more valuable.

Many people have wondered why Tremont av is not built up more than it is, but the reason is found in the fact that the owners on the avenue realize the future possibilities and believe that it is safer to await future developments, rather than build houses which would have to be replaced in a short time. During the past six months building operations have taken place in all parts of our section, and builders and operators, realizing the demand for the high-class apartments and flats, are connecting in order to try to supply this necessity.

As soon as the buildings are completed they are rented without any difficulty. In fact, every real estate man up here can verify the statement that there is a demand for houses, apartments and flats, with few places available to offer to prospective tenants.

The demand also holds good with the cheaper grade house. We have several 4-family houses on Tremont av that are fully rented. To show the demand for property in Tremont, flats are rented almost immediately after the house has been put up, and there is a larger demand for stores than can possibly be supplied. All this goes to show that this section is ripe for development with all classes of buildings.

There is still time to pick up desirable corners and locations at fair prices, but property here is going up steadily. Assessments are in most cases paid, streets are paved and **THE DEMAND FOR BUILDINGS IS MORE PRESSING EVERY DAY.** The location I am referring to is bounded on the south side by Crotona Park North, and extends up to 187th st, on the east to Boston Road and on the west to Third av. On the south we have Crotona Park, with its beautiful driveways, on the north the Bronx Zoological Parks and Botanical Gardens, and the Southern Boulevard and Parkway, which is the connecting link with all the parks of this borough and is one of the most beautiful driveways, and is being made more so every day. Then we have the Borough Hall in Tremont, and there is great probability of a Federal Building being built in this section.

As to schools, we have the Morris High School, Public School No. 6, on Tremont av, and Public School No. 32, on 183d st, Fordham University, and we are within a short distance of the College of the City of New York. Churches of all denominations contribute their part to make Tremont the ideal residential section of Bronx Borough. It will not be long before builders generally and the men who are looking for good investments will realize this, and then Tremont will have come into its own.

### RECENT BUILDING OPERATIONS.

On Crotona av, between 177th st and Fairmount place, Mr. M. F. Cusack has built five 4-story double and triple apartments, having four, five and six rooms, with every modern improvement, and as soon as completed every apartment was rented. They are Nos. 1904-8-12-16 Crotona av, and 705 Fairmount pl.

Barry Bros. have built four 5-story double apartment houses on the west side of Prospect av, and the corner of 178th st. Mr. J. McNulty has completed six 5-story houses in this section during the year. Mr. Altieri is constructing an elevator apartment at the Southern Boulevard and 177th st. Mr. White has constructed a large apartment with stores at Honeywell av and Tremont av.

Four 5-story apartments are being put up on the northeast corner of Mapes av and Tremont av, and four more on the southwest corner of Tremont av and Mapes av by Mr. Cornish. The buildings are to be equipped with every modern improvement. The New York Edison Company has acquired a tract of

land at 175th st, on which it will erect a large building to be devoted to the making of moving pictures. Hegeman & Company are about to open a store on Washington av and 177th st. The new theatre at Webster av, between 177th and 178th sts is nearing completion.

In all, over 125 new flats and apartments have sprung up in this locality in a year, and the demand is increasing daily, for we have not enough to satisfy the homeseekers. There will be a good investment demand for new apartments, and there will be even a larger speculative and investment demand throughout this whole section. More money is still to be made, because back of the investment demand is the actual increased value of this district for substantial and imperative business purposes. This particular section has a character by itself. It reaps the inevitable benefit of the growth of the whole city. For the tides of the homeseeker are to the north, and wherever the population goes the shopkeeper or the merchant will reap his advantage from the increase. He has come to realize the fact that in securing a location in this district, he is buying a privilege of permanent and increasing business value. Great as have been the changes in appearances of Tremont within a few years, and great as have been the increase of valuation, it can be safely prophesied that the next few years will see wonders.

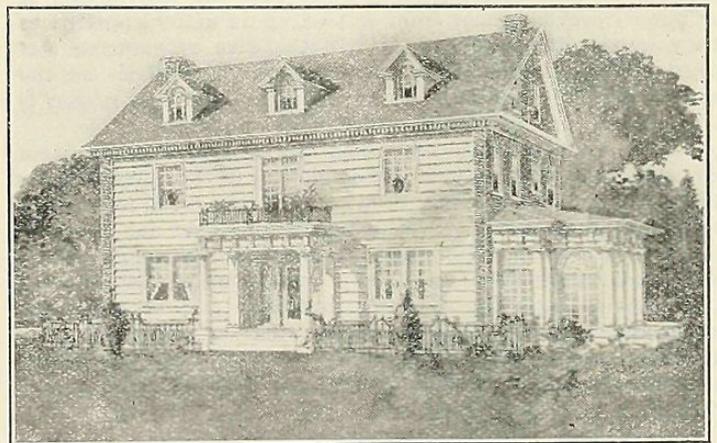
Real estate investors and speculators who cannot see that every indication points to a wholly unprecedented concentration of business activity and business demand along Tremont av, must be very blind; but the real danger is not that they will fail to see the transformation but that it will be soon seen too clearly and consequently increase speculative prices very rapidly; for no matter how rosey 149th st looks to-day, Tremont av will be **THE CENTER OF THE BRONX** within ten years and its main business artery.

To meet the needs of the growing population and business development of the Bronx Borough and this section, a proposition has been made for a crosstown subway to tap all of the leading north and south lines of transit now in operation, as well as those under consideration for our part of the city. The plan is to build a subway from Long Island Sound (at a point above Fort Schuyler), across the borough along the route of Tremont av, across the Harlem River and thence to the Hudson River. The need of this subway is felt and recognized by practical men, and the line has been submitted to and approved by the Public Service Board. A committee which has been formed will push this matter along vigorously, as its need is felt daily more and more.

## A SOUTHERN HOME IN GARDEN CITY.

**B**IDS are yet to be asked for the building of a country house in Garden City Estates, near Garden City, L. I., for John Jobson, of Manhattan, after plans by William S. Phillips, 103 Park av, Manhattan, architect. The house will occupy a plot, 200x200, and stand back 100 ft. from Stewart av, on which it fronts.

To be of colonial design of the typical Southern type, the house will cost \$16,000. With two wings of dark red brick, the house in its main part will be of wide old-fashioned siding.



RESIDENCE FOR JOHN JOBSON IN GARDEN CITY.

William S. Phillips, Architect.

On the front will be a large porch enclosed in glass with window effect, while a brick paved terrace, enclosed with an ornamental iron fence, will be below it. There will be, also, an entrance porch with a Welch tile floor and a servant's porch in the rear.

## APPRENTICESHIP TRAINING.

Only One Building Trade in Which the System Is Considered Adequate By the Majority of Employers.

THE Department of Labor of the State of New York has just concluded an investigation to determine the general relation of supply and demand in regard to skilled labor in the principal industries, the conditions under which boys enter the industries and their chances of advancement, together with the opinions of both employers and employees as to the value and need of industrial training outside of commercial establishments. The report was prepared by Charles R. Richards, director of Cooper Union, whose conclusions are as follows:

The employer of to-day, drawing his workmen from the general labor market, that in some cases is largely fed by immigration, no longer feels the same individual necessity and responsibility for the training of beginners as did his predecessor, and he hesitates to assume the cost and inconvenience of such a provision. The maintenance of a thorough apprenticeship system, having become exceptional, this imposes in a sense a penalty upon the employer who undertakes it, inasmuch as he has no guarantee that apprentices will remain in his employ. Furthermore, the great sub-division of labor that characterizes all modern industries on a large scale imposes peculiar difficulties in the way of a thorough and comprehensive training, inasmuch as such a training involves a shifting of the apprentice from one branch to another that lessens his productive value. All these conditions make the employer slow to assume the trouble and expense of a thorough apprenticeship system. The tendency is more and more to place the beginner upon certain special branches at the tools and let him develop as quickly as possible into a productive unit.

On the other hand, the journeyman under ordinary conditions has no interest or advantage in the training of a apprentice. His first consideration is, of necessity, his own wages, and especially in those industries that are upon a piece-work basis the journeyman has not time for teaching; furthermore, he is apt to look upon the apprentice as a future rival who will add to the supply of skilled workers and reduce his own chance of employment.

Another difficulty, and a very large one, that faces the apprenticeship question is the unwillingness of the American boy to submit to a long period of training at low wages for the sake of future opportunities. The tendency of the American boy is toward a short cut; he resents the rules and restrictions of the apprenticeship period and turns to openings that yield larger immediate returns. That this attitude is justifiable and natural in many cases where the so-called apprentice is given practically no assistance toward attaining a really broad training and where he is left largely to chance and his own initiative to pick up anything more than the rudiments of a trade must be conceded.

### DIVIDED OPINION IN THE BUILDING TRADES.

In the building trades as a whole 53 establishments reported that the apprenticeship system meets the need for skilled employees and 103 report in the negative. THE PLASTERING, TRADE IS THE ONLY CASE where a majority of employers report that the system is adequate. In this industry 12 concerns report favorably and 5 unfavorably.

In 4 trades out of the group, namely, bricklaying, carpentry, steam fitting and tile setting, labor union restrictions are given as the reason for the FAILURE OF THE SYSTEM. In the case of electrical contracting, restriction of labor unions and the inability to secure good material as apprentices are each given by 5 firms as the cause of the inadequacy of the system. It should be noted, however, that it is only in the case of bricklaying, electrical contracting, steam fitting and tile setting that a majority of the firms reporting state that the restrictions of labor unions prevent them from employing as many apprentices as they would otherwise employ. In the case of painting and decorating the inability to retain apprentices is given as the reason by a very large majority of the firms, and this reason is also given by the majority of firms in the plumbing trade.

It is clear from the foregoing that the apprenticeship system is regarded by a large majority of employers in the skilled trades as inadequate at the present time to meet the need for skilled employees in the industries. Other causes that do not figure in the returns are the unwillingness of the employer to go to the trouble, under the present subdivided conditions of manufacturing, to provide a really thorough training; and second, that many establishments in the trades regarded as skilled are producing such a specialized product with such extensive subdivision of labor that an extended apprentice training is no longer necessary.

BUILDING LESS ACTIVE IN OTHER CITIES.—Midwinter weather conditions, and a decidedly more severe sort of weather than was witnessed a year ago, were probably mainly responsible for the perceptible quieting down of building activities shown in January this year as compared with January, 1909. Certainly, Bradstreet's returns of building expenditure in January, aggregating \$41,194,194 at 95 cities, show a decline of 24.9 per cent. from December and of 10.8 per

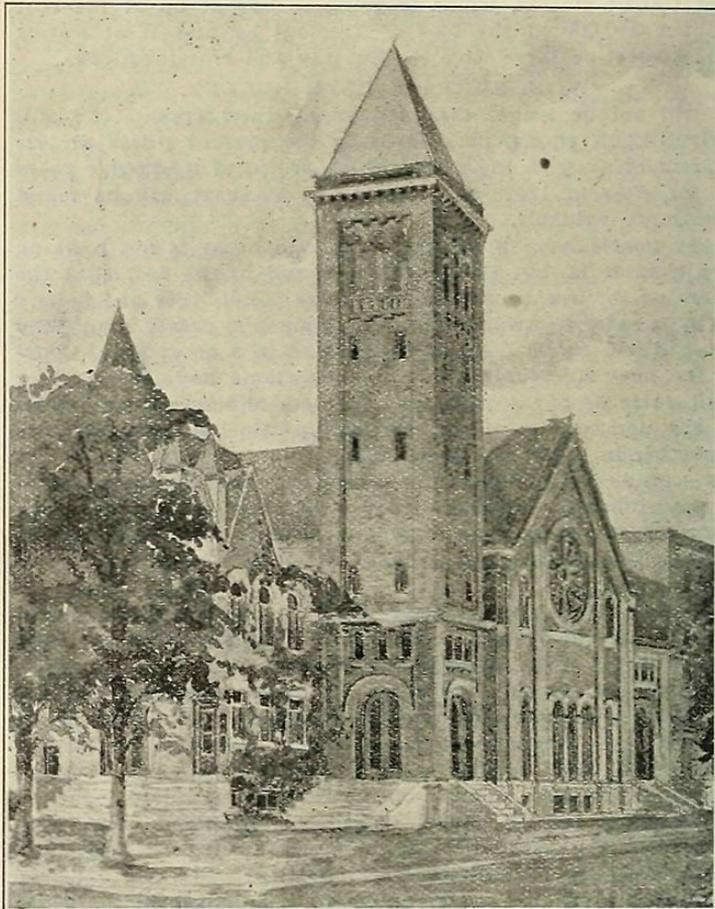
cent. from January a year ago. Taking the cities as a whole, the gain and losses from a year ago are very evenly balanced, 47 cities showing increases while 48 show decreases. Reduced activity at New York, where about \$3,000,000 of the \$5,000,000 of net loss from January a year ago is recorded, accounts for much of the reduction. Here a decrease of 20 per cent. from January, 1909, and of 42.7 per cent. from December, 1909, is to be noted.

## NEW BEDFORD PRESBYTERIAN CHURCH.

Structural Distinction Added to a Church in the Bedford Section.

INSTEAD of the Bedford Presbyterian Church having the chapel only at the southeast corner of Nostrand av and Dean st, Brooklyn, it has in addition a church edifice of full stature, recently completed on the plot 83x100, on Nostrand av, adjoining the chapel.

Designed by R. Irving Dodge, architect, 333 4th av, Manhattan, the new building has a facade of light Roman brick, with stone and terra cotta trimmings. Granite front steps



ENLARGED PRESBYTERIAN CHURCH.

John Kennedy & Son, Contractors. R. Irving Dodge, Architect.

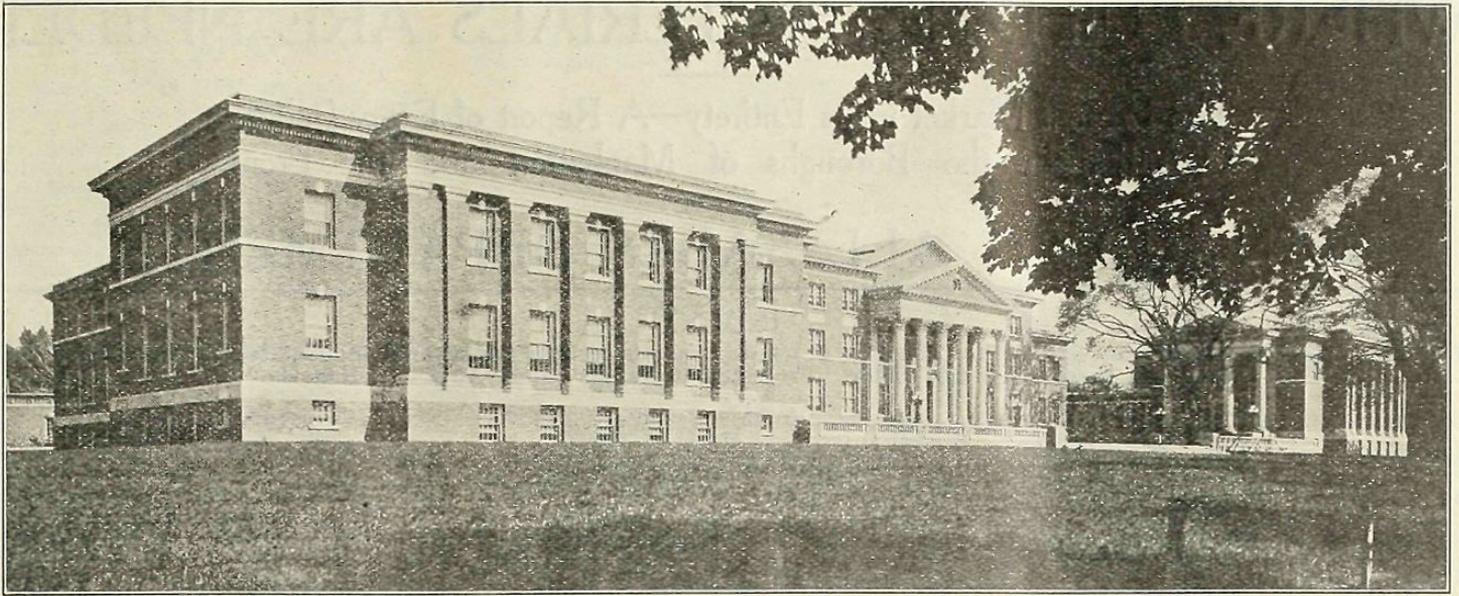
lead to a vestibule floored with quarry tile. The cost of the building, exclusive of glass and furnishings, was \$65,000.

This structure is practically sound proof and has a superior system of ventilation and heating. The tower contains the pastor's study and church club rooms.

The new structure is so joined to the chapel that the two can be practically thrown into one, if occasion offers, and seat a combined total of 1,500 persons. On the main floor, also, are three class rooms, a choir room and vestry. Doors and portable partitions connect the main entrance room with the chapel. The gallery of the main auditorium seats 400 persons.

The basement of the new building is light and airy, with a high ceiling and an area in front of the windows. It is fitted up with large rooms suitable for Bible school, sewing school, boys' club and other organizations. There are storerooms, coat rooms, shower baths and lockers and ample toilet accommodations.

AN ELEVATOR WINDER THAT SAVES SPACE.—Cellar room is valuable, and it is essential that space be husbanded. Here is a device, built strong and upright, with which elevators and sidewalk lifts can be operated. It is fitted with worm or gear power transmission and operates by an electric motor. It is compact, powerful, silent running, and is operated at small cost at any speed. All parts are interchangeable. The dimensions are: height, 42 inches; width, 31 inches, and depth 22 inches. It is adaptable to all styles of sidewalk elevators that are now operated by hand or power. The cost of operation is claimed to be very low. The machine, it is said, can be erected on present foundation and by any mechanic. It is furnished complete with an automatic starter, a limit switch and a control, all mounted on a solid base and ready for wiring. For further details apply, sending return postage, to Buyers' Bureau, Record and Guide.



THE NEW STATE NORMAL COLLEGE BUILDINGS AT ALBANY.

The general plan includes three separate buildings connected by covered passageways, all facing Western av. The main College Building is placed in the center of the group, with a building for science work to the west of it, and a chapel and audience building to the east. A heating and ventilating plant is placed at the northwest corner of the site. The exterior architecture is based upon the best traditions of the New England Colonial style, and the buildings are executed in red brick with white stone bases and columns, terra cotta cornices and trimmings. The main building is placed further back from Western av than the other buildings, forming three sides of a rectangle, which is raised some few steps above the adjoining ground, making a large open court. Each building has a fine portico entrance of limestone columns and pediments. The buildings have been planned so as to preserve the larger part of a beautiful grove of elm trees upon the site. The elevations are attractive from all four sides, and from any point of view the group will make a conspicuous addition to the architecture of the capital city. The architect is Albert R. Ross, of 16 East 42d st, New York.

### CODE GOVERNING COMPETITIONS.

The American Institute of Architects has recently authorized a code governing competitions held for the purpose of selecting architects, as it is recognized that in certain cases, notably for public and semi-public buildings, competitions may be necessary or desirable. Some of the principles laid down are stated in the following terms:

It is prejudicial to the best interest both of the client and of the architectural profession that any architect who cannot establish his competence to design and execute the work competed for should be admitted as a competitor. Absolute and effective anonymity is the necessary condition for a fair and unbiased competition, and the signing of drawings is therefore undesirable. Every programme to a competition should constitute a definite contract between the client and the competing architects.

Every competition should be instituted with the aid of a professional adviser (who should be preferably a practising architect) and should be judged by a jury in which practising architects should be represented. Whenever possible these professional members of the jury should be chosen by a vote of the competitors. It is preferable that the professional adviser should not be a member of the jury, but should be called to consult with it.

Every competition should guarantee that the author of the design placed first by the jury should be appointed architect of the building contemplated, excepting only in cases where the law makes such formal guaranty illegal. Or, if such person should for any reason whatever not be employed the programme should guarantee him the payment of a stipulated sum.

### CONCRETE COAL-YARD CONSTRUCTION.

A coal yard is about the last place one would imagine that concrete construction would prove available, yet the Ford-Powell & Hammond Company, of Binghamton, N. Y., has just completed pockets having a capacity of twelve thousand tons that embody new ideas in coal handling and novelties in construction. At the rear of the yard there is a ten-car capacity siding built over a hopper made of reinforced concrete and holding fifty tons. This empties onto a conveyor belt which carries the coal to the top floor.

The building contains seven bins, each holding five hundred to three thousand tons each and extending the width of the building, so that underneath where the wagons load there are from three to six chutes and screens to each truck. These can be arranged to load three or four tracks with the same kind of coal simultaneously. The handling capacity by teams is almost unlimited.

The plant complete, including lot, office building and machinery, cost \$80,000. A member of the company told the writer that if he were to build it over he would not change one feature. He added this interesting statement:

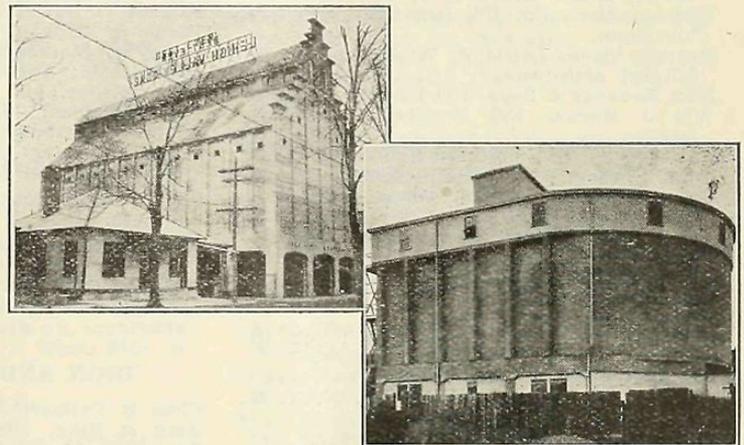
"The difference between the cost of wood and concrete construction is about one-third more for the concrete, but when it is considered that a building of wood has to be renewed about every fourteen years the concrete construction is far less expensive. There is also a saving by eliminating slow and laborious handling, the absence of breakage, and no mixing of sizes, leaving no chance for theft, air-slacking or the many other little losses that in the aggregate count up."

The detail drawings for this work were made by W. E. Truesdell, of this city. Triangle wire mesh reinforcement was used, and also twisted steel rods where tracks entered the building. These varied in size from one-half inch to one and three-quarter inches. It is entirely concrete from top to bottom and

fireproof, as far as the structure itself is concerned. Besides, there is a concrete pavement underneath the entire building. The architect was Edward Vosbury, of Binghamton. Edison Portland cement was used.

Another instance of concrete coal-pocket construction is found at Holyoke, Mass., built for the Union Coal and Wood Company at a cost of about \$30,000. It is herewith illustrated, and the case shows what can be done in simple construction without any attempt at ornamental design. This pocket has a capacity of 4,000 tons and is divided into bins of 250 tons capacity each. The bins are about fifteen feet from the ground, which allows plenty of room for teams underneath to load.

A scraper conveyor system is used here, as the New York, New Haven & Hartford Railroad passes the building on one side and the Boston & Maine one the other. The coal is then car-



### TWO REINFORCED-CONCRETE COAL POCKETS.

In the left hand picture is a 4,000-ton pocket that is located at Holyoke, Mass., and cost, including equipment, \$30,000. In the right hand picture is a 12,000-ton coal pocket at Binghamton, N. Y., which cost \$80,000 for building and equipment.

ried to the top of the bins in a bucket elevator which discharges into a hopper in the centre from which radial chutes lead to different bins.

The pocket stands on 23 piers, each with a base 9 ft. 8 in. square. They are octagonal in shape, 38 inches being the greatest diameter. The distance between columns is 17 and 18 feet with main girders 4x28 inches in size, and the beams, 18x25½ inches. Concrete floor slabs are five inches thick. In each main girder there are 151 ¼-inch diameter rods. Both beams have reinforcement rods bent up and carried over the top of the beam, above the supports, to take care of the shear.

The side walls are unsupported by cross ties, from the floor to the top of the concrete work, a distance of 25 feet. The walls are buttressed on the outside and also heavily reinforced with steel. The walls vary in thickness from 5¾ inches at the bottom to 5 inches at the top. Eighty tons of one inch reinforcing steel was used in this building.

This pocket was designed by Adolph Suck, of Hyde Park, Mass., and was built under his personal supervision. About 1,800 barrels of Edison Portland Cement was used in this operation.

# 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.

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co., 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 21st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects; Harvard brick.  
42 and 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

#### STONE.

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co, 135 Broadway, builders; bluestone.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects; limestone, bluestone.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects; reinforced concrete.  
42 and 46 East 62d St Co, 311 Madison av, owner.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April; limestone.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners; bluestone and coping.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co. 686 Willoughby av, Brooklyn, owners.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

#### TERRA COTTA.

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co., 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Blvd, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner; terra cotta coping.  
Israels & Harder, 31 W 31st st, architects; tile coping.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 and 46 East 62d St Co, 311 Madison av, owners.

H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, architects, N. Y. C.; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn; owners; terra cotta coping.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

#### ROOFING.

Chas S Palmer, Meriden, Conn, architects; tar and gravel roof.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co., 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Blvd, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner; tin roof.  
Israels & Harder, 31 W 31st st, architects; tile and slag roof.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 E 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners; gravel roof.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, owners., 686 Willoughby av, Brooklyn; slag roof.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

#### IRON AND STEEL WORK.

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Blvd, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

#### FIREPROOFING.

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects; terra cotta blocks.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects; terra cotta blocks.  
Scheer-Ginsberg Const Co, 198 Broadway, owners.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

#### PLUMBING.

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.  
**GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.**  
Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owner.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.

Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

**HEATING APPARATUS & SUPPLIES.**

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owners.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner; steam heat.  
Israels & Harder, 31 W 31st st, architects; direct steam heat.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners; steam heat.  
Phelan Bros Const Co, 1910 Webster av, owners.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners; steam heat.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

**ELECTRICAL EQUIPMENT, WIRING & FIXTURES.**

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owners.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 23 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N. Y. C., architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners.  
Phelan Bros Const Co, 1910 Webster av, owners.

**PROJECTED BUILDINGS.****Manhattan.****Apartments, Flats and Tenements.**

18TH ST, No 350 w, 6-sty brick and stone tenement, 25x79, tin roof, galvanized iron skylights, steam heat, terra cotta coping; cost, \$25,000; owner, Chas Roffmann, 148 Forsyth st; architect, Chas B Meyers, 1 Union sq. Plan No. 64.

150TH ST, s s, 125 w Broadway, 6-sty brick and stone store and tenement, 130x86.11, slag roof, galvanized iron skylights and cornices, terra cotta coping, steam heat; cost, \$175,000; owner, West 139th Street Realty & Const. Co., 686 Willoughby av, Brooklyn; architects,

CATHEDRAL PARKWAY, n s, 300 e 8th av, 6-sty brick and stone tenement, 125x100; cost, \$200,000; owner, Dawson Const Co, 24 E 23d st; architects, Bernstein & Bernstein, 24 E 23d st. Plan No. 660.

West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

**ELEVATORS.**

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners; dumbwaiters.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owners.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner; dumbwaiters.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner; dumbwaiters.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners; dumbwaiters.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Julius Miller, 147 W 119th st, owner.  
174th St Const Co, 35 Nassau st, owners; dumbwaiters.  
Ludlow & Peabody, 12 W 31st st, architects.  
Scheer-Ginsberg Const Co, 198 Broadway, owners; dumbwaiter.  
Phelan Bros Const Co, 1910 Webster av, owners; dumbwaiters.  
West 139th St Realty & Const Co, 686 Willoughby av, Brooklyn, owners; dumbwaiters.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 W 34th st, owners.

**PAINTS.**

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owners.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N Y City, architects; April.  
Julius Miller, 147 W 119th st, owner.  
174th St Construction Co, 35 Nassau st, owner.  
Ludlow & Peabody, 12 West 31st st, architects.  
Scheer-Ginsberg Construction Co, 198 Broadway, owners.  
Phelan Bros Construction Co, 1910 Webster av, owners.  
West 139th St Realty & Construction Co, 686 Willoughby av, Brooklyn, owner.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 West 34th st, owners.

**HARDWARE.**

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owners.

Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th st, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N Y City, architects; April.  
Julius Miller, 147 West 119th st, owner.  
174th St Const Co, 35 Nassau st, owner.  
Ludlow & Peabody, 12 West 31st st, architects.  
Scheer-Ginsberg Construction Co, 198 Broadway, owners.  
Phelan Bros Construction Co, 1910 Webster av, owner.  
West 139th St Realty & Construction Co, 686 Willoughby av, Brooklyn, owner.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 West 34th st, owner.

**PLATE GLASS.**

Chas S Palmer, Meriden, Conn, architect.  
Bing & Bing, 198 Broadway, owners.  
The Westchester Lighting Co, 1st av and 1st st, Mount Kisco, N Y, owners.  
Whitney-Steen Co, 135 Broadway, builders.  
Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, architects.  
John Kennedy & Sons, 103 Park av, builders.  
Wm J Moran, 136 Broadway, Brooklyn, builder.  
John J Tully, 884 Southern Boulevard, owner.  
John Downey, 419 W 34th, builder.  
Chas Roffmann, 148 Forsyth st, owner.  
Israels & Harder, 31 W 31st st, architects.  
Shampan & Shampan, 772 Broadway, Brooklyn, architects.  
42 & 46 East 62d St Co, 311 Madison av, owners.  
H A Jacobs, 320 5th av, architect; Feb. 15.  
Samuel D Davis, 24 E 23d st, owner.  
Pease & Elliman, 156 Broadway, owners.  
Reiley & Steinback, 481 5th av, N Y City, architects; April.  
Julius Miller, 147 West 119th st, owner.  
174th St Construction Co, 35 Nassau st, owner.  
Ludlow & Peabody, 12 West 31st St, architects.  
Scheer-Ginsberg Construction Co, 198 Broadway, owner.  
Phelan Bros Construction Co, 1910 Webster av, owners.  
West 139th St Realty & Construction Co, 686 Willoughby av, Brooklyn, owner.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 West 34th st, owner.

**INTERIOR WOODWORK AND TRIM.**

Reiley & Steinback, 481 5th av, N Y City, architects; April.  
Julius Miller, 147 West 119th st, owner.  
174th St Construction Co, 35 Nassau st, owners.  
Ludlow & Peabody, 12 West 31st st, architects.  
Scheer-Ginsberg Construction Co, 198 Broadway, owner.  
Phelan Bros Construction Co, 1910 Webster av, owner.  
West 139th St Realty & Construction Co, 686 Willoughby av, Brooklyn, owner.  
Mulliken & Moeller, 103 Park av, architects.  
The Junction Realty Co, 1 West 34th st, owner.

113TH ST, Nos. 603-607 West, 8-sty brick and stone tenement, 75x85.11, gravel roof, galvanized iron skylights, steam heat, bluestone coping; cost, \$200,000; owner, Scheer-Ginsberg Const. Co., 198 Broadway; architect, Geo. Fred Pelham, 507 5th av. Plan No. 68.

**Office and Loft Buildings.**

41ST ST, Nos 40-44 East, 12-sty brick and stone physicians' building, 50.10x86.8, tile and slag roof, direct steam heat, blue stone and tile coping, terra cotta blocks, limestone; cost, \$300,000; owner, C. M. Warner, 79 Wall st; architects, Israels & Harder, 31 W 31st st. Plan No. 56.

No contract has yet been issued.

25TH ST, Nos 138-144 W, 12-sty brick and stone mercantile building, 90x75, slag roof, steam heat; cost, \$275,000; owner, Lee Holstein, 33 Bleecker st; architect,

Wm. H. Birkmire, 396 Broadway. Plan No. 74.

142D ST, s s, 485 e Lenox av, 1-sty brick office, 30x20; cost, \$300; owner, Thompson Bros., Inc., 51 West 39th st; architects, Neville & Bage, 217 West 125th st. Plan No. 70.

25TH ST, Nos 130-32 W, 12-sty brick and stone loft, 50x75, slag roof, steam heat; cost, \$160,000; owner, Lee Holstein, 33 Bleecker st; architect, Wm. H. Birkmire, 396 Broadway. Plan No. 75. Office and Lofts.

CATHEDRAL PARKWAY, s e cor Columbus av, 1-sty brick and stone store, 123.8x120.10, slag roof, tile coping, steam heat; cost, \$25,000; owners, Louis Stecker, 115 Broadway, John Winans, 186 Remsen st, Brooklyn, and Harry Barber, 186 Remsen st, Brooklyn; architect, Frank M. Herter, 186 Remsen st, Brooklyn. Plan No. 71.

Gronenberg & Leuchtog, 7 West 22d st. Plan No. 72.

#### Factories and Warehouses.

34TH ST, Nos. 541-545 West, 6-sty brick and stone factory, 75x197.6, tar and gravel roof. galvanized iron and wire glass skylights. bluestone coping, steam heat; cost, \$75,000; owner, James E. Gledhill, 43 West 94th st, and Geo. H. Keim, 1109 Madison av; architect, Wm. Higginson, 21 Park Row. Plan No. 69.

Edward Weber, 501 West 123d st, has mason work. Post & McCord, steel.

#### Stables and Garages.

GREENWICH ST, Nos. 614-616, 3-sty brick stable, 50x85.6, tar and gravel roof, iron and wire glass skylights; cost, \$10,000; owner, Astor Estate, 21 Liberty st; architect, P. F. Brogan, 119 East 73d st. Plan No. 67.

24TH ST, s s, 125.3 e 13th av, 2-sty brick office, stable and storage, 61x66.3; cost, \$4,000; owner, A. B. Rodger, 17 Broadway; architect, Paul C. Hunter, 17 Broadway. Plan No. 73.

#### MANHATTAN ALTERATIONS.

ANN ST, s e cor Nassau st, iron columns, steel beams to 6-sty brick store; cost, \$1,500; owner, A. Raymond & Co., Fulton and Nassau sts; architect, Woodruff Leening, 20 Broad st. Plan No. 233.

BROOME ST, No. 398, 1 and 4-sty brick rear extension, 20x11.6x41.6, toilets, sinks, to 4-sty brick store and loft; cost, \$5,000; owner, Estate of C. Clarke, 52 Wall st; architects, J. B. Snooks' Sons, 73 Nassau st. Plan No. 207.

CANAL ST, Nos. 154-154½, partitions, skylights, to 3-sty brick store and dwelling; cost, \$600; owner, M. Werlowsky, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 236.

CANAL ST, No. 172½, alter stairs, walls to 3-sty brick store and dwelling; cost, \$600; owner, M. Jacobs, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 237.

CHRISTIE ST, Nos. 172-174, alter partitions, walls, to two 5-sty brick tenements; cost, \$6,000; owner, George Mandel, 109 Spring st; architect, Henry Regelman, 133 7th st. Plan No. 204.

GRAND ST, No. 243, stairs, partitions, piers, show windows, to 3-sty brick store and loft; cost, \$2,000; owner, H. Ostrov, 242 Grand st; architect, O. Reissmann, 30 1st st. Plan No. 197.

GREENE ST, No. 91, toilets to 5-sty brick and stone manufacturing building; cost, \$700; owner, Leon Realty Co., 133 W 12th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 243.

GREENWICH ST, No. 462, erect boiler flue to 5-sty brick warehouse; cost, \$150; owner, Samuel Crooks, 464 Greenwich st; architect, Nelson K. Vanderbeek, Morse pl, Englewood, N. J. Plan No. 205.

Hugh Getty, Inc., 359 West 26th st, has contract.

GREENWICH ST, s w cor Vestry st, elevator shafts, stairs to 7-sty brick and stone warehouse; cost, \$7,000; owner, Heirs of James T. Pyle, Edgewater, N. J.; architect, Nelson K. Vanderbeek, 22 Morse pl, Englewood, N. J. Plan No. 227.

Hugh Getty, 359 West 26th st, has contract.

HUDSON ST, Nos. 543-45, partitions, skylights to 4-sty brick tenement; cost, \$200; owner, Margaret Blakely, 392 Bleecker st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 239.

ORCHARD ST, No. 35, partitions, toilets, to 6-sty brick tenement; cost, \$50; owner, M. A. Bernstein, 35 Orchard st; architect, Max Muller, 115 Nassau st. Plan No. 210.

STANTON ST, Nos. 294-96, partitions to 2-sty brick tenements; cost, \$350; owner, Elias Diamond, 292 Stanton st;

architect, David Bleier, 99 Mangin st. Plan No. 244.

SULLIVAN ST, Nos. 239-241, windows to 4-sty brick tenement; cost, \$300; owner, Meta Schlobohm, Cliffside, N. J.; architect, O. Reissmann, 30 1st st. Plan No. 220.

THOMPSON ST, No. 15, toilets, plumbing to 5-sty brick tenement; cost, \$1,000; owner, James S. Lawson, 192 Broadway; architect H. E. Osborne, 295 Amherst av, Jamaica. Plan No. 238.

3D ST, No. 137, toilets, partitions, windows, to 4-sty brick tenement; cost, \$1,500; owner, Geo. W. May, 648 East 5th st; architect, O. Reissmann, 30 1st st. Plan No. 231.

18TH ST, No. 108 West, elevator shaft to 6-sty brick store and loft; cost, \$1,200; owner, J. H. Semel, 403 Broadway; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 234.

20TH ST, No. 147 W, 1-sty rear extension, 24.6x37, to 3-sty brick dwelling; cost, \$1,000; owner, F. Neumer, 155 W 20th st; architects, Julius Kastner & Dell, 1133 Broadway. Plan No. 245.

38TH ST, No. 319 W, partitions, windows to 4-sty brick tenement; cost, \$500; owner, Max F. Schmittberger, 237 E. 61st st; architect, John H. Knubel, 318 W. 42d st. Plan No. 242.

41ST ST, s s, 400 w 7th av, repair floors, piers, girders, to 1 and 3-sty brick and stone garage; cost, \$600; owner, Ludin Realty Co., 259 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 218.

43D ST, No. 137 East, 1-sty brick rear extension, 16.8x40, alter windows to 4-sty brick residence; cost, \$1,000; owner, Dr. D. J. McDonald, 137 East 43d st; architect, J. D. McAuliffe, 500 Park av. Plan No. 223.

46TH ST, No. 228 East, partitions, skylight, shaft, to 5-sty brick tenement; cost, \$2,000; owner, Estate of L. W. Andrews, 17 West 42d st; architect, E. Wilbur, 120 Liberty st. Plan No. 209.

59TH ST, No. 515 West, toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,200; owners, Max Inkelas, 206 East 78th st, and H. Sacs, 1482 2d av; architect, G. Haug, 103 Park av. Plan No. 211.

80TH ST, Nos. 243-245 East, new store fronts, partitions, iron columns, girders, to two 4-sty brick store and tenement; cost, \$2,500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 229.

89TH ST, No. 220 East, vent shaft, windows to 5-sty brick tenement; cost, \$5,000; owner and architect, Chas. B. Meyers, 1 Union sq. Plan No. 235.

105TH ST, Nos. 72-74 E, partitions, steps, store fronts to 2 5-sty brick tenements; cost, \$5,000; owner, Eetsey Jurkowitz, 1643 Lexington av; architect, H. J. Feiser, 150 Nassau st. Plan No. 248.

107TH ST, No. 231 East, alter shafts to 4-sty brick tenement and store; cost, \$1,000; owner, W. Bogen, 555 East 141st st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 202.

114TH ST, No. 41 West, piers, walls, to 5-sty brick tenement; cost, \$1,000; owner, G. Smith, 1858 Lexington av; architect, Samuel Rosenberg, 115 West 115th st. Plan No. 217.

117TH ST, No. 407 East, plumbing fixtures, stairs, partitions, to 4-sty brick tenement; cost, \$300; owner, Tommaso Paolicelli, 407 East 125th st; architect, Nathan Langer, 81 East 125th st. Plan No. 221.

126TH ST, No. 156 East, partitions to 5-sty brick tenement; cost, \$300; owner, Payne Estate, 158 East 126th st; architect, Harry Zlot, 58 East 114th st. Plan No. 198.

134TH ST, No. 89 West, 3-sty brick rear extension, 17x35, to 4-sty brick and stone

dwelling; cost, \$8,000; owner, James C. Thomas, 493 7th av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 212.

AV D, Nos. 8-10, add 2-sty on rear, partitions, walls, to 4-sty brick meeting rooms and hall; cost, \$12,000; owner, Louis Schaffler, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 216.

BROADWAY, e s, 25 s 146th st, alter walls to 2-sty brick garage and store; cost, \$700; owner, Mrs. A. B. Mosher, Graham Court, 7th av and 116th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 213.

BROADWAY, n e cor Canal st, alter show windows, columns, piers, stairs to 4-sty brick loft and store; cost, \$2,000; owner, Irving T. Smith, 149 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 224.

BROADWAY, n w cor Warren st, build corridor on 2d story to 12-sty brick and stone office building; cost, \$2,000; owner, Mrs. Louis M. Gerry, City of Newport, R. I.; architect, James B. Baker, 156 5th av. Plan No. 232.

Chas. T. Wills, Inc., 156 5th av, has contract.

BROADWAY, s w cor 46th st, erect sign to 6-sty brick store and office; cost, \$350; owner, Broadway and 46th St. Co., 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 230.

BROADWAY, Nos. 1983-87, erect sign to 3 4-sty brick stores and dwellings; cost, \$200; owner, E. L. Arkenburgh, 79th st and Broadway. Plan No. 247.

BOWERY, No. 193, install stairway to 4-sty brick loft and store; cost, \$600; owner, Jacob Kantiowitz, 302 Bowery; architects, Harrison & Sackheim, 230 Grand st. Plan No. 199.

LAWTON AV, n w cor Grace av, alter walls to 1-sty brick meat market; cost, \$300; owner, New York City; architect, Edward Glas, 37 East 28th st. Plan No. 208.

James Quinn, 52 10th av, has mason work.

MADISON AV, Nos. 939-941, partitions, windows, to two 4-sty brick and stone stores and dwellings; cost, \$1,600; owner, O. B. Halsey, 5 East 42d st; architects, Thain & Thain, 4 East 42d st. Plan No. 215.

MADISON AV, No. 1539, alter front walls, piers, to 3-sty brick dwelling; cost, \$1,500; owner, H. Levine, on premises; architect, O. Reissmann, 30 1st st. Plan No. 203.

1ST AV, s e cor 75th st, build wall to 4-sty brick store and tenement; cost, \$300; owner, A. J. Kohn, 198 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 214.

1ST AV, n w cor 109th st, alter toilets, install tubs, sinks to 4-sty brick tenement; cost, \$3,000; owner, F. J. Cassidy, 100 William st; architect, M. Zipkes, 103 Park av. Plan No. 200.

2D AV, Nos. 487-89, partitions, windows, to 2 5-sty brick stores and tenements; cost, \$10,000; owner Geis Estate, 451 West End av; architect, A. L. Kehoe, 1 Beekman st. Plan No. 240.

3D AV, No. 1409, toilets, bake oven, dumbwaiter to 5-sty brick store and tenement; cost, \$1,200; owner, Nathan G. Bozeman, 162 E 71st st; architect, H. Horenburger, 122 Bowery. Plan No. 241.

3D AV, Nos. 613-15, store fronts, fire escapes, girders to 4-sty brick store, loft and dwelling; cost, \$5,000; owner Henry Hof, care architect; architects, Harrison & Sackheim, 230 Grand st. Plan No. 246.

5TH AV, s w cor 22d st, partitions, floors, to 24-sty brick and stone office and store building; cost, \$500; owner, S. M. Brittingham, 146 5th av; architect, C. B. Brun, 1 Madison av. Plan No. 206.

5TH AV, No. 144, alter floors, stairs, partitions, new front to 5-sty brick store and loft; cost, \$3,000; owner, Adrian A. Edgar, 206 Broadway; architect, F. A. Whelan, 44 West 18th st. Plan No. 226.

The United Cigar Stores Co., 44 West 18th st has contract.

5TH AV, No. 506, skylight, partitions, windows to 5-sty brick store; cost, \$2,000; owner Louise Gerry, 141 Broadway; architects, Buchman & Fox, 11 E 59th st. Plan No. 249.

5TH AV, No. 691, alter beams, stairs, electric elevator to 4-sty brick residence; cost, \$10,000; owner, Wm. Rockefeller, 689 5th av; architect, Henry S. Ihnen, 691 5th av. Plan No. 225.

E. Van Houten, 17 West 42d st, has contract.

6TH AV, Nos. 235-245, partitions, windows, fire-escape balcony, stairs, to 4-sty brick stores; cost, \$400; owner, Columbia Realty Co., 135 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 201.

8TH AV, n w cor 24th st, erect sign to 3-sty brick store and dwelling; cost, \$350; owner, Geo. E. Weeks, 281 8th av; architect, Edgar M. Miller, 413 East 145th st. Plan No. 222.

9TH AV, No. 528, toilets, partitions, skylights, to 4-sty brick tenement; cost, \$800; owner, E. Bahrenburg, 443 9th st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 219.

10TH AV, s w cor 55th st, partitions, alter posts, girders, doors to 5-sty brick store and tenement; cost, \$1,000; owner, Sarah J. Brook, 349 West 56th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 228.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

ADAMS PLACE, e s, 49.2 n 182d st, 5-sty brick tenement, plastic slate roof, 50 x 68; cost, \$50,000; owners, The Weiher Const Co., Lorenz Weiher, 76 East 86th st, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 89.

ADAMS PLACE, e s, 99.2 n 182d st, three 5-sty brick tenements, plastic slate roof, 33.4x88; total cost, \$90,000; owners, Weiher Const Co., Lorenz Weiher, 76 East 86th st, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 90.

159TH ST, n w cor Eagle av, 5-sty brick tenement, slag roof, 50x90; cost, \$60,000; owner, James Harris, 3029 3d av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 94.

180TH ST, n w cor Tiebout av, 5-sty brick tenement, tin or plastic slate roof, 25x90; cost, \$25,000; owners, Thornton Bros. Co., 1320 Clay av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 95.

163D ST, n w cor Intervale av, 6-sty brick tenement, slag roof, 85x115; cost, \$125,000; owners, Reville Siesel Co., 960 East 163d st; architect, Maximilian Zipkes, 103 Park av. Plan No. 99.

INTERVALE AV, n s, 82 w Beck st, two 5-sty brick tenements, slag roof, 50x88; total cost, \$130,000; owners, John J. Tully Co., 884 Southern Boulevard; architect, Edw. J. Byrne, 3029 3d av. Plan No. 101.

182D ST, n e cor Adams pl, 5-sty brick tenement, plastic slate roof, 49.1x75.7; cost, \$50,000; owners, The Weiher Construction Co., 76 East 86th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 102.

MAPES AV, w s, 100 n Tremont av, two 5-sty brick tenements, 45x97 3-16, tin roof; total cost, \$110,000; owner, John W. Cornish Construction Co., John W. Cornish, 466 East 138th st, Pres.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 103.

216TH ST, n s, 380.5 w Barnes av, 3-sty brick tenement, plastic slate roof, 25

x60; cost, \$10,000; owner, Jos Zanoni, 328 E 148th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 109.

### Dwellings.

PILGRIM AV, e s, 87 n Liberty av, 1-sty frame dwelling, tin roof, 14x20; cost, \$1,000; owner, Jos. Gaverio, 302 East 106th st; architect, Wm. Kenny, 2600 Decatur av. Plan No. 87.

ST. LAWRENCE AV, w s, 150 s Beacon st, 1-sty frame dwelling, tin roof, 18x32; cost, \$1,500; owner, A. Hoffman, Balcom av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 88.

AQUEDUCT AV, e s, 162.10 and 275 n 181st st, two 2½-sty frame dwellings, slate roof, 24x45; total cost, \$17,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, J. R. Serviss, 3063 Decatur av. Plan No. 91.

AQUEDUCT AV, e s, 237.10 n 181st st, 2½-sty frame dwelling, slate roof, 23x37; cost, \$8,500; owner, Wm. C. Bergen, 180th st and Andrews av; architect, J. R. Serviss, 3063 Decatur av. Plan No. 93.

AQUEDUCT AV, e s, 200.4 n 181st st, 2½-sty frame dwelling, slate roof, 26x42; cost, \$9,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, J. R. Serviss, 3063 Decatur av. Plan No. 92.

ST. RAYMOND'S AV, s s, 275 e Green lane, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, Wm. Cleary, 2433 St. Raymond's av; architect, B. Ebeling, 1136 Walker av. Plan No. 96.

235TH ST, n s, 175 w Oneida av, 2-sty brick dwelling, tin roof, 20x58; cost, \$8,500; owners, Jerwood Realty Co., Frank Carroll, 5 Beekman st, president; architect, Chas. S. Clark, 445 Tremont av. Plan No. 97.

235TH ST, n s, 115.4 e Napier av, ten 2-sty brick dwellings, tin roof, 20x58; total cost, \$85,000; owners, Jerwood Realty Co., Frank Carroll, 5 Beekman st, president; architect, Chas. S. Clark, 440 Tremont av. Plan No. 98.

GLEASON AV, s s, 25 e 174th st, 2-sty brick dwelling, tin roof, 20x55; cost, \$6,000; owner Michael M. Reynolds, 448 E 147th st; architect, B. Ebeling, 1136 Walker av. Plan No. 104.

221ST ST, s s, 446.8 w White Plains av, 2½-sty frame dwelling, slate roof, 23x56; cost, \$6,000; owners, Otto & Louise Von Divingelo, 3430 Barker av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 105.

HULL AV, e s, 175 n 209th st, two 2-sty frame dwellings, tin roof, 21x56; total cost, \$11,000; owner Joseph C. Luke, 716 Van Nest av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 106.

BRYANT AV, w s, 175 s Seneca av, two 2-sty brick dwellings, tin roof, 20x32; total cost, \$10,000; owner and architects, John Ferguson Co., 42 W 15th st. Plan No. 110.

### Stores and Dwellings.

161ST ST, n s, 155.8 e Forest av, 3-sty brick store and dwelling, slag roof, 28x43.8; cost, \$7,500; owners, Both Bros., 871 Forest av; architect, M. J. Garvin, 3307 3d av. Plan No. 107.

INTERVALE AV, e s, 161.7 s Freeman st, 1-sty brick stores, plastic slate roof, 32.86x65; cost, \$6,000; owner Jos. Leitner, 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 108.

### Stables and Garages.

242D ST, s e cor Spuyten Duyvil road, 1, 2 and 3-sty brick car barn, felt, asphalt and slag roof, 89x530; cost, \$100,000; owners, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegrum, 165 Broadway. Plan No. 100.

MCGRAW AV, s s, 150.6 e Storrow st, 1-sty frame stable, 10x12; cost, \$80; owner and architect, Gidale Lion, 60 Willett st. Plan No. 86.

### Miscellaneous.

BRONX RIVER AV, s s, 800 w Clason Point rd, frame ferris, wheel circumference 63; cost, \$6,000; owner, Clinton Stephens, on premises; lessee and architect, A. L. B. Evrotas, 506 W 176th st. Plan No. 111.

### BRONX ALTERATIONS.

BARTHOLDI ST, n s, 95 e White Plains road, 1-sty frame extension, 4x8, and new store front to 2-sty frame store and dwelling; cost, \$400; owner, Meta Schmidt, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 50.

CONCORD AV, w s, 70 s 152d st, move 2-sty frame dwelling; cost, \$1,250; owner, Annuccio Santini, 441 East 149th st; architect, Chris F. Lohse, 627 Eagle av. Plan No. 53.

ORCHARD ST, n s, 235 w City Island av, 1-sty frame extension, 15.5x12, to 1-sty frame dwelling; cost, \$150; owner, Alberto Ulmer, on premises; architect, Pierce O. Davis, City Island. Plan No. 52.

137TH ST, s e cor Brook av, new show windows, new partitions, etc., to 6-sty brick store and tenement; cost, \$1,200; owners, Brook Const Co., John Wynne, 212 Brook av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 48.

154TH ST, n s, 5 w Melrose av, 2-sty frame extension, 17x15, to 2-sty frame dwelling; cost, \$1,100; owner Albert Weber, on premises; architect, Robt. Glenn, 371 E 149th st. Plan No. 57.

165TH ST, s w cor 3d av, general alterations to 5-sty brick tenement and store; cost, \$250; owner, Andrew Davey, 350 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 45.

169TH ST, No. 361, 1-sty frame extension, 11.6x8, to 2-sty frame dwelling; cost, \$200; owner, Wm. L. Ratz, on premises; architect, T. Graham, 310 West 145th st. Plan No. 49.

215TH ST, s e cor Holland av, 1-sty frame extension, 13x20, to 1-sty frame store; cost, \$175; owner, Frank Lisanti, on premises; architect, Walter L. Tinagero, 3617 Bronx Boulevard. Plan No. 51.

BROOK AV, w s, 338 n 163d st, 2-sty brick extension, 64x86 to 2-sty brick storage; cost, \$40,000; owners Anheuser Busch Brewing Assoc, St. Louis; architects, Buchman & Fox, 11 E 59th st. Plan No. 55.

OGDEN AV, s e cor 164th st, new porch to 3-sty frame tenement; cost, \$80; owner, Mrs. F. P. Kenny, 998 Ogden av, architect, T. F. Dunn, 953 Woodycrest av. Plan No. 56.

WALES AV, e s, 75 s 150th st, 3-sty frame extension, 18x26, to 3-sty frame tenement; cost, \$3,525; owner, Henry Wilker, 769½ Courtlandt av; architect, Chris F. Lohse, 627 Eagle av. Plan No. 54.

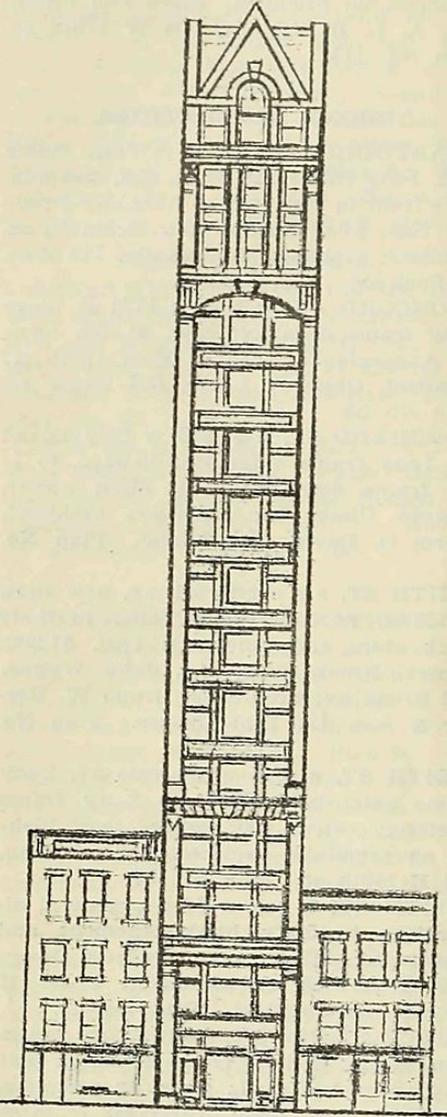
## ADVANCE REPORTS.

### Brooklyn's New Theatre.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a fireproof theatre to be erected at the northeast corner of Pitkin av and Douglas st, for Messrs, Marks & Hurwitz, as owners. The building will be of brick, steel and reinforced concrete, covering a plot 90x100 ft. The facade is designed in an Ionic classic style of architecture, having a background of genuine Harvard brick, laid in a Flemish bond, with white joints, trimmed with Indiana Limestone. The interior will be ornated with plaster and decorated with paintings, equipped with electric lighting, steam heat and general appliances required by the Fire department; such as stand pipes, extinguishers, and sprinklers system. It is expected that the play-house will be devoted to vaudeville and will be called the "Portia" Theatre.

**Narrow Loft Building for 31st Street.**

31ST ST.—Architect George M. McCabe, 96 5th av, will be ready to receive estimates about the first of March for



the proposed 15-sty loft and store building, to have a frontage of but 20 feet with a depth of 66 feet, at No. 155 West 31st st. The equipment will be strictly fireproof. (See issue Feb. 5, 1910.)

**Bids for "Ft. William Henry" Hotel.**

LAKE GEORGE, N. Y.—Messrs. Ludlow & Peabody, 12 West 31st st, and Henry J. Hardenbergh, 47 West 34th st, N. Y. C., associate architects, will be ready to take estimates on the general contract, about March 1, for the reconstruction of the "Ft. William Henry" Hotel at Lake George. The Delaware & Hudson Co., of 32 Nassau st, N. Y. C., L. F. Loree, president, F. M. Olyphant, secretary, and C. A. Walker, treasurer, is the owner. The structure will be fireproof, 4-sty, 450x200 ft., with two wings, 60x45, and 28x45 ft., of brick and terra cotta blocks. The estimated cost is about \$300,000.

**Figuring for Bronx Theatre.**

PROSPECT AV.—Bids are being received from sub-contractors by the owners, James F. Meehan, Mrs. Wm. J. Ehrich and Robert E. Simon, 165 Broadway, for the new 3-sty brick and stucco theatre to be situated on Prospect av, between 160th and 161st sts, the Bronx, to cost in the neighborhood of \$200,000. The structure will measure 106x118 ft. and contain parquet and two balconies with a seating capacity of 1,500. The plans are by Architect Chas. E. Horn, of 1440 Broadway. The lessees are Freidenrich, Gersten & Baer, of Wheeling, West Virginia.

**St. Johns of Brooklyn to Build.**

LAFAYETTE AV.—Architects Reiley & Steinback, 481 5th av, N. Y. C., are preparing sketches and will be ready to take

figures in about two months for a fireproof brick and limestone hall and rectory, to contain twenty-four class rooms seating about 1,500 for the congregation of St. Johns Roman Catholic Church. The building will be situated on Lafayette near Vanderbilt av, Brooklyn. Rev. George W. Munderein, of Greene av near Clermont av, is the pastor.

**Building for Sloane Maternity Hospital.**

AMSTERDAM AV, N. Y. C.—Contractors are now figuring plans for the enlargement of the Sloane Maternity Hospital, on the east side of Amsterdam av, between 59th and 60th sts, to cost in the neighborhood of \$150,000. The new building will be 8-stys, fireproof, 40x80 ft. Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, are the architects. Nygren, Tenney & Ohmes, 130 Fulton st, steam engineers, and C. C. Mailloux and C. E. Knox, 76 William st, electrical engineers.

**Newark Building to Go Ahead.**

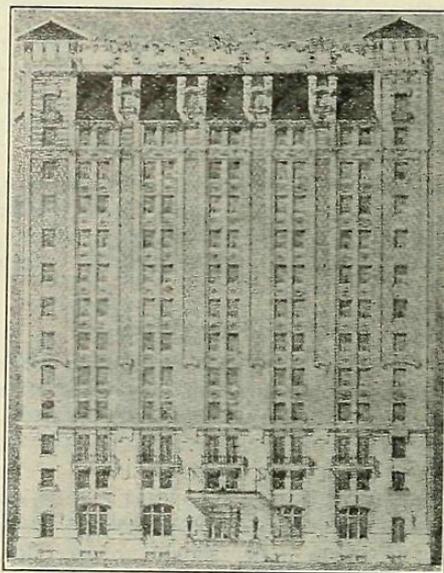
NEWARK, N. J.—The Union Building Co., 11 Clinton st, Newark, Louis Schlesinger, secretary and treasurer, is taking bids on iron, reinforced concrete, electric plant, steam, plumbing and heavy foundation work for the 12-sty office building about to be erected at the southeast corner of Clinton and Beaver sts, from plans by Architect Peter Charles, Union Building, Newark. Robert E. Moss, 126 Liberty st, N. Y. C., is the engineer.

**To Enlarge Printing Plant.**

11TH AV.—The David Williams Printing Company, 437 11th av, will enlarge their printing plant on 11th av, between 36th and 37th sts, to be used especially for storage purposes. The plans are now being prepared by Architects Radcliffe & Kelly, of 3 West 29th st. The construction will be fireproof, of brick and bluestone, costing \$50,000. The general contract has been awarded to the Whitney-Steen Co., of 135 Broadway.

**Builders Figuring for Art Students' Inn.**

CLAREMONT AV.—Additional figures are being received for the erection of the hotel to be known as the Art Students Inn, 12-stys, 100x100 ft., to be situated



at the northwest corner of Claremont av and 120th st, Manhattan, from plans by Emery Roth, 18 East 42d st. The estimated cost is \$250,000. The building is intended to furnish pleasant living rooms with board for women art students. The material for the facade will be limestone for the base and a light-colored handmade brick laid in pattern and trimmed with polychromatic terra cotta and Moravian tiles. (See also issue Jan. 15, 1910.)

**Morris Park's New Station.**

MORRIS PARK.—Architects Reed & Stem, 7 East 42d st, are completing plans and will receive figures on the general contract about March 1 for a new passenger station, fireproof, reinforced concrete, 1½-stys, to be established by the New York, Westchester and Boston Railroad Co., of 65 Beaver st, at Morris Park, N. Y. Mr. J. L. Crider is chief engineer for the company. The building will cost about \$25,000.

**Another Building for Physicians.**

57TH ST, N. Y. C.—Architect H. A. Jacobs, 320 5th av, will receive bids on separate contracts about Feb. 15, for changing the 4-sty brick and stone residence 50x100 ft, 24 West 57th st, into an office building for Physicians. The 24 West 57th st Co., of which Chas Soosmith, 71 Broadway is president, is the owner. Two stories will be added and the general interior will be renovated.

**Business Building for 39th St.**

39TH ST.—Architects Mulliken & Moeller, 103 Park av, Manhattan, have plans in progress and are now taking bids on the structural steel work, for a 12-sty loft building, to cover a plot 75x98.9 ft., at Nos. 225-227 West 39th st. The structure is to be erected by the L. & R. Realty Company, and will be occupied by the American Press Association of 45 Park pl.

**Costly Apartments for 55th Street.**

55TH ST.—Bing & Bing, lawyers, 198 Broadway, have commissioned Architects Schwartz & Gross and B. N. Marcus, 347 5th av, to prepare plans for a 12-sty apartment house to measure 100 x100 ft., to be erected in the north side of 55th st, 200 ft. east of 9th av, costing in the neighborhood of \$800,000. Details of materials and equipment have not yet been decided.

**Contract for Black, Starr & Frost Building.**

5TH AV.—The general contract has been awarded to John Downey, 419 West 34th st, for the new fireproof store, office and loft building for Messrs. Black, Starr & Frost, jewelers, of 438 5th av, at the southwest corner of 5th av and 48th st, from plans by Carrere & Hastings, 225 5th av.

**Apartments, Flats and Tenements.**

62D ST, N. Y. C.—Figures are being received, on masonry, by the 42 and 46 East 62d st Co., 311 Madison av, for the 9-sty apartment house to be erected at Nos. 42-46 East 62d st, from plans by A. J. Bodker, 25 West 32d st. The estimated cost is \$200,000.

TINTON AV, N. Y. C.—Plans are being completed by Geo. Fred Pelham, 507 5th av, for a 5-sty flat for the 174th st Construction Co., Ignatz Roth, president, 35 Nassau st, to be erected on the west side of Tinton av, 104 ft. north of 160th st, to cost \$55,000.

AMSTERDAM AV, N. Y. C.—Euell & Euell, 36 Manhattan st, have prepared plans for a 6-sty tenement, 150xirregular for the T. J. McGuire Construction Co., of 465 West 157th st, to be erected at the southwest corner of Amsterdam av and 175th st, to cost \$250,000.

181ST ST, N. Y. C.—Architect Chas. Kreymborg, 908 Jennings st, has prepared plans for two 6-sty apartment houses, 100x irregular, for the J. M. Linck Construction Co., of 1047 Trinity av, to be erected in the south side of 181st st, 240 ft. east of Fort Washington av, to cost \$300,000.

BASSFORD AV, N. Y. C.—M. W. Del Gaudio, architect, Tremont and Webster

avs, Bronx states that plans are being prepared for two 4-sty brick flats, 35x62 ft., for the Phelan Bros. Construction Co., 1910 Webster av, to be erected on the east side of Bassford av, 194 ft. north of 182d st, to cost \$48,000.

**CATHEDRAL PARKWAY, N. Y. C.**—Excavating is under way for the 6-sty 50 family apartment house to be erected by Samuel D. Davis, 24 East 23d st, on Cathedral Parkway, 350 ft west of 7th av, to cost \$150,000. Bernstein & Bernstein, 24 East 23d st, are the architects. The owner builds and awards all sub-contracts.

**INTERVALE AV, N. Y. C.**—Plans have been completed by Maximilian Zipkes, 103 Park av, for the 6-sty elevator apartment house for the Reville Siesel Co., to be erected at the corner of Intervale av and 163d st, at a cost of \$125,000. Patrick J. Reville, the former Superintendent of Buildings in the Bronx, is president of the company.

**FULTON AV, N. Y. C.**—Maximilian Zipkes, architect, 103 Park av, has filed plans with the Tenement House Department for the improvement of the southeast corner of Fulton av and 169th st with a 5-sty store and apartment house, to be built under the name of the Fulton & Wendover Construction Company. Mr. Zipkes estimates the cost at about \$75,000.

**INTERVALE AV, N. Y. C.**—E. J. Byrne, architect, 3025 3d av, is completing plans for three 5-sty 26-family tenements, with stores, 50x88 and 82x100 ft., to be erected at the northwest corner of Intervale av and Beck st, Bronx, to cost \$200,000. John J. Tully, builder, 884 Southern Boulevard, will be the owner. The builder will take estimates on separate contracts.

#### Contracts Awarded.

**5TH AV, N. Y. C.**—The United Cigar Stores Co., 44 West 18th st, has the contract to equip the store at No. 144 5th av with store fronts and fittings. Adrian A. Edgar, 206 Broadway, owns the building.

**38TH ST, N. Y. C.**—Erskine Van Houten, 17 West 42d st, has received the general contract for changing the 4-sty brick and stone residence, 13 West 38th st, into a store and loft building for Messrs. Delano & Aldrich, architects.

**5TH AV, N. Y. C.**—The general contract has been awarded to Erskine Van Houten, 17 West 42d st, for extensive alterations to the 4-sty private dwelling, No. 691 5th av, for William Rockefeller. Plans are by Henry S. Ihnen, 691 5th av.

**BROADWAY, N. Y. C.**—Chas. T. Wills (Inc.), 156 5th av, has received the contract for erecting a corridor on the 2d story of the 12-sty office building, Broadway, northwest corner Warren st, for Mrs. Louis M. Gerry, of Newport, R. I. Plans are by James B. Baker, 156 5th av.

**GREENWICH ST, N. Y. C.**—Hugh Getty, 359 West 26th st, has received the general contract for interior improvements to the warehouse for the heirs of James T. Pyle, at the southwest corner of Greenwich and Vestry sts, from plans by Nelson K. Vanderbeek, 22 Morse pl, Englewood, N. J.

**34TH ST, N. Y. C.**—Edward Weber, 501 West 123d st, has received the masonry and Messrs. Post & McCord, 44 East 23d st, the steel work for the new 6-sty factory to be erected by James E. Gledhill and others, 43 West 94th st, at Nos. 541 to 545 West 34th st, at a cost of about \$75,000. Wm. Higginson, 21 Park Row, prepared the plans.

**GARFIELD, N. J.**—The Harrison Engineering Co., of New York City, has just closed a contract for heating the Hemming Mfg. Co.'s plant at Garfield, N. J.,

and also for the heating of a school building at Boonville, N. Y. These buildings are to be heated by the Harrison system, which includes the air-tube heater and a fan for distributing the air heated direct from the coal. In this system, there is no steam apparatus, the air-tube heater taking the place of boiler, coils, traps, etc.

**RIVERSIDE DRIVE, N. Y. C.**—The A. Perlman Iron Works, 1735 West Farms road, has just received the contract for furnishing and erecting the ornamental ironwork for the 12-sty building of the Riviera Realty Co., on Riverside Drive, between 156th and 157th sts, for which Rouse & Goldstone, 12 West 32d st, are the architects. Also, for the ornamental ironwork for the building to be erected in the south side of 110th st, between Broadway and Amsterdam av, for the Carlyle Realty Co., from plans by Schwartz & Gross.

**PATERSON, N. J.**—The contract for the construction of the 4-sty apartment house at the corner of Clark and Ward sts, Paterson, for Isaac Wrubel, of Middletown, Conn., has been placed with Frank B. Gilbreth, Inc., of 60 Broadway, N. Y. C. The building will contain forty apartments. Wm. D. Johnson, Inc., of Hartford, Conn., is the architect. Construction will be of concrete foundations, brick and stone walls of ornamental design, tar and gravel roofing, with modern plumbing, electric wiring, steam heating, fire escapes, etc.

#### Churches.

**BRIDGEPORT, CONN.**—It has been announced that plans will be drawn soon for a new edifice to be built in this city by St. Joseph's R. C. Parish of which Rev. Hubert Dahme is the pastor. The details will be given out later.

**BROOKLYN.**—Architect L. Danancher, 7 Glenmore av, Brooklyn, has completed plans for a brick and limestone church and Sunday school, 1-sty, 40x80 ft., seating capacity, 400, to be erected in the north side of Dean st, 300 ft. west of Schenectady av, to cost between \$15,000 and \$20,000. The building is for St. Phillips A. M. E. Congregation, of which Rev. P. Boyd, 1610 Dean st, is pastor. The church committee will take figures on the general contract about Feb. 15.

#### Dwellings.

**PORTCHESTER, N. Y.**—William Cottrell, architect, 44 East 23d st, N. Y. C., has prepared plans for a fireproof 2½-sty residence to be constructed of Portchester stone and terra cotta for F. C. Whitney, of Byram Shore, Portchester, to cost about \$140,000.

**WARD'S ISLAND, N. Y.**—Bids are asked by the State Lunacy Commission, Albany, N. Y., until 3 p. m., Feb. 16, for the construction of four cottages, including heating, plumbing and electric work, at the Manhattan State Hospital, Ward's Island, N. Y. F. B. Ware is State, architect.

#### Factories and Warehouses.

**BRIDGEPORT, CONN.**—Plans are being prepared for a new power plant for the Bridgeport Malleable Iron Co. Work will probably be started on the building this spring.

**STAMFORD, CONN.**—It is reported that contracts will be awarded soon for the erection of a new building at the plant of the Yale & Towne Manufacturing Co. It will be a brick structure, probably 5-stys, 50x200 ft.

**HARTFORD, CONN.**—The B. H. Hibbard Co. has received the general contract to erect a 3-sty brick addition, 47 ft. square, a boiler house, 58x38 ft., and a 5-sty tower for stairway and toilet rooms at the factory of the Merrow Machine Co. in Hartford.

**BROOKLYN.**—The general contract has been awarded to John Kennedy & Son, 103 Park av, N. Y. C., for the new 3-sty brick factory, 61x109 ft., for Edward E. Purvis & Son, machinists, 52 Park st, N. Y. C., to be erected at the southwest



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WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

Are you BUYING as well as you can?

corner of Jay and York sts, Brooklyn, to cost \$23,000. C. C. Wagner, 26 Court st, is the architect.

**NAUGATUCK, CONN.**—The Risdon Tool and Machine Co. has been organized and a board of directors chosen who have elected the following officers: President, Wendell L. Shepard, of Waterbury; vice-president, A. H. Dayton, of Naugatuck; secretary and treasurer, George T. Wigmore, of Naugatuck. As soon as a suitable site can be secured for a factory building plans will be drawn and the building erected.

**BROOKLYN.**—Excavating is under way for the 3-sty brick ice plant, 116x126 x153 ft., for the Prospect Artificial Ice Co. of 509 Franklin av, to be erected in the south side of Bergen st, 327 ft. east of Classon av, Brooklyn, to cost \$50,000. John Bodenstal and A. C. Erdman, associated, 623 Rogers av, are the architects. Wm. J. Moran, 136 Broadway, Brooklyn, is general contractor. The cost is estimated at \$50,000.

**TIFFANY ST, N. Y. C.**—C. O. Mailoux and C. E. Knox, 76 William st, electrical engineers, and H. C. Meyer, Jr., 1 Madison av, steam engineer, are making revised plans for heating, wiring and power equipment for the new factory which the American Bank Note Co., of 78 Trinity pl, is to erect at Tiffany st, Garrison and Lafayette avs, the Bronx, to cost in the neighborhood of \$1,000,000. The plant will include an ink factory, printing factory, warehouse and a separate building for power. Messrs. Kirby, Petit & Greene, 103 Park av, are the architects, and Chas. T. Wills, Inc., 156 5th av, has the general contract.

#### Halls and Clubs.

**NEW HAVEN, CONN.**—Architects Brown & Von Beren have been commissioned to prepare sketches for extensive changes to the Harmonic Club in Elm st. It is expected that the improvements will cost in the neighborhood of \$20,000. Max Adler is president of the club and Albert Zunder, treasurer.

**MOUNT KISCO, N. Y.**—The Westchester Lighting Co., 1st av and 1st st, Mount Vernon, N. Y., contemplates the erection of a sub-power station, fireproof, brick, steel and concrete, dimensions undecided, to be erected at Mount Kisco. J. T. Cowling, in care of owner, is the engineer. Further details are not available at this time.

#### Miscellaneous.

**WESTFIELD, CONN.**—Plans will be secured at once for the proposed court house and jail to be erected here. The plans are to be presented to the Legislature to secure the appropriation.

**168TH ST, N. Y. C.**—Alfred L. Kehoe, 1 Beekman st, has prepared plans for a 2-sty brick garage, 50x75 ft., to be erected by Joseph A. Adler, of Amsterdam av and 163d st, in 168th st, 100 ft east of St. Nicholas av, to cost about \$18,000.

**WOODHAVEN, L. I.**—The Little Sisters of the Poor, St. Peter's Hospital, Brooklyn, will begin building operations as soon as the weather will permit. On the new hospital at Vendeveer and Woodhaven avs., Fulton and Elm sts, to cost about \$500,000.

**TORRINGTON, CONN.**—The plans by Architect Chas. S. Palmer, of Meriden, for the new State armory to be erected in South Main st will be out for figures about the first of March. The structure will be of brick and steel, 100x190 ft., with a tar and gravel roof, steam heat, electric lights, etc. The front of the building will be arranged for the officers' quarters, with the drill shed, 80x150 ft., in the rear. There will be a rifle range about 50 yards long in the basement.

#### Office and Loft Buildings.

**MADISON AV, N. Y. C.**—Pease & Elliman, 156 Broadway, owners, are still taking bids for the 6-sty office building to be erected at 340 Madison av, from plans by S. E. Gage, 1 Union sq.

**HARTFORD, CONN.**—Plans are being prepared for a large addition to the office building of the Phoenix Mutual Life Insurance Co. by Architects Davis & Brooks. The materials will be brick and stone to conform to the present structure.

**CLAY AV, N. Y. C.**—M. W. Del Gaudio, architect, Tremont and Webster avs, is preparing plans for three brick store buildings, 50x90 ft., 1-sty, for A. L. Ernst, 170 Broadway, to be erected at the northwest corner of Clay av and 169th st, Bronx, to cost \$8,500.

**25TH ST.**—The Junction Realty Co., 1 West 34th st, Manhattan, owner, Henry Hellman, president, Ida Margoles, secretary, are taking bids for the 12-sty loft building, 75x99 ft., to be erected at Nos. 157-163 West 25th st, from plans by Samuel Sass, 23 Park Row. R. E. Moss, 126 Liberty st, will be the steel engineer.

**6TH AV, N. Y. C.**—The Vera Realty Co., of which Peter Zucker, 45 Broadway, is president, will erect the 12-sty store and loft building at the southwest cor of 6th av and 32d st, from plans by Shire & Kaufman, 110 East 23d st. The estimated cost is \$150,000. The exterior will be of light brick and terra cotta, with some limestone.

**13TH ST, N. Y. C.**—Foundations are being put in for the 3-sty store and loft building at 411 West 13th st, from plans by Architect Chas. H. Cullen, 1493 Broadway. James McWalters, 2434 Broadway, has the general contract. J. J. Astor, 10 West 26th st, is owner of land. George F. Fish, of 183 Reade st, is lessee of land and building. Estimated cost, \$50,000.

**BROADWAY, N. Y. C.**—S. L. Waller Co., 154 Nassau st, has received the general contract to make \$20,000 worth of alterations to the 4-sty loft and restaurant building at Nos. 1845-1847 Broadway, from plans by Architects Shire & Kaufman, 110 East 23d st. The Upright Realty Co., of which Frank A. Miller, 154 Nassau st, is president, is the owner.

**HARTFORD, CONN.**—The municipal building commission has made an agreement with Architects Brocklesby & Smith, of Hartford, who will prepare tentative plans for the proposed municipal building that may be erected at Main and Arch sts. They will pay the architects \$2,000, which will include the consulting services of Benjamin W. Morris, of New York, architect of the Morgan memorial. The plans contemplate a "T"-shaped building fronting 130 ft. in Main st, 3-stys, 60 ft. wide. The section extending towards Prospect st will be 60x150 ft., 4-stys, giving a floor space of 59,400 sq. ft. The structural material planned for will be white pressed brick and limestone trim.

#### Schools and Colleges.

**EAST RUTHERFORD, N. J.**—Architect Ernest Sibley, of Grantwood, will prepare plans at once for a brick 12-room school to be erected at Paterson av, Uhland and Gold sts, East Rutherford, at a cost of \$70,000.

**PORTCHESTER, N. Y.**—Bids are being received this week for the 2½-sty addition to the Brooksville school at Portchester. W. A. Ward, of Portchester, is the architect. The Board of Education is taking the bids. Estimated cost, \$21,000.

**GILBERTVILLE, MASS.**—Bids for the new school to be erected here for the Town of Hardwick are to close Feb. 15. F. A. Hitchcock, of Gilbertville, is chairman of the committee. E. C. & G. C. Gardner, of Springfield, are the architects.

**FALL RIVER, MASS.**—William A. Borden, 389 2d st, was the low bidder for the school to be erected at William and Fountain sts for the city of Fall River. Corbett & Higgins, 70 Bedford st, architects. Brick and stone, 3-stys, 133x65; cost, \$65,000.

**EAST HOUSTON ST, N. Y. C.**—Julius Miller, 147 West 119th st, owner, is taking bids for a 3-sty fireproof school, 40x77 ft., to be erected at Nos. 394-396 East Houston st, and 285-287 2d st, to cost about \$35,000. Chas. B. Meyers, 1 Union sq, prepared the plans.

#### Power Houses.

**GREENFIELD, MASS.**—The Greenfield Electric Light & Power Co, is planning the erection of a new building in the spring. George W. Lawrence is superintendent.

**WHITESVILLE, N. Y.**—Franchise has been granted to the Whitesville Light & Power Co, to construct and operate an electric light plant here. J. R. Williamson, is interested.

**POUGHKEEPSIE, N. Y.**—Bids are asked by the State Commission in Lunacy, Albany, until 3 p. m., Feb. 16, for the power house equipment, conduits, and piping at Hudson River State Hospital here. T. E. McGarr is secretary.

#### Brief and Personal.

Mr. Perry, of the Turner Construction Co., 11 Broadway, has returned from a trip to Mexico.

Hiram H. Walsh and others from up the Hudson have bought clay lands at Granton, on the Hackensack, and have organized a company to manufacture brick.

The activity of a surveying party at New Baltimore, N. Y., gives rise to a report that the Boston & Albany will build a new bridge over the Hudson at that point, in order to have more direct connection with the West Shore and the South.

Herbert M. Baer, architect, formerly of 542 Fifth av, has moved his offices to larger and more spacious quarters at 21 West 45th st. Mr. Baer is at present erecting the new Churchill Restaurant at Broadway and 49th st, and he has plans on the boards for another building in this same section.

A. W. Dunning has been elected president and a director of the Audit Company of New York, with offices in the City Investing Building, 165 Broadway. Mr. Dunning has been associated with the company since its organization, and for the past ten years has been its Western manager at Chicago. He is a certified public accountant of the states of New York and Illinois, and, previous to the organization of this company, practised as a public accountant in New York and the middle West.

The Turner Construction Company, 11 Broadway, New York City, has recently reorganized its branch office at Buffalo, N. Y., and has given up its old quarters at the Builders' Exchange Building to occupy its new larger offices at 312 Prudential Building. This reorganization has put the Buffalo branch office on an independent basis, so that the Branch will be able to handle jobs independent of the main office in New York City. Mr. James L. Bruff will continue as manager of the Buffalo territory; Mr. H. E. Plumer, who has been associated with the company at its main office during the past four years, will be the engineer; Mr. Wm. E. Lyle, now acting as superintendent for the company on the buildings being erected for the Pierce-Arrow Motor Car Company, will be general superintendent. By means of this reorganization, the Turner Construction Company will be able to serve prospective builders in the Buffalo territory with more dispatch.

# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Building Material Market Nervous.

The building material market is quieter than at any time since the first of the year. Weather, financial and labor conditions are responsible for this. Despite efforts to keep up the spirits of the trade, pessimism crept in. The trouble, however, seems to be that most building material men do not look far beyond the present unrest in certain quarters. As far as can be judged now, the present backwardness will continue until the first of May. The prolongation of the prevalent hesitancy was encouraged by the action of the unions who voted to submit the proposed sympathetic strike in support of the steamfitters to a referendum.

Cement and stone are the two most backward departments. The price cutting still goes on with one company pitted against those in the agreement, and meetings that have been held to harmonize these conflicting interests, have failed of their purpose. It would not surprise many to see conditions entirely equalized by July. In some cases Portland cement is being sold here twenty cents below the current price. This is having its effect upon other companies. As for stone, it shows no sign of becoming more active, although there are some big contracts pending, among which is that for granite for the new municipal building which will be announced within a few days. Fifteen cargoes of Hudson River brick came in on Tuesday from Haverstraw after experiencing about the stormiest time on record for this class of transportation. The market summary follows:

BRICK—Prices steady; demand seasonal.

CEMENT—Demand light.

IRON AND STEEL—Iron sales light; steel fair.

LUMBER—Unsettled market.

STONE—Inactive.

### Brick.

The brick market is fairly active for this time of the year, the situation being about normal. The diminishing number of cargoes on hand was replenished on Tuesday, when fifteen cargoes came in from Haverstraw. They left Sunday night and were twelve hours overdue. Estimates of the total number of brick on hand up the river are placed at from 60,000,000 to 151,000,000 less than last year, but 80,000,000 is nearer correct.

It will be seen from the foregoing figures that brick will be scarce until after the new crop begins to come in, on or about July first, and that there is no reason for believing that prices will go back. Quotations on 'Change this week and sales recorded yesterday ruled at about \$7.00. There are some brick going out at \$6.75, and better known brands brought \$7.25. There was one case reported this week where \$9 was asked for Spring delivery. The fact remains, however, that prices will be higher than present quotations, the manufacturers seeming to have the situation well in hand.

But the future of the brick situation depends in no small measure upon what the labor and financial situation will prove to be. Architects report that they have a large amount of good sized work that only awaits word to go ahead, and the writer knows of a case where a man was willing to go ahead with a fair sized operation a month ago, but has changed his mind within the last week on the sole plea that conditions do not look propitious for starting work now. If peace

prevails this Spring in the labor and money markets, brick will be in greater demand, and prices will jump. Material men are inclined to look with doubt upon an adverse outcome of the present labor trouble.

There is plenty of big work coming out that should keep all material interests satisfied. Contractors report that the preponderance of work will be along the lines of those of last year: loft and office building. There will be more tenement house construction than apartment house because of the great amount of unrented space in the upper part of the city still remaining from the activity in this line last year. There promises to be more work down town than last year. Among them are the Bankers' Trust, the Municipal, the Whitehall addition buildings. Greenwich Village will also show activity in loft operations. Manhattan and the Bronx will be more active than Brooklyn. These facts are cited by material men as showing that it is no lack of prospective work that is keeping business back. There is over \$100,000,000 represented in new buildings that are either just starting or are awaiting orders to begin. Jobs are just going ahead that, it was thought, would have been topped out by this time. Operations on which plans were filed in the Fall have not gone ahead, for the most part.

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

	Per M.	\$6.75@ \$7.25
Hudson River, Common.....	6.50	
Hudson River, Light Hard.....	6.50	
Raritan River.....	6.50	
Croton Point—Brown, f. o. b.....	12.50	
Croton Point—Dark and red.....	12.50	
Hollow brick, Haverstraw size.....	8.00	9.00
*Cartage and dealers' profits must be added to above quotations for retail prices.		
Fronts: (Delivered at buildings.)		
Bufs, No. 1.....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.).....	24.00	28.00
Greys, various shades & speckled.....	27.00	31.00
White, No. 1.....	30.00	35.00
White No. 2.....	25.00	31.00
Old Gold.....	26.00	32.00
Trenton or Philadelphia Red Fronts.....	25.00	28.00
Enameled:		
English size.....	75.00	80.00
American size.....	70.00	80.00
Seconds, etc.....	65.00	75.00

### Cement.

The situation in the cement market has not undergone any change, the market being about sufficient at this time to absorb the shipments that are constantly arriving, and material stored near-by. The underground fight that has been waging since last Spring shows no sign of abatement, but with one interest now in the market with a brand of cement quoted considerably below the price fixed by those in the agreement, there is little likelihood of the various factions getting together to amicably settle differences. In the meantime cement is being sold here in great quantities, but at very small, if any, profit.

For this reason, cement interests are looking with more or less apprehension at the darkening clouds on the local building horizon; but, like other interests, they think that much of it is merely of passing significance, and are trying to look bright in anticipation of a harmonious settlement of existing differences. While a certain kind of cement is on the market at \$1.23, the following prices are those of companies standing firmly by their agreements:

### ANOTHER MERGER IS PLANNED.

Acceptances are being obtained from stock and bondholders for a merger of the Nazareth Portland Cement Company, of Nazareth, Pa., and of the Bath Portland Cement Co., of Bath, Pa., the local representatives of which are Fredenburg & Lounsbury, 289 4th av. The new company will have a capital stock of \$5,000,-

000 and will have an annual output of 3,000,000 barrels. This follows the recent announcement of the merger of the Alpha Portland Cement Co. and the Portland Cement Manufacturing Co. of N. J., reported in these columns.

### 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.	

### Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:	
Alsen's (American) Portland.....	\$1.43@ \$1.58
Atlantic Portland.....	1.43
Atlas Portland.....	1.43 1.53
Bath Portland.....	1.43
Dragon Portland.....	1.43 1.58
Edison Portland.....	1.43
Lehigh Portland.....	1.43 1.58
Trowel Portland.....	1.43 1.58
Vulcanite Portland.....	1.43 1.58
Alsen's (German) Portland.....	2.40
Dyckerhoff (German) Portland.....	2.43

### Iron and Steel.

Pig iron had a dull week. Structural steel was in fair inquiry. Unfavorable weather during the last month was responsible for a marked decrease in output at the furnaces. The steel corporation also reduced production. If the negotiations now on, whereby the steel corporation hopes to close with the Bessemer Pig Iron Association for a round tonnage for March, April and May delivery, go through, the steel making iron market will be somewhat improved.

Where the local pig iron market was dull last week, the number of sales were still lower since Monday. The workings of the furnaces were interfered with by congestion of raw material, as well as by low temperatures and snow. The U. S. Steel Corporation produced less pig iron in January, and the output of steel ingots was also reduced, as compared with the figures of the preceding month.

For the present, neither sellers nor buyers are trying to increase business. Nearby requirements are well covered and the current output of furnaces well sold for the first quarter. Melting by the largest consumers in the East is still quite liberal for this time of the year, and there is no disposition to retard shipments on contracts. Buyers of iron, covering round tonnages, have practically withdrawn from the local market, owing to their lower views on prices. North and South furnaces, however, were still inclined to entertain lower bids. Business in contracts, involving foundry iron still pending, covers about 35,000 tons.

### STRUCTURAL STEEL BUSINESS LIGHT.

Jobbers who handle structural shapes, fabricators and mill representatives in this city are unanimous in the statement that business is not of an encouraging nature. There is small tonnage moving, and the week was inactive as regards new contracts and inquiries. The principal activity at present is among small lots, although there is evidence that this condition will not last long. Bids were tendered this week for the construction of car barns for the Hudson & Manhattan Railroad to be erected in Jersey City. This operation will take about 1,100 tons. The Delaware, Lackawanna & Western Railroad is in the market for a number of small bridges.

As apparent proof of the backwardness that is prevalent in certain lines of building material, it may be stated that the Lackawanna will place very few new contracts for bridges this year. The reason given out for this attitude is that The Lackawanna (Steel) Company was

unable to specify on the work awarded for 1909 delivery, and the contracts have been extended into 1910 by the American Bridge Company, which obtained contracts some time ago calling for about 3,000 tons, as noted in these columns at the time. This is only one case where construction work, that was to have gone ahead last year, is still held in abeyance.

Numerous small structural contracts came out this week, among them being a total of 5,000 tons for one day. The outlook is still unsettled for the month. Levering & Garrigues have the contract to supply 300 tons for the Ansonia Clock Company's new Brooklyn addition and the Norton Iron Works will fabricate 1,100 tons for a loft building in 26th st. Bethlehem shapes will be used in both buildings. Milliken Brothers, Inc., will fabricate 300 tons for a loft building in 19th st where Bethlehem shapes also will be used.

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

Northern:	
No. 1 x Jersey City.....	\$17.75@18.25
No. 2 x Foundry.....	17.25 17.75
No. 2 Plain.....	16.75 17.25

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

Southern:	
No. 1 Foundry.....	\$14.00@14.50
No. 2 Foundry Spot.....	13.50 14.00
No. 3 Foundry.....	13.00 13.50

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 Classification.)**

<b>ROUND AND SQUARE IRON.</b>	
1 to 1 7/8, base price.....	2.00
3/4 and 7/8-in.....	1-10c. extra

<b>FLAT IRON.</b>	
1 1/2 to 4 in. x 3/8 to 1 in., base price.....	2.00
1 1/2 to 4 x 1/4 x 5-16.....	2-10c extra
2 to 4 in. x 1 3/8 to 2 in.....	5-10c extra
4 1/4 to 6 in. x 1 1/4 to 1 1/2.....	4-10c extra
Norway Bars.....	3.35
Norway Shapes.....	3.35
Burden Best Iron.....	\$3.15 base
Burden H. B. & S.....	\$2.95 base
Machinery Steel, Iron Finish, base.....	2.00
Soft Steel Bars, base or ordy. sizes.....	2.00
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

<b>SOFT STEEL SHEETS.</b>	
1/4 and heavier.....	2.30
3-16.....	2.40
No. 8.....	2.50

Blue Annealed.	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

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

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

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

<b>RUSSIA, PLANISHED, ETC.</b>	
Genuine Russia, according to assortment, per lb.....	11 1/4@ 14
Patent planished per lb. A., 10c.; B., 9c., net.....	
Metal laths, per sq. yd.....	22 24

<b>GALVANIZED STEEL.</b>	
Nos. 14 and 16.....	Per 100 lbs. \$3.10
" 18 and 20.....	" " 3.25
" 22 and 24.....	" " 3.45
" 26.....	" " 3.65
" 27.....	" " 3.85
" 28.....	" " 4.00
" 30.....	" " 4.65
No. 20 and lighter, 36 ins. wide, 25c. higher.	

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

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

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

<b>PIG LEAD.</b>	
Ton lots.....	4 7/8@5
Loss.....	5 5/4

**Lumber.**

Lumber was not quite as active this week, according to the reports heard at the leading centres here. The cold weather had something to do with this. Large quantities of Southern shipments are coming into this market, but a major portion of the wholesalers' consignments are delayed, the mills ascribing it to shortage of cars, but primarily upon difficulty of getting material from the new cutting fields to the mills. As for prices, they remain unchanged in all lines, being a little easier this week on account of the falling-off in demand. One lumberman said, regarding the general business outlook and future prices:

**THE YEAR AHEAD.**

"It is my belief, and it is shared by others with whom I have talked, that the year will not be a sensational one in the amount of business to be done. Timber interests are trying to keep their best stuff for better prices, which they know they can get. This is true of the South and North. Lumber is like everything else; the people want the best and are willing to pay for it. Then there is an unrest in this market that is not at all desirable.

"It is due to Wall Street's concern as to what the Administration's Trust policies will be and to the outcome of the labor difficulties now, happily kept under the surface, but which are liable to erupt at any time. Higher prices are not scaring prospective builders half so much as the very conservative attitude of fiduciary institutions and to the local labor situation. As far as we are concerned we are doing all right. January's business was good, but February's, so far, has not developed its predecessor's strength."

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

				Red Heart and Mill
				Culls.
4-4 Edge, under 12 in.....	No.1. 28.50	No.2. 26.50	No.3. 20.00	13.00
4-4 Wide Edge, over 12 in.....	42.50	35.50		
4-4x4 and 5.....	30.50	27.50	20.00	
4-4x6.....	32.50	28.50	21.00	
4-4x8.....	34.50	29.50	21.50	14.50
4-4x10.....	35.50	30.50	22.00	15.50
4-4x12.....	39.50	32.50	23.50	16.50
5-4 Edge, under 12 in.....	30.50	28.50	21.00	
5-4 Wide Edge, over 12 in.....	43.50	36.50		
5-4x10.....	37.50	32.50	23.50	
5-4x12.....	42.50	36.50	25.50	
6-4 Edge.....	34.50	31.50	23.00	
6-4x10.....	38.50	33.50	24.00	
6-4x12.....	43.50	37.50	26.00	
8-4 Edge.....	35.50	32.50	24.00	
8-4x10.....	39.50	34.50	25.00	
8-4x12.....	44.50	38.50	27.00	

Bark Strips..... 21.50  
Air dried, N. C., F.O.B. vessel:

				Red Heart and Mill
				Culls.
4-4 Edge.....	25.00	23.00	18.50	12.50
4-4x6.....				
4-4x8.....				
4-4x10.....	30.00	26.00		
4-4x12.....	33.00	28.00		
5-4 Edge.....	26.00	24.00		
5-4x10.....	32.00	27.00		
5-4x12.....	36.00	30.00		

Bark Strips..... 19.00  
\*These widths included with Edge in these Grades.

<b>FRAMING.—Square and Round:</b>	
	12-14-16-18-20
	ft. ft. 22 ft. 24 ft.
2x4.....	16.00 17.50 18.00 19.00
2x6.....	16.00 17.50 18.00 19.00
2x8.....	16.00 17.50 18.00 19.00
2x10.....	17.00 18.50 19.00 20.00
2x12.....	18.00 19.50 20.00 21.00

<b>FLOORING.—F.O.B. Car:</b>			
13-16x2 1/2 and 3, Flat Grain.....	No.1. 29.75	No.2. 27.75	No.3. 21.75
13-16x3 1/2 to 4 1/2, Flat Grain.....	29.25	27.25	21.75
13-16x3 to 4, Jointed F. Gr.....	33.00	30.00	22.00
13-16x2 1/2 and 3, Rift.....	42.75	37.75	
13-16x3 1/2, Rift.....	37.75	32.75	
1-1-16x2 1/2 to 4 1/2, Flat.....	31.75	29.75	22.25
1-1-16x2 1/2 to 3 1/2, Rift.....	47.75	42.75	

<b>CEILING AND PARTITION:</b>			
13-16x All widths except 5 1/2.....	No.1. 30.75	No.2. 28.75	No.3. 22.75
13-16x5 1/2.....	33.75	30.75	22.75
3-4x All widths except 5 1/2.....	30.50	28.50	22.50
3-4x5 1/2.....	33.50	30.50	22.50

**Stone.**

Building stone interests do not expect any improvement in business until March first, and not then unless warring factors in the labor market restore peace. While the trade reports a depression, that is more or less general among wholesalers, cutters and quarry representatives, no one is permitting himself to express fear as to the outlook for the Spring. "It will be as good as last year, anyway," is the way the trade looks at the situation.

Because of lack of optimism, nothing is heard of a prospective advance in granite or marble, to follow the lead taken by other kinds of stone at the first of the year. Many wholesalers have little stock on hand, and, it is said, some are sold up. Some cutting yards are working right up to February average, while others are slack, there being just about work enough to keep the working forces organized. If there is an improvement in the demand for stone, according to one man, it will not come before April 1, and possibly not until the first of May. There is little inquiry for building stone at present.

Granite men who have been figuring on the material for the new Municipal Building expect to hear the award the first of the week.

**STONE.—Wholesale rates, delivered at New York.**

Bennington building mable.....	\$1.25@	
Brownstone, Portland, Con.....	.60	\$1.25
Caen.....	1.25	1.75
Georgia building marble.....	1.40	2.00
Granite, black.....	1.00	2.00
Granite, grey.....	.60	1.00
Granite, Maine.....	.50	.75
Granite, Milford, pink.....		1.00
Granite, Picton Island, pink.....		1.00
Granite, Picton Island, red.....		1.00
Granite, Westerly, blue.....	1.18	3.50
Granite, Westerly, red.....	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.....	.80	
Kentucky limestone.....	.80	.95
Lake Superior redstone.....	1.05	
Limestone, buff and blue.....	.85	1.05
Longmeadow freestone.....	.85	.90
Ohio freestone.....	.80	1.00
Portage or Warsaw stone.....	.90	1.00
Scotch redstone.....	1.05	
South Dover building marble.....	1.25	1.50
Tennessee marble.....	2.25	2.50
Vermont white building marble.....	1.00	1.50
Wyoming bluestone.....	.80	.90

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

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

**Miscellaneous.**

Wire products constitute about the only branch of the building material market that shows improvement. According to the reports of the American Steel & Wire Co., specifications received since the first of the month run at the rate of 5,000 to 6,000 tons a day. Specifications for last Saturday were for 6,000 tons. Shipments in January from the mills were 128,000 tons, while the new business aggregated 40,000 tons. For the last three months the current specifications have exceeded the current shipments by from 10,000 to 20,000 tons a month.

Hollow tile and terra cotta fireproofing are experiencing their dullest season, the number of contracts and specifications being low. There is every reason to believe that prices will remain stationary until well into the early Summer, providing conditions in local and suburban building warrant it. Copper is in slight demand and lead is dull and heavy.

# REAL ESTATE.

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

## REAL ESTATE AND BUILDING STATISTICS.

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

### MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
		Feb. 4 to 10, inc.		Feb. 5 to 10, inc.	
Total No. for Manhattan	213	Total No. for Manhattan	175		
No. with consideration	19	No. with consideration	11		
Amount involved	\$1,119,898	Amount involved	\$511,450		
Number nominal	194	Number nominal	164		
		1910.	1909.		
Total No. Manhattan, Jan. 1 to date	1,292	Total No. Manhattan, Jan. 1 to date	1,250		
Total Amt. Manhattan, Jan. 1 to date	\$5,524,097	Total Amt. Manhattan, Jan. 1 to date	\$3,948,541		
		1910.	1909.		
		Feb. 4 to 10, inc.	Feb. 5 to 10, inc.		
Total No. for the Bronx	108	Total No. for the Bronx	78		
No. with consideration	5	No. with consideration	5		
Amount involved	\$20,675	Amount involved	\$34,550		
Number nominal	103	Number nominal	73		
		1910.	1909.		
Total No., The Bronx, Jan. 1 to date	773	Total No., The Bronx, Jan. 1 to date	759		
Total Amt., The Bronx, Jan. 1 to date	\$256,096	Total Amt., The Bronx, Jan. 1 to date	\$471,646		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>2,065</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>2,009</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$5,780,193</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$4,420,187</b>		

#### Assessed Value Manhattan.

		1910.		1909.	
		Feb. 4 to 10, inc.		Feb. 5 to 10, inc.	
Total No. with consideration	19	Total No. with consideration	11		
Amount involved	\$1,119,898	Amount involved	\$511,450		
Assessed value	\$1,016,000	Assessed value	\$412,500		
Total No. nominal	194	Total No. nominal	164		
Assessed value	\$11,947,600	Assessed value	\$9,771,700		
Total No. with consid., from Jan. 1 to date	96	Total No. with consid., from Jan. 1 to date	87		
Amount involved	\$5,524,097	Amount involved	\$3,948,541		
Assessed value	\$5,763,500	Assessed value	\$3,504,000		
Total No. nominal	1,196	Total No. nominal	1,163		
Assessed value	\$88,409,900	Assessed value	\$64,998,300		

### MORTGAGES.

		1910.		1909.	
		Feb. 4 to 10, inc.		Feb. 5 to 10, inc.	
Total number	146	Total number	96		
Amount involved	\$6,095,822	Amount involved	\$769,250		
No. at 6%	51	No. at 6%	39		
Amount involved	\$1,654,527	Amount involved	\$348,430		
No. at 5%	5	No. at 5%	21		
Amount involved	\$42,500	Amount involved	\$105,220		
No. at 4%	30	No. at 4%	25		
Amount involved	\$1,724,810	Amount involved	\$232,100		
No. at 3%	1	No. at 3%	1		
Amount involved	\$25,000	Amount involved	\$1,087,000		
No. at 2%	21	No. at 2%	1		
Amount involved	\$1,142,000	Amount involved	\$275,000		
No. with interest not given	36	No. with interest not given	11		
Amount involved	\$1,486,299	Amount involved	\$83,500		
No. above to Bank, Trust and Insurance Companies	39	No. above to Bank, Trust and Insurance Companies	14		
Amount involved	\$2,876,800	Amount involved	\$106,500		
		1910.	1909.		
Total No., Manhattan, Jan. 1 to date	1,061	Total No., Manhattan, Jan. 1 to date	1,087		
Total Amt., Manhattan, Jan. 1 to date	\$56,669,208	Total Amt., Manhattan, Jan. 1 to date	\$40,088,782		
Total No., The Bronx, Jan. 1 to date	779	Total No., The Bronx, Jan. 1 to date	819		
Total Amt., The Bronx, Jan. 1 to date	\$6,944,190	Total Amt., The Bronx, Jan. 1 to date	\$7,036,767		
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>1,840</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>1,906</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$63,613,498</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$47,125,549</b>		

### EXTENDED MORTGAGES.

		1910.		1909.	
		Feb. 4 to 10, inc.		Feb. 5 to 10, inc.	
Total number	39	Total number	16		
Amount involved	\$2,610,900	Amount involved	\$164,724		
No. at 6%	12	No. at 6%	7		
Amount involved	\$97,400	Amount involved	\$41,474		
No. at 5%	1	No. at 5%	3		
Amount involved	\$3,000	Amount involved	\$29,500		
No. at 4%	11	No. at 4%	6		
Amount involved	\$313,000	Amount involved	\$93,750		
No. at 3%	14	No. at 3%	1		
Amount involved	\$409,000	Amount involved	\$40,000		
No. at 2%	1	No. at 2%	25		
Amount involved	\$2,200,500	Amount involved	\$907,050		
No. with interest not given	3	No. with interest not given	1		
Amount involved	\$12,100	Amount involved	\$17,000		
No. above to Bank, Trust and Insurance Companies	14	No. above to Bank, Trust and Insurance Companies	5		
Amount involved	\$1,292,000	Amount involved	\$82,500		
		1910.	1909.		
Total No., Manhattan, Jan. 1 to date	283	Total No., Manhattan, Jan. 1 to date	271		
Total Amt., Manhattan, Jan. 1 to date	\$14,968,425	Total Amt., Manhattan, Jan. 1 to date	\$13,767,825		
Total No., The Bronx, Jan. 1 to date	91	Total No., The Bronx, Jan. 1 to date	67		
Total Amt., The Bronx, Jan. 1 to date	\$1,333,832	Total Amt., The Bronx, Jan. 1 to date	\$681,274		
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>374</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>338</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$16,302,257</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$14,398,899</b>		

### PROJECTED BUILDINGS.

		1910.		1909.	
		Feb. 5 to 11, inc.		Feb. 6 to 11, inc.	
Total No. New Buildings:					
Manhattan	12	Manhattan	19		
The Bronx	42	The Bronx	39		
Grand total	54	Grand total	58		
Total Amt. New Buildings:					
Manhattan	\$1,449,300	Manhattan	\$1,955,500		
The Bronx	938,080	The Bronx	412,840		
Grand total	\$2,387,380	Grand total	\$2,368,340		
Total Amt. Alterations:					
Manhattan	\$111,850	Manhattan	\$73,970		
The Bronx	48,080	The Bronx	4,750		
Grand total	\$159,930	Grand total	\$78,720		
Total No. of New Buildings:					
Manhattan, Jan. 1 to date	76	Manhattan, Jan. 1 to date	106		
The Bronx, Jan. 1 to date	168	The Bronx, Jan. 1 to date	257		
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>244</b>	<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>363</b>		
Total Amt. New Buildings:					
Manhattan, Jan. 1 to date	\$9,408,700	Manhattan, Jan. 1 to date	\$11,960,350		
The Bronx, Jan. 1 to date	3,614,030	The Bronx, Jan. 1 to date	3,680,890		
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$13,022,730</b>	<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$15,641,240</b>		
Total Amt. Alterations:					
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$1,119,275</b>	<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$960,375</b>		

### BROOKLYN.

#### CONVEYANCES.

		1910.		1909.	
		Feb. 3 to 9, inc.		Feb. 4 to 9, inc.	
Total Number	452	Total Number	407		
No. with consideration	20	No. with consideration	18		
Amount involved	\$153,262	Amount involved	\$176,925		
Number nominal	432	Number nominal	389		
<b>Total number of Conveyances, Jan. 1 to date</b>	<b>2,859</b>	<b>Total number of Conveyances, Jan. 1 to date</b>	<b>3,042</b>		
<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$1,101,795</b>	<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$1,544,320</b>		

#### MORTGAGES.

Total number	433	Total number	336
Amount involved	\$1,860,241	Amount involved	\$1,268,833
No. at 6%	229	No. at 6%	163
Amount involved	\$934,410	Amount involved	\$560,852
No. at 5%	76	No. at 5%	56
Amount involved	\$290,885	Amount involved	\$236,045
No. at 4%	100	No. at 4%	102
Amount involved	\$508,046	Amount involved	\$444,036
No. at 3%	1	No. at 3%	1
Amount involved	\$6,000	Amount involved	.....
No. with interest not given	27	No. with interest not given	15
Amount involved	\$125,900	Amount involved	\$27,900
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>2,627</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>2,703</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$10,481,272</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$10,966,627</b>

### PROJECTED BUILDINGS.

		1910.		1909.	
		Feb. 4 to 10, inc.		Feb. 5 to 10, inc.	
No. of New Buildings	129	No. of New Buildings	108		
Estimated cost	\$721,800	Estimated cost	\$478,120		
Total Amount of Alterations	\$48,850	Total Amount of Alterations	\$52,258		
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>574</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>753</b>		
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$2,555,060</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$4,374,546</b>		
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$726,965</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$430,955</b>		

### QUEENS.

#### PROJECTED BUILDINGS.

		1910.		1909.	
		Feb. 4 to 10, inc.		Feb. 5 to 10, inc.	
No. of New Buildings	51	No. of New Buildings	30		
Estimated cost	\$152,945	Estimated cost	\$110,600		
Total Amount of Alterations	\$12,015	Total Amount of Alterations	\$13,586		
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>229</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>.....</b>		
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$1,100,404</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>.....</b>		
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$4,681</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>.....</b>		

## THE WEEK.

THERE were two announcements this week which are sure to have a far-reaching effect upon real estate in this city. One was Mayor Gaynor's letter to Lawson Purdy, in which he suggests that the personal property tax be abolished, and the amount so collected added to the burden already borne by real estate. The other is the announcement that Commissioner Murphy will in the near future hold a public meeting to hear suggestions looking to the better working of the Tenement House Law.

Mayor Gaynor's suggestion will undoubtedly arouse a storm of protest, but it will more than likely open up the whole

proposition of raising money to run the city, and in the end be a distinct gain to realty interests.

That Commissioner Murphy is ready to reform the abuses which at present exist in the administering of the Tenement House Law is plainly evident, and if met in the proper spirit by owners, architects and builders, tenement house property, which forms a large portion of New York City realty, will again be considered A DESIRABLE REAL ESTATE INVESTMENT, as it certainly should be, if relieved of the flood of Violations\* with which it has to contend, and which the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY have so thoroughly shown up in the past few weeks. Real Estate owners should commence to seriously study both issues, and be prepared to offer proper remedies at the hearings to be held and which will be announced in our next issue.

## THE AUCTION MARKET

THE offering this week of a number of parcels in the several speculative districts attracted quite a large crowd to the salesroom on Tuesday and Wednesday. The results, however, were disappointing, as very few of the properties actually changed hands. The Bedford estate holding, offered on Tuesday by Joseph P. Day, was sold for \$250,000. It is located at the northeast corner of Greenwich and Cortlandt sts, and the price paid is, so far as known, a record for the neighborhood. There were six other parcels offered by Mr. Day on Tuesday, four of which were bought by parties in interest, three of the four being tenements, for which at present there seems to be very little demand.

On Wednesday Bryan L. Kennelly offered four parcels for various estates, the most important being 388 and 390 6th av, with an "L" to 24th st. It was knocked down for \$247,500 to an attorney who represents interested parties. The property was acquired in 1892 and 1894 by Mary A. Gordon for a total of \$132,250.

The most important foreclosure offerings were those of 42 Broad st and 7 and 9 West 39th st. The Broad st parcel was sold by Joseph P. Day for \$394,300, this being \$6,000 less than the encumbrances. Dow, Jones & Co., who at present occupy the basement, are the buyers.

Herbert A. Sherman sold Nos. 7 and 9 West 39th st, two dwellings, having a frontage of thirty-five feet and ten inches, for \$165,700, which is at the rate of \$4,625 a foot front; Charles E. Warren, representing the Lincoln National Bank, is given as the buyer. He already holds title to the same, it having been transferred to him in December, 1908.

Samuel Marx, Jacob H. Mayers and James L. Wells Co. each had a number of foreclosure offerings.

## LIVERPOOL & LONDON & GLOBE'S AMERICAN BRANCH.

The Liverpool & London & Globe Insurance Co., a stock company, has issued the sixty-second annual statement of its United States branch for the calendar year 1909. It shows total assets of \$13,885,802.88, which include real estate amounting to \$1,551,406.12, United State Government 4 per cent. bonds \$467,475, State and city bonds, and railroad stocks and bonds, \$4,873,130, bond and mortgages, \$3,549,950, bank balances and all other assets, \$3,443,841.76. The company reports unearned premium and all other liabilities \$8,765,522.58, leaving a surplus of \$5,119,180.30.

The New York directors are: Charles H. Marshall, chairman; Walter C. Hubbard, John A. Stewart, Edmund D. Randolph, and Thatcher M. Brown. Henry W. Eaton is manager; George W. Hoyt, Deputy Manager; J. B. Kremer, Jr., and T. A. Weed, Agency Superintendents.

## Mark Rafalsky & Company Real Estate Brokers

NIGHT AND DAY BANK BUILDING  
527 FIFTH AVENUE

—Agents for—

Night and Day Bank Building  
and New Building now being erected  
N. W. Corner Fifth Avenue and 43d Street

**Our Telephone, No. 2994 Murray Hill,  
will not appear in telephone directory  
before next issue**

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

CROSBY ST.—D. Raffelson sold for Solomon Wolf 101 and 103 Crosby st, a 7-sty loft building, on plot 43x63, between Spring and Prince sts. In part payment the Bernice Realty Co., in which Mr. Wolf is interested, takes the five new two-family houses on Bay 35th st, near Bath av, Bensonhurst. Each house contains 15 rooms on plot 30x100. Also a two-family brick house on Bay 17th st, near Bath av, Bath Beach.

BLEECKER ST.—Cammann, Voorhees & Floyd sold for Mrs. N. B. Goodrich and Mrs. A. R. Ghoules the vacant lot 25x75 at 118 Bleecker st near Wooster st.

FRONT ST.—Pease & Elliman sold for Charles Buek 132-134 Front st, corner of Pine st, a 6-sty office building, on lot 40.10x86.5x irregular, to a client for investment.

HOUSTON ST.—Adam A. Schapp sold for the estate of Mary N. Nellson 287 East Houston st, a 3-sty building used as a theatre, on a lot 25x100.

16TH ST.—John Peters sold for Vette Reiss to James P. Kein 431 East 16th st, a 6-sty tenement with stores, on lot 25x92.

16TH ST.—The Longstreet estate is reported to have sold 115 to 137 West 16th st, old dwellings, on plot 300x92, 200 ft. west of 6th av.

20TH ST.—McVickar, Gallard Realty Co. sold for Mary E. Hutchinson to a client of J. W. Cushman, 306 West 20th st, a 4-sty building on a lot 25x92, leasehold.

25TH ST.—Maurice Mandelbaum, of Mandelbaum & Lewine, sold 353 West 25th st, 4-sty front and 2-sty rear buildings, on lot 25x98.9, to a client of Lester B. Nelson attorney. The parcel adjoins the quarters of Engine Company 19, and was bought recently by Mr. Mandelbaum from the Walsh estate.

26TH ST.—The Henry M. Weill Co. sold for L. & A. Pincus the westerly six feet of the large plot at 153 to 157 West 26th. The buyer is Edward Baer, who owns 161-163 West 26th, 44x98.9, adjoining, and now controls 50 ft.

27TH ST.—Arnold, Byrne & Baumann sold for the McCabe estate to Israel Lebowitz 135 and 137 West 27th st, two 5-sty tenements, on plot 50x98.9. The property has not changed hands for 30 years. It adjoins the loft building erected by the Realty Holding Co. at 119-133.

31ST ST.—G. A. Derschuch, in conjunction with Geo. R. Read & Co., sold for W. Irving Clark and Hobart J. Park, trustees, the 4-sty English basement dwelling No. 42 East 31st st, on a lot 20x98-9.

34TH ST.—The Bonwit Realty Co. sold to the Frank A. Seitz Realty & Construction Co. 13 and 15 West 34th st, an 8-sty building. It has a frontage of 50 ft. and a depth of 126 ft., with a 12-ft. right of way to 35th st. The Riker Drug Co. has a 21-year lease of the store and basement floors. Mr. Seitz gave in part payment, 39 and 41 East 12th st, an 8-sty store and loft building, 50.8 x119 x irregular, and 34 and 36 East 10th st, two 10-sty store and loft buildings, 50x93. The transaction involves about \$1,800,000.

36TH ST.—Baumann & Osorio have sold for William C. Walker 261 West 36th st and for Joseph Moss 263-265 West 36th st, comprising three 3-sty and basement buildings, on plot 50.6x98.9. The buyer is a Mr. Levy, who intends to improve the plot.

45TH ST.—Maurice Mandelbaum, of Mandelbaum & Lewine, bought from Mrs. Hattie M. Straker, 62 West 45th st, a 4-sty dwelling, on a lot 20.6x100.5. Whitney Kernochan represented the buyer and Huston & Asinari the seller.

47TH ST.—John P. Kirwan and the Ludin Realty Co. sold for Mrs. Fannie McGay 311 and 313 West 47th st, two 5-sty flats, on plot 50x100.5.

48TH ST.—Arnold, Byrne & Baumann have sold for Israel Lebowitz 343 and 345 West 48th st, a 4-sty tenement, on plot 35x100.5.

50TH ST.—J. B. English sold for George P. Cummings the 3-sty high-stoop brownstone dwelling, 158 West 50th st, sixe 20x100. After extensive alterations the purchaser will occupy the premises for his own business.

52D ST.—Thos. P. Fitzsimons sold for Miss Margt. A. Redington the 3-sty and basement dwelling 254 West 52d st, size 20.10x98.9.

56TH ST.—Jere C. Lyons sold 57 East 56th st, a 4-sty and basement dwelling on lot 25x100.5, 100 ft. east of Madison av. Kate G. Curran is the buyer.

### Childs Co. Buys on Lower Broadway.

BROADWAY.—The estate of John W. Southack sold the premises known as Nos 194-196 Broadway to Childs Company for a consideration close to \$1,000,000. This plot has a frontage on Broadway of 47 ft. by a depth of 161 ft. Mr. Robert T. Neely, of Willard S. Burrows Company, and Mr. Alwyn Ball, Jr., of Frederick Southack & Alwyn Ball, Jr., represented the purchasers. The estate of John W. Southack was represented by the Central Trust Company.

GREENWICH AV.—Sandford & Green sold 29 Greenwich av, near 10th st, a 4-sty business building on lot 21x75. John H. Dye Co. was the broker in the transaction.

LEXINGTON AV.—Frederick T. Barry sold for the estate of P. C. Anderson 687 and 689 Lexington av, two 4-sty flats on plot 50x100, 50 ft. south of 57th st.

LEXINGTON AV.—Pease & Elliman sold for Mrs. Henry W. Poor her former residence, 1 Lexington av, a 4-sty mansion at the north-east corner of 21st st and Lexington av, facing Gramercy Park and opposite the Princeton Club. It has a frontage of 60 ft. on Gramercy Park and extends along Lexington av 123 ft., with a very large L extending 121 ft. along the middle line of the block covered with a conservatory, squash court, etc., and then running through to the stable, No. 134 East 22d st, which is also included in the sale. This house was remodeled about eight years for Mrs. Poor by the late Stanford White and was one of the show houses of the city. The entire plot covers an area of nearly 10,000 square feet. The buyer is Charles Buck, one of the most prominent builders in New York, and this probably forecasts the erection by the Charles Buck Construction Co. of a modern 12-sty apartment house, for which this section is becoming very popular.

LEXINGTON AV.—F. E. Barnes sold for Mary B. Reid 104 Lexington av, a 3-sty and basement dwelling, on lot 19.9x80, between 27th and 28th sts.

2D AV.—Max Raymond sold to Henry M. Bendheim, 71 Second av, a 5-sty building, on a lot 24x75. B. Wagner was the broker.

3D AV.—John M. Reid sold for Francis J. Keogh 465 and 467 3d av, at the southeast corner of 32d st, consisting of two 4-sty brick buildings, with stores, and including 202 East 32d st. The combined plot has a frontage of 50 ft. in 3d av and of 85 ft. in 32d st. Jos. L. Buttewieser is the buyer. The seller bought No. 465 at auction in 1905 for \$22,100; No. 467 he has owned since 1881.

6TH AV.—J. Arthur Fischer sold for James H. Shady to a client the 4-sty store building 942 6th av, adjoining the northeast corner of 53d st, in size 21.6x75. A resale of the property is now pending.

7TH AV.—The Chase estate is reported to have sold 453 7th av, a 4-sty building on a gore lot fronting 17.1 ft. on the av and 56.11 ft. in depth, between 34th and 35th sts. Frederick and William Hussey, the owners of 449 and 451, are the buyers.

#### NORTH OF 59TH STREET.

60TH ST.—Henry D. Winans & May sold 113 East 60th st, a 4-sty residence, on a lot 20x100.5, for Mrs. Samuel L. Goldsmith.

64TH ST.—Dr. G. L. Jennings sold 124 and 126 East 64th st, two 3-sty dwellings, on plot 40x100.5, Beekman leasehold. The adjoining property at 122 was recently sold by David H. Hyman.

70TH ST.—Pease & Elliman sold for Winthrop L. Rogers, 121 East 70th st, a 3-sty high stoop brown stone dwelling on lot 20x100.5, to a client.

73D ST.—Mrs. Hugh Gordon Miller sold 14 East 73d st, a 4-sty brownstone front dwelling, on lot 22.6x102.2. Napoleon J. Allen holds title.

75TH ST.—L. J. Phillips & Co. have sold for Daniel B. Freedman 36 West 75th st, a 4-sty dwelling, on lot 20x102.2, to a client for occupancy.

80TH ST.—Davis & Robinson sold for John C. Barr 130 East 80th st, a 3-sty brownstone dwelling, on lot 18.4x102.2.

82D ST.—J. Levy & Co. sold 302 East 82d st, a 4-sty tenement, on lot 18x52.

85TH ST.—Alfred T. Toussaint sold 145 West 85th st, a 4-sty dwelling, on a lot 18x97.6, for Antonio Knauch.

86TH ST.—Froman & Taubert sold in conjunction with H. N. Weill and A. Muhlker 312 East 86th st, 3-sty and basement dwelling on lot 17.6x102 for John and Alice O'Brien, to a client for investment.

91ST ST.—John J. Kavanagh sold for the estates of Isaac and Fanny Teichman 76 East 91st, a 3-sty and basement dwelling, on lot 19.8x100.8.

92D ST.—Pease & Elliman sold 82 East 92d st, at the southwest corner of Park av, a 4-sty building, size 21x67, altered for business, to a client for investment.

101ST ST.—The Bronx Heights Land Co., L. Z. Duke, president, sold the Dorothea, a 6-sty elevator apartment house at 329-331 West 101st st, on plot 50x100.11. The property is located 140 ft. east of Riverside Drive. The selling company acquired the house some four years ago.

102D ST.—Porter & Co. sold for John V. Smith the 5-sty double flat 77 West 102d st, on lot 19x100.11.

113TH ST.—H. D. Baker & Bro. sold for the Sun Construction Co., Benjamin Nieberg, president, 541 and 543 West 113th st, a 6-sty elevator apartment house, on a plot 100x100. The property has been held at \$225,000.

122D ST.—Eugene J. Busher sold for Edward J. Welling 275 West 122d st, a 3-sty brk private residence, 14x76, to a client for occupancy.

128TH ST.—Eugene J. Busher sold for Jacob Berman 205 West 128th st, a 3-sty brick private residence, 16.8x100.

136TH ST.—F. R. Wood & Co. sold for Louis M. Rosenberg to Charles Stoll and others Nos. 516 and 518 West 136th st, two 6-sty new law apartment houses, on a plot 37.6x100.

148TH ST.—Robert M. Silverman sold 204 West 148th st, a 5-sty new law house, on plot 37.6x99.11, near 7th av.

165TH ST.—Mrs. Farmer sold 479 West 165th st, a 5-sty flat, on plot 49.4x102.11. William Goldstone is said to be the buyer.

BROADWAY.—McVicker, Gaillard Realty Co. sold for Cornelius V. V. Powers, 1,628 and 1,630 Broadway, one and two-sty "taxpayers," on a plot 50.4x57, at the southeast cor of 50th st. The property has been held at \$250,000. Across the street, at the northeast cor, is the American Horse Exchange, recently leased by William K. Vanderbilt to the Schuberts, and other interests.

BROADWAY.—G. Waldo Smith, Jr., and Maurice W. Halpin sold for Theodore W. Myers to Max Marx and Adolph M. Bendheim the northeast cor of Broadway and 75th st, five 2-sty taxpayers on a plot 80.4 ft in the street and 83 ft in the avenue. Mr. Myers purchased the property in 1885 for \$29,250, after which he erected the present taxpayers at an additional cost of \$15,000. The property now produces gross rental of \$13,000 per annum, and has brought close to \$275,000. It is assessed for \$155,000.

WASHINGTON TERRACE.—Phoebe M. Mitchell sold 18 Washington terrace, a 3-sty brick dwelling, on lot 19.1x62.6. This is the southerly house on the west side of the terrace, a 50-ft. thoroughfare, beginning on the south side of 186th st, between Amsterdam and Audubon avs.

2D AV.—J. S. Gluck bought from the Elysian Realty Co., Ira J. Ettinger, president, the 5-sty tenement, with stores, at 2203 2d av, on lot 25x100 adjoining the northwest corner of 113th st.

#### BRONX.

BELMONT ST.—H. C. Senior & Co. have sold for August P. Windolph the gore lot on the north side of Belmont st, 57 ft. east of Townsend av, 36x29x30, to Mary Connelly.

BRISTOW ST.—Arnold, Byrne & Baumann sold for C. Weidhof, the northeast corner of Bristow and 170th st, a 4-sty double flat, on a lot 28x90, and the adjoining house, 1,412 Bristow st, a 4-sty double flat, on a plot 35x100.

ELSMERE PL.—Sussman & Heller sold to Harry Levine a plot 100x100 in the south side of Elsmere pl, between Marion and Prospect avs, for immediate improvement with two 4-sty apartment houses.

KELLY ST.—The Consolidated Board of Brokers sold for a client the plot 75x100 on the west side of Kelly st, 90 ft. south of 167th st, to the R. & S. Realty Co.

MELROSE AV.—Louis Lese sold to a builder for immediate improvement the southeast corner of Melrose av and 162d st, old buildings, on plot fronting 100 ft. on the av and 70 ft. on the st.

139TH ST.—Ernst & Cahn sold for John J. Barrett plot 57x100 north side of 139th st, between Cypress and Robbins avs.

140TH ST.—The Fleischmann Brothers Co. has bought 491 to 505 East 140th st, near Willis av, four 5-sty apartment houses, each on plot 37.6x100. A plot of 127 lots in Paterson, N. J., was given in exchange. The purchaser of the lots is a New York manufacturer, who will improve the site with a factory for his own business.

153D ST.—Benjamin Benenson sold the 5-sty apartment house nearing completion, on plot 55x100, on the north side of 153d st, 20 ft. east of Melrose av.

155TH ST.—Louis Lese sold to Benjamin Benenson for immediate improvement the frame buildings, on plot 100x100, on the south side of 155th st, 70 ft. east of Melrose av.

161ST ST.—Sussman & Heller sold to Drouer, Dretzin & Co. the 6-sty tenement house on a lot 25x100 at the northeast corner of 161st st and Eagle av, and resold the same to investors.

169TH ST.—R. I. Brown's Sons sold for Valentin Knorr the 2-sty frame dwelling, on lot 25x100, situate south side of East 169th st, about 49 ft. west of Franklin av, designated as No. 600 East 169th st.

181ST ST.—John A. Steinmetz sold for Edward A. Lewis to George Singer, 881 East 181st st, a one-family house on lot 50x95.

225TH ST.—The American Real Estate Co. has purchased through A. N. Gitterman the triangular plot at the northwest corner of 225th st and Adrian av. This parcel was the only plot not owned by the American Real Estate Co. at this point, where they hold a block of about 30 lots, bounded by West 225th st, Jacobus pl, Adrian av and Van Corlear pl. This property is exceptionally well adapted for high-class apartment improvements, as it has an unobstructed southern view as well as a curb elevation of from 60 to 90 ft. In connection with the above purchase the American Real Estate Co. also acquired and resold through the same broker the plot of 6½ lots on Adrian av running through to Terrace View av. This will also be put in shape for further development, as the demand for high-class apartments in this section is increasing.

BOSTON RD.—Henry Hof sold to Edward J. Byrnes the 5-sty flat at the junction of Boston rd and Cauldwell av, fronting 102 ft. in Boston rd and 80 ft. in Cauldwell av, with a rear line of 54 ft.

CLAY AV.—Ernst & Cahn and J. J. Pittman sold to Michael J. Harney and Marv E. Harney 2-sty and cellar dwelling, plot 16.8x80.3, known as 1341 Clay av.

EAGLE AV.—Trustees of the Hebrew Infant Asylum have sold the property of that institution on the westerly side of Eagle av, near 161st st, Bronx, to a syndicate headed by Harry Fischel, which has in view the establishment of a strictly orthodox orphan asylum for Jewish children. The property purchased comprises a plot 125x125, with a brick building accommodating 200 children, and an isolation hospital. This property was sold, as there will be no further use for it, as a new home for the asylum, to be ready by July, is being built on Kingsbridge road and Aqueduct av, which will have double the capacity of the present home. The purchase was made by the syndicate after an investigation, which revealed the fact that several hundred Jewish children are being cared for in non-Jewish institutions, and for the reason it is said that present institutions caring for Jewish children are not sufficiently religious to meet the views of the orthodox element. Those interested in the movement met recently and formed a temporary organization and selected a committee, with Samuel Hyman as chairman, to complete the details of the new institution.

GRAND BOULEVARD AND CONCOURSE.—R. I. Brown's Sons have sold for Mrs. Augusta Morris de Peyster the entire block of 15 lots bounded by the east side of Grand Boulevard and Concourse, west side of Sheridan av, south side of East 169th st and north side of East 168th st.

GRAND BOULEVARD AND COUCOURSE.—R. I. Brown's Sons have sold for Mrs. Augusta Morris de Peyster the vacant plot of 8 lots situate on the east side of Grand Boulevard and Concourse, 383.54 ft. north of East 167th st, having a frontage of 100 ft. on the Concourse and a depth of 204 ft. through to Sheridan av.

PROSPECT AV.—Barry Brothers sold the southwest corner of Prospect ave and 178th st, a 4-sty brick and brown stone triple flat, on a lot 33x100. The building is one of four houses completed recently by the sellers.

ST. OWENS PL.—John Goergen sold for George H. Janss the plot 50x100 on the south side of St. Owens pl, 122 ft. east of White Plains rd, to a builder for improvement.

#### LEASES.

The Charles F. Noyes Co. has leased a large suite of offices in 37-9 Liberty st for the Lawyers Title Insurance and Trust Company to A. Nelson, and one-half of an entire office floor in 61 Beekman st for John J. Burton to Marx Finstone.

Ruland & Whiting Co. reports the following leases: Store, basement, sub-cellar and 2d and 3d floors of the building 85 Nassau st, for a term of years; the top loft at 51 Cliff st, and the entire buildings 210 Water st and 72 Beekman st, for a term of years.

Duross Co. have lease for Dr. S. Howland Pyne the 4-sty brownstone house 35 West 16th st for a terms of years; also a store at 75 8th av for the Philip Schuyler estate to Styles & Cash for a term of years and the 3 upper lofts of the same building to Gustave Huegel for a term of years.

M. & L. Hess have leased for the 40 East 22d St. Co. the 10th loft in 40-42 East 22d st to the American Ostrich Feather Co.; for Henry A. Steinberg, the 4th loft in 279 6th av, to J. Carter Shipman; for estate F. R. Agate, 3d loft in 175-7 Wooster st, to Leon Arops & Co.; for Chas. J. Jones, 4th loft in 920 Broadway, to Morris Gerstenfeld; for R. Kilpatrick, top loft in 141 Wooster st, to New York Leather Co.

Denzer Bros. have leased for the Tilden Investing Co. the entire easterly store containing 10,000 sq. ft. at 105-11 West 40th st. for a term of years, at an aggregate rental of \$85,000. The prospective tenants are the W. H. S. Lloyd Co., importers of high grade wall paper; for a long term of years for Ernest Tribelhorn to H. Leiman the store and basement at 35 West 21st st.; for Louis Korn, to a fur concern, 5,000 sq. ft. at 40-2 West 22d st, and for John S. Melcher to Coopersmith & Gindlin the 2d loft at 41 East 21st st.

H. C. Senior & Co. have leased the following for Hattie F. McNeil, the 4-sty dwelling 118 West 64th st to Frederick Shubert, for a term of years; for The Oak Crest Realty Co., offices in the Lincoln Square Court Bldg. at 64th st and Broadway, to the Ranier Motor Car Co.—the Only Car Co.—Robert Murray, Jr., and Dr. Roy; for the General Synod Reformed Church in America, the 3-sty dwelling 125 West 65th st to John Goodwin, for a term of years; for John J. Campion, the store at 1862 Broadway for a long term to J. Lichtenstein, and for the Brunswick Realty Co. the 4-sty dwelling 162 West 65th st to J. C. Kurzman, for a term of years.

# WANTS AND OFFERS

WANTED, an experienced man to take charge of selling suburban residence lots; property now ready represents selling value of upwards of half a million dollars, with more to follow; property is restricted, and divided to suit both small purchasers and people of means seeking fine locations; give references and experience. BOX 40, Record and Guide.

WANTED, intelligent, high-class man, having experience in either the selling or leasing of property; good opportunity for right party; salary and commission. Apply DENZER BROS., 920 Broadway.

WANTED, young man, about 19 years of age, for office and clerical work. Apply DENZER BROS., 920 Broadway.

FIFTEEN YEARS' real estate experience offered for co-partnership or otherwise. Address, "Already Established," Box 73, Record and Guide.

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

## NEW BUSINESS

Can be obtained by advertising in the RECORD AND GUIDE.

**EAST RIVER AND 119th ST.  
PLOT TO LEASE  
SIZE 185 X 100  
RENT VERY REASONABLE  
CRUIKSHANK COMPANY, 141 Broadway**

## Lawyers Title Insurance & Trust Company

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

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

**160 Broadway, New York  
188 Montague Street, Brooklyn.**

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

**LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.**

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

### OFFICERS:

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## UNCLASSIFIED SALES

The total number of sales reported above is 81, of which 29 were below 59th st, 26 above, and 26 in the Bronx. The sales reported for the corresponding week last year were 77, of which 24 were below 59th st, 35 above, and 18 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 146, as against 235 last week, and in the Bronx 117, as against 132 last week. The total amount was \$7,191,754, as against \$11,742,012 last week.

The amount involved in the auction sales this week was \$1,976,580, and since January 1, \$6,637,612. Last year the total for the week was \$518,402, and from January 1, \$5,900,382.

36TH ST.—W. L. Levy resold 261 to 265 West 36th st, three 3-sty and basement brick buildings, on plot 50.6x98.9, 150 ft. east of 8th av.

82D ST.—Mrs. Charles Fries is reported to have sold 15 West 82d st, a 4-sty and basement stone front dwelling, on lot 23x102.2.

107TH ST.—The Brown Realty Co. sold 313 West 107th st, a 5-sty American basement dwelling, on lot 20x100. Harry A. Feder was the broker.

AUDUBON AV.—The Fleischmann Bros. Co. resold the plot 100x 100 at the southeast corner of Audubon av and 176th st to Charles Flaum, who will complete a 6-sty elevator apartment house on the site. In part payment for the above the Fleischmann Bros. Co. takes the two 5-sty double flats 52 and 54 East 106th st, near Madison av, each on lot 25x100.11.

LONGFELLOW AV.—John A. Steinmetz sold for Bertha L. Steinmetz to Morton M. Green 1877 and 1879 Longfellow av, northeast corner of 176th st, two 1-family dwellings.

MOHEGAN AV.—John A. Steinmetz sold for August Deaner to Max Kuhn 1824 Mohegan av, a 2-family house.

GARDEN ST.—Kurz & Uren sold for a client two 2-sty and cellar brick 2-family dwelling houses on the south side of Garden st, 66 ft. east of Crotona av.

UNION AV.—Albert London sold the northwest corner of Union av and 168th st, a plot 42x94, to an investor.

## \$1,500,000 DEAL ON FIFTH AVENUE.

The most important deal on 5th av since the sale of the Night and Day Bank Building is the leasing of the building now being erected at the northwest corner of 43d st.

The building is to be fourteen stories high, arranged for store, floors and offices. The three lower stories will be of limestone with granite base, and the upper stories will be of brick with terra cotta cornices.

The property is owned by the Camolin Realty Company, of which Mr. Andrew J. Connick is president. Max Marx and Martin Finck are also interested in the company. The lease is for 21 years at an aggregate rental of \$1,500,000, with option for renewal of 21 years. Mr. Rafalsky, who also conducted the negotiation resulting in the sale of the Night and Day Bank Building, announces that the building will be ready for occupancy about August 1, 1910.

An important feature is that there will be no columns to obstruct the floor space. The basement will be vaulted to curb on both avenue and street. The building will be equipped with high-speed elevators, vacuum cleaning system, filter system for entire water supply, and auxiliary fire apparatus.

The building is being erected by C. T. Wills, contractor, under the supervision of Hoppin & Koen, architects, which insures a building of the highest type.

Situated on the northwesterly corner on a lot fronting 29 feet on the avenue and 125 feet on the street, exceptional light is permanently secured, offering special advantages to business which requires abundance of daylight. This corner is very conspicuous, being only one block from 42d st. It is only a short distance to the Grand Central Depot, subway express station and elevated railway station.

The lessee, The Harwell Realty Company, will occupy only a part of the premises, and have appointed Mark Rafalsky & Co. sole agents for renting and managing.

## REAL ESTATE NOTES

I. Blyn & Sons, the present tenants, are the buyers of the southwest corner of 3d av and 122d st. G. Brettell & Sons were the brokers.

The following were elected members of the Real Estate Board of Brokers: Alwyn Ball, Jr., William A. Shelton, Leroy Coventry and Wheaton Vaughan.

Wm. A. White & Sons, were the brokers who negotiated the lease for the Pyle Estate to Meyer & Lange of the southwest corner of Greenwich and Vestry sts.

Marshall E. Ward, who, for a number of years, was connected with the mortgage department of the Title Guarantee & Trust Co., is now in charge of the Mortgage Sales Department of the Title Insurance Co. of New York.

The C. F. Bedell Company has moved from Broadway and 71st st to Broadway and 87th st, in the offices formerly occupied by the Clark Estate, where the firm will conduct a general brokerage business and the management of apartment houses as heretofore.

Adrian D. Stevenson, formerly connected with the Lawyers Title Insurance & Trust Co., and the Mortgage Investing Co., and for the past three years with R. L. Stedman, has become associated with the offices of the Charles F. Noyes Company as manager of their mortgage department. Mr. Stevenson is well known as a successful mortgage broker and will undoubtedly do well with his new firm.

A corporation known as the "520 Park Avenue Co.," has just been formed to acquire the property at the northwest corner of Park av and 60th st, sold recently through the Douglas Robinson, Charles S. Brown Company. In the company are Lyman B. Kendall, vice-president of the Nipissing Mines Co.; Paul Tuckerman, a trustee of the New York Life Insurance and Trust Co, and William A. Boring, an architect. The company is capitalized at \$280,000 and will erect a 12-sty co-operative apartment house from plans by Mr. Boring.

Morton R. Cross, formerly manager of the Gross & Gross Company, and Donald W. Brown, formerly with the Douglas Robinson, Charles S. Brown Co., have formed the Cross & Brown Company for the purpose of transacting a general real estate and insurance business. The Cross & Brown Company has purchased the business of the uptown office of the Gross & Gross Co., and will carry on a general real estate and insurance business from the office formerly occupied by that company in the Knickerbocker Trust Building, 358 5th av, corner of 34th st.

# Two Views about Real Estate

## WHICH IS YOURS?

### MAYOR GAYNOR'S IDEA.

I am receiving daily complaints of persons whose names are put on the assessment rolls this year for personal taxation, although they have no personal property liable to taxation. This great annoyance has been going on for years. Many have been driven to establish their legal residence outside of the city by it, and in that way their votes are lost in our city elections. I am aware that you have lessened this evil, for we have worked in accord to that end in past years. But it is impossible to do away with it under the present crude and unscientific statute providing for the taxation of personal property in this State, including money in terms, which is a medium for the exchange of property. The teeth of this statute have been constantly filed down by assessing officials all over the State.

No law can be enforced effectually against the will of the community. The assessing of personal property in this city is necessarily a matter of guesswork, worked out through the city directory, except in the case of estates which fall into the Surrogates' Court by death, and are thus fully exposed. These latter are taxed in full, while the personal property of others is not reached or assessed at all, or else in the most unequal manner. Such injustice calls for correction. It is really grotesque. I have before me notices of personal assessment of \$10,000 and upward against persons who have no property and never had, while others rich in personal property are not even listed for personal taxation. I am not stating this in censure. The statute prescribes no test or procedure to enable the assessors to ascertain the amount of personal property owned by individuals. It leaves them to guess at it as best they can.

In addition to general injustice and annoyance, and the opportunity for extortion and bribery which it presents, this loose method leads to constant disorder in our finances. Only about 50 per cent. of the taxes thus levied are collected. The result is an ever recurring annual deficit, which has to be funded and added to our permanent debt, or else relieved year after year in the annual budgets. There is such a deficit of about \$30,000,000 now in process of being funded.

You are of course aware that a growing number of people here, and perhaps the majority, desire to have the personal taxation of individuals done away with in this city. Others have long desired local option in respect to such taxation, and petitioned the Legislature to give it.

So as to open up the subject for intelligent public discussion, will you be so good as to write to me this data: "First—If such personal taxation were done away with altogether, what decimal would thereby be added to our tax rate on real estate? I understand it would be very small. Second—Whether those who pay taxes on real estate do not now pay the substantial part of the personal taxes collected. If such decimal would be insignificant, and substantially the same persons who pay the personal taxes which are collected would pay it, a case for intelligent consideration would be presented.

### GOV. FORT'S IDEA.

The taxes laid upon real estate are out of all proportion to its relative value to all the other property owned by our citizens. This results in the man with the small home bearing his full share of tax exactions, while the man of many times as great wealth escapes a large share of just taxation. The taxation of personal property is limited because of the difficulty to discover it, while real estate, which is always discoverable, is fully taxed. An income tax is a tax which is sure to reach all classes of property, real and personal.

### STUDY THE ISSUES.

The conflict of ideas regarding the relation of Taxation to real estate indicated above was commenced this week, which means something more than a theoretical controversy. It certainly threatens to involve real estate in very practical conclusions. Real Estate owners should commence to seriously study the issues involved.

# THE DEPARTMENT ACTS

## ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

Advised by Commissioner Murphy that Public Meetings Will be Held in the City Hall to Discuss Public Sentiment Regarding the Tenement House Law. The Commissioner's Act Applauded.

THE Tenement House Commissioner has obtained the consent of Borough President McAneny to use the Council Chamber in the City Hall for hearings on the administration of the Tenement House Law. The purpose of the Commissioner is to learn at the outset of his administration what basis exists for the criticism which has been rife concerning the practice of the Department, in order to bring it into harmony with public sentiment, having due regard for the mandatory provisions of the Law. At least one evening hearing will be arranged for the benefit of those whose work during the day will not permit them to attend in the afternoon. The dates of the hearings will be announced in next week's issue of the RECORD AND GUIDE and all who are interested in the great question of proper housing conditions in New York are urged to attend.

JOHN J. MURPHY.

Commissioner Tenement House Department.

The Record & Guide is certain that the foregoing invitation to real estate owners and others, from Commissioner Murphy, will be received with great cordiality and will be accepted without question as an indication on the part of the Commissioner that he is ready to reform abuses without abandoning the purposes of the law he has been called upon to administer. The Commissioner certainly has the distinction of being the first official since Mr. De Forest's term of office to give the slightest indication that the rights of the property owners are not to be considered as negligible. It is certainly to be hoped that after the invitation referred to the real estate men of this city will meet Commissioner Murphy on the broadest ground possible and heartily support him in his endeavor to give all sides a "show."

COMMISSIONER MURPHY GIVES FURTHER ASSURANCES.

A committee of ten from the New York Society of Architects called upon the Commissioner of the Tenement House Department, Hon. John J. Murphy, on Tuesday, and presented a list of 56 specific objections to rules and regulations of the Department affecting the construction and alteration of tenement houses.

Mr. Murphy read the list through, and in most instances he agreed with the views of the architects. He said that if the Society would appoint a working committee he would take up the specifications in order, for the purpose of having a satisfactory solution reached and the remedy applied in each case.

## THE INTERVIEWS

WE present below, for the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY, the second batch of evidence in regard to the pressure which the present system of "Violations" is imposing upon real estate owners. This record, combined with the overtaxation of real estate spoken of the other night by Governor Fort, must make the average merchant wonder what seduction tempts any man to put his money into such a harassing possession. No other possession could withstand so much hammering, and still endure. Were it not for the reality and tangibility of real estate, its great usefulness and its complete reliability, it would not endure as a preferred investment. Certainly, our officials and lawyer-statesmen have seemingly left little undone in an attempt to destroy the substantial value of what the world has always regarded as the best form of wealth. It is becoming more and more apparent to all active producers that the politician is the greatest enemy they have to deal with. Law after law is being scribbled upon the statute books, which has no other purpose than to tax, harass, impede and regulate the free course of nearly every business by the time-old process of "red tape." Many of these laws seem to be indeed specially devised for the purposes of creating graft. After all, the world has not changed. In the Middle Ages there were highwaymen, pirates, and all the other Knights of that ancient Institution of Robbery which still does business at the old stand, under cover of our multitudinous laws which make it easier and safer for the individual to pay tribute than fight it out like an honest man. How does to-day, with its graftmen, differ from the period when highwaymen infested the main routes followed by travelers?

ON the other hand, though "Violations" are frequently the instruments of tyranny, they are also equally certainly a remedy against the conscienceless landlord. For a great many years there existed in this city of ours a vast extent of property that was an impeachment of mankind, or rather of the conditions that fostered and permitted such domiciles. Unspeakable filth existed, and conditions that, soberly speaking, would almost have degraded a hog. These things were tolerated while some men reaped a profit on the degradation of their fellows. Humanity suffers patiently—oh how patiently!—but not forever. In time the iniquity surges back upon the perpetrators as a class and, alas! upon others that were not concerned in the crime for which retribution is exacted. These Tenement House Laws of ours, and the other legislative and departmental measures that produce the abuses we speak of, were themselves the re-action against evil. There is a tendency for every remedy to produce a disease, and it is greatly to be feared that our police laws, of one kind and another, are being carried to a point where they make for injustice and promote not the better, but some of the worst, capacities of men. If this be even approximately true, the present uprisings against our police laws are as much to the interest of the laws themselves as to the interest of any other party. The guardians of the law need to have an eye on the law itself, as closely fixed as upon delinquents actual or possible.

UNQUESTIONABLY the Tenement House Law forms the worst feature of the case. Not the law, but the spirit of its administration, as exemplified in the past, must be amended. The administration of the law (mark you, OF THE LAW), must be kept within practical, or shall we say? commercial limits. If the law is to be regarded as a purely philanthropic measure, it cannot, and we will say SHOULD NOT, stand. There is something odious in forcing people to maintain a charity under the guise of the mere regulation of traffic. One of our correspondents, below, asks what would happen if the principle that apparently underlies the Tenement House Law were universally applied, and the butcher, the clothier, the grocer and all other tradesmen were compelled to supply their products upon more or less philanthropic conditions. The question as put perhaps is not an entirely fair one, but it illustrates the principle under discussion. Of course, there really is no just reason why a real estate landlord should be dictated to by the state any more than is the butcher or the dry goods merchant. If the state wants to confiscate for state purposes, the state should pay. And, no one doubts that there are some elements in the Tenement House Law that are equivalent to confiscation. Even the founders of the present law, we believe, admitted

so much, but they thought that no injustice would be done because the owner would be able to reimburse himself, through his rents, for any loss that the law occasioned him. Up to a CERTAIN point that is partly true, but only partly; but a too-minute and technical administration of the law occasions OTHER DIFFICULTIES and other losses, which can hardly be balanced on the ledger by cash.

THE city authorities themselves must beware. We are not pleading the case of a special class. The municipal revenue, in large part, is drawn from or through real estate, a very considerable part of that revenue deriving from what are legally called "tenement houses." If this class of property is made so unpopular that the general investor is reluctant to touch it, and only a special class of particularly thick-skinned, coarse-grained individuals will handle it, the city's income will be relatively diminished and there must be experienced a greater and greater difficulty in raising the funds for necessary improvements, subways and the rest. This would be equivalent to retarding the growth and development of New York. It would be very much better for our authorities to do all that they possibly can to enhance the class of owners of tenements. This cannot be done by surrounding the ownership with the spirited invasions of inspectors, the delicate intrusions of policemen, solemn conclaves in commissioners' offices and police courts. The better class of men do not desire to invest their money in such troubles. In the last few years something of a distaste to tenement house property has affected the real estate market. Ask the reason why and the response comes promptly—"Oh, those confounded laws!" Enthusiasts who find in the Tenement House Law not so much a conservative means to a desirable end, as a fierce philanthropic mission may yet discover that a one-sided view often produces a one-sided result and, that in the end, what is gained by one hand is lost by the other. The degradation of the tenement house owner as a class may, in the end, make for the degradation of the tenement house, and if, in the end, the Law has to stand the main burden of seeing that the poor are housed properly while there is no spirit of real co-operation from the public or among investors, the law itself will be found to be inadequate for the task, and the state will have to step in and assume, in some way, the burdens of ownership. This is the logical tendency of the present law and its administration as exemplified in the past. We are convinced, however, that the trouble with "Violations" has gone as far as will be permitted. The protest of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY and others has already produced a noticeably different atmosphere in several of the departments, and fortunately, this is coincident with the incoming of an administration that, on the whole, appears to have very much less respect for mere police power, very much less belief in its efficiency, than did the preceding administration. And at the Tenement House Department particularly Commissioner Murphy is inspiring those who have to deal with his office with the hope that a really rational administration, neither lax in its principle nor over-punctilious in its details, is about to exist at last.

### ORDERS FROM THE STATE DEPARTMENT OF LABOR.

The Department of Labor of the State of New York is claiming more and more attention from property owners here in New York City. Its Bureau of Factory Inspection is especially active. The title of this bureau is a little misleading, for its duties consist of more than the inspection of factories and the enforcement of factory laws. It is also required to enforce the provisions of the Labor Law relating to public works, to the safety of scaffolding used in building construction, and the methods of floor construction, or filling, on buildings. This Bureau also inspects tenement houses and loft buildings in which there is manufacturing of any kind.

Recently a Bureau has been organized in the Department of Labor for the purpose of inspecting mercantile establishments. It is called the "Bureau of Mercantile Inspection." Other bureaus in the same Department, besides the Bureau of Factory Inspection and the Bureau of Mercantile Inspection, are the Bureau of Labor Statistics and the Bureau of Mediation and Arbitration.

So, out of this Department flow a large number of notices, "orders" and "complaints." The factory inspectors during three months of last year made no less than 17,394 inspections, a

large proportion of which were made in this city. The figures for New York City are not given separately in the official report. The Bureau of Mercantile Inspection made no less than 2,002 "regular inspections" during a period of three months last year, and 2,672 "observations." During 1909 officers from the Bureau of Factory Inspection visited 9,646 tenement houses in Greater New York and issued orders in 162 cases.

#### VENTILATION ORDERS.

The owner of a tenant factory is required to provide means for ventilation in every shop occupying a part or parts of such building. Should he fail to do so he is subject to a penalty of ten dollars a day for every day the violation continues after notice. The penalty is recoverable by civil action, but after the owner of the property has complied with the law by providing the means for ventilation, the Department is without an effective weapon to compel the tenant to maintain "proper and sufficient" ventilation. To meet the situation the Commissioner has proposed to the Legislature that failure to maintain "proper" ventilation be made a misdemeanor.

Right here the question arises, WHAT IS PROPER AND SUFFICIENT VENTILATION? The Legislature has set up no standard, the only law is the opinion of the Department,—and there are authorities which disagree with the Department. Why is not the opinion of one party as good as the other's? Counsel for property owners are raising this point, and the counsel of one large association says he is WILLING TO GO TO COURT ON IT. The question of the owner's responsibility was decided in the Eno case.

After an owner gets a notice from the Department to fix his "ventilation," along comes an offer from a ventilating concern to install its appliance. This unexpected sequence strikes property owners unfavorably. Of five prosecutions started during 1909, two were discontinued after compliance was secured, in one a jury rendered a verdict for defendant, and in one case of conviction sentence was suspended, leaving one case pending at the close of the year. (No. 58.)

#### A TYPE OF FIRE MARSHAL'S VIOLATION.

Mr. Blank owns a building at No. — st, in which a family resides in the basement. There is a blind chimney in the building, according to the agent, that runs part way to the roof, a little less than half the distance. The other day the basement tenant disobeyed orders and started a fire. He was nearly smoked out. The matter was reported to the Fire Marshal, and the owner's representative was ordered to open the chimney to the roof. The chimney, it seems, never has been used, and the owner says it is impossible to use it. Once opened it would be of no use to anyone, and the owner has to stand an expense of \$7,500 in order to rip out the walls of the house, disturb his tenants, and suffer many inconveniences and annoyances at a bad season of the year. He took it up with the Fire Marshal, through his representative, but he was told that the order must stand. "Oh, yes," said the representative, "the law's all right, but we need a saner interpretation of it. That's the remedy I suggest." (No. 35.)

#### A SAMPLE WATER REGISTER'S VIOLATION.

"I have a letter that came to hand recently from the Water Register's office," said a property owner, "wherein he says I will have to wait until a proper inspection of the premises can be had before I can have my petition granted to have the water meters shifted so that they will register consumption for commercial purposes only." This was the complaint of an East Side Property owner, but it is not all.

"They demanded that I supply the janitor or superintendent of the building with duplicate keys of all stores in the building. The superintendent has them now, but the Department writes that the inspectors were unable to obtain them. That is a very trivial thing, hardly worth the cost of the stationery and postage used to send the communication. Now I'll have to explain to the Department that the janitor has the keys or maybe I'll be held up on this application until the new keys are made so as to be ready for the inspector when that worthy decides to visit the premises again.

"I do not know what remedy to suggest, only I know that one is needed. It is this trivial kind of violation and SENSELESS LETTER WRITING that makes the property owner's burden hard. If the inspector could not find the janitor at that time, why did he not go back during business hours when the stores could be inspected?" (No. 36.)

#### ONE ON THE BOARD OF HEALTH.

The sin of the violation may be one of omission as well as of commission. Here is a case of a property owner who has a grievance against the Board of Health:

"Last summer I complained to the Board of Health about a vent pipe that by its odor I judged connected somewhere with a sewer. This protruded from the roof of the building adjoining the one I live in until its opening was directly opposite my bedroom window. All summer while the windows were open we were compelled to breathe that air which permeated the whole house, regardless of which direction the wind was blowing. The reply I received from the Health Board was that IT HAD

NO POWER TO MAKE THE OWNER NEXT DOOR RAISE THAT PIPE. In winter we do not notice it because the windows are down. Now I TRIED TO HAVE A VIOLATION PUT ON THAT NUISANCE AND COULDN'T. Here we have a distinct menace to health and of the worst kind, yet the BOARD OF HEALTH SAYS IT IS POWERLESS TO HEED THE APPEAL OF A PROPERTY OWNER AND TAX PAYER to have such a nuisance abated.

"Remedy? Bah! Why say, the only way to remedy conditions is to make a big holler about it, like you are doing, and the officials and those whom they employ to make inspections and so forth, will soon put on their glasses and read the law right. The law is clear enough, goodness knows, it is plain enough, but, "There's none so deaf, as those who won't hear; and I guess the same thing applies to eyesight." (No. 36.)

#### BOARD OF UNDERWRITERS AND INSURANCE.

The Board of Fire Underwriters also have the violation habit, if the word of property owners is to be believed. Here is a case of an owner who is struggling with that department now trying to keep his insurance rates down on the plea, that the alleged excessive amount of gasolene found on the premises was not a permanent condition. It happens that this particular owner is especially hard hit by violations, having been pestered with them since the middle of last November. As soon as he removes one violation he gets another; if not from one, then from another department. One of the latest came from the Bureau of Highways to do some cementing on his sidewalk. This man showed twenty-two violations dating from November 15 from various departments and still coming. (No. 37.)

#### A NOVEL T. H. D. COMPLAINT.

Here is a case where it has so far been impossible to get a Tenement House Department violation, which would seem to show that there is negative transgression as well as positive. Mr. A, who owns property in this city, and who is also an agent, lives in a house at — street, which is within the jurisdiction of the Tenement House Department. He wrote three weeks ago to the Department calling attention to an alleged improper construction of a fire-escape which leads from his front window to the street. The platform well, he declares, is between two windows and it would be impossible for his family to find a safe exit in the event of a fire panic. He alleges that all the footing that is afforded a person on that escape platform is the width of two two-inch iron slats. A false step would hurl a person through the opening to the street below, this man declares. Although the complaint was written three weeks ago, according to the statement made by the aggrieved taxpayer, he has received no word of reply.

"My complaint against the Tenement House Department is that they send out notices for the removal of violations that already have been dismissed and that it seems to delight in seeking out and finding new ones as soon as one has been removed. My suggestion for a remedy is a cutting down of the number of inspectors, changing the system so as not to require a certain number of reports from each inspector and to straighten out conditions in the office itself. The law is good, it is needed, but it never was intended to be used as mailed fist." (No. 38.)

#### AN EAST SIDE OWNER SPEAKS OUT:

"Within six months I was ordered by the Tenement House Department to build interior windows and put glass panels in the doors of a building I own in — st. I complied with part of the order and was about to proceed with the window cutting, when my tenants rebelled, threatening to move if I persisted in carrying on the operation during the cold weather. I thereupon requested the department to give me an extension until spring, which it refused to do. I hardly know how to act in the premises, but I am convinced that any system which permits the authorities to take such unwarrantable positions is subject to full condemnation and should be speedily changed." (No. 40.)

#### WHAT A PROMINENT DEALER SAYS:

"I do not own this building, but I can speak for the person who holds the title," said Mr. — on Monday. "Not long ago we installed a small toilet in a corner of this store, and necessarily placed a partition around it. Later on an inspector from the Tenement House Department examined the premises and we soon received a notice that a violation had been placed on the building because another room had been added which was not shown on the plans. Nothing has been done to comply with the mandate, although the violation has not been dismissed. I mention this to show you that no violation is too insignificant for the Department to handle. It seems bent on persecuting property owners justly or otherwise." (No. 41.)

#### THE COMPLAINT OF A HARLEM OWNER

"Until recently I owned property in — st, Manhattan. A violation was entered against the parcel because some of the tenants on the upper floors were unable to secure water at given hours. I did my best to relieve the situation by installing pumps to be operated at intervals and made other reasonable changes to comply with the order. My contention is that the Tenement House Department, although acting within its powers, was unnecessarily exacting in compelling me to make additions to

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

the water plant in this building, particularly since I am regularly paying the city a large tax for supplying my tenement with water of an adequate pressure. The filing of violations like this is unjust and most annoying." (No. 42.)

MR. L. B., a large owner of tenement property, suggests that the Tenement House Department is not treating property owners fairly, when it gives the following answer to an inquiry. (Are there any violations on house "No. — street?")

"Replying to your inquiry of January 10, in relation to No. — street, there appear to be no violations at this date. The Department, however, is not responsible for this statement. If the Department records are accurate, and all existing violations have been complied with, there is no reason why the Department should not state that there are no violations upon the property at the time and date specified. (No. 15.)

#### BLAMES CHARITY ORGANIZATIONS FOR TROUBLE.

Dr. Abraham Korn, a practicing physician of note in Harlem, when asked to give his views this week to the Associated Real Estate Property Owners of New York City on the violation evil, said:

"I have my attention centered just at present on one of the most unjust bits of legislation that I know of," said he. "I refer to that law recently passed and now being enforced, that compels the installation of a certain kind of ventilator in stores and factories. I do not wish to go into the merits of the law, but I will say that much of the sufferings now endured by the New York property owner come as a result of the misdirected work of the charity and other alleged philanthropic organizations.

"These well-meaning people are working in the wrong direction. If they wish to give to charity, let them do it in a way that will do the poor of New York City some good. Instead, you find them passing or urging the passage of just such unnecessary and burdensome laws as this Ventilator act that the State Factory Inspection Bureau is now enforcing.

"In the tenement houses the greatest hardship is worked. There all kinds of laws are being enforced for the supposed purpose of fighting tuberculosis and of giving tenants more breathing space. What happens? The landlord complies with the law, then UP GOES THE RENT. The tenant is poor, and he cannot afford the higher price, so he moves out of the six or seven-room suite into a two or three-room suite. His whole family is huddled into three small living rooms, where it is easy to see he is worse off than formerly.

"If the tenant does not do this, he takes in boarders, but this makes conditions even worse. His own family is huddled within a few rooms, while four or five others are accommodated in other portions of the flat. This is not the worst feature of it either.

"The time is ripe for helping the poor, but not by legislation that puts a greater burden on the already burdened property owner or taxpayer and eventually on the tenant. Don't pauperize those who have barely nothing in the world but their own self-respect. That is the cause of the great amount of tuberculosis in this city to-day, if it can be traced to any one cause." (No. 57.)

#### FAULTY RECORD-KEEPING.

MR. —, AN ARCHITECT having frequent dealings with the Tenement House Department, states that in his opinion a large part of the delay and annoyance is caused by the faulty keeping of the records. As an example he cites the case of No. — street, which house he withdrew from the jurisdiction of the Department and received a notice on January 25 that the application had been granted; on January 31, the owner received an order from the Department in which were enumerated a long list of violations which he was ordered to comply with. (No. 12.)

#### "STREET CAVES IN."

THE OWNER of a modern six-story elevator apartment house relates the following: "Some months ago a section of the street in front of my house caved in, resulting in the breaking of the service pipe to my house. Until the moment at which the cave-in occurred there was always plenty of water pressure, which shows that the cave-in was not caused by a leak on said service pipe. Upon opening the street it was found that the filling in had been badly done, there being tin cans, bowlders and all sorts of rubbish found. Notwithstanding this I had to not only pay the bill for repairing the pipe but also an additional charge of \$52 for repairing asphalt pavement. A visit to the proper Department was barren of results, as they told me that as the service pipe to my house was found to be leaking, I must pay the bill." (No. 59.)

#### WHAT A SPECIALIST IN TENEMENTS SAYS.

"It is almost impossible for me to keep track of the numerous violation notices constantly received by this office. They cover every conceivable thing from a damaged floor covering to an order to put additional fire-escapes on a building. I complain, not because I am unwilling to comply with the law, but for the reason that so little judgment is exercised by the authorities in carrying out the will of the people. I've had trouble about a fire-escape in one property. Some time ago I went to considerable expense in putting in this improvement and it answers the purpose. The Tenement House De-

partment now complains that the work should have been done differently and has placed a violation on the building. And so on. You see, I am completely at their mercy in such a matter, and rather than thrash the case out in the courts, which means still further annoyance, I am really obliged to accede to their demands." (No. 60.)

#### EXPERIENCE OF AN EAST SIDE OWNER.

"This question of violations is a serious matter. One in particular is annoying me, although I am sure that I will win out in the end. I own a new tenement at — Mulberry st. Under the hall stairway is a small space in which all sorts of nuisances were committed. I concluded that it would be better for the health of my tenants to isolate the pocket, so I placed three or four strips across the opening. This act on my part, mind you, was done in the interest of health and cleanliness. To my surprise, I am now notified that I have created an additional room by partly boarding off the recess and that a violation exists. Such an interpretation of the law is ridiculous. When will there be an end to folly of this kind?" (No. 61.)

#### OPPOSITE EXPERIENCE OF LARGE OWNER.

"Yes, sometimes these Tenement House notices are annoying," said a large owner of Italian tenement property. "I cannot say that I have ever had any serious violations placed on any of my holdings, though, perhaps, because most of my buildings are modern. I know of others who have been persecuted, so to speak, by the acts of under officials who may have been too exacting in certain instances. I think that you will find that most of the complaints come from owners of old-fashioned tenements." (No. 62.)

#### OBJECTION TO THE PROCESS.

"I am surprised not to see in the discussion regarding Violations," said a property owner, "that some one raises a fundamental objection to the process complained of. Nobody challenges the assumption or principle upon which all the issuing of Violations rests. If, say the Tenement House Department, can make 'A' increase the size of his windows, why can it not, for equally good reasons, make him increase the size of his doors, and so on with halls and staircases, ventilating shafts and the rest? In this way 'A,' so to speak, can be deprived of his building inch by inch, or, at any rate, deprived of a portion of his income. Once admit this process of gradual confiscation and where shall it stop? May not a man to-day put the earnings upon which he depends into tenement house property, the plans and construction of which are perfectly satisfactory to the Tenement House Law to-day, and yet find some future administration, under some future law, compelling him to forego the profits or income derived from the building in order to comply with legal exactions undreamed of at the time the building was constructed?

"Every man concedes the principle that underlies the law of eminent domain, but the exercise of that principle necessitates the State's paying dollar for dollar for everything it takes away from the owner. WHY SHOULD THE COMMUNITY UNDER THAT LAW BE UNABLE TO TAKE AWAY TEN DOLLARS' WORTH OF BRICK FROM A BUILDING, AND YET THE TENEMENT HOUSE DEPARTMENT AND OTHER DEPARTMENTS BE ABLE TO DEPRIVE AN OWNER OF A HUNDRED OR A THOUSAND DOLLARS' WORTH OF HIS PROPERTY RIGHTS WITHOUT ANY COMPENSATION WHATSOEVER? In the former case the State treats him with some respect as a man who owns something which the State wants. But in the latter case he is treated as a delinquent, if not a criminal, and after his pockets have been rifled to a greater or lesser extent, he receives a salutation in the rear from the departmental toe.

"Why should not the State pay for what it takes away, in one case as in the other? If any Department of the city needs a single square inch of land, for say a new building, it has to pay for it. But as to all the remainder of the plot except that one square inch, it can, in effect, plunder the owner almost at pleasure. Where is the equity or reason for this?

"The promoters of the Tenement House Law were undoubtedly philanthropists—at the expense of the property owners of New York City. They found a deserted baby, and after putting it on the other fellow's doorstep, publicly demanded, in the name of justice and human feeling, that the owner of the house shall assume both the expenses and the responsibility for the child, while they run off with all the credit for a high-minded transaction.

"I admit there is no question that tenement houses, a few years ago, needed reform, and needed it badly. The very poor were not, in some cases, properly housed. But, should one wrong be righted by another? Should the State say, 'My poor are not healthfully domiciled,' and then order its officials to —

"See that these conditions are changed. Oh, yes! As to the bill—well, send it to the property owner; let him pay it. And—er—by the way, then tell the people to come and thank me.

"Remedy? LET THE STATE IMPROVE THE CONDITION OF THE POOR AS MUCH AS IT WANTS TO, BUT LET THE STATE PAY THE BILL. If it confiscates a part of a tenement for air or light purposes, let the State pay for what it takes. If it wants to demolish a block of tenements for air

and light purposes (say for park purposes) does it not have to pay? But the principle that condemns a block is not different from the principle that condemns a portion, say 10x10 of a lot, or compels a builder to forego the use of a certain percentage of his property for the direct benefit of his tenants.

"Logically and equitably, the Tenement House Law and many of the other laws that produce violations are unjust. The purposes sought by these enactments are admirable, but the bill is not presented for payment to the proper party. THERE IS NO MORE REASON IN THE WORLD WHY REAL ESTATE PROPERTY OWNERS SHOULD BE SINGLED OUT TO DELIVER HOUSING ACCOMMODATIONS ON AN UNCOMMERCIAL BASIS THAN IT WOULD BE TO FORCE BUTCHERS OR BAKERS OR MILKMEN TO DELIVER MERCHANDISE ON AN EQUALLY UNCOMMERCIAL BASIS. Make the conditions universal and see how the principle works! Apply this compulsory charity, this forced philanthropy, to EVERY TRADE and OCCUPATION in the city, and then see if the false principle of these laws that effect real estate does not become visible to the whole community.

"While right in purpose and highly commendable, the Tenement House Law is wrong in principle. In one way or another it will have always to fight for its peaceful existence. False principles have an everlasting uphill road to travel." (No. 47.)

#### BUREAU OF HIGHWAYS AND T. H. D. CONFLICT.

Not only are property owners harassed by violations emanating from a particular department, but they frequently find that they conflict in most annoying ways. Here is a case described by a property owner who also has charge of many other properties.

"The Bureau of Highways is supposed to send around a cart and men twice a week to remove ashes, etc. Along comes a snow storm and mysteriously the supply of carts diminishes. In the meantime ashes and other refuse pile upon the curb or in the cellars. A Tenement House Department inspector puts a violation on the owner, commanding him to clean his cellar. What is he going to do? Go to the Bureau of Highways? All right, let's see what happens.

"I go around the corner here to a branch of the Bureau and seek out the foreman. I tell him that the ashes in my place have not been removed in nearly three weeks. There is considerable snow on the streets and Commissioner Edwards is calling for trucks. A man with a badge on at the branch station tells me that he hasn't trucks enough to handle the refuse. I then take the matter up with headquarters.

"The next day in comes the foreman and berates me for GOING OVER HIS HEAD to headquarters. 'Why didn't you come to me first,' he asks, evidently forgetting that I did and that I got no satisfaction from him. At any rate he promises relief. If I keep at him, I will have my ashes removed sooner or later.

"In about two more days an Italian wearing the familiar brown uniform comes in and wants to know WHY I WENT OVER HIS HEAD (to the foreman) to make a complaint. He explains that he has been doing three men's work, that they have taken off two of the three trucks they use in that territory, bounded (in this case by) — st, — av, — st and — av.

"Finally, I get my ashes taken away and some day, there is no telling how long it will be, another inspector comes in, looks around, makes a report to his office and I may not get my dismissal within a week.

"Here, you see, is a case of laxity in one department, overzealousness on the part of another and the property owner or custodian between two fires." (No. 49.)

#### WHERE THE HEALTH LAW IS AT FAULT.

A more or less common source of complaint, especially among property owners and real estate men, is the violation that is placed upon the LANDLORD by the Board of Health for the uncleanness of a tenant. IT IS THE TENANT THAT SHOULD BE REACHED AND PUNISHED if he keeps his premises in an unsanitary and filthy condition. Here is a case in point:

A flat was rented and, it is alleged, was allowed to remain in a most deplorable condition by the tenant. The Board of Health filed a violation upon the real estate agent in charge of the premises. The agent was told to clean up the place. That was impossible. He had no legal right to go into a tenant's quarters and clean it. "What shall I do?" asked the perplexed agent, "put him out?"

"That's the only thing to do," was the alleged reply of the Board of Health inspector.

"Now is that right?" asked the agent. "It's the tenant that the law should hit, not a person who has nothing to do with the filthy condition alleged to exist, or one who has no legal right to preemptorily enter an apartment and clean it." (No. 48.)

#### THE T. H. D. INSPECTOR'S VERSION.

A representative of the Associated Real Estate Property Owners of New York City met a Tenement House inspector on — st, where the inspector was seen at work following up violations. The man in uniform discussed certain phases of the Department's work. Regarding alleged persecution on the part of inspectors, he said:

"You can be sure that no inspector is anxious to cut out too much work for himself. When he shows up at the office and gets his route sheets he starts out with the idea of making good on that day's job. They say that the inspector is looking for graft, graft, graft. Maybe there are some in the Department like that, but from what I know their kind is limited. Most of the boys are square. But I'll tell you where the connection between this here graft and the much-talked-about persecution of property owners comes in.

"Suppose a property owner is grouchy. He's the kind of a man, for instance, who looks for trouble. He'll greet you with this sort of a remark: 'Hello there, still around lookin' for graft, eh?' and try to pass it off as a joke with a nudge in the ribs. The average inspector resents that kind of humor, and when it is not appreciated he gets a lot of abuse. Sometimes he gets the kind of abuse that makes him feel like punching somebody's head. But he's got a job and he's probably got some youngsters at home, and its winter, and, well you know how it works. He's simply got to hold his head. But when he looks over that building he does so with a fine tooth comb and he keeps it up. I don't say that the word passes along, but if one of that kind of property owner jabs that kind of remark at one man, the next man to make an inspection gets the same. Of course there are some slips, and there are some inspectors who are out to push through the last letter of the law."

"Well, here's a case," said the A. R. E. P. O. representative. "An inspector found a fire-escape violation and after it was put up another fellow in uniform came along and discovered one bolt too small. He refused a dismissal until that bolt was made right. That looks like fine tooth comb inspection, doesn't it?"

"Of course there are some inspectors who are sharpeners. As a matter of fact, the bolt will remain in place by the rust that will accumulate about it, but the idea is to make the iron man burr it so as to make sure of it. If a contractor is fussy he generally gets enough to be fussy about, and if an inspector is fussy he generally has cause for it." (No. 50.)

#### THE FACTORY INSPECTOR'S VIOLATIONS.

The Factory Inspector's violations are also a source of considerable annoyance to property owners. A certain man owns a loft building at No. — st. It has a store on the ground floor. The second floor is used as a Sabbath school for a Synagogue, while the third, fourth, fifth and sixth floors are used for light manufacturing purposes. They are 90x45 and contain about 25 operatives each. There are 14 WINDOWS TO EACH FLOOR WITH THE EXCEPTION OF THE TOP OR SIXTH FLOOR, WHERE THERE ARE SIXTEEN. When the A. R. E. P. O. representative looked over the building the other day, when the thermometer was considerably below the freezing point, almost every window was opened on each floor several inches from the top. The lofts are well lighted and are airy. The work rooms were not close, although there was rapidly moving machinery within them. Along comes the Factory Inspector and orders that ventilators be placed at each window. These are devices so described in the act recently passed as to give one manufacturer practically a monopoly of the business, it is said. The new ventilator makes it impossible, say opponents to it, for any workman to sit near a window that it is in. Mr. Blank, who conducts one of the manufacturing plants in the — st building, declares that if the order is enforced, he will have to move. The objection to this order is that the inspector has no right to insist upon any particular kind of ventilator, and that it is being insisted upon in a building for which there is no need of such ventilation. (No. 51).

#### WHAT AN OWNER RUNS INTO AT THE FACTORY INSPECTOR'S OFFICE.

Mr. \*\*\*, of \*\* West — st, submits the following facts to the Associated Real Estate Property Owners regarding conditions in the Department of Labor. He does not wish his name used in any way.

Notices of violations have been served on his clients, from the office of the State Factory Inspector on ventilation in the State Department of Labor, the New York office of which is at 114 East 28th st (telephone 3764 Madison square). These notices of violation DO NOT CONVEY ANY INFORMATION as to how the violation is to be amended and removed. This makes it necessary for the recipients of these notices to go to the office of the inspector at the above address. It is then found that he is in his office only on Friday and Saturday mornings, and the woman clerk who answers the telephone states that unless the caller arrives at or before nine o'clock, it is usually necessary to wait two or three hours for attention. This forces an owner or representative to waste a great deal of time, and indicates that the Department of Labor in this office is undermanned, and that the notices of violation are not sufficiently complete to enable recipients to do away with the difficulty without going through an unnecessary amount of red tape.

The name of the inspector is \*\*\*. In investigating the conditions, Mr. \*\*\* suggests that it would not be wise to appear to have knowledge of the inspector's name, as this might indicate that an investigation of some kind is in progress. (No. 46.)

## AN ARCHITECT'S EXPERIENCE.

NATHAN LANGER, an architect of 81 East 125th st, doing a great deal of tenement house work states that he has been subjected to many annoyances in the past. "If you will glance at the following violations," said Mr. Langer, "you will see how unjustly I was treated by the Tenement House Department. On February 5, 1910, plans were amended by me to comply with certain violations existing in the two 5-sty tenement houses, Nos. 340 and 342 East 40th st. The amendment consisted of changes in partitions and windows, and in water-closet windows, in the various stories. The said amendments were later disapproved for one reason because a roof tank was necessary. The violations pending against said premises having been in the hands of the Corporation Counsel for some time, and upon my request the Assistant Corporation Counsel, Mr. Morris, had an inspection made of the premises, whereupon the inspector of the Tenement House Department reported that the violation requiring the water tank should be dismissed, as there was an abundance of water supply already. This report was handed in to the Corporation Counsel long before February 5, the date of the disapproval of the amendment made to the plans on file, but still the Tenement House Department insisted upon the water tanks on the roof. Was this decision a fair one?

"I also wish to call your attention to another matter with reference to violations at No. 2221 1st av. The corner building is four stories, containing six-family apartments and two stores. On the rear end of the same lot there are two 1-sty store buildings. Plans were originally filed to comply with violations against the buildings for additional water closets, and it was then decided to remove the existing water closets in the yard, placing them in the building. There then came numerous objections to the plans filed, one being that the two 1-sty store structures at the rear were erected without obtaining the necessary permits from the Tenement House Department. As I had been architect for the lessee, Mr. Frank Gorofalo, for about five years, and knew the premises for that length of time, I filed with the plans as an amendment my personal affidavit, stating that I had been acquainted with the premises for five years and remembered that the two structures in question had existed for that time; and from the information I had received from property owners in the neighborhood, I believed that the building had been erected prior to 1901.

"Upon the filing of this affidavit the first deputy, Commissioner William H. Abbott, Jr., saw fit to disregard it, and sent me the following letter:

Dear Sir—Referring to the above plan filed by you for alterations to premises 2221 1st av, I beg to state that the records of this department do not bear out the statement made in your affidavit on Nov. 13. If the statement contained in said affidavit to the effect that the said structure was erected about ten years ago is true, it will be possible for you to obtain the plan number under which said structure was erected from the Bureau of Buildings. This department awaits such information before taking further action on said plan. Yours respectfully, WM. H. ABBOTT, Jr.

"I was then forced to prepare another set of plans and demolish one of the buildings, which was leased, having a number of years yet to run, thereby causing loss and hardship to the lessee, although it was no fault of the owner, lessee or myself that the department had no record of the erection of the buildings in question. Was this a square and fair decision? (No. 52.)

## FROM A WASHINGTON HEIGHTS OWNER.

A holder of upper Manhattan tenement property maintains that innocent purchasers should not be made to suffer through the mistakes of former owners. The owner in question purchased a tenement property which was supposed to be free of any kind of violation. Recently he received a notice from the T. H. Department directing his attention to the fact that a rear retaining wall encroached too far upon the back yard of the premises referred to. He was obliged to rebuild the wall at much expense in order to have the violation dismissed. The unfortunate owner is of the belief that the violation should have been noticed by the inspectors at the time the lot was built upon; that he should not have been compelled to suffer the loss. (No. 45.)

## FROM A DOWNTOWN OPERATOR.

"The method of filing and dismissing violations is radically wrong. I will mention an instance to illustrate my contention. Several years ago I received a notice from the Tenement House Department to the effect that a certain shaft in one of my buildings was not up to the size required by law. A violation was placed against the property, and I immediately took steps to correct the defect by rebuilding the well. Three years later the Department filed a similar violation affecting the same property, and I am now obliged to make further changes at a considerable cost, when the work could have been done at much less expense at the time the original complaint was entered. This is but one of many grievances I hold against the present system." (No. 44.)

## AS VIEWED BY A PROMINENT SPECULATOR.

"I cannot at this time remember any particular instance in which the law was improperly administered. Generally speaking, the Tenement House Department is slow in dismissing complaints, and this often causes confusion and pecuniary loss to the owner. One thing is certain, owners want this detective practice to stop. To be more explicit, we do not want inspectors following tenants or janitors in the hope of securing

information that might lead to the filing of violations. Such practice may further their own particular purposes, but it works a hardship upon property owners." (No. 43.)

## AN ARCHITECT'S CONTENTION.

The architect and owner of an apartment house on Manhattan st: "I have recently received a violation notice from the Tenement House Department to strengthen walls and girders in my building. I hold that these instructions should come from the Bureau of Buildings and not from the Tenement House Department." (No. 53.)

## DUPLICATE NOTICES.

"I am frequently troubled by the receipt of duplicate violation notices from the Tenement House Department," says a well-known architect. "In some instances they arrive after the owner has actually complied with the Department's orders. After the work has been completed in several cases I have found it difficult to obtain a certificate from the Department stating that the violations have been removed, but, to my surprise, after some lapse of time I would receive through the mail another request to remove the violations. Now I certainly think that much of this annoyance would be avoided if a little more care and actual investigation was enforced on the part of the inspectors."

## PETTY VIOLATIONS THAT HARASS AND ANNOY.

A Harlem property owner made this complaint:

"A friend of mine is part owner of a building-up the street, No. — av. He has just bought it. The building is well constructed, there are two families on a floor, with ample fire-escapes in FRONT AND REAR. He received a violation from the Tenement House Department some time ago stating that the fire-escapes (RECENTLY APPROVED BY THE DEPARTMENT) were not sufficiently strong, and that he would have to put tie rods from platform to platform to make the escapes conform to law. This, mind you, AFTER THE DEPARTMENT HAD PASSED AND APPROVED THEM. Look at them now," he added, pointing up the street. "If the front of that house doesn't look like the inside of a cell tier in a state prison, I'd like to know. Is that right? IF THE ESCAPES WERE WRONG IN THE FIRST PLACE WHY DID THE DEPARTMENT O.K. THEM?" (No. 55.)

## SUMMONED TO COURT; VIOLATION REMOVED.

"A violation was placed upon a house at No. — street, on the — of January." (The person speaking, has charge of many Harlem properties and refused to permit the nature of the violation to be published.) "I immediately complied with the order and notified the Department that same had been attended to. On January — I received a summons to appear to answer why the violation had not been removed. I took the matter to the Department headquarters and explained the situation. Very sheepishly they told me that that was the result of a clerical error AND THAT IT WOULD BE ALL RIGHT. That is the last I've heard of that case, but it shows that there is something wrong in the Department somewhere." (No. 56.)

## ANOTHER CASE OF VENTILATOR VIOLATION.

"I've got a house that has been passed by the Tenement House Department for ten years. Upon the roof there is a bulkhead that conforms to the law in every respect. The T. H. D. comes along with a violation and says that I've got to put a skylight and ventilator over the scuttle. If I do that, the snow will drift into the upper hall and cause a lot of damage.

"Remedy? Why the only way to remedy conditions, to get some kind of sensible enforcement of the laws, is to put the same kind of men in the lower branches of the Department as the one now in the executive chair. A broad, honest interpretation of the law is the only way to improve conditions which have heretofore existed." (No. 56.)

## A DOCTOR ON HEALTH BOARD VIOLATIONS.

"Speaking of the violation evil, the most inconsistent that I know of is that where the Board of Health slaps a sticker on the front door of a tenement or apartment house in which there is a case of contagious disease. This is what I mean:

"What right has the Board of Health, or any other Municipal Department, to deprive a man of his means of livelihood? Say there is a case of measles in that house (pointing across the street). Now on the first floor is a dressmaker, on the second a watch repairer, and so forth. On the third floor is the patient. He may have only a light case, but there is the sticker on the front door frightening everybody from the house.

But here is where the inconsistency comes in. The Board of Health lets everybody in the house go to their daily work. The grocery boy, meat boy and milkman have free access not only to the house but to the VERY APARTMENT. Now if they put the card on the door OF THE APARTMENT WHERE THE SICKNESS IS, it would be sufficient. I claim that it is a hardship on other tenants of the house.

"My suggestion for remedying this kind of an evil is by enacting amendments to the law that will make them less stringent, permitting the heads of departments a little more discretion and leeway for action. The men in the various departments are all right, but they are pinned down hard by cast-iron laws." (No. 57.)

#### WHERE DEPARTMENTS SOMETIMES CLASH.

"One of the most flagrant sources of clashing of departments is to be found between the Tenement House Department and the State Factory Inspection officers. This is most frequently to be found in the matter of fireproofing bakeries in the basements of tenement houses. The 'T. H. D.' will send an inspector around and compel the installation of ventilators in the windows, it will compel the installation of metal ceilings and other things. As soon as these are completed along comes a State Factory Inspector who will say: 'Those are all wrong. You've got to install this kind of a ventilator.' And he generally disapproves of practically everything that has been done. Out they'll have to come.

"I do not know what to do to remedy this except to suggest that the heads of all the Departments appoint a committee consisting of the best men from each department, to meet jointly and to prepare a draft of the laws governing each branch, the building, tenement, State factory inspection, the board of health, bureau of highways, department of water supply, gas and electricity, board of underwriters, commission licenses, etc. Let all conflicting phrases and clauses be edited and revised or removed, which ever is required, then present them as an amendment to the respective acts at Albany. This is one way to remove part at least of this violation persecution." (No. 55.)

#### FACTORY INSPECTION HITS HORNET'S NEST.

A law was recently enacted into the statute books compelling ventilators to be placed in factories and stores. This act is now being enforced by Commissioner Walling, of the State Factory Inspection Department in this city. Dr. —, a property owner, of — avenue, had this to say about it on Tuesday:

"Oh, yes, I know about this so-called strike order. A greater injustice upon any property owner I cannot conceive. Why, I'll tell you of one case that is typical. (He here described the premises elsewhere reported and which was personally visited by a representative of the Associated Real Estate Property Owners.)

"The State Factory Inspection service is only enforcing this law in widely separated sections of this city so as not to stir up too much objection, but the fight is on and its going to be pushed right through until this thing is abolished. The objection is not so much whether the store or factory needs ventilation. WE OBJECT TO A LAW WHICH PRACTICALLY DESCRIBES ONE CERTAIN KIND OF VENTILATOR, which costs \$12 a window. That is the only kind, as far as I know, that passes the Factory inspectors. That bill was rushed through and is now being enforced.

"Now, what is the reason for this insistence? If you go to Mr. Walling, you get no satisfaction.

"The Harlem Property Owners' Association had a meeting last Sunday in Stuyvesant Casino, at 2d av and 8th st, to take up the matter of violations, and resolutions were passed to fight this order of Mr. Walling to install ventilators in the factories and stores of half a dozen of our members. The matter is in the hands of counsel and we are going to push it hard." (No. 57.)

#### PROPERTY OWNERS RESENT PERSECUTION.

The fight started by the Associated Real Estate Property Owners of New York City against the violation evil is meeting with the co-operation of other associations. In fact, the whole property owning body is up in arms and is demanding reform. That the fight is bearing fruit is evidenced by the dismissal from the Tenement House Department this week of thirty-five high grade clerks, "who really do the work of office boys." The Board of Water Supply, Gas and Electricity discharged sixteen. The Board of Education laid off five building inspectors.

"When a committee of ten members of the United Real Estate Owners Association called upon Commissioner Murphy of the Tenement House Department last Thursday," said a member of that committee, on Tuesday, "they complained at length of the unfairness of certain features of the law as it was enforced. They were very cordially received by the Commissioner, who explained to us that he was at work trying to improve the service, that he recognized that there were some defects that needed correction, and that he hoped for the indulgence and forbearance of all property owners for the time being until he could familiarize himself with the work of the Department and see where the most improvement could be affected.

"Mr. Murphy impressed us with his apparent earnestness to improve conditions, and I think he will." (No. 57.)

#### MORE MONEY FOR SCHOOLS.

One of the most important matters on Friday's calendar of the Board of Estimate and Apportionment related to a plan under which local assessable improvements could be authorized without adding to the bonded debt of the municipality. The report of the Chief Engineer shows that the actual collections of the Street Improvement Fund during the past year have been approximately \$1,305,000 more than the value of improvements authorized, and \$310,000 more than the money expended, while collections during the month of January, 1910, have been \$694,825.76, or more than the contracts for local improvements not yet registered. It was held by the engineer that au-

thorization for local improvements to the amount of at least \$5,000,000 could be authorized and the payments made from collections, and that in view of the fact that there are over \$9,400,000 of assessment lists now before the Board of Assessors, it is probable that the amount of authorizations could be materially increased beyond \$5,000,000. The Board discussed a tentative schedule for the arrearages, but as the matter did not appear to be clearly understood by some of the members, the report was laid over until next week.

Another matter of equal importance to taxpayers was acted upon. It had to do with the authorization of more than a million dollars for new schools, two for Brooklyn, an addition to one in the borough, and a new structure for Manhattan. Comptroller Prendergast laid stress upon the importance of approving stock authorizations for this purpose and the Board passed a resolution favoring the recommendation.

#### LARGEST REAL ESTATE DINNER EVER GIVEN

The 14th annual dinner of the Real Estate Board of Brokers of the City of New York to be given in the grand ballroom of the Waldorf-Astoria next Wednesday evening, February 16, will be the largest dinner of real estate men ever held in the City of New York. Already word has been received that the Board of Governors of the New Jersey Real Estate Exchange will attend in a body. A big group of men are coming from Newark. There will be two or three tables made up of Long Island specialists, and prominent real estate men are coming from all over the State, and as far as Connecticut, to attend the affair.

All the large real estate corporations and syndicates of the city are to be represented, and the title trust companies and the real estate departments of the great insurance companies, will in almost every case be represented by important officers. Joseph T. Mulligan, chairman of the dinner committee, announced yesterday that there would be more than 700 guests at the dinner, and that in addition there would be a large number of guests occupying the boxes. The ballroom is to be decorated with palms and cut flowers. The souvenirs this year are so numerous and handsome that a special system of distributing them had to be devised.

Joseph P. Day, as President of the Board, will preside at the dinner and act as toastmaster. The chief speaker of the evening will be Hon. John P. Mitchel, President of the Board of Aldermen, who will discuss the relationship of the city government to real estate progress. Edward B. Boynton, President of the American Real Estate Company, will review possibilities in his special field. Another speaker will be Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, who will speak on the "Better Construction of Buildings." Francis E. Ward, former President of the Board, will speak to the toast "The Real Estate Board of Brokers," and is expected to give one of the humorous addresses for which he is famous. The law will be represented by John J. Delaney, former Corporation Counsel, and Assistant Corporation Counsel John P. O'Brien.

The dinner this year, it is believed, will more nearly realize the Board's purpose in holding these dinners of affording a common meeting ground for the interchange of ideas of real estate men of all localities and different specialties. The geographical distribution of the guests this year is unusually wide, and an interesting feature is the large number of acceptance from owners of properties who seem to find this gathering of influential real estate experts unusually stimulating. While the dinner is primarily social, until the interchange of wit and flow of wisdom begins with the formal speakers, it has been estimated that in the table talk on this occasion more valuable real estate ideas are exchanged than in any similar number of hours at any other place during the year.

#### PROCEEDINGS OF THE TAXPAYERS' ALLIANCE.

The regular meeting of the members of the Taxpayers' Alliance of the Borough of the Bronx was held on Wednesday evening, February 9, at their new quarters, Bronx Borough Building, northeast corner of Tremont av and 3d av, in the Borough of the Bronx.

Several communications were read by the secretary, among which was a letter from the Mayor, suggesting that the personal taxes be not levied in the future, and that the real estate tax be increased accordingly. The communication was referred to a Committee of Three, consisting of Messrs. McRae, Murray and Thode, to report at length at the next meeting, when the matter will be taken up in full.

It was announced that the secretary has arranged for a stereopticon illustrated lecture on monorails for the next meeting (which will take place in March) to be given by Professor William H. Boyes.

The Legislative Committee, through its chairman, Harry Robitzek, reported at length, going into the matter of amendments to the city charter that have been proposed, and recommending that the Alliance go on record as favoring the bill to construct a bridge to New Jersey at 179th st. The committee also reported in favor of Assemblyman Oliver's bill, increasing the taxes to be collected on transfer of real or personal property by will or intestancy, compelling millionaires to pay their proportional share of the taxes.

# 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, Feb. 14.

GROTE ST.—Closing, from East 182d st to Southern Boulevard; at 4 p. m.

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

WEST 178TH AND 179TH STS.—Street openings, from Haven av to Buena Vista av; at 3 p. m.

ROSEDALE AV.—Street opening, from Westchester av to West Farms rd; at 11.45 a. m.

MATHEWS AV.—Street opening, from Burke av to Boston road; at 11.30 a. m.

TREMONT AV.—Street opening, from Eastern Boulevard to Fort Schuyler rd; at 2 p. m.

TELLER AV.—Street opening, from East 170th st to Morris av; at 3 p. m.

TAYLOR ST.—Street opening, from East River to Westchester av; at 2 p. m.

SEDGWICK AV.—Widening, from Fordham rd to Bailey av; at 3.45 p. m.

Tuesday, Feb. 15.

DEPEW PL.—Closing, between 42d and 43d sts; at 11 a. m.

CRUGER AV.—Street opening, from Woodlawn rd to South Oak Drive; at 10 a. m.

BOSTON RD.—Street opening, from White Plain rd to northern boundary city; at 1 p. m.

Wednesday, Feb. 16.

TWO PUBLIC BATHS.—East of Boulevard Lafayette; at 3.30 p. m.

ST. LAWRENCE AV.—Street opening, from Westchester av to Clason Point rd; at 10.30 a. m.

BENSON AV.—Street opening, from West Farms rd to Lane av; at 3 p. m.

Thursday, Feb. 17.

CLASON POINT RD.—Street opening, from Westchester av to East River; at 2 p. m.

MAGENTA ST.—Street opening, from White Plains rd to Golden av; at 10 a. m.

Friday, Feb. 18.

JEROME AV.—Street opening, from Woodlawn rd to Mosholu av; at 12 noon.

AT 258 BROADWAY.

Monday, Feb. 14.

FORDHAM RD.—Dock proceeding; at 1 p. m.

LOOP NO. 2.—Rapid transit; at 2 p. m.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m.

BRIDGE 3.—Manhattan Bridge; at 2 p. m.

Tuesday, Feb. 15.

FORT GEORGE.—Rapid transit; at 10 a. m.

LOOP NO. 1.—Rapid transit; at 2 p. m.

ONDERDONK AV.—School site, Queens; at 2.30 p. m.

Wednesday, Feb. 16.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m.

PIERCE AV.—School site, Queens; at 4 p. m.

120TH ST. AND HARLEM RIVER.—Police station; at 4 p. m.

Thursday, Feb. 17.

FORT GEORGE.—Rapid transit; at 10 a. m.

PIERS 52 AND 53.—Bulkhead; at 11 a. m.

BROOKLYN BRIDGE.—Arches; at 2.30 p. m.

BRIDGE 3.—Manhattan Bridge; at 3 p. m.

Friday, Feb. 18.

141ST ST.—School site, Bronx; at 12 noon.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m.

BRIDGE 3.—Manhattan Bridge; at 2 p. m.

BY THE PUBLIC SERVICE COMMISSION,

TRIBUNE BUILDING, 154 NASSAU STREET, MANHATTAN.

Monday, Feb. 14.

CITY OF NEW YORK AND DEGNON CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer; at 11 a. m.

LONG ISLAND R. R. CO.—Application of City of New York as to opening of Suydam st and Willoughby av, from Irving av to the Borough line, Brooklyn—Commissioner Bassett; at 2.30 p. m.

LONG ISLAND R. R. CO.—Application of City of New York for the opening of Starr st from Irving to Wyckoff av, Brooklyn—Commissioner Bassett; at 2.30 p. m.

MANHATTAN BRIDGE THREE-CENT LINE.—Application for certificate of public convenience and a necessity—Commissioner Bassett; at 2.30 p. m.

CITY OF NEW YORK AND JOHN B. McDONALD.—Arbitration of determination of Chief Engineer; at 5 p. m.

Tuesday, Feb. 15.

CITY OF NEW YORK AND BRADLEY CONTRACTING CO.—Arbitration (Nos. 2, 3 and 4) of determination of Chief Engineer; at 11 a. m.

Wednesday, Feb. 16.

CONEY ISLAND & BROOKLYN R. R. CO.—Application for permission to issue \$462,000 additional bonds—Commissioner Bassett; at 2.30 p. m.

2D AV. R. R. CO.—Application for change of motive power in Worth st—Commissioner Maltbie; at 2.30 p. m.

CONEY ISLAND & BROOKLYN R. R. CO.—On the complaint of Jonas Monheimer, five-cent fare to Coney Island on week days—Commissioner Bassett; at 2.30 p. m.

KINGS COUNTY ELECTRIC LIGHT & POWER CO.—Application for approval of issue of convertible debenture bonds for \$5,000,000—Commissioner Maltbie; at 2.30 p. m.

CONEY ISLAND & BROOKLYN R. R. CO.—Rehearing upon application for \$372,000 bond issue—Commissioner Bassett; at 2.30 p. m.

Thursday, Feb. 17.

3D AV. R. R. CO.—Application for approval of second reorganization plan—Chairman Willcox and Commissioner Maltbie; at 2 p. m.

## NEW PETITIONS

The President of the Borough of the Bronx gives notice that the following petitions for local improvements are on file in his office for examination. The petitions will be submitted to the Local Board having jurisdiction thereof on Feb 18, 1910, at about 8 in the evening:

WHITLOCK AV.—To regulate, grade and set curbstones and flag sidewalks a space 4 ft. wide, where necessary in Whitlock av, from Leggett av to Longwood av. (Petition No. 12.)

135TH ST EAST.—To construct sewer and appurtenances in East 135th st, between Park av and Canal st West, and in Canal st West, between East 135th st and East 138th st. (No. 13.)

FAILE ST.—To regulate and grade in Faile st, where necessary, between Seneca av and Lafayette av, and all work incidental thereto. (No. 14.)

167TH ST.—To pave with asphalt blocks the transverse st known as 167th st, from Webster av to Sherman av. (No. 15.)

MERRIAM AV.—To change grade of Merriam av, from Ogden av to West 189th st (Orchard st). (No. 16.)

RYER AV.—To regulate and grade in Ryer av, where necessary, from 183d to 184th st, and all work incidental thereto. (No. 18.)

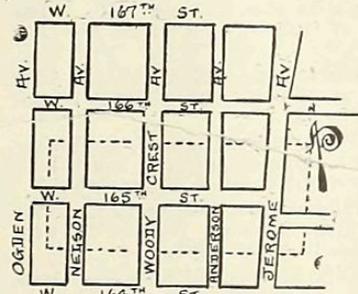
FULLER ST.—To regulate and grade in Fuller st, where necessary, from Seddon st to Zerega av. (No. 17.)

## CONDEMNATION PROCEEDINGS.

165TH ST WEST.—This proceeding relates to the acquisition of title to real estate required for the opening and extending of West 165th st, from Anderson av to Jerome av, Bronx. Under date of Feb. 5, 1910, Commissioners Peter L. Mullaly and George V. Mullan give notice that their final reports in this opening will be presented for confirmation to the Supreme Court on Feb. 15, in the forenoon; that the reports referred to have been deposited in the office of the County Clerk for inspection. The area of assessment as shown in the accompanying diagram is bounded on the west by a line midway between the easterly side of Ogden av and the westerly side of Nelson av, extending from a point midway between the southerly side of West 165th st and the northerly side of West 164th st to a point midway between the northerly side of West 165th st and the southerly side of West 166th st. On the north by a line midway between the northerly side of West 165th st and the southerly side of West 166th st, and the said line extended from a point midway between Ogden av and Nelson av, to a point 100 ft. east of the easterly side of Jerome av. On the east by a line 100 ft. east of the easterly side of Jerome av from a point midway between the northerly side of West 165th st, produced, and the southerly side of West 166th st, produced, to a point midway between East 165th and East 164th sts. On the south by a line midway between the southerly side of East 165th st and the northerly side of East 164th st, as the same are laid out east of Jerome av and the prolongation of the said line from a point 100 ft. east of the easterly side of Jerome av to the easterly side of Anderson av, and a line midway between the southerly side of West 165th st and the northerly line of West 164th st, between the westerly side of Anderson av and a point midway between Nelson and Ogden avs.

FOX ST.—Opening and extending of Fox st, from Leggett av to Longwood av, Bronx. Commissioners Francis J. Kuerzi and John Mackin give notice that the abstracts of estimate and damage in this opening have been deposited in the Bureau of Street Openings, 90-92 West Broadway, Manhattan, and will remain there until Mar. 9, 1910. Providing no objections are filed to either of them the reports will be presented for confirmation to the Supreme Court on April 19, 1910.

PIERS OLD 32 AND 33.—Dock proceeding for acquiring title to and possession of the wharfage rights, &c., to Pier (old) 32, or James Slip Pier, and Pier (old) 33, or Oliver St Pier, East River, Manhattan, not now owned by the City, and all right, title and interest in or to said piers, or any portion thereof, not now owned by the City, and all wharfage, rights, terms, easements, emoluments and privileges appurtenant to all that certain bulkhead, dock or wharf property on the southerly side of South st, between the easterly side of Pier (old) 32, or James Slip Pier, and the westerly side of Pier (old) 33, or Oliver St Pier. This proceeding has to do with the improvement of the water front on the East River, in accordance with a plan heretofore adopted by the Board of Docks. Notice is given by the Corporation Counsel that by an order of the Supreme Court M. Linn Bruce was appointed a Commissioner of Estimate in the above entitled proceeding, in the place and stead of Alexander Keogh, resigned.



## REPORTS COMPLETED.

**WEST FARMS RD.**—Opening and extending, of West Farms rd from Southern Boulevard and Westchester av to the Boston rd. Commissioners Rignal D. Woodward and Martin J. Moore give notice that they will present their final supplemental and amended report in this opening for confirmation to the Supreme Court on Feb. 15.

**AUSTIN PL.**—Opening and extending of Austin pl, from St. Joseph's st to intersection of East 149th st. Commissioners Jas. H. Goggin and Jacob Dux will present their final supplemental and amended report in this opening for confirmation to the Supreme Court on Feb. 17.

**WESTCHESTER AV.**—Opening and extending of Westchester av, from Bronx River to Main st. Commissioners John F. Coffin and Edward L. Godfrey will present their supplemental and amended first partial and separate final report in this proceeding for confirmation to the Supreme Court on Feb. 15. The Commissioners will also present to the court on that date their last partial and separate final report.

## ASSESSMENTS.

## Due and Payable.

The Comptroller of the City gives notice to all owners of property affected by the following assessments that the same were confirmed and entered on Feb. 1, 1910. All payments made thereon on or before April 2 will be exempt from interest. Payable at 280 Broadway, Manhattan:

**CHERRY ST.**—Repairing sidewalk at No. 29. Area of assessment: East side of Cherry st, 161.9 ft. south of Roosevelt st, Lots 9 and 10 in Block 109.

**MARKET SLIP.**—Repairing sidewalk at No. 89. Area of assessment: South side of Market slip, 60 ft. east of Cherry st, Lot 63, in Block 250.

**AV D.**—Repairing sidewalk at No. 42. Area of assessment: East side of Av D, 24.05 ft. north of 4th st, Lot No. 2, in Block 360.

**STANTON AND RIDGE STS.**—Repairing sidewalk at the northwest cor. Area of assessment: Northwest cor of Stanton and Ridge sts, Lot No. 29, in Block 345.

**AV D.**—Repairing sidewalk at No. 118. Area of assessment: East side of Av D, 70.83 ft. north of 8th st, Lot No. 4, in Block 365.

**HOUSTON AND CHRYSTIE STS.**—Repairing sidewalk at the southeast cor. Area of assessment: Southeast cor of Houston and Chrystie sts, Lot No. 10, Block 422.

**9TH ST. EAST.**—Repairing sidewalk at No. 447. Area of assessment: Northeast cor of 9th st and Av A, Lot No. 31, in Block 437.

**2D AV.**—Repairing sidewalk at No. 450. Area of assessment: East side of 2d av, 78.25 ft. south of 26th st, Lot No. 58, in Block 931.

**1ST AV.**—Repairing sidewalk at No. 581. Area of assessment: West side of 1st av, 49.38 ft. north of 33d st, Lot No. 31, in Block 939.

**2D AV.**—Repairing sidewalk at No. 1480. Area of assessment: Northeast cor of 77th st and 2d av, Lot No. 1, Block 1452.

**3D AV AND 55TH ST.**—Repairing sidewalk at the southeast cor. Area of assessment: Southeast cor of 3d av and 55th st, Lot No. 39, Block 1309.

**77TH ST EAST.**—Repairing sidewalk at Nos. 247 and 249. Area of assessment: North side of 77th st, 105 ft. west of 2d av, Lots Nos. 19 and 20, in Block 1432.

**88TH ST EAST.**—Repairing sidewalk at Nos. 212 and 214. Area of assessment: South side of 88th st, 210 ft. east of 3d av, Lots Nos. 40 and 41, in Block 1533.

**97TH ST EAST.**—Repairing sidewalk on the south side, commencing 100 ft. east of Madison av. Area of assessment: South side of 97th st, 100 ft. east of Madison av, Lot No. 46, in Block 1602.

**110TH ST EAST.**—Repairing sidewalk at Nos. 308 to 328. Area of assessment: South side of 110th st, between 1st and 2d avs, Lots 39 and 40 and 42 to 47, inclusive, in Block 1681.

**139TH ST WEST.**—Repairing sidewalk at Nos. 43 and 45. Area of assessment: North side of 139th st, 350 ft. east of Lenox av, Lots Nos. 16 and 17, in Block 1737.

**140TH ST WEST.**—Repairing sidewalk south side commencing 415 ft. west of 5th av and running 100 ft. Area of assessment: South side of 140th st, between 5th and 6th avs, Lots Nos. 54, 54½, 55, 55½, 56 and 57, in Block 1737.

**143D ST AND LENOX AV.**—Repairing sidewalk at the southeast cor. Area of assessment: Southeast cor of 143d st and Lenox av, Lots Nos. 69 to 71, inclusive, in Block 1740.

**122D ST WEST.**—Repairing sidewalk south side, commencing 300 ft. west of Amsterdam av, and running 75 ft. Area of assessment: South side of 122d st, 300 ft. west of Amsterdam av, Lots Nos. 45, 46 and 47, in Block 1976.

**137TH ST WEST.**—Paving between Broadway and Riverside drive. Area of assessment: Southeast cor of 137th st and Riverside drive, Lot No. 67, in Block 2002.

**138TH ST WEST.**—Paving, curbing and recurbing, from Amsterdam av to Convent av. Area of assessment: Both sides of 138th st, from Amsterdam to Convent avs, and to the extent of half block at the intersecting avs.

**141ST ST AND CONVENT AV.**—Repairing sidewalk at the southeast cor. Area of assessment: Southeast cor of 141st st and Convent av, Lot No. 92, in Block 2049.

**AMSTERDAM AV.**—Repairing sidewalk at No. 2181. Area of assessment: East of Amsterdam av, north of 168th st, Lots Nos. 11 and 12, in Block 2112.

**AMSTERDAM AV.**—Repairing sidewalks, west side, commencing 435 ft. north of 190th st and running 398 ft. Area of assessment: West side of Amsterdam av, 435 ft. north of 190th st, Lots 18, 22, 26 and 30, in Block 2160.

the holder of a second mortgage consents to an increase in the rate of interest on the first mortgage, the bond of the mortgagor who executed the second mortgage is discharged from liability where there is a provision in the second mortgage making it subject and subordinate to a first mortgage at a specified rate of interest which was increased with the consent of the holder of the second mortgage.

In the case referred to, one Harry Phillips purchased certain premises and as part payment executed a purchase money bond and mortgage to secure the payment of \$6,500, which by its terms was subject and subordinate to a first mortgage of \$28,000 bearing interest at the rate of five per cent. Shortly after the purchase of the property, Harry Phillips sold the same. Subsequent to the sale of the premises the first mortgage of \$28,000, which bore interest at the rate of five per cent., became due and the holder of the first mortgage refused to extend it, unless at an increased rate of interest. Thereupon the holder of the first mortgage and the then owner of the property entered into a written agreement for the extension thereof, but the extension agreement provided that interest on the first mortgage be at the rate of 5½ per cent., instead of five per cent. as heretofore. The holder of the second mortgage executed and consented in writing to the extension of the first mortgage at the increased rate of interest.

Subsequently and by reason of defaults in the payment of interest, etc., the second mortgagee brought an action to foreclose his mortgage and demanded a deficiency judgment against Harry Phillips on his bond. On behalf of Harry Phillips we claimed among other things that the plaintiff, the holder of the second mortgage, having consented in writing to an extension of the first mortgage at an increased rate of interest after Harry Phillips had disposed of the property and had thereby in law become a surety, plaintiff had altered the contract and discharged the surety (the mortgagor) from liability on his bond.

This contention was sustained by Judge Blanchard, and this is the first case reported in this State that flatly decides that the consent of the holder of a subsequent mortgage to an extension and increase in the rate of interest of a prior mortgage discharged the obligation of the subsequent mortgagor on his bond, if he (the subsequent mortgagor) had prior thereto sold the premises.

STRASBOURGER, ESCHWEGE & SCHALLEK.

## THE SIGN NUISANCE.

At the regular monthly meeting of the Governors of the Real Estate Board of Brokers held Tuesday, February 8, the following resolution was regularly moved and seconded:

"Resolved, That we consider the placing of more than two signs of 'To Lease or For Sale' on any piece of realty to be detrimental to the leasing or selling of the same."

The above resolution is in answer to the question of the "sign evil" now so generally prevailing in this city, whereby buildings of every description are disfigured and become a source of ridicule by reason of the owners allowing an unlimited number of signs to be hung on their property.

## WHEN RECORDS WERE IN A STATE OF CHAOS.

Do you remember the time, Mr. Real Estate Man, when you had to go out and look for the address of a property owner yourself, and what a chase it was? Do you remember when it was impossible for a man to get a list of an owner's holdings from my publication and, therefore, impossible to sit in your office and work up possible trades? Do you remember when it was impossible to get a tabulation for the year, such as the Record and Guide Quarterly gives? Do you remember when it was impossible to know what mortgages expired in any given month, and, therefore, you had no method of knowing when property was likely to come into the market or where investors of this kind could be found? Do you remember when appraising was a guessing match instead of an exact science? The Record and Guide and The Realty Records Co. have caused this revolution. How it was done is told in a little booklet entitled "Methods of Making Money On Manhattan Real Estate," which will be sent to you free on application.

## 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

## MORTGAGOR DISCHARGED FROM LIABILITY.

To the Editor of the Record and Guide:

We desire to call your attention to a decision of interest to real estate owners rendered by Judge Blanchard on February 4 last, which appears in the New York Law Journal of February 5, in the case of Schwartz against Smith, et al. This decision is the only one in this State which holds that, where

Our real estate CONVEYANCES contain ALL information.

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VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Feb. 15.

107 Bronx lots on Southern Boulevard, Boston rd and 173d st.

BRYAN L. KENNELLY.

Feb. 16.

5th av, No 47, 39.3x125xirreg, 4-sty stone front dwelling.

95th st, n s, 150 e 5th av, 100x100.8, vacant.

96th st, n s, 100 w Park av, 100x100.11, vacant.

5th av, s e cor 97th st, 100.11x100, vacant.

5th av, n e cor 107th st, 100.11x100, vacant.

54th st, No 19 W, 50x100.5, 4-sty brk and stone dwelling.

Fulton st, No 231, 17.9x47.6x17.6x47.8, 4 1/2-sty brk building.

Fulton st, No 244, 20x34.3, 4-sty brk building.

Broad st, Nos 85 to 89, e s, block front between Stone and South William sts, 70.1x47.7x76x32.9, two 4-sty brk buildings with stores.

125th st, Nos 213 to 223 East, 100x99.11, six 3-sty brk buildings with stores.

14th st, Nos 235 to 237 West, 31.6x132xirreg, two 5-sty brk buildings.

Laight st, No 362x175 to Vestry st x 20xirreg, Vestry st, No 15 4-sty brk tenement with stores and 2-sty brk stable on Vestry st.

JOSEPH P. DAY.

Feb. 17.

46th st, No 510 West, 20x100.5, 4-sty brk tenement.

ADVERTISED LEGAL SALES.

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

Feb. 12.

No Legal Sales advertised for this day.

Feb. 14.

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. 15.

62d st, No 158, s s, 100 w 3d av, 20x100.5, 3-sty and basement brk dwelling.

Topping av, e s, 142 s 173d st, 58x116x42x121.2 vacant.

Samuel E A Stern et al, exrs, &c, agt Emma L Lichtenberg et al; Henry B Singer, att'y, 299 Broadway; John J Delany, ref. (Partition.) By Joseph P Day.

216th st, No 732, s s, 430 w Barnes av, 30x110, Wakefield. M Katherine Wadick agt Rosanna Smith et al; Arthur H Wadick, att'y; Wm F Bleakley, ref. (Amt due, \$1,812; taxes, &c, \$445.43.) By Wm F Bleakley, on premises at 11 a. m.

113th st, No 71, n s, 203.5 w Park av, 25.1x100.11, 5-sty brk tenement. Francis Frey agt Libby Epstein et al; W Gibbs Whaley, att'y, 27 William st; Edw W Crittenden, ref. (Amt due, \$7,113.72; taxes, &c, \$420.38; sub to a first mort of \$20,000.) By Joseph P Day.

145th st, No 438, s s, 375 e Willis av, 25x100, 2-sty brk dwelling. Lina Ehmman agt Jennie Steers et al; Max Bendit, att'y, 971 Teller av, Bronx; James E McDonald, ref. (Dower.) By Joseph P Day.

151st st, Nos 245 & 247, n s, 200 w Morris av, 50x118.3, two 3-sty frame tenements and stores.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Feb. 11, 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.

Carpenter av, w s, 200 n 239th st, 27x100.11x45x100.11, Wakefield. (Amt due, \$1,592.18; taxes, &c, \$—.) John R Green for a client. \$900

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. (Amt due, \$19,493.02; taxes, &c, \$—.) M P Waldman. 19,700

South st, No 75 s w cor Maiden Lane, runs n 22 x w 26 x n 6.6 x w Maiden Lane, No 168 10 x s 27 x e 35.4 to beg, 4-sty brk tenement and store. (Amt due, \$36,451.04; taxes, &c, \$989.63.) Cammann, Voorhees & Floyd for a client. 38,000

College av, Nos 1042 to 1052, e s, 92.6 s 166th st, 120x98.6x120.10x99.2, six 3-sty brk dwellings. (Amt due, \$29,518.80; taxes, &c, \$1,433.04.) Thomas I Raymond. 36,500

Tiffany st, s w cor 167th st, 94.6x38.6x75x69.2, vacant. (Amt due, \$2,167th st 504.03; taxes, &c, \$781.93; sub to a mort of \$8,000.) Adj to Feb 23. 19,700

\*31st st, No 252, s s, 150 e 8th av, 25x32.5x25x34.8, 3-sty frame tenement. (Partition.) Alfred J Gilchrist. 24,500

34th st, No 11, n s, 300 w 5th av, 25x126.6, 6-sty stone front office and store building, right, title, &c. (Amt due, \$5,111.03; taxes, &c, \$—; sub to two mort aggregating \$325,000.) Withdrawn. 19,700

Broad st, No 42 w s, 128.6 s Exchange pl, runs w 150.1 to New st, x s New st, No 38 32 x e 153.9 x n 21 to beg, part 8-sty brk and stone office and store building. (Amt due, \$93,263.84; taxes, &c, \$7,607.57; sub to a prior mort of \$300,000.) Dow, Jones & Co. 394,300

\*Monroe st, No 18, s s, about 250 e Catherine st, 25x47x25x50.10, 5-sty brk tenement. 394,300

Hamilton st, No 21, n s, 244.2 e Catherine st, runs n 66 x e 6.9 x s 4 x n e 12.2 x s 62.10 x w 19.9 to beg, 2-sty brk tenement. 247,500

Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty frame brk front tenement and store and 5-sty brk tenement in rear. 85,000

151st st, No 243, n s, 250 w Morris av, 25x100, vacant.

Italian American Trust Co of the City of N Y agt Salvatore Battista et al; Otterbourg, Steindler & Houston, att'ys, 487 Broadway; Theodore K McCarthy, ref. (Amt due, \$4,736.42; taxes, &c, \$314.40; sub to a first mort of \$11,000.) Mort recorded May 5, 1906. By Samuel Marx.

Feb. 16.

Division st, No 223 s s, about 165 e Clinton East Broadway No 234 st, 23.10x107.8 to East Broadway, 3-sty brk tenement and store and 3-sty brk office and store building. Ber Goldstein agt Augusta E Smith et al; Irving I Kremer, att'y, 302 Broadway; John Burt, Jr, ref. (Amt due, \$8,319.56; taxes, &c, \$875.91; sub to a first mort of \$27,500.) Mort recorded July 12, 1906. By Joseph P Day.

Leggett pl, e s, 150 n McGraw av, 25x184.6x26.1x177, Van Nest. Rudolph Kanze agt Katie B S Freutel et al; Smith Williamson, att'y, 364 Alexander av; James R Deering, ref. (Amt due, \$1,702.25; taxes, &c, \$65.) Mort recorded Aug. 27, 1897. By Samuel Marx.

Tiebout av, e s, 255 n 181st st, 252x203.7x259x124.5, lots 36 & 37 map of prop'y of Peter Valentine, runs n - x e - x s - to beg, vacant.

Ronald K Brown, trustee, agt Michael Maher et al; J Albert Lane, att'y, 320 Broadway; Geo M Welch, ref. (Amt due, \$8,315.99; taxes, &c, \$10,444.53.) By Joseph P Day.

78th st, Nos 328 & 330, on map No 326, s s, 310 w 1st av, 40x102.2, 6-sty brk tenement and stores. Nathan Kirsh agt Main Realty Co et al; Kantrowitz & Esberg, att'ys, 320 Broadway; Charles Firestone, ref. (Amt due, \$13,167.30; taxes, &c, \$822.23.) Mort recorded Dec 23, 1908. By Samuel Marx.

Feb. 17.

46th st, No 510, s s, 120 w 10th av, 20x100.5, 4-sty brk tenement. Matthew J May, adm, agt Francis May et al; John F Canavan, att'y, 5 Beekman st; Matthew J May, adm. (Administrator's sale.) By Joseph P Day.

Concord av, No 469, on map Nos 469 to 473, w s, 150 s 147th st, 50x100, 1-sty brk stable. Isaac J Brown et al agt Theresa de Rosa; Henry Fluegelman, att'y, 299 Broadway; J Sidney Bernstein, ref. (Amt due, \$9,124.88; taxes, &c, \$87.80.) Mort recorded Feb 19, 1906. By Samuel Marx.

111th st, No 311, n s, 100 e Manhattan av, 45x100.11, 7-sty brk tenement. John J Radley agt Grace E Harding et al; James E Kelly, att'y, 45 Broadway; Samuel Hoffman, ref. (Amt due, \$12,023.31; taxes, &c, \$1,950; sub to a mort of \$75,000.) Mort recorded June 2, 1909. By Samuel Marx.

Hoe av, e s, 125 s 173d st, 75x100, vacant. Mary S Crosson agt John Marx Construction Co et al; Geo G Dutcher, att'y, 40 Wall st; Edmund J Tinsdale, ref. (Amt due, \$8,949.55; taxes, &c, \$40.27.) Mort recorded Jan 5, 1907. By Herbert A Sherman.

Madison av, No 274, w s, 74.1 s 40th st, 24.8x120, 4-sty stone front dwelling. City Real Estate Co agt Percy B O'Sullivan et al; Harold Swain, att'y, 176 Broadway; Joseph Pool, ref. (Amt due, \$123,260.51; taxes, &c, \$3,599.47.) Mort recorded Aug 3, 1909. By J H Mayers.

36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9, three 3 and one 4-sty brk dwellings. Henrietta C S Burley agt George Nicholas et al; House, Grossman & Vorhaus, att'ys, 115 Broadway; Geo F Langbein, ref. (Amt due, \$39,111.45; taxes, &c, \$7,935.05.) Mort recorded May 11, 1905. By Herbert A Sherman.

Feb. 18.

146th st, Nos 548 to 552 on map Nos 550 & 552, (Amt due, \$5,635.62; taxes, &c, \$822.22; sub to three mort on No 18 Monroe st and No 21 Hamilton st, aggregating \$25,180; also sub to two mort on No 173 Allen st aggregating \$21,000.) Louisa H Vosbrinck. 49,735

Mercer st, No 237, w s, 100 s 3d st, 25x100, 6-sty brk loft and store building. (Amt due, \$32,486.32; taxes, &c, \$1,095.81.) H C Landers. 42,200

Cortlandt st, Nos 48 & 50 n e cor Greenwich st, 40.6x80.4x54.3x81.5, Greenwich st, Nos 171 to 175 4-sty brk and stone loft and store building. (Executors sale.) Horace S Ely & Co for a client. 250,000

78th st, No 346, s s, 190 w 1st av, 20x102.2, 4-sty stone front tenement. (Executors sale.) Leo J Froman. 11,250

Hudson st, No 533 s w cor Charles st, 27.7x72.6x11.11x74.11, 3-sty brk Charles st building with store. (Voluntary.) Wm Huck. 27,000

Av C, No 176 s e cor 11th st, 19.9x83, 5-sty brk tenement with store. 11th st, No 700 (Executors sale.) John A Keil. 24,000

Hudson st, No 529, w s, 48.7 s Charles st, 21x79x—, 2-sty brk dwelling. (Voluntary.) Wm Huck. 17,300

98th st, Nos 6 & 8, s s, 100 w Central Park West, 50x100.11, 6-sty brk tenement. (Voluntary.) Bid in at \$81,500. 98th st, Nos 10 & 12, s s, 150 w Central Park West, 50x100.11, 6-sty brk tenement. (Voluntary.) Bid in at \$82,500. 55th st, No 27, n s, 367.6 w 5th av, 17.6x100.5, 4-sty and basement stone front dwelling. (Partition.) Francis B Robert for a client. 59,000

15th st, No 521, n s, 295.6 e Av A, 25x103.3, 4-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, \$4,543.61; taxes, &c, \$288.55.) G. K. Brennan. 11,480

\*137th st, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk dwelling. (Amt due, \$4,288.68; taxes, &c, \$276.87; sub to a mort of \$15,000.) Benjamin Steinman et al. 16,000

53d st, No 121, n s, 275 w 6th av, 25x100.5, 2-sty brk stable. (Voluntary.) Wm P Rooney for a client. 25,000

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PROPOSALS.

SCHOOL BUILDING AT FARMINGDALE, L. I. NOTICE TO CONTRACTORS.

Sealed proposals for the erection and completion of the new school building at Farmingdale, L. I., will be received by the Board of Education, Farmingdale, L. I., on or before 8 P. M., Tuesday, March 8, 1910, at the office of the Clerk, Board of Education, Farmingdale, L. I. On and after Monday the 7th day of February, 1910, plans and specifications and conditions for bidding will be on file at the office of the Clerk, where they may be obtained by the bidders between the hours of 9 A. M. and 5 P. M. The Board of Education reserves the right to reject any or all bids they may receive for the work.

By Order of the Board of Education, ERNEST HACKWITZ, Clerk.

Dated at Farmingdale, L. I., February 1, 1910.

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.

Cherry st, Nos 227 & 229 s s, 180.9 e Pike st or Water st, Nos 486 & 488 Slip, runs s 120.4 to on map No 490 Water st, x e 37.11 x n 70.4 x w 6 x n 50 x w 38 to beginning, two 5-sty brk tenements and 7-sty brk loft building in Water st. Ignatz Roth et al agt Morris Koslow et al; Lese & Connolly, att'ys, 35 Nassau st; Fred R Rich, ref. (Amt due, \$14,310.74; taxes, &c, \$50.) Mort recorded Jan 4, 1906. By Joseph P Day.

184th st, No 36, s s, 83.4 w Davidson av, 16.8x80, 3-sty brk dwelling. Isabelle Camp agt Maurice J O'Connell et al; Henry A Vieu, att'y, 320 Broadway; Frank C Avery, ref. (Amt due, \$1,391.13; taxes, &c, \$102.04; sub to two mort aggregating \$7,000.) Mort recorded Aug 21, 1908. By Samuel Marx.

75th st, No 228, s s, 259.7 w 2d av, 20.4x102.2, 4-sty brk tenement. Wm H Reitemeier agt Samuel Silverman et al; Alfred J Wolff, att'y, 115 Broadway; Patrick J Dobson, ref. (Amt due, \$3,283.37; taxes, &c, \$50.) Mort recorded June 9, 1903. By Samuel Marx.

55th st, No 137, n s, 80 e Lexington av, 20x100.5, 4-sty and basement stone front dwelling. Alexis M Leon et al, trustees, agt Samuel Weinberg et al; John H. Morgan, att'y; Frederic C Leubuscher, ref. (Amt due, \$17,009.55; taxes, &c, \$300.) By Joseph P Day.

Feb. 19.

No Legal Sales advertised for this day.

Feb. 21.

Creston av, No 2268, on map No 2264 e s, 159.8 s 183d st, 16.8x89.6, 2-sty brk dwelling. Estelle Best agt Mountshannon Realty Co et al; Arrowsmith & Dunn, att'ys, 229 Broadway; Crowley Wentworth, ref. (Amt due, \$5,414.25; taxes, &c, \$92.29.) Mort recorded May 25, 1909. By Bryan L Kennelly.

Bedford st, No 47 n w cor Le Roy st, runs Le Roy st, Nos 41 & 43 n 28 x w — x s w 11 x w 12.4 x s 21 x e 75 to beg, 5-sty brk tenement and stores. Frank Matone agt Omero Pardi et al; Lewkowitz & Schaap, att'ys, 73 Nassau st; S L H Ward, ref. (Partition.) By Bryan L Kennelly.

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MILLER, McMANN & DONLEY INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER H. W. McMANN J. E. DONLEY Tel., 2780 & 2781 Murray Hill 505 FIFTH AVENUE

152d st n s, about 200.11 w St Nicholas av, 100x199.10 to 153d st, 3-153d st sty frame dwelling and vacant. (Executors sale.) W L Sutphen 62,500
\*Lawrence av, w s, 50 s Central av, 225x100.
Westchester av n w cor Western av, runs n 225 x w 273 x s, s e & s w
Western av 355 x e 300 to beg.
Westchester av s w cor, runs s 525 to Central av, x w 108 x n w, n &
Western av n w 451 x e 292 to beg.
Central av
Ferris av s w cor Lawrence av, runs s 275 x w 100 x s 50 x w 100
Lawrence av to Western av, x n 275 x e 100 x n 50 x e 100 to beg.
Western av
Central av n e cor Western av, runs n 400 x e 200 to Lawrence av,
Western av x s 300 x w 100 x s 100 x w 100 to beg.
Lawrence av
Central av s w cor Western av, runs s 205 x n w 210.2 x e 84 to beg.
Western av
Railroad av 140 x — x 100 x 100.
Lawrence av
Ferris av s e cor St Agnes av, runs s 425 x e 323 x n w, n e & n
St Agnes av 472 x w 250 to beg.
St Agnes av s e cor Westchester av, runs s 475 x e 100 x n 25 x e
Westchester av 100 x n 450 x w 200 to beg.
Seaview av
Westchester av s e cor Seaview av, runs s 475 x e 100 x s 50 to Central
Seaview av av, x e 100 to Lorillard av, x n 525 x w 200 to beg.
Lorillard av
Central av s w cor Lorillard av, runs s 375 to Railroad av, x w 125
Lorillard av x n 100 x w 75 to Seaview av, x n 225 x e 100 x n 50 x e
Railroad av 100 to beg.
Seaview av
Central av s e cor Lorillard av, runs s 375 to Railroad av, x e 200 to
Lorillard av Bridge av, x n 300 x n w — x w — to beg.
Railroad av
Bridge av
Main av s e cor Central av, runs s 25 x e 200 to St Mary's av, x n
Central av 25 x w 200 to beg.
St Mary's av
St Mary's av w s, 100 n Railroad av, 100x100.
Central av s w cor St Agnes av, 100x25.
St Agnes av
Railroad av n e cor St Mary's av, 25x100.
St Mary's av
Railroad av s e cor St Agnes av, 125x108.
St Agnes av
Railroad av n e cor Bridge av, runs n 250 x s e — x s 100 x w 200 to
Bridge av beg.
Main av n w cor Ferris av, runs n 180 x s w — x e 300 to beg.
Ferris av
Ferris av n w cor St Mary's av, 150x285, Baychester.
St Mary's av
(Amt due, \$25,104.13; taxes, &c, \$10,392.91.) Martha M Rodgers. 46,600
Railroad av, s e cor Lawrence av, 80x150x84x160. Sonn Bros. 1,375
Railroad av, s w cor St Agnes av, 100x108. Sonn Bros. 400
Railroad av, s e cor St Mary's av, 100x108. L Napoleon Levy. 400
Lawrence av, s w cor Central av, 275x100. J W Stevenson. 425
Western av, s e cor Central av, 275x100. Sonn Bros. 1,100
2d av, e s, 25 n Central av, 25x100. Mrs Agnes K Murphy Mulligan. 600
JAMES L. WELLS CO.
\*122d st, No 331, n s, 250 w 1st av, 25x100.11, 5-sty brk tenement. (Amt
due, \$8,130.69; taxes, &c, \$583.96; sub to a prior mort of \$15,000.)
Louisa Egler, extrx, &c. 20,000
\*122d st, No 333, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement. (Amt
due, \$8,130.69; taxes, &c, \$583.96; sub to a prior mort of \$15,000.)
Louisa Egler, extrx, &c. 20,000

HERBERT A. SHERMAN.
\*90th st, No 302, s s, 90 w West End av, 20x100.8, 3 and 4-sty and
basement stone front dwelling. (Amt due, \$6,064.03; taxes, &c, \$822.09;
sub to prior mort of \$25,000.) Jennie Clarkson Home for Children. 29,200
39th st, Nos 7 & 9, n s, 245 w 5th av, 35.10x98.9, two 4-sty stone front
dwellings. (Amt due, \$143,745.85; taxes, &c, \$2,199.06.) Charles E
Warren 165,700
126th st, Nos 326 & 328, s s, 391.8 e 2d av, 41.8x99.11, 6-sty brk tene-
ment and stores. (Amt due, \$36,352.33; taxes, &c, \$894.67.) Adj to
Feb 23
Creston av, No 2432, e s, 205.2 s 189th st, runs e — x s 10 x e 8.8 x s
60 x w 95 x n 70 to beg, 3-sty frame dwelling and vacant. (Amt due,
\$1,764.22; taxes, &c, \$1,908.82; sub to a first mort of \$7,500.) With-
drawn
SAMUEL MARX.
Washington av w s, 50 s 187th st, runs w 101 x n 50 to 187th st, x w
187th st 40 x s 100 x e 141 x n 50 to beg, vacant. (Amt due,
\$8,839.95; taxes, &c, \$184.58.) Thomas T Reid. 14,000
8th av, No 2573, w s, 24.11 n 137th st, 25x100, 5-sty brk tenement and
store. (Amt due, \$26,482.34; taxes, &c, \$1,258.45.) Charles F Bauer-
dorf 30,000
Home st, No 886 s w s, 252.11 s e Stebbins av, runs s 42.8 x s e 75.3
Intervale av, No 1159 to Intervale av, x n e 25 x n w 65.2 x n 32.7 x
w 25 to beg, two 3-sty frame tenements and stores. (Amt due, \$1,-
189.69; taxes, &c, \$98.44; sub to a prior mort of \$10,750.) Edward
S Prince 12,650
Northern av w s, 178.3 n 181st st, runs s w 196.6 x n w 161.8 to
Riverside Drive Riverside Drive, x n 286.3 x e 298.5 x s 242.10 to beg,
2-sty frame dwelling and vacant. (Partition.) Withdrawn
\*3d av, Nos 4001 and 4003, w s, 200.7 s 174th st, 50x130.6x50x128.8, 5-
sty brk tenement and stores. (Amt due, \$8,138.67; taxes, &c, \$260.
sub to two prior morts aggregating \$51,500.) Nevelson Goldberg
Realty Co. 54,500
\*Livingston av, s s, — w Kingsbridge road, —, Lots 79 and 80, map
Ruser estate. (Amt due, \$928.84; taxes, &c, \$37.51.) Hudson P Rose
Co. 11,000
\*115th st, No 223, n s, 343.9 w 7th av, 18.9x94.4x19.8x100.4, 5-sty brk
tenement. (Amt due, \$6,618.57; taxes, &c, \$37; sub to prior mort of
\$10,500.) Madison Square Mortgage Co. 16,454
J. H. MAYERS.
\*Hughes av, No 2126, e s, 52.7 n 181st st, 16.7x85.1x16.7x84.10, 2-sty brk
dwelling. (Amt due, \$1,862.55; taxes, &c, \$200; sub to a prior mort of
\$5,374.05.) Noah A Stancliffe. 6,524
\*Hughes av, No 2128, e s, 69.4 n 181st st, 16.10x85.3x16.10x85.1, 2-sty
brk dwelling. (Amt due, \$1,862.55; taxes, &c, \$200; sub to a prior
mort of \$5,374.05.) Noah A Stancliffe. 6,524
HUGH D. SMYTH.
\*Westchester av s w cor 156th st, 89.6x84x22.5x97.11, vacant. (Amt due,
\$20,502.18; taxes, &c, \$222.62; sub to a first mort of
\$5,000.) Bayard L Peck, assignee. 26,708
WM. KENNELLY, JR.
\*115th st, No 460, s s, 74 w Pleasant av, 20x100.11, 4-sty brk tenement.
(Amt due, \$2,919.40; taxes, &c, \$261.35.) Emanuel Arnstein et al,
exrs, &c 6,813
Total 1,976,588
Corresponding week, 1909 518,402
Jan. 1, 1910, to date 6,637,612
Corresponding period, 1909 5,900,382

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXIV., JULY-DECEMBER, 1909

PRICE, \$1.00

NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

# DENNIS G. BRUSSEL

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### REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

### CONVEYANCES

Feb. 3 (part of), 4, 5, 7, 8, 9 and part Feb. 10. (No. 111.)

#### BOROUGH OF MANHATTAN.

Allen st, No 31, w s, 124.11 s Hester st, 25.1x87.6, 5-sty brk tenement and store. Sarah Cohen to Edmund Bittiner. 1/2 part. Mort \$25,400. Feb 10, 1910. 1:300—22. A \$19,000—\$26,000. 15,700

Broome st, No 99, s s, abt 80 w Sheriff st, 25x75, 5-sty brk tenement and store. Annie wife Julius Solomon to Felix Kunstler. All title. Q C and C a G. Jan 22. Feb 7, 1910. 2:336—44. A \$16,000—\$23,000. nom

Broome st, No 232, n s, 43.6 w Essex st, 22x88.6, 5-sty brk tenement and store. Solomon M Landsmann to Landsmann Company, a corpn. B & S. Jan 31. Feb 8, 1910. 2:409—62. A \$20,000—\$26,000. nom

Broome st, No 234, n s, 65.6 w Essex st, 22x88.6, 3-sty brk tenement and store with 1-sty brk extension. Solomon M Landsmann to Landsmann Company, a corpn. B & S. Jan 31. Feb 8, 1910. 2:409—63. A \$19,000—\$20,000. nom

Canal st, No 172 1/2, s s, 93.1 e Mott st, 15.11x50.2, 3-sty brk loft and store building. Joseph Levenson to Ida wife Joseph Levenson. May 26, 1906. Feb 7, 1910. 1:201—16. A \$9,000—\$10,000. other consid and 100

Chrystie st, No 165, w s, 200 s Rivington st, 25x106, 5-sty brk tenement and store and 4-sty brk tenement in rear. Mary White to Edward Kates. All liens. Feb 10, 1910. 2:425—32. A \$22,000—\$35,000. nom

Same property. Edward Kates to Celina Rosner. All liens. Feb 10, 1910. 2:425. nom

Crosby st, Nos 101 and 103, s e s, 53.3 s w Prince st, 40x64.9x39.4 x61.6, 7-sty brk loft and store building. Wolf Solomon to Ernst Wieda, of Brooklyn. Mort \$47,500. Feb 1. Feb 10, 1910. 2:496—12. A \$24,000—\$52,000. nom

Catharine st, w s, 19 n Henry st, a strip, runs w 70 x n 0.9 x e 70 to st x s 0.9 to beginning. Theresa Salomon to Mendel Alterman. Q C. Feb 11, 1907. Feb 9, 1910. 1:279. nom

Same property. Newman Cowen et al to same. Q C. Feb 15, 1907. Feb 9, 1910. 1:279. nom

Essex st, No 100, e s, 70.2 n Delancey st, 18.11x75.1, 3-sty brk tenement and store. Solomon M Landsmann to Landsmann Company, a corpn. 1/2 part. All title. B & S. Jan 31. Feb 8, 1910. 2:353—2. A \$17,000—\$20,000. nom

Front st, No 64, n w s, 114.4 s w Old Slip, 22.4x85.10x23.2x85.9. Front st, No 62, n w s, 136.6 s w Old Slip, 23.3x83.9. Two 4-sty brk storage buildings. Release dower. Minna Wolff widow to Henry R Taylor. Jan 12. Feb 7, 1910. 1:32—24 and 25. A \$28,400—\$42,500. nom

Hamilton Terrace, No 48, w s, 495 n 141st st, 18x100, 3-sty and basement stone front dwelling. Wm L Amerman to Fredk H Knobel. Mort \$13,750. Feb 5. Feb 8, 1910. 7:2050—69. A \$3,900—\$14,500. other consid and 100

Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to st x w 36.10 to beginning, 6-sty brk tenement and store. Blume Minkowitz to Isaac Polansky. Mort \$88,800. Feb 4. Feb 5, 1910. 1:307—40. A \$45,000—\$95,000. other consid and 100

Houston st, No 153, s s, 29.3 e Eldridge st, 29.1x75, 5-sty brk tenement and store. Philip Pertgen to Tillie wife Philip Pertgen. All liens. Feb 3. Feb 4, 1910. 2:417—12. A \$23,500—\$35,000. gift

Houston st, No 192 | n s, 203.6 e 1st av, runs n e 36.3 x n 23 x 1st st, No 87 | — 29.2 to s s 1st st, at point 198.6 e 1st av, x w 21.5 x s e 48 x n w 7 x s e 43.10 to Houston st, x e 18.6 to beginning, 4-sty brk tenement and store and 3-sty brk tenement in st.

1st st, No 85, s s, 155.7 e 1st av, 21.3x50x22.8x45, 3-sty brk tenement, except part conveyed by Lynch to Frank, recorded June 29, 1869, and included in first parcel, it being the intention to convey No 192 East Houston st and Nos 85 and 87 East 1st st.

Bernard Katz to Samuel Resler. 1/2 part. All liens. Feb 1. Feb 8, 1910. 2:428—11, 12 and 39. A \$27,000—\$36,500. nom

Hudson st, No 44, e s, 60.5 s Thomas st, 25.2x87.2x27.2x97.3, 5-sty brk loft and store building. Release dower. Minna Wolff widow to Ellen S Auchmuty. Jan 12. Feb 8, 1910. 1:144—20. A \$29,500—\$45,000. nom

Jones st, No 9, n s, 95 w 4th st, 25x100x24.11x100, 7-sty brk loft and store building. Harry W Buchanan to Edward A Grimley. All liens. Dec 24, 1909. Feb 2, 1910. 2:590—77. A \$11,000

—\$40,000. Corrects error in last issue, when grantees name was Edward A Grimberg. other consid and 100

Lispensard st, Nos 23 and 25, n s, 75 w Church st, 50x100, 7-sty brk loft and store building. FORECLOS, Feb 2, 1910. Wm L Snyder referee to Chas E Manierre. Feb 3. Feb 4, 1910. 1:211—4. A \$45,000—\$105,000. 6,000 over and above mort for 82,500

Maiden lane, No 58, s s, 46.1 w William st, 25.2x55.2x24.9x51, 6-sty brk office and store building. James E Hillyer and ano EXRS Eliz T Whitson to Chas L Thatcher, Jr. Feb 1. Feb 3, 1910. 1:66—31. A \$75,000—\$80,000. 115,000

Same property. Chas L Thatcher Jr to Anne W Penfield. Mort \$65,000. Feb 1. Feb 3, 1910. 1:66. other consid and 100

Mercer st, Nos 96 and 98 | s e cor Spring st, 61.1x100, 8-sty brk Spring st, Nos 98 to 104 | and stone loft and store building. on map Nos 96 to 104 | Island Realty Co to U S Realty & Impt Co. B & S. Mort \$250,000. Jan 17, 1910. Feb 5, 1910. 2:484—3. A \$140,000—\$310,000. other consid and 100

Madison st, No 390, s s, 100 e Jackson st, 24.10x95.8x25x95.8, 6-sty brk tenement and store. Release dower. Martha E wife Samuel C Baum to Samuel C Baum, TRUSTEE Hannah Michael, decd. Sept 7, 1909. Feb 10, 1910. 1:265—50. A \$15,000—\$36,000. nom

Same property. Declaration of trust by Samuel C Baum and that he holds above as TRUSTEE under will of Hannah Michaels. Sept 7. Feb 10, 1910. 1:265.

Orchard st, No 191, w s, abt 125 s Houston st, 25x87.6, 5-sty brk tenement and store. Jacob Dieter and ano EXRS Peter Vollmer to Louis Levy. Jan 31. Feb 3, 1910. 2:417—59. A \$20,500—\$30,000. 27,250

Orchard st, Nos 198 and 200, s e s, 31 s w Houston st, 37.10x 100.7, two 5-sty brk tenements and stores.

Cannon st, No 10, e s, 125 n Grand st, 25x100, 5-sty brk tenement.

Samuel Werner to Fannie wife Samuel Werner. All liens. Feb 4. Feb 5, 1910. 2:412—14 and 15. A \$31,000—\$58,000. 326—4. A \$14,000—\$34,000. other consid and 100

Pearl st, No 64 | s e s, 45.11 s w Coenties slip, 28.6x105 to n w s Water st, No 38 | Water st x28.6x103.6, 5-sty brk loft and store on map No 34 | building. 1:7—25. A \$26,500—\$38,000.

West End av n e cor 89th st, runs n 201.5 to s s 90th st x e 325 89th st | to w s Broadway x s 201.5 to n s 89th st x w 325 90th st | to beginning, several 1-sty frame stables and va-Broadway cant. 4:1237—1. A \$625,000—\$625,000.

John st, No 26, s s, 50.3 w Nassau st, 25x64.2x25.2x64, 4-sty brk loft and store building. 1:65—25. A \$94,700—\$100,000, Chas L Guy to Thomas W Evans Museum & Institute Society, a Pennsylvania corpn. All title. Release, Q C, &c. Feb 3. Feb 4, 1910. nom

Same property. Robt W Wylie to same. All title. Release, &c. Feb 4. Feb 7, 1910. 1:7, 65, 91, 4:1237. nom

Perry st, No 97, n s, 99.10 w Bleeker st, 25.2x95, 5-sty brk tenement. Lee Dressner to Henry I McMahon. Mort \$26,000. Dec 18, 1909. Feb 7, 1910. 2:622—26. A \$11,000—\$27,000. other consid and 100

Ridge st, No 146, e s, 75 n Stanton st, 25x47.5, 5-sty brk tenement and store. Jennie Gossett to Solomon Gossett. All liens. Apr 22, 1907. Feb 4, 1910. 2:345—37. A \$12,000—\$19,000. nom

Ridge st, No 87, w s, 152.11 s Rivington st, runs w 75 x n 25 x w 50.7 x s 51 x e 125.7 to st x n 26 to beginning, 3-sty brk synagogue and store and three 4-sty brk loft buildings in rear. FORECLOS, Jan 5, 1910. James W Dean to George Decker. Feb 2. Feb 3, 1910. 2:343—23. A \$22,000—\$30,000. 32,000

Ridge st, No 87, w s, 152.11 s Rivington st, runs w 75 x n 25 x w 50.7 x s 51 x e 125.7 to w s Rivington st, x n 26 to beginning, 3-sty brk synagogue and store and three 4-sty brk loft buildings in rear.

Ridge st, No 89, w s, 127.11 s Rivington st, 25x75, vacant. Arnold Nurse to Lazarus Levy. Q C. May 20, 1909. Feb 9, 1910. 2:343—22 and 23. A \$37,000—\$51,000. other consid and 100

Rivington st, No 167, s s, 25 e Clinton st, 25x65.6, 4-sty brk tenement and store. Jennie Gossett to Solomon Gossett. 1/2 part. All liens. Apr 22, 1907. Feb 4, 1910. 2:348—50. A \$20,000—\$26,000. nom

Roosevelt st, Nos 19 and 21, w s, 219.11 s Park Row, 50.1x100x 49.11x100, 6-sty brk loft building. Frank E Wilson et al to Wm G Wilson. All title. Q C. Jan 31. Feb 7, 1910. 1:118—30. A \$35,000—\$58,000. nom

Roosevelt st, Nos 19 and 21, w s, 219.11 s Park Row, 50.1x100x 49.11x100, 6-sty brk loft building. Odell Wilson to Wm G Wilson. Q C. All title. Jan 17. Feb 7, 1910. 1:118—30. A \$35,000—\$58,000. nom

Stanton st, No 17, s s, 66.8 w Chrystie st, 33.4x50, two 3-sty brk tenements and stores. Rose Helfat to Sophie Goldenberg. Mort \$22,500 and all liens. Feb 8, 1910. 2:426-24. A \$20,000-\$26,000. other consid and 100

Stanton st, Nos 202 and 204 n e cor Ridge st, 47x75, 5-sty brk Ridge st, Nos 140 to 144 | tenement and stores. Jennie Gossett to Solomon Gossett. All liens. Apr 22, 1907. Feb 4, 1910. 2:345-74. A \$45,000-\$80,000. 15,000

Thames st s w s, and immediately fronting Temple st, bounded n Temple st e by Temple st s e and n w by land of Nicholas Bayard and s w by Trinity Church yard 25 front and rear by 45 on each side; in exchange for

Thames st, between dwelling of Nicholas Bayard on the south and dwelling of James De Lancey on the north containing in front to the Broadway 21.6 and same in rear and in length on both sides from the Broadway towards Comforts dock to Lombard st 258.6.

Deed for cession of Thames st. The Mayor, &c, of City of N Y, owner of 1st parcel with Nicholas Bayard. Jan 9, 1749. Feb 9, 1910. 1:49, 50. exch

Thames st, Nos 15 and 15½, on map No 15, n s, 14.10 w Trinity pl, 33.2x32.4, 4-sty brk tenement and stores. Cassie J Doyle et al to Nora McCarthy. 1-5 part. Mort \$8,000. Feb 4. Feb 7, 1910. 1:52-4. A \$16,000-\$19,000. nom

Same property. Nora McCarthy widow, EXTRX and TRUSTEE Thomas McCarthy to Cassie J Doyle and Daniel, Nellie and Standard S McCarthy. Mort \$8,000. Feb 4. Feb 7, 1910. 1:52. nom

Vesey st, Nos 14 and 16, n s, 231.3 w Broadway, runs n 101.1 x e 39.1 x n 1 x e 11.3 x s 102.6 to st x w 50.2 to beginning, 5-sty stone front loft and store building. Edwin B Meeks EXR Jos W Meeks to William W Astor of London, Eng. Dec 10, 1909. Rerecorded from Dec 10, 1909. Feb 5, 1910. 1:88-3. A \$228,000-\$260,000. 307,500

Waverly pl, Nos 202 and 204 | s w cor Charles st, 38.10x75, 3-sty Charles st, Nos 28 and 34 | frame brk front tenement and store and 3-sty brk tenement and store. Baruch Kahn to Arianna M Kahn. Mort \$29,500. Feb 1. Feb 10, 1910. 2:611-22 and 23. A \$20,000-\$32,500. other consid and 100

White st, No 3, s s, 50 e West Broadway, late Little Chapel st, 16.8x50, with rights to 3-ft alley.

White st, No 5, s s, 66.8 e West Broadway, late Little Chapel st, 16.8x50.

White st, No 7, s s, 83.4 e West Broadway, late Little Chapel st, 16.8x50.

6-sty stone front loft and store building.

Dorothy A Conklin and Effie E Thompson et al to Mary F Moore of Brooklyn. B & S. Feb 8. Feb 9, 1910. 1:178-22. A \$35,000-\$55,000. nom

Same property. Mary F Moore to Dorothy A Conklin and Effie E Thompson of Greenpoint, L I. B & S. Feb 9, 1910. 7:178. nom

5th st E, No 340, s s, 100 w 1st av, 25x96.2, 5-sty brk tenement. Bernat Springer to Ignatz Weisberger. All title. Mort \$37,000. Feb 3. Feb 10, 1910. 2:446-28. A \$18,000-\$35,000. nom

7th st E, No 127, n s, 125 w Av A, 25x97.5, 5-sty brk tenement and store. Hyman Galef to Max Galef. ½ part. All liens. Feb 7. Feb 10, 1910. 2:435-39. A \$18,000-\$24,000. other consid and 100

9th st E, Nos 808 and 810, s s, 120.9 e Av D, 40.9x93.11, 6-sty brk tenement and stores. Hamilton Holding Co to Rachel Solow. Mort \$42,250. Feb 9. Feb 10, 1910. 2:365-12. A \$-\$. other consid and 100

9th st E, No 226, s s, 245 w 2d av, 21x75, 4-sty brk tenement and store.

Catherine st, No 22½, w s, 19 n Henry st, 27.6x69.11x27.2x70, 5-sty brk tenement and store.

Bessie wife of and Philip Moss to Mendel Alterman. Q C. Feb 4. Feb 5, 1910. 2:464-23. A \$11,000-\$15,000; 1:279-54. A \$17,000-\$27,000. nom

9th st E, No 612, s s, 193 e Av B, 20x93.11, 4-sty brk tenement and store and 2-sty brk stable in rear. Gizella Moskovitz to Pauline Schwartz. ½ part. Mort \$13,300. Feb 3. Feb 4, 1910. 2:391-13. A \$13,000-\$17,000. other consid and 100

10th st E, No 264, s s, 200 e 1st av, 25x92, 4-sty brk tenement and store. ½ part. Decree of Surrogate's Court establishing heirship of Otto Rex, a son; Martha Waltukat, a daughter, and Curt Becker, a grandson, a child of Bertha Becker, a deceased daughter, and all of Pikkallen, East Prussia, Germany, as HEIRS of Henriette Rex, decd, each to have ½ share in above. Feb 3. Feb 10, 1910. 2:437-13. A \$17,000-\$21,000. court order

12th st E, No 330, s s, 357.8 e 2d av, runs e 25 x s 93.8 to e 1 former Stuyvesant st x s w 17.5 x w 10.5 x n 103.3 to beginning, 6-sty brk tenement and store. Domenico Bonomolo to Sam Rosen. Mort \$40,750. Feb 7. Feb 10, 1910. 2:453-23. A \$17,500-\$39,500. other consid and 2,000

13th st W, n s, 157 e Hudson st, 18.9x80, 4-sty brk tenement. Mary F Macdougall, INDIVID and EXTRX Benj T Macdougall, decd, et al to Henry A Wingert. Feb 10, 1910. 2:629-60. A \$8,000-\$10,000. other consid and 100

13th st W, s s, 195 w 5th av, 20x83.7x-x77.9.

13th st W, No 10, s w s, 215 n w 5th av, runs s w 87 x w 10.6 x s w 9.6 x n w 10 x n e 100 to st x s e 20 to beginning, two 3-sty brk tenements and stores and an 11-sty loft building to be erected.

Jeremiah W Dimick to Lordi & De Respiris Construction Co. Mort \$85,425. Feb 1. Feb 3, 1910. 2:576-34 and 35. A \$37,000-\$40,000. other consid and 100

13th st E, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and store. Emilia Solomon to Morris Weinstein. Mort \$8,500. Feb 4. Feb 7, 1910. 2:395-21. \$8,000-\$12,000. nom

15th st E, No 419, n s, 319 w Av A, 25x103.3, 5-sty brk tenement and stores. Louis Arnstein to Dina wife Louis Arnstein. Mort \$24,000. Jan 31, 1909. Feb 8, 1910. 3:947-13. A \$13,000-\$22,500. nom

17th st E, No 409, n s, 144 e 1st av, 25x92, 5-sty brk tenement and store. Bernat Springer to Ignatz Weisberger. All title. Mort \$20,000 and all liens. Feb 3. Feb 10, 1910. 3:949-7. A \$10,500-\$14,500. nom

21st st E, No 55, n s, 60.6 w 4th av, 14.6x74.9, 5-sty stone front dwelling. Peter T Barlow to Virginia L wife Peter T Barlow. Correction deed. Mort \$14,000. Feb 27, 1905. Feb 4, 1910. 3:850-36. A \$25,500-\$30,000. nom

25th st W, No 223, n s, 270 w 7th av, 21x98.9, 3-sty brk dwelling. Chas G Herbermann to Sarah Friedlander. Feb 2. Feb 3, 1910. 3:775-25. A \$11,000-\$14,000. other consid and 100

25th st W, No 225, n s, 291 w 7th av, 21x98.9, 3-sty brk dwelling. Anna wife Joseph Riese to Sarah Friedlander. Mort \$9,500. Feb 2. Feb 3, 1910. 3:775-24. A \$11,000-\$14,000. other consid and 100

26th st W, No 235, n s, 313.6 e 8th av, 24.10x98.9.

27th st W, No 234, s s, 309.11 e 8th av, 24.10x98.9.

Agreement for support of wall in rear, &c. Central Associates Co with Josephine A and Walter I Scott of East Orange, N J. Feb 2. Feb 4, 1910. 3:776. nom

26th st W, Nos 161 and 163, n s, 144 e 7th av, 44x107.6, two 3-sty brk tenements and two 3-sty brk tenements in rear. David A Bath to Fay Realty Co, a corpn. Mort \$65,000. Feb 4. Feb 5, 1910. 3:802-8 and 9. A \$40,000-\$44,000. nom

26th st W, Nos 161 and 163, n s, 144 e 7th av, 44x107.6, two 3-sty brk tenements and two 3-sty brk tenements in rear. Jeremiah W Dimick to David A Bath. Mort \$65,000. Jan 15. Feb 7, 1910. 3:802-8 and 9. A \$40,000-\$44,000. other consid and 100

26th st W, Nos 241 to 245, n s, 200 e 8th av, runs n 98.9 x e 37 x s 0.9 x e 24.10 x s 98 to st x w 63.9 to beginning, one 4, one 5-sty brk tenements, 3-sty frame tenement in rear No 243 and 2-sty brk building and store. Madison Square Mortgage Co to Jere W Dimick. Mort \$42,000. Feb 7, 1910. 3:776-12 to 14. A \$34,000-\$44,500. other consid and 100

27th st W, Nos 115 and 117, n s, 200 w 6th av, 50x98.9, two 4-sty brk tenements and stores and two 2-sty brk tenements in rear. brk loft building to be erected. Aurora Investing Co to Albert B and Max Gress and William M Engel. Mort \$200,000. Feb 1. Feb 9, 1910. 3:803-26 and 27. A \$48,000-\$54,500. other consid and 100

27th st W, Nos 146 to 150 on map Nos 144 to 150, s s, 500 w 6th av, 45.6x98.9, four 4-sty brk tenements and stores. Investors & Traders Realty Co to Moses Misch. B & S. Mort \$50,000 and all liens. Feb 4. Feb 8, 1910. 3:802-67 and 68. A \$43,000-\$46,000. other consid and 100

28th st W, No 39, n s, 228.7 e 6th av, 21.4x98.9, 5-sty stone front building and store. The Farmers Loan & Trust Co and Geo H Lovell EXRS, &c, Josephine A Lovell to Rexton Realty Co. Mort \$36,000 and all liens. Jan 25. Feb 5, 1910. 3:830-15. A \$46,000-\$56,000. 75,000

28th st W, No 37, n s, 250 e 6th av, 25x98.9, 5-sty stone front building and store. Jane V Chalfin to Rexton Realty Co. Mort \$50,000. Jan 24. Feb 4, 1910. 3:830-16. A \$55,000-\$70,000. other consid and 100

28th st E, No 36, s s, 212.6 e Madison av, 20.10x84.

28th st, adj above on west.

Party wall agreement. Eliza D Pfender et al INDIVID and TRUSTEES Hannah Depew, dec'd, et al with Ald Realty Co. Dec 27. Feb 3, 1910. 3:857. nom

29th st W, No 118, s s, 230 w 6th av, 20x98.9, 4-sty brk dwelling. William Nelson to Mary Reiser. Jan 24. Feb 10, 1910. 3:804-51. A \$19,500-\$21,500. other consid and 100

Same property. Mary Reiser to Aaron Coleman. Mort \$28,000. Feb 9. Feb 10, 1910. 3:804. other consid and 100

30th st W, Nos 145 and 147, n s, 175 e 7th av, 50x98.9, two 4-sty brk tenements and stores. Maurice Myers to Samuel Glass. Mort \$91,000. Feb 7. Feb 8, 1910. 3:806-10 and 11. A \$64,000-\$68,000. other consid and 100

31st st E, No 320, s s, 280 e 2d av, 22.6x98.9, 5-sty brk tenement and store. Bernard Boskey, of Bloomfield, N J, to Ida L Hauser, of Bloomfield, N J. Mort \$9,500. Feb 5. Feb 8, 1910. 3:936-51. A \$9,000-\$12,500. other consid and 100

32d st W, n and s s, from w s of 9th av to point 111.4 w therefrom on n s x 60.3 w s x 106 s s and 60 on e s. Deed of cession of 32d st. James Boorman to The Mayor, &c, of City of N Y. B & S. Oct 17, 1833. Feb 9, 1910. 3:729-730. 5

33d st W, n s, 507.1 | and bounded on west 61.11. Deed of ces-  
33d st W, s s, 504.10 | sion of 33d st. Robert Boorman to Mayor,  
9th av, w s, 60 | etc, of City of N Y. Feb 4, 1834. Feb 9,  
1910. 3:730-731. nom

34th st W, Nos 13 and 15, n s, 325 w 5th av, 50x126.6, with easement or right of way 12 ft wide extending from rear of No 15 w 34th st and runs n 71 to s s 35th st at point 363 w 5th av, 8-sty stone front office and store building. Bonwit Realty Co to Frank A Seitz Realty & Construction Co. Mort \$700,000 and all liens. Feb 10, 1910. 3:836-23. A \$460,000-\$-.

36th st W, Nos 215 and 217, n s, 167.8 w 7th av, 46.4x75, two 4-sty brk tenements and stores. Priscilla J Gager to H Henry Douglas, of Brooklyn. Mort \$23,000. Feb 9. Feb 10, 1910. 3:786-34 and 36. A \$30,000-\$36,000. other consid and 100

36th st W, Nos 74 and 76, s s, 62.6 e 6th av, 37.6x74, 2-sty brk store and 5-sty stone front building and store. Wm T Atkinson to Thomas O'Brien. Jan 4. Feb 8, 1910. 3:837-85 and 86. A \$89,500-\$102,000. other consid and 100

39th st W, No 218, s s, 187 w 7th av, 20x98.9, 3-sty brk dwelling. Charles Frank to Hannah B Frank. All title. B & S. Mort \$9,000 and all liens. Feb 1. Feb 3, 1910. 3:788-58. A \$18,000-\$20,500. nom

40th st W, No 553, n s, 100 e 11th av, 25x98.9, 4-sty brk tenement. Samuel Wacht to Isabelle Realty Co. Mort \$12,500. Feb 8. Feb 10, 1910. 4:1069-5. A \$9,000-\$11,500. other consid and 100

41st st W, No 447, n s, 175 e 10th av, 25x98.9, 4-sty brk tenement. Mortimer C Baldwin to S Taber Bayles. ¼ part. Jan 22, 1908. Feb 10, 1910. 4:1051-8. A \$11,000-\$13,000. other consid and 100

45th st E, No 308, s s, 143.4 e 2d av, 26.4x100.5, 4-sty brk tenement. Joseph Feldman to Rosina Di Caprio. Mort \$12,000. Feb 7. Feb 8, 1910. 5:1337-46. A \$9,500-\$16,000. other consid and 100

53d st E, No 322, s s, 236.4 e 2d av, 18x100.5, 4-sty stone front tenement. Jacob Straus et al to Gertrude and Selma Straus. All title. Feb 7, 1910. 5:1345-43. A \$7,000-\$11,000. other consid and 100

55th st W, No 538, s s, 250 e 11th av, 25x100.5, 5-sty brk tenement. Wm T Laing to Theodore Schmidt. B & S. All liens. July 2, 1909. Feb 5, 1910. 4:1083-54. A \$9,000-\$16,000. 100

56th st E, No 233, n s, 250 w 2d av, 25x100.5, 5-sty brk tenement and store. Minnie Freifeld to Esther Gorodetsky. Jan 31. Feb 5, 1910. 5:1330-14. A \$11,000-\$25,000. other consid and 100

60th st W, Nos 41 and 43, n s, 100 e Columbus av, 50x100.5, two 5-sty stone front tenements. Joseph E Goldberg et al to Harvard Realty Construction Co. Mort \$60,000. Feb 3. Feb 4, 1910. 4:1113-5 and 6. A \$40,000-\$70,000. 100

60th st W, Nos 41 and 43, n s, 100 e Columbus av, 50x100.5, two 5-sty stone front tenements. Harvard Realty Construction Co to Arthur Frankenstein of Yonkers, N Y. Mort \$90,000. Feb 3. Feb 4, 1910. 4:1113-5 and 6. A \$40,000-\$70,000. 100

60th st W, No 216, s s, 219 w Amsterdam av, 27x100.5, 5-sty stone front tenement. Louisa A Hill et al to Lewis A Cushman. Mort \$5,000. Feb 7. Feb 8, 1910. 4:1151-42. A \$6,500-\$16,500. nom

**BUILDERS AND CONTRACTORS**

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT  
**BAYSIDE, FLUSHING, WHITESTONE GREAT NECK ESTATES**

*McKnight Realty Co.*  
July 5th Ave. 42

- 60th st E, No 224, s s, 314.2 w 2d av, 19.2x100.5, 3-sty and basement stone front dwelling. Morris Weil to Celia Stern. Feb 7. Feb 10, 1910. 5:1414-37. A \$11,500-\$15,500. nom
- 61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store. John F Fox to Armor Realty Co. Mort \$14,500. Feb 7. Feb 10, 1910. 4:1153-6. A \$6,000-\$16,000. nom
- 61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store. Armor Realty Co to John F Fox, of Jersey City, N J. Mort \$13,000 and all liens. Dec 31, 1909. Feb 9, 1910. 4:1153-6. A \$6,000-\$16,000. nom
- 65th st E, No 339, n s, 200 w 1st av, 25x100.5, 5-sty brk tenement. Bertha Scheer to John H and John Block. Mort \$17,000. Jan 4. Feb 7, 1910. 5:1440-18. A \$9,000-\$19,000. nom
- 70th st E, Nos 105 and 107, n s, 82 e Park av, runs n 82 x e 18 x n 18.5 x e 25 x s 100.5 to st x w 43 to beginning, two 4-sty and basement stone front dwellings. Wm H Frame to James A Frame, Sr, for life, and thereafter unto Emma J Shields, Ida M Gregor, Florence R Frame and James A Frame, Jr. Q C. Feb 1. Feb 5, 1910. 5:1405-4½ and 5. A \$63,000-\$84,000. nom
- 71st st W, No 120, s s, 194 w Columbus av, 21x100.5, 4-sty and basement stone front dwelling. Eliphalet L Davis to Madison Square Mortgage Co. Mort \$20,000. Feb 7, 1910. 4:1142-41. A \$15,500-\$29,000. nom
- 71st st W, No 120, s s, 194 w Columbus av, 21x100.5, 4-sty and basement stone front dwelling. Jere W Dimick to Eliphalet L Davis. Mort \$5,000. Feb 7, 1910. 4:1142-41. A \$15,500-\$29,000. nom
- 73d st E, No 20, s s, 275.2 e 5th av, 22.7x102.2x22.6x102.2, 4-sty stone front dwelling. Louis F Rothschild to Benj G Paskus. Morts \$65,000. Feb 7. Feb 8, 1910. 5:1387-61. A \$65,000-\$75,000. nom
- 73d st E, No 20, s s, 275.2 e 5th av, 22.7x102.2x22.6x102.2, 4-sty stone front dwelling. Benj G Paskus to Clara M Blum. Morts \$65,000. Feb 8. Feb 10, 1910. 5:1387-61. A \$65,000-\$75,000. nom
- 74th st W, No 19, n s, 261 w Central Park West, 20x102.2, 4-sty and basement brk dwelling. Florence K Green to David T Kennedy. All liens. Nov 14, 1907. Feb 4, 1910. 4:1127-22. A \$19,000-\$40,000. nom
- 76th st W, No 152, s s, 303.8 e Amsterdam av, 21.4x102.2, 4-sty and basement stone front dwelling. Minnie A Blanchard to Edgar J Levey. Mort \$24,000. Dec 21. Feb 4, 1910. 4:1147-52. A \$15,000-\$28,000. nom
- 81st st E, Nos 444 to 452, s s, 70 w Av A, 86.6x102.2, two 6-sty brk tenements and stores. 5:1560-29 and 30. A \$29,000-\$58,000. nom
- 56th st E, Nos 345 and 347, n s, 100 w 1st av, 39.4x124.2x39.5 x121.6, 6-sty brk tenement and stores. 5:1349-22. A \$17,000-\$58,000. nom
- 56th st E, Nos 341 and 343, n s, 139.4 w 1st av, 39.4x126.9x39.5 x124.1, 6-sty brk tenement and stores. 5:1349-20. A \$17,000-\$59,000. nom
- 56th st E, Nos 337 and 339, n s, 178.8 w 1st av, 39.4x129.5x39.5 x126.9, 6-sty brk tenement and stores. 5:1349-19. A \$17,000-\$59,000. nom
- 56th st E, Nos 333 and 335, n s, 218 w 1st av, 39.4x132.2x39.5 x129.5, 6-sty brk tenement and stores. 5:1349-17. A \$17,000-\$60,000. nom
- 56th st E, Nos 329 and 331, n s, 257.4 w 1st av, 39.4x134.9x39.5 x132.2, 6-sty brk tenement and stores. 5:1349-15. A \$17,000-\$61,000. nom
- 56th st E, Nos 325 and 327, n s, 296.8 w 1st av, runs n 134.9 x n w 27.7 to e s old Post road x w 11.9 x s 136.8 to st x e 39.4 to beginning, 6-sty brk tenement and stores. 5:1349-14. A \$17,500-\$61,000. nom
- 56th st E, Nos 321 and 323, n s, 375 w 1st av, runs n 140.5 x s e 18.11 to c l old Post road x s w - x e 19.9 x s 136.8 to st at point 336 w 1st av x w 39 to beginning, 6-sty brk tenement and stores. 5:1349-12. A \$18,000-\$62,000. nom
- 72d st E, Nos 430 and 432, s s, 150 w Av A, 50x102.2, 6-sty brk tenement and stores. 5:1466-31. A \$19,000-\$61,000. nom
- Joseph Golding to Winston Realty Co. All liens. Feb 3. Feb 5, 1910. other consid and 100
- 81st st E, No 334, s s, 310 e 2d av, 15.6x102.2, 3-sty stone front dwelling. Christine Kuenzel to Oscar Wielandt. B & S. Feb 4. Feb 8, 1910. 5:1543-40. A \$4,500-\$6,000. nom
- 82d st E, No 302, s s, 64 e 2d av, 18x51.2, 3-sty stone front dwelling. Sarah Greenbaum to Vincent Kaldrovics of Brooklyn. All liens. Jan 27. Feb 3, 1910. 5:1544-49¼. A \$4,000-\$6,000. nom
- 85th st W, No 19, n s, 150 w Central Park West, 20x102.2, 5-sty stone front dwelling. Margaret Costigan to Mae Weil. Morts \$43,000. Jan 27. Feb 9, 1910. 4:1199-27. A \$15,000-\$40,000. nom
- 85th st E, No 210, s s, 130 e 3d av, 25x100, with all title to strip in rear, 25x2.2, 6-sty brk tenement and store. Milton Mayer to Louis Mayer. Mort \$27,000. Feb 6. Feb 8, 1910. 5:1530-43. A \$11,000-\$31,000. nom
- 85th st E, No 430, s s, 375 e 1st av, 25x102.2, 5-sty brk tenement. Release mort. Gottfried Eschler to Sophie Gerlich. Feb 4. Feb 5, 1910. 5:1564-35. A \$8,500-\$18,500. omitted
- 85th st E, No 430, s s, 375 e 1st av, 25x102.2, 5-sty brk tenement. Sophie Gerlich to Anna Castro of Philadelphia, Pa. All liens. Feb 4. Feb 5, 1910. 5:1564-35. A \$8,500-\$18,500. nom
- 85th st E, No 9, n s, 175 e 5th av, 25x102.2, 4-sty brk tenement and 2-sty brk building in rear. Joseph Hamerslag to Albert Brod. Mort \$20,000. Feb 1. Feb 7, 1910. 5:1497-8. A \$25,000-\$35,000. nom
- 85th st E, No 9, n s, 150 e 5th av, 50x102.2, 4-sty brk tenement and 2-sty brk building in rear and vacant. Albert Brod to Wm L Cahn. Morts \$40,000. Feb 2. Feb 7, 1910. 5:1497-7 and 8. A \$50,000-\$60,000. nom
- 86th st E, Nos 103 to 109, n s, 55 e Park av, 100x100.8, four 4-sty stone front tenements. Isidore S Korn and ano to Harry G and Arthur Cowen. Mort \$68,000. Feb 7. Feb 9, 1910. 5:1515-4½ to 7. A \$71,000-\$100,000. nom
- 86th st W, No 22, s s, 337 w Central Park West, 25x102.2, 5-sty brk and stone dwelling. Wm W Hall to Ralph Wurts-Dundas. Feb 7, 1910. 4:1199-48. A \$22,000-\$60,000. nom
- 88th st W, No 130, s s, 224.6 w Columbus av, 17.6x100.8, 3-sty & basement stone front dwelling. Mary E Appleby to Edward S Johnson. Feb 5. Feb 8, 1910. 4:1218-42. A \$8,500-\$19,000. nom
- Same property. Edward S Johnson to Sarah H wife Edward S Johnson. Mort \$18,000. Feb 7. Feb 8, 1910. 4:1218. nom
- 91st st E, No 307, n s, 125 e 2d av, 25x100.8, 5-sty brk tenement. Bertha Hirschfeld et al to Adolph Newman. Mort \$20,000. Feb 1. Feb 3, 1910. 5:1554-6. A \$8,500-\$22,000. nom
- 95th st W, s s, 162.4½ w Amsterdam av, a strip, runs s - to c l of blk x n 100.4 to st x w .0½ an inch. Alonzo B Knight to Sterling Realty Co. Q C. Feb 2. Feb 4, 1910. 4:1242. nom
- 97th st W, No 37, n s, 385 w Central Park West, 17x100.11, 3-sty and basement brk dwelling. Harry Lewis HEIR Emanuel H Lewis to Arnold A Lewis. ½ part. All liens. Jan 31. Feb 3, 1910. 7:1833-17. A \$8,100-\$12,500. nom
- 101st st E, No 217, n s, 260 e 3d av, 25x100.11, 4-sty brk tenement and store. Alice Bullowa to Gertrude K Brennan, of Orange, N J. Jan 20. Feb 8, 1910. 6:1651-11. A \$9,000-\$15,000. nom
- 102d st W, No 175, n s, 225 e Amsterdam av, 25x96.8x25x96.6, 5-sty brk tenement. Patrick Cashin to Mary Murray. Morts \$23,500. Feb 3. Feb 4, 1910. 7:1857-10. A \$10,700-\$22,000. nom
- 102d st E, No 207, n s, 130 e 3d av, 25x100.11, 5-sty brk tenement and store. C August Range to Fredk O Range. Mort \$20,000. Feb 3. Feb 7, 1910. 6:1652-6. A \$9,000-\$21,000. nom
- 105th st W, No 321, n s, 100 e Riverside Drive, 23x100.11, 5-sty stone front dwelling. Myra Moffat to Chas B Barkley. Mort \$30,000. Feb 4, 1910. 7:1891-43. A \$15,600-\$38,000. nom
- 105th st E, Nos 211 and 213 on map Nos 211 and 215, n s, 138.4 e 3d av, 40.10x100.11, 6-sty brk tenement and stores. FORECLOS, Feb 2, 1910. Max J Bernheim, ref to Theodore Bitterman. Mort \$40,000. Feb 3. Feb 5, 1910. 6:1655-7. A \$15,000-\$48,000. 10,300
- 106th st E, Nos 52 and 54, s s, 289 w Park av, 50x100.11, two 5-sty brk tenements. Chas Flaum to Edgar A Landauer. Mort \$51,800. Feb 7. Feb 9, 1910. 6:1611-50 and 51. A \$24,000-\$50,000. nom
- Same property. Edgar A Landauer to Charles M Rosenthal and Gustav J Fleischmann. Mort \$51,800. Feb 9, 1910. 6:1611. nom
- 107th st W, Nos 5 and 7, n s, 100 w Central Park West, 50x100.11, two 5-sty brk tenements. The Trust Co of America EXR, &c, Jessie M Proctor to Martin Klein. Morts \$56,000. Feb 3. Feb 4, 1910. 7:1843-27 and 28. A \$24,000-\$56,000. nom
- 109th st E, No 232, s s, 360 e 3d av, 25x100.11, 5-sty brk tenement and store. Abraham Harris to Josephine White. Mort \$22,000. Feb 4. Feb 5, 1910. 6:1658-34. A \$8,000-\$23,000. nom
- 109th st E, No 327, n s, 325 e 2d av, 25x100.11, 4-sty brk tenement and 2-sty brk tenement in rear. Alfonso Baratta to Samuel I Hyman. All liens. Feb 4. Feb 5, 1910. 6:1681-14. A \$7,000-\$16,000. 100
- 110th st E, No 76, the business. Power of attorney. Louise Auschelewitz to Jacob Auschelewitz. Jan 27. Feb 3, 1910. nom
- 112th st E, No 124, s s, 205 e Park av, 25x100.11, 5-sty stone front tenement. Abraham C Rothstein to Mary Vostrovsky, otherwise known as Mary Vostrovsky Jerome, of Astoria, L I. Mort \$23,400. Feb 7, 1910. 6:1639-63. A \$10,000-\$23,000. nom
- 112th st E, No 19, n s, 282 e 5th av, 19x100.11, 5-sty brk tenement. Bessie M Phipps to Derbra Simon. B & S. Morts \$18,500. Feb 2. Feb 8, 1910. 6:1618-12. A \$9,000-\$18,000. nom
- 113th st E, No 11, n s, 200 e 5th av, 25x100.11. Agreement to define rights and interests, etc. Emilie Cohen 1-3 part with Minnie Cohen 2-3 part. Jan 25. Feb 9, 1910. 6:1619. nom
- 113th st E, No 102, s s, 27 e Park av, 27x100.10, 5-sty brk tenement and store. Louis K Ungrich EXR Jacob Schwarz to Marcus A Ball. Jan 31. Feb 4, 1910. 6:1640-70. A \$11,000-\$23,000. 24,400
- 114th st E, No 215, n s, 235 e 3d av, 25x100.11, 5-sty stone front tenement. Sidney Scharlin to Meta Blohm and Henry Papenhausen EXRS, &c, Herman H Blohm. Mort \$21,000 and all liens. Feb 3. Feb 4, 1910. 6:1664-11. A \$8,000-\$23,000. nom
- 115th st E, No 6, s s, 120 e 5th av, 25x100.11, 6-sty brk tenement. Solomon Frankel to Fannie wife Solomon Frankel. C a G. Morts \$35,000. Feb 7, 1910. 6:1620-67. A \$12,000-\$32,000. nom
- 116th st E, No 123, n s, 256 e Park av, 25x100.11, 6-sty brk tenement and store. Johnston-Umsted Realty Co to Stephen H Jackson. Mort \$68,000. Dec 20, 1909. Feb 9, 1910. 6:1644-11. \$13,000-\$45,000. nom
- 116th st W, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. Maurice Goldberg to Chas A Ashmead, of Tarrytown, N Y. Mort \$35,000. Jan 26. Feb 4, 1910. 7:1901-18. A \$18,000-\$33,000. nom
- 116th st W, No 135, n s, 317.9 e 7th av, 28.6x100.11, 5-sty brk tenement. Maurice Goldberg to Rose Goldberg. All liens. Feb 4. Feb 5, 1910. 7:1901-15. A \$20,500-\$36,000. gift and 100
- 117th st W, No 113, n s, 175 w Lenox av, 19x100.11, 5-sty brk dwelling. Edward L Godfrey to Grace A Hyde. Mort \$19,500 and all liens. Feb 5. Feb 7, 1910. 7:1902-24½. A \$9,800-\$20,000. 100
- 117th st W, No 115, n s, 194 w Lenox av, 19x100.11, 5-sty brk dwelling. L Sonora H Harper to Grace A Hyde. Mort \$21,000 and all liens. Nov 24, 1908. Feb 7, 1910. 7:1902-24. A \$9,800-\$20,000. nom
- 118th st E, Nos 411 to 415, n s, 144 e 1st av, 50x100.11, 6-sty brk tenement and stores. Sidney Bell to Rosa Gold, of Brooklyn. All liens. Feb 8. Feb 9, 1910. 6:1806-7. A \$15,000-\$56,000. nom
- 118th st E, No 56, s s, 100 e Madison av, 20x100.11, 5-sty brk tenement. Sarah Taneser to Harry Bierhoff. Mort \$17,750. Feb 8. Feb 9, 1910. 6:1623-48. A \$9,000-\$18,000. nom

other consid and 100

other consid and 100

Brooklyn  
L. I. City  
New York  
Hoboken  
Bayonne  
Staten Island  
New Jersey  
Elsewhere

# DEEP WATER FRONT

**BULKHEADS WITH PIER PRIVILEGES FOR RENT**  
**FACTORIES, FACTORY SITES, RAIL CONNECTIONS**  
**CHARLES W. TREMBLEY, 171 Broadway, N. Y.**

East River  
Newtown Cr.  
Harlem River  
Hudson River  
Kill von Kull  
Arthur Kill  
Hackensack  
Passaic Rivers

118th st E, Nos 335 and 337, n s, 212.6 w 1st av, 37.6x100.10, 6-sty brk tenement and stores. FORECLOS, Jan 27, 1910. John A Foley ref to Vincenzo Ciuti. Mort \$30,000. Feb 8. Feb 9, 1910. 6:1795-18. A \$12,500-\$44,000. 5,000 over mort

118th st E, Nos 231 and 233, n s, 231 w 2d av, 29x100.10, except strip 0.2x29 on west, 6-sty brk tenement and stores. FORECLOS, Jan 28, 1910. Herman Joseph referee to Theodore C Wood. Mort \$27,000. Feb 2. Feb 3, 1910. 6:1783-15. A \$10,500-\$35,000. 5,000

120th st E, No 73, n s, 100 w Park av, 25x100.11, 5-sty stone front tenement. Minnie Rose to Clara Blumenthal. Morts \$20,000. Feb 2. Feb 3, 1910. 6:1747-13. A \$10,500-\$21,000. nom

120th st E, No 521, n s, 226.5 e Av A, 65.3x100.11x65x100.11, 3-sty frame dwelling. Maurice Goldberg to Rose wife Maurice Goldberg. All liens. Feb 4. Feb 7, 1910. 6:1817-10. A \$16,000-\$17,500. gift and 100

121st st W, No 315, n s, 95 e Manhattan av, 25x100.11, 5-sty stone front tenement. Hyman Friedman to Barnet Friedman. 1/2 part. All liens. Jan 5. Feb 3, 1910. 7:1948-22. A \$11,000-\$24,000. nom

123d st W, No 25, n s, 75 e Lenox av, 25x100.11, 4-sty stone front dwelling. Thomas Darragh, Jr, of Marble Falls, Texas, to Thos Darragh, N Y. Jan 25. Feb 8, 1910. 6:1721-40. A \$17,000-\$27,000. gift

126th st E, No 312, s s, 225 e 2d av, 25x99.11, 5-sty brk tenement. Henry G Vogt to Godfrey Krepela. Mort \$13,000. Feb 1. Feb 3, 1910. 6:1802-43. A \$7,000-\$17,500. nom

127th st E, No 70, s s, 165 w Park av, 25x99.11, 6-sty brk tenement and store. FORECLOS, Jan 5, 1910. Arthur R Walsh referee to Thomas Carroll and Jacob Chaimowitz. Feb 4, 1910. 6:1751-44. A \$10,000-\$33,000. \$5,850 over and above mort of \$22,000

129th st E, No 111, n s, 165 e Park av, 25x99.11, 4-sty brk tenement and store and 2-sty frame tenement in rear. FORECLOS, Jan 21, 1910. T Louis A Britt referee to Edward F Rath. Feb 3, 1910. 6:1778-8. A \$8,000-\$13,500.

132d st E, No 29, n s, 80 w Madison av, 20x99.11, 3-sty and basement stone front dwelling. Albert B Gross et al to Aurora Investing Co. Mort \$7,000. Feb 8. Feb 9, 1910. 6:1757-13. A \$6,000-\$9,000. other consid and 100

132d st E, No 57, n s, 115 w Park av, 20x99.11, 3-sty and basement stone front dwelling. FORECLOS, Feb 2, 1910. Andrew S Hamersley, ref, to John F Holmes, of Brooklyn. Feb 4. Feb 5, 1910. 6:1757-31. A \$6,000-\$8,500. 5,000

132d st W, No 6, s s, 110 w 5th av, 25x99.11, 5-sty brk tenement. Margt M McCauley to Geo H Tiemeyer. Mort \$28,000. Feb 4. Feb 7, 1910. 6:1729-41. A \$10,000-\$28,000. other consid and 100

133d st W, Nos 507 and 509, n s, 137.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. FORECLOS, Feb 3, 1910. Patrick J Dobson referee to Jessie E Van Ausdall of Brooklyn. Feb 4, 1910. 7:1987-26. A \$12,700-\$45,000. 8,000

135th st W, No 635 | n s, 505 w Broadway, runs n 99.11 x w Riverside Drive, No 583 | 102.2 to e s Riverside Drive x s w 102.5 to st x e 125 to beginning, 6-sty brk and stone tenement. Waldemar F Timme to Century Holding Co. Mort \$200,000. Feb 1, 1909. Feb 4, 1910. 7:2002-2. A \$95,000-\$250,000. other consid and 100

135th st E, No 3, n s, 25 e 5th av, 25x99.11, 5-sty brk tenement and store. FORECLOS, Feb 4, 1910. Carl L Schurz, ref to Julius M Cohen. Feb 10, 1910. 6:1760-2. A \$9,000-\$22,000. 1,000 over and above 1st mort for 17,000

135th st E, No 7, n s, 75 e 5th av, 25x99.11, 5-sty brk tenement and store. FORECLOS, Feb 4, 1909. Carl L Schurz, ref, to Julius M Cohen. Mort \$16,000. Feb 10, 1910. 6:1760-4. A \$9,000-\$22,000. 1,000 over mort

136th st W, No 518, s s, 362.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Louis B Rosenberg to Chas C A Stoll. Mort \$43,000. Feb 4. Feb 8, 1910. 7:1988-121. A \$15,000-\$40,000. other consid and 100

136th st W, No 516, s s, 325 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Louis B Rosenberg to Vincenzo Tarangioli. Mort \$43,000. Feb 4. Feb 8, 1910. 7:1988-120. A \$15,000-\$40,000. other consid and 100

136th st W, Nos 516 and 518, s s, 325 w Amsterdam av, 75x99.11, two 6-sty brk tenements. Release mort. Anna C Hough to Louis B Rosenberg. Feb 3. Feb 8, 1910. 7:1988-120 and 121. A \$30,000-\$80,000. 4,000

140th st W, No 57, n s, 200 e Lenox av, 41.8x99.11, 6-sty brk tenement. Hyman Goldfarb to Jacob M Schoenfeld. Mort \$48,000. Feb 1. Feb 9, 1910. 6:1738-10. A \$13,500-\$48,000. other consid and 100

146th st W, No 454, s s, 300 e Amsterdam av, 25x99.11, 5-sty brk tenement. Bessie M Phipps to Sadie V Partridge. B & S. Morts \$29,800. Feb 8. Feb 9, 1910. 7:2060-52. A \$8,000-\$25,000. other consid and 100

150th st W, No 418, s s, 83.6 e Convent av, 16.6x99.11, 3-sty and basement brk dwelling. Sophie von Amsberg to Martin O'Dowd. Feb 9, 1910. 7:2064-42 1/2. A \$4,300-\$10,500. other consid and 100

157th st W, No 503, n s, 125 w Amsterdam av, 25x99.11, 3-sty brk tenement and store and 2-sty frame tenement in rear. Chas R Buckley et al, EXRS, &c, Wm F Buckley to Merwin Realty Co. All title. Q C. All liens. Jan 31. Feb 9, 1910. 8:2116-42. A \$10,000-\$12,000. 25

164th st W, n s, 100 e Broadway, runs n 117.1 x e 80 x s 17.1 x e 45 x s 100 to st x w 125 to beginning, vacant. Geo F Brown to Alexander Duff Operating Co. 1/2 part. Mort 1/2 of \$41,000. Jan 31. Feb 4, 1910. 8:2122-82 1/2 and 100. A \$41,000-\$41,000. nom

172d st W, Nos 511 and 513, n s, 187.6 w Amsterdam av, 43.9x94.6, 5-sty brk tenement. FORECLOS, Jan 26, 1910. Louis Jersawitz ref to Emily M Roemer. Mort \$27,000 and all liens. Jan 26. Feb 8, 1910. 8:2129-57. A \$10,500-\$39,000. 10,525

172d st W, Nos 515 and 517, n s, 231.3 w Amsterdam av, 43.9x94.6, 5-sty brk tenement. FORECLOS, Jan 26, 1910. Louis Jersawitz ref to Emily M Roemer. Mort \$27,000 and all liens. Jan 26. Feb 8, 1910. 8:2129-59. A \$10,500-\$39,000. 14,150

175th st W, s s, 475 w Amsterdam av, being also 25 w Audubon av, 125x131.5x125.6x143.3, vacant. The John J Hart Co to

Joanna M Hart. Feb 2. Feb 4, 1910. 8:2131-13 and 17. A \$36,000-\$36,000. nom

176th st W, s, 100 e Wadsworth av, runs s 199.10 to n s 175th 175th st W | st x e 75 x n 154.5 x w 25.1 x n 43.1 to s s 176th st x w 50 to beginning, 1 and 2-sty frame buildings and vacant. The John J Hart Co to Minnie E Hurst. Feb 2. Feb 4, 1910. 8:2144-66 and 69. A \$35,000-\$35,000. nom

188th st W (proposed), s s, 95 w Wadsworth av, 50x94.11, vacant. American Bonding Co of Baltimore, Md, to Chas A Fluri. Jan 20. Feb 7, 1910. 8:2170-16. A \$1,500-\$1,500. nom

215th st W | s w s, at s e s Park Terrace West, 50x100, being Park Terrace W | lots 109 and 110 map (No 226 or 282) of lots in 12th Ward.

215th st W, s w s, block front bet Seaman av and Park Terrace West, 200x100.

Lots 114 to 121 map No 226 or amended map No 1099 of lots in 12th Ward. brk and frame stables and vacant.

The John J Hart Co to Kate C McAvoy. Feb 2. Feb 4, 1910. 8:2243-349 and 354. A \$19,500-\$20,000. nom

225th st W, late Muscota st | n e s, 125 s e Broadway, runs s e 226th st W | 269 x n e still along st 177 to bulkhead line Harlem River x n w 152.10 and 60.9 and 184.11 to s e s 226th st, late Hyatt st x s w 30 to s w s 226th st late Hyatt st x n w 75 x s w 200 to beginning.

Broadway | s e s, at n e s 226th (Hyatt) st, runs n e 200 to 227th 226th st W | st x s e 125 x n e 30 x s e 111.8 to bulkhead line x s - to c 1 226th st x n w 184.11 x n e 30 x n w along 226th st 200 to beginning.

Broadway, late Kingsbridge road | n w cor Exterior st, runs n Exterior st | along w s Exterior st 474.2 x w 166.11 to bulkhead line of old Spuyten Duyvil Creek x s 460.2 to n s of road x e 190 to beginning.

Consent to build, maintain and use solid embankments in lieu of fixed bridges and fill in lands now or formerly under waters of Spuyten Duyvil Creek, Tibbits Brook and Harlem River, &c. Emily M Roemer with Spuyten Duyvil & Port Morris R R Co and the N Y C & H R R R Co and the N Y State Realty & Terminal Co. Jan 28. Feb 7, 1910. 12:3265. nom

Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. Sarah Burnstone to Henry J Kahrs. All liens. Feb 3, 1910. 3:974-3. A \$9,250-\$13,500. nom

Av C, No 301, w s, 82 n 17th st, 20x88, 5-sty brk tenement and store. Henry C Fredericks to Leopold Freiman. Morts \$14,500. Jan 22. Feb 9, 1910. 3:985-30. A \$7,000-\$12,500. other consid and 100

Av D, Nos 112 and 114 | n e cor 8th st, 47.6x77, 6-sty brk tenement and store. FORECLOS, Jan 12, No 395 | 1910. George Haas ref to Wm J Amend. Morts \$74,000. Feb 7. Feb 8, 1910. 2:365-1. A \$36,000-\$70,000. 1,000

Same property. Wm J Amend to Isaac Berlin. Morts \$74,000. Feb 7. Feb 8, 1910. 2:365. other consid and 100

Av D, No 128 | n e cor 9th st, 26.8x101.11, 5-sty brk tenement and 9th st, No 807 | stores. Bernat Springer to Ignatz Weisberger. 1/2 part. All title. Mort \$36,500. Feb 3. Feb 10, 1910. 2:366-1. A \$25,000-\$45,000. nom

Audubon av | s w cor 172d st, 95x100, vacant. Gustav Stillgebauer 172d st | et al to Henry B Wesselman. 1-3 part. Mort \$35,000. Feb 4. Feb 7, 1910. 8:2128-15 to 18. A \$31,500-\$31,500. other consid and 100

Amsterdam av, Nos 920 to 924 | n w cor 105th st, 75.11x100, 6-sty 105th st, Nos 201 to 209 | brk tenement and stores. Irving Judis Building & Construction Co to Matthew M Edelman. Mort \$165,000. Feb 7. Feb 8, 1910. 7:1877-31. A \$58,000-\$70,000. other consid and 100

Amsterdam av, Nos 920 to 924 | n w cor 105th st, 75.11x100, 6-105th st, Nos 201 to 209 | sty brk tenement and stores. Matthew M Edelman to Carrie Strobel. 1-3 right, title and int. All liens. Feb 7. Feb 8, 1910. 7:1877-29 to 31. A \$58,000-\$70,000. other consid and 100

Bolton road, s w s, lot 518 map No 725 part 3 of Dyckman Homestead, 77.5x21.10x80x5.9 n w s. Francis C Menair to Nathan J and Moses Packard, firm Packard & Co. Mort \$1,000. Feb 5. Feb 7, 1910. 8:2255-140. A \$600-\$600. nom

Broadway, e s, 26.2 s Hillside st and being lots 5, 6 and 7 map No 223 of 14 lots in 12th Ward, 75.5x109.10x75x110.2, vacant. Albert H Gleason to Ursula C Burns. All title. Q C. Feb 4. Feb 7, 1910. 8:2170-100 and 102. A \$16,500-\$16,500. nom

Broadway, Nos 1931 to 1939 | s w cor 65th st, 116.1x194.11x100.5x 65th st, Nos 110 to 122 | 136.7, 4 and 6-sty brk and stone office and store building and two 3-sty and basement stone front dwellings. John L Miller to Empire Square Realty Co. Q C. Feb 9. Feb 10, 1910. 4:1136-33, 40 and 41. A \$304,000-\$386,000. 100

Broadway | s e cor 215th st, 81.7x97.3x74.11x65. 215th st |

Amsterdam av | s w cor 215th st, 99.11x60, vacant. 215th st |

Daniel B Freedman to Gustavus L Lawrence. Mort \$48,000. Feb 4. Feb 5, 1910. 8:2232-6 to 12. A \$43,000-\$43,000. other consid and 100

Columbus av, No 822, w s, 25.11 n 100th st, 25x100, 5-sty brk tenement and store. Chas G Herbermann to Mary L, Anna E, Eliz P and Gertrude Herbermann, his daughters. All liens. Mar 26, 1909. Feb 8, 1910. 7:1855-30. A \$19,000-\$30,000. gift

Claremont av, w s, 125.7 s 122d st, 99.5x100, vacant. Clinton W Kinsella to Kinsella Construction Co. Mort \$66,000. Feb 8. Feb 9, 1910. 7:1991-23 to 26. A \$55,500-\$55,500. other consid and 100

Lenox av, No 521 | n w cor 136th st, 24.11x75, 5-sty brk tenement and store. Louis K Ungrich EXR Jacob Schwarz to Lizzie L Ball. Jan 31. Feb 4, 1910. 7:1921-29. A \$21,000-\$37,000. 42,000

Lexington av, No 463, e s, 40 n 45th st, 20x70.6, 4-sty brk dwelling. Francis P Hoffman to Francis E J Reid. B & S. Mort \$20,000. Feb 5. Feb 7, 1910. 5:1300-21. A \$15,000-\$22,000. nom

# LONG BEACH

24 MILES 35 MINUTES FROM MANHATTAN  
 100 ARE BEING COMPLETED, NOT FOR SPECULATION, BUT TO ESTABLISH  
 THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.

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 modern and attractive ocean villas, at terms which will appeal, apply to

**ESTATES OF LONG BEACH**  
 225 FIFTH AVENUE, N. Y. CITY PHONE: MADISON, 3600  
 WILLIAM H. REYNOLDS, President

Lexington av, No 720 | s w cor 58th st, 20.5x68.9, 4-sty stone front  
 58th st | tenement and store. Emily C Regan to Thos  
 J and Richard J O'Brien. Mort \$35,000. Feb 1. Feb 10, 1910.  
 5:1312-60. A \$35,000-\$45,000. nom

Lexington av, No 2011, e s, 28.9 n 122d st, 14.5x60, 3-sty stone  
 front dwelling. Harry Bierhoff to Sarah Taneser. Mort \$6,000  
 and all liens. Feb 7. Feb 9, 1910. 6:1771-21¼. A \$5,000-  
 \$7,500. other consid and 100

Lexington av, No 671, e s, 40.5 s 56th st, 20x78, 4-sty and base-  
 ment stone front dwelling. Frank E Wilson et al to Wm G Wil-  
 son. All title. Q C. Jan 31. Feb 7, 1910. 5:1310-51¼. A  
 \$14,000-\$19,000. nom

Same property. Odell Wilson to same. All title. Q C. Jan 17.  
 Feb 7, 1910. 5:1310. nom

Lexington av, No 1265, e s, 22.2 n 85th st, 20x38.1, 3-sty stone  
 front dwelling. Lewis L Clarke and ano TRUSTEES, &c, Mary  
 E Phelan to Edward C Sheehy. Feb 7, 1910. 5:1514-20¼. A  
 \$8,500-\$9,500. 13,000

Madison av, Nos 76 and 78 | s w cor 28th st, 49.7x95, one 4 and one  
 28th st | 5-sty stone front dwellings. George  
 Backer to George Backer Construction Co. Mort \$192,500. Feb  
 3. Feb 8, 1910. 3:857-64 and 65. A \$138,000-\$159,000.  
 other consid and 100

Madison av, Nos 1244 and 1246, w s, 40 s 90th st, 60.8x87.9, three  
 5-sty brk tenements. Wm L Cahn to Albert Brod. Mort \$82-  
 500. Feb 4. Feb 7, 1910. 5:1501-57 to 59. A \$97,000-  
 \$119,500. other consid and 100

Madison av, No 78 | s w cor 28th st, 25x95, 4 and 5-sty stone front  
 28th st | dwelling. Kips Bay Realty Co to George  
 Backer. B & S. Mort \$80,000. Feb 3, 1910. 3:857-65. A  
 \$83,500-\$96,500. other consid and 100

Madison av, No 1584, w s, 50.11 n 106th st, 25x100, 5-sty stone  
 front tenement and store. FORECLOS, Dec 3, 1909. Adam  
 Wiener referee to Pendant Realty Co, a corpn. Mort \$25,000.  
 Jan 31. Feb 4, 1910. 6:1612-16. A \$16,000-\$28,000. 5,000

Pinehurst av | n e cor 179th st, 100.2x100, vacant. Mayer S Auer-  
 179th st | bach to Mentor Realty Co. Mort \$26,000. Feb 2.  
 Feb 4, 1910. 8:2177-156. A \$-\$. other consid and 100

Prescott av | easterly cor Bolton road, runs n e along s e s of av  
 Bolton road | 114.2 x s e 82.3 x s e again 81.9 to Seaman av x  
 Seaman av | s w 138.8 to e s Bolton road x n on curve 128.6,  
 vacant. John J Walsh to Geo B Hayes. Feb 1. Feb 4, 1910.  
 8:2248-1 and 46. A \$11,000-\$11,000. nom

St Nicholas av, Nos 928 and 930, e s, 248.4 n 155th st, 124.9x  
 124 to Old Croton Aqueduct, x120.3x90.11, 6-sty brk tenement.  
 St Nicholas Construction Co to Hyman Goldfarb. Mort \$215,000.  
 Feb 1. Feb 9, 1910. 8:2107-14. A \$-\$. other consid and 100

Sherman av | s w cor Emerson st, 100x135, vacant. R Clarence  
 Emerson st | Dorsett to Charles Hensle Realty Co. B & S. Mort  
 \$25,000. Jan 10. Feb 10, 1910. 8:2222-17 and 21. A \$22,500  
 -\$22,500. other consid and 100

West End av, No 532, e s, 44.2 s 86th st, 20x80, 4-sty and base-  
 ment brk dwelling. Alvoni R Allen to The Realty Co of America.  
 Mort \$25,000. Feb 1. Feb 4, 1910. 4:1233-62¼. A \$13,500  
 -\$27,000. nom

West End av, No 534, e s, 25.2 s 86th st, 19x80, 4-sty and base-  
 ment brk dwelling. Thos A Mills to The Realty Company of  
 America. Feb 3. Feb 4, 1910. 4:1233-62. A \$13,000-\$27,000.  
 other consid and 100

1st av, No 334, e s, 76.4 n 19th st, 26.8x96. Release claims, &c,  
 for station platform extension. James R Candler to Interbor-  
 ough Rapid Transit Co et al. Jan 20. Feb 8, 1910. 3:951. 240

1st av, No 1851, w s, 50.8 s 96th st, 25x80, 5-sty brk tenement and  
 store. FORECLOS, Jan 20, 1910. Daniel W Patterson, ref, to  
 Benjamin Wertheimer, Emanuel Arnstein, Henry Leipziger and  
 Alfred Hutter, EXRS Leopold Hutter. Mort \$11,000. Jan 25.  
 Feb 10, 1910. 5:1558-28. A \$9,000-\$17,000. 1,000

Same property. Benjamin Wertheimer et al, EXRS Leopold Hut-  
 ter to Horowitz Bros & Margareten, a corpn. Mort \$11,000.  
 Jan 26. Feb 10, 1910. 5:1558. 16,174.42

1st av, No 1853, w s, 25.8 s 96th st, 25x80, 5-sty brk tenement  
 and store. FORECLOS, Jan 20, 1910. Daniel W Patterson, ref,  
 to Benjamin Wertheimer, Emanuel Arnstein, Henry Leipziger  
 and Alfred Hutter, EXRS, Leopold Hutter. Mort \$11,000 and all  
 liens. Jan 25. Feb 10, 1910. 5:1558-29. A \$9,000-\$17,000.  
 250

Same property. Benjamin Wertheimer et al, EXRS, Leopold Hut-  
 ter to Horowitz Bros & Margareten, a corpn. Mort \$11,000. Jan  
 26. Feb 10, 1910. 5:1558. 16,174.41

2d av, No 2091, w s, 25.10 s 108th st, 25.3x75, 4-sty brk tene-  
 ment and store. Joseph Mirabel to Vito Bonomo. Mort \$12-  
 000. Feb 1. Feb 5, 1910. 6:1657-27. A \$9,000-\$17,000.  
 other consid and 100

2d av, No 690, e s, 49.4 n 37th st, 24.8x132.4x25x128.6, 4-sty  
 brk tenement and store and 3-sty brk tenement in rear. Solo-  
 mon Offner to Pauline Ehrlich. 1-3 part. All title. All liens.  
 Jan 27. Feb 4, 1910. 3:943-3. A \$14,000-\$22,000.  
 other consid and 100

2d av, No 71, w s, 24 n 4th st, 24.1x77. |  
 Pike st, No 46, w s, 25x86. |  
 Certificate that in deed recorded Apr 20, 1908, the grantors sur-  
 names appeared as Lemke and should be corrected to read  
 Melchior Lenke and Fannie his wife. Jan 15. Feb 3, 1910.  
 2:460. —

2d av, No 71, w s, 24 n 4th st, 24.1x77, 5-sty brk tenement and  
 store. Max Raymond to Carrie Bendheim. Mort \$34,000. Jan  
 15. Feb 3, 1910. 2:460-41. A \$20,000-\$33,000.  
 other consid and 100

2d av, Nos 2183 to 2189 | n w cor 112th st, 88.1x75, four 4-sty  
 112th st, Nos 249 and 251 | brk tenements and stores. Louis K  
 Ungrich EXR Jacob Schwarz to Lizzie L Ball. Jan 31. Feb 4,  
 1910. 6:1662-21 to 24. A \$36,000-\$67,500. 62,050

3d av, No 675, e s, 40.5 s 43d st, 20x80. Release claims, &c, for  
 station platform extension. Edward D Farrell to Interborough  
 Rapid Transit Co et al. July 1, 1909. Feb 8, 1910. 5:1316.  
 400

3d av, No 1459, e s, 102.2 n 82d st, runs e 103.9 x s 20 x w 103.9  
 to av x s 20 to beginning (error two south courses), 5-sty brk  
 loft and store building. Chas A Ashmead to Rose Goldberg. B  
 & S. Mort \$10,000. Jan 27. Feb 4, 1910. 5:1528-4. A  
 \$17,000-\$28,000. nom

3d av, Nos 2064 to 2070 | n w cor 113th st, 100.11x140, four 3-sty  
 113th st, Nos 171 to 179 | stone front dwellings and four 4-sty brk  
 tenements with stores on av. Louis K Ungrich EXR Jacob  
 Schwarz to Louis K Ungrich TRUSTEE for Julia Schwarz, Julia  
 E Linnett and Jacob M and Louis K Schwarz under will Jacob  
 Schwarz. Jan 31. Feb 5, 1910. 6:1641-32 to 36. A \$108,000  
 -\$141,000. 185,000

3d av, Nos 465 and 467 | s e cor 32d st, 49.1x85, two 4 and one  
 32d st, Nos 200 and 202 | 3-sty brk tenements and stores. Francis  
 J Keogh to Joseph L Buttewieser. Mort \$8,000. Jan 17. Feb  
 9, 1910. 3:912-63 and 64. A \$47,000-\$59,000.  
 other consid and 100

4th av, No 412, w s, 103.5 s 29th st, 20x78, 4-sty stone front  
 tenement and store. Louise F Runk and George Jeremiah  
 TRUSTEES Thos F Jeremiah to Eliza L Edgar of Newport, R I.  
 Feb 3. Feb 8, 1910. 3:858-40. A \$37,000-\$41,500.  
 other consid and 100

5th av, Nos 521 and 523, e s, 65 s 44th st, 31.10x105, 6-sty brk  
 office and store building. Esther Reinheimer to Fredk W  
 Fieder, Jr. Mort \$350,000. Feb 4, 1910. 5:1278-72. A  
 \$320,000-\$400,000. nom

5th av, Nos 521 and 523, e s, 65 s 44th st, 31.10x105, 6-sty brk  
 office and store building. Fredk W Fieder, Jr, to Esther Rein-  
 heimer. Mort \$350,000. Feb 4, 1910. 5:1278-72. A \$320,000  
 -\$400,000. nom

5th av, Nos 487 to 491, e s, abt 70 s 42d st, —, 7-sty stone  
 front office and store building. 42d st E, No 2, s s, abt 95 e 5th av, —, 5-sty stone front office  
 and store building. Marie A Pottier, decd (by will) to Auguste R W Pottier, her son,  
 and Theodore Battenhousen, as TRUSTEES in trust for Emalie  
 M A Pottier ½ part for life, and to Emalie M A Pottier and  
 Theodore Battenhousen, as TRUSTEES in trust for Auguste R  
 W Pottier, her son, ½ part for life, and to Emalie M A and  
 Auguste R W Pottier and Theodore Battenhousen as TRUSTEES  
 in trust for Marie B Pottier, her daughter, ½ part for life. July  
 28, 1904. Feb 9, 1910. 5:1276-4 and 68. A \$655,000-\$715,000.  
 will

5th av | s e cor 120th st, 25.5x100, 5-sty brk tenement. 120th st, No 2 | Lorin S Bernheimer to Max Garfunkel. Feb 9,  
 1910. 6:1746-69. A \$25,000-\$50,000. nom

5th av, Nos 564 to 568, w s, 27.1 n 46th st, runs w 76 x n 36.8 x  
 w 24 x n 16 x e 100 to av x s 52.8 to beginning, 6-sty brk office  
 and store building. Arax H Tavshanjian, widow of Hovhannes S  
 Tavshanjian to Arpinee and Ardemis Tavshanjian children of  
 said Hovhannes S Tavshanjian. Q C. Feb 7. Feb 9, 1910.  
 5:1262-35. A \$550,000-\$640,000. nom

7th av, No 2367, e s, 75 n 138th st, 24.11x100, 5-sty brk tene-  
 ment and store. Isidor Blumenkrohn to Philipp Brauneis.  
 Mort \$28,500. Feb 4, 1910. 7:2007-4. A \$16,000-\$31,000.  
 other consid and 100

7th av, Nos 911 to 917 | s e cor 58th st, runs s 100 x e 83.4 x s 0.5  
 58th st, No 174 | x e 41.8 x n 100.5 to s s 58th st x w 125  
 to beginning, 12-sty brk and stone tenement. Alwyn Court, Inc,  
 a corpn to Fifty-Eighth Street and Seventh Avenue Co, a corpn.  
 Jan 31. Feb 5, 1910. 4:1010-61. A \$300,000-P \$335,000.  
 other consid and 100

7th av, Nos 2246 and 2248, w s, 25 n 132d st, 49.11x100, two 5-sty  
 brk tenements and stores. Mary A O'Gara widow to Agnes  
 O'Gara, N Y., Mary E Finley, Long Branch, N J, and Jane Cogh-  
 lan and James J Kirwan both of Brooklyn. B & S. All title.  
 Jan 1. Feb 8, 1910. 7:1938-30 and 31. A \$32,000-\$60,000.  
 other consid and 100

7th av, No 2482 | n w cor 144th st, 40x100, 6-sty brk  
 on map Nos 2480 and 2482 | tenement and stores. Ludwig Marx  
 144th st, No 201 | Max Marx. Mort \$60,000. Feb 8.  
 Feb 10, 1910. 7:2030-29. A \$33,000-\$76,000.  
 other consid and 100

8th av, No 2917, w s, 74.11 n 154th st, 25x100, 6-sty brk tene-  
 ment and store. 7:2047-32. A \$8,000-\$30,000.

8th av, No 2911 | n w cor 154th st, 24.11x100, 6-sty brk tenement  
 154th st, No 301 | and store. 7:2047-29. A \$12,000-\$43,000.

Central Park West No 391 | n w cor 99th st, 40x100, 6-sty brk  
 on map Nos 391 and 392 | tenement and stores. 7:1835-29. A  
 99th st, Nos 1 to 7 | \$50,000-\$95,000.

Central Park West, Nos 393 and 394, w s, 40 n 99th st, 38.11x  
 100, 6-sty brk tenement and stores. 7:1835-31. A \$37,000-  
 \$68,000.

108th st, Nos 4 and 6, s s, 100 w Central Park West, 50x100.11,  
 6-sty brk tenement. 7:1843-37. A \$24,000-\$75,000.

108th st, Nos 8 and 10, s s, 150 w Central Park West, 50x100.11,  
 6-sty brk tenement. 7:1843-40. A \$24,000-\$75,000.

85th st E, Nos 434 to 440, s s, 119 w Av A, 75x102.2, two 6-sty  
 brk tenements and stores. 5:1564-31 and 32. A \$26,000-  
 \$86,000.

128th st W, Nos 79 to 83, n s, 75 e Lenox av, 60x99.11, two 6-  
 sty brk tenements. 6:1726-5 and 6. A \$29,000-\$90,000.

Abraham Silverson to Silverson Construction Co. Confirmation  
 deed. All liens. Nov 8, 1909. Feb 5, 1910. nom

9th av, w s | 66 on av x 88.6 on n s, 60.3 on west x 83.3 on s s.  
 31st st, n s | Deed of cession of part of 31st st. James Boorman  
 31st st, s s | to The Mayor, &c, of City of N Y. Oct 17, 1833. Feb  
 9, 1910. 3:728, 729. nom

10th av, e s, 49.11 s 207th st, 25x100, vacant. Val Fink to Michl  
 J Dowd. Mort \$4,500. Feb 2. Feb 3, 1910. 8:2203-6. A \$5-  
 500-\$5,500. other consid and 100

**MISCELLANEOUS.**

Appointment of substituted TRUSTEE under will of James H  
 Strong, dec'd. James H W Strong and Silvie L Post nominate  
 and appoints Luis J Phelps. Sept 16, 1909. Feb 4, 1910. —

Assignment of judgment entered June 18, 1909, Colon vs St Paul's  
 Construction Co et al. Geo Colon to Wm Hauser. Aug 18,  
 1909. Feb 8, 1910. 3,500

Exemplified copy of last will of Chas W Crittenton. Aug 28,  
 1903. Feb 4, 1910. —

General release. Bessie wife of and Philip Moss to Mendel Alter-  
 man. Feb 4. Feb 9, 1910. nom

Power of attorney. Francis G Crawford et al to Jas C Crawford  
 and Wm E Diller. July 24. Feb 4, 1910. —

Power of attorney. Julia Schwarz to Walter M Schwarz. July 2,  
 1909. Feb 9, 1910. —

Power of attorney. Bertha Moed to Morris Moed. July 8. Feb  
 9, 1910. —



# WATER-FRONT PROPERTIES

Feb., 1094 Rector

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

## BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).

- Buchanan pl, No 68, s w s, 130.1 s e Aqueduct av East, runs s 100 x n w 21.6 x n e 25 x n w 3.6 x n e 75 to pl x s e 25 to beginning, 2-sty frame dwelling.
- Buchanan pl s e cor Aqueduct av, 105.5x50x113.11x50.8, Aqueduct av, No 2218 2-sty frame dwelling, the part of this parcel intended to be conveyed being a strip 5 ft in depth along rear of Buchanan pl, where rear line of said lots intersect said pl, runs s 50 x w 5 x n 50 to pl x e 5 to beginning.
- Rose V Malone to Mary Malone. Feb 7, 1910. 11:3208. nom
- Bristow st, No 1335, w s, 165 s Jennings st, 20x100, 1-sty frame church. Church of the Reformation, Evangelical Lutheran, to Julie S Gaddis. Mort \$2,000 and all liens. Feb 8, 1910. 11:2972. 3,200
- Bristow st, Nos 1402 and 1412 n e cor 170th st, runs e 28 x n 90 170th st, No 821 x e 72 x n 35 x w 100 to e s Bristow st x s 125 to beginning, two 4-sty brk tenements and stores on cor. Clara Wiedhopf to Chas B Hobbs. Mort \$46,000. Feb 7, 1910. 11:2964. other consid and 100
- Clinton pl, s s, 200 ft the blk, vacant. Herman Koenigs-Davidson av, w s, 200 ft berger to Fleischmann Realty & Construction Co. Feb 8, 1910. 11:3195. other consid and 100
- Grand av, e s, 200 ft 11:3195. other consid and 100
- Same property. Fleischmann Realty & Construction Co to Herman Koenigsberger. Feb 7, 1910. 11:3195.
- Elsmere pl, s s, 300 w Marmion av, 100x100, vacant. Theodore Drourr et al to Home St Realty Co, a corp. Feb 8, 1910. 11:2955. other consid and 100
- Elm pl that part at Highbridgeville as shown on plate 37, vol 1 of certified map lying e of c l Sedgwick av and s of extension west of s line lot 2 on map land of Maximilian Morgenthau, attached to deed recorded in l 31, p 343 and n of extension west of s line of lot 5. Joseph H Jones to Jules S Ehrich. Q C. Feb 5, 1910. 9:2527. nom
- Hutton st late Bailey av, w s, 599.4 n from e s of old Albany Post road, 50x80x48.10x80.4, vacant. Arthur C Kimber to Marcia P Darby. B & S. Jan 14, 1887. Feb 5, 1910. 12:3262. 320
- Irvine st, No 898, e s, 82.5 s Garrison av, 25x100, 2-sty brk dwelling. Gustave Frey to Lena wife Gustave Frey. 1/2 part. All title. Mort \$6,000. Dec 31, 1909. Feb 7, 1910. 10:2761. nom
- Jennings st, No 822, s s, 27.5 e Bristow st, 21.1x78.9, 3-sty frame tenement. Philip Bauer to Irving Realty Co, a corp. Mort \$7,000. Feb 1, 1910. 11:2972. other consid and 100
- \*Johnson st, e s, 644 s Kingsbridge road, and being lot 32 map J E Bullard adj South Mt Vernon, 25x100. Jacob Trott to Frederick Trott. Feb 7, 1910. other consid and 100
- Livingston st, or Thompson terrace, w s, 25 from land Joseph Delafield, runs n 25 to said land x w 140 x s 25 x e 140 to beginning, being part lot 22 of land in possession of Jos H Jennings with right of way over Delafield av and Livingston st. Wm H Finnegan to Philip J McCook. Feb 3, 1910. 13:3415. other consid and 100
- Manida st, No 829, s w s, 483.1 s e Garrison av, 25x100, 2-sty brk dwelling. Vincent Volence to Margaret Volence. Q C. Mort \$6,000 and all liens. Feb 2, 1910. 10:2740. nom
- \*Maple st, e s, 100 s 215th st, 25x100 and being lot 97 map No 589 New Village Jerome. Luciano Minatillo to Co-operative Construction Co of Williamsbridge. Feb 3, 1910. other consid and 100
- \*Matilda st, e s, 416.8 s 239th st, 16.8x100, South Washingtonville. Magnus Hedner to Anna wife Magnus Hedner. Mort \$1,650. Feb 5, 1910. other consid and 100
- \*North st, lot at City Island, begins at stone wall at bank of creek from Eastchester Bay on boundary line of King Estate and 104.4 s Ditmars st, runs w through the creek 253 to e s proposed North st and s through a ditch and along said North st 163.7 x e 255 x n w and n e 170.6 to beginning. Mary L wife Ernest A Roeder to Benj F Jayne, of Brooklyn. Feb 3, 1909. Feb 7, 1910. nom
- Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Edw or Eduard Stelter to Christian Vorndrans Sons, Inc. Feb 8, 1910. 10:2699. other consid and 100
- \*St Ouen pl, s s, 122.9 e White Plains road, 50x100 and being lots 29 and 30 map No 1 South Vernon Park (Cranford property). Geo H Janss to Lena Guidano. Mort \$1,300. Feb 7, 1910. other consid and 100
- St Pauls pl n w cor Crotona pl, 51.1x95.5x50x84.10, 6-Crotona pl, No 1451 sty brk tenement. FORECLOS, Jan 25, 1910. Thos H Baskerville to Emoh Realty Co. Sub to 1st and 2d morts for \$15,000 and to building loan of \$34,000 on which \$10,450 has been advanced and is owing. Feb 4, 1910. 11:2927. 3,800
- Trafalgar pl, No 1829, w s, 78 s 176th st, 22x65, 2-sty frame dwelling. Adolph Berman to Isajah Berman. 1/2 part. Mort \$3,000 and all liens. Dec 15, 1909. Feb 8, 1910. 11:2958. other consid and 100
- \*Tompkins st, w s, 325 n 152d st and being lots 37 and 38 amended map (No 1108a) of 126 lots being a subdivision of plot 23 at Clasons Point, 50x100. Michele Stabile et al to Josephine Norcum. Feb 7, 1910. nom
- Unnamed st, w s, in block bet 196th and 197th sts, Creston av and Concourse, at n s lot 122, on map No 902 of property of Metropolitan Real Estate Assn, runs s 50 x e 15 to c l said Unnamed st x n 50 x w 15 to beginning, vacant. Karl M Rosell to Geo Williams. Q C. Jan 27, 1910. 12:3315. nom
- \*Washington st, e s, 605 n Starling av and being w 1/2 of lot 454 map of Unionport, 100x100. Louis Muller to Charles Platt. Mort \$1,700. Feb 5, 1910. other consid and 100
- \*8th st, s s, 100 w Av B, 30x146.1.
- 8th st, s s, 155 w Av B, 25x136, except part for 177th st (Tremont av), Unionport. Caroline Keller to Harry Levin. Mort \$11,750. Feb 3, 1910. other consid and 100
- 134th st, No 623, n s, 525 e St Anns av, 25x100, 4-sty brk tenement. Sigmund Ernst et al to Rachel Singer. Mort \$13,000. Feb 7, 1910. 10:2547. other consid and 100
- 140th st, No 501, n s, 837.6 e Willis av, 37.6x100, 5-sty brk tenement. Jshua Silverstein et al to Isidore D Morrison. Mort \$28,000. Jan 27, 1910. 9:2285. other consid and 100
- 147th st, s s, 350 e Prospect st or av, 25x100, being lot 15 map of Port Morris, &c, 2-sty frame dwelling and 2-sty frame stable in rear. Mary Schneider and ano to Emil Pfeiffer. Mort \$3,000. Feb 4, 1910. 10:2600. other consid and 100
- 148th st, Nos 279 and 281, n s, 70.3 e Morris av, and being lot 61 map Melrose South, 50x106.6, 1-sty frame shop. Helen T Huntington et al HEIRS, &c, Sarah E Huntington to Mary Connelly. Q C. Jan 11, 1910. 9:2330. nom
- 158th st n e cor German pl, 89.10x113.11x95.3x114, vacant. German pl Isaac Schlesinger to Alfred C Bachman. Feb 3, 1910. 9:2360. other consid and 100
- Same property. Alfred C Bachman to Isaac Schlesinger. Mort \$16,000. Feb 3, 1910. 9:2360. other consid and 100
- 161st st, No 772, s s, 22.4 w Tinton av, 31.1x76.2, 3-sty frame tenement and store. Justine Eckenfelder to Adam Mandler. Mort \$5,000. Feb 1, 1910. 10:2657. other consid and 100
- 165th st, Nos 490 and 492, s s, 84.9 e Washington av, 47.10x95, two 2-sty frame dwellings, stores in No 490. Louis Lese to Belwood Realty Co. Mort \$7,500. Feb 4, 1910. 9:2369. other consid and 100
- 167th st, No 861, n s, 77 w Intervale av, 25x100, deed reads blk 474 Fox Estate, s line, 193.8 e from w line said blk, runs n 100 x e 25 x s 100 to s line said blk x w 25 to beginning, being lot 70 and part 66 in said blk, 2-sty frame dwelling. Heinrich Heineke to Meta Heineke. All liens. Feb 3, 1910. 10:2692. other consid and 100
- 168th st, n s, 100 w Boston road, 41.7x135x42.2x136.3, vacant. C M Silverman & Son, a corp to Clementine M and Milton M Silverman. Feb 1, 1910. other consid and 100
- 176th st, No 160, s s, 90 w Mt Hope av, late Monroe av, 50x125, 3-sty frame dwelling and vacant. Philip Pertgen to Tillie wife Philip Pertgen. All liens. Feb 3, 1910. 11:2800. gift
- \*177th st, n s, 250 e Bronx Park av, 25x100, and being lot 76 map Neill Estate, dated Sept —, 1897. Agnes Murphy to Chas E Watson. Mort \$3,200 and all liens. Feb 3, 1910. other consid and 100
- 187th st, n s, 100 e Webster av, 33.4x100, vacant. Release mort. Bronx Borough Bank to Irvine Realty Co. Feb 7, 1910. 11:3032. nom
- 194th st n e cor Briggs av, 25x100, and being lot 50 map No Briggs av 1080 of 84 lots Estate Susan A Valentine, vacant. Charles Wundling to the Bedford Boulevard Construction Co. Mort \$3,250. Feb 8, 1910. 12:3294. nom
- 198th st, No 260 s e cor Briggs av, 25.11x97x25x103.8, vacant. Briggs av August F Lausen to Anthony Smyth. Dec 9, 1909. Feb 3, 1910. 12:3296. other consid and 100
- \*21st st, late 7th av, s s, 80 e White Plains road, and being lot 683 map of Wakefield, 100x114. Joseph de L'Etanche to Eugenie Van Dam. Feb 3, 1910. nom
- \*223d st, s s, 180 e Barnes av, 25x114, Wakefield. John Spirito to James Robinson. Mort \$2,500. Feb 4, 1910. other consid and 100
- \*227th st, s s, 355 e White Plains road, 25x114, Wakefield. Lena Guidano to Geo H Janss. Mort \$500. Feb 7, 1910. other consid and 100
- \*229th st late 15th av, n s, 205 w Prospect terrace, east 1/2 of lot 984 map of Wakefield, 50x114. Phelan Bros Construction Co to Edward P Donahue. Morts \$12,000. Feb 7, 1910. other consid and 100
- 235th st, n s, 175 w Oneida av, runs n 100 x w 276 x s 90.7 to n s 235th st, x e 66.1 to an angle in st x e 224.9 to beginning, vacant. Central Bronx Realty Co to Fredk M Mellert. Feb 4, 1910. 12:3366. nom
- Av St John n e cor Kelly st, 186.1x105.10x172.11x105, vacant. Kelly st Emma Kramer to Ittner Realty Co. All liens. Feb 7, 1910. 10:2686. other consid and 100
- Beekman av, Nos 354 and 356, e s, 170 s St Mary's st, 41.7x98.3x 41.7x96.9, 5-sty brk tenement. Louis L Kahn to Cornelia A Lefkovies. Mort \$75,000. Feb 8, 1910. 10:2554. other consid and 100
- Briggs av s w cor 201st st, 100x35, 2-sty frame dwelling. 201st st, No 270 Elizabeth Burke to Ella M Murphy. Mort \$8,000. Feb 3, 1910. 12:3298. other consid and 100
- \*Bracken av, e s, 100 n Randall av, 50x100. Land Co C of Edenwald to Jacob Kaplan of Brooklyn. All liens. Jan 19, 1910. nom
- \*Baychester av/n e cor Old Boston road, runs to s s Schiefelins Old Boston road lane and to c l Dereimer av, contains 4 7,765-Dereimer av 10,000 acres. The Crawford Real Estate & Building Co to Isedor Phillips. Feb 1, 1910. other consid and 1,000
- \*Same property. Release mort. Kath G Braker EXTRX Wm H Gelshenen to The Crawford Real Estate & Building Co. Q C. Ja n31. Feb 4, 1910. 4,000
- \*Bassett av, w s, 525 s Saratoga av, and being lot 39 map (No 1130) of 327 lots of Hunter estate, 25x100. Hudson P Rose Co to Filippo Capozzolo. All liens. Feb 3, 1910. nom
- \*Barnes av, w s, 75 s 237th st and being lot 4 blk 1 map (No 1140) sec 1 of Bathgate Estate, 25x82x28.9x95.11. Mathilde Klingenstein to Michael S Gleason. Feb 5, 1910. other consid and 100
- \*Barnes av s s, 34.2 w Wickham av, 34.2x64 to Nereid av x25x87.9 Nereid av and being lot 2 blk 5 map (No 1140) of Sec 1 Bathgate Estate. Hannah Lesser to Florence T Goldblatt. 3/4 part. Mort \$490. Feb 2, 1910. other consid and 100
- Boston road, No 1382, s e s, 280 n e Union av, 40x134.2x41.9x 122.3, 5-sty brk tenement and stores. Hyman Goldfarb to Jacob M Schoenfeld. Mort \$38,000. Feb 1, 1910. 11:2962. other consid and 100
- Boston road, No 1211 n w s, at n e s 168th st, 137.100x136.3x 168th st, No 631 100, 6-sty brk tenement and stores. C M Silverman & Son, a corp to Clementine M and Milton M Silverman. Mort \$155,000. Feb 1, 1910. 10:2615. other consid and 100
- \*Boston road s e s, at w s Palmer st and 462.9 e Baychester av, Palmer st runs along w s Palmer st s e 145.6 x s w 100 x Baychester av n w 25 x n e 25 x n w 110.5 to Boston road x n e 36.5 and 39.4 to beginning. Release mort. Kate G Braker, EXTRX Wm H Gelshenen to The Crawford Real Estate & Building Co. Q C. Jan 31, 1910. 500
- \*Baychester av, e s, 175 n Edenwald av, 25x75, Edenwald, Land Co "A" of Edenwald to Gus Nicholas. Jan 26, 1910. nom
- \*Boyd av, e s, 140.8 s Kingsbridge road, 50x100, Edenwald. Mary Denning to Adele Burge. Apr 15, 1908. Feb 7, 1910. nom

# OTTO G. LINDBERG,

Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK

# ENGINEERING AND GENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

\*Burke av, e s, 300 s Jefferson av, 25x100. Alma E Nordstrom to Kate Burke. Feb 5. Feb 9, 1910. other consid and 100  
 College av, No 1043, w s, 238 n 165th st, 22x92.6, 3-sty and basement brk dwelling. Anna Reiss to Portia Horwitz. Mort \$9,000. Feb 5. Feb 9, 1910. 9:2437. other consid and 100  
 College av, No 1039, w s, 194 n 165th st, 22x92.6, 3-sty and basement brk dwelling. Joseph Krinsky to Samuel Mann. Mort \$9,000 and all liens. Feb 5. Feb 9, 1910. 9:2437. other consid and 100  
 College av, Nos 1023 and 1025, w s, 22 n 165th st, 40.6x84.9, two 3-sty brk dwellings. Joseph Reiss to Samuel Mann and Portia Horwitz. Mort \$15,000. Feb 5. Feb 9, 1910. 9:2437. other consid and 100  
 \*Castle Hill av (Lafayette st), w s, 180 n Starling av and at line bet lots 449 and 451, runs w 108 x s 25 x e 108 to av x n 25 to beginning, Unionport. Mary Welcker et al to North Side Cornice & Roofing Co. Jan 7. Feb 7, 1910. 100  
 Creston av | s w cor 191st st, 100.3x292.11 to e s Morris av x100x Morris av | 285.8, vacant. Le Roy Construction Co to Henry F 191st st | Keil, of Bronxville, N Y. All liens. Feb 7, 1910. other consid and 100  
 11:3175.  
 Same property. Release mort. John B Haskin Estates, a corpn to Le Roy Construction Co. Feb 7, 1910. 11:3175. 35,000  
 Clinton av, Nos 1807 to 1817 | n w s, at n e s 175th st, runs n e 175th st, No 723 | 194 x n w 149.10 x s w 194 to 175th st x s e 149.10 to beginning, except part for sts, 2-sty frame dwelling and vacant. Harry E Seal to Clara Wiedhoff. Mort \$30,000. Jan 24. Feb 8, 1910. 11:2949. nom  
 Clinton av | s w cor 180th st, 100.1x71.6x100.1x71.3, vacant. Re- 180th st | lease mort. J William Nuth to L W Divine Co. Jan 5. Feb 4, 1910. nom  
 Daly av, w s, 277.11 s Tremont av or 177th st, 75.9x101.7, vacant. Emma Levison to Winnie Realty and Construction Co. Feb 8. Feb 10, 1910. 11:2985. nom  
 \*Edwards av, e s, 50 n Latting st and being lot 140 map (No 401) of Seton Homestead, Westchester, 25x100. Daniel McLean to Frank Carraher. Mort \$4,000. Jan 10. Feb 7, 1910. other consid and 100  
 Eagle av, No 890 | n e cor 161st st, 25x100, 6-sty brk tene- 161st st, Nos 611 to 617 | ment and stores. Harry Levin et al to Rebecca Miller and Betsy Siskind. Mort \$30,000. Jan 31. Feb 9, 1910. 10:2627. other consid and 100  
 \*Elliott av, e s, 300 s Elizabeth st, 125x125, Olinville. Mary Shanahan to Sophie L Marks. Feb 4. Feb 8, 1910. nom  
 Fulton av, w s, 136 n 167th st, strip, 0.3x155x0.3x155.1, Release mort. Anna Jastro to Ernest Wagner. Jan 24. Feb 4, 1910. 10:2609. nom  
 Same property. Ernest Wagner to Jacob Ried. Jan 24. Feb 4, 1910. 10:2609. other consid and 250  
 Forest av, w s, 349.2 s 165th st, old line, 21x100, vacant. Minnie C Ewing widow to Geo W Bishop of Los Angeles, Cal. Q C. Feb 4. Feb 9, 1910. 10:2649. nom  
 \*Fordham av, s s, 258 w Main st, 70x150, City Island. Benjamin Franklin and Isabella his wife to Jane Franklin. Q C. Jan 20. Feb 8, 1910. nom  
 \*Fordham av, s s, 282 w Main st, 46x150, City Island. Jane Franklin to Margaretha M Brohmer. Feb 7. Feb 8, 1910. other consid and 100  
 \*Fordham av, s s, 258 w Main st, 24x150, City Island. Estelle F Schlesinger to Margaretha M Brohmer. Feb 7. Feb 8, 1910. other consid and 100  
 Findlay av | s w cor 165th, 90.5x25.6x88.8x26.11, vacant. Release 165th st | mort. Mary S Croxson to The Mountain Construction Co. Jan 17. Feb 8, 1910. 9:2432. 2,750  
 Gardner av, or Garden av, now st, s w s, 190 w Southern Boulevard, lot 60 map No 325 in Westchester Co, of South Belmont, 50x100, vacant. Geo E Morgan to Caroline Newman of Brooklyn. Q C and confirmation deed. Jan 28. Feb 8, 1910. 11:3112. nom  
 Same property. Caroline Newman to Burdick Realty Co, a corpn. Feb 7. Feb 8, 1910. 11:3112. 100  
 \*Gifford av, n s, 580.8 e Balcom av, 25x100.5x25x100.3, Westchester. Emma N Polak to Ida M Winters. All liens. Feb 3. Feb 4, 1910. other consid and 100  
 Grand Boulevard and Concourse, w s, bet 178th and 179th sts, being a strip bet above and w s of old Morris formerly Monroe av. Agreement as to release of easements, &c. Geo A Steinmuller with Kate Fuessel, Emma Bernhard and John Slattery. Jan 15. Feb 7, 1910. 11:2808. nom  
 \*Hunt av, e s, 697 s Bronxdale av, 50x100, and being lots 38 and 39, map for partition sale of Lott G Hunt Estate, near Van Nest Station. Mary M Hussey to Edward Hussey. Feb 5. Feb 7, 1910. other consid and 100  
 \*Hill av, w s, 475 s Jefferson av, runs w 100 to w s Hill av x n 25 to beginning (error of omission) being lot 63 blk 27 Sec A of Edenwald. Isaac Greenwald to Wm T Leslie. Feb 5. Feb 9, 1910. nom  
 \*Jones av, e s, 175 n Jefferson av, 25x100. Land Co A of Edenwald to Jacob Greenberg. Dec 5, 1907. Feb 4, 1910. nom  
 Katonah av, No 4317, w s, 75 n 237th st, 25x85, 2-sty frame dwelling. Release mort. Central Mortgage Co to Hibbert C Simmonds. Aug 24, 1908. Feb 7, 1910. 12:3378. nom  
 Kingsbridge av | w s, 378 n 234th st, 150x200 to e s Corlear av, Corlear av | vacant. Margaret E and Albert W Putnam, EXRS, &c, Albert E Putnam to Ames Transfer Co. Feb 1. Feb 9, 1910. 13:3406. other consid and 14,500  
 Morris av, No 984, e s, 100 n 164th st, 37.6x104.10, 5-sty brk tenement. Sarah E McKay to Joseph Friedman. Mort \$31,000. Feb 1. Feb 3, 1910. 9:2432. other consid and 100  
 Morris av, w s, 222.2 s 169th st, 50x100, vacant. Hensle Construction Co to The City of N. Y. Feb 4. Feb 5, 1910. 9:2450. 5,975  
 Mohegan av, No 2041, | n w s, 397 s w 180th st, late Samuel st, late Grant av | runs n w 100 to Crotona Parkway x s w 179th st | 33 to n e s 179th st and w and s e 100 to av x n e 33 to beginning, except parts for Crotona Parkway and Mohegan av, 3-sty frame tenement and store and 2-sty frame dwelling on Parkway. Charlotte Henn to Clotilde Riggles. 1/4 part. Mort \$6,925. Feb 9, 1910. 11:3118. 875  
 Perry av, s e s, 269.6 s w 205th st, 50x100, vacant. Ernest Schaeffer to Mabel M Knox. Oct 7, 1907. Feb 8, 1910. 12:3345. other consid and 100  
 \*Pine av, w s, 125 s Magenta av and being lot 99 map (No 426) of lots near Williamsbridge Station, 25x125. John J Boomkamp to Antonio Carrieri. Q C. Feb 3. Feb 7, 1910. nom

Prospect av, No 2137, w s, 88.9 n 181st st, 22x100, 2-sty frame dwelling. Release mort. Samuel Harris to Gesina M Roosa. Dec 17, 1909. Feb 9, 1910. 11:3097, 12:3289. 500  
 Prospect av, No 1336 | n e cor 169th st, runs n 25 x e 100 x s 31.11 169th st | to n s of old lane x s w 5.8 x s 21.9 to n s 169th st x n w 92.8 to beginning, 4-sty brk tenement and stores. Gustave Cerf to Sandow Realty Co. 1/2 part. All title. Mort \$23,000. Dec 29, 1909. Feb 9, 1910. 11:2970. nom  
 Prospect av | n w cor Home st, 57x60x85.11x66.7. Release mort. Home st | N Y Trust Co to Ittner Realty Co. Feb 4, 1910. 10:2681. other consid and 1,000  
 Robbins av, e s, 27.9 n 152d st, runs e 110 x w 110 to av x s 7.100 to beginning, gore. Release mort. Arthur J Livermore TRUSTEE John P Kennedy to Richard A Farrelly. Feb 2. Feb 3, 1910. 10:2644. nom  
 Robbins av, e s, 54.10 n 152d st, strip, 9.100x110. Release mort. Same to same. Feb 2. Feb 3, 1910. 10:2644. nom  
 \*South Oak Drive, n s, and being lot 61 map (No 1038) of Bronxwood Park, 50x96x50x96.3. Mary A Crowell to Geo M Dyckman, of Wallkill, N Y. Jan 13. Feb 3, 1910. nom  
 Trinity av, Nos 820 and 822, e s, 78.8 s 160th st, 50x98.2, 3-sty frame dwelling and vacant. Preston B Bailey TRUSTEE John Rogers to Charles Mayer. Feb 3. Feb 4, 1910. 10:2637. 9,000  
 \*Taylor av, e s, 25 n Cornell av, 25x100, and being lot 166 map 370 lots McGraw estate, Van Nest. Oliverio Joccino et al to Catharine Curran. Jan 31. Feb 4, 1910. other consid and 100  
 \*Tremont road, n s, 50 e Robin av, 25x100, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Feb 2. Feb 8, 1910. nom  
 \*Same property. Bankers Realty & Security Co to Gerda Nystrom. All liens. Feb 2. Feb 8, 1910. other consid and 100  
 Tremont av, w s, 541.2 n e and n on curve from Harrison av, lots 68 and 69 map of 71 lots Kingsland Estate at Morris Heights, 50x144.1x50x146.11, 2-sty frame dwelling. Esther V F O'Brien or Farley to Eliz K Dooling. 1/2 part. Feb 5. Feb 7, 1910. 11:2869. other consid and 100  
 Tremont av, No 738, late 177th st, s s, 195.8 w Prospect av, 30x99.4x30x99.3, 3-sty frame tenement and stores. Morris Prowler to Antonietta Tesoro and Lucia Schiavone. Feb 5. Feb 8, 1910. 11:2951. other consid and 100  
 Union av, No 668, on map No 670, e s, 100 n 152d st, 37.6x95.5, 5-sty brk tenement. Gisela Dreyfus to Bertha Scheer. Mort \$35,100. Dec 30, 1909. Feb 7, 1910. 10:2675. other consid and 100  
 Vyse av | s w cor Jennings st, 75x100, vacant. Samuel Mann et Jennings st | al to Joseph Reiss. Mort \$5,000. Feb 3. Feb 9, 1910. 11:2987. other consid and 100  
 Valentine av, No 2112, e s, 299.10 n 180th st, 25.1x101.4x24.9x98.2, 2-sty frame dwelling. Mary E O'Brien to Wm J Finnen. Mort \$4,000. Feb 8. Feb 9, 1910. 11:3144. other consid and 100  
 Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling, 2-sty frame stable and vacant. Cancellation of contract recorded Sept 9, 1909. Roger J Connolly with Harvey E and Gesina M Roosa. Dec 6, 1909. Feb 9, 1910. 11:3036. nom  
 Webster av, Nos 2036 and 2038, e s, 200 n 179th st, 50x125.5x49.11x127.10, 5-sty brk tenement. CONTRACT. Adolph Wexler with Albert L Lowenstein. Morts \$43,500. Jan 25. Feb 8, 1910. 11:3029. 48,500  
 Willis av, No 302 | n e cor 140th st, 25x100, 5-sty brk tene- 140th st, Nos 401 to 405 | ment and stores. Leah De Bear to Hiram L Phelps. All liens. Feb 28, 1906. Feb 9, 1910. 9:2285. other consid and 100  
 Webster av, No 1674 | n e cor 173d st, runs n 95.1 x e 52.1 x s 25 173d st, No 401 | x w 28.6 x s 65 to n s 173d st x w 29.11 to beginning, vacant. Gertrude wife Adolph Herman to Magdalene Kolbeck. Q C. Jan 25. Feb 8, 1910. 11:2898. 150  
 Walton av, e s, 125 n 179th st, 125x100, vacant. Solomon M Landsmann to Landsmann Company, a corpn. 1/2 part. All title. B & S. Jan 31. Feb 8, 1910. 11:2829. nom  
 \*White Plains road (3d st), e s, 114 n 218th st and at s line lot 728 map of Wakefield, runs n 25 x e 80 x s 25 x w 80 to beginning, being part of said lot 728. James C Crawford et al to Paul Dolan. Jan 25. Jan 28, 1910. Reprinted from last issue when this deed appeared under Bronx Mortgages. nom  
 West Farms road, Nos 1818 to 1826, e s, 438.5 n 174th st, 130x29 to bulkhead on w s Bronx River x —x15 with riparian right to middle of Bronx River, 2-sty frame building and vacant. The Froma Realty Co to Westchester Avenue Realty Co. Feb 5. Feb 7, 1910. 11:3020. other consid and 100  
 \*Zerega av, No 1711, s s, 479.9 e Castle Hill av, and being lot 19 map (No 957) of 120 lots Daily Estate, 25x102. Maria D wife Guiseppe Sabatini to Giovanni B Galasso and Angelo Stanziano. Mort \$6,200. Jan 31. Feb 7, 1910. other consid and 100  
 \*2d av, late 1st av, w s, 337.6 n 216th st, late 2d st, 37.6x100, with all awards for Bronx Boulevard, Olinville. John V Braun to Irene, Wm J and James H Duffy all of Westchester Co, N Y. All title. Q C. Nov 13, 1909. Feb 3, 1910. nom  
 \*2d av, late 1st av, w s, 300 n 216th st, late 2d st, 37.6x100, with awards for Bronx Boulevard, Olinville. Irene Duffy widow et al HEIRS, &c, John Duffy to John V Braun. All title. Q C. Nov 13, 1909. Feb 3, 1910. nom  
 3d av, No 3428 | e s, 150 n 166th st, 25x104.6x23.6x102.6, 2 and 3-sty frame dwelling and store. Irene C Brown to Mary L Brown. 1/2 part. Oct 15, 1908. Feb 9, 1910. 10:2608. other consid and 100  
 \*Lots 524 to 533, 536 to 546, 548 to 552, 555 to 558 and letters R to Y, inclusive, map of Unionport. Edward Crawford by Chas Meyers COMMITTEE to L Napoleon Levy. 1-32 part. All title. July 10, 1908. Feb 4, 1910. 1,000  
 \*Lots 29 and 30 map South Vernon Park. Release part of restrictions. Kennett Cranford to Wm A Shelton. Oct 12. Feb 7, 1910. nom  
 \*Lots 2, 38 and 39 block 29 map No 599 in Westchester Co of Pelham Park. Mary A Graham to Andreas Wolf. All liens. Jan 17, 1907. Feb 10, 1910. nom  
 Lots 1, 2, 3, 4, and 40 block 3372 on tax map; lots 15 and 16 block 3373 on tax map; \*lot 222 map Hunt estate, Van Nest. Elect and choose to take and accept above by Clara E Kimber, of Hanford, Cal., as widow of Arthur C Kimber in lieu of her dower interest in estate of which her said husband died seized. Jan 31. Feb 9, 1910.  
 \*Lot 254 map (No 666 in Westchester Co) Wm Adee at Westchester and being part of plot G-7 on said map. Susan A Tier EXTRX Daniel Tier to Joseph Polchinski. Correction deed. Feb 4. Feb 8, 1910. 1,500

NORWOOD LONG ISLAND CITY

TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO.

45 WEST 34th STREET

Part of parcel 10 at Fieldston near Riverdale, in deed between Lewis L Delafield et al recorded Apr 6, 1906, begins at n e cor to John R Delafield by deed recorded Mar 8, 1909, runs s e 23.5 x s w 409.9 x n w 24.3 x n e 413.7 to beginning, except a 25-ft right of way, &c. Julia L Delafield to John R Delafield. Jan 28, Feb 7, 1910. 13:3417, 3418. nom

Power of attorney. Cora L Burgess, of Oyster Bay, L I, to Edward A Taft, of Suffolk Co, Mass. Oct 2, 1909. Feb 7, 1910.

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.

Feb. 3 (part of), 4, 5, 7, 8, 9 and part Feb. 10.

BOROUGH OF MANHATTAN.

Beekman st, No 54, 1st and 2d lofts. Henry Leerburger to Thos J Moore firm Moore & Warren of Brooklyn; 9 years, from May 1, 1910. Feb 4, 1910. 1:100.....1,800
Birmingham st, No 6. Assign lease. Birmingham Poultry Co to Charles Azwolinsky and Charles Miratchnick. Feb 8. Feb 9, 1910. 1:275. nom
Birmingham st, No 6, store. Louis Shulsky to Birmingham Poultry Co; from Feb 15, 1910, to Dec 31, 1911. Feb 9, 1910. 1:275. 1.080
Cathedral Parkway, n s, where a prolongation s of e s of substation 4 of Interborough Rapid Transit Co would intersect same, runs w along Parkway 60 x n 22 x e 60 x s 22 to beginning, except space occupied by Elevated R R columns, &c. Amendatory and supplemental agreement as to modification of lease recorded Nov 19, 1909. Manhattan Railway Co and Interborough Rapid Transit Co with Lounet Leasehold Co. Jan 18. Feb 4, 1910. 7:1846. nom
Fulton st, No 150, store in building at Broadway, s e cor Fulton st. The Brooklyn Bank to Isidor Lowenfeld; 6 years, from May 1, 1910. Feb 10, 1910. 1:79..... 4,250 and 4,350
Franklin st, Nos 178 and 180, n s, 125.4 w Hudson st, 33x87.6, the land. The Rector, &c, of P E Church of Saint Marks in the Bowery to Simon Uhlfelder and Abraham Weinberg; 21 years from Oct 1, 1909. Feb 8, 1910. 1:187..... taxes, &c, and 1,500
Same property. Assign lease. Simon Uhlfelder and Abraham Weinberg to Louvre Realty Co. Jan 31. Feb 8, 1910. 1:187. other consid and 100
Greenwich st, No 134, store and basement. Patrick J Rooney TRUSTEE Annie E Turley to Michael Shannon; 5 years, from May 1, 1910. Feb 4, 1910. 1:54..... 2,100
Hester st, No 103. Subordination of lease to mort for \$70,000. Blume Minkowitz and Isaac Gordon with Albert H Hastorf et al EXRS Charlotte Hastorf, decd, and Viola Hahon and Fannie H Tobias. Feb 3. Feb 5, 1910. 1:307.....nom
Same property. Subordination of lease to mort for \$70,000. Blume Minkowitz and Sophie Schifrin with same. Feb 3. Feb 5, 1910. 1:307.....nom
Houston st, No 101 West, all. Alicia Stuart and Mary J Smith to Guiseppe Liotti; 5 years, from Dec 1, 1909. Feb 4, 1910. 2:516.....2,100
Hudson st, Nos 177 and 179, 3, 4, 5 and 6 lofts. John J Burton to Chas Frankel et al; firm Frankel-Display Fixture Co; 5 years, from Feb 1, 1912. Feb 9, 1910. 1:219..... 4,300
Ludlow st, No 58, store and basement and room above store. Grand st, No 341, room above store. David Minaldi and ano to Masha Sokolsky; 5 years, from May 1, 1909. Feb 10, 1910. 1:310.....660
Monroe st, Nos 234 and 236, all. Louis Levy et al to Morris Feldman; 3 3-12 years, from Feb 1, 1910. Feb 10, 1910. 1:261.....5,800
Rutgers st, No 34, store, &c. Marcus Chargin and ano to Barnet Rosenhouse; 5 7-12 years from Oct 1, 1909. Feb 8, 1910. 1:273.....1,500
South st, Nos 206 to 210. Water st, Nos 401 to 407. all. Frank S Jones to Lawrence Son & Gerrish, a corpn; 3 yrs, from May 1, 1910, with 2 years renewal at \$12,000 per year. Feb 4, 1910. 1:39.....10,000 and 11,000
Stanton st, No 270, cor Columbia st. Assign lease. Nathan Rosenzweig to Hayman Perelman. Mort \$1,700. Feb 8. Feb 9, 1910. 2:335.....nom
1st st, Nos 85 and 87 East. Houston st, No 192 East. all. Samuel Resler to Bernat Katz; 2 years, from Feb 1, 1910. Feb 8, 1910. 2:428.....4,000
13th st, Nos 1 and 3 East. Agreement as to covenants by assignee in lease. Ella A Gregg et al EXRS, &c, Robt G Gregg with Fredk T Van Beuren et al. Feb 2. Feb 10, 1910. 2:571. nom
14th st, No 138 East, store and basement with use of alley to 13th st. Surprise Vaudeville Co to Hanover Lunch, Inc, a corpn; 10 2-12 years from Mar 1, 1910. Feb 7, 1910. 2:559. 7,500 to 8,500
14th st, No 6, s s, 67 e 5th av, 33x103.3. Surrender of lease. Theo W Handley as TRUSTEE Louisa C Hutchinson et al to Fredk T Van Beuren et al. All title. Feb 5. Feb 9, 1910. 2:571. 20,000
21st st, No 44 East, all. Geo G De Witt TRUSTEE Fredk H Gross to Vincent Sardi and Michele Falco; 2 10-12 years, from July 1, 1909. Feb 4, 1910. 3:849..... 3,000
23d st, No 20 West. Assign lease. M Philipsborn Co, an Illinois corpn, to "Meyers," a N Y corpn. All title. Feb 5. Feb 8, 1910. 3:824..... nom
23d st, No 20 West, all. "Meyers," a corpn, to Nomella Renting Co; from Feb 1, 1910, to Apr 30, 1912. Feb 8, 1910.....30,000
23d st, No 125 East, front east room or portion of basement. Fredk C Beach to Charles Cluthe; 6 years, from Jan 1, 1910, two renewals of 5 years each. Feb 10, 1910. 3:879..... 1st year \$100 and thereafter \$60
25th st, Nos 107 to 113 West, 2d floor. Sterling Bronze Co to David J Barzilay and Mark Harris; 9 5-12 years from Sept 1, 1909. Feb 8, 1910. 3:801.....3,850
26th st, No 19 West, store, &c. M Bergman to Harry L Williams; 5 years from May 1, 1909. Feb 8, 1910. 3:828.....2,000

26th st, Nos 109-115 West, 2d and 3d lofts. John J Geraty to Selig Citron and Henry Salinsky; 5 years, from Feb 1, 1909. Feb 10, 1910. 3:802.....4,200
31st st, s s, at east line of bulkhead on East River bounded and w by line 359.4 e 1st av, all, 4 lots, bulkhead, wharfage rights, &c. Marion P Brookman et al to Swift & Co; 5 years from Oct 22, 1909 (5 years renewal). Feb 5, 1910. 3:962.....
39th st, No 228 West, parlor floor. Thomas Broderick to M Murray Waxman; 3 years, from Oct 1, 1909. Feb 3, 1910. 3:788. 876
42d st, No 17 West, east store. Walter J Salomon to H S Schendel; 3 years, from May 1, 1910. Feb 9, 1910. 5:1258..... \$12,250 and 13,000
48th st, No 341 East, all. Ignatz Schlinger to Michael Umano; 3 years, from Nov 1, 1909. Feb 9, 1910. 5:1341.....2,040
72d st, No 156, s s, 220 e Amsterdam av, 20x102.2, all. Benj F Spink and ano to Leroy Coventry; 10 3-12 years, from July 1, 1910, with option to purchase for \$75,000. Feb 9, 1910. 4:1143..... taxes, &c, and 4,000
76th st, Nos 208 to 212 West, all. Mary A Goodsell to Harry Tunnell, of Cranford, N J, and Gilbert W Mead, N Y et al; 10 years from Sept 1, 1909. Feb 5, 1910. 4:1167. 11,000 and 12,000
77th st, No 404 East, all. Benjamin Bernard and ano to Fredk W Hinrichs; 3 years from Apr 1, 1910 (2 years renewal). Feb 5, 1910. 5:1471.....1,900
80th st, No 512 East, double store and basement. J Rumore Realty Co to Joseph Lucia; 5 years, from Feb 1, 1910. Feb 3, 1910. 5:1576..... 420 and 480
87th st, Nos 252 to 262. Assign lease. Morris Lewine et al to Belnord Automobile Storage & Supply Co. Jan 31. Feb 4, 1910. 4:1234.....17,500
100th st, Nos 61 to 65 West. Surrender lease. Mark A Schwartz to Max Raymond and Aaron I Raisman. All title. Feb 7. Feb 9, 1910. 7:1836. nom
102d st, No 446 East, all. Max Freeman to Louis Saks; 5 8-12 years, from July 1, 1909. Feb 3, 1910. 6:1695.....900
105th st, No 321 West, all. Chas B Barkley to Andrew Davey; 9 1-12 years from Apr 1, 1910. Feb 8, 1910. 7:1891..... 3,000 and 3,250
107th st, n s, 57 e Park av, 135x100.6, ground floor. Halpern Bros & Co to Elias Baker; 7 days to be used as place to worship during holidays in 1910. Feb 8, 1910. 6:1635. for term 1,650
130th st, No 526 West. Old Broadway, Nos 2340 to 2346. 3 houses, all. Fleischmann Realty & Construction Co to Ignatz Spitzer and Leo Stark; 3 years from Feb 1, 1910. Feb 8, 1910. 7:1984.....13,800
Av A, Nos 28 and 30, Progress Hall, all. Max and Morris Schwartz to Adolf Moskowitz; 10 2-12 years, from Mar 1, 1910, with 10 years renewal at \$8,500. Feb 4, 1910. 2:398.....8,000
Amsterdam av, No 1744, store, &c. Mark A Schwartz to Sigmond Elkin; 9 months, from Aug 1, 1908, with privilege 2 yrs renewal at \$1,620 per year. Feb 8, 1910. 7:2078.....1,440
Audubon av, No 270, w s, 33 n 178th st, store, 11.4x—. Broad Construction Co to Meyer Schwartz; 5 years, from Oct 1, 1909. Feb 3, 1910. 8:2153..... 420
Broadway, Nos 1733 to 1737. Assign and release of lease. Egbert J Tamblin et al as RECVRS of the Pope Mfg Co with Althea R Ward. Nov 26, 1907. Feb 9, 1910. 4:1027.....nom
Broadway, Nos 1733-1737. Assign lease. John Lurie to A G Southworth. Nov 1, 1909. Feb 9, 1910. 4:1027..... nom
Broadway, n w cor 55th st, —x—. Surrender lease. The Lozier Motor Co to T Edwin Ward and Henry W de Forest as EXRS, &c, Althea R Ward. All title. Jan 1. Feb 9, 1910. 4:1027. nom
Broadway, w s, 26.2 n 55th st, —x—. Surrender lease. A G Southworth to T Edwin Ward and Henry W de Forest EXRS, &c, Althea R Ward. All title. Feb 2. Feb 9, 1910. 4:1027.....nom
Same property. Surrender and release of lease. The A G Southworth Co to same. All title. Jan 1, 1910. Feb 9, 1910. 4:1027..... nom
Broadway, s e cor 100th st, north store and part basement. Allenel Construction Co to William Moller; 4 7-12 years, from Mar 1, 1910. Feb 4, 1910. 7:1871.....2,400 and 2,500
Broadway, s w cor 24th st, store and basement. The Fifth Avenue Building Co to George G Benjamin, a corp; 21 years from May 1, 1910. Feb 8, 1910. 3:825.....40,000
Broadway s e cor 23d st, runs s 102.6 x e 65.3 x n 98.9 to 23d st 23d st x w 92.11 to beginning, all of Bartholdi Hotel. Childs Real Estate Co to Childs Co, a corpn; 23 7-12 years from Sept 30, 1909. Feb 7, 1910. 3:851..... taxes, &c, and 50,000
Same property. Assign lease. Childs Company to Childs Real Estate Co. Aug 20, 1909. Feb 7, 1910. 3:851.....nom
Same property. Assign lease. Childs Real Estate Co to Guardian Trust Co of N Y. All title. Sept 1, 1909. Feb 7, 1910. 3:851. nom
Columbus av, s w cor 101st st, 1st loft. Herman Markowitz to Harry Pollak; 4 years, from Oct 1, 1909. Feb 8, 1910. 7:1855. 3,000
Lenox av, No 403, store, &c. Nathan Hutkoff to Phillip Bernfeld; 3 years, from Jan 1, 1910. Feb 5, 1910. 7:1915.....780
Lenox av, No 403, store and cellar. Nathan Hutkoff to Phillip Bernfeld; 3 years, from Jan 1, 1910. Feb 4, 1910. 7:1915.780
Lexington av, No 1897, corner store and basement, also store adj Herman J Katz to Henry J Jackson; 5 years from Dec 1, 1909. Feb 7, 1910. 6:1767.....900
Madison av, Nos 76 and 78. 28th st. s w cor 28th st, all. George Backer to Saml H Blum and Henry Koch firm Blum & Koch; 21 years from Jan 31, 1911. Feb 8, 1910. 3:857..... taxes, &c, and 32,500 and 35,000
Same property. Agreement as to erection of building on said premises, &c. Same with same. Dec 13, 1909. Feb 8, 1910. 3:857. nom
Park av, No 1846, north store. Agnes Karl to Jacob Schneider; 5 years from Feb 28, 1910. Feb 7, 1910. 6:1751.....720
St Nicholas av, Nos 1035 and 1037, two stores and basements. Frank W Woolworth to Leopold Wertheimer; 5 4-12 years from Jan 1, 1909. Feb 7, 1910. 8:2120.....2,400
St Nicholas av, n e cor 183d st, north store. Chas V Schmidt to Emma L Marx; 3 years from Nov 15, 1908. Feb 5, 1910. 8:2154. 780

**HAND POWER ELEVATORS**  
suitable for  
**STORES, WAREHOUSES**  
**STABLES AND SMALL**  
**FACTORIES, INSTALLED**  
**AT SMALL COST**

# OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

3d av, No 2374, store, &c. Henry Hunneke to Harlem Cafe, a corp'n; 5 years, from May 1, 1914. Feb 10, 1910. 6:1777....1,500  
3d av, No 2129, north store. Luke McDermott to Philip Elting; 5 4-12 years from Jan 1, 1910. Feb 8, 1910. 6:1666.....900  
5th av, No 326, store, &c. Abraham Ufland to Jacob Schenfeld; 14 months from Mar 1, 1910. Feb 8, 1910. 3:834.....8,000  
5th av, No 509, south store. Christian H Lang to Henry Rosenberg; 3 3-12 years from Feb 1, 1910. Feb 8, 1910. 5:1277.....for term 11,000  
5th av, No 509. Assign lease, &c. Alfred Walton to United States Oxygen Co. Jan 23, 1905. Feb 8, 1910. 5:1277.....nom  
5th av, No 716, 18x100, all.....|  
56th st, No 2 West, 25x75, all.....|  
Andrew C Zabriskie to Chas W and Geo H Schumann; 21 years, from Oct 1, 1910. Feb 3, 1910. 5:1271..taxes, &c, and 18,000  
5th av, No 172, n w cor 22d st, 2d floor. Henry C Lytton to Louis Berg; 3 years, from Feb 1, 1910. Feb 10, 1910. 3:824.....2,600 to 3,000  
6th av, Nos 656 and 658, all of upper part. Samuel Marks to Morris Markel; 10 years and 2½ months, from Feb 15, 1910. Feb 9, 1910. 3:840..... 5,000 and 6,112  
6th av, No 267, corner store and part cellar.....|  
6th av, No 265, space in rear of store.....|  
James Fellows et al EXRS, &c, Geo H Beyer to Julius and Morris Gumpel; 5 years, from Mar 1, 1910. Feb 10, 1910. 3:792.....9,000  
7th av, No 2020, cor store. Gustave A Jenny to Henry E Strubbe; 5 years from May 1, 1910. Feb 8, 1910. 7:1926.....2,100  
8th av, No 2741, store. Abraham Arndt to James Ross; 5 years from Feb 1, 1910. Feb 8, 1910. 7:2045.....1,800 to 2,200  
8th av, No 2741. Assign lease. James Ross to The Excelsior Brewing Co. Jan 24. Feb 8, 1910. 7:2045.....nom  
8th av, No 513, all. Almira Hoyt and ano to Maurice Gunsburger; 2 years from May 1, 1910. Feb 7, 1910. 3:759.....2,400 and 2,500  
8th av, s w cor 113th st, store and basement. Mary T Casey to Wm H Wilson; 5 years, from Oct 1, 1910. Feb 8, 1910. 7:1847..... 2,220 to 2,420  
9th av, No 697, store and basement. Charlotte Kay to Wm H Wilson and Christopher J Warrell; 5 years, from Mar 1, 1910. Feb 8, 1910. 4:1037.....1,800  
Surrender lease (property not given). John J Conroy and Geo W Pangborn to Harry Hart. Jan 31. Feb 3, 1910. 5:1500.....nom

**BOROUGH OF THE BRONX.**

\*Garfield st, No 1711, store, basement and 1st floor. Canio Adamo to Carlo Delu; 2 years, from May 1, 1910. Feb 9, 1910. ....528  
183d st, No 624 East. Reassign lease. John D Haase to Ewald Groth. All title. Mort \$1,355.92. Feb 3, 1910. 11:3071..nom  
Longwood av, s w cor Kelly st, cor store. Chas Hitsch to Saml N Coden and Thos G Jaffe; 3 years from Feb 1, 1910. Feb 8, 1910. 10:2701.....1,200  
Prospect av, No 882, store. Julie Duffrin to Prospect Realty Co; 3 years, from Jan 1, 1910. Feb 9, 1910. 10:2690....660 and 720  
Southern Boulevard, e s, 25 s Longwood av, 50x100. Agreement modifying lease recorded Oct 28, 1909. William Hahn with Nathan Newman. Jan 31. Feb 3, 1910. 10:2729..... nom  
Tremont av, n s, 23 e Honeywell av, store, bake oven, &c. Evelyn Building Co to Philip Hoffman; 5 years from Feb 15, 1910. Feb 7, 1910. 11:3121.....900  
Westchester av | s s, at s e s Bergen av, runs e 78 x s 173.5 x w  
Bergen av | 24.3 x n e 6 x w 109.7 x s w 8.11 to Gerard st  
Gerard st | x n w 78.10 to Bergen av x n e 188.11 to begin-  
ning, all. Wm T Keogh Amusement Co to International Vaude-  
ville Co; 10 years from May 17, 1910. Feb 8, 1910. 9:2294.....43,000 and 45,000  
3d av, No 3413, all. Chas E Tyte to Morris Beberfeld, of Brook-  
lyn; 4 4-12 years from Jan 1, 1910. Feb 7, 1910. 9:2371.....1,080 and 1,200  
3d av, No 3475, all. Philip Koenig, EXR Geo Koenig to Ragus Tea & Coffee Co; 5 years from Feb 1, 1910. Feb 7, 1910. 9:2372.....1,224  
3d av, s e cor Pelham av. Agreement as to release of lease. Mark Simons and Chas A Sheidy with John B Haskin Estates, Inc, a corp'n. All title. Oct 1, 1909. Feb 8, 1910. 11:3033..nom  
Same property. Similar agreement. Mark Simons and Gustave Zimmermann with same. All title. Oct 1, 1909. Feb 8, 1910. 11:3033.....nom  
Same property. Agreement as to cancellation and release of lease, &c. Mark Simons and Bernheimer & Schwartz with same. Oct 1, 1909. Feb 8, 1910. 11:3033.....nom  
3d av, s e cor Pelham av, ——. Reassign lease. John D Haase to Mark Simons. All title. Morts \$14,100. Feb 3, 1910. 11:3033..... nom  
3d av, No 3430, all. Constantino Calaman to Julius Meyer; 3 years, from May 1, 1910. Feb 4, 1910. 10:2608.....1,080

Arbelino, Nicola to Giovanni Sessitore or Tessitore. 109th st, No 326 East. Prior mort \$—-. Nov 20, 1909, 3 years, 5%. Feb 8, 1910. 6:1680. 1,500  
Arnold, Sarah E to LAWYERS TITLE INS & TRUST CO. 74th st, No 152, s s, 258 e Amsterdam av, 20x102.2. Feb 9, 1910, 3 years, 4%. 4:1145. 20,000  
Averill, Cornelia K to Morris M Sinske. Hester st, No 46, s s, 62.6 e Ludlow st, 25x—x25x50. Prior mort \$16,000. Jan 3, due, &c, as per bond. Feb 9, 1910. 1:297. 400  
Backer, Geo to Kips Bay Realty Co. Madison av, Nos 76 and 78, s w cor 28th st, 49.7x95. P M. Prior mort \$150,000. Feb 3, 1910, due &c as per bond. 3:857. 42,500  
Becar, Alfred to Wm B Trowbridge. Broadway, No 187, w s, 45.8 s Dey st, 25.6x100.2. Prior mort \$120,000. Jan 28, due &c as per bond. Feb 4, 1910. 1:63. 2,000  
Bradford, John H and Frederic J Stimson trustees S Dexter Brad-  
ford with Lazar Frieder. 1st av, No 1670. Extension of \$14,-  
000 mort until Nov 3, 1910, at 6%. Nov 16, 1907. Feb 4, 1910. 5:1567. nom  
Braunais, Philipp to Jakobina Ramsperger. 7th av, No 2367, e s, 75 n 138th st, 24.11x100. Prior mort \$28,000. Feb 4, 1910, 4 years, 6%. 7:2007. 8,000  
Beaumont, Francis E of Chestertown, Md, to Edmund L Beau-  
mont. 138th st, No 604, s w s, 116.8 n w Broadway, late Boule-  
vard, 16.8x99.11. Jan 31, 3 years, 6%. Feb 5, 1910. 7:2086. 500  
Budke, Geo H of Nanuet, N Y, to N Y SAVINGS BANK. Bank st, No 18, s s, 19.5 w Waverly pl, 19.7x75x20x75. Feb 1, due &c as per bond. Feb 3, 1910. 2:614. 6,000  
Blauner, Jacob with Wm Jay as trustee Isaac Bell, Jr. 4th st, Nos 386 and 388 East. Subordination agreement. Jan 19. Feb 7, 1910. 2:357. nom  
Bath, David A to Jeremiah W Dimick. 26th st, Nos 161 and 163, n s, 144 e 7th av, 44x107.6. P M. Jan 15, due, &c, as per bond. Feb 7, 1910. 3:802. 65,000  
Blaine, Alice and August Nebeling to Champion Laundry. 148th st, Nos 213 and 215, n s, 287.3 w 7th av, 37.5x99.11. Prior mort \$35,800. Feb 1, 1 year, % as per bond. Feb 7, 1910. 7:2034. 1,500  
Biermann, Katie, Rebecca Stang and Bettie Simon to Elias Kemp-  
ner. 14th st, No 521 East. Assign rent to secure mort. Feb 8. Feb 9, 1910. 3:972. nom  
Bernheimer, Simon E and Max E with Chas F Ballard. Manhat-  
tan av, No 149, s w cor 107th st, No 50, —x—. Extension of \$60,000 mort until Jan 15, 1915, at 4½%. Feb 7. Feb 10, 1910. 7:1842. nom  
Barkin Construction Co to Meteor Realty & Construction Co. 99th st, n s, 125 w West End av, 75x100.11. P M. Prior mort \$71,-  
000. Feb 1, 1 year, 6%. Feb 10, 1910. 7:1888. 15,000  
Bramwell, Cora to GUARANTY TRUST CO of N Y. Broadway, No 335, n w cor Worth st, Nos 87 and 89, runs n 28.3 x w 144.10 to an alleyway x n 27.1 x w 34.4 x n 44.8 x w 24.4 x s 100 to st x e 203.1 to beginning. Feb 8, 1910, 1 year, 6%. 1:173. 10,000  
Boerick, Lena or Lena Kamen wife Raphael Kamen to John C Gulick. Stanton st, No 310, n s, 75 e Lewis st, 22x75. Dec 14, 5 years, 5%. Feb 9, 1910. 2:330. 11,000  
Same and Caroline Boehm with same. Same property. Subordina-  
tion agreement. Feb 7. Feb 9, 1910. 2:330. nom  
Brennan, Gertrude K, of Orange, N J, to Wm F Havemeyer and ano, trustees for Harriet B Morse and ano under deed of trust. 101st st, No 217, n s, 260 e 3d av, 25x100.11. Feb 8, 1910, 3 years, 5%. 6:1651. 12,500  
Blumenthal, Rebecca S with Montefiore Home, a corp'n. Madison av, No 1560, n w cor 105th st, —x—. Subordination agreement. Feb 7. Feb 9, 1910. 6:1611. nom  
Castleton Construction Co to Clementine M Silverman. Broadway, n e cor 162d st, —x—. Certificate as to mort for \$35,000. Nov 3, 1909. Feb 9, 1910. 8:2122. —  
Cohn, Chas, Henry Abraham, Louis, Sidney and Blanche, Gussie wife David Davidson and Irene Von Holland, heirs Saml Cohn with BOWERY SAVINGS BANK. Grand st, No 207. Extension of \$12,000 mort until Dec 23, 1910, at 4½%. Feb 8, 1910. 1:238. nom  
Carlew, James to Rosalie Kaufmann et al, trustees for benefit Rosalie Kaufmann, &c, under will Leopold Kaufmann. 85th st, No 19, n s, 150 w Central Park West, 20x102.2. Subordination agreement. Feb 8. Feb 9, 1910. 4:1199. nom  
Cooper Realty Co with Jos Golding. 146th st, Nos 222 and 224, s s, 300 w 7th av, 37.6x99.11. Extension of \$5,200 mort until Mar 9, 1912, at 6%. Feb 3, 1910. 7:2031. nom  
Cooper Realty Co with Jos Golding. 146th st, Nos 218 and 220, s s, 260 w 7th av, 40x99.11. Extension of \$5,200 mort until Mar 9, 1912, at 6%. Feb 3, 1910. 7:2031. nom  
Carl, Wm with John Tischner. 166th st, No 506, s s, 125 w Am-  
sterdam av, 25x103.6x25.3x107.10. Extension of \$1,000 mort until Aug 15, 1912, 5%. Oct 1, 1909. Feb 3, 1910. 8:2123. nom  
Clark, Granville et al trustees Le Grand B Cannon with Fredk Whiting. 47th st, No 19 West. Extension of \$50,000 mort until Feb 1, 1913, at 5%. Feb 1. Feb 4, 1910. 5:1263. nom  
Deutsch, Meyer to Wm Jay, trustee Isaac Bell, Jr. 4th st, No 386, s s, 69.9 w Lewis st, runs w 46 x s 94.8 x e 26.9 x n 19.8 x e 21.8 x n 72.2 to beginning. Feb 4, 5 years, 5%. Feb 7, 1910. 2:357. 40,000  
Dornberger (F) Realty Co to Henry C Gerhards. Certificate as to mort for \$2,500 covering land in Kings Co. Jan 27. Feb 3, 1910. —  
Duff, Grace A to Henry G Timmermann and ano exrs William H Duff. Riverside av or Drive, No 90, n e cor 81st st, No 319, runs e 83 x n 23.2 x w 19 x n 2 x w 25.2 x s 3 x w 41.5 to av or Drive x s 22.3 to beginning. Feb 3, 1910, 3 years, 5%. 4:1244. 40,000  
Dowd, Michael J to American Mortgage Co. 10th av, e s, 49.11 s 207th st, 25x100. P M. Feb 2, 3 years, 5½%. Feb 3, 1910. 8:2203. 8,000  
Davis, Eliphalet L to Jeremiah W Dimick. 71st st, No 120, s s, 194 w Columbus av, 21x100.5. P M. Prior mort \$15,000. Feb 7, 1910, due, &c, as per bond. 4:1142. 5,000

## MORTGAGES

Feb. 3 (part of), 4, 5, 7, 8, 9 and part Feb. 10.

**BOROUGH OF MANHATTAN.**

Adelson, Philip and Thomas and Mary McDonald to Robt S Clark. 32d st, No 148, s s, 500 w 6th av, 16.8x70.10. Feb 7, 1910, due, &c, as per bond. 3:807. 40,000  
Avenue F Improvement Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$30,000 on Brooklyn property. Feb 3. Feb 8, 1910. —  
Abingdon Construction Co to Abram Bernard. 5th av, Nos 2071 and 2073, e s, 24.11 s 128th st, 50x110. Prior mort \$66,000. Feb 5, 3 years, 6%. Feb 7, 1910. 6:1752. 14,000  
Same to same. Same property. Certificate as to above mort. Feb 5. Feb 7, 1910. 6:1752. —  
Anspacher, Nathania S to Isaac Bell. 3d st, No 248, s s, 147.8 w Av C, runs s 70 x e 10.6 x s 35.11 x w 37.2 x n 105.11 to 3d st x e 26.8 to beginning. Feb 4, 1910, 5 years, 4½%. 2:385. 34,000  
Same and Isaac S Heller with same. Subordination agreement. Feb 4, 1910. 2:385. nom

Duff, Grace A to Henry G Timmermann and ano exrs William H Duff. Riverside av or Drive, No 90, n e cor 81st st, No 319, runs e 83 x n 23.2 x w 19 x n 2 x w 25.2 x s 3 x w 41.5 to av or Drive x s 22.3 to beginning. Feb 3, 1910, 3 years, 5%. 4:1244. 40,000  
Dowd, Michael J to American Mortgage Co. 10th av, e s, 49.11 s 207th st, 25x100. P M. Feb 2, 3 years, 5½%. Feb 3, 1910. 8:2203. 8,000  
Davis, Eliphalet L to Jeremiah W Dimick. 71st st, No 120, s s, 194 w Columbus av, 21x100.5. P M. Prior mort \$15,000. Feb 7, 1910, due, &c, as per bond. 4:1142. 5,000

# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze AND IRON WORK

- Dreyfus, Blanche to Montefiore Home, a corpn. Madison av, No 1560, n w cor 105th st, No 47, 24.11x70. Feb 9, 1910, 5 years, 4½%. 6:1611. 25,000
- Empire Square Realty Co to Russell Sage Foundation. Broadway, Nos 1931 to 1939, s w cor 65th st, Nos 110 to 122, 116.1x194.11 x100.5x136.7. Feb 1, 3 years, 4½%. Feb 10, 1910. 4:1136. 45,000
- Same to same. Same property. Certificate as to above mort. Feb 1, 1910, 1910. 4:1136.
- Englander, Oscar as trustee with Morris Silverman. Bowery, Nos 223½ and 225. Subordination agreement. Feb 7. Feb 9, 1910. 2:426. nom
- Same with Sara Schaul. Same property. Subordination agreement. Dec 9, 1909. Feb 9, 1910. 2:426. nom
- Eastport Realty Co and Jacob Shevell with Lena Frank. Madison st, No 211. Subordination agreement. Jan 31. Feb 7, 1910. 1:271. nom
- Egner, Caroline, Wm O and Otto C to John H Henshaw, trustees for R Townsend Henshaw and ano. Amsterdam av, No 137, s e cor 66th st, Nos 162½ and 164, 20.5x80. Prior mort \$20,000. Feb 8, 1910, due, &c, as per bond. 4:1137. 3,500
- Edelman, Matthew M to Irving Judis Bldg & Construction Co. Amsterdam av, Nos 920 to 924, n w cor 105th st, Nos 201 to 209, 75.11x100. P M. Prior mort \$165,000. Feb 7, due Mar 1, 1913, 6%. Feb 8, 1910. 7:1877. 17,000
- Edgar, Eliza L, of Newport, R I, to Louise F Runk and George Jeremiah as trustees Thos F Jeremiah. 4th av, No 412, w s, 103.5 s 29th st, 20x78. P M. Feb 3, 2 years, 4½%. Feb 8, 1910. 6:858. 45,000
- EQUITABLE LIFE ASSUR SOC of the U S with David T Kennedy. 74th st, No 19, n s, 261 w Central Park West, 20x102.2. Extension of \$30,000 mort until Jan 1, 1915, at 4½%. Feb 3. Feb 4, 1910. 4:1127. nom
- Eschmann, Fredk W R to FRANKLIN SAVINGS BANK. St Nicholas av, No 849, w s, 81.4 s 153d st, runs w 124.11 x s 45.5 x e 134.9 to av x n 46.5 to beginning. Feb 4, 1910, 5 years, 5%. 7:2067. 65,000
- Same to Elsie Powell. Same property. Feb 10, due May 4, 1910, 5½%. Feb 4, 1910. 7:2067. 2,000
- Ernst, Catharine to N Y SAVINGS BANK. Grove st, No 25, n s, 96.1 e Bedford st, 32x100. Feb 4, due &c as per bond. Feb 5, 1910. 2:588. 12,000
- Fisher (Geo A) Co to GREENWICH SAVINGS BANK. Broadway, s w cor 144th st, No 600, 99.11x150. Feb 9, 1910, due Feb 9, 1915, 4½%. 7:2090. 245,000
- Same to same. Same property. Certificate as to above mort. Feb 9, 1910. 7:2090.
- Same and Alex Walker with same. Subordination agreement. Feb 9, 1910. 7:2090. nom
- Friedrich, Chas H G with BOWERY SAVINGS BANK. 52d st, No 329 East. Extension of \$7,000 mort until Feb 4, 1915, at 4½%. Feb 4. Feb 8, 1910. 5:1345. nom
- Freiman, Leopold to Saml Birn. Av C, No 301, w s, 82 n 17th st, 20x88. Prior mort \$11,000. Feb 4, due May 1, 1913, 6%. Feb 9, 1910. 3:985. 3,500
- Fox, John F to Annie J Zunz. 61st st, No 247, n s, 125 e West End av, 25x100.5. Prior mort \$12,000. Feb 7, 1 year, 6%. Feb 9, 1910. 4:1153. 2,500
- Forty-Fifth Street Exchange to MANHATTAN LIFE INS CO. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Feb 5, due, &c, as per bond. Feb 9, 1910. 4:998. 300,000
- Same to same. Same property. Certificate as to above mort. Feb 5. Feb 9, 1910. 4:998.
- Folsom, Jessie to whom it may concern. 40th st, No 553 West. Certificate as to mort. Feb 8. Feb 10, 1910. 4:1069.
- Friedlander, Sarah to MUTUAL LIFE INS CO of N Y. 25th st, No 223, n s, 270 w 7th av, 21x98.9. P M. Feb 2, due &c as per bond. Feb 3, 1910. 3:775. 14,000
- Friedlander, Sarah to Anna Riese. 25th st, No 225, n s, 291 w 7th av, 21x98.9. P M. Feb 2, due Dec 28, 1910, 5%. Feb 3, 1910. 3:775. 4,500
- Frazier, Chas, Roland F Knoedler and Henry Dazian, exrs Maurice Grau with John F Schreyer. 21st st, No 37, n s, 349.5 e 6th av, 24.7x98.9. Extension of \$75,000 mort until May 1, 1915, at 4½%. Feb 9, 1910. 3:823. nom
- Fanning, Thomas M to Margt A Mackay. Orchard st, No 162, e s, 100 s Stanton st, 25x87.6. Feb 2, 5 years, 5%. Feb 3, 1910. 2:411. 22,000
- Fanning, Thomas M to American Mortgage Co. 39th st, No 547, n s, 150 e 11th av, 25x98.9. Feb 3, 1910, 5 years, 5%. 3:711. 11,000
- Feinberg, Joseph to Abraham Woldar. 114th st, Nos 26 and 28, s s, 79 w Madison av, 20x50.11; 114th st, No 26, s s, 99 w Madison av, runs s 50.11 x w 1 x s 50 x w 18 x n 100.11 to st x e 19 to beginning. Feb 3, 1910, 1 year, 6%. 6:1619. 1,200
- Franmor Realty Co to TITLE GUARANTEE & TRUST CO. 24th st, Nos 203 and 205, n s, 78.2 w 7th av, runs n 98.9 x w 0.1 x n 98.9 to s s 25th st, Nos 204 to 208 x w 46.6 x s 98.9 x e 3.3 x s 98.9 to 24th st x e 43.3 to beginning. Feb 4, due, &c, as per bond. Feb 7, 1910. 3:774. 250,000
- Same to same. Same property. Certificate as to above mort. Jan 21. Feb 7, 1910. 3:774.
- Frankel, Fannie wife of and Solomon to GREENWICH SAVINGS BANK. 115th st, No 6, s s, 120 e 5th av, 25x100.11. Feb 7, 1910, due, &c, as per bond. 6:1620. 26,000
- Fifty-Eighth Street and Seventh Avenue Co to METROPOLITAN LIFE INS CO. 7th av, Nos 911 to 917, s e cor 58th st, No 174, runs s 100 x e 83.4 x s 0.5 x e 41.8 x n 100.5 to st x w 125 to beginning. Jan 31, due Apr 1, 1920, 5½% until Apr 1, 1915, and 5% thereafter. Feb 5, 1910. 4:1010. 900,000
- Same to same. Same property. Certificate as to above mort. Jan 31. Feb 5, 1910. 4:1010.
- Same to GUARDIAN TRUST CO as trustee. Same property. Prior mort \$900,000. Jan 31, due Feb 1, 1930, 6%. Feb 5, 1910. 4:1010. gold, 600,000
- Same to same. Same property. Certificate as to above mort. Jan 31. Feb 5, 1910. 4:1010.
- Franzreb, Cath with Annie C wife of and John McCullough. 6th st, No 333 East. Extension of \$24,000 mort until Dec 28, 1914, at 5%. Dec 22, 1909. Feb 7, 1910. 2:448. nom
- Fusco, Giuseppe to Vito Caldieri. 109th st, No 343, n s, 125 w 1st av, 25x100.10. Prior mort \$7,000. Feb 7, 5 years, 6%. Feb 8, 1910. 6:1681. 3,000
- Frankel, Fannie and Theresa Hirsh with GREENWICH SAVINGS BANK. 115th st, No 6 East. Subordination agreement. Feb 7, 1910. 6:1620. nom
- Frankel, Fannie and Moses Goodman with GREENWICH SAVINGS BANK. 115th st, No 6 East. Subordination agreement. Feb 7, 1910. 6:1620. nom
- Gabrielli, Antonio, Francesco Franchi and Bartolomeo Brizio to EMIGRANT INDUSTRIAL SAVINGS BANK. 63d st, No 336, s s, 175 w 1st av, 25x100.5. Jan 10, 2 years, 4½%. Feb 4, 1910. 5:1437. 12,000
- Graybill, James E trustee Wm M Weil with Wm G Owens. 131st st, No 72 West. Extension of \$6,000 mort until Feb 23, 1915, at 5%. Feb 3, 1910. 6:1728. nom
- Geis, Louisa and Josephine F Steffens with Arthur A Fowler. 2d av, No 487, w s, 74 n 27th st, 24.8x100. Subordination agreement. Feb 2. Feb 3, 1910. 3:908. nom
- Geis, Louisa and Richd A of N Y, Josephine F Steffens of Ruthersford, N J, and Wm V Geis of Far Rockaway, N Y, to Arthur A Fowler. 2d av, No 487, w s, 74 n 27th st, 24.8x100. Feb 3, 1910, 5 years, 4½%. 3:908. 17,000
- Goldberg, Rose wife Maurice to Charles Jaeger. 3d av, No 1459, e s, 102.2 n 82d st, runs e 100 x s 20 x w 100 to av x s 20 to beginning (error two south courses). Prior mort \$1,500. Feb 3, due May 1, 1910, —%. Feb 4, 1910. 5:1528. 751,40
- Same to Chas A Ashmead. Same property. P M. Prior mort \$16,000. Jan 27, due, &c, as per bond. Feb 4, 1910. 5:1528. 1,500
- Same to Maurice Goldberg. Same property. Prior mort \$10,000. Jan 27, due June 27, 1911, 6%. Feb 4, 1910. 5:1528. 6,000
- Glass, Samuel to Maurice Myers. 30th st, Nos 145 and 147, n s, 175 e 7th av, 50x98.9. P M. Prior mort \$50,000. Feb 7, due Aug 7, 1911, 6%. Feb 8, 1910. 3:806. 41,000
- Guggenheimer, Sydney A trustee for Sarah Guggenheimer and ano with Bella and Amelia Kayton. 96th st, No 54 West. 20x100.8. Extension of \$14,000 mort until Feb 8, 1913, at 5%. Feb 4, 1910. 4:1209. nom
- Goldberg, Louis with BOWERY SAVINGS BANK. 110th st, No 60 East. Extension of \$16,000 mort until Jan 1, 1915, at 4½%. Jan 31. Feb 7, 1910. 6:1615. nom
- Galef, Max to Hyman Boriss. 7th st, No 127, n s, 125 w Av A, 25x 97.5. Prior mort \$—. Feb 7, due upon sale of premises, 3%. Feb 10, 1910. 2:435. 686.45
- Goldberg, Saml and Chas A Menter with NEW YORK LIFE INS & TRUST CO. 108th st, Nos 14 to 20, s s, 230 e 5th av. Two lots, each 40x100.11. Two subordination agreements. Dec 31, 1909. Feb 10, 1910. 6:1613. nom
- Gross, Albert B and Max and Wm M Engle to Aurora Investing Co. 27th st, Nos 115 and 117, n s, 200 w 6th av, 50x98.9. P M. Prior mort \$200,000. Feb 1, 3 years, 6%. Feb 9, 1910. 3:803. 26,000
- Gross, Albert B and Max and Wm M Engel to Aurora Investing Co. 27th st, Nos 115 and 117, n s, 200 w 6th av, 50x98.9. P M. Prior mort \$226,000. Feb 1, 1 year, 6%. Feb 9, 1910. 3:803. 10,000
- Garfunkel, Max to CITIZENS SAVINGS BANK. 5th av, s e cor 120th st, No 2, 25.5x100. P M. Feb 9, 1910, 5 years, 4½%. 6:1746. 38,000
- Herrmann, Cecilia to TITLE GUARANTEE & TRUST CO. Pearl st, No 213, n w s, 129.3 n e Maiden lane, runs n w 158.10 x n e 10.3 x s e 32.10 x s e 6.5 x s e 71.1 x s e 50.3 to st x s w 20.8 to beginning. Prior mort \$15,000. Feb 8, due, &c, as per bond. Feb 9, 1910. 1:69. 1,500
- Huner, John T to TITLE GUARANTEE & TRUST CO. Suffolk st, Nos 8 and 10, n e cor Hester st, Nos 13 and 15, 50x75; Cherry st, s e cor Montgomery st, Nos 73 and 75, 48.2x58.9x50.7x57. Feb 8, 1910, due, &c, as per bond. 1:259 and 313. 15,000
- Hermele, Rafel to Jacob A Geissenhainer and ano, trustees Henry Elsworth. 16th st, No 608, s s, 488 w Av C, 25x103.3. Feb 7, 3 years, 4½%. Feb 9, 1910. 3:983. 16,000
- Hyman, Saml J with Jacob Schlosser. 117th st, No 111 West. Extension of \$10,500 mort until Jan 29, 1913, at 6%. Jan 28. Feb 9, 1910. 7:1902. nom
- Hochstadter, Louise F wife of and Harry G to Seymour Realty Co. 69th st, No 43, n s, 285 e Columbus av, 20x100.5. Feb 1, 3 years, 4½%. Feb 9, 1910. 4:1122. 30,000
- Hermele, Rafel and David Gordon with Jacob A Geissenhainer and ano, trustees Henry Elsworth. 16th st, No 608 East. Subordination agreement. Feb 7. Feb 9, 1910. 3:983. nom
- Hermele, Rafel and Saml Weil with Jacob A Geissenhainer and ano trustees Henry Elsworth. 16th st, No 608 East. Subordination agreement. Feb 7. Feb 10, 1910. 3:983. nom
- Hensle (Charles) Realty Co to R Clarence Dorsett. Sherman av, s e cor Emerson st, 100x135. P M. Prior mort \$—. Jan 10, due Feb 10, 1911, 6%. Feb 10, 1910. 8:2222. 22,000
- Horowitz Bros & Margaretan, a corpn, to Emanuel Arnstein et al, exrs Leopold Hutter. 1st av, No 1853, w s, 25.8 s 96th st, 25x 80; 1st av, No 1851, w s, 50.8 s 96th st, 25x80; Willet st, No 52, e s, 100 n Delancey st, runs n e 16.8 x s e 100 x s w 16.8 x n w 100 to beginning; all title to strip 10 ft wide adj above in rear; Mangin st, Nos 97 and 99, w s, 71.2 s Stanton st, 50x100; 79th st, No 212, s s, 165 e 3d av, 20x102.2. P M. Prior mort \$—. Feb 2, due, &c, as per bond. Feb 10, 1910. 2:324 and 338; 5:1433 and 1558. 9,348.83
- Same to same. Same property. Certificate as to above mort. Feb 8. Feb 10, 1910. 2:324 and 338; 5:1433 and 1558.
- Herrmann, Edw with J Fred Boss. 96th st, No 328 West. Agreement as to share ownership in mort. Jan 17. Feb 7, 1910. 4:1253.
- Heine, Henrietta L and Eliza or Elise Schwartz to Falcia Livor. 108th st, Nos 422 and 424 East; also Pleasant av, n w cor 120th st, 100.11x125. Leasehold. Dec 16, installs, 6%. Feb 8, 1910. 6:1808 and 1701. 800
- Halstead, John J and James W, trustee for Mrs Mary Jackson et al under will Pearson S Halstead with Rosie Levy. Pitt st, No 17, w s, 60 s Broome st, 20x100. Extension of \$18,000 mort until Jan 1, 1913, at 5%. Feb 4, 1910. nom
- Same with same. Same property. Extension of \$18,000 mort until Jan 1, 1913, at 5%. Feb 4, 1910. 2:341. nom

# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY

# IRON WORK FOR BUILDINGS

NEW YORK

- Herzberg, Nora H with Owners Syndicate Co. 181st, s s, 340.9 e Fort Washington av, 50x129.2x50.3x124.3. Extension of two mortg for \$12,500 each until Feb 1, 1911, at 6%. Feb 1, 1910. 8:2176. nom
- Hahn, Viola and Fannie H Tobias with Albert H Hastorf et al exrs Charlotte Hastorf. Hester st, No 103. Subordination agreement. Feb 3, 1910. 1:307. nom
- Hinck, George with Lazar Frieder. 1st av, No 1670. Extension of \$3,500 mort until Dec 1, 1911, at 6%. Oct 27, 1909. Feb 4, 1910. 5:1567. nom
- Hagemeyer, Anna H heir Christian A Krone wife and George Hagemeyer to Louise M C Kohler. Washington st, No 266, w s, 105.3 n Murray st, 26.3x57.8x26.5x56.10; 128th st, No 209, n s, 133.4 w 7th av, 16.8x99.11. Prior mort on 1st parcel \$2,000 and on 2d parcel \$2,000. Oct 23, 1909, 1 year, 5%. Feb 3, 1910. 1:131, 7:1934. 6,643.75
- Home Club Co with BANK FOR SAVINGS in City N Y. 45th st, Nos 11 to 15 East. Extension of \$400,000 mort until Feb 1, 1915, at 4½%. Feb 1, 1910. 5:1281. nom
- Hayes, Geo B of Riverdale, N Y, to trustees of the Dyckman Library. Prescott av, e cor Bolton road, runs n e along av 114.2 x s e 82.3 x s e 81.9 to Seaman av x s w 138.8 to road x n 128.6 to beginning. Feb 2, due, &c, as per bond. Feb 4, 1910. 8:2248. 11,500
- Hitchcock, Frances to Ernest G W Woerz. 36th st, No 57, n s, 195 e 6th av, 20x98.9. Feb 4. Prior mort \$30,000. Feb 4, due, &c, as per bond. Feb 5, 1910. 3:838. 5,000
- Iron Master's Realty & Construction Co to NEW YORK LIFE INS & TRUST CO. 97th st, Nos 55 to 65 East. Certificate as to three mortg for \$47,000 each. Feb 2, Feb 8, 1910. 6:1603. —
- Iron Masters Realty & Construction Co to NEW YORK LIFE INS & TRUST CO. 97th st, Nos 57 to 65, n s, 162.6 e Madison av, three lots, each 45.10x100.10. Three mortg, each \$47,000. Feb 7, 5 years, 4½%. Feb 8, 1910. 6:1603. 141,000
- Johnson, Edward S to TITLE GUARANTEE & TRUST CO. 88th st, No 130, s s, 224.6 w Columbus av, 17.6x100.8. P M. Feb 7, due, &c, as per bond. Feb 8, 1910. 4:1218. 18,000
- Jackson, Henry J to James Everards Breweries. Lexington av, No 1897. Saloon lease. Feb 5, demand, 6%. Feb 7, 1910. 6:1767. 300
- Krone, Christian H heir Christian A Krone of Tarrytown, N Y, to Louise M C Kohler. Washington st, No 266, w s, 105.3 n Murray st, 26.3x57.8x26.5x56.10; 128th st, No 209, n s, 133.4 w 7th av, 16.8x99.11. Prior mort on 1st parcel \$2,000 and on 2d parcel \$2,000. Oct 23, 1 year, 5%. Feb 3, 1910. 1:131, 7:1934. 9,104
- Kick, Ernest F to TITLE INS CO of N Y. 44th st, No 346, s s, 225 e 9th av, 25x100.5. Feb 4, 1910, 5 years, 5%. 4:1034. 15,000
- Koch, Henry to Annie R Bauerdorf. 48th st, No 451, n s, 100.6 e 10th av, 24.6x100.5. Jan 31, 1 year, 6%. Feb 4, 1910. 4:1058. 2,000
- Keller, Jos F with CITIZENS SAVINGS BANK. 98th st, No 231 East. Subordination agreement. Feb 3, 1910. 6:1648. nom
- Kadel, Miller & Co, Inc, to Jos Musliner & Co. Certificate as to chattel mort. Jan 22, Feb 3, 1910. Misc. —
- Kaiser (Jacob) Impt Co to Daniel J O'Conor as trustee of Daniel J O'Conor. Certificate as to mort for \$12,500 covering land in Kings County. Jan 28, Feb 3, 1910. —
- Kind, Jennie to CITIZENS SAVINGS BANK. 98th st, Nos 231 and 233, n s, 150 w 2d av, 37.6x100.11. Feb 3, 1910, 5 years, 5%. 6:1648. 33,000
- Keleher, Nellie C E to Anna N Rogers. 121st st, No 421, n s, 100 e Amsterdam av, 25x100.10. Prior mort \$29,000. Feb 3, installs, 6%. Feb 4, 1910. 7:1963. 540
- Keys, Edward to Elise Blaut. 51st st, No 238, s s, 221 e 8th av, 17x100.5. Feb 4, 3 years, 4½%. Feb 5, 1910. 4:1022. 10,000
- Kraun, Jacob M with Wolf Solomon. Crosby st, Nos 101 and 103. Extension of \$5,500 mort until Oct 7, 1911, at 6%. Nov 15, 1909. Feb 10, 1910. 2:496. nom
- Kaiser (Jacob) Improvement Co to Esther M Crane. Certificate as to mort for \$13,000 on Brooklyn property. Feb 4, Feb 8, 1910. —
- Kouba, Kath, of Hudson Co, N J, to James F Bragg. 7th av, No 74, w s, 22 s 15th st, —x100x22x100. July 6, 1906, secures indemnity, —%. Feb 8, 1910. 3:764. 1,500
- Kranztohr, Carl, of Newark, N J, to Geo S Kendall. 112th st, Nos 164 and 166, s s, 211.8 w 3d av, 33.4x100.11. Prior mort \$20,000. Feb 1, 1 year, 6%. Feb 8, 1910. 6:1639. 5,000
- Kinsella Construction Co to GERMANIA LIFE INS CO. Claremont av, w s, 125.7 s 122d st, 99.5x100. Feb 8, due, &c, as per bond. Feb 9, 1910. 7:1991. 240,000
- Same to same. Same property. Certificate as to above mort. Feb 8, Feb 9, 1910. 7:1991. —
- LAWYERS TITLE INS & TRUST CO with Aaron J Lebenheim, trustee Simon Schey. 151st st, No 446, s s, 322.6 e Amsterdam av, 27.6x99.11. Extension of \$18,500 mort until Jan 21, 1915, at 4½%. Jan 17, Feb 8, 1910. 7:2065. nom
- Louvre Realty Co to Sherwood Construction Co. Franklin st, Nos 178 and 180, n s, 125.4 w Hudson st, 33x87.6. Leasehold. Jan 31, 1 year, 6%. Feb 8, 1910. 1:187. 17,000
- Same to same. Same property. Certificate as to above mort. Jan 28, Feb 8, 1910. 1:187. —
- Lawrence, Gustavus L to Daniel B Freedman. Broadway, s e cor 215th st, 81.7x97.3x74.11x65; Amsterdam av (10th av), s w cor 215th st, 99.11x60. P M. Prior mort \$—. Feb 4, Feb 5, 1910. 8:2232. 10,000
- LAWYERS TITLE INS & TRUST CO with Chas L Borck. Clinton st, No 181. Extension of \$23,500 mort until Jan 28, 1915, at 5%. Jan 25, Feb 5, 1910. 1:313. nom
- Levy, Louis to Jacob Dieter and ano exrs Peter Vollmer. Orchard st, No 191, w s, abt 125 s Houston st, 25x87.6. P M. Jan 31, due July 1, 1911, 5%. Feb 3, 1910. 2:417. 23,500
- Linck (John M) Construction Co to Chelsea Realty Co. 181st st, s s, 140.6 e Fort Washington av, runs e 300 x s 118.11 x w 301.11 x n 150 to beginning. Building loan. Feb 1, due Aug 1, 1911, 6%. Feb 4, 1910. 8:2176. 382,000
- Same to same. Same property. Certificate as to above mort. Feb 1, Feb 4, 1910. 8:2176. —
- Lounet Leasehold Co to Lotus Realty Co. Cathedral Parkway, n s, where a prolongation in a south direction of e s of substation 4 of Interborough R T Co would intersect said st, runs w along st 60 x n 22 x e 60 x s 22 to beginning, except space for elevated columns, &c. Leasehold. Feb 2, demand, 6%. Feb 3, 1910. 7:1846. 5,000
- Same to same. Same property. Certificate as to above mort. Feb 3, 1910. 7:1846. —
- Lincoln, Josephine V with Richd M Winfield. 8th av, s w cor 117th st, ——. Extension of \$45,000 mort until May 21, 1915, at 5%. Feb 8, 1910. 7:1943. nom
- Levine, Abraham to Rachel Williams. Madison av, No 1465, s e cor 101st st, No 48, 25.11x75. Prior mort \$30,000. Feb 7, 1910, 3 years, 6%. 6:1606. 3,500
- LAWYERS TITLE INS & TRUST CO with John L De Fais as trustee. 54th st, No 110 s s, 115 e Park av, 25x100.5. Extension of \$20,000 mort until Feb 3, 1912, at 4½%. Feb 3, 1910. 5:1308. nom
- Mehrbach, Julia to Edw T Magoffin. 24th st, Nos 143 and 145, n s, 260 w 3d av, 44x98.9. Prior mort \$30,000. Feb 4, 5 years, 6%. Feb 7, 1910. 3:880. 32,000
- Minkowitz, Blume to Albert H Hastorf et al exrs Charlotte Hastorf. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to Hester st x w 36.10 to beginning. Feb 3, 5 years, 5%. Feb 5, 1910. 1:307. 70,000
- Minkowitz, Blume to Milton M Blumenthal. Hester st, No 103, n s, 58.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to Hester st x w 36.10 to beginning. Prior mort \$83,000. Feb 4, 2 years, 6%. Feb 5, 1910. 1:307. 2,500
- Murray, Mary with Adolph B Ansbacher. 102d st, No 175 West. Extension of \$19,000 mort until Mar 8, 1915, at 5%. Feb 3, Feb 4, 1910. 7:1857. nom
- Same with Reuben S Adler and ano. Same property. Extension of \$4,500 mort until Mar 8, 1915, at 6%. Feb 3, Feb 4, 1910. 7:1857. nom
- Magara Repair Co to whom it may concern. Certificate as to mort for \$1,000. Feb 3, Feb 8, 1910. —
- May, Herman G to Siegfried H May. 90th st, No 8, s s, 163 w 8th av, 18x100.8. Feb 3, 2 years, 6%. Feb 4, 1910. 4:1203. 4,837.19
- McCorkell, Charles to Mary A Foley. James st, No 96, e s, 100 n Cherry st, 25x100.5. Prior mort \$16,000. Feb 4, due &c as per bond. Feb 5, 1910. 1:252. 2,300
- May, Herman G to Eliz J Haynes. 90th st, No 8, s s, 163 w 8th av, 18x100.8. Feb 3, 1910, 3 years, 5%. 4:1203. 23,000
- Moskowitz, Adolf to Pauline Schwartz. Av A, Nos 28 and 30. Store lease. Feb 3, installs, 6%. Feb 4, 1910. 2:398. 5,000
- MERCANTILE TRUST CO with Isaac H Clothier. Broadway, No 198. Extension of \$300,000 mort until Jan 1, 1913, at 4½%. Oct 10, Feb 3, 1910. 1:79. nom
- Murphy, James to George Ehret. Broadway, No 2363. Saloon lease. Feb 4, 1910, demand, 6%. 4:1234. 5,000
- Mentor Realty Co to Mayer S Auerbach. Pinehurst av, n e cor 179th st, 100.2x100. Building loan. Prior mort \$54,000. Feb 3, 1 year, 6%. Feb 4, 1910. 8:2177. 110,000
- Same to same. Same property. Certificate as to above mort. Feb 3, Feb 4, 1910. 8:2177. —
- Same to same. Same property. P M. Prior mort \$26,000. Feb 3, 1 year, 6%. Feb 4, 1910. 8:2177. 28,000
- Misch, Moses to Investors & Traders Realty Co. 27th st, Nos 144 to 150, s s, 500 w 6th av, 45.6x98.9. P M. Prior mort \$—. Feb 4, 1 year, 5½%. Feb 8, 1910. 3:802. 17,000
- MERCANTILE TRUST CO as trustee Oliver S Carter with Eliz K Hosford. West End av, No 472. Extension of \$150,000 mort until Feb 1, 1915, at 4½%. Jan 26, Feb 9, 1910. 4:1230. nom
- Mervin Realty Co to American Mortgage Co. 157th st, No 504, s s, 125 w Amsterdam av, 25x99.11. P M. Feb 8, 3 years, 5½%. Feb 9, 1910. 8:2116. 9,500
- Same to same. Same property. Certificate as to above mort. Feb 8, Feb 9, 1910. 8:2116. 9,500
- Minsker Realty Co to TITLE INSURANCE CO OF N Y. Chrystie st, Nos 195 and 197, w s, 100.1 s Stanton st, runs w 196 x s 49.5 x e 10.10 x s 0.4 x e 185.1 to st x n 50 to beginning. Certificate as to mort dated Feb 9, 1910. Feb 9, Feb 10, 1910. 2:426. —
- Same to Hudson Mortgage Co. Same property. Certificate as to mort dated Feb 9, 1910. Feb 9, Feb 10, 1910. 2:426. —
- Minsker Realty Co to TITLE INSURANCE CO OF N Y. Chrystie st, Nos 195 and 197, w s, 100.1 s Stanton st, runs w 196 x s 49.5 x e 10.10 x s 0.4 x e 185.1 to Chrystie st x n 50 to beginning. Feb 9, 1910, due, &c, as per bond. 2:426. 120,000
- Same to Hudson Mortgage Co. Same property. Prior mort \$120,000. Feb 9, 1910, 2 years, 6%. 2:426. 20,000
- Nelson, Morris D and Nathania S Anspacher with Isaac Bell. 3d st, No 248 East. Subordination agreement. Feb 4, 1910. 2:385. nom
- Newman, Simon with Theresa Blumenthal. 44th st, 531 West. Extension of \$12,000 mort until Jan 1, 1915, at 4½%. Feb 4, 1910. 4:1073. nom
- Newberry, Harriet B and Alfred V Barnes with BANK FOR SAVINGS IN CITY N Y. Lenox av, s e cor 119th st, ——. Extension of \$200,000 mort until Nov 15, 1914, at 4½%. Feb 7, 1910. 6:1717. nom
- Offner, Bernard and Pauline Ehrlich and Charlotte Bloch to M Warley Platzek. 2d av, No 690, e s, 49.4 n 37th st, 24.8x132.4x25x128.6. Feb 4, 1910, 5 years, 5%. 3:943. 18,000
- O'Dowd, Martin to Sophie von Amsberg. 150th st, No 418, s s, 83.6 e Convent av, 16.6x99.11. P M. Feb 9, 1910, 3 years, 5%. 7:2064. 10,000
- O'Brien, Thos J and Richard J to Emily C Regan. Lexington av, No 720, s w cor 58th st, 20.5x68.9. P M. Prior mort \$35,000. Feb 1, due, &c, as per bond. Feb 10, 1910. 5:1312. 18,000
- Phoenix, Phillips with Ester Haberman. Norfolk st, No 180. Extension of \$22,000 mort until Jan 10, 1915, at 5%. Jan 8, Feb 2, 1910. 2:355. Reprinted from last issue when % was omitted. nom
- Protective Realty Co to NEW YORK LIFE INS & TRUST CO. 4th av, Nos 423 and 425, n e cor 29th st, No 101, 45.8x80. Feb 5, 3 years, 4½%. Feb 7, 1910. 3:885. 140,000
- Same to same. Same property. Certificate as to above mort. Feb 5, Feb 7, 1910. 3:885. —
- Same to Chas C Marshall. Same property. Prior mort \$140,000. Feb 5, 3 years, 5%. Feb 7, 1910. 3:885. 18,000
- Same to same. Same property. Certificate as to above mort. Feb 5, Feb 7, 1910. 3:885. —

# JOHN C. ORR CO.,

India, Java and Huron Sts. and East River  
City of New York, Borough of Brooklyn

## SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

Telephone 948 Greenpoint

- Pellois Leasehold Co to Lotus Realty Co. Columbus av, s e cor Cathedral Parkway, runs e 124.8 x s w on curve — x w 16.7 to av x n 120 to beginning. Leasehold. Feb 2, demand, 6%. Feb 5, 1910. 7:1845. 20,000
- Same to same. Same property. Certificate as to above mort. Feb 2. Feb 5, 1910. 7:1845.
- Protective Realty Co to County Holding Co. 4th av, Nos 423 and 425, n e cor 29th st, No 101, 45.8x80. Prior mort \$18,000. Feb 5, 1 year, 6%. Feb 7, 1910. 3:885. 7,000
- Same to same. Same property. Certificate as to above mort. Feb 5. Feb 7, 1910. 3:885.
- Porterfield Construction Co to City Mortgage Co. 35th st, Nos 145 to 151, n s, 145.4 e Lexington av, 77.1x98.9. Feb 7, due, &c, as per bond. Feb 9, 1910. 3:891. 230,000
- Same to same. Same property. Certificate as to above mort. Feb 8. Feb 9, 1910. 3:891.
- Rexton Realty Co to FARMERS LOAN & TRUST CO. 28th st, No 39, n s, 228.7 e 6th av, 21.4x98.9. P M. Jan 25, 2 years, % as per bond. Feb 5, 1910. 3:830. 20,000
- Rough Rider Realty Co to Charles Strauss. 20th st, No 28 East. Certificate as to mort for \$2,250. Jan 27. Feb 4, 1910.
- Rogatz, Isidor with Rossmore Realty Co. 170th st, Nos 502 and 504 West. Extension of \$12,500 mort until Oct 1, 1913, at 6%. Oct 1. Feb 3, 1910. 8:2126. nom
- Rosenberg, Moses to Meyer Rosenberg and ano. Manhattan av, No 440, e s, 75.8 n 118th st, 25.3x95. Feb 5, 1910, 5 years, 5%. 7:1945. 10,000
- Same and Rebecca Oppenheimer with same. Same property. Subordination agreement. Jan 5. Feb 5, 1910. 7:1945. nom
- Realty Co of America to Thomas A Mills. West End av, No 534, e s, 25.2 s 86th st, 19x80. P M. Feb 3, due, &c, as per bond. Feb 4, 1910. 4:1233. 25,000
- Rosenswawe, Maurice to Henry L Croll, trustee Luis Frank. 81st st, No 420, s s, 231.6 e 1st av, 25x102.2. Feb 1, due, &c, as per bond. Feb 9, 1910. 5:1560. 13,000
- Rosenbaum, Elias to Ernest N Adler. 1st av, No 1735, s w cor 90th st, 25.8x100. Prior mort \$20,000. Feb 8, 3 years, 6%. Feb 9, 1910. 5:1552. 7,000
- Ruckert, Elise to Nathan Mayer. Madison av, No 1698, w s, 101.10 s 113th st, 25x100. Prior mort \$—. Feb 9, due Mar 14, 1911, 6%. Feb 10, 1910. 6:1618. 2,000
- Reiser, Mary to Wm Nelson. 29th st, No 118, s s, 230 w 6th av, 20 x98.9. P M. Prior mort \$—. Feb 9, 5 years, 5%. Feb 10, 1910. 3:804. 28,000
- Richardson, Emma B to Georgiana Maclay. 56th st, No 54, s s, 81.6 e Madison av, 18.6x89. Prior mort \$35,000. Feb 9, 1910, 3 years, 6%. 5:1291. 19,000
- Silberstein, Isaac J, exr David Silberstein to Hugh Jones. St Nicholas av, Nos 945 to 949, w s, 51.9 s 158th st, 77.8x82.7x 74.10x61.11. Certificate as to amount due on mort. Feb 8, 1910. 8:2108.
- Shurman (C N) Investing Co to METROPOLITAN SAVINGS BANK. Greenwich st, No 762, w s, 82 s Bank st, runs w 33.6 x s 25.3 x s 2 x s 14.5 x e 23.8 x e 33.5 to st x n 17.6 to beginning. Feb 9, 1910, 5 years, 5%. 2:634. 6,000
- Same to same. Same property. Certificate as to above mort. Feb 5. Feb 9, 1910. 2:634.
- Same to Carl Ernst. Same property. Prior mort \$6,000. Feb 9, 1910, 1 year, 6%. 2:634. 1,750
- Same to same. Same property. Certificate as to above mort. Feb 9, 1910. 2:634.
- Sterns, Sophie with Minna G Goddard. 8th av, Nos 2692 and 2694. Extension of \$67,500 mort until Mar 30, 1913, at 5%. Jan 26. Feb 10, 1910. 7:2029. nom
- Silverman, Clementine M and Milton M with LAWYERS TITLE INS & TRUST CO. 110th st No 8, s s, 228 w Madison av, 19.6 x100.11. Agreement as to share ownership in mort. Oct 23, 1908. Feb 5, 1910. 6:1615. nom
- Silverman, Clementine M and Milton M with LAWYERS TITLE INS & TRUST CO. 110th st, Nos 16 and 18, s s, 100 w Madison av. Two lots, each 25x100.11. Two agreements as to share ownership of two mort. Oct 23, 1908. Feb 5, 1910. 6:1615. nom
- Silverman, Clementine M and Milton M with LAWYERS TITLE INS & TRUST CO. 110th st, Nos 12 and 14, s s, 150 w Madison av. Two lots, each 26x100.11. Two agreements to share ownership of two mort. Oct 23, 1908. Feb 5, 1910. 6:1615. nom
- Segal Realty Co to Morris Silverman. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to an alley 10 ft wide x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning. Prior mort \$119,000. Feb 7, 4 months, 6%. Feb 9, 1910. 2:426. 7,000
- Steers, Mary D wife of and James R to BANK FOR SAVINGS IN CITY N Y. 67th st, No 37 East. Extension to \$30,000 mort until Feb 7, 1911, at 4½%. Feb 7. Feb 8, 1910. 5:1382. nom
- Simmons, Sarah R or Ruby G Simmons to PLAZA BANK. Lexington av, No 742, n w cor 59th st, No 135, 20.5x65. Prior mort \$25,000. Jan 28, due July 28, 1910, 6%. Feb 9, 1910. 5:1394. 11,300
- Scheer-Ginsberg Realty & Construction Co to North American Mortgage Co. 146th st, n s, 450 w Amsterdam av, 100x99.11. Feb 8, 1 year, 6%. Feb 9, 1910. 7:2078. 99,000
- Same to same. Same property. Certificate as to above mort. Feb 8. Feb 9, 1910. 7:2078.
- Same and Bertram Realty Co with same. Same property. Subordination agreement. Feb 8. Feb 9, 1910. 7:2078. nom
- Schmidt, Chas V to GERMAN SAVINGS BANK. St Nicholas av, Nos 1460 to 1462, n e cor 183d st, No 575, 49.11x100. Feb 4, 1910, 5 years, 4½%. 8:2154. 65,000
- Schafraan, Rosalie with Elsie Powell. 115th st, s e cor 5th av, 25 x100.11. Extension of \$19,000 mort until Feb 9, 1913, % as per bond. 6:1620. nom
- Schram, Estelle to Harry Kraus and ano trustees Henry P Sondheim. 112th st, No 167, n s, 160 w 3d av, 30x100.11. Feb 4, 1910, 5 years, 5%. 6:1640. 22,000
- Same and Oscar G Mason with same. Same property. Subordination agreement. Feb 4, 1910. 6:1640. nom
- Seelig, Adolph with William, David and Eva Glaubinger. 121st st, No 320 East. Extension of \$6,000 mort until July 16, 1912, 6%. Oct 16, 1909. Feb 4, 1910. 6:1797. nom
- Sound Realty Co with FRANKLIN SAVINGS BANK in City N Y. St Nicholas av, No 849, w s, 81.4 s 153d st, 46.5x124.11x45.5x 134.9 n s. Subordination agreement. Feb 4, 1910. 7:2067. nom
- Smith, Gertrude L to Leo J Smith. Park av, s e cor 101st st, No 100, 100.11x16. Prior mort \$12,500. Feb 3, due Jan 1, 1912, 6%. Feb 4, 1910. 6:1628. 1,000
- Seiferth, Louise to Pauline Ascher. 114th st, No 81, n s, 80 w Park av, 25x100.11. Prior mort \$—. Feb 3, 3 years, 6%. Feb 5, 1910. 6:1620. 4,000
- Smith, Ella with Trustees of the Dyckman Library. Prescott av, east cor Bolton road, runs n e along Prescott av 114.2 x s e 82.3 x s e 81.9 to Seaman av x s w 138.8 to road x n 128.6 to beginning. Subordination agreement. Feb 2. Feb 4, 1910. 8:2248. nom
- St Nicholas Construction Co to TITLE INS CO of N Y. St Nicholas av, No 930, e s, 248.4 n 155th st, 124.9x124x123.3x90.11. Certificate as to mort dated —. Jan 3. Feb 3, 1910. 8:2107. —
- Simon, Kassel with Albert H Hastorf et al exrs Charlotte Hastorf and Viola Hahn and Fannie H Tobias. Hester st, No 103. Subordination agreement. Feb 4. Feb 5, 1910. 1:307. nom
- Seiser, David M with Wm J as trustee Isaac Bell, Jr. 4th st, Nos 386 and 388 East. Subordination agreement. Jan 18. Feb 7, 1910. 2:357. nom
- St Nicholas Construction Co to TITLE INSURANCE CO OF N Y. St Nicholas av, No 930, e s, 248.4 n 155th st, 124.9x124x120.3 x90.11. Jan 3, 5 years, 5%. Feb 2, 1910. 8:2107. 190,000
- Same to Jacob M Schoenfeld. Same property. Prior mort \$190,000. Jan 4, 3 years, 6%. Feb 2, 1910. 8:2107. Corrects error in last issue when mortgagee's name in 2d mort was Jacob M Schoenfeld. 25,000
- S & L Construction Co to Sarah Weill. Certificate as to mort for \$9,000 on property at Far Rockaway, L I. Jan 31. Feb 8, 1910.
- Straus, Gertrude and Selma to LAWYERS TITLE INS & TRUST CO. 53d st, No 322, s s, 236.4 e 2d av, 18x100.5. Feb 7, 1910, 5 years, 5%. 5:1345. 7,000
- Sage, Margt O with Susanna S Minturn. 5th av, No 73, n e cor 15th st, No 1, runs n 38.6 x e 100 x n 61.6 x e 25 x s 100 x w 125. Extension of \$530,000 mort until Feb 1, 1913, at 4½%. Feb 3, 1910. 3:843. nom
- Taterka, Bertha to TITLE GUARANTEE & TRUST CO. 1st av, No 1629, w s, 26.6 s 85th st, 25.2x75. Feb 7, 1910, due, &c, as per bond. 5:1547. 14,000
- Toplitz, Harry L to Broad Exchange Co. 110th st, n s, 375 e 7th av, 150x70.11. ½ part. Dec 10, 1909, due Feb 15, 1910, 6%. Feb 7, 1910. 7:1820. 11,250
- Thatcher, Chas L Jr to U S SAVINGS BANK of City N Y. Maiden lane, No 58, s s, 46.1 w William st, 25.2x55.2x24.9x51. P M. Feb 1, 1 year, 4½%. Feb 3, 1910. 1:66. 65,000
- Tack, Mary A wife of and Theo E to EMIGRANT INDUSTRIAL SAVINGS BANK. 82d st, No 112, s s, 150.11 w Columbus av, 17x102.2. Feb 3, 1910, 3 years, 4½%. 4:1212. 15,000
- Thode, Maria to Margt Wahlers. Washington st, No 755, store lease. Jan 29, 3 years, 6%. Feb 3, 1910. 2:640. 800
- Tyte, Isabel B, of Brooklyn, N Y, to Isabel B Tyte, extr Jefferson Brockner. 40th st, No 203, n s, 80 e 3d av, 25x98.9. Feb 8, 5 years, 5%. Feb 9, 1910. 5:1314. 15,063
- Taylor, Henry R with BANK FOR SAVINGS IN CITY N Y. Front st, Nos 62 and 64. Extension of \$40,000 mort until Feb 8, 1913, at 4½%. Feb 8, 1910. 1:32. nom
- Taneser, Sarah and Lazar with Nancy Krakower and Harry Bierhoff. 118th st, No 56, s s, 100 e Madison av, 20x100.11. Agreement modifying mortgage. Feb 8. Feb 9, 1910. 6:1623. nom
- Taneser, Sarah to Harry Bierhoff. Lexington av, No 2011, e s, 28.9 n 122d st, 14.5x60. P M. Prior mort \$6,000. Feb 7, due Jan 8, 1912, 6%. Feb 9, 1910. 6:1771. 2,750
- Trustees of St Patrick's Cathedral, a corpn to LAWYERS TITLE INS & TRUST CO. 12th st, s s, 100 e 1st av, 413x206.6 to 11th st. Feb 8, 3 years, 4½%. Feb 9, 1910. 2:439. 150,000
- Troy, Joseph with METROPOLITAN LIFE INS CO. 164th st, Nos 434 and 436, s s, 325 e Amsterdam av, 50x112.4¼. Extension of \$45,000 mort until Nov 1, 1914, at 5%. Feb 2. Feb 7, 1910. 8:2110. nom
- Vogel, Morris to U S TRUST CO OF N Y. 96th st, No 59, n s, 183 e Columbus av, 21x100.11. Feb 7, 1910, 5 years, 4½%. 7:1832. 17,000
- Vogel, Morris to U S TRUST CO OF N Y. West End av, No 912, e s, 60.9 s 105th st, 20x90. Feb 7, 1910, 5 years, 4½%. 7:1876. 20,000
- Victor Land & Impt Co to Henry C Lytton. Lexington av, Nos 1638 to 1644, s w cor 104th st, Nos 134 and 136, 100.11x85; 31st st, Nos 339 and 341, n s, 190 w 1st av, 40x98.9. Jan 17, 6 months, 6%. Feb 4, 1910. 6:1631, 3:937. 6,000
- Same to same. Same property. Certificate as to above mort. Jan 17. Feb 4, 1910. 6:1631, 3:937.
- White, Mathilda to LAWYERS TITLE INS & TRUST CO. 2d st, Nos 175 to 179, s s, 294.5 w Av B, 53.3x100.11, Feb 4, 1910, 5 years, 5%. 2:397. 50,000
- Welling, Edw J to Margt J Ellis. 122d st, No 275, n s, 85.11 e 8th av, 14x76.5. Prior mort \$6,000. Aug 1, due Aug 1, 1911, % as per bond. Feb 3, 1910. 7:1928. 2,000
- Weinstein, Morris with Wm H and Louis B Rolston, trustees Roswell G Rolston. Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2x40.2. Subordination agreement. Jan 24. Feb 8, 1910. 1:39. nom
- Wronkow, Herman to Chas O Harms. 20th st, No 28 East. Certificate as to payment of \$1,500 on account of mort. Feb 1. Feb 4, 1910. 3:848. nom
- Wurts-Dundas, Ralph to Wm W Hall. 86th st, No 22, s s, 337 w Central Park West, 25x102.2. P M. Feb 5, due, &c, as per bond. Feb 7, 1910. 4:1199. 25,000
- Weil, Max S with Owners Syndicate Co. 180th st, Nos 719 to 723, n s, 154.5 e Fort Washington av, 75x110. Extension of two mort for \$5,500 each until Feb 1, 1911, at 6%. Feb 3, 1910. 8:2176. nom
- Wieda, Ernst to Wolf Solomon. Crosby st, Nos 101 and 103, s e s, 53.3 s w Prince st, 61.6x54.5x39.4x64.9. P M. Prior mort \$—. Feb 1, 4 years, 6%. Feb 10, 1910. 2:496. 4,500
- Wingert, Henry A to Woman's Board of Foreign Missions of the Reformed Church in America, a corpn. 13th st, No 337, n s, 157 e Hudson st, 18.9x80. P M. Feb 10, 1910, 5 years, 5%. 2:629. 9,000
- Same to Albert Wingert. Same property. P M. Prior mort \$9,000. Feb 10, 1910, due, &c, as per bond. 2:629. 2,000

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Weiss, Anna and David to UNION TRUST CO OF N Y. 103d st, No 105, n s, 125 w Columbus av, runs n 78.2 x n 22.9 x w 25 x s 22.9 x s 78.2 to st x e 25 to beginning. Feb 8, 1910, 5 years, 5%. 7:1858. 24,000  
 Same to Emma Moss et al. Same property. Prior mort \$24,000. Feb 8, 1910, 3 years, 6%. 7:1858. 2,000  
 Weil, Mae to Rosalie Kaufmann et al, trustees for Rosalie Kaufmann, &c, will Leopold Kaufmann. 85th st, No 19, n s, 150 w Central Park West, 20x102.2. Feb 8, 5 years, 4½%. Feb 9, 1910. 4:1199. 40,000  
 Zavadsky, Frank with Henry S Groll, trustee Luis Frank. 81st st, No 420, s s, 231.6 e 1st av, 25x102.2. Subordination agreement. Jan 31, Feb 9, 1910. 5:1560. nom  
 Zucker, Barnet and Benj Polansky to Katherine Chambers. 4th st, No 118, s w s, 425 e 2d av, 25x96.2. Feb 10, 1910, 5 years, 5%. 2:445. 26,000  
 Same to Nathan Kohn. Same property. Prior mort \$26,000. Feb 10, 1910, 4 years, 6%. 2:445. 5,000

### BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).

Ames Transfer Co to Margt E Putnam and ano exrs, &c, Albert E Putnam. Kingsbridge av, w s, 378 n 234th st, 150x200 to Corlear av. P M. Feb 1, 5 years, 4½%. Feb 9, 1910. 13:3406. 14,500  
 Adamson, Elina M to HARLEM SAVINGS BANK. 205th st late Ernescliff pl, n s, 634.4 w 206th st, late Grenada pl, 25.1x87x25x89. Feb 8, 1910, 3 years, 5%. 12:3312. 5,000  
 Berman, Jacob to Ernst Beckmann. Brook av, No 498, e s, 24.11 n 147th st, 24.11x100. Prior mort \$19,000. Feb 8, 3 years, 6%. Feb 9, 1910. 9:2274. 3,000  
 \*Brohmer, Margaretha M to Jane Franklin. Fordham av Extension, s s, adj other land of party first part, runs s 150 x w 46 x n 150 to av x e 46 to beginning, City Island. P M. Feb 7, 3 years, 5½%. Feb 10, 1910. 1,000  
 Burgdorf, Anna to Eliz H Jaques. Belmont av, n e cor 183d st, 100x50. Feb 8, 5 years, 5%. Feb 10, 1910. 11:3088. 7,500  
 Bedford Boulevard Construction Co to Chas Wundling. 194th st, n e cor Briggs av, 25x100, and being lot 50 map No 1080 of 84 lots of Est Susan A Valentine. P M. Feb 8, 1910, due Jan 1, 1911, 6%. 12:3294. 3,250  
 Burdick Realty Co to Caroline Newman. Garden st, s w s, 190 w Southern Boulevard and being lot 60 map No 325 of South Belmont, 50x100. P M. Feb 7, 3 years, 5%. Feb 8, 1910. 11:3112. 2,500  
 Brown & Lapin Realty Co to LAWYERS TITLE INS AND TRUST CO. 145th st, s s, 75 w St Anns av, 37.3x99.9. Certificate as to mort for \$30,000. Feb 8, 1910. 9:2271. —  
 Brown & Lapin Realty Co and Beekie Hirsch with LAWYERS TITLE INS AND TRUST CO. 145th st, No 550 (824) East. Subordination agreement. Feb 1, Feb 9, 1910. 9:2271. nom  
 Same and Solomon Schiff with same. Same property. Subordination agreement. Feb 4, Feb 9, 1910. 9:2271. nom  
 Brown & Lapin Realty Co to LAWYERS TITLE INS AND TRUST CO. 145th st, No 550, s s, 75 w St Anns av, 37.3x99.9. Feb 8, 1910, 5 years, 5%. 9:2271. 30,000  
 Belwood Realty Co to Joseph Lehman. 165th st, s s, 84.9 e Washington av, 47.10x95. Feb 9, 1910, due, &c, as per bond. 9:2369. 10,000  
 Same to same. Same property. Certificate as to above mort. Feb 8, 1910. 9:2369. —  
 Barry, Helene M to Frank B Madden. Franklin av, n e cor 167th st, 100x25. Prior mort \$9,000. Sept 3, 1909, 1 year, 6%. Feb 8, 1910. 10:2614. 1,500  
 \*Burger, Wm to DOLLAR SAVINGS BANK of City N Y. 12th st, s s, 405 e Castle Hill av and being at n e cor lot 285, runs s 108 x e 55 x n 108 to st, x w 55 to beginning, being part of lot 283 map Unionport. Feb 3, due Dec 1, 1912, 5%. Feb 8, 1910. 3,000  
 Borough Cut Stone Co to ITALIAN SAVINGS BANK. Austin pl, n s, 72.8 e 144th st or St Joseph st, runs e 175 x n 100 x w 75 x n 1.8 x s w 104.7 x s 71 to beginning; Austin pl, n s, 297.8 e 144th st, 25x100. Feb 7, 3 years, 6%. Feb 8, 1910. 10:2600. 13,500  
 Same to same. Same property. Certificate as to above mort. Feb 7, 1910. 10:2600. —  
 Bronxland Realty Co with Rockland Realty Co. Bryant av, w s, 100 n Lafayette av, 100x95. Subordination agreement. Nov 24, Feb 7, 1910. 10:2764. nom  
 \*Brohmer, Margaretha M to Estelle F Schlesinger. Fordham av Extension, s s, 258 w Main st, 25x150, City Island. P M. Feb 7, 3 years, 5½%. Feb 8, 1910. 500  
 Bjorkegren (Charles) Inc to Peter Tivnan. Webster av, w s, 28 n 180th st, 33.9x80. Prior mort \$17,000. Feb 5, due Feb 1, 1912, 6%. Feb 7, 1910. 11:3143. 3,300  
 Same to same. Same property. Certificate as to above mort. Feb 5, Feb 7, 1910. 11:3143. —  
 Buschmann, Geo H to NORTH SIDE SAVINGS BANK. Washington av, w s, 50 s 186th st, 50x91. Feb 4, 1 year, 5%. Feb 5, 1910. 11:3039. 9,000  
 \*Burge, Adele to Ida Frank. Boyd av, e s, 140.8 s Kingsbridge road, 50x100, Edenwald. Feb 1, due Jan 1, 1914, 5½%. Feb 7, 1910. 1,600  
 Bernstein, Saml with Henry Allen. Park av, e s, (formerly Vanderbilt av), 25 n 170th st, runs n 79 x e 100 x s 17.8 x w 30 x s 61.4 x w 70. Extension of \$5,600 mort until Feb 1, 1912, 6%. Jan 24, Feb 3, 1910. 11:2902. nom  
 Brook Construction Co to N Y LIFE INS & TRUST CO. St Pauls pl, s s, 100 e Washington av, 40.4x122x40.1x122. Feb 4, 5 yrs, 5%. Feb 5, 1910. 11:2911. 36,000  
 Same to same. Same property. Certificate as to above mort. Feb 4, Feb 5, 1910. 11:2911. —  
 Same to same. Washington av, s e cor St Pauls pl, 40.1x100. Feb 4, 5 years, 5%. Feb 5, 1910. 11:2911. 50,000  
 Same to same. Same property. Certificate as to above mort. Feb 4, Feb 5, 1910. 11:2911. —  
 BROOKLYN SAVINGS BANK with Rentier Construction Co. Longwood av, s e cor Kelly st, 100x110. Extension of \$130,000 mort until Feb 4, 1915, at 5%. Feb 4, 1910. 10:2708. nom

Bjorkegren (Charles) Inc, to James G Wentz. Webster av, n w cor 180th st, 28x80. Building loan. Feb 4, demand, 6%. Feb 5, 1910. 11:3143. 19,000  
 Same to same. Same property. Certificate as to above mort. Feb 4, Feb 5, 1910. 11:3143. —  
 Bjorkegren, Charles with James G Wentz. Webster av, n w cor 180th st, 28x80. Subordination agreement. Feb 4, Feb 5, 1910. 11:3143. nom  
 Concord Av Realty Co to American Mortgage Co. Concord av, e s, 40 n 150th st, 3 lots, each 45x94. 3 building loan mortg, each \$28,000. Jan 31, 1 year, 6%. Feb 3, 1910. 10:2642. 84,000  
 Same to same. Same property. 3 certificates as to above mortg. Jan 31, Feb 3, 1910. 10:2642. —  
 Same to same. Uncas st, n e cor 150th st, 40x94. Building loan. Jan 31, 1 year, 6%. Feb 3, 1910. 10:2642. 37,000  
 Same to same. Same property. Certificate as to above mort. Jan 31, Feb 3, 1910. 10:2642. —  
 \*Cappozzolo, Filippo to Hudson P Rose Co. Bassett av, w s, 525 s Saratoga av, 25x100, and being lot 39 map 327 lots Hunter estate. P M. Feb 3, 3 years, 5%. Feb 5, 1910. 300  
 Costello, Mary A to Laurence E Brown committee Augusta Hyatt. Lisbon pl, s w cor Cadiz pl, 50x100, except part for Mosholu Park South. Feb 3, due &c as per bond. Feb 4, 1910. 12:3311. 4,500  
 Cohn, Julius M as trustee Moritz Cohn with Albert and Anna Wagner. Union av, No 982. Extension of \$28,000 mort until Dec 15, 1912, at 5%. Jan 19, Feb 7, 1910. 10:2678. nom  
 Carrozza, Pasquale to Manhattan Mortgage Co. Vyse av, w s, 75 s Jennings st, 25x100. Prior mort \$—-. Feb 8, 1910, due, &c, as per bond. 11:2987. 2,000  
 \*Collins, Mary B to Annie Guinon. 5th av, n e cor 232d st, late 18th st, 100x30, Wakefield. Feb 7, due, &c, as per bond. Feb 8, 1910. 750  
 \*Ceva, Frank to John Tietjen. Wallace av, w s, 100 n 205th st, and being lots 80 and 81 map 1131 of amended map Adee Park, 31.6x102.7x54.10x100. Prior mort \$3,500. Feb 5, 3 years, 6%. Feb 7, 1910. 1,000  
 Carrozza, Pasquale to Joseph E Dutey. Vyse av, w s, 75 s Jennings st, 25x100. Prior mort \$2,000. Feb 8, due, &c, as per bond. Feb 10, 1910. 11:2787. 600  
 \*Co-operative Construction Co of Williamsbridge to Mary R Dolan and ano. Maple st, e s, 100 n 214th st and being lot 57 map New Village Jerome, 25x100. Certificate as to mort for \$10,000. July 17, Feb 8, 1910. —  
 Dumrauf, George to HARLEM SAVINGS BANK. 156th st, s s, 200 w Courtlandt av, 25x100, except part for st. Feb 7, 3 years, 5%. Feb 10, 1910. 9:2415. 5,000  
 Dohm, Bertha to Saml Lebovitz. Clay av, e s, 384 n 165th st, 27x80. Feb 10, 1910, 4 years, 6%. 9:2425. 2,400  
 \*Danella, Joseph to Sally Orth. Birchall av, w s, 50 s Sagamore st, 25x100 and being lot 279 map No 1097 partition sale Lott G Hunt Est. Feb 8, due June 1, 1912, 6%. Feb 9, 1910. 1,000  
 \*Donahue, Edw P to Phelan Bros Construction Co. 229th st, Nos 647 and 649 East (15th av), n s, 205 w Prospect terrace, two lots, each 25x114, Wakefield. Two mortg, each \$1,800. Two prior mortg, \$4,200 each. Feb 3, due, &c, as per bond. Feb 7, 1910. 3,600  
 \*Daily, Mary J to Andrew J Bilhoefer. Rowland st, w s, 73.6 s Frysbe st, 50x100, Westchester. Prior mort \$—-. Feb 1, 3 years, 6%. Feb 4, 1910. 500  
 Davis, John to BRONX SAVINGS BANK. Topping av, w s, 125.6 s 176th st, 24.11x108.6x24.3x104. Feb 7, 1910, due, &c, as per bond. 11:2800. 3,500  
 Emoh Realty Co to North American Mortgage Co. St Pauls pl, n w cor Crotona pl, No 1451, 51.1x95.5x50x84.10. Feb 4, due Aug 4, 1910, 6%. Feb 5, 1910. 11:2927. 24,350  
 Same to same. Same property. Certificate as to above mort. Feb 2, Feb 5, 1910. 11:2927. —  
 Same to Robert H Mathews Co. Same property. Prior mort \$24,350. Jan 31, due Apr 1, 1910, 6%. Feb 5, 1910. 11:2927. 4,500  
 Same to same. Same property. Certificate as to above mort. Jan 31, Feb 5, 1910. 11:2927. —  
 Edwards, Mary J to Century Mortgage Co. Mott av, e s, 96.2 s 149th st, 18x98. Feb 2, 5 years, 5%. Feb 8, 1910. 9:2343. 6,000  
 EAST RIVER SAVINGS INSTN with John K McAfee. 3d av, n e cor 165th st, 82x70.7x96.7x31.2. Extension of \$60,000 mort until May 1, 1915, at 5%. Feb 1, Feb 2, 1910. 10:2608. nom  
 EAST RIVER SAVINGS INSTN with George Laemmle and Louisa C Giraud. 158th st, s s, 21 e Melrose av, 50x98.2. Extension of mort for \$35,000 to May 1, 1915, at 5%. Feb 10, 1910. 9:2379. nom  
 Faile, Chas V and Wm H Lefferts, exrs Sarah H Crane with Anna wife Jos Reiss. College av, w s, 84 n 165th st, 22x92.6; College av, w s, 260 n 165th st, 22x92.6. Extension of \$9,000 mort until Mar 18, 1913, at 5%. Nov 24, Feb 2, 1910. 9:2437. nom  
 Fulton-Wendover Construction Co to LAWYERS TITLE INS & TRUST CO. Fulton av, w s, 82.9 s Wendover av, 100x173x100.8x160.6. Two mortg, each \$40,000. Feb 9, 1910, 3 years, 5%. 11:2928. 80,000  
 Same to same. Same property. Certificate as to two mortg for \$40,000 each. Feb 9, 1910. 11:2928. —  
 Same and Morris Osmansky with same. Same property. 2 subordination agreements. Feb 9, 1910. 11:2928. nom  
 Finnen, Wm J to Mary E O'Brien. Valentine av, No 2112, e s, 299.10 n 180th st, 25.1x101.4x24.9x98.2. P M. Prior mort \$4,000. Feb 8, 3 years, 5%. Feb 9, 1910. 11:3144. 1,750  
 \*Freeman, Philip and Charles to Katie Hummel. White Plains road, w s, 59.5 s 231st st, 30.3x87.6. Feb 8, 1910, 3 years, 6%. 3,000  
 Farrelly, Richard A with UNION DIME SAVINGS BANK. Robbins av, No 660, e s, 27.9 n 152d st, 27.10x110x27.2x110. Extension of \$20,000 mort until Nov 1, 1912, at 4½%. Feb 1, Feb 3, 1910. 10:2644. nom  
 Fuchs, Mathias to August Muller. 145th st, n s, 50 w N Y & N H R R, and being lot 285 map of Westchester prop Edw T Young, 25x100. Prior mort \$—-. Jan 1, 1 year, 6%. Feb 3, 1910. 10:2731. 400

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tion.

- Friedman Construction Co to Harry Rosenthal. Stebbins av, Nos 1385 to 1397, w s, 100 n Jennings st, five lots, each 40x100. Five mortg, each \$4,000. Prior mort on each \$20,000. Feb 7, due Nov 9, 1913, 6%. Feb 8, 1910. 11:2964. 20,000
- Same to same. Same property. Certificate as to above five mortg. Feb 7, Feb 8, 1910. 11:2964. —
- \*Galasso, Giovanni B and Angelo Stanziano to Maria D Sabatini. Zeraga av, No 1711, s s, 479.9 e Castle Hill av and being lot 19 map (No 957) of 120 lots Daily Estate. P M. Prior mort \$9,200. Jan 31, due Apr 30, 1910, 6%. Feb 7, 1910. 500
- \*Galasso, Giovanni B and Angelo Stanziano to Lion Brewery. Zeraga av, No 1711, s s, 479.9 e Castle Hill av and being lot 19 map No 957 of 120 lots Daily Est, 25x102. Feb 5, demand, 6%. Feb 7, 1910. 3,000
- Guggolz (William) Construction Co to Manhattan Mortgage Co. Park av, e s, 150 s 182d st, 25x141. Prior mort \$—. Jan 24, due & c as per bond. Feb 4, 1910. 11:3037. 16,000
- Same to same. Same property. Certificate as to above mort. Jan 24. Feb 4, 1910. 11:3037. —
- Guggolz (William) Construction Co to Geo H McGuire. Park av, e s, 175 s Fletcher st, 25x141. Jan 20, 3 years, 5%. Feb 5, 1910. 11:3037. gold, 17,000
- Same to same. Same property. Certificate as to above mort. Jan 21. Feb 5, 1910. 11:3037. —
- \*Gamache, David J, Jr, to Jacob Metzger. Plot begins 395 w White Plains road at point 125 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Feb 5, 3 years, 5%. Feb 7, 1910. 3,000
- Home St Realty Co to Theo Drourr et al. Elsmere pl, s s, 300 w Marmion av, 100x100. P M. Feb 8, due July 1, 1910, 6%. Feb 9, 1910. 11:2955. 15,000
- Hynes, Nellie I with Emma L Boyle. 195th st, s s, 127.4 e Marion av, 27x100.7x33x100. Extension of \$6,000 mort until Jan 1, 1913, at 5%. Jan 28. Feb 8, 1910. 12:3282. nom
- Haas, Theo, Thos J Keane and Chas R Schless to Carrie Bauer. Davidson av, n e cor 181st st, runs e 100 x n e 200 to Clinton pl, x s w 100 to av, x s 200 to beginning. Feb 7, 3 years, 5%. Feb 9, 1910. 11:3195. 16,000
- \*Hitchcock, Cyrus with Esther Tuchman. Plot begins 740 e White Plains road at point 1145 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Extension of \$3,250 mort until Dec 1, 1914, —%. Feb 2. Feb 9, 1910. nom
- \*Hitchcock, Cyrus with Nellie A Brennan. Plot begins 740 e White Plains road at point 1,170 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Extension of \$3,250 mort until Dec 1, 1914, at —%. Feb 4. Feb 9, 1910. nom
- Hebble, Christian B to John T Mahoney. Old Boston road, s w s, 627 s e from s e cor land now or formerly of Thos R Thora, known as Ice House plot, runs s w 296.8 x s e 200.5 x n e 315 to road x n w 200 to beginning. Prior mort \$6,000. Feb 9, due Aug 9, 1911, 2%. Feb 10, 1910. 12:3269. notes, 3,670
- Hart, Wm M to HARLEM SAVINGS BANK. Teller av, e s, 615.9 n 169th st, runs n 16.5 x e 79.10 x s 16.5 x w 79.9 to beginning. Feb 10, 1910, 1 year, 5%. 11:2782. 750
- Havens, Wm W to Robert I Lomas, Jr. Grand Boulevard and Concourse, n w cor 182d st, 22x57.6x22x56.11. P M. Feb 1, due & c as per bond. Feb 3, 1910. 11:3163. 1,000
- Hecht, Ferdinand to Carl Rosenbaum. 3d av, e s, 64.3 n 150th st, runs w 146.1 x n 59.2 x e 72.7 x s 20.5 x e 89.8 to av x s 42.1 to beginning. Leasehold. Nov 1, 1909, 3 years, 6%. Feb 4, 1910. 9:2374. 25,000
- Hauser, Wm and Marcy Realty Co with North American Mortgage Co. St Pauls pl, n w cor Crotona pl. —. Subordination of judgment to mort. Aug 24. Feb 8, 1910. 11:2927. nom
- Holyoke Realty & Construction Co with Morris and Pincus Shalita, Jacob Spielberg and Mary A Truslow. Clinton av, e s, 77.11 n 175th st, 19x90.2x19.3x90.2. Subordination agreement. Feb 2. Feb 7, 1910. 11:2949. nom
- Irvine Realty Co to Belden Roach. 187th st, n s, 100 e Webster av, 33.4x100. Jan 30, due, & c, as per bond. Feb 8, 1910. 11:3032. 16,000
- Same to same. Same property. Certificate as to above mort. Feb 7. Feb 8, 1910. 11:3032. —
- Ittner Realty Co to American Mortgage Co. Prospect av, n w cor Home st, 57x60x85.11x66.7. Feb 4, 1910, 3 years, 5%. 10:2681. 16,000
- Same to same. Same property. Certificate as to above mort. Feb 4, 1910. 10:2681. —
- \*Janss, Geo to Minnie Mazziotta. Fulton st, w s, 200 n Becker av, 25x100, Washingtonville. P M. Prior mort \$5,000. Feb 9, due, & c, as per bond. Feb 10, 1910. 5,000
- Kronenberger, Jacob to Francisca B Hohmann. Boston road (Morse av), n w s, part lot 91 map (No 143, new No 641, in Westchester Co) of Morrisania, being also part lot 2 in suit Wilson vs Kelly and adj lot 1, runs n w 131 x n e 37.6 x s 142 to ax x s w 35.11 to beginning, except part for road. Prior mort \$—. Feb 8, 3 years, 6%. Feb 10, 1910. 11:2934. 5,000
- Kerby, Michael F, of N Y, and Seth S Terry, of Montclair, N J, to Henry Roese. 180th st, n s, 205.2 e 3d av, 30x101.1x15.1x100. Feb 9, 1910, due, & c, as per bond. 11:3062. 5,000
- Koenigsberger, Herman to Jacob Baum. Davidson av, n w cor 181st st, 100x100. Feb 8, 3 years, 6%. Feb 9, 1910. 11:3195. 7,500
- Same to same. Grand av, s e cor Clinton pl, 100x100. Feb 8, 3 years, 6%. Feb 9, 1910. 11:3195. 7,500
- Same to same. Davidson av, s w cor Clinton pl, 100x100. Feb 8, 3 years, 6%. Feb 9, 1910. 11:3195. 7,500
- Same to same. Grand av, n e cor 181st st, 100x100. Feb 8, 3 yrs, 6%. Feb 9, 1910. 11:3195. 7,500
- Krabo, Marie and Johanna R Ernst to Bertha Buschatzke. Vyse av, w s, 163.1 s 180th st, 38x100.1. Prior mort \$—. Feb 8, 3 years, 6%. Feb 9, 1910. 11:3127. 2,000
- Same to same. Vyse av, w s, 239.2 s 180th st, 39.2x100x40.6x100.1. Prior mort \$—. Feb 8, 1 year, 6%. Feb 9, 1910. 11:3127. 2,000
- Same to same. Vyse av, w s, 201.2 s 180th st, 38x100.1. Prior mort \$—. Feb 8, 3 years, 6%. Feb 9, 1910. 11:3127. 2,000
- Keil, Henry F, of Bronxville, N Y, to LAWYERS TITLE INS & TRUST CO. Creston av, s w cor 191st st, runs w 285.8 to Morris av, x s 100 x e 292.11 to Creston av x n 100.3 to beginning. P M. Feb 7, 1910, 1 year, 5½%. 11:3175. 22,000
- Levey, Augustus A, of Monroe, N Y, to TITLE INSURANCE CO OF N Y. Jerome av, n e cor 184th st, 67.6x100; Jerome av, n e cor 184th st, runs n 67.6 x e 1.5 x s 67.6 to st x w 1.5 to beginning. Feb 9, 1910, 1 year, 4½%. 11:3188. 16,000
- LAWYERS TITLE INS & TRUST CO with Henrietta and Bertha Kahn. 140th st, Nos 615 and 619 East. Extension of two mortg for \$26,000 each until Jan 17, 1915, at 5%. Jan 17. Feb 1, 1910. 10:2552 and 2553. Reprinted from last issue when % was omitted. nom
- LAWYERS TITLE INS & TRUST CO with Katie and Andrew Streit. Brook av, No 437. Extension of \$14,000 mort until Feb 6, 1913, at 5%. Jan 21. Feb 5, 1910. 9:2289. nom
- LAWYERS TITLE INS & TRUST CO with J C Gaffney Construction Co. Stebbins av, n w cor 162d st, 44.10x85.4x43x98. Extension of \$42,000 mort until Feb 7, 1915, at 5%. Feb 7. Feb 9, 1910. 10:2690. nom
- LAWYERS TITLE INS AND TRUST CO with O'Leary Realty and Construction Co. 167th st, n s, 62 w Vyse av, 38x100. Extension of two mortg for \$25,000 each, until Jan 31, 1915, at 5%. Jan 31. Feb 3, 1910. 10:2752. nom
- Same with same. 167th st, n w cor Vyse av, 24x100. Extension of \$24,000 mort until Jan 31, 1915, at 5%. Feb 3, 1910. 10:2752. nom
- Leonard, Wm D trustee John J Sperry with Joseph Krimsky. College av, No 1039. Extension of \$9,000 mort until Mar 9, 1913, at 5%. Oct 8, 1909. Feb 9, 1910. 9:2437. nom
- Mann, Saml and Portia Horwitz to Jos Reiss. College av, No 1023, w s, 22 n 165th st, 20.3x84.9. P M. Prior mort \$—. Feb 5, 2 years, 6%. Feb 9, 1910. 9:2437. 1,000
- Mountain Construction Co to Prospect Investing Co. Findlay av, s w cor 165th st, 90.5x25.6x88.8x26.11. Building loan. Feb 8, 1910, due May 1, 1910, 6%. 9:2432. 21,000
- Same to same. Same property. Certificate as to above mort. Feb 8, 1910. 9:2432. —
- Mara, John to Lamont McLaughlin trustee Coleman Spline. Rochambeau av, w s, 375 n 208th st, 50x100, and being lots 98 and 99 map No 1103 of 181 lots Varian estate. Feb 3, 5 years, 5%. Feb 4, 1910. 12:3337. 1,400
- Marvin, Jennie A to Louise Withey. Arthur (Central) av, s e s, 692.3 s 182d st late Kingsbridge road, 20.2x101. Prior mort \$—. Jan 10, installs, 6%. Feb 9, 1910. 11:3070. 250
- \*Milazzo, Antonio to Geo Hauser. Crosby av, e s, 51.2 n Waterbury av, 69.1x101.7x92.9, and being lots 35 and 36 map 108 lots Coster Est. Prior mort \$—. Feb 8, due Aug 1, 1912, 6%. Feb 10, 1910. 500
- Mayer, Frank X to Monica Wiberley. 161st st, s s, 200 w Elton av, 50x65. Prior mort \$8,000. Feb 5, due Feb 1, 1913, 6%. Feb 7, 1910. 9:2382. 3,000
- Mellert, Fredk M to New York Co-operative Bldg & Loan Assn. 235th st, n s, 175 w Oneida av, runs n 100 x w 276 x s 90.7 to st x e 66.1 x e 224.9 to beginning. Feb 4, installs, 6%. Feb 5, 1910. 12:3366. 10,000
- McKay, Sarah E to Emil Link. Morris av, No 984, e s, 100 n 164th st, 37.5x104. Feb 3, 1910, 2 years, 6%. 9:2432. 6,000
- \*Mooney, Julia to Philip Sheridan. Coddington av, s s, 300 e Fort Schuyler road, runs s 96.7 x e 25 x n 97.9 to av x w 25 to beginning, Westchester. Feb 3, due & c as per bond. Feb 4, 1910. 3,000
- Murphy, Ella M to Eliz Burke. Briggs av, s w cor 201st st, No 270, 100x35. P M. Feb 3, 1910, 3 years, 6%. 12:3298. 5,500
- Mercury Realty Co to Herman Menaker. Robbins av, s e cor Kelly st or 152d st, 41.9x104. Feb 2, due Aug 2, 1910, 6%. Feb 4, 1910. 10:2643. 5,000
- Meeks, Everett V with Maria Krabo and Johanna R Ernst. Vyse av, w s, 201.2 s 180th st, 38x100.1. Extension of \$18,500 mort until Jan 31, 1915, at 5%. Feb 4, 1910. 11:3127. nom
- Malone, Mary to Equitable Co-operative Bldg & Loan Assn. Buchanan pl, No 68, s w s, 130.1 s e Aqueduct av East, runs s 100 x n w 21.6 x n e 25 x n w 3.6 x n e 75 to pl x s e 25 to beginning; Buchanan pl, s s, at rear end of lots 238 and 239 on map No 823 of lands of Thos M Partridge and Robt Craighead, runs s 50 x w 5 x n 50 to pl x e 5 to beginning. Feb 7, 1910, installs, 6%. 11:3208. 5,000
- Morrison, Isidore D to LAWYERS TITLE INS & TRUST CO. 140th st, n s, 762.6 e Willis av, two lots, each 37.6x100. Two mortg, each \$27,000. Feb 7, 5 years, 5%. Feb 8, 1910. 9:2285. 54,000
- Mandler, Adam to Justine Eckenfelder. 161st st, No 772, s s, 22.4 w Tinton av, 31.1x76.2. P M. Prior mort \$5,000. Feb 1, due, & c, as per bond. Feb 8, 1910. 10:2657. 3,000
- \*Marks, Sophie L to Mary Shannahan or Shannon. Elliott av, e s, 300 s Elizabeth st, 125x125, Olinville. P M. Feb 4, due Apr 1, 1915, 5½%. Feb 8, 1910. 7,000
- \*Norcum, Josephine to Michele Stabile et al. Tompkins st, — s, lots 37 and 38, amended map No 1108a of 126 lots being a subdivision of plot 23 on map Clasons Point, 50x100. P M. Feb 7, due, & c, as per bond. Feb 8, 1910. 800
- Nuth, J William with L W Divine Co. Clinton av, No 2077. Extension of mort for \$3,000 to Jan 5, 1912, 6%. Jan 5. Feb 4, 1910. 11:3095. nom
- Olsson, Ole to LAWYERS TITLE INS & TRUST CO. Union av, No 984, e s, 277.3 s 165th st, 37.6x160. Feb 9, 1910, 5 years, 5%. 10:2678. 33,000
- Same and Catherine E Neher with same. Same property. Subordination agreement. Feb 5. Feb 9, 1910. 10:2678. nom
- Olver, Wm F to Francis J Cox, of Albany, N Y. Morris av, s e cor 160th st, 30x101. Feb 9, 3 years, 5%. Feb 10, 1910. 9:2420. 6,000
- \*Pavelka, Vaclav to DOLLAR SAVINGS BANK of City N Y. Carroll pl, s s, 150 e Green lane, 25x100, and being lot 189 map Section 2 St Raymond Park, 25x100. Feb 7, 1910, due June 1, 1913, 5%. 3,300
- \*Potter, Thos J to Andrew J Bilhoefer. Halsey pl, n s, 100 e Zeraga av, 50x100 and being lots 77 and 78 map Cebric Park. Feb 1, 3 years, 6%. Feb 7, 1910. 500

# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

\*Pfodenhauer, William to Charles Pfodenhauer. 235th st, n s, 600 e Carpenter av, 25x114. Jan 10, 3 years, 5%. Feb 3, 1910. 500

\*Phillips, Isedor to Crawford Real Estate & Building Co. Old Boston road, n e cor Baychester av, runs n 571.11 x n 251.1 to s s Schieffelin lane x n e 49 x n e 200 x n e 54 to c l Dereimer av x s e 473.6 x s e 507.11 to road x w 230.6. P M. Feb 1, due & c as per bond. Feb 4, 1910. 26,750

Pfeiffer, Emil to Ernst Mermann. 147th st, s s, 350 e Prospect av, 25x100. Prior mort \$3,000. Feb 4, 1910, 1 year, 5%. 10:2600. 400

\*Phillips, Isedor to Morris Hillquit. Old Boston road, n e cor Baychester av, runs n 571.11 x n 251.1 to s s Schieffelin lane x n e 49 x n e 200 x n e 54 to c l Dereimer av x s e 473.6 x s e 507.7 to road x w 230.6 to beginning. P M. Feb 1, demand, 6%. Feb 7, 1910. 7,500

Riley, Wm A and Lorenzo Scinto to Lillian V Polak et al. Park av, e s, 25 n 170th st, runs n 79 x e 100 x s 17.8 x w 30 x s 61.4 x w 70 to beginning. Prior mort \$4,600. Feb 2, 3 years, 6%. Feb 3, 1910. 11:2902. 1,000

Rosenthal, Chas E to TITLE GUARANTEE & TRUST CO. Dawson st, No 767, w s, 325 s Longwood av, 25x100. Feb 5, due, & c, as per bond. Feb 7, 1910. 10:2695. 6,500

Stucke, Henry J to Ramm Manufacturing Co. 184th st, n s, 23.9 w Hoffman st, 30.2x91.3x24.8x108.8. Leasehold. All title. Feb 5, demand, 6%. Feb 7, 1910. 11:3054. 6,000

Seligson, Jacob to David Mayer Brewing Co. 165th st, s s, 134.4 e Trinity av, 40.8x94.2. Prior mort \$19,500. Feb 3, 1 year, 6%. Feb 4, 1910. 10:2637. 2,000

Sanders, Wm R to EAST RIVER SAVINGS INSTN. Anthony av, n w s, 168.2 n e Burnside av, 25x100. Feb 2, 5 years, 5%. Feb 3, 1910. 11:3156 and 3161. 2,500

\*Stuber, Mary to Jos L Kahle. Westchester av, n e s, at n w s Catharine st, 100x100, Washingtonville. Feb 3, 3 years, 6%. Feb 5, 1910. 1,800

Simon, Harry to STATE BANK. 3d av, s w cor 174th st, 100x125.2x100x121.1. Prior mort \$—. Feb 3, 1 year, 6%. Feb 5, 1910. 11:2921. 20,000

Schram, Wm to Geo Ehret. 138th st, No 710 East. Saloon lease. Feb 9, 1910, demand, 6%. 10:2566. 5,645

Stephens, Olin J to BOWERY SAVINGS BANK. 146th st, s s, 100 w Walton av, 138.1 to Gerard av, x100.1x133.3x100. Feb 7, 5 years, 4½%. Feb 8, 1910. 9:2350. 3,500

Schreiber, Flora to AMERICAN SAVINGS BANK. Washington av, e s, 162 s 176th st, late Mott st, 62x120, except part for av. Feb 8, 1910, 5 years, 5%. 11:2917. 21,000

Schmeckenbecher, Sarah E to HUDSON TRUST CO. Bathgate av, No 2164, e s, 105.2 n 181st st, 26.4x100. Prior mort \$4,500. Feb 9, 1 year, —. Feb 10, 1910. 11:3048. note, 2,000

\*Stasi, Pasqua and Rosa Grimalda to Albertus J Ogen. Crosby av, w s, 55 s Schuyler st, 25x—x21.4x100. P M. Dec 29, due, & c, as per bond. Feb 9, 1910. 250

TITLE GUARANTEE & TRUST CO with Bertha Levy and ano. Prospect av, n w cor 156th st, —x—. Extension of \$15,000 mort until Jan 18, 1913, at 5%. Feb 3, 1910. 10:2676. nom

Tesoro, Antonietta and Lucia Schiavone to Morris Prowler. Tremont av, No 738, late 177th st, s s, 195.8 w Prospect av, 30x99.4x30x99.3. P M. Feb 5, 5 years, 5%. Feb 8, 1910. 11:—2951. 11,000

\*Thornton, Jas J, of Brooklyn, N Y, to Julie C Tompkins extrx Julie Combe. Kingsbridge road (Bussing av), s e s, 103.6 n e 233d st, 20.8x153.10 to Bronxwood av, x25.8x175.5. PM. Dec 16 due Jan 3, 1913. 5%. Re-recorded from Jan 18, 1910. Feb 8, 1910. 787.50

\*Trott, Edward to Jacob Trott. Lot 33 map property J E Bullard & Co adj South Mount Vernon. Nov 24, 1909, installs, 33 months, without interest. Feb 8, 1910. 330

Tully (Thomas H) Construction Co to City Mortgage Co. Home st, n s, 66.7 w Prospect av, 49.11x107.7x45x85.11. Building loan. Feb 10, 1910, demand, 6%. 10:2681. 22,000

Same to same. Same property. Certificate as to above mort. Feb 10, 1910. 10:2681. —

Vorndrans (Christian) Sons, Inc, to Edw or Eduard Stelter. Rogers pl, e s, 350.1 n Westchester av, 50x90. P M. Feb 8, 3 years, 5%. Feb 9, 1910. 10:2699. 6,000

Wiedhopf, Clara to Emily Lotze and ano. Clinton av, Nos 1807 to 1817, n w s, at n e s 175th st, No 723, 194x149.10, except part for st. Feb 7, due Jan 1, 1911, 6%. Feb 8, 1910. 11:2949. 6,000

\*Weaver, Henry J to Grace D Gaylor. Carroll st, n s, adj land now or late John Baxter, runs n 110 x w 40 x s 110 to st x e 40 to beginning, City Island. Feb 1, due Nov 1, 1913, 6%. Feb 4, 1910. 1,500

Waldron, Saml R to John A Steinmetz. Hoe av, e s, 350 s 173d st, 25x100. P M. Prior mort \$3,500. Jan 10, due & c as per bond. Feb 4, 1910. 11:2989. 1,500

Wahlig (Frank A) Co to Fredk W Sauer. Intervale av, w s, 141 n Freeman st, 37.6x100. Prior mort \$29,000. Feb 4, due Aug 1, 1912, 6%. Feb 5, 1910. 11:2965. 6,000

Same to same. Same property. Certificate as to above mort. Feb 4, 1910. 11:2965. —

White, Laura T with Henry and Anna Dreyer. Leggett av, No 914. Extension of \$3,500 mort until Feb 9, 1915, at 5%. Jan 17, Feb 5, 1910. 10:2686. nom

Westchester Avenue Realty Co to Alida McIlroy. West Farms road, e s, 438.5 n 174th st, 130x29 to Bronx River x—x15 to beginning. Feb 5, 5 years, 6%. Feb 7, 1910. 11:3020. 5,000

Same to same. Same property. Certificate as to above mort. Feb 5, Feb 7, 1910. 11:3020. —

Winnie Realty and Construction Co to Henrietta Kluepfel. Intervale av, s or s w s at e s Beck st, runs s 97.7 x e 60 x n 36.6 x w 0.1 x n 27 to av, x n w 68.11 to beginning. Feb 8, 1910, 5 years, 5%. 10:2709. 43,000

Same to same. Same property. Certificate as to above mort. Feb 8, 1910. 10:2709. —

Waldron, Saml R to John A Steinmetz. 179th st, No 807, n s, 45 e Mapes av, mort reads plot begins 50.2 s e Mapes av, old line and 560 n Tremont av, runs s e 25 x n e 133 x n w 25 x s w 133 to beginning, except part for 179th st. Prior mort \$3,500. Jan 10, due, & c, as per bond. Feb 4, 1910. 11:3108. 1,500

## JUDGMENTS IN FORECLOSURE SUITS.

Feb. 3.

Arthur av, w s, 29.7 n 187th st, 100x113.4x100x113.8. John F Dennerlein agt Antonio Cancro; Berry & Davis, att'ys; N Taylor Phillips, ref. (Amt due, \$2,079.00.)

Feb. 4.

Broome st, No 49. Drayton Burrill agt Joseph S Marcus et al; Worcester, Williams & Saxe, att'ys Sumner Gerard, ref. (Amt due, \$17,856.00.)

Feb. 5.

Pearl st, Nos 247 and 249. Austin B Fletcher agt John Pettit et al; Safford A Crommey, att'y; Paul L Kiernan, ref. (Amt due \$81,610.78.)

Feb. 7.

50th st, s s, 81.11 e Lexington av, 18.3x100.5. Nina P Paris agt Edw L McConnick et al; De Witt, Lockman & De Witt, att'ys; Henry M Stevenson, ref. (Amt due, \$13,560.42.)

97th st, s s, 433.4 e Amsterdam av, 16.9x100.11. Chas T Dotter agt Edward Bloch et al; Fred W & Alfred E Hinrichs, att'ys; William Allen, ref. (Amt due, \$11,519.44.)

Feb. 8.

118th st, Nos 339 and 341 East. Mary A Racey agt Michael Marrone; James H Diegan, att'y; John A McEveety, ref. (Amt due, \$11,033.33.)

2d av, No 2485. Louise M Lee agt Lena Jacobs et al; Wm C Orr, att'y; Charles Brandt, Jr, ref. (Amt due, \$30,393.75.)

39th st, No 56 West. Warren McConihe agt Benjamin B Davenport; Warren McConihe, att'y; Samson Friedlander, ref. (Amt due, \$4,694.49.)

39th st, s s, 189 e 6th av, 21x90. Warren McConihe agt Alice B Scott et al; Warren McConihe, att'y; Patrick J Dobson, ref. (Amt due, \$9,321.62.)

69th st, Nos 217 to 221 West. Warren McConihe agt Lawson O Rich; Warren McConihe, att'y; Samson Friedlander, ref. (Amt due, \$8,070.87.)

Feb. 9.

125th st, n s, 175 e Boulevard or Public Drive, 25x99.11. Sere Fried agt Catalina de V Potter et al; Samuel Jacobus, att'y; Joseph Gallagher, ref. (Amt due, \$6,650.40.)

118th st, No 407 East. Louis de W Hollub agt John Carucci; Geo H Corey, att'y; William Klein, ref. (Amt due, \$6,343.92.)

8th av, s e cor 143d st, 25.1x75. Samuel A Tannenbaum agt Benjamin F Carpenter; Wm S Jackson, att'y. (Amt due, \$8,052.07.)

8th st, No 317. Albert H Hastrof agt Congregation Leches Dasher Bnei Horowitz et al; Davis & Kaufmann, att'ys; Florence E Brunning, ref. (Amt due, \$2,253.90.)

## LIS PENDENS.

Feb. 5.

76th st, Nos 208 to 212 West; leasehold. Imperial Motor Vehicle Co agt Frank C Stinzling; specific performance; att'y, C A Brady.

49th st, No 411 West. People of the State of N Y agt Charles Bohan; notice of levy; att'y, C S Whitman.

3d av, No 3621. Addie Levy agt Marcus Rosen et al; partition; att'y, O Englander.

2d av, No 2245. Vito Bonomo agt Concetta Giunta et al; action to set aside deed; att'y, C Novello.

130th st, No 259 West. Charlotte E Hall agt Elbert L Todd et al; action to set aside deed; att'y, F B Eightman.

161st st, s w cor William st (now closed).—x—. Bronx. Dora D Schiffer agt Amelia G Friedman et al; partition; att'ys, Kurzman & Frankenheimer.

52d st, No 29 West. John W Parks, trustee, agt Katherine Kevoney et al; action to set aside deed, & c; att'y, H M Dawes.

Feb. 7.

Broome st, Nos 149 & 151. Alexander Kirshbaum agt Chas S Whitman et al; counterclaim; att'y, J Gans.

105th st, No 105 West. B Kaplan Plumbing Co agt Froma Realty Co et al; action to foreclose mechanics lien; att'y, J Bernstein.

140th st, n s, 275 e Broadway, runs e 84.6 to Hamilton pl, x n e 109 to former n w s Bloomingdale rd, x n 109 to 141st st, x w 216.3 x s 99.11 x e 50 x s 99.11 to beg. Cohn-Baer-Myers & Aronson Co agt Mary J Cunningham; action to declare vendee's lien; att'ys, Johnston & Johnston.

78th st, n s, 144 e 1st av, 25x102.2. Ignatz Vogel agt August Schulze et al; action to foreclose mechanics lien; att'y, L S Kaiser.

171st st, s s, 100 w Amsterdam av, 175x95. Estates Settlement Co agt One Hundred and Seventy-first Street Realty Co; att'ys, Carington & Pierce.

120th st, s s, 131.8 e 4th av, 20.10x100.10. Anne Monaghan agt Chas W Bauschat et al; att'y, P Condon.

8th av, No 2455. Lawrence E Brown agt Jacob Hack Jr et al; att'y, L E Brown.

Lot 18, map of 62 lots at Mount Hope, Bronx. Baron De Hirsch Fund agt Alte Mencher et al; att'ys, M S & I S Isaacs.

105th st, s s, 125 w 1st av, 34.4x100.11. Theodore Bitterman agt Julius Berman et al; att'y, S Bitterman.

105th st, No 105 West. Isaac Damsky agt Froma Realty Co et al; action to foreclose mechanics lien; att'y, D J Gladstone.

Feb. 8.

Claremont av, w s, 225 s 122d st, 25x100. Rudolph Wallach agt Charlotte Camovito; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

130th st, n s, between Old Broadway and Amsterdam av, —x—. Same agt Louis Manheim; foreclosure of transfer of tax lien; att'ys, Bridges & Lustgarten.

Wendover av, n s, 45.1 w Washington av, 40.4x99.2. Nathan Green agt Isaac Saltzman et al; action to set aside conveyance; att'y, M D Josephson.

8th av, No 2781. Daniel London agt Geo W Kniffin et al; action to foreclose lien; att'y, J Gans.

Lot 50, map of Coster Estate, Bronx. Katie Bednarik agt Mishke Bednarik et al; action to declare trust; att'y, J Kohler.

Feb. 9.

Heath av, w s, 237 n Boston av, 25x92.2. Van Nest Wood Working Co agt Michael Mahoney et al (action to foreclose mechanics lien); att'ys, Press & Hirschberg.

Lots 7 to 10, map of lots of Century Investing Co, between Aqueduct av, Macombs rd and Featherbed lane, Bronx. Gustav Ernst agt Apartment Building Co et al (action to foreclose mechanics lien); att'y, E Herrmann.

Madison av, No 1929. Remsen Schenck et al agt Reginald H Schenck et al (partition); att'y, R H Schenck.

Feb. 10.

143d st, Nos 610 to 616 West. Amelia Bach agt Henrietta A Mittnacht et al; partition; att'ys, Hitchings & Palliser.

Hester st, No 103. Nathan Lampport agt Sarah Goldstein et al; action to set aside deed; att'y, S Hellinger.

4th st, s s, 102 e Av C, 44x96.2. Nathan Lampport agt Sarah Goldstein et al; action to set aside deed; att'y, S Hellinger.

26th st, Nos 38 to 44 West. Rosanna Batchelor agt Eugene E Hinkle et al; action to enforce agreement, & c; att'ys, Merrill & Rogers.

Mapes av, s w cor 179th st, 75x145. Minor O Russ agt John B Westervelt; specific performance; att'y, S Mork.

Pleasant av, w s, 25.2 s 108th st, 25.3x93. Daniel London agt John La Spina et al; action to foreclose lien; att'y, J Gans.



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Feb. 11.

Pleasant av, w s, 75.8 s 108th st, 25.3x93. Daniel London agt John La Spina et al (action to foreclose lien); att'y, J Gans.

## FORECLOSURE SUITS.

Feb. 5.

Vyse av, No 1153. Morris Amdur et al agt Morris Kamber et al; att'y, A A Silberberg. 6th av, No 503. Jane A Stokes agt Investors & Traders Realty Co; att'y, G W Carr. 30th st, No 147 East. Henry W Kreykenbohm agt Herman J Katz et al; att'y, H Swain. East Broadway, No 278. Edith A Schoneman agt Joseph Bakst et al; att'y, J Offenbach. Brook av, Nos 1266 & 1270. Carl Ernst agt Abram Zuker et al; amended; att'ys, Parker & Ernst.

Feb. 7.

133d st, No 204 West. Oscar Michaels agt Leo Rosengarten et al; att'ys, Fleischman & Fox. 235th st, n s, 200 e Kepler av, 25x100. Louis Eickwort agt Annie O'Donnell et al; att'y, S Williamson. Madison st, No 112. Edw H Bailey agt Isaac Levine et al; amended; att'ys, Roelker, Bailey & Stiger. 163d st, No 465 West. Henry Strauss agt Isaac Helfert et al; att'y, J H Seymour. Hoffman st, No 2410. Duncan Smith et al agt Charlotte Rehbock et al; att'y, J H Dougherty.

Feb. 8.

Madison av, No 1270. Suffolk st, No 175. Rivington st, n w cor Forsyth st, 50.2x73.4x irreg. Henry R Pyne agt Joseph Kronenthal et al; att'y, F C Mebane. 4th st, s s, 75 e Av D, 46x96. Wolf Brand agt Joe Hirshhorn et al; att'y, M M Becher. St Nicholas pl, n w cor 151st st, 90.7x85.3x irreg. Marie Verhaeren agt Apartment Construction Co et al; att'y, F O Nelson Jr. 152d st, s s, e 1/2 of lot 360, map of Village of Melrose South, 25x115.2. Vincent Greubel et al agt Jacob Siegel et al; att'y, J F Frees. 56th st, No 233 East. Wilhelm Braun agt Louis Sroka et al; att'y, L W Osterweis. 109th st, s s, 225 w 2d av, 25x100.11. Anton Schuster et al agt Fannie Taus et al; att'ys, Hutter & Fruchthandler. 45th st, No 522 West. Geo F Reynolds agt Bessie Bobrick et al; att'y, R E Burke.

Feb. 9.

2d av, w s, 75 s 15th st, 25.11x100x irreg. Herman Adelson agt Esther Blankenstein et al; att'ys, Bloomberg & Bloomberg. Eagle av, s e s, 250 n e Cedar st, 50x100. Eduard Schorn et al agt Clara Ellner et al; att'ys, Carrington & Pierce. 135th st, s s, 175 w 7th av, 350x99.11. Adela B Sloane, exr & agt Henry Hall et al; att'ys, Howland, Murray & Prentice. Park av, No 1613. Wm H Sands et al agt Main Realty Co et al; att'ys, Bowers & Sands. 133d st, No 206 West. Patrick A O'Loughlin agt Interurban Home Co et al; att'y, C F Kelley. 2d av, Nos 1384 and 1386; two actions. Minnie C Stuckel agt Elias Rosenbaum et al; att'ys, Wesselman & Kraus. Clay av, No 1325. John H Fedden agt Ida Abelman et al; att'y, B Shaw. Goerck st, No 1. Meyer Jarmulowsky et al agt Bessie Burger et al; att'y, B Alexander. 141st st, n s, 4.4 e Rider av, runs n 75 x w 43.10 x s e 84.9 x e 4.4 to beg. Leopold Guttag agt Kate Montague et al; att'y, H Overington.

Feb. 10.

115th st, Nos 237 and 239 West. Leopold Rothschild agt Wm A P Phipps et al; att'y, J Gordon. New Bowery, No 47. Harlan F Stone trustee agt Chas W Bauschat et al; att'ys, Wilmer, Canfield & Stone. 63d st, s s, 148.4 e Broadway, 100x100.5. Wm F Clare et al agt Benjamin B Davenport et al; att'y, J L Clare. Kingsbridge road, w s, 127.10 n land of Lucius Chittenden, known as lots 6 and 7, 50x118.10. Andrew J Connick agt F De Witt Wells exr et al; amended specific performance; att'y, W F Clare. 107th st, n s, 212 w 4th av, 17x100.11. Edw A Walton trustee agt Martin A Dewey et al; att'y, A H Skillin. 110th st, Nos 233 and 235 East. State Bank agt Hyman Schlessinger et al; att'y, J A Kohn. Intervale av, n w s, 403.10 s w Home st, 25x 125.2. Frederick T Hoffman agt William Wainwright et al; att'y, E Hall. 71st st, n s, 75 w Av A, 25x54.4. Henry Seller agt John Schmidt et al; att'y, F C Hileman. Perry st, Nos 113 and 115. Abraham A Levin agt Emanuel S Gates et al; att'ys, Abramson & Potter.

Feb. 11.

76th st, n s, 171.8 e 3d av, 33.4x102.2. Orphan's Home and Asylum of the Protestant Episcopal Church in N Y agt Saul Wallenstein et al; att'ys, DeWitt, Lockman & DeWitt. St Ann's av, n w cor 146th st, 24.11x99.6. Wm W Buhrman et al agt Rachel Juster et al; att'ys, Lyon & Smith. Crimmins av, w s, 27 n 141st st, 21.4x80. Eugene N Robinson trustee agt Bernard P Gibney; att'ys, Einstein, Townsend & Guiterman. Hughes av, e s, 71.8 s 188th st, 24.10x87.6. Joseph Byers trustee agt Belmont Realty & Construction Co et al; att'ys, W D Leonard.

## JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Feb.

5 Ader, William et al—A Lowenthal.costs, 59.12  
5 Alford, Henry G—American Colortype Co. 1,385.66  
7 Adler, Ernest—W A Avis et al.....12,956.20  
8 Adams, John—N Y City Ry Co.costs 1,095.03  
9 Adler, Joseph—Ragus Tea & Coffee Co.49.80  
9\* Abrams, Aaron et al—M Abramson.79.65  
9 Ashpis, Harry—P Kutin.....448.01  
10 Atkinson, Maurice B—Business Detail Corp.....153.08  
10 Aird, Albert G—Buffalo Office Building Co. 591.38  
10 Abromowitz, Abraham—H Colin et al.....56.56  
10 Altieri, Carmine—A S Furst.....1,563.43  
11 Albanese, Carmelo et al—State Bank.1,129.22  
11 Austin, Lillian E—H D Sears.....218.76  
5 Brodix, Chas R—C J Curtin.....516.43  
5 Bloch, Aaron—J Blaine.....117.78  
5 Bock, John—L S Gelsler & Sons, Inc.30.06  
5 Beinhauer, Alfred—J Buckley.costs, 120.36  
5 Burn, William et al—A Lowenthal et al. costs, 59.12  
5 Benovitz, Morris et al—J Held.....59.65  
7 Borden, Mary S—N F Morrill.....31.25  
7 Bell, Frank et al—M Lewin.....256.40  
7 Bangs, Anson M—A von Wolfersdorff Leslie et al.....129.06  
7 Bleidner, William—International Coffee Co. 45.19  
7 Byrne, Joseph—J V Rooney.....202.00  
8 Brookman, Harris—W Bloom et al.....costs, 69.59  
8 Brown, Frank—S Berg.....1,329.11  
8 Blacher, Sarah et al—United Electric Light & Power Co.....15.26  
8 Boush, Hattie G—the same.....23.79  
8 Brophy, Mark L—the same.....30.05  
8 Baselefsky, Benjamin—B Singer.....115.91  
8 Baldwin, Geo E—Allen Advertising Agency. 20.65  
8 Bailey, James H—I Stern et al.....304.44  
9 Benjamin, Max—H Diskin.....102.72  
9\* Bernard, Louis et al—Tenement House Dept.....59.72  
9 Brown, Ann—the same.....59.72  
9 Blumberg, Samuel—John Matthews Inc.37.64  
9 Bible, Howard W—H Cundy.....148.64  
9 Bonaventura, Magalina—S L Bruck et al. 302.03  
9 Bloom, Annie—J S Fenrow et al.....196.50  
9 Brittingham, Beverly M—Estey Co.....104.13  
9 Berger, Edward—M Perlstein et al.545.82  
9 Bernstein, Samuel & Charles—M Karpowitz.....1,143.70  
9 Brodsky, George—T Hynds.....costs, 77.77  
9 Brennan, John J et al—People &c.....1,000.00  
10 Birenhot, Joseph et al—Lieberman Dairy Co.....140.71  
10 Birenhak, Joseph or Bernhardt, Joet et al the same.....140.71  
10 Bigelow, Wm D—A Pinkowitz.....72.41  
10 Bopp, Bernhard—J Michael et al.....270.82  
10 Burnet, Wm B et al—Number One Hundred & Eleven Broadway.....287.76  
10 Bopp, Gustave—A Danzig et al.....25.46  
10 Bradley, John E—E D Murphy et al.....67.03  
10 Beasley, Joseph—J Sinnott.....211.73  
10 Brown, Harry—H Feldman.....52.55  
10 Benovitz, Hayman exr et al—S Horowitz et al.....costs, 123.70  
11 Baldanza, Liborio et al—State Bank.1,129.22  
11 Bellows, Walter C—W H Colson.....607.79  
11 Bock, Abraham et al—A Neri et al.....52.53  
11 Brockway, Joseph D—United States Fidelity & Guaranty Co.....136.80  
11 Brookfield, John H—F B Van Doorn.....694.70  
11 Baum, Samuel C—E Arnstein et al.3,100.80  
5 Caminetz, Jacob—N Y Chair Co.....74.41  
5 Conway, Joseph—C Reilly.....2,015.00  
7 Chipman, Ralph N—N J Packard et al.247.10  
7 Cavaluzzo, Antonio & Casimio—N Y Cornice & Skylight Works.....166.94  
7 Clark, Frank J—M Scheid.....249.57  
7 Combi, Ambrosio—J B Owens.....67.28  
7 Cowing, Edw K—Lord & Taylor.....444.41  
7 Castellano, Giuseppe—I Harrison.....73.61  
7 Cohn, Charles—Walter Ritlaw Co.....32.91  
7 Codman, Chas G—First National Bank of Denver.....35,749.64  
8 Cortelyou, Daniel H Jr—Frederick Beck & Co.....69.09  
8 Carpenter, Geo H—J Walter Thompson Co. 312.35  
8 Carson, Matthew B—E H Condon.....63.91  
8 Cary, H Lansing—O H Keep et al.....48.93  
8 Clausen, Chas C—Herrmann Realty Co.....costs, 120.10  
8 Clinton, Elizabeth S et al—Lincoln National Bank of N Y City.....30,554.33  
8 Corbin, Herbert M—C Brummer.....194.18  
9 Cohn, Lucy—Tenement House Dept.59.72  
9 Cruden, Alexander—City of N Y.....59.41  
9 Cryan, Patrick J—National Cash Register Co.....354.65  
9 Colby, Arthur H—V S Sterling.....29.87  
9 Carscullen, Ernest—N Y Telephone Co.26.18  
9 Carter, Robert—the same.....30.75  
9 Civi, Minerva P—J B Muller.....690.70  
9 Cronson, Joseph H—H B Clafin So.329.90  
9 Collins, Sadie E—H Weisbrod.....27.16  
9 Cary, H Lansing—Realty Records Co.115.15  
9 Concastre, Michael—B Henfelder.....89.72  
9 Callaghan, James et al—People &c.1,000.00  
10 Costa, Armand\* & Maria—H B Clafin Co. 500.02

11 Congdon, Martin P—G F O'Neil.....79.03  
11 Cohen, Bernat—Dorsett De Marrias Co.412.22  
11 Compton, Robin D—H B Wilcox.....55.67  
5 Dore, Daniel—M Newgold.....71.64  
5 De Lyons, Louis—G Mega.....152.54  
7 Davis, Adelaide—I C Koop.....2,305.92  
7 Deitsch, Annie admtrix—L Michalisky.....costs, 68.72  
7 Davis, David—E Frank et al.....181.41  
7 Damon, Chas E—B Wilkening.....103.19  
7 Donnelly, Edw J—S Cohn.....61.16  
8 Daley, James—H A Ritchie et al.....36.21  
8 Darcy, Jane—Presbyterian Hospital in the City of N Y.....costs, 399.46  
8 De Vito, William & Caterina—E Crowe.....costs, 29.20  
8 De Groat, Chas M—L Gildersleeve.....326.31  
8 Darrah, Mary E G—L Abel.....2,092.73  
8 Durnberg, Margaret—United Electric Light & Power Co.....82.01  
8 Dyne, Max et al—P Mechlowitz.....89.85  
8 Desiderio, Alfonso—G Marchesini.....30.41  
9 Duberstein, Jack I—N Y Telephone Co.28.31  
9 Denslow, Wm W—W E McReynolds.....420.01  
9 Doughty, Annie—B Tully.....250.00  
9 De Bellis, Giovanni et al—People, &c.1,000.00  
10 De Long, Albert W—S Uhlfelder et al.....costs, 112.57  
10 Deutsch, Jacob—P Arvin.....35.12  
10 Di Menna, Matteo or Michael—J Richards.....234.72  
10 De Jonge, Annie—F Voigtmann et al.2,360.35  
10 Davies, Henry E—W G Davies et al.....costs, 151.90  
10 Drummond, Edw A & Jennie M—C Swift.....253.47  
11 De Groat, George—D S Alpaugh et al.353.86  
11 Delamater, Arthur G—J Hart et al.....236.28  
11 Dowling, Wm L et al—E P Wheeler.....costs, 98.72  
7 Etlinger, Joseph—Twelfth Ward Bank of the City of N Y.....4,108.40  
8 Egan, Mary—J H Kreinrich.....48.91  
8 Edelson, Jacob—United Electric Light & Power Co.....89.95  
9 Eisner, Louis—T V Raitz.....17.65  
9 Esser, Joseph H—C M Coon.....1,132.91  
11 Eig, Louis—J Fox.....costs, 78.25  
11 Engert, Geo A—M Friedlander et al.....490.72  
5 Fraser, Edgar M—A F Kliegel et al.....712.38  
5 Fallik, Joseph—S Gutner et al.....105.17  
5 Friedman, Osias—A Strauss.....50.77  
5 Fels, Joseph—G H Lewis et al.....20.09  
7 Finck, Louis—A Dell.....103.60  
7 Fay, James F & Dell—J H Price.....86.47  
7 Fosdick, Genevieve—Redfern, Ltd.341.69  
7 Feller, Harry—S Rosenberger et al.....104.94  
7 Fisawitz, Paul—S L Bruck et al.....32.57  
8 Friedman, Samuel S—Realty Records Co. 119.15  
8 Fleishner, Albert—United Electric Light & Power Co.....33.82  
8 Friedland, Paul—the same.....21.58  
8 Feiner, Jacob L—S Levy.....costs, 68.28  
8 Feldman, Joseph—E L Jenkins.....302.30  
8 Friedel, Louis & Minnie et al—J Sapiro.....216.07  
9 Friedman, Louis N—H Diskin.....37.72  
9 Fireman, Samuel—M Malawista.....195.33  
9 Fried, Harry—Frank Levy, Inc.....89.81  
10 Franklin, Aaron—A Sandrowitz et al.....costs, 70.32  
10 Friedman, Samuel—T C Platt.....27.65  
10 Fitzpatrick, Bridget—M Montague.....70.33  
11 Fuller, Loie—E C Anthony.....37.26  
5 Glick, Jacob et al—B London.....2,634.86  
5 Germansky, Max—G H Mullen et al.163.40  
5 Goldberg, Samuel et al—M Cohen.....224.65  
5 Garfunkel, Morris et al—A Lowenthal.....costs, 59.12  
5 Geary, Harry S—N L Geary.....costs, 34.50  
7 Garrett, Harriet et al—L J Sechler.....costs, 157.75  
7 Gilbert, Isabella, Daniel, George, William, Arthur & Chas E—L J Sechler.costs, 157.75  
7 Grumken, John—United Wine & Trading Co. 186.53  
7 Glose, Augusta—J Azzumonti.....59.92  
7 Gioggia, Emil et al—M Lewin.....256.40  
7 Guion, Fred B—J W Willson.....230.00  
7 Goldberg, Samuel—McDermott Dairy Co.....67.61  
7 Gerber, John et al—W Rabinowich.....44.56  
7\* Grossman, William et al—W Rabinowich.....44.65  
8 Greeley, Percy C—H Tienken.....52.75  
8 Grotz, George—the same.....27.83  
8 Grey, David S—S Leavitt.....64.31  
8 Gale, Cyrus B—American Mutoscope & Biograph Co.....205.33  
8 Gordon, Isaac—Schmookler, Cohen & Co. 81.45  
9 Gramatke, Leopold—F Dieffenbach, Jr.77.86  
9 Goldman, Abraham & Louis—S Tenenbaum et al.....255.18  
9 Glickman, Louis et al—M Abramson.79.65  
9 Greenfield, William et al—M Weil.....86.75  
9 Galgano, Nicola—J Lampiase.....289.24  
9 the same—the same.....290.82  
10 Greenberg, Nathan & Morris—R Berman.....537.32  
10 the same—A Berman.....100.00  
10 Galino, Tony—Fleischmann Realty & Construction Co.....costs, 358.48  
10 Goetchius, Harry B—R Robinson.....345.30  
10 the same—A K Mosley.....619.09  
10 Goldberg, Amelia et al—H Kues et al.736.94  
10 the same—P Sauer et al.....598.72  
10 Goldfarb, Rosie et al—People, &c.1,000.00  
10 Greenberg, Abraham—S Brinn et al.....221.28  
11 Gonosky, Max—A Risen.....72.45  
11 Gartner, Joseph et al—A Neri et al.....52.55  
11 Glassberg, Clara et al—A Neri et al.....52.55  
11 Gibson, Robert M—M Van Densen.....113.14  
11 Glatzer, Louis—S H Costuma et al.costs, 72.05  
5 Hurlbert, James—D Mayer.....47.91  
5 Humphrey, Edith D—C F Birdseye.....688.12  
5 Holzberg, Louis et al—A Kuflik et al.144.65  
5 Hall, Edw J—Erie R R Co.....costs, 13.13  
7 Harlitzka, Louis—St Dunstan Society.....42.17  
7 Hayhurst, Mrs Alfred or Catharine et al—J W Walsh.....539.95

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7 Heckman, Jules—W J Plunkitt. . . . . 122.01	5 Lerman, David—Smith Lineaweaver & Co. . . . . 201.03	8 Nisenson, Annie et al—United Electric Light & Power Co. . . . . 15.26
8 Haldron, George—J Glass Jr. . . . . 519.75	7 Luce, Clarence—Night & Day Bank. . . . . 61.16	8 Newman, Walter G—M S Uhlfelder et al. . . . . 405.71
8 Hopper, James—Owners Syndicate Co. 327.41	7 Loos, Samuel & Jennie et al—Mutual Alliance Trust Co of N Y. . . . . 62.25	8 Nicholas, George et al—Lincoln National Bank of N Y. . . . . 30,554.33
8 Haffleigh, Sarah—W J Sheil. . . . . 90.95	7 Lehman, Gustave Jr—D H Holmes Co, Ltd. . . . . 143.99	9 Neumann, Katherine L—H J Erickson. . . . . 111.91
8 Hoeffling, Charles—Mercantile Finance Co. . . . . 42.70	7 Linardos, Samuel—Sheppard Knapp & Co. . . . . 62.79	10 Norwalk, Jacob et al—J F Holmes. . . . . 1,246.03
8 Hannock, Chas J—the same. . . . . 67.58	7 Levy, Jacob—Smyth Donegan Co. . . . . 58.82	10 Norris, Henry M—M B Norris. . . . . 950.16
8 Horstein, Samuel et al—F J Parks. . . . . 1,836.82	7 Liebgold, David et al—M Weil. . . . . 86.57	10 Nobis, John C—C Stuart. . . . . 50.14
8 Harper, Edw L—Northern Bank of N Y. . . . . 1,702.73	9 Les, Louis et al—Tenement House Dept. 69.72	11 Nieberg, Elias—Pfothenauer Nesbit Co. 539.65
8 Hetfield, Henrietta V—United Electric Light & Power Co. . . . . 45.83	9 Lipsman, Morris et al—People & Co. . . . . 1,500.00	5 O'Connor, Bartholomew—City of N Y. . . . . costs, 135.01
8 Hick, Mary—the same. . . . . 15.38	9 Levy, Isaac—A Koplik et al. . . . . 2,618.65	8 Ohrenstein, Abraham—United Electric Light & Power Co. . . . . 16.19
8 Hough, Joseph C—Allen Advertising Agency. . . . . 52.84	9 Launchmer, Lolo—J Gallick. . . . . costs, 27.41	10 O'Connor, Nicholas R—E Howard. . . . . 86.77
8 Hill, Geo H et al—Neal & Brinder Co. 258.85	10 Levinsky, Julius—H Burnett et al. . . . . 77.60	5 Pudlin, Benedict—Geiger & Braverman Furniture Co. . . . . 46.19
8 Hardy, Emery E—Chester Mantel & Tile Co. . . . . 183.32	10 Levy, Julius—S Levy. . . . . 25.65	5 Pughs, Hiram L—E Auerbach. . . . . 50.00
8 Horowitz, Henry et al—J Sapiro. . . . . 216.07	10 Lanza, Sanry—C Adler. . . . . 117.27	5 Puglia, Antonio—A Zwerdling. . . . . 33.31
8 Heidel, Alfred—J H Bender. . . . . 59.76	10 Lyons, Geo V—H S Lyons. . . . . costs, 115.54	5 Preiser, Joseph et al—J Held. . . . . 59.65
8 Healy, James—Terry & Tench Co Inc. 122.34	10 Lanson, Fidele—Bastos Cigarette Import Co. . . . . 114.2	7 Pettit, Thomas et al—L J Sechler. . . . . costs, 157.75
9 Helfer, Joseph E—D Shevinsky et al. 47.50	10 Levin, Louis—M Kozakowsky. . . . . 80.65	8 Pearce, John K—Lord & Taylor. . . . . 125.06
9 Hodge, James F—M Schneider. . . . . 83.16	10 Levenson, Morris—H Kues et al. . . . . 736.94	8 Payton, Philip A Jr—Realty Records Co. . . . . 289.94
9 Herzberg, Mary—M Schneiderman. . . . . 1,965	11 Linardos, Samuel et al—B Galfinos. . . . . 68.81	8 Pelcyger, Frank & Sarah M—J Schwartz. . . . . 633.93
9 Hillyer, Herbert E—N Y Telephone Co. 33.00	11 Landau, Emma R—T Zimmermann. . . . . 24.66	8 Piercy, Albert I—United Electric Light & Power Co. . . . . 25.11
9 Heidenhaimcr, Louis—the same. . . . . 68.92	5 Mandel, Samuel & Henry et al—Niagara Wood Working Co. . . . . 4,069.18	8 Pratt, Willis C—the same. . . . . 17.41
9 Halpern, Morris J—Union Special Machine Co. . . . . 143.82	5 Myers, Bernard A—S J Sewell. . . . . 1,933.42	8 Pelham, Wallace R—Mercantile Finance Co. . . . . 42.70
9 Horwitz, Joseph—W Gavin. . . . . 68.41	5 MacMonnies, Frank et al—H V Bremen et al. . . . . costs, 191.53	8 Pullen, Chas D—W A Rogers. . . . . costs, 119.37
9 Hopkins, Arthur M—C A Devereaux. . . . . 235.44	5 Merksamer, Samuel et al—A Kuflik et al. . . . . 144.65	8 Puff, Harry O—Abendroth Bros. . . . . 902.21
9 Holt, Elise H M—F W Hopkins. . . . . costs, 92.47	7 Murphy, Anna M et al—J W Walsh. . . . . 439.59	8 Pape, George—Phenix Cheese Co. . . . . 204.23
9 Hoyt, Stephen M—City of N Y. . . . . 469.66	7 Miller, Adolph D et al—Mutual Alliance Trust Co of N Y. . . . . 62.25	8 Peloso, Amadio—A Blum Jr's Sons. . . . . 159.48
9 Haff, Theodore A—H Schiff. . . . . 66.81	7 Mandel, Herman—Illustrated Postal Card & Novelty Co. . . . . 28.98	9 Pomeranz, Henry—Ragus Tea & Coffee Co. . . . . 23.65
9 Hess, Monroe D—Realty Records Co. . . . . 65.16	7 Miller, Lottie et al—L J Sechler. . . . . costs, 157.75	9 Phillips, George—F Wilhelm. . . . . 100.97
9 Hanlon, Geo W—T V Smyth. . . . . 292.36	7 Munson, Walter L—Lord & Taylor. . . . . 295.31	9 Paulin, Joseph A—W M Barrett. . . . . 160.71
9 Horn, Norbert—N Y Motor Car Co. . . . . 91.74	7 Morris, Ike—J Lichtenstein. . . . . 22.72	10 Pearlman, Abraham—M Dreyfus et al. 53.22
9 Harrigan, Thomas—Siegel Cooper So. . . . . 51.95	7 Marks, Sam & Max—A Schultz. . . . . 37.15	10 Pawley, Wm M—J Meurer et al. . . . . 353.26
9 Hanferung, Albin—B K Bloch. . . . . 160.30	7 Maltinsky, Sarah & Michael—H Stark. . . . . 287.57	10 Puff, Harry O—Colwell Lead Co. . . . . 93.56
9 Hunt, Isabella—City of N Y. . . . . costs, 81.15	7 McElveney, James L—R H Scott. . . . . 104.85	10 Perlman, Abraham—J S Hamilton. . . . . costs, 9.81
9 the same—I W Baylis. . . . . costs, 83.66	8 Malone, Frank W—Manhattan Trap Rock Co. . . . . 305.88	5 Radin, Matgias—Central Syndicate Building Co. . . . . 289.41
10 Haggerty, Pauline M—C Durant. . . . . 40.98	8 Miles, Donald G—W S Howell. . . . . 141.81	5 Rossi, Cesira—C C Kuhlman et al. . . . . 36.03
10 Hellman, Joseph—L Pearl. . . . . 77.98	8 Meth, Jakob & Rosa—J Brenner. . . . . 769.78	5 Robertson, Joseph L—E B Kittson. . . . . 223.86
10 Hawkins, Glenwood—G Tunncliffe. . . . . 153.18	8 Meth, Jakob—the same. . . . . 672.18	5 Roeder, Charles et al—M Cohen. . . . . 224.65
10 Hoffman, Louise—G Rubens. . . . . costs, 119.58	8 Maillard, Marcuse—R Shaw. . . . . 27.72	5 Raphael, Samuel H—G A Stafford & Co, Inc. . . . . 680.70
10 Hurley, Wm H—O W Butler. . . . . 516.28	8 Mattice, John G et al—E S Ellsworth et al. . . . . 121.70	5 Raymond, William—B Shoninger Co of N Y. . . . . 60.50
10 Hill, Geo A et al—C J Henderson. . . . . 104.77	8 Moore, Sarah B—J P Day. . . . . 250.66	7 Reid, Robert H & Izzella W—H Guttmann. . . . . 227.31
10 Hoffman, Arthur H—J Berry. . . . . 61.90	8 Meyer, Albert A—L Oppenheimer. . . . . 145.17	7 Roskoph, Chas I—J Q Cohn. . . . . costs, 68.28
11 Heyman, Edw I—R M Krause. . . . . 75.96	8 Margolies, Benjamin—M Nosovitsky. . . . . 94.65	7 Rice, Frank C—Bennett Sloan Co. . . . . 138.65
11 Huber, Benjamin C and Martin—United States Fidelity & Guaranty Co. . . . . 155.91	8 Mittmann, Harry et al—P Mechlowitz. 89.65	7 Rayth, Carrie, extrx, et al—M W Gallaway. . . . . 89.41
11 Harris, Ida—L Siegbert et al. . . . . 43.83	9 Miglio, John—City of N Y. . . . . 264.41	7 Roberts, Susan et al—L J Sechler. . . . . costs, 157.75
11 Hegemeyer, Geo H—Jamestown Hardwood Trim Co. . . . . 194.31	9 Mamock, Arthur—F W Heinzer. . . . . 32.41	7 Rogers, Emma et al—L J Sechler. . . . . costs, 157.75
11 Hackett, John F et al—M N Clement. 1,820.97	9 Maue, Adam—A H Joline et al. . . . . costs, 69.38	7 Rasmussen, Anton & Sophie—M Friedman. . . . . 140.71
11 Hutcheson, Ralph E—M C Leary et al. 467.59	9 Martin, Margaret E—J E Salomon. . . . . 113.91	7 Rando, Frank & Joseph—Benjamin Moore Shipman. . . . . 1,326.40
11 Helpner, Irving—A Baron et al. . . . . 40.69	9 Mirsky, David—M A Gibson. . . . . 119.70	8 Ruehl, August—A Rosenberg. . . . . 70.70
11*Hilko, Anton et al—A Singer. . . . . 120.72	9 Moskowitz, Hyman—F H Brown et al. 10.83	8 Roth, Henry E—W Hauessler. . . . . 114.31
7 Inman, Wm F—J Flynn. . . . . 88.72	9 Muir, Joseph—Frank V Strauss & Co. 327.08	8 Ruehl, August et al—A Rosenberg. . . . . 70.70
9 Isaacs, Philip—E Sullivan Co. . . . . 68.89	9 Miles, Jessie et al—People & Co. . . . . 1,500.00	8 Racos, James D et al—the same. . . . . 70.70
9 Johns, John B—Chemical Realty Co. . . . . 73.67	9 Mullen, Michael J—B K Bloch. . . . . 144.75	8 Ryskind, Matthew H—F Malatzky. . . . . 289.81
8 Johnson, Harriet L—S Bloch. . . . . 130.56	9 Mando, Albert F—A M Day. . . . . 636.83	8 Ralph, Lester—H L Brewster. . . . . 226.67
8 Juskowitz, Jeanette—Sonn Bros Co. . . . . 189.34	9 Mason, MacDonell—F S Stranahan. . . . . 266.13	8 Reiss, Jacob C—Eagle Plumbing Supply Co. . . . . 81.82
8 Joline, Adrian H et al, rec'r's—S A Bear. . . . . 1,123.38	9 Maniscatto, Pietro et al—People & Co. 1,000.00	8 Rosenbloom, Moses & Rachel—A Gwirtzman et al. . . . . 458.02
8 the same—S Bear. . . . . 1,621.38	9 Meuldoon, Mary—J W Bell Jr. . . . . costs, 111.38	8 Robinson, Douglas et al, rec'r's—S E Bear. . . . . 1,123.38
9 Jones, Karoline—H Pendleton, Jr. . . . . 406.60	9 McGovern, Wm J—M A O Harvey. . . . . 1,102.57	8 the same—S Bear. . . . . 1,621.38
9 Janz, Peter C—A Herring. . . . . 264.41	9 McCormick, Luke—N Y Telephone Co. 36.03	8 Rappaport, Dora et al—F J Parks. . . . . 1,836.82
10 Johnson, Chas F—Number One Hundred & Eleven Broadway. . . . . 279.86	9 McGuire, Patrick—I B Miller et al. 134.07	8 Ruehl, Adolph et al—F W Heinzer. . . . . 83.01
10 Jensen, Martin & Sophie et al—H Josephy et al. . . . . 62.61	9 McCoy, Walter V—Siegel Cooper Co. 84.13	8 Racos, James D et al—the same. . . . . 83.01
11 Johnson, J Adolph—Lawyers Title Insurance & Trust Co. . . . . 25.60	10 Meyer, Arthur L—Browe Co. . . . . 420.91	8 Ruehl, Adolph—R Oelsner. . . . . 88.06
5 Kan, Alexander—A A Bernstein. . . . . 49.65	10 Miller, Wm F—Fidelity Trust Co. . . . . 37.41	8 Ross, John J et al—Engel Heller Co. 352.57
5 Kohlman, Francis L trustee—A J Bruen. . . . . 3,305.15	10 Meyerson, Morris—A E Lefcourt. . . . . 189.85	8 Rockaway, Bernard et al—L W Johnson. . . . . 1,798.30
7 Kaufman, Louis J—Manhattan Oil Co. . . . . 17.93	10 the same—the same. . . . . 522.15	9 Rouse, Callman—Tenement House Dept. 55.00
7 Kugel, Arthur L—H W Vogel et al. . . . . 74.01	10 Merindi, Mario et al—M N Clement. . . . . 10.00	9 Rysphan, Max—the same. . . . . 55.00
7 Kimball, Frederick J—M Schatz. . . . . 62.25	10 Nosheim, Julius E—C M Freeman. . . . . 543.67	9 Remsen, Wm H—N Y Telephone Co. . . . . 31.24
7 Knowlton, Frederick D et al—M Bartlett. . . . . costs, 110.95	10 Maas, Tillie et al—S Horowitz et al. . . . . 123.70	9 Reid, Robert H & Izeyl W—H Sussman. . . . . 257.86
9 Kleinman, Hyman—City of N Y. . . . . 264.41	10 Mendelowitz, Jacob et al exrs—S Horowitz et al. . . . . costs, 123.70	9 Reid, Robert H—the same. . . . . 121.91
9 Kovner, Harry—Tenement House Dept. 59.72	10 McClure, John exr—Union Ry Co of N Y. . . . . costs, 114.21	9 Remmers, Heinrich—J R Berbling. . . . . 121.44
9 Kaerlsen, Jacques E—H C Birkmeyer et al. . . . . 84.53	10 McDonald, Wm M—Mercantile Finance Co. . . . . 42.70	9 Reddy, Catherine C—W B Pritchard. . . . . 807.13
9 Katz, Louis et al—M Atrinson. . . . . 79.65	10 McGovern, Michael—Mercantile Finance Co. . . . . costs, 109.21	9 the same—E L Hicks. . . . . 281.81
9 Kahler, George et al—P Sievering. . . . . 37.37	10 McMullan, Arthur—Van Tassel & Kearney. . . . . 713.07	9 Rapport, Max—M Kohn et al. . . . . 25.25
9 Kasloff, Sam—M Dreyfus et al. . . . . 276.89	11 Mierisch, Ferdinand—City of N Y. . . . . 77.70	9 Renwick, Eleanor, admx—H S Renwick et al. . . . . costs, 76.65
9 Keller, Jacob & Caroline—Northern Bank of N Y. . . . . 1,398.28	11 Miller, Chas C—C Adler. . . . . 80.21	9 the same—N Y Central & H R R R Co et al. . . . . costs, 74.40
9 Klosk, Abraham et al—J Volkommer Jr. . . . . 211.15	11 Mapeldoram, Albert D—Browning, King & Co. . . . . 120.41	9 Rosenberg, Henry—I Rollin. . . . . 49.52
10 Keyes, Mary—N K Howell. . . . . 446.10	11 McDowell, Isaac—M J Moylan. . . . . 30.31	
10 Krikawa, Charles—J Negedly. . . . . 42.41	5 Natelson, Samuel M et al—A Lowenthal. . . . . costs, 59.12	
10 Kimball, Alexander B & Effie L—J Davis. . . . . 91.01	7 Nudd, Emma et al—L J Sechler. . . . . costs, 157.75	
10 Kraus, Maurice—L Manheim. . . . . 255.65	7 Nathan, Michael—S N Gallert et al. . . . . costs, 22.41	
10 Kopp, John & Mary—H Dickstein. . . . . 119.65	7 Neuschotz, Adolph—C S Horowitz. . . . . 284.41	
10 Keller, Wm B—C D Halsey et al. . . . . costs, 72.50	7 Newman, Rachel, extrx—Twelfth Ward Bank of City of N Y. . . . . 4,108.48	
10 Kearney, John E—Normandie Hotel Co. 25.45		
11 Kwilecki, John—J Ratajczak. . . . . 133.45		
5 Levinsohn, Louis et al—B London. . . . . 2,634.86		
5 Levy, Abraham—A R Levy. . . . . 560.94		
5 Levy, Israel et al—A Lowenthal. . . . . costs, 59.12		

# KING'S WINDSOR CEMENT

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Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

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9 Russell, Wm H—Pittsburgh Life & Trust Co costs, 148.53	8 Tolinach, Morris—City of N Y.....379.45	10 Weitzenblum, Sigmund—Davis Liquidating Co.....220.48
9 the same—Washington Life Ins Co.....costs, 72.43	8 Theede, Carl M—Bronze Powder Works Co.....38.85	10 Walters, Frederick et al—Sargent & Co.....253.98
10 Rose, Jarvis—G Martin et al.....120.45	9 Taigman, Max—City of N Y.....264.41	10 Wells, Jake—F H Halstead.....746.25
10 Rork, Samuel E—Nonpariel Laundry.....139.82	9 Tiffany, Chas H—the same.....72.72	9 Yarmus, David—City of N Y.....27.62
10 Rothenberg, Bruno C—People, &c.....1,064.91	9 Torris, Manuel—the same.....108.87	5 Zimmermann, Jacob—L Launchmere.....274.81
10 Rothenberg, Bruno C—People, &c.....2,113.07	9 Trimble, Murven W—City of N Y.....36.63	8 Zellman, Wm D—City of N Y.....199.03
10 Rosenberg, Henry J—L Frank et al.....costs, 291.03	9 Tallmadge, Thomas D—the same.....379.45	8 Zatulove, Martin—S Kaplan et al.....166.91
10 Robinson, Sylvia—E Johnston.....costs, 99.65	9 Thompson, Jane E—the same.....48.10	9 Zink, Conrad et al—Jacob Stahl Jr & Co.....255.86
10 Rainer, Therese—N Y Desk & Dining Room Furniture Co.....171.16	9 Thoms, Fredrick C—the same.....108.81	9 Zehner, Martin—Nason Mfg Co.....54.89
5 Schilling, Mathilda—A Nolte et al.....202.90	9 Tompkins, Vincent C—the same.....27.62	10 Zeisler, Ludwig—M Webb.....190.41
5 Schindler, Samuel et al—Stewart Lumber Co.....207.44	9 Towne, Chas A—the same.....469.66	10 Zenger, Alfred—City of N Y.....75.50
5 Schipper, John F—L Weil.....92.11	9 Thompson, Crosby C—the same.....27.62	10 Zeller, Philip—the same.....75.50
5 Shuldiner, David et al—A J Bruen.....3,305.15	9 Tomerson, Morris—the same.....469.66	10 Zuber, Augustus—the same.....75.50
5 Scott, James—City of N Y.....199.03	9 Tepper, Samuel—N Y Telephone Co.....61.73	10 Ziegler, Herman—the same.....72.72
5 Solomon, Rosa—the same.....313.63	9 Tannenbaum, Solomon—D Bravin Tile & Marble Co.....134.41	
5 Schoenholz, Morris—the same.....108.81	9 Trautwein, William—C Froeb.....173.63	
5 Sour, Bernard—the same.....30.24	9 Towne, Edw O—G H Williams.....375.67	
5 Strumlauf, Frederick—the same.....54.68	10 Thorne, Clarence P—Coffee Exchange of the City of N Y.....70.66	
5 Sutherland, William—the same.....208.22	10 Turner, Abraham—City of N Y.....397.80	
5 Solomon, Chas E—the same.....75.50	10 Tammara, Edward—the same.....113.44	
5 Stuck, Mina C—the same.....113.41	10*Thomas, Eddy T et al—Number One Hundred and Eleven Broadway.....287.76	
5 Scott, Seymour—the same.....379.45	8 Urell, Catharine—City of N Y.....313.63	
5 Scheier, John H—H P Rice.....190.56	9*Unger, Julius et al—Jacob Stahl Jr & Co.....255.86	
5 Smith, John—E Hirschhorn.....44.24	5 Von Elm, William et al—H V Bremen et al.....costs, 191.53	
7 Somers, Wm H et al—R Lehmaier et al.....48.66	8 Vaughan, James—I S Long et al.....86.68	
7*Skooq, Annie M et al—R Lehmaier et al.....48.66	8 Volpe, Vincent—A Blum Jrs Sons.....32.01	
7 Scherer, John P & Myra G—P Hauck.....687.03	8 Vogel, Morris A et al—Press Pub Co.....230.92	
7 Seelenfreund, Alfred N—A N Perlman.....100.00	8 Vanderbeck, William—Mercantile Finance Co.....42.70	
7 Schwab, Wm I—L Solomon.....92.94	9 Volk, Jacob—City of N Y.....264.41	
7 Solch, Harriet et al—L J Sechler.....costs, 157.75	9 Vondrann, Paul—the same.....279.45	
7 Sullivan, Daniel E—L Blau.....87.81	9 Vetter, Margaret—the same.....199.03	
7 Sussman, Wm S—S O Pollock.....456.87	9 Vaughan, Albert E—N Y Telephone Co.....28.09	
7 Stahl, Edwin S—H W Vogel et al.....102.48	9 Van Bibber, Chas E—American National Bank of Ashville, N C.....701.33	
7 Szucs, Illes—Burnham & Phillips.....143.66	10 Vesel, Meyer—J De Pago.....costs, 17.41	
7 Stevens, Edw L—W A Schick Jr.....36.00	10 Volkner, Joseph—City of N Y.....75.50	
7 Sloman, Abraham & Annie* et al—B Rothman.....17.65	10 Valentine, C A—the same.....208.29	
7 Sommer, Charles—E Koops.....439.93	10 Von Bergen, Carl—the same.....94.44	
7 Steinar, Harry H—F W Siems.....553.35	10 Vitro, Pasquale—the same.....75.50	
7 Smith, John—H N Rowe.....496.65	18 Van Antwerp, William—C J Henderson.....82.13	
8 Schroeder, Frank—City of N Y.....108.81	5 Werner, Sigmund—C L Gordon.....53.95	
8 Stoliwein, Max—the same.....30.24	5 Wilkie, John A, rec'r et al—A J Bruen.....3,305.15	
8 Stoliwein, Jacob—the same.....30.32	5 Welpin, Tillie et al—A Lowenthal.....costs, 59.12	
8 Strumeyer, Heyman—the same.....313.63	7 White, Leurs M et al—M W Galloway.....89.41	
8 Stockman, Gustav—the same.....379.45	7 Wheeler, Herbert—St Dunstan Society.....95.05	
8 Solomon, Bernard—the same.....50.17	7 Wieser, Elies—Keystone Construction Co.....costs, 17.65	
8 Schoerer, Charles—the same.....108.81	7 Wheeler, Arthur G—A N Joline et al.....costs, 116.88	
8 Sommerfeld, Julius—the same.....235.10	7 Wheeler, Elizabeth A—the same.....costs, 116.88	
8 Spooner, Edward—the same.....313.63	7 Webb, Anna W—L M Webster et al.....costs, 17.72	
8 Strumeyer, Israel—the same.....108.81	7 Webb, Walter—L M Webster et al.....costs, 32.31	
8 Scully, William—the same.....113.44	7 Wilson, Louis & Barnet et al—W Rabinowich.....44.65	
8 Schmulevitz, Nathan—the same.....199.03	8 Wilatus, Edward—G Van Buhren.....562.74	
8 Scholem, Adelina—the same.....199.03	8 Wagner, Andrew J—City of N Y.....108.81	
8 Sofranski, Harry A—the same.....313.63	8 Wallace, Victor M—City of N Y.....469.66	
8 Skoultschi, Isidor—the same.....199.03	8 Wallace, Wm J—the same.....108.81	
8 Schuch, Christian—the same.....199.03	8 Williams, Griffith D—the same.....379.45	
8 Stone, Grant L—the same.....379.45	8 Wheeler, Wm D—the same.....379.45	
8 Seider, Jacob et al—C L Adams et al.....5,613.00	8 Wells, Phebe—the same.....313.63	
8 Stolar, Morris—the same.....5,613.00	8 Williams, Julia T—the same.....313.63	
8 Steinhardt, Sophie, gdn—H Shapiro et al.....costs, 126.88	8 Winfield, John J—the same.....108.81	
8 Sheedy, Michael R—Loose-Wiles Biscuit Co.....145.81	8 Walker, Robert J—W Armstrong.....44.80	
8 Sanchez, Carlos—H Bloch.....86.45	8 Witte, Herman—French Telegraph Cable Co.....130.63	
8 Schulz, Theodore E—United Electric Light & Power Co.....69.96	8 Wempe, Frederick H—G Robitzek & Bro Inc.....70.62	
8 Stern, Albert—the same.....38.31	8 Walbaum, Gottfried E—V Cerabone Construction Co.....141.01	
8 Schwab, Louis M—J Frank et al.....96.48	8 Winters, George et al—Engel-Heller Co.....352.57	
8 Stambaugh, Wm B—R L Stillson et al.....71.69	8 Weber, Joseph et al—Press Pub Co.....230.92	
8 Spooner, F Edw—Lucas Press Clipping Bureau.....73.01	8 Wilson, Isaac et al—Luman W Johnson Inc.....1,798.30	
9 Scofield, Arthur—N Y Telephone Co.....44.03	9 Woodcock, Henry A—City of N Y.....46.81	
9 Saloom, Geo S—Zahn & Bowly Co.....295.29	9 Willershausen, George—the same.....199.03	
9 Suffin, Harris—City of N Y.....313.63	9 Wecker, Joseph—the same.....199.03	
9 Saba, George—the same.....108.81	9 Webster, Frederick V—the same.....199.03	
9 Saba, Daniel—the same.....279.45	9 Ward, Chas B—the same.....379.45	
9 Sloss, Edgar E—the same.....379.45	9 Weeks, Caroline H—the same.....313.63	
9 Spiro, Leon W—the same.....27.62	9 Watsky, Joseph Z—the same.....199.03	
9 Savage, Martin—the same.....108.81	9 Weckers, Max—the same.....199.03	
9 Snyder, Herbert R—G A Bowman.....126.17	9 Windisch, Charles—the same.....199.03	
9 Speley, Annie—W R H Martin.....137.74	9 Wiesenthal, Louis—the same.....379.45	
9 Schneider, Samuel—C Goodman.....26.65	9 Weinstock, Abraham—the same.....108.81	
9 Siegel, Jacob et al—J F Holmes.....1,246.00	9 Weiss, Arnold—the same.....36.63	
9 Saper, Bernhard—R J Moolten.....27.72	9 Weichmann, Isaac—the same.....199.03	
9 Spiess, Max—West Side Bank.....285.66	9 Walsh, Michael—the same.....108.81	
10 Stover, Robert E & Harry E—C B Kilmer.....119.13	9 Walinsky Morris—the same.....313.63	
10 Stevenson, Adrian D—J B Clark.....30.71	9 Wickham, Ester L—the same.....313.63	
10 Schiller, Joseph—W Lepow.....69.65	9 Whitney, Frederick C—the same.....36.63	
10 Schapiro, Louis—Sleigman Frame Co Inc.....33.03	9 Weinstein, Louis—the same.....108.81	
10 Spitzer, Chas G—Colwell Lead Co.....171.33	9 Woodcock, Henry A—the same.....46.81	
10 Shepard, David—A Bevins Co et al.....costs, 132.44	9 Winkel, Samuel—the same.....199.03	
10 Sabotsky, Samuel et al—People, &c.....1,000.00	9 Whitcomb, G Henry—C L Dimon.....costs, 70.00	
11 Schwartz, Solomon—City of N Y.....575.13	9 Wicker, Cassius M—G L Robbins.....183.11	
11 Sumner, Aden E—A H Thurston et al.....44.50	9 Weiler, George et al—P Sievering.....37.37	
5*Teiber, Jacob et al—Stewart Lumber Co.....207.44	9 Case Co.....1,395.87	
7 Tynberg, Sigmund et al—M W Galloway.....89.41	9 Wirth, Harry—General Ry Signal Co.....costs, 109.95	
7 Templeton, Ralph—Simpson, Crawford Co.....77.00	9 Waterman, Chas P et al—N Johnson et al.....111.90	
7 Tucker, Cummings H Jr—R Birdsall et al.....105.07	9 Warshawsky, Morris—A Rusch et al.....238.27	
8 Thompson, Percy R—City of N Y.....469.66	9 Weissman, Abraham & Benjamin—M Weil et al.....2,130.88	
8 Thompson, Lewis M—the same.....379.45	10 Ward, Thomas—G Shaffer.....99.61	
8 Thatcher, Geo C—the same.....920.73	10 Westcott, Alexander F—City of N Y.....313.63	
8 Towne, Chas A—the same.....313.63	10 Warth, Mary L—the same.....75.48	
8 Tobias, Solomon—the same.....379.45	10 Whitney, Peter—the same.....469.66	
8 Tucker, Ross F—the same.....54.68	10 Weipert, Barbara—the same.....56.52	
8 Townsend, Oliver O—the same.....469.66	10 Wallace, Sterling—the same.....108.81	
8 Tilford, Chas W—the same.....199.03	10 Waters, Joseph—the same.....379.45	
8 Tietz, Elsie—the same.....199.03	10 Whitford, Edgar K—the same.....56.52	
8 Thompson, William—the same.....379.45	10 Weber, John—the same.....56.53	
8 Thomas, John—City of N Y.....379.45	10 Wargan, B—the same.....56.53	
8 Townsley, Chas W—the same.....379.45	10 Woglow, Caleb L—the same.....199.03	
8 Tesar, Joseph F—J Seeman et al.....54.40	10 Webb, Mary J—the same.....199.03	
8 Traver, Philip C—Renault Freres Selling Branch.....244.83	10 Whalen, Thomas A—the same.....199.03	
8 Truchinsky, Jacob—M Josephthal et al.....costs, 27.72	10 Weiss, Harriet J—the same.....313.63	
8 the same—S L Josephthal.....1,533.57	10 Wilson, Geo A—City of N Y.....72.72	

## CORPORATIONS.

5 Atlas Construction Co—Niagara Wood Working Co.....858.95
5 Apartment Construction Co & Greene Court Building Co et al—the same.....4,069.18
5 Haft Construction Co—L P Groerer Plumbing Co.....420.58
5 Sonora Phonograph Co—F C Baker.....1,230.67
5 Inter-City Contracting Co—Nassau Bank.....1,030.42
5 Gerstle-Frank Contracting Co—N Stamboni.....1,042.50
5 Textile Examiners & Shrinkers Employers' Ass'n et al—A Lowenthal.....costs, 59.12
5 Reliable Cloth Co et al—A Lowenthal.....costs, 59.12
5 Haines Realty Corporation—L M Isaacs et al.....costs, 100.47
7 Congregation Kehal Adath Jeshurun M'Yassy—Universal Building & Construction Co.....costs, 229.32
7 N Y City Ry Co—W Deveaux.....550.00
7 Granite Spring Water Co—A Bruner.....2,397.80
7 Feldberg Construction Co—A Enterman, Inc.....273.30
7 Phillips Realty Co—G Kamen.....162.07
7 Rollin, Richland Co—Lalace & Grosjean Mfg Co.....214.42
7 S & M Margolis Co—E Emerling et al.....348.66
7 Horsfall Construction Co—Hydrez Felt & Engineering Co.....128.55
7 O'Connor-McIntire Co—Homesite Realty Co.....431.41
7 Press Pub Co—B Solomon.....400.00
7 M D Knowlton Co et al—M Bartlett.....costs, 110.95
8 Fickling & Co Inc—P & F Corbin of N Y.....174.98
8 Turba Vibrator Co—J L Edwards.....281.20
8 Stanley Hoisting Co—A O'Leary.....119.67
8 Prosper Colony Co—J Walter Thompson Co.....160.82
8 Harlem Plumbers & Tinsmith Supply Co—Standard Brass Mfg Co.....78.80
8 J Weinberg & Co—J S Luneschloss.....costs, 101.45
8 Fisk Rubber Co—Rubber Trading Co.....costs, 106.17
8 Dock Gas Engine Co—P J Bartlett et al.....445.92
8 Windsor Theatre Co—United Electric Light & Power Co.....120.66
8 George H Hill Realty Co et al—Neal & Brinder Co.....258.85
8 Auto Renting Co—M Hunt.....191.15
8 I B Kleinert Rubber Co—B Schlesinger Co.....101.70
8 Agate Advertising Co—American Newspaper Pub Ass'n.....78.86
9 Sunswick Co—N J Rubber Co.....2,008.26
9 James A Campbell & Son—J W Foster.....983.63
9 Apartment Construction Co & Gren Court Building Co—Federal Tile Co.....1,758.25
9 Fox Muller Realty & Construction Co—J A Mahlstet Lumber & Coal Co.....2,128.43
9 National Surety Co—the same.....2,128.43
9 Builders Craftsmen Co—Hastings Lumber Co—the same—the same.....304.57
9 Blue Ribbon Laundry & Linen Supply Co—G MRoden.....361.36
9 B Croner Corset Co—Reynolds Metz Co.....430.85
9 S P Pearson Co—B W Sandbach.....107.34
9 Buildings & Contractors Corporation et al N Johnson et al.....111.90
9 the same—the same.....161.90
9 Bisch-Hoef Realty & Construction Co—J Vollkommer Jr.....211.15
9 Sanitary Specialty Co.....91.35
9 City of N Y—E Vant et al.....2,500.00
9 American Audit Co—J B Regan.....costs, 108.95
9 Sanitary Wool Cleaning Co—E W Marshall.....132.15
9 Chebra Anshei Borisow Uminsk—S Edelman.....44.35
9 Great Atlantic & Pacific Tea Co—H E Gropp.....5,638.20
9 St Louis Car Automobile Co—Aetna Life Ins Co.....227.03
9 City of N Y—M V C MacNutt.....20,185.52
10 Van Rensselaer Realty Co—J C London et al.....63.51
10 Krenkels Stable Co—M Sonn et al.....183.85
10 Arverne Hotel Supply Co—M Mergentine.....88.41
10 Bryant Co—Globe Fireproof Door & Sash Co.....47.74
10 Casey, O'Brien Co Inc—A Wilkins.....37.51
10 Co-operative Outfitting Co—H Gertner.....costs, 105.94
10 United Engineering & Contracting Co—Gorham Co.....509.23
10 Guardian Fire Ins Co of Pennsylvania—El Paso Southern R R Co.....520.90
10 Custer Printing Press Co—J R Clair.....1,249.07
10 City of N Y & Board of Education—M Levenson.....345.00
10 Levenson Wrecking Co et al—H Kues et al.....E36.49
10 First Finance Co—Number One Hundred and Eleven Broadway.....366.19
10 Ludwig Baumann & Co—R C Roth.....costs, 79.09
10 Kings Detective Agency—Stearns & Beale.....47.21

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LAWYER

SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

Table listing legal cases with names like George H Hill Realty Co et al and amounts.

Table listing legal cases with names like Powers, Peter & Joseph and amounts.

Table listing legal cases with names like Tee Taw av, e s, whole front and amounts.

SATISFIED JUDGMENTS.

Feb. 5, 7, 8, 9, 10 and 11.

Table listing satisfied judgments with names like Agid, Samuel et al and amounts.

Table listing corporations with names like S Pearson & Son Inc and amounts.

CORPORATIONS.

Table listing legal cases with names like Tee Taw av, e s, whole front and amounts.

Feb. 9.

Table listing legal cases with names like Division st, No 40 and amounts.

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Feb. 5.

Table listing mechanics' liens with names like Brunner av, No 4169 and amounts.

Feb. 10.

Table listing mechanics' liens with names like Bassett av, w s, 246.2 s McDonald st and amounts.

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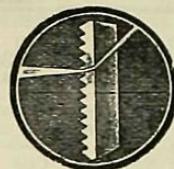
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68-45th st, Nos 141 to 147 West. Alfred E Norton Co agt Forty-Fifth Street Exchange and John E Olson .....5,811.00  
Feb. 11.

69-3d av, Nos 4001 and 4003. Herbert J Lux agt Cornelia K Averill and Morton K Averill, J B Wood agent .....54.19

## BUILDING LOAN CONTRACTS.

Feb. 5.

Columbus av, n e cor Cathedral Parkway, 120.10x124.8x irreg. Lotus Realty Co loans Pellois Leasehold Co to erect a - sty building; - payments .....20,000

Feb. 7.

Wallace av, w s, 100 n Burke st, 31.7x102.8 x54.11x100. John Tietjen loans Frank Ceva to erect a 2-sty dwelling; - payments 1,000.00  
Crotona pl, n w cor St Pauls pl, 84.10x50x95.6 x51.2. North American Mortgage Co loans Emoh Realty Co to complete erection; 11 payments .....24,350.00

Feb. 8.

24th st, Nos 203 & 205 West.....  
25th st, Nos 204 to 208 West.....  
Title Guarantee & Trust Co loans The Frammor Realty Co to complete building; - payments .....250,000  
187th st, n s, 100 e Webster av, 33.4x100. Belden Roach loans Irvine Realty Co to erect a 4-sty tenement; - payments .....16,000  
Franklin st, Nos 178 & 180. Sherwood Construction Co loans Louvre Realty Co to erect a 6-sty warehouse; 7 payments .....17,000

Feb. 9.

146th st, n s, 225 e Broadway, 100x99.11. North American Mortgage Co loans Scheer Ginsburg Realty & Construction Co, to erect a 6-sty apartment; 12 payments .....99,000  
Claremont av, w s, 125.7 s 122d st, 99.5x100. Germania Life Insurance Co loans Kinsella Construction Co to erect a -sty bldg; 8 payments .....240,000  
35th st, n s, 145.4 w Lexington av, 77.1x98.9. City Mortgage Co loans Porterfield Construction Co; to erect an 8-sty apartment; 10 payments .....230,000  
45th st, Nos 141 to 147 West. Manhattan Life Ins Co loans Forty-Fifth Stret Exchange, to erect a -sty bldg; - payments .....150,000

Feb. 10.

Broadway, w s, 100.11 s 125th st, 100x140.11. North American Mortgage Co loans Surety Construction Co; additional loan to complete building.. - payments .....6,000

Feb. 11.

Trinity av, s w cor 160th st, 206x102. American Mortgage Co loans Seattle Realty Co to erect five 5-sty tenements; 12 payments.....155,000  
162d st, n s, 247 s e Morris pl, 43.6x115.  
162d st, n s, 290.6 s e Morris pl, 43.6x115. Lawyers Title Insurance & Trust Co loans Melrose Building Co to erect two 5-sty apartments; 6 payments. 74,000

## SATISFIED MECHANICS' LIENS.

Feb. 5.

365th st, No 131 East. Joseph Clark et al agt Francis B Landon et al. (Jan 15, 1910).....228.00  
35th st, No 222 East. Wolf Rabinowitz et al agt Martha Wolfman et al. (Jan 18, 1910) .....170.00  
Prospect av, No 575. Morris Goldberg agt Bertha Katcher et al. (Dec 21, 1909).....580.00

Feb. 7.

47th st, No 250 West. Samuel Rosenberg agt Abraham Korn et al. (Feb 1, 1910) .....115.00  
297th st, Nos 55 to 65 East. D Bravin Tile & Marble Co agt Iron Masters Realty & Construction Co et al. (Jan 29, 1910) .....1,585.00  
2Webster av, n w cor 180th st. Handy Bros agt Charles Bjorkegren Inc et al. (Jan 31, 1910) .....1,100.00

Feb. 8.

107th st, No 62 West. Arnold Jacobs agt Anna B Gilson et al. (Jan 12, 1910).....137.00

Feb. 9.

1st av, 39th st, 40th st and East River, entire block. Brooklyn Foundry Co agt N Y Edison Co et al. (Jan 15, 1910) .....230.00  
Franklin av, w s, 229.9 s 170th st. Charles Schneider agt Cohen & Eckman Corp et al. (Feb 1, 1910) .....291.30  
2Rivington st, n s, 103.10 e Suffolk st. Morris Siegfried agt Joseph S Goldwag et al. (June 29, 1909) .....365.00  
2Rivington st, No 156. Benjamin Barzansky agt Adolph D Linderman et al. (June 4, 1909) .....42.40  
2Rivington st, n s, 100 e Suffolk st. Philip Wechsler agt Joseph S Goldwag et al. (Aug 20, 1909) .....1,450.00  
2Same property. Charles Rosenbaum et al agt Joseph S Goldwag et al. (June 15, 1909).....176.71  
2Rivington st, n s, 104 e Suffolk st. Barnet Golper agt same. (Aug 27, 1909) .....79.00  
2Rivington st, No 156. Samuel Erdheim agt same. (Sept 2, 1909) .....20.55  
2Rivington st, n s, 104 e Suffolk st. Samuel

Rosenberg agt Same. (Sept 4, 1909).....54.00  
22d av, 96th and 97th sts, 1st av, entire block. Trussed Concrete Steel Co agt Second Avenue R R Co et al. (Jan 29, 1910) .....3,175.00  
Feb. 10.

120th st, No 512 East. Jacob N Prudovsky agt Belwood Realty Co et al. (Feb 3, 1910) .....225.00  
Audubon av, s e cor 176th st. Luigi Naccarato agt Munden Construction Co et al (Nov 29, 1909) .....1,180.00  
44th st, No 307 East. Nathan Garber agt Teobaldo Tentonico et al (Nov 30, 1909) .....557.00  
45th st, Nos 141 to 147 West. Wolf Gelband agt Forty-Fifth Street Exchange et al (Jan 22, 1910) .....760.50  
Same property. M F Westergren Inc agt same (Jan 27, 1910) .....5,850.00  
Same property. Howell & Lawrence agt same (Feb 7, 1910) .....6,550.00  
288th st, s s, 100 e Riverside Drive. Goodman Contracting Co agt Cumming Construction Co et al (Dec 14, 1909).....381.71

<sup>1</sup>Discharged by deposit.

<sup>2</sup>Discharged by bond.

<sup>3</sup>Discharged by order of Court.

## ATTACHMENTS.

Feb. 3.

Acme Portland Cement Co; John D Elwell & Co; \$162,750; Griggs, Baldwin & Baldwin.

Feb. 4.

No attachments filed this day.

Feb. 5.

Fitch, Henry M and Chas M Parker; John H Parker; \$1,201.62; W F Kimber.  
Horn, Herman; Henry A Gould Co; \$1,125.36; Bond & Babson.  
Ambrose, Harry T; Robert G Dryenforth; \$6,981.85; H J Witte.  
Simmen, Paul J; Edith M Simmen; \$16,000; J A Turley.

Feb. 7.

United States Banking Co; Clarence C Williams; \$15,500; House, Crossman & Vortaus.

Feb. 8.

No attachments filed this day.

Feb. 9.

De Winter, Florence Hunt & Nicholas; Henry G Thomas; \$1,983.96; A C Kellogg.  
Eismann, Paul; Sidney K Simon; \$1,260; Hays, Kaufmann & Lindheim.

## Government Work.

FORT WOOD, N. Y. H.—Office of the Constructing Quartermaster, Fort Wood, Bedloe's Island, N. Y. H.—Sealed proposals for the construction of a cable storehouse will be received until Feb. 26. Address Wm. W. Bessell, Constructing Quartermaster.

CHARLESTON, S. C.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until March 5 for constructing torpedo boat piers, coaling pier and railroad track at the United States navy yard, Charleston, S. C.—R. C. Hollyday, Chief of Bureau.

LEXINGTON, KY.—Sealed proposals will be received at the office of the supervising architect, Washington, D. C., March 25, for the extension, remodeling, etc., (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Lexington, Ky. James Knox Taylor, Supervising Architect, Washington, D. C.

BOSTON, MASS.—Bids will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until March 12 for constructing a wire rope mill building at the navy yard, Boston, Mass. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named.—R. C. Hollyday, Chief of Bureau.

LINCOLN, ILL.—Sealed proposals will be received by the supervising architect at Washington, D. C., on the 21st day of March for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Lin-

coln, Illinois. Address, James Knox Taylor, Supervising Architect, Washington, D. C.

WASHINGTON, D. C.—Frank H. Hitchcock, Postmaster-General, has approved tentative plans for the proposed city post-office which will be erected west of the new Union Station in Washington. The present plans contemplate a building to cover half the large site already obtained. The cost will be about \$3,500,000. James Knox Taylor is Superv. Arch., Treasury Dept., Washington.

RICHMOND, VA.—Sealed proposals will be received the 17th day of March, and then opened, for the construction of the U. S. Post Office, Court House and Custom House at Richmond, Va., in accordance with the drawings and specifications, copies of which may be obtained from the Custodian at Richmond, Va., or at the office of the Supervising Architect in Washington, D. C.—James Knox Taylor, Supervising Architect.

CONNERSVILLE, IND.—Sealed proposals will be received on the 23d of March for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Connersville, Ind., in accordance with drawings and specifications, copies of which may be obtained from the Custodian at Connersville, Ind., or at the office of the Supervising Architect.—James Knox Taylor, Supervising Architect, Washington, D. C.

## Municipal Work.

NEW YORK.—Bids will be received by the Commissioner of Street Cleaning Thursday, Feb. 17, for furnishing and delivering building materials.

BRONX.—The Park Commissioner will open bids on Thursday, Feb. 17, for furnishing and delivering timber (No. 1, 1910) for parks, Borough of the Bronx.

NEW YORK.—The Fire Commissioner will open bids Wednesday, Feb. 16, for repairs and alterations to the plumbing systems in quarters of various companies.

NEW YORK.—The Commissioner of Bridges will open bids on Thursday, Feb. 17, for furnishing and delivering lumber, steel and hardware supplies to the Harlem River bridges.

MONTICELLO, N. Y.—Bids will probably be received about March 1 for the construction of the proposed sewer system and disposal plant, from plans of George N. Bell, of Kingston. Estimated cost, between \$75,000 and \$100,000.

CENTRE ST, N. Y.—Estimates will be received by the Commissioner of Correction Thursday, Feb. 17, for the general repairs to the plumbing system and for installing new closet fixtures where necessary throughout the cell blocks of the new City Prison Building, Centre st.

NEW YORK.—Bids will be received by the Commissioner of Street Cleaning Tuesday, Feb. 15, for furnishing and delivering hardware, wheels, hubs and hubbands; spokes, felloes, shafts, poles and rims; wheelwrights' and blacksmiths' supplies, handles and sprinkling cans.

PROSPECT PARK, BROOKLYN.—Bids will be received by the Park Board Thursday, Feb. 17, for furnishing tools and implements, wheelwrights' supplies, lumber, paints, hardware, plumbing materials, masons' supplies, oils and blacksmiths' supplies for Prospect Park, Brooklyn.