

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

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A WHOLESOME MARKET.

THE real estate market has suddenly become very active, and it is certainly very wholesome. Its dominant characteristic is a steady demand for centrally situated property on the part of business men, who propose to use it in their business. A steady stream of purchases and leases in and near Fifth avenue continues to be announced; and many of them result in the construction of more or less costly buildings. The vacant loft buildings on Fourth avenue are filling up rap-1dly and with the very best quality of tenants, and plans are being announced for new improvements in this district. The streets running out of Long Acre Square are, also, the location of an active real estate and building investment, chiefly for business purposes. On the other hand, apartment and tenement house construction is duller than it has been for many years. A number of new apartment houses will be started this spring on the West Side; but Washington Heights is in a state of suspended activity and very little is being done on the East Side. The outer boroughs are doing rather better than Manhattan, but not so very much better. Speculative operations are not very numerous, and will not become so until after the contracts are signed for the construction of new Subways. In all probability no marked change for builders will take place during the remainder of the real estate season, but a condition will be created by the end of the summer which will favor an increase of activity next fall and winter. By that time there should be a resumption of apartment-house building on Washington Heights and elsewhere. The obstacles to a revival of loft construction should be relieved, and the Subway business will be settled in one way or another. The reaction of general business upon the real estate market promises to be beneficial. No great business activity is to be anticipated, but neither is any period of real depression. Capital will accumulate rapidly and will have to be invested, and no doubt a larger share of it will seek investment in real estate. A period of moderate business activity, coupled with abundant money, is always peculiarly favorable for real estate operations, and that is the general condition which will probably prevail late in 1911 and early in 1912.

DEFECTS OF CITY DWELLINGS.

HE announcement of the construction of a large and very expensive co-operative apartment house at 72nd St. and 5th Ave. is highly significant. It means that even very rich people are coming more and more to the conclusion that private houses in Manhattan cost more than they are worth. Of course there will always be some few people who will prefer to have a private house, just as there has always been a small minority of well-to-do people in Paris who refused to live in an apartment house. But their number will constantly diminish. Private houses are being abandoned, not only because they are so very costly, but because in the great majority of cases their occupants get a pretty poor value for their money. The back rooms of these houses on the lower floors are almost always dark and gloomy, and they usually are so high that an elevator is necessary. Moreover, the habits and the economic situation of very rich people tend to make them turn to apartments. American business men are not making money as fast as they did from 1900 to 1906; and according to all appearances, the extraordinary opportunities of those years are not likely to return. Of course there are still large and increasing numbers of such families, but more than formerly this class of people will be obliged to husband their resources. They will have to count the cost of their city establishments, partly because they are not making money so rapidly and partly because they are spending more and more of their time and money in the country. It may be confidently predicted that much of the vacant land now remaining on Fifth avenue will be improved with apartment houses, and that the same statement will hold true of Park avenue. Consequently prices on the East Side are not likely to go any higher. Even the very rich are obliged to seek relief from the consequences of purchasing private residences at the prevailing level of values. When these houses happen to be vacant they cannot be rented to advantage because tenants willing to pay the necessary rents are scarce, and that is another reason for their lessening popularity.

PERSONAL RESPONSIBILITY FOR THE HOLOCAUST.

CCORDING to the evidence already submitted, the blame for the awful loss of life in the Washington Place fire should be charged more to the factory laws than to the build-The building proved to be really fireproof, as it ing laws. was supposed to be. Only the contents of certain floors were burned, and not a life need have been lost in case the lessees of these floors had adopted any precaution against a fire and its consequences. It is true that the fire-escape was in a bad condition, and that the Building Code should be changed in order to provide more accessible and capacious means of escape in case of an emergency. But bad as was the condition of the fire-escape and narrow as were the stairs, four-fifths of the employees escaped without harm; and if the other fifth did not escape, they were evidently prevented from doing so rather by panic, ignorance, and wholly unnecessary obstacles (such as looked doors) than by any lack of available means. Necessary as it may be, consequently, to provide improved fire-escapes, it is far more necessary to improve the factory regulations. Inflammable debris should be cleaned up every day, and finally fire drills should be required at least once a week and State inspectors should have the power to start a fire alarm at any time without warning; and in case the management of the factory had failed to drill his employes, he should be responsible under heavy penalties for his failure. The final and really effective precautions against such calamities must be taken by the operator of the factory, and it is useless to burden the builder and the property owner with expensive requirements, which might be deprived of all utility by an unscrupulous or careless manufacturer. The ultimate individual responsibility belongs to the occupant of the building; and no attempt should be made to substitute a merely mechanical for what is really and necessarily a personal responsibility.

THE SUBWAY CONFERENCES.

URING the coming week announcement will probably be made as to the result of the prolonged conferences which have been taking place between the committee of the Board of Estimate and the directors of the Interborough Company; and, according to newspaper rumors, the result will be a disagreement rather than an agreement. If such proves to be the case, public opinion will most assuredly be very much nettled. A properly conducted conference should certainly have discovered that no agreement was possible without wasting two months or more. The only certain thing about Subway construction in New York City is the interminable delays which precede every new enterprise. The points upon which the conference are said to have split are only two in number. The committee of the Board has insisted that the Interborough Company should yield to the city an indeterminate franchise upon a continuous East Side or West Side line, so that in case the city ever decides to set up an independent system, it will have a definite territory of its own. It does not seem to the Record and Guide that this particular requirement of the Board of Estimate is a fair one. The Interborough Company contracted to back and operate a certain definite route; and no attempt should be made to force it to surrender any essential rights which it enjoys under its first contract. If the City should ever want to break up the Interborough system, it could do so by taking over and operating an upper East Side and lower West Side system; and there is no reason why such a system could not be operated as advantageously as the present Subway is operated. It is true, no doubt, that the establishment of an independent system would be made difficult by the fact that traffic would be adjusted to the operation of continuous East and West Side Subways, but analogous difficulties would exist in case the city ever took over a continuous route from its tenant. Traffic would also be adjusted to travelling from the upper West Side to the lower East Side or from the upper East Side to the lower West Side. Any disagreement over

such a requirement would consequently be wholly unnecessary. On the other hand, the Interborough Company should yield the other cause of disagreement—which is said to turn upon a division of profits on the whole system instead of only on the new Subways. The whole system will obtain an increased value, because of the extensions, and any profits, over and above the profit earned at the time the new construction began to be operated, should be shared.

NEW LAWS FOR FACTORIES DEMANDED.

City Stirred By Awful Loss of Life-Movement for a Revision of the Building Code-Fire Towers and Sprinklers Advocated

THE ultimate verdict of intelligent men upon the catastrophe in the waist factory last Saturday afternoon will lay the blame upon conditions and circumstances over which municipal authority has little or no control. The fault is inherent in the city itself, and follows from the rapidity of the city's growth, from the congestion of population, from the pushing and the crowding, and from the constant evolution in business affairs.

It is beyond the power of the authorities to require automatic agencies that will cover every contingency by which lives may be sacrificed. They cannot guarantee that no one will drop a lighted match upon a pile of textile cuttings, that doors will not be locked when they should be open, that elevators will never be deserted by their runners, nor the waterpressure turned off at an unfortunate time. The city apparently cannot limit the height of factory buildings, nor the number of operatives to be employed on a given surface. No law prevents loft buildings from covering the whole of their sites, leaving no room for courts and exits from fire-escapes. Neither is there any statute to prohibit a building, designed to be occupied for salesrooms, from being afterwards used for factory purposes.

These are some of the things which the Record and Guide has heard spoken of since the fire and panic which extinguished the lives of 143 persons in the most horrible manner, from the lips of broad-minded men whose knowledge, position and experience qualifies them to judge. This is not a narrative of the circumstances of the fire. That story has been the principal theme of the daily press for a week. The attention of real estate and building interests is now claimed by the professional or structural lessons to be learned from the holocaust.

The building was erected from approved by Superintendent of Buildings Brady in the year 1900. It complied in all respects with the new building law which had been prepared by a commission of experts and enacted as an ordinance but a short time before. The building represented, in a word, the best official conception of what such a structure should be. A fire breaks out in one of the principal workrooms of the factory, which occupied the three topmost floors of this ten-story building. Several hundred girls are running sewing machines and flames spring out from under the cutting tables near the center of the where it is surmised some person thoughtlessly threw a lighted cigarette. It was a few minutes before closing

It was a few minutes before closing time, and in the panic that ensued the two freight elevators, by which the employes usually depart, were found by common report to be unmanned and certain exits locked or blocked. The exterior open iron fire-escape crumpled up with the heat and the weight put upon it. Many jumped from the windows. Fire nets could not save them. The rest of the bodies were found in heaps in front of the elevators and elsewhere. The scene was one of horror. The real facts are being

inquired into by various authorities. The Fire Marshal is reported as saying: "When panic seized the girls the passages to the doors were tangled with stools and goods, and the frenzied victims fell over these, preventing escape. It would have taken three hours to empty the three floors of the workroom by the single, narrow and flimsy fire-escape, even if it had been strong enough. The doors to the stairway were locked and across one was a heavy iron bar. They opened inward, and in front of one forty bodies were found."

The building had iron stairways; it had iron shutters at the windows; it was equipped with a stand-pipe and fire hose; it had an automatic fire alarm; fire pails were located here and there, and yet all these failed to protect the lives of the unfortunates.

CHIEF CROKER FAVORS TOWERS.

"The city is up against a tremendous problem," said Chief Croker of the Fire Department, who is a member of the Board of Examiners which passes on building plans. "What is to be done? We can't drive commerce away by making buildings too expensive on the one hand, and on the other we can't allow such loss of life as occurred on Saturday. That was terrible. Something must be done, and I think something will be done now."

Fire towers, the chief maintained, were the only means of protection worthy of the name. They ought to be put upon every building in the city in which people congregated in numbers, and if they were not put on the department ought to have the power to close a delinquent building to every one until proper fire protection was installed. Such action, he thought, would bring the owners around quick enough.

"I realize, of course," he said, "that fire towers are a considerable expense. They mean the building of a fire wall from cellar to roof with no means of communication whatever with the interior of the building. They mean the erection of outside balconies on every floor that does not communicate with the tower. They mean, moreover, the utilization of 150 square feet right up through the building of very valuable space. But if New York wants the life of its citizens to be protected from fire these things must be done."

Besides the erection of fire towers, the chief thought it imperative that steps be taken to prevent the overcrowding of factory floors.

Mr. Croker said he would recommend that the building laws be amended to require the following safeguards:

- 1. Stairways provided with fireproof partitions.
 - 2. Fireproof doors.
 - 3. All doors to open outward.
- 4. Windows leading to fire-escapes to be built down to the floor to prevent tripping and jamming.
- 5. All doors and exits to be kept unlocked in business hours.
 - 6. Automatic fire alarms.
 - 7. Compulsory fire drills.

The chief said that as far as he had been able to learn there had never been a fire drill in the factory where so many lost their lives. He said that if the girls and men had been better acquainted with the building the loss of life would have been smaller.

The District Attorney has retained James F. Whiskerman, formerly Chief Engineer of the Manhattan Bureau of Buildings, and John D. Moore, also a consulting engineer, who was a member of the last Building Code Commission, to aid him in his investigations.

Six departments of the city government have jurisdiction as to the ordering of fire-escapes in buildings. They are the Building Department, the Tenement House Department, State Department of Labor, Department of Water Supply, the Police Department and the Department of The ordinary conception of a "fire-escape" is a line of open iron ladders with slatted balconies, such as are used on tenement houses. The reason why every old loft and office building has not been equipped with such is because the authorities have realized their intheir inadequacy. The authorities have rather concentrated their efforts on requiring interior fireproof stairways.

SILENCING CLAMOR.

The Superintendent of Buildings in Brooklyn silenced public criticism of the authorities to a large degree by a speech at a public dinner, when he said:

"Many bodies were piled against two locked doors on the ninth floor. If those doors had not been locked everybody could have escaped. Somebody erred there in shutting the doors, in locking them. If they had been open we would not now hear so much criticism of the Buildings Bureau and of Mr. Miller, who is one of the most capable of our city officials and an excellent architectural engineer. Such a fire as that of Saturday defies all precautions. The fire swept upward out of windows and entered windows above, and the flames in their progress shrivelled up the fire-escape."

BUILDING CODE AMENDMENTS COMING.

Borough President McAneny said: "It would be difficult to say, offhand, just what should be done. Just how far, for instance, in the case of buildings of any height, reliance should be placed upon enclosed stairways, or "fire towers," and upon compulsory fire drills, rather than upon outside fire-escapes of the old type. But a board of experts should be appointed immediately to consider the whole matter, and whatever department or person is given final authority should be given, also, a sufficient amount of police power to carry out its orders.

"I have had under consideration other important amendments to the Building Code that will shortly be ready for presentation. Some months ago I asked a joint committee representing the New York Chapter of Architects, the Building Trades Employers' Association and the New York Board of Fire Underwriters to prepare an entire recast of the theatre section of the code.

REPORT IN "A WEEK OR TWO."

"This committee has been working in conjunction with Superintendent Miller, Mr. Ludwig, Inspector Lucke, of the Bureau of Buildings, as well as with Chief Croker, Mr. Koehler, architect of the Fire Department, and Mr. Just, of the Board of Examiners. Robert D. Kohn, of the architects, has been serving as chairman.

"Mr. Kohn informs me that I shall have the committee's report at some time within a week or two. It will propose amendments calculated to place the regulation of theatre buildings and for the protection of life in all theatres and places of amusement upon the safest basis that expert skill can devise, and I am hopeful that, in view of the object lesson we have just had, there will be little delay in enacting it into law.

"I also took up with Superintendent Miller several months ago the matter of fire exits in the tall downtown office buildings. At my invitation, the representatives of sixteen of the largest of the buildings met Mr. Miller and Chief Croker at my office in two or three conferences on this subject.

FOR SAFETY IN TALL BUILDINGS.

"The question raised was whether attempt should be made to install outside fire-escapes of any sort upon buildings of twenty or more stories in height, and what steps should be taken to compel the proper enclosure of all stairways and elevator shafts as a substitute.

"I appointed an advisory committee to continue in conferences with Mr. Miller and with Mr. Goodrich, the consulting engineer of the borough. I have not, as yet, received their report, but have no doubt that when it does it will propose further revision of the code, designated to give the farthest possible guarantee of safety to those employed in buildings of this type.

TIME TO REVISE THE CODE.

"These things, up to the present time, have been done on my own initiative, and not with regard to any duty of the Building Bureau, which is charged merely with the enforcement of the law as it finds it.

"The time has certainly come, however, when the code should be made right, and I believe that the continued co-operation of those whose duty it is to look after the public safety, from any point of view, will bring results we want."

Francis H. Kimball, the architect who designed the Standard Oil, the Empire, the City Investing, the United States Realty and other large buildings in this city, was found to be in favor of putting fire towers on all loft and factory buildings. Any public official, who suggested an open outside fire-escape for a large building for loft or factory purposes, was a fool.

At a mass meeting in the Labor Temple at 14th street and Second avenue, Benjamin C. Marsh, a member of the Congestion Commission, said he advocated a bill which would provide 600 cubic feet of air for every one living in tenements. He said that even if owners of tenements and factories desired to give more space to. their tenants and more adequate means of escape in case of fire they were discouraged in their attempts by the heavy taxes that they had to pay on improvements.

The joint board of sanitary control of the cloak and suit industry assembled at the Hotel Imperial and adopted a set of standards for fire protection. The board is made up of representatives of the unions, of the employers and of settlement workers. One of their demands is for a fire drill at regular intervals in shops employing fifty or more persons.

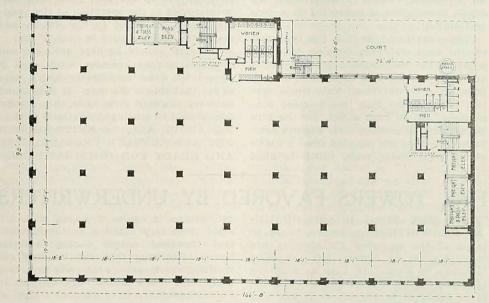
PANIC-PROOF AND FIREPROOF FLOOR PLAN.

"What is your best conception of an internal plan for a modern loft building that, when put to the test, would be found panic-proof as well as fireproof?"

This question was put this week to one of the foremost architects, the master builder of the largest office building in the world (the Hudson Terminal Building,) Colonel J. Hollis Wells, of the firm of Clinton & Russell, architects of the heaviest work done in New York City. The answer of Colonel Wells was not an ideal-

in. x 6 ft. 6 in., fast running, and each capable of carrying, if crowded, about 24 people per trip.

In addition to the above amendments, a substantial fire escape is provided in the court and can be entered onto from several windows. This fire escape lands on the roof of the first story extension, and from thence into the first-story freight corridor, which opens directly onto the street. The windows opening onto the court are all of hollow metal Under-



PLAN OF TYPICAL UPPER FLOOR IN A PANIC-PROOF AND FIRE-PROOF LOFT BUILDING.

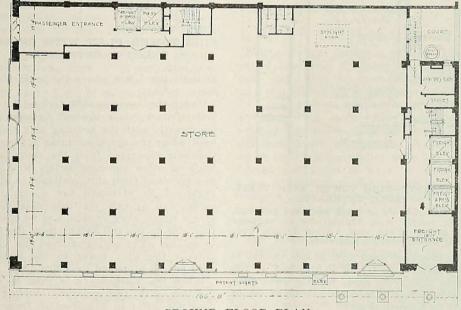
Clinton & Russell, Architects.

istic drawing, impossible of material realization under commercial conditions, but, instead, the floor plans of a building actually in existence, and only recently completed in New York City. He said these plans represented the best answer the firm could make to the question.

He pointed out that under this design they call for two flights of stairs each four feet and a half in width,, enclosed in standard fireproof shafts constructed of 6x6 in. steel angles set 16 ins. on centers and filled in between with 6 in. hollow tile writers' frames and sash glazed with wire glass.

"I estimate," said Col. Wells, "that this building could be entirely emptied of all its occupants in less than five (5) minutes, PROVIDED A PROPER SYSTEM OF FIRE DRILL WAS ADOPTED.

"Let me emphasize this point. School children are under discipline; therefore, the more surely should factory hands be kept under control. THERE WILL BE LOSS OF LIFE AS LONG AS THERE IS A CHANCE FOR PANIC, NO MAT-



GROUND FLOOR PLAN.

partition blocks plastered with hard plaster on both sides. The stairs have wide treads and easy risers and are without winders, and the doors to the stair shafts are self-closing standard Underwriters' doors 3 ft 4 ins. in width opening into the shafts. On the ground floor the stairs open onto the entrance corridors.

There are five elevators enclosed in standard shafts having Underwriters doors. The elevators are about 7 ft. 6

TER HOW WELL THE BUILDING IS DESIGNED. It would be an easy matter to designate certain reliable men and women over certain sections, to whom, in case of fire, these people should look for leadership. They could be marshaled into line and marched into the various stairways, fire escapes and elevators, and from thence in an orderly manner out of the building. I would even go so far as to advocate that music of some sort could

be employed, as in the schools, to encourage and stimulate the nervous. If some such system as this were made mandatory, periodical drills established, and all manufacturers required to do the same thing, no hardship would be imposed and the slight loss of time involved would be incurred by everybody.

"Furthermore, such a building as above described is equipped with a complete sprinkler system, supplied by two 7,000-gallon and two 3,500-gallon steel-pressure tanks and one 13,000-gallon gravity tank placed 20 ft. above the roof. There is an automatic alarm system, and the whole installation is connected to a central station.

"There are two four-inch wet fire lines, one in each stairway, running from the cellar to the roof, with a $2\frac{1}{2}$ -inch outlet and 100 ft. of $2\frac{1}{2}$ -inch linen hose on each floor, on each fire line. This whole system is connected into two Siamese connections, one on each street, for the Fire Department to connect their engines onto. These fire lines are supplied from a 9,000-gallon steel house tank, which is filled

by two electrically driven automaticaly operated house pumps, each having a capacity of delivering 264 gallons per minute into house tank or fire line direct, as desired.

as desired.

"The entire system is installed in accordance with the plans submitted to and approved by the Fire Department of the City of New York.

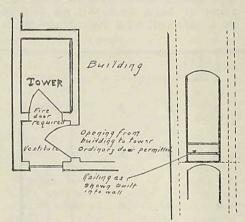
"In connection with this fire equipment, it is my opinion that the building force should also be drilled from time to time in the handling of the apparatus; that valves, hose, pumps, etc., should be regularly inspected, and that each man who is interested in the operation of the building should be called to his station and instructed in his duties in case of fire.

"All exits should be kept unlocked and unbarred during business hours, and it should be some responsible man's duty to see that this is the case. If it is found necesary to guard these exits, then watchmen should be employed to attend to this; but, ABOVE ALL, the EXITS SHOULD BE ABSOLUTELY UNOBSTRUCTED AND READY FOR IMMEDIATE USE."

FIRE TOWERS FAVORED BY UNDERWRITERS

THE NEW YORK BOARD OF UNDERWRITERS is known to be in favor of the so-called Philadelphia fire tower for use on factory, loft and office buildings in 'New York City as a means of egress when a fire breaks out. It ought to be apparent to anyone, as it has long been to the Building Department, that an open iron ladder with balconies, of the description the city has been familiar with hitherto, would be a poor reliance, if not a veritable death trap, if applied to the side of a twenty or thirty-story sky-scraper,—housing thousands of employees, as many of them do.

In the first place, its capacity would not be sufficient. In the second place, the heat and flames from the fire would possibly warp the iron ladders or block them, or render them unusable. Furthermore, the weight of a great many panic-stricken people might break them down. Imagine



ELEVATION—FIRE TOWER WITH VESTIBULE ENTRANCE.

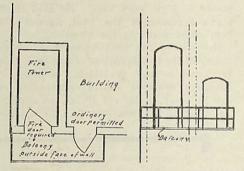
Walls of brick or other approved material, built solidly from foundations to at least 36 inches above roof. Stair treads, etc., must be of fireproof materials.

five thousand frightened people unused to acrobatic feats trying to descend at the same time from great heights upon such a slender line of ladders—how many would fall, or be pushed off?

In panics dresses are liable to be trod upon and their wearers thrown down and trampled by the irresistible on-rushing of frightened humanity. Then in a twinkling heaps of struggling prostrate forms are piled up at doorways, narrow halls or crooked places. When these ghastly crushes happen on level surfaces, what awful catastrophe might not happen on a frail ladder in midair?

The ordinary description of exterior fireescape, sufficient as it may be for a few families residing in a non-fireproof apartment house, would be the opposite of a safe means of egress if placed on a tall office or factory building containing several thousand people during business hours. Realizing this, the building authorities and insurance interests have long sought for other means of egress. In Philadelphia they have adopted a style of fire-escape which meets the approval of the New York Board of Fire Underwriters.

This is a form of fire-escape which, as the Record and Guide has explained in the past, is divided from the building and is completely enclosed by brick walls that rise from the foundation to a height of



FIRE TOWER PLAN WITH OUTSIDE BALCONY ENTRANCE.

at least three feet above the main building.

Under the requirements favored by the underwriters "stair towers" communicating directly with the building may also be used when the tower contains a fireproof vestibule separated from the stairs by a brick or other non-combustible wall, and has openings from this vestibule to stairs protected by standard fire doors. The outer wall of this vestibule may either face a street, alley or area, and be open on that side to the full height from the floor to ceiling. The entrance from the vestibule of the stair tower to the building need not be protected by a fire door.

When the stair tower is used in conjunction with two separate buildings it does not differ in construction from one used in connection with an independent building, except that the openings between vestibule and buildings are protected by fire doors. The access to a stair tower must be by a platform of fireproof construction on the outside of a building, and the door to the fire-escape must be a fire door. These towers or fire-escapes are independent of all interior stairways.

Goldwin Starrett, of the architectural firm of Goldwin Starrett & Van Vleck, was quoted in this paper as saying when the subject of fire-escapes was up some time ago, that:

FAULTS OF THE PHILADELPHIA FIRE TOWER.

"The exterior fire tower, such as is specified in the Philadelphia building code, is a most excellent provision for safety, but has its faults, and under most conditions is not better than a properly enclosed interior fireproof stairway. It also militates to a great extent against the erection of buildings on small plots—on account of the difficulty of arranging the floor space to any reasonable advantage.

"Generally the arrangement and placing of stairways for quick and safe egress under probable fire conditions is of greater importance than the number of stairways required for a given area.

"In new buildings all stairways should be enclosed with not less than six-inch block partitions and entered only through Underwriters' standard fireproof doors. They should be continuous and connect on the ground floor either directly with the street or with hallways so accessible to the street as to prevent the possibility of people being trapped at the bottom.

"In the case of old buildings where the stairways are inadequate or improperly placed, comfortable and substantial rear exterior stairways should be provided, or the existing stairways should be enclosed and made fireproof and adequate."

PRECAUTIONS IN THE BRONX.

Measures Adopted by the Superintendent of Buildings—To Prosecute Violators.

The Superintendent of Buildings in the Bronx, Mr. James A. Henderson, is and has been making a rigid enforcement of the laws for the protection of factory employees and the general public, so far as they come under his jurisdiction. The following is a copy of a statement which the Superitendent has made to Borough President Miller this week:

"I beg to transmit herewith a brief statement relative to loft buildings, factory buildings, theatres, etc., in the Borough of the Bronx and assure you that I have taken all possible precautions in the matter of safeguarding the lives and limbs of employees of factories and the general public, by a thorough and systematic inspection of all such buildings and a most rigid enforcement of all requirements of the law for the abating of dangerous conditions.

"On November 30, 1910, I issued an order to all inspectors of this Bureau to make at once an inspection of all buildings in their respective districts, such as loft buildings, factory buildings, theatres, etc., a copy of which order is herewith attached.

"As a result of this order 527 inspections of such buildings have been made by inspectors of the bureau from December 1, 1910, to date, and 147 violations as per attached table have been filed. Of the 89 cases pending a number of them are in the process of compliance. I am about to transmit to the Corporation Counsel some 30 or more cases where no attention has been paid to notices sent, and I will request the Corporation Counsel to hasten prosecution and collect penalty incurred.

"On December 2, 1910, I was advised by Mr. P. J. Scully, clerk of the Board of Aldermen, that the Board had adopted a resolution calling upon all superintendents of buildings to make a thorough inspection of all loft and factory buildings, etc. I enclose copy of my reply to the Board of Aldermen in which I stated that the course suggested by the Board of Aldermen had already been inaugurated by me several days previous to the receipt of the copy of the resolution, and I enclosed therewith a copy of the order issued to my inspectors on November 30.

"In my opinion the danger of loss of life in the Borough of the Bronx has been greatly minimized by the precautions taken by this Bureau."

EMPLOYERS' LIABILITY SINCE THE DECISION

Not Changed by the Upsetting of the Compensation Law
—Workmen's Opportunity to Collect Damages Still Large.

THE decision of the Court of Appeals that the "Workmen's Compulsory Compensation Law" was unconstitutional was not unexpected. It was a very general supposition that the law would not stand the test of the courts. The casualty companies were so advised by their law committee when the Act received the Governor's signature. While the opinion of the State court of last resort appears to be conclusive, it is considered certain that the case will be taken to the Supreme Court of the United States for final judgment. Pending final action on the matter or until a new manual of rates is issued, the casualty companies have decided to charge half the premium heretofore asked for workmen's compensation liability.

As to the possibility of their being any return premium due for policies on which an additional premium was paid for workmen's compensation "coverage," the wording of the endorsement used by most of the companies leads to the belief that there will be little, if any, return premiums paid. This clause reads as follows: "The company shall be entitled to the premium for this endorsement regardless of the construction which may be given by the courts to the law hereinbefore referred to."

Casualty insurance men state that the wiping out of the compulsory compensation law does not affect in any way the broadening of the liability of employers under the labor law, which went into effect on September 1. The Employers' Liability Law is still in force. The general effect of the decision was outlined in the following statement to a representative of the Record and Guide by William T. Ritch (Inc.), who are specialists to contractors on liability insurance:

"On September 1, 1910, two laws were passed, one known as the Wainwright Compensation Law, and the other as the Phillips Liability Act. The Wainwright Compensation Law was the first Compensation Law to be enacted in this country and was practically a model for similar laws now pending in twenoy or more other States.

"This law compelled the employer to pay an injured employee half his weekly wages (not to exceed \$10 per week) while he was incapacitated for work for a period not over eight years. This compensation was compulsory regardless of who was liable for the accident, unless the employer could prove the injury was sustained as a result of wilful misconduct on the part of the injured employee.

"The Court in an opinion written by Judge Werner, held that the principle of workmen's compensation as expressed in the Wainwright Law was unconstitutional because it took property away from the employer without due process of law. It was claimed by the appellants that 'if it is competent to impose upon an employer who has omitted no legal duty and has committed no wrong a liability based solely upon a legislative decree, that his business is inherently dangerous, it is equally competent to visit upon him a special tax for the support of hospitals and other charitable institutions, upon the theory that they are devoted largely to the alleviation of ills primarily due to his business."

PHILLIPS LIABILITY ACT NOT AFFECTED.

"We find a great many employers laboring under the impression that their liability for injuries sustained by employees is the same as it was prior to September 1, 1910, when these new laws were passed, which impression is erroneous.

"The recent decision handed down by the Court of Appeals declaring the Wainwright Compensation Law unconstitutional, in no way affects the Phillips Liability Act as passed on September 1, 1910. Prior to September 1, 1910, the liability law covering bodily injury cases was known as the 'Slater Act' and had been effective in the State of New York since 1902.

"The Phillips Act passed on September 1, 1910, was known as 'An Act to Amend the Labor Law' (Slater Act), in relation to employers liability, and extended in many respects the employers liability as prescribed in the old Slater act. The following particular features of the Phillips act show the additional liability which was imposed upon employers of labor which they were not held liable for prior to September 1, 1910.

to September 1, 1910.

"The word 'plant' which has been incorporated in the phrase 'ways, works, machinery or plant' has heretofore been held to include the apparatus, fixtures and tools used in the employers' business. Formerly it was held that since there was no mystery in the construction or handling of simple tools, such as hammers, chisels, hoes, etc., any defect or danger arising from the use of same could be more effectually guarded against by the servant than by the master, and, therefore, the master was under no duty to inspect such appliance. The burden has now been shifted to the employers' shoulders, and all these simple tools come within the perview of the act.

"It was also formerly held that temporary appliances such as temporary scaffolds, ropes, gang planks, etc., were not a part of the ways, works or machinery. The word 'plant' as construed in other jurisdictions is broad enough to include all these appliances.

"There is a very important change in the superintendent clause, Section 200, paragraph 2. Formerly the superintendent must be one whose sole or principal duty was that of superintendence, and his negligence, act or omission must be done or omitted in the exercise of superintendence. Now the negligence of any person entrusted with ANY superintendence or with authority to direct, control, or command any employee in the performance of the duty of such employee, even in the cases where there is no exercise of superintendence would appear sufficient to make the master responsible.

"Many so-called bosses were not superintendents within the meaning of the previous act, because they spent most of their time in manual labor, but the negligence of any of these straw bosses will now bind the employer. There are also other classes of men who will probably come within the act, such as stationary engineers, gangway men, signal men and men who work with a helper. The negligence of the superior will make the negligence of the master responsible for the injury to the helper. Illustrations of this latter class are the mason and his helper, who brings him brick and mortar, the carpenter and the painter and their helpers.

"When the Wainwright Compensation Law and the Phillips Act became effective on September 1, 1910, it was considered that a great many injured employees would take their rights under the compensation feature of the law, but the experience of the insurance companies show very few claims were made under this feature of the law, which showing must be attributed to the fact that the chances for the injured were so greatly increased by the new Phillips Act that practically all claims were made under the Phillips Act, which does not restrict the amount which the injured can recover, and has called for payment for damages in almost every case by the insurance companies.

"The subject of readjustment of policy forms and rates is now receiving the attention of the committee appointed by the insurance companies writing liability insurance, and it is expected definite information regarding the changes will be in possession of policyholders within a few days."

Test Case for Sprinklers.

A case that is intended as a test of the power of the Fire Commissioner to order the installation of automatic sprinklers in factories was opened on Thursday in the Fourth Municipal District Court, and its outcome will have an important bearing on the present agitation for increased precaution against fire in places where many persons are employed.

The case is that brought by the city against Winter & Co., piano manufacturers, of Nos. 220 and 226 Southern Boulevard, The Bronx, on the complaint of Fire Commissioner Waldo that the firm has failed to comply with his order to install in its factory an automatic sprinkler system, wherefore the city asks that the firm pay a penalty of \$50.

Winter & Co. and three other piano manufacturers who have received orders from the Fire Department to put in a sprinkler system have refused to do so, on the ground that the Fire Commissioner has no power to compel compliance with the order. The further argument is made in the answer to the city's complaint that if such power is delegated to the Fire Commissioner it is unconstitutional, because it is discriminatory and amounts to class legislation. The case will be taken to the Court of Appeals for final decision.

Fire Notes.

Henry Evans, president of the Continental Insurance Company, in a public letter, says that the hysterical efforts to have some kind of temporary legislation put through to prevent fire panics is foolish. He adds: "The New York building law needs thorough overhauling and then honest enforcement. As a matter of fact, a new building code has been framed and failed of adoption only because of political wirepulling by affected interests. Let this code be adopted now, and no makeshift legislation will be wanted."

The Board of Estimate unanimously passed a resolution calling for the appointment of a committee to investigate the causes of the Washington place fire, and recommended measures that would tend to minimize the possibility of a repetition of that disaster. The Mayor said he thought the causes of the fire were obvious, and that it would not be necessary to employ outside experts.

Superintendent of Buildings Rudolph Miller returned from his trip to Panama on Thursday. After a conference with the Borough President, Mr. Miller said he was not prepared to make a voluntary statement at this time. "I have many things to look up before I can issue a clear statement," he added.

ARCHITECTURAL TERRA COTTA AROUND TIMES SQ.

Buildings That Are Externally Constructed Entirely or Largely of This Material—Artistic Effects Obtained in Particular Cases.*

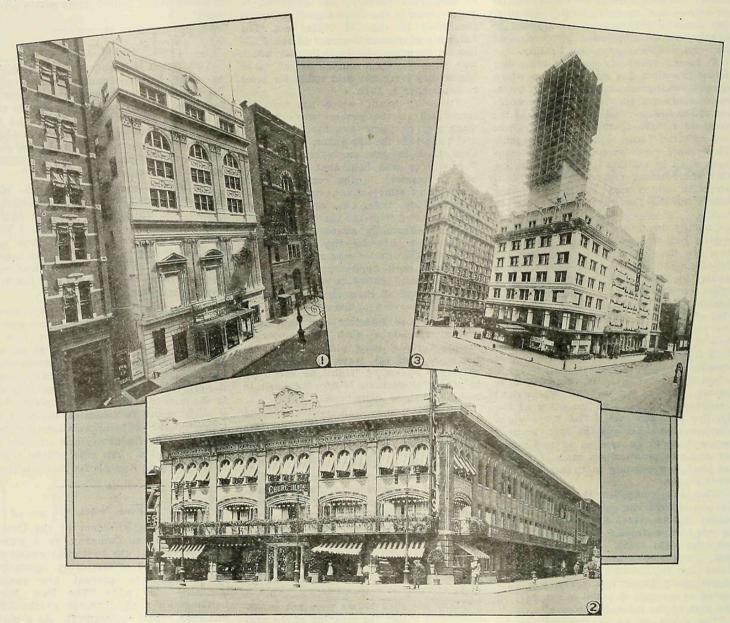
T is a curious fact that although architectural terra cotta has been in general use in this country for thirty-three years, comparatively few understand what it is. Even some architects and builders confuse it with fireproofing—a radically different material used for an entirely different purpose.

Primarily, architectural terra cotta is a burnt clay material, but it is as far re-moved from brick as Dresden china is from common earthenware. In the first place, it is not dependent for color upon the ordinary burnt clay shades, but is will be readily seen that this gives the architect the widest possible scope for originality of design in both form and

Among the practical qualities of architectural terra cotta is the fact that it is impervious and consequently unaffected by weather. For the same reason it is easily cleaned and subject to no further discoloration than the accumulation of dust. The colors will never fade.

Its greatest physical advantage, however, is that it is fireproof. During the process of manufacture it undergoes a

The Alwyn Court apartment building, for instance, is an example of this sort, being entirely of Atlantic architectural terra cotta, gray in color, and very richly decorated with Renaissance ornament of the Francois Premier period. A smaller apartment building at 116 East 58th st uses the dull, white glaze, gracefully modeled and supplemented by delicate treatment in blue, green, sienna and yellow. McKim, Mead & White first employed polychrome six years ago for the decorative features of Dr. Parkhurst's Madison Square Presbyterian Church. The



THREE EXAMPLES OF THE USE OF ARCHITECTURAL TERRA COTTA.

(1) Nazimova Theatre, in West 39th st.; William A. Swasey, architect. Entirely of matt white Atlantic terra cotta from the sidewalk up. (2) Churchill's Restaurant, at 49th st. and Broadway; Herbert M. Baer, architect. Atlantic polychrome terra cotta in connection with brick. (3) Heidelberg Building, Times Square; Henry Ives Cobb, architect. Atlantic terra cotta from side walk to sixth story cornice.

covered with an impervious coating or glaze, thoroughly incorporated with the body or clay mixture during the firing process. The better class of manufacturers make the glazes in many different colors and surfaces. Beautiful effects may be obtained by combining the colors, and as architectural terra cotta is easily modeled in any form the combination of colors and figure work is rapidly becoming a prominent way of brightening facades.

Another advantage of architectural terra cotta is that it is not a stock material; every piece is made for the building in which it is to be used, according to the architect's plans, and is intended to oc-cupy a certain place in the building. It

*We are indebted to the Atlantic Terra Cotta Co. of 1170 Broadway, for illustrations accompanying this article and information regarding detail.

temperature approximating 2,300 degrees Fahrenheit, a greater heat than it could possibly experience in even a general conflagration. This quality makes architectural terra cotta particularly valuable for buildings in a congested city district where the fire risk is great. It is a fact that a building erected entirely of terra cotta would be uninjured in frame and exterior walls even if the interior should be entirely gutted by fire.

Consequently, terra cotta is coming into ever increasing use as a practical as well as a decorative structural material. IIntil recent years it was chiefly used decoratively, in connection with brick, stone and concrete, but now many successful buildings have been erected entirely of architectural terra cotta from the sidewalk up—taking full advantage of both its structural and decorative possibilities.

pediment panel placed in this church last Spring shows the possibilities of polychrome to the fullest extent; the figures, heroic in size, are dull cream against a background of blue. The Liberty Tower, at Liberty and Nassau sts, thirty-two stories high, uses the dull cream glaze exclusively from the sidewalk up.

It is interesting to note the extent to which architectural terra cotta has been used in the Times Square district, where many of the older inflammable buildings still stand, and where a fire might be particularly disastrous on account of the many theatres, only the newest of which are absolutely fireproof. (Every theatre erected in New York during the last three years has used architectural terra cotta to a greater or less extent.) The varied types of the buildings show the adaptability of terra cotta to good advantage.

About the first terra cotta building to be erected was the Times Building (1903), of which Eidlitz & McKenzie were architects. This is entirely of dark cream matt Atlantic terra cotta and especially made terra cotta brick of the same color from the third story up. Within a period of less than a year the Times Building has been completely surrounded by buildings of white matt terra cotta, strongly emphasizing the appropriateness of the title "The Great White Way."

The Heidelberg Building (Henry Ives Cobb, architect) is Atlantic white matt glazed terra cotta from sidewalk to main cornice; the Putnam Building, Shanley's, (Chas. A. Platt, architect), from sidewalk to roof; Geo. M. Cohan's Theatre (Geo. Keister, architect), from first story to roof; and the Fitzgerald Building (by the same architect), from sidewalk to roof.

A. Swasey, architect) is an excellent example of a typical modern theatre. It is matt white terra cotta from the sidewalk up and has the attention-compelling power that is of especially great commercial importance to a theatre that is on one side of the main thoroughfare.

Of the older theatres, the New Amsterdam (Hertz & Tallant, architects) uses a considerable amount of gray terra cotta on the exterior, while dark green is used for the beautifully modeled wall panels and stairway inside. The new Lyceum and the Gaiety theatres both use gray terra cotta for the exterior decorative features.

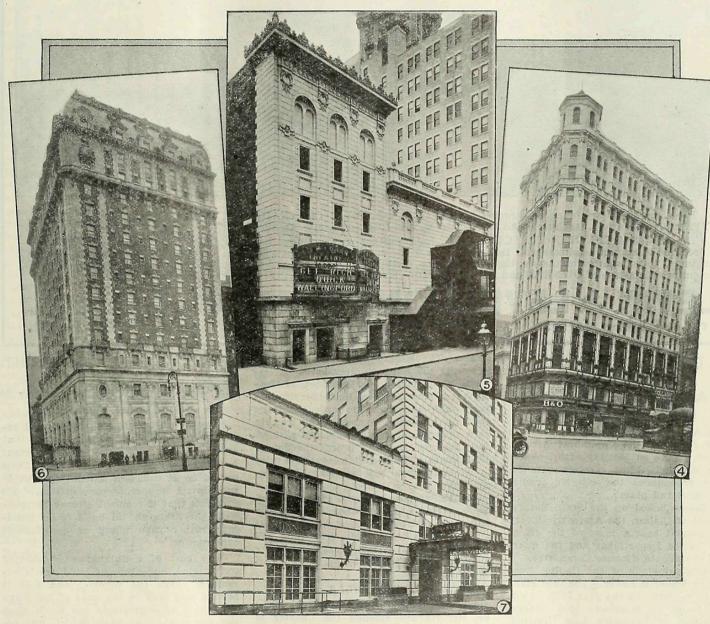
In a way, the Times Square district is as unique as New York's skyline—also more than half architectural terra cotta—and demands buildings with certain qualities. In the first place, they must challenge attention without loss of dignity.

BUILDING PROJECTIONS.

The Whole Subject to be Considered, and I hen Settled by Legislative Act.

The resolution which Borough President Miller introduced in the Board of Estimate two weeks ago, prohibiting in all the boroughs of the city encroachments over the building line, is likely to cause steps to be taken which will end in the whole controversy being settled by an act of the Legislature. The resolution is now before a committee of the Board of Estimate.

On Monday of this week an important conference was held at 165 Broadway. The president of the Allied Real Estate Interests of the State of New York, Allan Robinson; the chairman of the Law Committee of the Allied Interests of the State



ARTISTIC RESULTS FROM THE USE OF ARCHITECTURAL TERRA COTTA.

(4) Fitzgerald Building, on Times Square; George Keister, architect. Entirely of Atlantic white matt terra cotta. (5) Geo. M. Cohan's Theatre, one door from Times Square on 43d st.; built from plans by Geo. Keister, architect. White matt Atlantic terra cotta from first story up. (6) Rector's Hotel on Times Square; D. H. Burnham & Co., architects. The gray material above the third story is Atlantic terra cotta. (7) Detail of the Putnam Building (Shanley's). Notice the large terra cotta ashlars.

The small detail of the Putnam Building shows the large size of the terra cotta ashlars, an unusual feature in terra cotta construction.

On Rector's Hotel (D. H. Burnham & Co., architects), gray terra cotta is used for the decorative features from the third story up. This is the building upon which the Thompson-Starrett organization—with the co-operation of the sub-contractors—made the remarkable record of erecting and roofing the entire superstructure in forty-eight working days.

On Churchill's Restaurant, a few blocks north, the architect, Herbert M. Baer, used polychrome in connection with plain gray terra cotta and face brick with an excellent result. Old gold and green are the predominating colors.

The Nazimova Theatre, in 39th st (Wm.

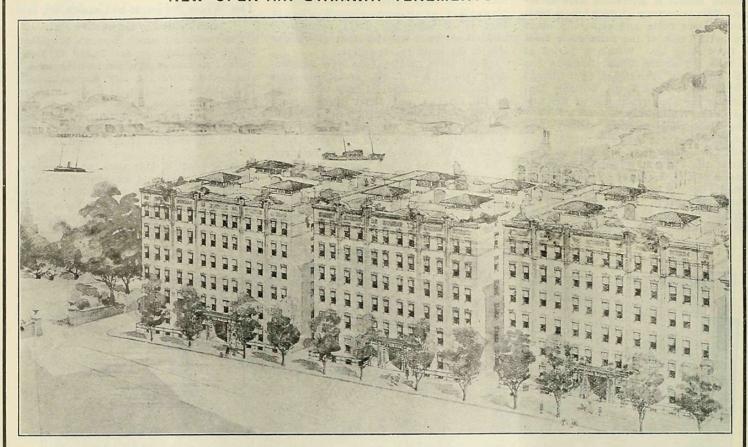
They must please the eye. They must be permanent and fireproof. Moreover, hotels, theatres, stores and restaurants—and office buildings to a less degree—are largely speculative, and it is the part of business wisdom to erect them at the smallest expense compatible with thoroughly high-class work. Architectural terra cotta combines architectural beauty with practical economy.

LOCAL FABRICATORS, and particularly the Hay Foundry & Iron Co., which has a shop at Newark, are interesting themselves in the probable structural steel requirements of the L. Bamberger & Sons Co., of Newark. This company plans the erection of an extension which will take approximately 5,000 tons of structural steel.

of New York, Walter Lindner: a representative of the President of the Borough of Brooklyn, (Commissioner of Public Works Pounds); Walter Cook, the City Architect, and Robert D. Kohn, representing New York Chapter of Architects, met with Borough President Miller of the Bronx, the introducer of the resolution. It was decided at this conference to ask the architects of the city to submit to a special committee appointed by the Board of Estimate such recommendations as may seem desirable, and the same, if approved by the special committee, will be put into the form of a bill and be submitted to the Legislature.

Architects are invited to submit suggestions in writing. The committee comprises presidents of the Bronx, Brooklyn and the Board of Aldermen.

NEW OPEN-AIR STAIRWAY TENEMENTS-Latest Model



These buildings are being constructed by The LEVIN & LEVIN CONTRACTING CO., Inc., from plans by HENRY ATTERBURY SMITH, Architect, and WILLIAM P. MILLER, Associate Architect.

The LEVIN & LEVIN CONTRACTING CO., Inc., with its well equipped organization and staff of skilled mechanics, is prepared to submit estimates and take contracts for the construction of new fireproof and semifireproof buildings, office buildings, lofts, apartment houses, theatres, private residences, factories, and to handle alterations and repair work to the entire satisfaction of OWNERS and ARCHITECTS. ESTIMATES CHEERFULLY FURNISHED.

EVIN & LEVIN CONTRACTING 320 FIFTH AVENUE **NEW YORK** Telephone, Mad. Sq. 2733

THE CAPITOL FIRE.

State Architect Estimates the Cost of Repairs at \$5,000,000.

State Architect Ware has estimated the cost of repairing the Capitol at Albany, damaged by fire on Monday night, at five million dollars. After careful examination he pronounced the exterior granite walls sound and plumb.

The flames licked up the State library, the Court of Claims, the Assembly library and document rooms, most of the offices of the Excise Department and the quarters of the Senate Finance Committee.

The original plans of the Capitol were drawn by Fuller & Laver. The first stone was laid in 1869. In the year 1875 an advisory board of architects took charge. It consisted of Frederick Law Olmsted, Leopold Eidlitz and Henry H. Richardson. The interior is largely the work of Richardson, Leopold Eidlitz Henry H. and Isaac G. Perry. Mr. Richardson designed the Senate Chamber, Mr. Eidlitz the Assembly Chamber, Eidlitz and Richardson the Court of Appeals and the Executive Chamber and Isaac G. Perry the western stairway and the northeastern stairway. Mr. Perry also designed the eastern approach to the Capitol and the western facade. The total cost of the building and land up to September 30, 1899, was \$24,265,082.67.

New Charter Combines Building Bureaus.

The New York City charter bill now before the Legislature, (prepared by a legislative committee) provides that the Building Bureaus of the committee Building Bureaus of the several boroughs shall be combined into one city depart-ment to be called the "Building Department," to be presided over by a commis-

sioner. The bureau heads are to be selected by the Borough Presidents.

The new charter also provides, according to Albany advices, that the city departments empowered to order sanitary and life-saving improvements can execute such orders and remedy defects without awaiting any landlord's procrastination or dilatoriness. The lien thus created is prior to all mortgages, but tax liens take precedence.

As this proposed charter does not become effective until July, 1912, a year and three months hence, it is likely that a bill embodying the lien provisions will be introduced in the existing Legislature to incorporate the provisions in the present charter.

OTHER BILLS.

A bill introduced in the Senate (No. 367) by Mr. Harden amends the Charter in relation to the amount to be paid on account of public improvement contracts while the work on such contracts is being The present law limits such payments on account to seventy per cent. The amendment provides that seventy per cent shall be paid until the value of the work amounts to \$250,000, and then ninety per cent. of the balance over \$250,000. The bill also provides that every contract shall contain provisions respecting the manner and time of making payments under it, and for payment by the city of four and one-half per cent. interest on the amount due for all the time such payments are delayed beyond thirty days from filing the estimate of the head of the department. To Cities Committee.

A bill in the Assembly (No. 532), introduced by Mr. Colne, provides that corporations doing business in the State shall indicate in their title or name, by prefix or otherwise, the fact that they are corporations as distinguished from natural persons, firms or co-partnerships.

STATE ARCHITECT'S REPORT.

Mr. Ware Says it Would be Economy to Build Better Buildings.

State Architect Ware in his annual report to the Legislature, recommends that all appropriations for the more important buildings constructed by the should be of sufficient amount to provide substantial fireproof construction. contends that if economies must be practiced the State should build fewer buildings rather than many of questionable construction.

"The cost of maintenance of cheaply constructed, non-fireproof buildings is excessive," says the report, "and this is particularly true in the case of buildings for which appropriations are made upon the per capita cost basis, which was established several years ago, and the amount is inadequate to meet the increased cost of labor and materials at the present time."

In discussing the cost of State work, Mr. Ware says: "The question is frequently asked as to the reasons for the higher cost of State work in comparison with work done by private individuals. Under the provision of the law, all contracts entered into on behalf of the State must have incorporated in their provisions certain clauses relating to the hours of labor of workmen, to the liability of contractors for injuries to their employes, and relating to the payment of prevailing rate of wages for workmen. Two of these provisions, the eight-hour day and the prevailing rate of wages, place restrictions upon contractors and curtail their progress on work, with the inevitable result that it costs more for the State to erect buildings and requires a greater time to do the work."

WHEN THE MASONIC TEMPLE WAS BUILDING

Recollections of Contemporaneous Work-The Real Estate Boom of 1868-73-The Northward Movement-Conditions in the Trades.

THE demolition of the Masonic Temple, at the corner of 23d st and 6th av, now in process, revives old memories. This fine edifice was erected from plans by Napoleon Le Brun, whose sons were the architects of the Metropolitan Tower. The construction was begun in the year 1870, but the work was not completed, owing to interruptions, until 1875. It will be noted that the building lived out its economic usefulness in thirty-five years. notwithstanding that it was put together in the most thorough manner and is substantially just as sound to-day as when new. Granite, the "rock of ages," chosen for the walls, as though the builders' thought they would stand for centuries. John Downey, John T. Conover, the Jackson Architectural Ironworks, the Cornell Ironworks and Pottier & Stymius are the names of some of the firms which had to do with the construction of the building.

At the time this work was started New York was in the midst of a great real estate boom, which ended in the financial panic of 1873. It was not an investors' movement, this boom, and was almost entirely speculative. Between 1868 and 1873 the value of vacant property north of 59th st seemingly increased two hundred per cent., and in some cases three hundred and four hundred per cent. The retail center was in the process of shifting from a point, approximately, considerably south of 14th st to near the latitude of 23d st. The movement was similar to the shiftings which are being observed to-day. A. T. Stewart had just completed his wonderful store at Broadway and 10th st. The old Peter Lorillard residence at the northeast corner of Broadway and 10th st was being converted into stores. Arnold, Constable & Co. had begun to build on the southeast corner of 19th st. Plans had been filed for five stores at the northwest corner of 18th st and Broadway. These several operations were the advance guard of the uptown business movement.

A MEMORABLE PERIOD.

The period at which the Masonic Temple was started will live in the history of New York real estate as prominently as last great period of activity, namely, 1904 to 1907, an era which signalized the completion of the Subway. In the year 1870 the Equitable Building, the Park Avenue Hotel, the Gilsey House, Lord & Taylor's Broadway store and Tiffany's iron building were in process of construc-Church of the Messiah, the Church of the Covenant, at the northwest corner of Park av and 35th st, St. Bartholomew's and the Collegiate Reformed Church had just been built or were building. The buildings of the were building. The buildings of the Grand Central Depot, which are now betorn down because they, too, have outlived their economic usefulness, were also in the hands of their builders.

The city had outgrown the limits and was on the move. The most fashionable residence district which been up to this time between the 30th and 40th parallels, was now changing to the section between 42d and 59th sts, in which quarter about two hundred costly dwellings were in process of erection during the same year that the Temple was started. It was an era of high prices and paper money. Mechanics' wages, for an 8-hour day, ranged from \$5 to \$8. Hudson River bricks cost \$14 to \$18 per thousand; Rosendale cement, \$2 to \$2.25 per barrel; timber, \$25 to \$30 per M.

REAL ESTATE VALUES.

Remembering that the country was then on a silver basis, the following quota-

tions from the Record and Guide's "History of Real Estate, Building and Architecture" as to the value of property at that time are pertinent: John Hoey, in 1868, purchased the southwest corner of 5th av and 22d st for \$115,000. The southwest corner of Broadway and 19th st, 82x171 ft., sold for \$375,000. The northwest corner of Broadway and 11th st, 76.7x196x23.1x178 ft., brought the sum of \$321,000; Broadway, west side, 25.7 north of 49th st, two lots, sold for \$32,500; Madison av, northeast corner of 34th st, four lots, for \$55,000; 4th av, west side, north of 38th st, four lots, for \$61,000.

MECHANICAL APPLIANCES. Steam power was first used for derricks in this city by Jeremiah T. Smith, in 1870, on the foundations of the new U.S. Post The first application of steam power to raising iron was in the construction of the Morse Building, in Nassau st, by Post & McCord in 1878. The late William J. Fryer, consulting architect and engineer, once described how Mr. Post sat impatiently one day watching the slow motion of the derrickmen in hoisting a girder. It occured to him that there ought to be a quicker way, and he came to the conclusion that steam power was the thing. The same day he purchased a boiler and engine and the next day he had it in operation on the job. In speaking of the incident years afterward Mr. Post remarked with a smile, "I saved the cost of the engine and boiler on that job."

In 1870-71-72 the chain ladder elevator came into use, and it is said that it was first employed on the Post Office, in the construction of which several devices were used for the first time. The saving effected by the improvements in hoisting apparatus Mr. Fryer estimated at from fifty to eighty per cent. Buildings like Masonic Hall were not designed for the use of passenger elevators. But the "Hall" was elegantly equipped according to the standards of its day. It represented the type heavy masonry construction, and probably was at least as good an example of mechanical skill as we had in There was a lavish use of brasses and bronzes-in columns, railings, posts, chandeliers and doors. basins were carved out of solid blocks of marble.

Impressions of N. Y. Architecture.

The architects of Europe are discovering America. Fritz Waerndorfer an artist of Vienna, at present sojourning in this city, writes to the Herald his impressions of our skyscrapers, saying:

"I knew them by reproductions and I often heard Americans talk about them on the Continent, but now that I have seen them I must say I am astonished. The buildings are not only wonderful, but they are the grandest, finest works of They are not only the grandest art created in our day, but in any age. I cannot repeat often enough the word 'art' in speaking of them.

"No artist has ever put the right thing in the right place better than the architect of the Flatiron building.

"I have stood before Egyptian temples thinking I would never find anything more beautiful, but now after four weeks in New York I can never pass the Flatiron building without stopping for a quarter of an hour to enjoy the art of a genius

J. Ellis Barker, of London, investigating economic and social conditions in America, is quoted by the New York Evening Post to this effect:

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' AS-SOCIATION.

BRONX BUREAU OF BUILDINGS.

(Copy of Order to Inspectors.) To all Inspectors:

You are hereby directed to make a systematic inspection (commencing Thursday, December 1, 1910) of all buildings within the confines of your District, such as Loft Buildings, Factory Buildings, Office Buildings, Hotels, Meeting Halls, Dancing Academies, Department Stores, Theatres, Public Schools, Hospitals, Churches,

You are not to include tenement houses, dwellings, one-story stores, etc.

You are to make a particular examination of fire escapes, exits, floor capacities,

In filing reports of above inspections, please note the following: Make report of each inspection on card which will be furnished you. Sample cards are submitted herewith, showing how reports are to be made. Reports must be brief. Be careful to adhere strictly to style of report as shown on card.

> JAMES A. HENDERSON, Superintendent of Buildings, Borough of The Bronx.

Nov. 30, 1910.

"I had no idea that the United States was so beautiful, so advanced, and so imposing a country. I found New York not only the most imposing and the busiest, but also the finest city in the world. The commercial activity and the building activity in New York are infinitely greater than that of London, and I find America imposing, not only by its greatness and economic success, but also by the development of art. . . . I was prepared to condemn the New York skyscrapers, but I find them artistic and very beautiful. I have no hesitation to place the Metropolitan Building architecturally as high as the Cathedral of Cologne."

To Straighten Harlem Ship Canal.

One of the recommendations of the Canal Terminal Commission was that the sharp bend in the Harlem Ship Canal opposite the Johnston Iron Works be straightened, and the Committee on Harbor and Shipping of the New York City Merchants' Association has recommended that the Association strongly urge this necessary improvement. The Bronx Kills should be deepened and made passable for large vessels at the same time.

TRUSSED CONCRETE-STEEL CO .-The trade has recently been circularized by this company, which is putting on the market a slotted steel insert for installation in concrete when being poured for purpose of attaching shaft hangers, sprinkler systems, fixtures, etc. "Trus-Con" pressed steel spotted insert is made of one piece of metal and is so arranged as to allow a wide variation for adjustment in the location of the shaft hangers. Further information may be obtained regarding this novelty by addressing the company at Detroit, Mich.

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS

INDEX

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

1—Demolishing
2—Excavating
3—Foundations
4—Masonry
5—Carpentry
6—Terra cotta blocks
7—Steel and iron work

see under '
-Reinforced concrete
9—Fireproofing
10—Tin roof
11—Roofing other than tin
12—Front brick
13—Granite
14—Limestone

objected Buildings and Adv.

15—Marble
16—Terra cotta
17—Mosaic
18—Tile
19—Metal lath
20—Plaster partition blocks
21—Coping

nce Reports."

22—Galvanized iron skylights and cornices

23—Fire-escapes

24—Plumbing

25—Heating

26—Elevators

27—Dumbwaiters

28—Electric power
29—Electric wiring
30—Lighting fixtures
31—Plate glass
32—Interior woodwork and trim

Thos W Lamb, art, 501 5th av; 8, 21, 4, 7, 6, 22, 11, 23, 18, 25.

Maynicke & Franke, ar'ts, 25 Mad sq North; 4, 6, 7, 8, 11, 19, 20, 21, 22, 24, 26, 34. Herts & Tallant, ar'ts, 113 E 19th st; 4, 6, 7, 8, 9, 11, 15, 18, 19, 21, 22, 24, 26, 28, 29, 31, 33, 34.

Abraham Josephson, owner, 70 Eldridge st; 1, 2, 4, 5, 10 and spruce.

Louis E Jallade, ar't, 37 Liberty st; 2, 3, 4, 6, 7, 8, 11, 12, 15, 19, 21, 24, 25, 26, 4, 6, 7 29, 34.

Joseph Brody, owner, 1182 Bway; 12, 14, 21, 22, 10, 32.

C B J Snyder, ar't, 500 Park av; 2, 3, 4, 6, 7, 8, 9, 11, 14, 15, 16, 19, 21, 24, 25. Jacob Levy, owner, 220 Broome st, 7, 15, 18, 10, 22, 21, stoves, spruce, pipe flue lining. Brown Bros., Inc., owners, 33 E 20th st; 8, 7, 12, 13, 6, 11, 28, 29, 31, 34, 21, 25, 20, copper cornices and triangle mesh concrete reinforcement.

PROJECTED BUILDINGS.

Manhattan.

Apartments Flats and Tenements.

FORSYTHE ST, Nos. 178-180, 6-sty brick tenement and stores and extension, 50.11/4x78.21/2x12.6x6.8, tin roof; cost, \$45,-000; owner, Jacob Levy, 220 Broome st; architect, C. B. Meyers, 1 Union sq. Plan No. 153.

Owner superintends. Contractors not selected.

72D ST, s s, 100 e Amsterdam av, 12-sty brick, limestone and granite apartments, 59x83.2, tile roof; cost, \$300,000; owner, Brown Bros., Inc., 33 East 20th st; architects, George and Edward Blum, 505 5th av. Plan No. 154.

Owner superintends.

14TH ST, No. 524 East, 6-sty brick tenement, 25x90, tar and gravel roof; cost, \$25,000; owners, A. Rossillo & Co., 524 East 14th st; architect, D. Brigant, 205 East 17th st. Plan No. 167.

Architect superintends.

PINEHURST AV, n w corner 179th st, 5-sty brick, limestone and granite tenement, gravel roofing; cost, \$45,000; owner, Rountree Realty & Construction Co., 609 5th av, Brooklyn; architect, Adolph Mertin, 34 West 28th st. Plan No. 170.

Owners superintend. M. E. Rountree, 609 5th av, Brooklyn, treasurer and president.

Churches.

12TH ST, s s, 100 w Av A, 1-sty brick church, 53x135, tar and gravel roof; cost, \$20,000; owner, Church of Mary, Help of Christians, 429 East 12th st; architect, D. Briganti, 205 East 17th st. Plan No. 168.

Dormitory.

56TH ST, Nos. 323-325, 10-sty brick and architectural terra cotta, Y. M. C. A. dormitory, 60x90.5, slag roof; cost, \$150,000; owner, Young Men's Christian Association of New York, 215 West 23d st; architect, Louis E. Jallade, 37 Liberty st. Plan No. 158.

Dwellings.

92D ST, No. 62 West, 3-sty brick and limestone dwelling, 22x78.4, tin roof; cost, \$15,000; owner, Joseph Brady, 1182 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 159.

Factories and Warehouses.

55TH ST, Nos. 415-421 West, two 6-sty brick storage and factory, 50xirreg, tar and gravel roof; total cost, \$80,000; owner, Daniel Mernan, 35 West 88th st. Plan No. 166.

HUDSON ST, Nos. 250-252, 6-sty brick and terra cotta warehouse, 40.10xirreg. felt and pitch roof; cost, \$38,000; owner, Benjamin B. Davis, care of architects, Gross & Kleinberger, Bible House. Plan No. 169.

Architect superintends.

Miscellaneous.

ELIZABETH ST, Nos. 286-288, 1-sty brick shop, 20x21, tin roof; cost, \$150; owner, G. Livati, 286-288 Elizabeth st; architect, L. A. Sheinart, 194 Bowery. Plan No. 151.

52D ST, s s, 476.8 e 1st av. 1-sty brick shop, 36x51.7, tar and gravel roof; cost, \$4,000; owner American Ice Co., 28th st and Broadway; architect, W. Mortensen, 114-116 East 28th st. Plan No. 152.

Louis Weber Building Co., No. 1 Madison av. contractor.

AMSTERDAM AV, s e corner 156th st, 6-sty brick tenement, 50x90, and extension, 18.2x14.10, tin roof; cost, \$45,000; owner, Placid Realty Co., 498 West 158th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 161.

John Katzman, president, 498 West 158th st; J. Jacobwitz, secretary, 132 Nassau st.

MADISON AV, n w corner 102d st, open-air moving picture auditorium; cost, \$200; owner, J. C. Fischer, 417 West 28th st; architect, Clement B. Brun, 1 Madison Plan No. 160.

16TH ST, No. 13 West, erect brick rear fence, 18x14, terra cotta coping; cost, \$270; owner, J. Langdon Ward, 120

Broadway; architect, Walter O. Jones, 1 Union sq. Plan No. 164. 16TH ST, No. 509 East, outhouse, size and roof not specified; cost, \$1,500; owner, John Scott, care Comyns & Jodaro, 147 4th av. Plan No. 163.

William Rabe, 409 East 16th st, plumber.

Schools and Colleges.

12TH ST, s s, 82 e Av B, 5-sty brick, limestone and terra cotta school, 209x861/2, and extension, 61x41.3-12, slag and tile roof; cost, \$290,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 162.

Architect superintends.

Stores, Offices and Lofts.

HUDSON ST, Nos. 303-311; SPRING ST, 295-303, 10-sty brick, stone and terra cotta factory, 107.4x175.5½x100, plastic slate roof; cost, \$350,000; owner, Henry Heide, 84 Vandam st; architects, May-nicke & Franke, 25 Madison sq. Plan No. 157.

4TH AV, s w corner 31st st, 12-sty brick and terra cotta commercial building, 123.51/4x115, tile roof; cost, \$450,000; owners, Robert Goelet, 9 West 17th st, and J. K. de Forest, 66 Broadway; architects, Herts & Tallant, 113 East 19th st. Plan No. 156.

Filed as extension to N. B. plan filed July 22, 1910, Plan No. 525. See Record and Guide, July 23 and July 30, 1910.

35TH ST, Nos. 29-33 West, 12-sty brick, limestone and architectural terra cotta loft, 65x89.9, and extension, 65xirreg, slag roof; cost, \$300,000; owner, Stone Construction Co., 45 West 34th st; archi-

tects, Rouse & Goldstone, 38 West 32d st. Plan No. 165.

Harry Lendenbaum, 45 West 34th st, president.

GRAND ST, No. 33, 7-sty brick stores and lofts, 24x78.6½, plastic slate roof; cost, \$30,000; owner Kramer Construction Co., 35 Nassau st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 171.

Theatres.

BROADWAY, n w corner 96th st, 2-sty brick theatre, 88x200, slag roof; cost, \$100,000; owner, Broadway and 96th St. Realty Co., 126 East 14th st; architect, Thomas W. Lamb, 501 5th av. Plan No.

MANHATTAN ALTERATIONS.

BOND ST, No. 33, general alterations in 3-sty brick store and factory; cost, \$5,-500; owner, Estate of Charles A. Chesebrough, Northport, L. I.; architects, Clev erdon & Putzel, 41 Union sq. Plan No. 590.

BEEKMAN ST, No. 1, new doors, take out partitions, change toilets, in 6-sty brick store and offices; cost, \$500; owner, John P. Hart, on premises; architect, George Hof, Jr., 721 Melrose av. No. 623.

CHATHAM SQ, No. 5, erect sky sign on -sty brick moving picture building; cost, \$110; owner, Henry Bergh, 1 Madison av; architect, Frank Sutton, 158 West 65th st. Plan No. 589.

CLINTON ST, Nos. 40 and 42, change floors and fireproof bakery ceiling in 5-sty basement stores and tenement; cost, \$300; owner, Lewis Adelsan, 112 West 111th st; architect, Charles M. Straub, 147 4th av. Plan No. 608.

CLINTON ST, No. 100, window in_rear wall and partitions in 3-sty dwelling; cost, \$250; owner, A. Goldstein, 100 Clinton st; architect, William Huenerberg, 764 Tinton av. Plan No. 592.

S. Kandel & Son, 174 Delancey st, contractors.

CLINTON ST, No. 14, cut new windows, new fire-escape and partitions in 6-sty brick tenement; cost, \$1,500; owner, B. Faden, 234 East 3d st; architect, O. Reissmann, 30 1st st. Plan No. 655.

CLINTON ST, Nos. 151-153, fire escapes in 5-sty club house; cost, \$1,000; owner, Social Halls Association, 151-153 Clinton st; architect, Howells Stokes, 100 William st. Plan No. 604.

C. E. Halbeck & Co., 27 East 21st st, contractor.

CATHERINE ST, Nos. 251/2-27, general alterations in 6-sty brick tenement; cost, \$900; owner, Joseph B. Koplick, 139 Park Row; architect, Charles B. Meyers, 1 Union sq. Plan No. 594.

CORTLANDT ST, No. 79, erect sky sign on 4-sty store and loft; cost, \$250; owner, Estate, Wm. A. Martin, 114-118 Liberty

st; architect, The O. J. Gude Co., 935 Broadway. Plan No. 659. Chas. S. Hadley, extr., 114 Liberty st.

CLIFF ST, Nos. 95-99, and JACOB ST, Nos. 14-22, general repairs to 5 and 6sty brick workshops; cost, \$3,000; owner, Estate Harriett B. Morse and Marie ·B. H. Curran, Wm. F. Havemeyer and Thos. Le Boutellier, trustees, 165 Broadway; architect, C. H. Schuman, 280 Broadway. Plan No. 614.

CATHERINE SLIP. No. 10, rebuild part of gable wall, alter stairs, new toilet partitions; cost, \$2,000; owner, Jacob Horowitz, 2 West 120th st; architect, Samuel Sass, 32 Union sq. Plan No. 633.

EAST BROADWAY, No. 177, erect fire escape platform in 5-sty store and hall; cost, \$75; owner, Louisa Brown, 636 Flatbush av, Brooklyn; architect and lessee, Hyman Lipman, 177 East Broadway. Plan No. 591.

ELDRIDGE ST, No. 39, change front wall and partitions in 5-sty brick tenement; cost, \$3,000; owner, Morris Kulock, 37 Eldridge st; architect, Max Muller, 115 Nassau st. Plan No. 660.

ELIZABETH ST, No. 192, new openings in walls and new partitions in 2-sty stores and lofts; cost, \$150; owner, Fred. K. Hoppersberger, 194 Elizabeth st; architect, Morris Schwartz, 194 Bowery. Plan No. 605.

ELDRIDGE ST, No. 70, extension, 19.5 x8.6, tin roof, to 3-sty store and dwelling; cost, \$1,500; owner, Abraham Josephson, 70 Eldridge st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 629.

GRAND ST, No. 384, replace store front with plate glass windows, change partitions, in 5-sty brick store and tenement; cost, \$500; owner, Joseph Smolinsky, 2 West 120th st; architect, Henry Feiser, 150 Nassau st. Plan No. 615.

HENRY ST, No. 204, change partitions in 4-sty brick tenement; cost, \$1,000; owner, J. Barsky, 203 Broadway; architect, Jacob Fisher, 296 East 3d st. Plan

HARRISON ST, Nos. 14-16, cast-iron columns in 6-sty refrigerating warehouse; cost, \$3,000; owner, Henry Heide, 84 Vandam st; architect, Nelson K. Vanderbeck, Morse pl, Englewood, N. J. Plan No. 662.

Hugh Getty, Inc., 359 West 26th st, contractor.

HOUSTON ST, No. 411 East, new toilet partitions in 3-sty dwelling; cost, \$600; owner, Aaron Gottlieb, 409 East Houston st; architect, Jacob Fisher, 296 East 3d Plan No. 588.

HOUSTON ST, No. 141 East, change partitions in 2-sty brick moving picture building; cost, \$1,000; lessee, Charles Steiner, 141-143 East Houston st; architects, Harenburger & Son, 122 Bowery. Plan No. 597.

MADISON ST, No. 327, new vent shaft and remove partitions in 5-sty tenement; cost, \$1,500; owner, Samuel Goldberg, 327 Madison st; architect, H. Zlot, 230 Grand st. Plan No. 639.

MOTT ST, No. 15, change part of rear wall, new windows, stud partitions in 5sty stores and dwelling; cost, \$300; owner, William Figundio, 156 Mott st; architect, Robert Cohn, 247 East 68th st. Plan No. 636.

MOTT ST, No. 14, new store front, dumbwaiter, new stairs and new toilets in 4-sty brick dwelling and restaurant; cost, \$2,000; owner, Estate of James Naughton, 153 East 53d st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 650.

MACOMB'S PL, n w corner 154th st, extension, 19.6x13.9, to 1-sty brick hall; cost, \$200; owner, Louis Waldron, s e corner 155th st and 8th av; architect, A. Johnson, 58 West 129th st. Plan No.

RIVINGTON ST, No. 124, change show window, piers in 3-sty and basement dwelling; cost, \$200; owner, Dr. L. Dorfman, 124 Rivington st; architects, Comyns & Jodaro, 147 4th av. Plan No. 638.

WILLETT ST, No. 71, new window and toilet in -sty brick tenement; cost, \$600; owner, Benjamin Bloom, 71 Willett st; architect, Arthur Weiser, 1265 Broadway. Plan No. 598.

WEST ST. e s. 171.3 s Rector st. new windows and door openings, remove walls in elevator, steel columns, girders and beams, new floors and toilets, to change three 8-sty brick lofts into stores and lofts, and add story, felt and gravel roof; cost, \$96,000; owners, B. Crystal & Son. 527 5th av; architects, George and Edward Blum, 505 5th av. Plan No. 617.

4TH ST, No. 26 East, erect 11x12-ft. extension rear of 4-sty brick restaurant and factory; composition roof; cost. \$200: owner, Martin Dients, 244 West 113th st; architect, James Marshaw, 325 East 14th st. Plan No. 635.

James Marshaw, 41 Bleecker st, masonry; B. Henry Smith, 41 Bleecker st, carpentry.

6TH ST, No. 635 East, new window and partition in 5-sty brick tenement; cost, \$2,000; owner, Mary Bier, 635 East 6th st; architect, Henry Zlot, 230 Grand st. Plan No. 621.

14TH ST, No. 4 West, alter store windows and new partitions in 4-sty brick store; cost, \$500; owner, I. S. Kalische, 46 West 14th st; architects, Schwartz & Co., 87-105 Richardson st, Brooklyn. Plan No. 603.

17TH ST, No. 108 West, windows and toilet partitions in 5-sty brick tenement: cost, \$100; owner, Morris Jacoby, 41 Park architect, Oscar Lowinson, 18-20 East 42d st. Plan No. 625.

25TH ST, No. 11 West, change front and rear walls and interior partitions in 4-sty dwelling and club; cost, \$15,000; owners, Holstein & Young 7 East 17th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 610.

28TH ST, No. 301 West, new toilet partitions new show windows, in 5-sty brick store and tenement; cost, \$1,500; owner, John E. Hey, 301 West 28th st; architect, George Hof, Jr., 721 Melrose av. Plan No. 595.

38TH ST, No. 446 West, change width of windows, new toilets in 5-sty brick store and tenement; cost, \$1,000; owner, Anna F. Ruppert, 1639 3d av; architect, Chas. Stegmayer, 168 East 91st st. Plan No.

40TH ST, No. 232 East, change present for fireproof roof structure on 6-sty brick cleaning and dyeing plant; cost, \$2,500; owners, Reese & Reese, 232 East 40th st; architect, C. B. Meyers, 1 Union sq. Plan No. 601.

42D ST, No. 129 West, put iron stairway inside building line in 4-sty brick store and dwelling; cost, \$600; owner, Mrs. S. E. Gardner-Magill, 128 West 43d st; architect, Emile W. Granert, 36 East 23d st. Plan No. 593.

James L. Lowery, 304 West 40th st,

s s Broadway and 7th av, 42D ST, build mezzanine floor in store and stairs in 7-sty office and loft building; cost, \$5,000; owner, The Langshire Realty Co., on premises; architect, Maximillian Zipkes, 103 Park av. Plan No. 627.

No contracts let.

42D ST, No. 115 West, change front entrance to 4-sty brick bank and offices; cost, \$800; owner, American Savings Bank, 115 West 42d st; architects, Hutton & Davis, 311 Madison av. Plan No.

Louis Weber Building Co., 1 Madison av, contractors.

43D ST, No. 118 West, remove stoop, change main entrance, change partitions, in 4-sty restaurant; cost, \$5,500; owner, C. J. Follmer, 114 5th av; architect, Angelo Rainoliti, 205 East 17th st. Plan No.

43D ST, n s, 156.6 e 1st av, application filed for pent house already constructed on roof of 4-sty slaughter house and cold storage to meet violation, erect new wall; cost, finished structure and wall, \$2,000; owner, United Dressed Beef Co., 1st av and 44th st; architect, A. Namew. 1 Madison av. Plan No. 664.

43D ST, Nos. 627-641 West, build elevator shaft extension, 10.9x10, to 4-sty brick lofts; cost, \$1,000; owner, N. Y. Manufacturing & Realty Co., 627 West 43d st; architect, Geo. U. Van Aulsen, 30 East 14th st. Plan No. 661.

I. B. Miller, 413 West 38th st, contractor.

45TH ST, No. 21 East, remove and rebuild partitions in 4-sty brick dwelling for use as stores and dwelling; cost, \$800; owner, Phipps Estate, 21 East 45th st; architect, Fred K. Rose, on premises. Plan No. 651.

Architect is contractor.

46TH ST, No. 13 West, remodel 4-sty and basement residence into stores; cost, \$5.000; owner, Arthur Brisbane, 238 William st; architect, W. W. Knowles, 1133 Broadway. Plan No. 607.

Jacob & Youngs, 1133 Broadway, contractors.

48TH ST, No. 338 East, erect four toilets and cut skylight in 4-sty tenement; cost, \$250; owner, William Selinger, 2231 2d av; architect, Max Schlesinger, 950 Park av. Plan No. 618.

Renovating & Construction Co., 208 East 126th st, contractor.

55TH ST, Nos. 411 to 413 West, enlarge entrance to elevator shaft in 6-sty loft; cost, \$11,000; owner, Patrick McEntegart. 360 West 51st st; architect, Eli Benedict, 1947 Broadway. Plan No. 637. C. A. Bruhns, 152 Amsterdam av,

mason.

65TH ST, No. 7 East, change front wall, build extension and decorate 4-sty and basement dwelling, slag roof; cost, \$20,-000; owner, J. J. Astor, 23 West 26th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 646.

Architect superintends. 85TH ST, No. 165 West, new partitions in 4-sty brick dwelling; cost, \$300; owner, Lewis E. Ransom, Hempstead, L. I.; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 647.

Max Suklas, 206 East 8th st, carpenter. 93D ST, 316 West, new partitions and doors in 6-sty brick tenement; cost, \$75; owner, Wm. L. Reese, 209 West 90th st; architect, James Higham, 2231 Broadway. Plan No. 631.

107TH ST, No. 64 West, widen windows and change partitions in 6-sty brick tenement; cost, \$250; owner, Johanna Kohn, 64 West 107th st; architect, H. Hupfauf, 7 East 42d st. Plan No. 616.

120TH ST, No. 9 West, change walls and partitions in 3-sty dwelling; cost, \$4,000; owner, Leon Kamaiky, 120th st; architect, Max Muller, 115 Nassau st. Plan No. 611.

127TH ST, No. 447 West, change inside partitions and general repairs in 2-sty and cellar brick dwelling; cost, \$1,000; owners, Bernheimer & Schwartz, 128th st, near Amsterdam av; architect. Louis Oberlein, West 128th st, near Amsterdam av. Plan No. 612.

Alex. Brown, Jr., 33 East 20th st, mason; Geo. F. Lillie Co., Ltd., 55 East 20th st, carpentry; and F. J. Whelan, West 65th st, near Broadway, plumbing contractors.

141ST ST, No. 276 West, change walls and new partitions in 5-sty brick stores and dwelling; cost, \$3,500; owner, Andrew Kane, 151 West 120th st; architect, John Brandt, 271 West 125th st. Plan No. 634.

144TH ST, No. 452 West, make studio of attic in 3-sty and basement residence; cost, \$600; owner, Frederick M. Pederson, 452 West 452 West 144th st; architect, Woodruff Leeming, 20 Broad st. Plan No. 652.

AV A, No 1358, build bathrooms in 5sty brick tenement; cost, \$500; owner, Simon Feiman, 266 Penn st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 656.

AV A, No. 91. new stairway and partitions in 4-sty brick dwelling; cost, \$2,000; owner, L. M. Rosenthal, 87 Av A; architect, Jacob Fisher, 296 East 3d st. Plan No. 587.

AMSTERDAM AV, No. 149, new store front, galvanized iron cornice, new partitions, in 4-sty store and flats; cost, \$750; owner, John Dimmig, Allendale, N. J.; architect, John H. Knubel, 318 West 42d st. Plan No. 626.

BOWERY, No. 301, remove store front and reconstruct store adjoining front in 2-sty and attic brick store and shops; cost, \$1,000; owner, "Mr. O'Connor," 301 Bowery; architect, O. Reissmann, 30 1st st. Plan No. 613.

BROADWAY, Nos. 1785-1787, sky sign on 4-sty brick stores and offices; cost, \$250; owner, Columbus & Circle Arcade Co., 1785 Broadway; architect, The O. J. Gude Co., 935 Broadway. Plan No. 658. J. Wertheim, president, 1785 Broadway.

J. Wertheim, president, 1785 Broadway. BROADWAY, No. 1560, skylight and change walls, stairs and partitions, in 4-sty brick store and loft; cost, \$2,000; owners, Edward de P. Livingston and Goodhue Livingston, 156 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 630.

BROADWAY, No. 42, add pent house to 20-sty brick and steel office building; cost, \$4,000; owner, New York Real Estate Security Co., 42 Broadway; architects, Freeman & Light, 40 Cedar st. Plan No. 600.

C. W. Mintes & Co., 115 Broadway, contractors.

LIVINGSTON AV, s e cor 85th st, change I-beams and install asbestos curtain in 4-sty club house; cost, \$250; owner, Turn Verein of the City of New York, Livingston av and 85th st; architects, West & Springsteen, 21 West 45th st. Plan No. 653.

LEXINGTON AV, No. 67, change front wall, new entrance to 3-sty dwelling; cost, \$1,000; owner, Estate Samuel Frost, 61 Lexington av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 643.

Wm. H. Blaine, 256 Broadway, executor. LENOX AV, No. 127, erect balcony on first floor of 2-sty stores, offices, school and dancing hall; cost, \$150; owner, Bernheim Bernheim, 127 Lenox av; architect, Max Schlesinger, 208 East 126th st. Plan No. 619.

1ST AV, No. 561, change partitions, new toilet compartments and new skylights, in 4-sty brick tenement; cost, \$1,000; owner, Wm. J. Wogner, 573 1st av; architect, Henry Riegelmann, 133 7th st. Plan No. 628.

1ST AV, No. 2253, bake ovens, new areas, iron grating, fireproof bakery ceilings, new sinks, in 4-sty store and tenement; cost, \$300; owner, Enrico Viggiani, 2167 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 632.

1ST AV, No. 587, enlarge windows and new toilet partitions to 4-sty brick tenement; cost, \$400; owner, Amelia H. Kahn, 237 East 31st st; architect, Thomas W. Lamb, 501 5th av. Plan No. 596.

1ST AV, s e cor 69th st, replace wood frame show windows in 6-sty brick store and tenement; cost, \$120; owner, Leo Friederich, 27 West 24th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 640.

1ST AV, No. 1438, remove part rear wall, reconstruct window and change partitions in 4-sty brick tenement; cost, \$1,500; owner, A. Littman, 20 East 118th st; architect, O. Reissmann, 30 1st st. Plan No. 657.

1ST AV, s w cor 108th st, repair fire damage second floor, new tin roof, metal ceilings and walls, new flooring in 1 and 2-sty brick store, office and stable; cost,

\$350; owner, John La Spina, 406 East 117th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 644.

1ST AV, s e cor 84th st, new fire-es-

1ST AV, s e cor 84th st, new fire-escapes, rearrange plaster partition in 4-sty store and tenement; cost, \$1,200; owner, Estate of Geo. Hoppe, 204 West 124th st; architect, Richard Rohl, 128 Bible House. Plan No. 645.

Minnie Hoppe, 204 West 124th st, executrix.

2D AV, Nos. 19-21, new toilet, partitions, new door in 4-sty brick hotel; cost, \$750; owners, Herschhorn Bros., 21 2d av; architect, L. Leining, Jr., 160 5th av. Plan No. 641.

Theo. Katz, lessee, 20 2d av.

3D AV, No. 746, change rear walls and put in toilet compartments in 4-sty brick store and tenement; cost, \$400; owner, Henry Wasserman, 375 Grand st, Brooklyn; architect, Max Cohn, 280 Bedford ave, Brooklyn. Plan No. 624.

3D AV, No. 2029, new partition in 5-sty brick store and tenement; cost, \$100; owner, Estate A. W. Sherman, Providence, R. I.; architect, Geo. Kessler, 1556 Av A. Plan No. 663.

Architect has plumbing and carpentry contracts. Platt & Leadbeater, 43 West 34th st, agents for estate.

5TH AV, n w corner 125th st, wood partitions in 2-sty store and offices; cost, \$750; owner, International Realty & Improvement Co., 1193 Broadway; architect, James R. Gordon, 402 5th av. Plan No. 606.

6TH AV, No. 1019, change partitions in 4-sty store and tenement; cost, \$150; owner, Estate David W. Bishop, 874 6th av; architect, Philip Zeiger, 2774 8th av. Plan No. 648.

Cortlandt F. Bishop, 874 6th av, executor.

7TH AV, Nos. 588-590, sky sign on two 4-sty brick stores and dwellings; cost, \$175; owner, L. N. Levy, 27-29 Pine st; architect, E. W. Lemay, 132 West 65th st. Plan No. 622.

S. Krause, carpenter, 147 East 126th st. 8TH AV, Nos. 480-482, general alterations to 4-sty stores and club; cost, \$5,000; owner, Sophie E. Poundt, 480 8th ave; architect, Paul W. Gusson, 23 Duane st. Plan No. 620.

10TH AV, No. 694, partition, wall and fireproof bakery ceiling in 5-sty brick store and tenement; cost, \$200; owner, Joseph L. Adams, 694 10th av; architect, W. G. Clark, 438 West 40th st. Plan No. 649.

PROJECTED BUILDINGS. Bronx.

Apartments, Flats and Tenements.

MOHEGAN AV, w s, 55 n 179th st, 4-sty brick tenement, tin roof, 44x46; cost, \$20,000; owners, C K Realty Co, Richard Keil, 2061 Ryer av, Pres. architect, Franz Wolfgang, 535 E 177th st. Plan No. 174.

CROTONA PARKWAY, e s, 60.6 n 179th st, 4-sty brick tenement, tin roof, 47.4x 53.4; cost, \$22,000; owners, C K Realty Co, Richard Keil, 2061 Ryer av. Pres; architect, Franz Wolfgang, 535 E 177th st. Plan No. 175.

STEBBINS AV. e s, 100 n 169th st, three 5-sty brick tenements, tin roof, 50x104.4; total cost, \$180,000; owners, Stebbins Holding Co, Saml Parnass, 825 Kelly st, Treas; architects, Goldner & Goldberg, 704 Lackson av. Plan No. 161

Jackson av. Plan No. 161. HOLLAND AV, e s, 100 s 214th st, 5-sty brick tenement, plastic slate roof, 25x73; cost, \$13,000; owner, Maria Parrotta, 740 East 214th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 180.

Dwellings.

BAY ST, s s, at East Chester Bay, three 1-sty frame bungalows, shingle roof, 25x60; total cost, \$3,000; owner, Martin J Earley, 51 Chambers st; architects, B &

J P Walther, 147 E 125th st. Plan No. 157.

MAPES AV, e s, 2751 s Randall st, 2-sty brick str and dwg, tin roof, 25x45; cost, \$4,500; owner, Jno Buccoli, Station pl; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 158.

BENSON AV, e s, 100 n Frisby av, 6, 2-sty brick dwgs, slag roof, 20x55; total cost, \$39,000; owners, Pelham Impt Co Albert A Finkelstein, 257 Bway, Pres.; architects, S Millman & Son, 189 Montague st, Bklyn. Plan No. 155.

gue st, Bklyn. Plan No. 155.

DUDLEY AV, s s, 119.7 e Ft Schuyler rd, two 2-sty brick dwellings, tin roof, 20 x52; total cost, \$13,000; owners, Schuyler Const Co, Jas A Irving, 2309 Lyon av, Pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 159.

NERIED AV, s s, 108.4 w Barnes av, 2-sty brick dwelling, tin roof, 20.6x50; cost \$6,000; owner Vincenzo Palmieri, 4401 Barnes av; architect, M W Del Gaudio, 401 Tremont av. Plan No. 160.

PHILIP AV, n w cor Edison av, 2-sty & attic frame dwelling, shingle roof, 31x 24; cost \$10,000; owners, Bruce-Brown Land Co, Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 168.

PHILIP AV, n e cor Logan av, 2-sty & attic frame dwelling, shingle roof, 26x24; cost, \$10.000; owners, Bruce-Brown Land Co., Franklin H Brown, 5th av & 18th st, Pres; architect Walter H C Hornum, 360 E 125th st. Plan No. 169.

PHILIP AV, n s, 50 w Logan av, 2-sty & attic frame dwelling, shingle roof, 27x 24; cost, \$10,000; owners, Bruce-Brown Land Co., Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 170.

WILCOX AV, e s, 200 n Philip av, 2-sty & attic frame dwelling, shingle roof, 40x 32; cost, \$10,000; owners, Bruce-Brown Land Co., Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 171.

WILCOX AV, w s, 144.11 s Gridley av,

WILCOX AV, w s, 144.11 s Gridley av, 2-sty & attic frame dwelling, shingle roof, 40x32; cost \$10.000; owners, Bruce-Brown Land Co, Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 172.

DOUGLAS PL, n w cor Edison av, 2-sty & attic frame dwelling, shingle roof, 40x 32; cost, \$10,000; owner, Bruce-Brown Land Co., Franklin H. Brown, 5th av & 18th st, Pres.; architect, Walter H. C. Hornum, 360 E 125th st. Plan No. 173.

EDISON AV, e s. 110 n Philip av, 2-sty & attic frame dwelling, shingle roof, 27x 24; cost, \$6,500; owners, Bruce-Brown Land Co, Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 162.

EDISON AV, e s, 360 n Philip av, 2-sty & attic frame dwelling, shingle roof, 27x 24; cost, \$6,500; owners. Bruce-Brown Land Co, Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 163.

EDISON AV, s w cor Sullivan pl. 2-sty & attic frame dwelling shingle roof, 30x 24; cost, \$6,500; owners, Bruce-Brown Land Co, Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 164.

WILCOX AV, w s, 100 n Philip av, 2sty & attic frame dwelling, shingle roof, 30x36; cost, \$6,500; owners, Bruce-Brown Land Co, Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No 165. LOGAN AV, e s, 210 n Philip av, 2-sty

LOGAN AV, e s, 210 n Philip av, 2-sty & attic frame dwelling, shingle roof, 26x 24; cost, \$6,500; owners, Bruce-Brown Land Co, Franklin H Brown, 5th av & 18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 166.

DOUGLAS PL, s s, 150 w Edison av, 2-sty & attic frame dwelling, shingle roof, 31x24; cost, \$6,500; owners, Bruce-Brown Land Co, Franklin H Brown, 5th av &

18th st, Pres; architect, Walter H C Hornum, 360 E 125th st. Plan No. 167.

MATILDA AV, w s, 500 s 239th st, 2-sty frame dwelling, gravel roof, 18x39.8; cost, \$2,000; owner, Herman Schmidt, 4733 Carpenter av; architect, Wm. Greenless, 429 East 238th st. Plan No. 178.

196TH ST, n w cor Creston av, four 3-sty brick dwellings, slag roof, 23.8x38; total cost, \$27,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 179.

Miscellaneous.

LONGWOOD AV, s s, 375 e Barry st, 1-sty frame storage, 50x40.4; cost \$500; owner, Geo Spaeth, 163d st & Westchester av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 156.

GUION PL, n s, 12 e St. Laurence av, 1-sty frame stable, cement roof, 18x15; cost, \$400; owner, R. Zinbardi, on premises; architect, R. Glenn, 363 East 149th st. Plan No. 181.

LEGGETT AV, s e corner Whillock av, 1-sty frame stores, tin roof, 17.10x39.10; cost, \$1,000; owner, S. Finkelstein, 696 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 182.

Stables and Garages.

SPUYTEN DUYVIL RD, e s, 557½ s 227th st, 2-sty brick stable, tile and felt roof, 52x28; cost, \$4,500; owner, Michael Foncellino. Arlington av and 227th st; architect, Robt. W. Gardner, 122 West 29th st. Plan No. 176.

Stores, Offices and Lofts.

171ST ST, n s, 100 w 3d av, 2-sty brick store & loft, tar & gravel roof, 25x72; cost, \$10,000; owner, Fred Hecht, 169th st & Boston rd; architect, Hugo H Avolin, 961 Stebbins av. Plan No. 177.

BRONX ALTERATIONS.

MAIN ST, n s, 50 w Pelham road, 1-sty frame extension, 18.3x12, to 1½-sty frame store and dwelling; cost, \$300; owner, Wm. Herwig, 1515 Pelham road; architect, B. Ebeling, 1136 Walker av. Plan No. 111.

169TH ST, No. 868, new show windows, etc., to 3-sty frame store and tenement; cost, \$325; owner, Matilda Rosenstein, on premises; architect, Chris. F. Lohse, 598 Amsterdam av. Plan No. 113.

176TH ST, n s, 340 e Prospect av, new bay window to 3-sty frame dwelling; cost, \$600; owner, J. H. Lavelle, on premises; architect, F. V. Lavelle, on premises. Plan No. 107.

225TH ST, No. 813, 1-sty frame extension, 22.2x35, to 2-sty frame store and dwelling; cost, \$200; owner, Martin Suchey, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 108.

ALBANY RD, e s, 175 s 233d st, new brick oven, etc., to 3-sty brick store and dwelling; cost, \$400; owner, Martin Passannanti, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No.

LEGGETT AV, s e cor Whitlock av, repairs to 1-sty frame store; cost, \$800; owner, Samuel Finkelstein, 696 Broadway; architects, Koppe & Daube, \$30 Westchester av. Plan No. 109.

PROSPECT AV., s w corner 152d st. two 1-sty brick extensions, 45.2x20.32 and 14x9.8, to 2-sty brick stores and dwelling; cost, \$3.500; owner, Wm. Battenfeld, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 106.

TREMONT AV, n e cor Park av, 1-sty brick extension, 22.6x45, 28x45, to two 3-sty frame stores and offices; cost, \$9,000; owner, Jacob F. Paulsen, on premises; architect, Chas. S. Clark, on premises. Plan No. 114.

TREMONT AV, s e cor Washington av, new partitions to 2-sty frame stores; cost, \$100; owner, C. A. Becker, Tremont and Park avs; architect, John Chisholm, 879 East 162d st. Plan No. 110.

UNIONPORT ROAD, No. 1733, 1-sty frame extension, 7x3.6, and new foundation to 2-sty frame dwelling; cost, \$1,-200; owner, J. R. Tisdale, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 112.

ADVANCE REPORTS.

A \$96,000 Alteration.

WEST ST .- George and Edward Blum, architects, 505 5th av, are taking figures on a \$96,000 alteration job on the east side of West st, 171.3 south of Rector st, plans for which have been completed by them for B. Crystal & Son, of 527 5th av. Plans specify new window and door openings, two fire stairs to be cut and windows to be built in recesses at side wall. All such openings will be provided with iron lintels. Openings in party wall at rear will be bricked up and store fronts and entrances to elevators will be built on first floor. Two inner brick walls will be removed on all floors in the three buildings to be altered, and floors will be supported by new steel columns, beams and girders. Present brick vent shaft at rear will be removed on all floors and new floor installed. Floors will be laid at first floor level where there are now no floors and the building will be equipped with elevators, stairs and toilets. In addition there will be a new story added by lowering the seventh and eighth floors to 11.6 ft. ceiling height each. The height of the building will therefore be increased about 12 Felt and gravel roof is specified, as are outside iron stair fire-escapes. Bernard Crystal is president, Hyman L. Crystal is secretary, and Sidney O. Crystal, treasurer of B. Crystal & Son, all giving 336 West 71st st as their addresses.

Plans Completed for \$150,000 Dor-

Plans Completed for \$150,000 Dormitory.

56TH ST.-Louis E. Jallade, the architect, of 37 Liberty st, has completed plans for a 10-sty fireproof dormitory to be erected for the Y. M. C. A. of New York, 215 West 23d st, at a cost of \$150,000. It will be located at 323 to 325 West 56th st, and foundations will be laid on concrete piles sunk in sand to rock. It will be of steel construction with facade of front brick and architectural terra cotta. Specifications will call for copper covered steel frame skylights and slag roof. Elevator shafts will be lined with 6-in. terra cotta blocks on steel framing and terra cotta and copper cornices will also hang on steel framing. Bluestone wall coping is called for, as is a steamheating plant. Building will be an addition to present Y. M. C. A. buildings and will be connected by fireproof doors on first five floors. Architect takes bids. Wm. Followes Morgan, 70 Park av, and Short Hills, N. J., president, care Henry M. Orne, 646 West End av, New York, and 215 West 23d st, general secretary

New Terminal Building for Long Island City.

A 16-sty office building is to be erected at the intersection of Van Alst av and 4th st, Long Island City, the basement of which will be used as a station of the Belmont tunnel. The Tubes Realty & Termilal Company has purchased twelve city lots and the foundations which are now there, and will rapidly push to completion plans for a modern office building. This is but one of the large building operations contemplated by the directors of this company, who are now preparing to develop for factory purposes a large tract in the vicinity of the Sunnyside yards of the Pennsylvania Railroad in Long Island City. The Tubes Realty & Terminal Company will soon have under way several large factory buildings for manufacturers who have selected this location as admirably suited for transportation and accessibility. The executive offices of the Tubes Realty & Terminal Company occupy an entire floor at No. 516 5th av, Manhattan. Mr. J. A. Wigmore is president.

Bids for an Office and Loft Building. 23D ST.—Architect Chas. E. Birge, 29 West 34th st, Manhattan, is taking bids for work on the office and loft building contemplated being built by the 30 East 23d Street Company at that address. Paul Brans is president of the corporation; Nathan Glassheim, 44 Greenwich st, is vice-president; A. G. Dickinson, Jr., secretary, and F. F. Georger, 29 West 34th st, treasurer. The building will cost \$60,000 and will be a fireproof 12-sty brick, limestone and terra cotta structure, 25x88. Bids have already been received from R. H. Macdonafd, 29 West 34th st; J. H. Deeves & Bros., 103 Park av; A. J. Robinson Co., 123 East 3d st; McIntee & O'Brien, 1123 Broadway; W. L. Crow Construction Co., 103 Park av; George Vassar Son & Co., 1170 Broadway; Oddie & Stafford, 30 Church st, all of Manhattan.

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Contract for a Concrete Building.

65TH ST .- Private plans have been filed for a storage warehouse on the south side of 65th st, 150 feet east of West End av, Manhattan. The building will be the property of the Bowling Green Storage & Van Co., 248 West 65th st, Manhattan, of which the president is Walter C. Reid, 44 Vernon av, Mt. Vernon, N. Y.; vice-president, Walter C. Gilbert, 211 East 100th st, Manhattan, treasurer, Perry P. Williams, 200 West 56th st, Manhattan. The warehouse will be seven stories high, fireproof, plain bar reinforced concrete with veneer on the facade, of brick and limestone, 25x100; three more stories may be added later. Tucker & Vinton, of 103 Park av, Manhattan, are the general contractors.

School Building Specifications.

12TH ST.—C. B. J. Snyder, architect, 500 Park av, is about ready for figures on a 5-sty brick, limestone and terra cotta school building to be erected on the south side of 12th st, between Avs B and C, at a cost of \$290,000. Plans will call for foundations on piles, steel column supports, steel girders and beams, terra cotta fireproofing, part slag and part tile roof, galvanized iron bay windows, no fire-escapes, limestone and vitrified tile coping and steam heat. Contractors must shore adjacent building. Porcelain wash basins and vitrified earthenware urinals are also specified, as are steam and electric pumps.

Plans for a Monument Approved.

CENTRAL PARK.—Municipal Art Commission has approved plans for the Maine Monument to be erected at 59th st and Central Park, Manhattan. A. Piccirilli, 717 East 142d st, Bronx, is the sculptor who has been selected. H. Van Buren Magonigle, 7 West 38th st, Manhattan, is the architect. The monument will be of marble, on a granite base and with a bronze group. It will be built in three separate sections, covering a space of 150 feet, and will cost \$100,000. The monument is being erected by the Maine Monumental Commission, of which General James Grant Wilson is chairman.

Steel Plans for Theatre Later.

BROADWAY.—Thos. W. Lamb, architect, 501 5th av, is working out steel plans for the new \$100,000 theatre which the "Broadway and 96th St. Realty Co." will build from his plans at the northwest corner of Broadway and 96th st. Plans will call for stone coping, common and front brick, terra cotta blocks, slag roof, galvanized iron cornices regulation fire-escapes, glazed tile wall coping and steam heat. Wm. Fox is president and J. W. Loeb, secretary, both at 126 East 14th st. No contractors have been announced.

No Architect Yet for the Aeolian Co.

42D ST.—The Record and Guide is officially informed that the Aeolian Company, which has purchased the property of the West Presbyterian Church, in West 42d st as the site for a business building, has not yet selected an architect. This matter will be taken up next week. A tall structure, probably sixteen stories high, and estimated to cost \$1,500,000, will be erected. Part will be rented for studios and offices. The building will contain many novel features, and there will be a large concert hall.

Henry Heide to Build Factory.

HUDSON ST.—Maynicke & Franke, architects, 25 Madison Sq. North, are about ready for figures for the \$350,000 10-sty brick, stone and architectural terra cotta candy factory to be erected by Henry Heide at the northwest corner of Spring and Hudson sts. Plans call for steel and iron work, triangle mesh reinforcement, terra cotta fireproofing, plastic slate roof, galvanized iron skylights, bluestone coping, electric pump, slate floors in toilets. Building will be fireproof.

Skyscraper Squash Courts.

BROADWAY.—The N. Y. Real Estate Security Co., owners of the 20-sty brick

and iron office building at 42 Broadway, near Exchange pl, have awarded the contract amounting to \$4,000 to E. W. Minter & Co., 115 Broadway, for the construction of a pent house on the building for use as a squash court. President of the N. Y. R. E. Security Co. is Thos. B. Hidden. Lessee of new pent house, Samuel Theodorff, 43 Exchange pl. Plan No. 600.

To Build Shop for American Ice Co. 52D ST.—Louis Weber Building Co., No. 1 Madison av, has the contract for erecting a 1-sty brick machine shop for the American Ice Co., of 28th st and Broadway, in 52d st, near 1st av, at a cost of \$4,000. Architect and superintendent is W. Morlensen, 114 East 28th st. Specifications will call for stone coping, galvanized iron skylights and tar and gravel roof.

Fourth Av. Commercial Building.

4TH AV.—Robert Goelet, of 9 West 17th st, and J. K. de Forest, 66 Broadway, will erect at the southwest corner of 4th av and 31st st a 12-sty brick and terra cotta commercial building at a cost of \$450,000 from plans by Herts & Tallant, 113 East 19th st. No contractors have been announced. Plans will call for steel, kalamein tile roofing, electric plunger pumps, vitrified china toilet fixtures.

Ready for Figures on Dwelling.

92D ST.—Figures will be received about the middle of April by Joseph Brody, owner, 1182 Broadway, on his proposed 3-sty brick and limestone dwelling to be erected at No. 62 West 92d st. Plans will call for copper cornices, steam heat, bluestone coping, interior woodwork, spruce studding, tin roof, yellow pine floor beams and girders and concrete. The architects are Schwartz & Gross, 347 5th av.

Contract for Scenery Storage Building.

47TH ST.—The Turner Construction Co., 11 Broadway, has just been awarded the general contract for an 8-sty scenery storage building, to be erected at West 47th st, Manhattan, 96x50 ft. in plan, reinforced concrete throughout, for Ernest Flagg, as owner and architect. Work to go ahead at once.

Donn Barber to Plan Y. W. C. A.

LEXINGTON AV.—The Young Women's Christian Association will erect a 10-sty building, 80x110, at the northwest corner of Lexington av and 52d st, Manhattan, the property having been recently bought from the R. Hoe estate. Donn Barber has been selected as the architect.

Contract for Additional Fire Escapes.

CLINTON ST.—C. E. Holbeck & Co., 27 East 21st st, have the contract for installing additional fire-escapes in the 5-sty brick Social Hall's Association, 151-153 Clinton st, at a cost of \$1,000. Howells Stokes, 100 William st, is the owner.

High School Design Competition.

BINGHAMTON, N. Y.—The city council is negotiating with several architects for competitive designs for a high school. D. H. Burnham & Co. are spoken of as supervisors of the competition.

Another Apartment for Millionaires.

5TH AV.—Cass Gilbert, 11 East 24th st, is preparing plans for a 12-sty apartment house, 115x125, to be erected on 5th av, a the southeast corner of 72d st, for a corporation headed by James A. Burden.

Apartments, Flats and Tenements.

178TH ST.—Moore & Lansiedel, architects, of 149th st and 3d av, are preparing plans for the erection of a 6-sty apartment, 100x92.6, on the northeast corner of 178th st and Northern av, at a cost of \$100,000, for the Birch Realty Co., on premises.

179TH ST.—Moore & Lansiedel, architects, of 148th st and 3d av, are preparing plans for the erection of a 6-sty apart-

ment on the southeast corner of 179th st and Northern av, 100x92.6, at a cost of \$100,000, for the Birch Realty Co., on premises.

TREMONT AV.—Chas. Clark, architect, of 441 Tremont av, Bronx, is now preparing plans for the general alteration from stores and dwellings to stores and offices, of two 3-sty frame buildings on the northeast corner of Tremont and Park avs (Nos. 441 and 443 Tremont av). There is to be added a 1-sty brick extension, 45 x50. A new heating plant and all metal ceilings are to be installed. Total cost, \$10,000. Jacob Paulsen, owner, 441 Tremont av. Architect will receive all bids on construction.

HUGHES AV. — Schaefer & Jaeger, architects, of 1910 Webster av, Bronx, are now preparing plans for the erection of two 5-sty apartment houses, 50x88 each, on the west side of Hughes av, 139 ft. north of 180th st, at a cost of \$100,000, for Henry and James Cleland, of Anthony av and 178th st.

7:TH ST.—The 5-sty houses at 332-6 East 77th st, Manhattan, 25x89, will be altered shortly at a cost of about \$25,-000. The owner is Otto Doepfner, 171 Broadway, Manhattan. The architects are Horenburger & Bardes, 122 Bowery.

3D ST.—Alterations are contemplated on the tenement at No. 172 East 3d st, Manhattan, owned by Egerton L. Winthrop, 242 East Houston st, 24.10x23.10x42.10 ft. The architect is Henry Regelmann, 133 7th st, Manhattan. It is estimated that the alterations will cost about \$3,000.

3D AV.—Alterations to cost about \$4,-000 are being planned by Mr. F. Sulzberger, 409 East 46th st, Manhattan, on his house at No. 1057 3d av, Manhattan, 25x78, of which O. L. Spannhake, 233 East 78th st, is the architect.

1ST AV.—Mr. F. Sulzberger, 409 East 46th st, Manhattan, is contemplating making alterations on his tenements Nos. 851-55 1st av, Manhattan, 25x60, O. L. Spannhake, 233 East 78th st, being the architect.

2D AV.—The 4-sty tenement at 1057 2d av, Manhattan, 25x60, the property of Allie Scheuer, 53 East 10th st, Manhattan, will, in all probability, soon be altered at a cost of about \$2,500. Frank Straub, 122 Bowery, is the architect.

20TH ST.—Catherine C. Brady, 236 West 17th st, Manhattan, contemplates making alterations on her property at 309 West 20th st, Manhattan, 25x22x40. The architects are Nast & Springstein, 21 West 45th st, Manhattan, and it is estimated that \$3,500 will be spent.

113TH ST.—Arthur M. Bier, 74 East 120th st, is having plans prepared for alterations to his 5-sty tenement at 73 East 113th st, Manhattan, same to cost about \$3,000. The building was designed by Architect Nathan Langer, 81 East 125th st, and is 26.3x70.11 ft.

72D ST.—Brown Bros, Inc, owners, 33 E 20th st are practically ready for bids on a 12-sty brick, granite and limestone apartment house, with a capacity for 47 families to be erected at a cost of \$300,000 in 72d st near Amsterdam av from plans by Geo. and Edw. Blum, architects, 505 5th av. Specifications will call for tile roof, copper cornices, elevators, triangle mesh concrete reinforcement, steel skeleton frame, tile floors, plaster block partitions, refrigerating plant, pumps and motors, vitrified tile coping, galvanized iron skylights, wire lath and marble wainscoting. Officers are Alexander Brown, Jr, Pres; Floyd De L Brown, Secy-Treas, & Earnest E. Gallagher, Directors, all of 33 E 20th st.

BROADWAY.—Plans have been completed and architect will take bids shortly on general contract for alterations on tenement at the northeast corner of 158th st and Broadway, owned by Chas. and Fred Hirschhorn, 315 5th av, Manhattan. Schwartz & Gross, 347 5th av, Manhat-

tan, are the architects. It is a brick and stone building, and the alterations consist of new floors, partitions, show windows, etc., which will cost about \$3,500.

Contracts Awarded.

18TH ST.—The contract for all the cabinet trim for the McGrorty Building, at 50-58 18th st, Manhattan, has been awarded to the Excelsior Wood-Working Co., of 222 East 37th st. The general contractors, Fleischmann Bros. Co., of 507 5th av. Buchman & Fox, of 11 East 59th st, are the architects.

BROADWAY.—J. Schlesinger, of 110 West 34th st, has received the general contract for alterations at 1439 Broadway, Manhattan, for J. Munter. S. B. Eisendrath, of 500 5th av, is the architect.

BROOKLYN.—The Turner Construction Co., 11 Broadway, has obtained the general contract for the Bush Terminal Company for the construction of a reinforced concrete coal pocket with necessary coal conveying machinery, driveways, etc., with a capacity of 3,500 tons, to be erected on the property of the owner, South Brooklyn, N. Y., work to go ahead at once.

Dwellings.

RIVERSIDE DRIVE.—Architects Tracy, Swartwout & Litchfield, 244 5th av, Manhattan, are taking bids on general contract for alterations on 4-sty brick residence, 40x42 ft., at 109 Riverside Drive, southwest corner of 83d st, Manhattan, owned by Charles Austin Bates, 2 West 33d st. Alterations consist of removing front wall and will cost about \$5,000.

44TH ST.—Architect H. M. Baer, 21 West 45th st, is taking bids for alterations to be made on the 4-sty brick residence, 25x94, at No. 156 West 44th st, Manhattan, owned by John Kelly. The alterations will consist of interior changes, etc.

NEWARK, N. J.—Bids on mason-work will soon be in order for the residence at 533 Mt. Prospect av, Newark, N. J., owned by John J. Wright Clark, who will receive bids. The building is of brick and artificial stone, 2½ stys, 48x60, on a plot about 100x200, and is to cost about \$25,000. The architect is Charles P. Baldwin, 45 Clinton st, Newark, N. J. Bids on carpenter work will be taken later.

SUMMIT, N. J.—Benj. V. White, architect, 110 East 23d st, New York City, is taking bids on separate contracts for the \$7,000 residence being built by Walter L. Cropley, 16 Irving pl, at Summit, N. J. The house is to be 2½ stys high, of wood and brick yener, 36x31 on a plot 100x200

and brick veneer, 36x31, on a plot 100x200. POTSDAM, N. Y.—William Anderson, Jr., of Potsdam, N. Y., has received the general contract for the 2½-sty, 64x64, wood residence to be erected at Potsdam, N. Y., for Miss Elizabeth Clarkson, of 318 West 101st st, New York City, from plans by Edgar & Josselyn, of 3 West 29th st, New York City. Estimated cost, \$22,000.

SYRACUSE, N. Y.—General contract for 2-family residence at 1103-1105 East Adams st, Syracuse, N. Y., has been awarded to B. Robinson, who is now located at that site. C. D. Wilsey, 611 S. A. & K. Building, Syracuse, N. Y., is the architect. The house will be of wood, 2½ stys, 25x49, and will cost about \$6,000. The owner is E. B. Van Winkle, 603 Comstock av, Syracuse, N. Y., who owns a laundry at 1316 Grape st, that city.

BUFFALO, N. Y.—Plans have been com-

BUFFALO, N. Y.—Plans have been completed for the \$8,000 residence to be erected at No. 547 Richmond av, Buffalo, N. Y., for A. T. Ramage, 1549 Niagara st, Buffalo, N. Y. J. S. Haussauer, 21 Ada pl, Buffalo, N. Y., is the architect of plans only. The owner builds by day's work. The building will be of brick veneer, 2 stys and basement, 38x42, on a plot 60x180.

Factories and Warehouses.

BROOKLYN.—Bids will close on April 3 for the manufacturing plant to be built by

S. Sternau & Co. (art goods), 195 Plymouth st, Brooklyn, and 305 Broadway, Manhattan. The new factory will be located on John st, between Gold and Plymouth sts, Brooklyn, and will be a 10-sty fireproof reinforced concrete structure 165 x85, with a 1-sty power house 35x50. Sigmund Sternau and Lionel Strassburger are the individual owners, and Wm. Higginson, 21 Park Row, Manhattan, is the Figures architect, who will receive bids. have already been received from Cramp & Co., 25 East 26th st, Manhattan, Tucker & Vinton, Park av and 41st st, Manhattan, Hennebique Construction Co., 1170 Broadway, Manhattan, and John Thatcher & on, 60 Park av, Brooklyn. NEWARK, N. J.—Figures are being

NEWARK, N. J.—Figures are being taken on carpentry work in the repairing and rebuilding of the storage warehouse at 102-106 Arlington st, Newark, N. J. The contract for mason-work has been awarded to Wm. H. Connolly, 136 South 7th st, Newark, N. J. The warehouse is a brick 2 and 8-sty building owned by the Knickerbocker Storage Warehouse Co., of which John Mulligan is president. The architect is Gustavius Stathlin, 238 Washington st Newark N. J.

ington st, Newark, N. J.

ROME, N. Y.—E. K. Fenno, of 214 Rosenbloom Bldg., of Syracuse, N. Y., has received the general contract for the 1-sty fireproof brick and steel tube mill and engine room to be erected in East Dominick st for the Rome Brass and Copper Co., on premises, from plans by Charles Kiehm, of 196 Central av, Albany, N. Y. The tube mill is 112x450 ft., and the engine room 45x80 ft. Estimated cost, \$100,000.

Hospitals and Asylums.

FORT H. G. WRIGHT, N. Y.—Contracts have been awarded for the United States Government Hospital to be erected at Fort H. G. Wright, N. Y., from private plans. Capt. F. T. Arnold, Constructing Quartermaster, New London, Conn., is in charge. The building will be of brick and will be constructed by the Harry McNally Building Co., 5 East 42d st, Manhattan. Plumbing and heating installation will be handled by Warner & Rittenhouse, Washington, D. C., and the Whitall Electric Co., Westerly, R. I., will do the electric wiring. The building will cost approximately \$44,000.

Miscellaneous.

LAKE HOPATCONG, N. J.—General contract has been awarded to Taylor & Osmun, Hackettstown, N. J., for the building of the Borough Church (non-sectarian), at Lake Hopatcong, N. J. The architects are Pilcher & Tachau, 109 Lexington av, New York City. Rev. Dr. Pilcher, care the architects, is a member of the building committee. The church will be a 1-sty stone structure, 25x80, and will cost \$9,000.

WASHINGTON SQ. WEST.—Plans have been filed for an 8-sty fireproof brick and limestone hotel, 28x119, to be erected at Washington Sq. West, west side, 55 feet south of West Washington pl, Manhattan. Frederick D. Fricke, 108 West 12th st, Manhattan, is the owner. Henry A. Koelble, of 71 Nassau st, is the architect. Approximate cost of the hotel is \$125,000.

Approximate cost of the hotel is \$125,000. 13TH ST.—Wakeham & Miller, 103 Park av, Manhattan, have been awarded the general contract for altering the residence at 139 West 13th st to a clubhouse, for the Greenwich Presbyterian Church at that address. W. C. Smith, 99 Varick st, Manhattan, is chairman of the Board of Trustees, and Dr. F. C. Sevenoaks, Stevens Institute, Hoboken, N. J., is the secretary. The building is a non-fireproof 3-sty structure, 25x54. Alterations will include a 2-sty extension, 26x42, for gymnasium. The architect is Alfred H. Taylor, 138 West 65th st, Manhattan.

BROOKLYN.—General contract has been awarded to Donlon Contracting Co., 84 Broadway, Brooklyn, for the park and playground bounded by Bedford av, Lori-

mer st, Driggs av and North 12th st, Brooklyn. The park and playground will be the property of the Department of Parks, Arsenal Bldg., 5th av and 59th st, Manhattan, of which Charles B. Stover is president, and Thomas J. Higgins and Michael J. Kennedy are commissioners, and Litchfield Mansion, Prospect Park West and 5th st, Brooklyn.

ALBION, N. Y.—Preliminary plans are being prepared by Engineers Witmer & Brown, 2 Chapin Block, Buffalo, N. Y., for a water system to be installed for the village of Albion, N. Y. The Board of Trustees includes D. W. Hanley, chairman, Main st; C. Royce Sawyer, and Frank H. Brown, all of Albion, N. Y.

SYRACUSE, N. Y.—Rafferty & Sheridan, of Syracuse, N. Y., are low bidders for the Municipal Baths at Leavenworth av, Syracuse, N. Y., of which H. D. Phoenix, Rosenbloom Elds., Syracuse, N. Y., is the architect. The building is to be of brick and stucco, 1-sty, 72x120, and will have a 1-sty brick belier house, 24x25. The building will be the property of the Eoard of Public Works, Frank M. Westcott, City Hall, Syracuse, N. Y., in charge. Mr. H. C. Allen, City Hall, Syracuse, N. Y., is the city engineer.

Schools and Colleges.

PORT JERVIS, N. Y.—Maxson & Hill, 169 Monticello av, Jersey City, N. J., are the successful bidders for the general contract work on two schools to be built by the Board of Education of Union Free School District No. 1, Town of Deerpark, N. Y. (Port Jervis is a village in the Town of Deerpark.) C. F. Long, of No. 1 Montgomery st, Jersey City, N. J., is the architect. One of the schools will be situated at the corner of East Main st and New Jersey av, Port Jervis, N. Y., on a plot 57x83, will contain six rooms, and cost about \$20,000. The other school will be on the east side of River st, Port Jervis, N. Y., on a plot 55x90, will contain eight rooms, and will cost \$27,000. Both buildings will be of hollow tile and cement blocks, 2½ stys high.

EAST ROCHESTER, N. Y.—Bids will be taken about April 15 by Architects Pierce & Bickford, 118 Lake st, Elmira, N. Y., for the new Public High School which the Board of Education, District No. 13, Town of Perrinton, N. Y., will build at East Rochester, N. Y., Monroe County. The school will be a fireproof structure, of brick and stone, 2 stys and basement, 70x90. It will contain eight classrooms, a study room and an assembly hall. It is contemplated that \$35,000 will be spent by the Board of Education, East Rochester, N. Y., of which W. H. Rossiter is president and D. J. Erwin is clerk.

Stores, Offices and Lofts.

WHITE PLAINS, N. Y.—John C. Moore, architect, Realty Building, White Plains, N. Y., will soon be ready for bids on general contract for apartment and stores to be erected at Depot square, White Plains, N. Y., by Brandes Bros., Mamaroneck av, near Ridgeway, White Plains, N. Y. The building will be 4 stys, 40x38, of brick and limestone, and will cost about \$30,000.

5TH AV. — Architects Maynicke & Franke, 289 5th av, Manhattan, will be ready for bids in about a month for the new 16-sty fireproof loft building to be erected at the northeast corner of 5th av and 12th st. The building will be 103x 150, of brick, limestone and terra cotta and is the project of the "Fifth Avenue and Twelfth Street Realty Company," of which Henry Corn is the head.

Theatres.

14TH ST.—Architect Thomas W. Lamb, 15th av, Manhattan, will soon take bids on general contract for remodeling the Academy of Music at 14th st and Irving pl, owned by the Gilmore estate. The changes will consist of store fronts, etc. Plans are now in progress.

PERSONAL NEWS AND TRADE GOSSIP

THE BROOKLYN VAULT LIGHT CO. has moved its offices and works to 262 Monitor st near Norman av, Brooklyn.

CHARLES ENGLISH, a Jersey City lumber dealer, has bought a tract of land at Keansburg, N. J., where he expects to operate a retail yard.

GEORGE H. McENTEE will immediately succeed the firm of McEntee & O'Brien, of 1123 Broadway, New York, owing to death of Mr. O'Brien.

JOHN LA SPINA, of La Spina & Morris Co., Inc., stone cutters, of 108th st and 1st av, suffered a loss aggregating \$350 by a fire in his offices recently.

THE JARMALOWSKY BANK, at Canal and Orchard streets, is in the market for 1,200 tons of steel shapes. This building will be twelve stories high.

WAKEFIELD ACTIVITY. — Building operations throughout Wakefield section of the Bronx this year have shown a decided improvement over the last few years.

THE AMERICAN BRIDGE CO., 30 Church st, this week closed a contract to supply 5,600 tons of structural steel for the North American Building which will be erected in Chicago.

THE EASTERN STEEL COMPANY has taken the contract from the New York Dock Co., the neighborhood of the Bush terminals, for 250 tons of steel for pier construction in Brooklyn.

FLETCHER MANUFACTURING CO.—Catalogue No. 565 of the Fletcher Manufacturing Co., makers of electrical construction supplies, has just been issued. Address the company at Dayton, Ohio.

REPUBLIC IRON & STEEL CO.—It was stated at the offices of this company at 115 Broadway this week that its Youngstown, O., plant would be operated after this week at 95 per cent. of capacity.

NEW YORK SCHOOL OF CLAY WORKING AND CERAMICS.—Bulletin A. issued by the New York State School of Clay Working and Ceramics, has just been issued from the university at Alfred, N. Y.

BRUCE-McBETH ENGINE CO.—This Cleveland, Ohio, company has just issued an interesting booklet containing comparative data regarding engine operation. It will be sent to any address upon application.

A. WILFRED TUTHILL, manager of the common brick department of the Sayre & Fisher Co., 261 Broadway, is expected back on Tuesday from Bermuda, where he has been enjoying his annual vacation.

SAMUEL LYTTLE, builder, of 1222 Hoe av, has just completed the erection of two 5-sty apartment houses on the northwest corner of Bryant av and 167th st. Mr. Lyttle will be ready for renting this coming, week.

COMPTROLLER PRENDERGAST, of New York, made an inspection of the Bronx Borough Hall at 177th st and 3d av on last Wednesday, March 22, 1911. Mr. Prendergast was escorted about by Borough President Miller.

THE BETHLEHEM STEEL CO. has taken an order for 3,000 tons of plain structural material from Ravitch Brothers, who have five local contracts. Structural shapes will be supplied to this firm by the Eastern Steel Co.

STEPHENSON LUMBER CO. has been organized under the New York State law with a capital of \$50,000 to acquire the business formerly conducted by the Bay Ridge Lumber Co., 29th St. & 3d Ave, Brooklyn. The offices of the company will be at 29th St & 3d Ave for the present.

JOSEPH HIRSCH, electrical contractor, of 661 East 170th st, has completed the wiring of fourteen high-class 2-family dwellings now in course of construction on Heath av, between 229th and 230th st, for the University Heights Realty Co., on premises.

STRENGTH OF OXYACETYLENE WELDS IN STEEL.—This is the subject of Bulletin No. 45 issued by the University of Illinois under the auspices of its engineering department. It will be sent to any address upon request, at the university, Urbana, Ill.

LEVERING & GARRIGUES CO. has the steel fabricating contract for the Turnbull Estate building at Grand and Centre st, requiring about 600 tons of steel shapes. The same fabricators are supplying 1,000 tons of steel for the Lewis & Conger store on East 14th st.

THE SINNOTT CO., builders, of 967 East 165th st, Bronx, have just begun the brickwork on each of two 5-sty apartments for which they have the general contract. One is located at Hall pl and 167th st and the other on the northeast corner of Bryant av and Jenning st.

CHAS. STEIBER & CO., ironworks, of St. Mary's pl and Concord av, Bronx, have received the contract to supply the iron railings and iron stairs to the Church of the Immaculate Conception, now in the course of construction at Holland av and Gunhill road, Williamsbridge, Bronx.

THE DE LAVAL STEAM TURBINE CO. of 165 Broadway, has plans to erect extensive additions to its plant at Trenton, N. J., at a cost of about \$25,000. The extension will be of brick and will consist of a steel machine shop, store rooms and a testing room, all one story buildings.

FRANK D. LANGSTROTH, wholesale lumber dealer of 68 Broad st, who resides at Montclair, N. J., had petitions in bankruptcy filed against him by the Stapleton National Bank for \$880; First National Bank of Corona, N. Y., \$522; First National Bank of Highstown, N. J., \$1,250, and the Metuchen National Bank, \$1,127. It was alleged that he is insolvent.

THE OLD COLONY LUMBER CO. is the name of a newly incorporated concern at Newark, N. J. The incorporators are George H. Dalrymple, Hobert Bank Bldg., Newark; John J. Murphy, Prudential Bldg., Newark, and others, all of whom are residents of Newark. The authorized capital stock is \$100,000.

MAX G. HEIDELBERG, architect, of 322 5th av, has prepared preliminary plans for a Hungarian hospital to be erected on the East Side of the city when sufficient funds are available for the purchase of a site and the erection of the building. Options have been obtained on several desirable corners, according to report. The building will have a frontage of 50 ft.

CHELSEA DOCKS.—Preparations are being made under the supervision of Calvin Tomkins, Commissioner of Docks and Ferries, to erect the wooden grillage work pier extension for the new steamers, the "Titantic" and the "Olympic," plans for which were approved by the Secretary of War on March 17. The contract has been awarded to R. P. & J. H. Staats, 29 Broadway.

NEW YORK SOCIETY OF ARCHITECTS, in a letter to the Borough President of Manhattan, signed by Secretary C. Whitley Mullin, requests that the present practice of having different building department blanks for permits in the various boroughs be changed, and that

the blanks be made uniform for all boroughs, since the Building Code applies equally to all.

FRANK B. HAVILAND has been elected president, Albert Hirsch, vice-pres. and Robert W. Brownson, secretary and treasurer of the New York Yellow Pine Exchange. Other members are J. H. Burton, of the J. Burton & Co., Bernard L. Tim, of the Hirsch Lumber Co., John J. Cooney, of Cooney, Eckstein & Co., Jesse I. Eppinger, of Eppinger & Russell, and Robt. R. Sizer, of Robert R. Sizer & Co.

JOHN M. FARLEY, a member of the American Society of Civil Engineers, and P. L. Braunworth, Associate member of the same society, have formed a partner-ship under the name of Farley & Braunworth for the purpose of practising sanitary and hydraulic engineering. The New York office is at 527 5th av, and an office will be opened on the first of the month in the Wilkinson Bldg., at Trenton, N. J.

FISKE & CO.—In a handsome booklet, done in colortype, showing the possibilities of building artistic fireplaces of Tapestry brick in residences, hotels, clubs and apartments, Fiske & Co. announce their intention of devoting five rooms in their new offices, 40 West 32d st, to a display of Tapestry brick. The displays will be arranged according to subject so that architects desiring to study special effects for interior ornamental brick work, may see them as they appear completed.

HYGIENE AND HEATING.—Konrad Meier, heating and ventilating engineer, 122 West 25th st, has had prepared in booklet form a reprint of an article which appeared in the January issue of the Heating and Ventilating Magazine. In view of the widespread interest aroused in the subject of ventilating as a result of the Record and Guide's campaign for adequate legislation, this paper on the subject of heating and ventilating is timely, inasmuch as heating has a very important bearing upon the subject of ventilation. Copies of this interesting paper will be sent to any address upon application to Mr. Meier at the address given.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION .- The new officers elected at the 19th annual convention held in Washington, D. C., are as follows: President, Fred R. Babcock, Pittsburgh, succeeding Robert W. Higbie of New York; 1st Vice-Pres., Franklin E. Parker, Saginaw, Mich. and 2d Vice-President, Nelson L. Walcott, Providence, and E. F. Perry, Sec.-Treas.; the Haviland Lumber Co., the Himmelberger-Harrison Lumber Co. of Cape Girardeau, Mo., who supply most of the red gum in the New York markets, W. D. McGovern, the Manufacturers' Lumber Co., A. F. Peal Lumber Co., Rouse & Van Deusen, N. Y., were elected members.

THE PENNSYLVANIA STEEL CO. is delivering steel for the new Cortlandt st terminal of the Pennsylvania Railroad, which is being erected by Henry Steers, contracting engineer, 17 Battery place.

THE GEORGE A. FULLER CONSTRUCTION CO. has received a contract for the construction of freight tunnels and piers in Boston. This work will be similar to that of the Bush stores here. The total amount of steel required for this operation will be approximately 14,000 tons and work will probably begin on this job within sixty days. Possible subsequent contracts may take 14,000 more tons depending upon the success of the initial operations. The American Bridge Co. will fabricate.

MEAD & TAFT'S planing mills at Cornwall were totally destroyed by fire on Monday night. These were the largest works of the sort on the Hudson. The firm employed two hundred men in the shop and many more outside, doing highclass work throughout the surrounding country. Most of the fine houses at Tuxedo Park were built by Mead & Taft. The works consisted of three large brick buildings, with lumber supply yards connected, situated immediately on the river-front at Cornwall, where they have been a landmark for travelers on the river as long as anyone can remember. Mead is dead and Captain Thomas Taft is the principal owner. George J. Horobin is the secretary of the company. The loss is estimated at \$100,000, and the insurance is only \$21,000.

THE THOMPSON-STARRETT COM-PANY'S Board of Directors, at a regular meeting held this week, passed a resolution recommending to the holders of common stock an increase in the common capital stock from \$1,000,000 to \$1,500,-000. It is proposed that this new stock be offered to the holders of common stock as of June 15, 1911, and the right to subscribe and the time in which to pay for same expires July 1, 1911. Upon this increase of stock being put into effect the capital and surplus of the company will amount to between \$2,500,000 and \$3,-The company has paid divi-000.000. dends at the rate of 8 per cent on both the common and preferred stock since its reorganization in 1903, in addition to the extra dividend paid in 1910, and has a surplus of over \$500,000.

ELMORE & HAMILTON CONTRACT-ING CO.-Judge Holt, in the United States Circuit Court, appointed Augustus N. Hand and Steven S. Sheldon, of 49 Wall st, as permanent receivers of the Elmore & Hamilton Contracting Co., which has a contract for the building of two sections of the new Catskill Aqueduct. The receivers are required to file a bond in the sum of \$35,000, and are authorized to immediately take possession of all the property and assets of the defendant company and to carry out the work of the two sections. They are also authorized to prosecute or defend a suit, or to settle with any creditors or defendant. The temporary receivers, who were appointed on January 23 last by order of the court, are ordered to turn over the property and other possessions to the permanent receivers

NATIONAL METAL TRADES ASSOCI-ATION .- The following nominations have been made without opposition and will be woted upon at the thirteenth annual convention of the National Metal Trades Association at the Hotel Astor on April 12 and 13: President, F. C. Caldwell, H. W. Caldwell & Son Company, Chicago, Ill.; first vice-president, Henry D. Sharpe, Brown & Sharpe Mfg. Co., Providence, R. I.; second vice-president, W, A. Layman, Wagner Electric Mfg. Co., St. Louis, Mo.; treasurer, Howard P. Eeells, Bucyrus Co., South Milwaukee, Wis. Councillors for two years, J. H. Schwacke, Wm. Sellers & Co., Inc., Philadelphia, Pa.; C. Bermingham, Canadian Locomotive Co., Ltd., Kingston, Ont.; L. H. Kittredge, Peerless Motor Car Company, Cleveland, Ohio; W. H. Van Dervoort, Root & Van Dervoort Engineering Co., East Moline, Ill.; A. E. Newton, Prentice Bros. Co., Worcester, Mass.; P. O. Geier, Cincinnati Milling Machine Co., Cincinnati, Ohio. Councillor to serve unexpired term, Stevenson Taylor, Quintard Iron Works, New York City.

WESTERN ELECTRIC CO .- The annual report of the company for the thirteen months ending Dec. 31, 1910, showed that the earnings for that period were 30.2 per cent. on the \$15,000,000 capital The total amount set aside for stock. dividends was \$4,534,276. The total income amounted to \$68,861,455. The reason the reports cover thirteen months was due to the fact that the company changed its fiscal year, which formerly ended on Nov. 30. The income account compares with the twelve months ended Nov. 30, 1909, and 1907. Commenting on the year's business, President Thayer said that there had been no increase in prices during the year as might have been justified by the increased cost of labor and material. The company received, he

said, 896,000 orders in 1910, compared with 695,000 orders in 1909, an increase of 19 per cent., and the value of an order for 1910 was \$72, compared with \$62 for 1909 Additional buildings authorized during 1909 and 1910 and now in use aggregate 235,000 for floor space. Manufacturing plants have been worked to full capacity. On Jan. 1, 1911, the number of employees in this company, totaled 23,-464, compared with 17,835 on Dec. 1, 1909.

UNITED STATES METAL PRODUCTS CO .- The John W. Rapp Company and the J. F. Blanchard Company, both manufacturers of hollow metal and metal covered doors, windows and trim, have combined the name of the United States Metal Products Company, and have established general offices and show rooms at 203-205 West 40th st, New York. The officers are: John W. Rapp, President; Randall, C. J. Hale and A. J. Con-H. C. nell, Vice-Presidents; E. B. Wire, Treasurer and C. A. Leonardi, Secretary. factory of the John W. Rapp Co., College Point, L. I., covering seven acres, will be continued under the combined management and the main offices on West 40th St. will be devoted to sales offices and show rooms. It is a four story structure, 32x72 ft. The ground floor is to be devoted to storage purposes and will house the company's delivery motor truck. The second floor will be used for showroom purposes and for the executive offices. The third floor will be devoted to the sales, estimating and advertising departments, and the engineering and drafting departments will be located on the fourth floor. The building is a fireproof structure and is equipped with a vacuum cleaning appar-The United States Metal Products Company, which was recently formed through a combination of the John W. Rapp Company and the J. F. Blanchard Company, manufacturers of Metal Doors, Windows and Trim, has plans under way for the erection of an addition to the Rapp plant at College Point, L. I. The plans include the erection of a shop, 250 x600 ft, with saw tooth roof, a dock, 75x 600 ft, and an employees' bath house, 50x 60 ft.

MARCH DELIVERIES EXCEEDED MONTH'S SALES.

Tendency So Far This Year Has Been Uncertain-Old Contracts Nearing Completion, Contractors Are Taking Business More Freely.

A PRIL first should be the harbinger of the building material business. The new the year's building activity, but this work in office buildings and a more or less year it conveys no meaning to either financier or builder. Basic elements such as the Trust case decisions and the resultant tension on the stock market for the last three months, labor suits and controversies, the attitude of Building Department officials regarding buildingline encroachments and the oversupply of building materials and resulting competition and the alleged market glutting of lofts and apartments have proved a combination sufficiently important in the aggregate to retard prospective construction enterprises.

Material men say that they cannot understand why real estate men cry "over supply" of apartment houses and lofts when private money is being loaned for new lofts in such a center as 4th av and apartments in such sections as Broadway and Washington Heights, although, it is true, at slightly advanced interest rates. At present this type of construction might almost be said to constitute the backbone spasmodic revival of activity in 5-sty tenement house construction are the only exceptions as far as an examination of building plans filed shows. Basic business conditions cannot be very far wrong, then, if this condition prevails.

Materials have been moving actively for the last thirty days. It is only necessary to point to the records of the Steel Corporation to show that business conditions throughout the whole country are improving, and especially is this true of the East. More shipments of structural steel for buildings were made in March than in any month since last September. An improvement in structural steel buying has been noted since March 20. Railroad buying does not enter into this feature of the report. Most of this steel was for current building in New York City, the present seat of highgrade building activity.

This steel has been fabricated and is being erected now. During March there has been a large movement of other materials contracted for earlier in the year, such as cement, lime and plaster, metal lath, fireproofing and architectural terra cotta, stone and building equipment. Common brick is the only exception.

Moreover, a large part of the building operations recently started represent heldover projects from last year, while the residue shows a restriction in 1911 operations. Building reports from every borough but Queens confirm this.

But the pessimist thinks only of the comparatively small volume of new business taken during March for April, May and June delivery.

Here, then, is where the disquieting influences have been at work. The Trust case decisions are expected any day after April 3. Meanwhile there is a value of new business moving comparable with that of 1910, although not quite so favorable in volume; and there is really, therefore, more cause for optimism than for pessimism. Hence contractors are beginning to take business more freely.

Brick Market Weak.

The common brick market is weaker with prices running from \$4.75 to \$5.25 for Hudson River commons and \$5 to \$5.25 for Raritans. Newark yard prices for both brick are \$6.75. Last week's demand is exactly half of that of the transactions for the week ending March 26, 1910, when the arrivals were 76 barge loads with 75 sold. The transactions for the week ending March 25, this year, show 46 arrivals and 37 sales. In both weeks the left overs totaled 8. Detailed transactions for the week ending March 25 follow:

Left over March 18, 4. Arrivals	
Monday 7	10
Tuesday	2
Wednesday	14
Thursday	î
Friday	6
Saturday	
41	37

Left over March 25, 8.
Current prices on Hudson Rivers, \$4.75 to \$5.25; Ruling, \$5.
Current prices on Raritan Rivers, \$5.00 to \$5.25.
Condition of market, dull.

BRICK MANUFACTURERS POSTPONE ORGANIZATION.

The meeting of brick manufacturers from the Hudson River district called for Wednesday at the Holland House, Fishkill Landing, resulted in a general discussion of the plans for organization, but no Progress was made, however, acaction. cording to one manufacturer who attendthe conference, but, he said, the conditions of the market and the outlook for the manufacturer for 1911 were so unsatisfactory that many interests who would under ordinary circumstances welcome such a project are hesitant about entering any formal association at this time for the simple reason that they are undecided as to what their 1911 policy will be.

The Portland Cement Market.

Portland cement consumption in this city has increased within the last few weeks. The movement is restricted to dealers and from dealers to consumers. The cause is partly shown in the reduced number of new building projects of fair size. Conditions, however, cannot be called slumpy, because there is a marked increase in the number of concrete operations resulting from the fact that many present projects are fireproof and semifireproof loft buildings and apartment houses. There are fair sized operations moving ahead in the suburbs, however, where stucco finishes over terra cotta blocks and frame buildings, are becoming more numerous. There is no change prices, sales prices to dealers in carload lots being \$1.43 to \$1.48 alongside, while in Newark current prices are \$1.08 in carloads and \$1.25 yard.

Lumber Market Steady.

The reports received from three sections of the Metropolitan district this week show a wide variance in the volume of lumber orders being taken. Collins, Lavery & Co., of Communipaw, representing the trade in the western section of the district and also part of Manhattan, report conditions favorable. The Cross, Austin & Ireland Co. show conditions to be slightly below normal, with prospects for immediate futures bright, while the John C. Orr Co., representing Queens, perhaps the most active section in the district at present, reports a lumber demand in excess of winter expectations. The requirements for operations coming out after May 1 in all these sections cannot be estimated, owing to basic conditions, the importance of which cannot be ascertained at this time. Outlying sections such as Newark, and other New Jersey towns, show great activity in building operations, T. O. Doane, building

inspector of the city of Plainfield, stating to the Record and Guide that "more plans are being filed than usual this month."

Price tendencies are without feature. Spruce is steady. Buyers are not aggressively in the market except for bargains ranging from \$17 to \$20. There is little activity in lath, \$3.25 and \$3.40 ruling, with about \$3.30 average. Hemlock is steady at \$21 base. North Carolina and long leaf yellow pine are steady with white pine steady at winter figures There is no change in the hardwood situation.

Linseed Oil Lower.

The price for city boiled American linseed oil dropped to 92, 93 and 94c. Western oil has declined 4c. and city oil, 3c. Calcutta oil remains unchanged at \$1. In car loads, oil is available at 90c. Flax-seed showed a tendency to rally, but nothing definite has transpired so far. The following prices are current: City raw, American seed, 92 @ 93c.; city boiled, American seed, 93 @ 94c.; out of town, raw, American seed, 91 @ 92c. Linseed cake by the ton remains nominal.

Iron and Steel.

The total tonnage of iron and steel moved this month will exceed the record for any month since last September. Most of this is structural business taken early in the year or the latter part of 1910. Iron has developed a little strength re-cently, but as far as New York business is concerned in structural steel, delivery has been slow on specifications. however, is not an alarming symptom, as there is a large quantity of work still to come out, estimated by fabricators at about 80,000 tons. This only represents that which has been held back. New business is pending for almost as much again, based upon plans filed and plans almost ready to be filed, reported by architects and fabricators. There has been no change of prices and fabricators are not inclined to shade as much as earlier in the year.

Concerns placing business at this time will find conditions somewhat stiffer. Deliveries are more satisfactory, providing they are on orders for immediate consumption or consumption within thirty or sixty days. Contracts requiring steel after the first of July find the fabricators somewhat inclined to move-prices up in anticipation of higher prices following the period of readjustment which is expected to be the sequence of the Trust case decisions.

It is significant that the steel companies such as the American Bridge, the Carnegie, Pennsylvania and Lackawanna report a greater increase in business from the East. They also report a strengthening in the demand for structural steel from the West.

Milliken Bros. submitted the lowest bid for the construction of the printing house for the Trinity Corporation in Hudson st. The total tonnage was 2,700 and it is probable that Bethlehem shapes will be specified.

Building Stone More Active.

The increased number of building operations planned and going ahead has enlivened the building stone trade within the last few weeks. There is a noticeable improvement in the call for limestone. The granite interests are not finding business quite so brisk, according to information available to the Record and Guide, but this is believed to be due to a desire to await the result of the action brought by the granite workers against the Thompson-Starrett Co. in the matter of wages. This, however, is not the only reason for the slight backwardness in this line. The type of buildings usually taking large quantities of this kind of material are not coming out in sufficient

numbers to call for liberal quantities of granite, but dealers assert that they have information of a large number of operations of the desirable kind that are being held back temporarily, for better building weather.

There is no change in prices in any of the building stones. Blue stone interests are noting a little improvement, although there has been nothing startling in this department.

Thompson-Starrett Wins Wage Case.

Declaring that the acts of the State Legislature can have no extra territorial effect, and, of course, should not be presumed to apply to any other conditions than exist within the State, Justice Crane, sitting in the special term of the Supreme Court, in Brooklyn, rendered an adverse decision this week in the case of the Granite Workers' Union against the Thompson-Starrett Co., contractors for the erection of the Municipal Building at Park Row, Chambers and Centre sts. In this decision an attempt to compel the city to break its contract with the Thompson-Starrett Co. was defeated. Justice Crane refused to enjoin the city from paying more on its contract.

It was alleged that the contractors had violated the State labor laws by having some of its work done by quarries outside of the State. Justice Crane decided that the contractors had a perfect right to do The quarry in question was the this. Mount Waldo Granite Co. of Maine, where the daily wages are \$3 per day. schedule prepared by the business agents council fixes the wages in this city at \$4.50 per day. The case was brought through Robert Ewen on the behalf of the granite workers for an injunction to restrain the city from paying to the contractors any further sums on the contract on the grounds that it was not in accordance with the labor law. He contended through Attorney Clarence J. Shearn that hereafter the men should be paid \$4.50 a day in Maine or else all work should be performed here at the prevailing wage. The decision of the Justice follows:

"The question presented upon this motion is simply this: Can a contractor under the labor law, agreeing with the city for municipal work, do a large part of the work out of the State, and if he does, must he pay to the workmen on this out-of-State work the rate of wages prevailing in the city?

"There is nothing in the contract of the Thompson-Starrett Co. with the City of New York that requires the cutting, dressing and trimming of stone to be done within the State of New York. The details regarding the doing of this work are very full and complete, even providing in section 179 of the contract that 'all carving of granite work shall be handwork done * * * under the direction of a master carver who shall have had at least five years' experience as such,' etc.; but I can find among the numerous details no restriction as to the place of work.

"There is nothing in the labor law (chapter 36 of the laws of 1909) which requires any work for this work of cutting, trimming and dressing stone to be done at or near the place of construction, or within the State of New York.

"Section 14 of chapter 415 of the laws of

"Section 14 of chapter 415 of the laws of 1897, requiring that all stones used in State or municipal work shall be worked dressed and carved within the State, was declared unconstitutional in People ex rel Treat vs. Coler, 166 N. Y., 144. This provision, therefore, was not continued in the subsequent labor law.

"If, therefore, this work can be done without the State, must the contractors pay the out-of-State workmen the wages prevailing within this State?

"1. There is nohing in the contract or in the labor law which states so specifically. "2. Was section 3 of Article II. of the labor law intended to apply to any other workmen than those working within the State of New York? The acts of a State Legislature can have no extra territorial effect, and of course should not be presumed to apply to any other conditions than exist within the State.

"Also we might expect that if the labor law of New York State is to be given the interpretation demanded by the plaintiff we would find in other States a like regulation; the labor legislation throughout

the country might reasonably be presumed to be uniform. This plaintiff is the financial secretary of the New York branch of Granite Cutters' International Association of America."

After quoting the labor law of Massachusetts Justice Crane continues:

"It will be noted that this law specifically states that it only refers to workmen within the State. Such is the policy of Massachusetts; such clearly to my mind is the meaning of the labor law of New York. Counsel for the plaintiff insists

very strenuously that by taking the work into adjoining States the purposes of the constitutional amendment of 1905 and the labor law of 1909 can be defeated.

"If individuals have that liberty of contract which enables them to provide that the work contracted for shall be done at a particular place, it may be difficult to understand why the State or a municipality thereof has not the same liberty of contract.

"For the reasons above stated the motion for injunction herein is denied."

LEGISLATIVE BILLS AFFECTING REAL ESTATE.

With the Views and Opinions of the Law Committee of the Allied Interests

WOULD FIX VALUE ON BASIS OF RENTAL.

Assembly—Introductory No. 648, Printed No. 684.—Mr. Cronin's and Mr. Farrell's bill to amend the Charter so that the assessed valuation of real property which has a building thereon shall be fixed on the basis of the rental value. This is a most unscientific way to fix assessments and will result in flagrant inequalities. This bill should be opposed.

INFANT ASYLUMS.

Assembly—Introductory No. 556, Printed No. 740.—Mr. Goldberg's bill to exempt from assessments property of infant asylum corporations. This is a special exemption which should be opposed for the same reasons that all other special exemptions of this kind are opposed.

MORE EXEMPTIONS.

Senate—Introductory No. 543, Printed No. 579. Assembly—Introductory No. 558, Printed No. 580.—Mr. Black's and Mr. Gerken's bill, to exempt from assessments property of hospitals in the City of New York. This bill should be opposed for the same reasons.

Senate—Introductory No. 472, Printed No. 506. Assembly—Introductory No. 701, Printed No. 763.—Mr. Stillwell's and Mr. Mork's bill to erect the County of the Bronx. This bill was opposed in former years. There is no necessity for duplicating county government for the Bronx and the bill should be opposed.

ANNEXATION PROJECT.

Assembly—Introductory No. 750, Printed No. 882.—Mr. Zorn's bill, to annex portions of the County of New York to the County of Queens. This bill annexes to Queens County certain territory along the water front which has always been assumed to be in Queens County but which technically is in New York County. A great part of the records of conveyances relating to such property is in Queens County. This bill will correct misapprehension and validate these records.

Assembly—Introductory No. 667, Printed No. 703.—Mr. McElligott's bill, widening the range of corporations and associations which may receive the benefit of cancellation of taxes, assessments and Croton water rents by action of the Sinking Fund Commissioners. This association has consistently opposed all special exemptions of this sort, whether mandatory or discretionary. There is no reason why charitable institutions should not be content with their general exemptions from taxation without asking further exemptions. The bill should be opposed.

WOULD BE USEFUL.

Senate—Introductory No. 388, Printed No. 407.—Mr. Bayne's bill, to amend certain sections of the Code so that defects and insufficiencies, even such as might be jurisdictional, can be supplied upon the hearing of a motion. This power would be very useful in the technical special proceedings relating to real estate, The bill should be favored.

EXEMPTIONS FOR \$3,000 DWELLINGS. Senate—Introductory No. 559, Printed No. 602.—Mr. Griffen's bill, to amend the Tax Law by exempting dwelling houses to the extent of \$3,000 from taxation. This

the extent of \$3,000 from taxation. This bill has been opposed in former years. There is no reason for such inequality. The bill should be opposed.

PROBATE OF WILLS.

Senate—Introductory No. 574, Printed No. 627. Assembly—Introductory No. 826, Printed No. 915.—Mr. Murtaugh's and Mr. Goodman's bill, permitting the probate of wills in the lifetime of the testator. This bill seems to be carefully drawn. The intention of it is proper. It will save considerable litigation over wills. This bill should be favored.

STATIONARY ENGINEERS.

Assembly—Introductory No. 780, Printed No. 861.—Mr. Washburn's bill, requiring the licensing of stationary engineers. This bill is the same as Senate bill Introductory No. 315, Printed No. 322, which this association has opposed. The same course should be taken with regard to this bill.

Assembly-Introductory No. 811, Printed No. 901.-Mr. Mork's bill, amending the Code so as to require a real property to be sold in the borough in which it is situated. The intent of this bill is to require property situated in the Bronx that is to be sold under the direction of the Court be sold at public sale in the Borough of the Bronx, this being the only borough which is not a separate county. This bill has been opposed in former years. There is no necessity for requiring attorneys and bidders to resort to the Bronx. The market is no better there and, in fact, probably the bidding would be circumscribed sales were had up there. The bill should be opposed.

INSTALMENT CONTRACTS.

Assembly—Introductory No. 821, Printed No. 910.—Mr. Hoey's bill to amend the Real Property Law by requiring instalment contracts for the sale of lots from a tract to be recorded and making such contracts constructive notice. Failure on the part of the seller to record such instruments is made a misdemeanor. The bill is loosely drawn. It would probably never be possible to get a conviction under it, the only effect would be to mix up titles. There is a real problem to be solved in this matter, but this bill offers no practicable solution. It should be opposed.

HIGH-WATER LINE.

Senate—Introductory No. 586, Printed No. 639. Assembly—Introductory No. 897, Printed No. 996.—Mr. Black's and Mr. O'Neill's bill, to provide for the fixing of a high-water line by the Dock Commissioner, and giving power to the sinking fund commission to sell land within the line thus fixed and acquire land outside thereof, and conferring power to make exchanges with the upland owner so as to straighten the ownership of the city. The intent of this bill is good and it will be useful, but it seems to your committee

that to give the city merely power to fix a high-water line is not what is necessary, for then the land outside of the high-water line thus fixed will still remain inalienable but subject to the right of access of the upland owner. What should be done is to fix a bulkhead-line inside of which the city will make no improvement and outside of which the city intends to have navigable water, and then settle this boundary and make the land within the bulkhead-line alienable to the upland owner. This will make available for improvement large stretches of land now unimproved that are a detriment to upland owners and to the city and cannot be improved by either, and which cannot The land thus aliened would imtaxed. mediately become taxable and contribute its proper share to the conduct of the city. The bill should be favored as far as it goes, but it should be amended along the line suggested.

COUNTY CLERK'S CERTIFICATES.

Senate—Introductory No. 589, Printed No. 642.—Mr. Pollock's bill to amend Section 310 of the Real Property Law so that County Clerks' certificate, as to the authority of an officer taking acknowledgment, may be made by the clerk of any county in which the officer is authorized to act instead of as now by the clerk of the county in which the officer resides, and providing that the certificate as to authority of commissioners of deeds may be made by the clerk of any county in the city in whose office the commissioner shall have filed the certificate of appointment. This bill is a sensible change. There is no reason why the clerk of a county within which a notary or commissioner is authorized to act and who has on file certificate of his authority, should not be able to certify to such authority. It is suggested that the bill would be considerably improved if there were added a provision validating all instruments heretofore recorded which comply with the section as thus amended.

HUSBAND'S CURTESY AND WIFE'S DOWER.

Assembly-Introductory No. 902, Printed No. 1001.-Mr. McElligott's bill, to amend the Real Property Law and the Domestic Relations Laws so as to abolish the husband's curtesy and to give a husband dower in the wife's property, in the same manner as wives now have dower in the property of their husbands, and extending the estate of dower so as to cover equitable as well as legal estates. This last provision of the bill is particularly mis-The whole bill should be opchievous. posed. If it were to be passed, no woman could convey real property situate in New York without her husband joining. If it is intended to bring the rights of husbands and wives to a parity in relation to real property, the estate of dower should be abolished or dower should be had only in such property as the husband may own at the time of his death, but this bill should not be passed.

REAL ESTATE SECTION

News For Brokers and Owners—General Information From All Branches of the Market—Municipal Affairs and Related Subjects.

THE WEEK IN REALTY.

R ARELY in recent years has the real estate market experienced a more active period, both in the volume and importance of the transactions, than during the week just closed. Numerous deals of more than ordinary interest were reported in various sections of the city.

That the market has passed out of the stage where business is confined within very narrow limits was further demonstrated by the trend of affairs during the past week. Again the buying was well distributed throughout the city. The cheaper grade of property, such as tenements, seems to have almost dropped out of the market. While few sales of this type were reported, they were of such an unimportant character and so scattered that it is apparent little can be expected from this branch of the market until the

decreased. Million-dollar deals were reported with remarkable frequency in the current week's business. During the previous fortnight, while there was a substantial volume of business, million-dollar deals did not figure in the trading.

demand for the more substantial holdings

Out of approximately eighty sales closed at private contract this week fully half were of more than average interest. Highclass parcels in both business and residential sections are commanding most attention.

For the auction-room business little can be said. This branch of the market is far from what it should be at this time of the year. While the outside bidder occasionally put in an appearance in the week's doing, the effort at best seemed a feeble

Turning from the selling to the leasing branch of the market, conditions here are also found to be encouraging. The leasing of business premises continues to hold an important place in the daily brokerage

The feature of premier prominence in the week's business, was the sale by the City Investing Company (Robert E. Dowling, president) of the new 6-sty building at the southwest corner of Broadway and The buyer, whose name was not divulged, is not a resident of the city, and it was said that this is his first purchase of New York real estate. The un-usual feature of the deal was the formation of a company to take back the property on an 84-year lease, on a basis which will give the new owner a guaranteed net return of five per cent. When Mr. Dow-ling decided to erect a 6-sty structure on this site general surprise was expressed, as everybody looked for a skyscraper; but results have apparently vindicated his

The City Investing Company figured in another important transaction on lower Broadway during the week. The one in question being the purchase of the Washington Life Building, at the southwest corner of Broadway and Liberty st. With this purchase the company has brought the total value of its real estate holdings in lower Broadway up to about twenty million dollars.

In the "midtown" section the sale of the West Presbyterian Church on 42d st to Frederick G. Bourne held the center of the stage of prominence. While this famous edifice, known as the "Million-aire's Gate to Heaven," was closed some time ago to make way for a modern business structure, no definite plan was an-

nounced until the report of the recent sale. Upon the site will be erected a 16sty building, to be used as the headquarters of the Aeolian Company. Mr. Bourne, to whom the sale was made, is a director of the company. This section also contributed several other transactions of importance, which in almost every case foreshadows an improvement.

The Fifth avenue section likewise figured in the catalogue of the week's activi-The announcement of the sale of ties. the south corner of Fifth avenue and 72d st for improvement with a high-class apartment house shows how steadily the most exclusive sections of Manhattan are being invaded by those who find the building of apartment houses a profitable undertaking. On lower Fifth avenue it developed that the "Fifth Avenue and Twelfth Street Company" has been incorporated, to take over the property owned by Thomas F. Ryan at the northwest corner of Fifth avenue and 12th st, and erect a new building thereon.

The demand for apartment house properties continued with renewed vigor in various sections of the city. Buyers seem convinced of the merit of this form of realty holding as an investment. The West Side proved the star producer of this class of transactions. The sale of 118 to 122 West 86th st for an apartment site demonstrates in a marked manner the change in conditions below 96th st, in the passing away of the fine residences for the high-class apartment. The group of dwellings at the northwest corner of Broadway and 84th st was also sold to make way for this type of structure. While still another important transaction which foreshadows the erection of an apartment was the sale of the southwest corner of West End av and 78th st. Of the apartment house sales none was so conspicuous as that of the Stratford-Avon at the northeast corner of Riverside Drive and 93d st to J. J. Steindler. ment the buyer gave Victor Hall, 622 West 113th st, and the Chestershire, 568 to 572 West 183d st. Mr. Steindler is one of the largest holders of desirable apartment house property in this city.

The Washington Heights section, while not so active as it has been on former occasions, nevertheless contributed several interesting items.

Mild interest was shown in the reported sale of the Broadway block, 44th to 45th st, occupied by the New York and Criterion theatres, to Marshall Field & Co., of Chicago, as a site for a department store. That there was any ground for this rumor, for rumor it proved to be, is unlikely, more reasonable to suppose that it emanated from the fertile brain of an imaginative real estate man who wished to create a furor in real estate circles, or was the work of a press agent who sought to gain from it advertising for that wellknown corporation, but used poor judgment in sending out a story that would not be believed unless well authenticated, owing to the plethora of rumors that have been circulated on different occasions in regard to Marshall Field & Co. locating in New York. They have been variously reported as the purchasers of Madison Square Garden, the Herald Square Theatre site, the Metropolitan Opera House, the Windsor Arcade and the block opposite the new Pennsylvania station. latest site is indeed good, but, unfortunately, it is denied that the Chicago firm will come to New York—at present

SCARCITY OF SMALL SUITES.

Various Sections of City in Immediate Need -Demand Greater on West Side

WHILE apartment house construction, W particularly on the West Side, has been brisk for the past few years and builders have tried to outdo one another in planning elegant multi-family houses which appeal to the most fastidious tenants, there is a decided shortage in apartments containing, two, three and four rooms with kitchen or "kitchenette." The demand for this style of apartment is far greater than the supply.

Agents who make apartment renting their specialty say that this year the demand is greater than ever before. Their statements are borne out by the fact that the few houses which have small apartments are in almost every instance, fully tenanted.

The main reason once advanced builders for not erecting more with small suites was that the class of tenants desiring these quarters was not a desirable one to cater to. This was probably the case years ago, but conditions have changed perceptibly of late in this respect. The establishment of the permanent country home seems to be responsible to a great extent for the increased demand of these apartments. former years a number of our well-to-do residents maintained suburban homes for the few midsummer months and would return at the early approach of autumn; now they remain out of town the greater part of the year. This necessitates a decided diminishing in the maintenance of the extravagant urban home. These people demand small modern suites of good location.

Other reasons advanced by builders for not erecting more of these houses are, because the initial cost of construction was greater, the maintenance higher and the building loan hard to obtain. Against these arguments we will place the following: conditions of construction being equal, more rent may be obtained per being room for a two-room apartment than for one of eight, and the percentage of vacancies smaller than of those containing larger space.

It has been demonstrated that if the time is ripe and the demand strong enough plenty backing can be obtained. Of course, a builder must prove to the loan institution that he has a paying proposition and under normal market conditions the necessary aid can be se-cured. The erection of the 12-sty apartment house on the south side of 72d st, just east of Broadway by Brown Brothers, is the first step toward relieving the demand for small, high-class suites in this section. Apartments in this house will contain three and four rooms and the rents will range from \$1,200 to \$1,800 per annum. Although the foundation of this building has not yet been built, there have been numerous inquiries made regarding apartments at the offices of the renting agents, who are of the opinion that the building will be fully leased before its completion.

CASES IN POINT.

William R. Nash, manager of the Pease & Elliman, West Side Branch, says: "The demand for apartments containing two, three and four rooms while much greater in the vicinity of subway stations, pre-vails in all sections of the city. I will give you an instance of the conditions in the Washington Heights section. We are agents for a building in 180th st, containing three, four, five, six and seven room suites. Of the three-room suites all but one are rented, the four-rooms have all been rented. Of the five-rooms, but one suite remains and of the six and seven room suites none has been rented."

In the Middle West Side the Cambria apartments at 351 W. 55th st, also proves how great is the demand for small suites. This structure contains two and three-room apartments, was completed two months ago and is already fully rented.

The foregoing facts emphasize how great is the opportunity for the immediate construction of apartments of this class in various sections of the city.

REAL ESTATE NOTES.

JOHN J. KAVANAGH was the broker in the sale of 947 Park av for Mary T. Green.

M. & L. HESS have been appointed agents for the 12-sty building at 148 to 156 West 23d st.

SAMUEL H. MARTIN was the broker in the recent sale of 48 and 50 West 65th st for Augustus Flateau to the Liberty Storage Co. The buyer will improve the site with a 9-sty fireproof structure to be used as a warehouse in connection with their present building on 64th st. The transaction involved about \$250,000.

STREET IMPROVEMENT.—Work will soon be started on the repaying with granite blocks of 3d av, from 138th to 149th st, Bronx.

STREET REPAIRS NEEDED.—Realty owners along Hunts Point av, Randall av and Manida st, in the Bronx, have put before the Public Service Commission the condition of these streets. The Interborough Railroad Co. has laid tracks along Hunts Point av and Randall av to Manida st, ripping up the pavement and has not replaced it. They ask that these streets be repaved at once, so as they may be fit for traffic.

may be fit for traffic.

BOARD OF WATERWAYS.—Olin J.
Stephens, E. L. Barnard, Jacob Leitner and Secretary Chas. E. Reid, of the North Side Board of Trade in the Bronx, are representing the Board in Albany at the convention of the State Board of Waterways, which is to consider the question of Barge Canal terminals.

W. E. McCARTHY has opened offices to engage in a general real estate, insurance and mortgage loan business on the northeast corner of Whitlock and Hunts Point avs. Mr. McCarthy has erected a 1-sty frame building on the plot.

REPAIRING A BRIDGE.—A repair gang is at last busy at work repairing the bridge at the Woodlawn Station (233d st) and putting it into condition for traffic, a much needed improvement.

WEST BRONX REALTY OWNERS are deeply interested in Assemblyman Egan's bill requiring the New York Elevated railroad to extend its line in New York City from the terminal of the Ninth av line at 157th st and 8th av, northward to Woodlawn Cemetery and the city line.

CLAUDE A. BREIDENBACK, real estate dealer, who had offices at 177th st and Boston rd, met with the misfortune of the total destruction by fire of his offices on last Saturday evening, March 18, 1911.

MAX JUST has removed his real estate office from 219 West 125th st, where he has been located for the past 15 years, to 30 Emerson st, in the Dyckman section.

LOUIS MINSKY is the buyer of the southwest corner of Houston and Chrystie

sts, sold recently by the Mace estate.

S. B. GOODALE & PERRY deny the sale of 235 and 237 West 37th st on behalf of the owners. The reported sale of this property was published in the daily papers.

MONEY FOR CONSERVATIVE LOANS.

The Unusual Position of the Mortgage Market Discussed by Pres. Kelsey of the Title Guarantee Co.

THE mortgage market is in a peculiar position. Mr. C. H. Kelsey, president of the Title Guarantee & Trust Company, described this week for the Record and Guide, in an interview, the dominating circumstances of the situation. There was a great deal of money, Mr. Kelsey said, for conservative loans, and loans on desirable properties could be handled to a considerable extent at four and a half per cent.

On the other hand, the real estate market being sluggish, there was not so many good purchase-money mortgages offered as in active times. As a result, the greater part of the mortgage business consisted in the shifting of loans, and borrowers seemed disposed to ask for an excessive amount; and the institutions, which are bound pretty strictly by percentage rules, could not well accept them, and therefore were not getting the mortgages they required.

"Unfortunately for the good of the money market," continued Mr. Kelsey, "from the standpoint at any rate of the investor, and, I am inclined to believe of the real interest of the borrower as well, the situation is not being improved rapidly by borrowers coming down in their demands because there seem to be plenty of individual lenders and some institutions who are willing to make unreasonably full loans provided only, they can get a high rate of interest. This is probably due to the experiences of the panic, when the lenders were able to get high rates and now are reluctant to get back to a normal return. But for this, conditions would work decidedly toward lower rates.

"What reduces still more the supply of good mortgages is the reluctance of lenders to make building loans, fearing that the city, in most directions, has been overbuilt for the time being. It seems foolish to encourage the production of new loft buildings and apartment houses, when all the indications are that there are too many already and that the city should have a chance to grow in population for a year or two before there is any appreciable addition to its housing facilities. The Title Guarantee & Trust Co. has scarcely made a building loan in the past ten months. This all makes business poor, but it seems better to us than to ignore some of the conditions that plainly surround us.

"There is no question about the growing popularity with investors of carefully selected first mortgages on New York City real estate, and now that they can get not only carefully selected mortgages, but those which strong companies are willing to guarantee absolutely as to payment of principal and interest, the drift of money in this direction has been very marked—so much so, that the bond dealers admit that it is having an appreciable effect upon the demand for fluctuating securities.

"There is a great deal of talk about popularizing real estate securities and bonds secured on real estate, but it seems to us that there is great danger of the promising prospects in this direction being entirely marred by the effort to sell to the public all sorts of so-called real estate securities bearing high rates of interest, and some not really secured on real estate at all-at any rate, by way of a mortgage on real estate-but only by the obligation of the real estate company. such cases, everything depends upon the character and ability of the management. and the general public cannot very well pass upon these.

"It seems to us that conditions will drift more and more so as to divide all real estate investments into simply classes: One, the absolute first mortgage security, with payment of principal and interest guaranteed, and the other comprising all other real estate securities. Anyone can buy the former safely, but only the experienced and well advised can buy the latter safely. Unless this distinction is made and the faith of the real estate investor pinned to the guaranteed first mortgage, and his investments limited to that class, the effort to get the investor to turn to real estate securities will fail again, as it always has failed in the past, because the average man has no means other than the guarantee of distinguishing the good from the bad and will generally get the bad.

"The real estate market at present, we should say, was in a waiting attitude. If general business improves and this spring sees an end of the general depression, and the fall shows a permanent improvement to be in progress, real estate will come along happily. If the business depression lasts into next year and then through next year because it is a Presidential year, as some seem to think it will, but I do not, then real estate may have its discomforts in consequence of the disturbances of 1907 more seriously than it has as yet.

Attractive Parcels At Auction.

Joseph P. Day will offer a particularly attractive list of properties at auction on Tuesday, April 4, in the Vesey street salesroom:

The Tefft-Weller Building, which occupies a plot of about 17,350 sq. ft., with a Broadway frontage of 75 ft. and a depth of 175 ft., heads the list. This will be offered to settle the affairs of the Tefft-Weller Co., and the Weller and Arnold estates, who are interested in this large parcel.

Another parcel of considerable interest is the Thalia Theatre, which occupies a plot with a frontage of 75 ft. on the Bowery and a depth of about 220 ft., running back to Elizabeth st, directly opposite the plaza of the new Manhattan Bridge. This plot enjoys the distinction of being one of New York City's first theatrical sites where the old Bowery Theatre was erected in 1826. It will be sold by order of the executors of the estate of William Kramer, deceased, who acquired this site and opened the first German theatrical enterprise in America in 1878.

An Explanation in Regard to the Grand Boulevard.

Residents of the Bronx have complained to the city officials of the poor condition of the Grand Boulevard and Concourse in the Bronx. The matter has been laid before Public Works Commissioner Thomas W. Whittle, of the Bronx, who says there is really no reason why this Concourse should not be made beautiful with trees, flowers, etc. In fact, that is the opinion of the administration, but the work cannot be done until next year, because the city has yet to construct three large water mains through the Concourse. Mr. Whittle assures that everything will be in readiness to go ahead by 1912.

HUGO D. ROSENDORF, the owner of 43 and 45 West 24th st, in a letter to the Record and Guide, denies that he has sold the property. A report to that effect was published last week.

OPPORTUNITIES IN DEVELOPING WATER FRONT

Where Money Will Be Made Along the Shores of New York Harbor—A Rich Business Field as Yet Unoccupied.

F LOYD S. CORBIN discussed the development possibilities of the Port of New York before the Real Estate Class of the West Side Branch of the Y. M. C. A. on Tuesday evening, March 28. He pointed out how large were the possibilities contained in water-front properties and how little they are appreciated. He laid stress upon the necessity for immediate improvement of New York's harbor and terminal facilities.

"Recent discussion by individuals and the public press of the applications to extend pier lines in New York Harbor," said Mr. Corbin, "has aroused considerable interest, and should be valuable if it serves the very useful purpose of directing public attention to the many needed improvements in our harbor and terminal facilities.

"For a time it seemed that the greatest port in the world would deny adequate and safe docking accommodations to the immense new vessels which are expected here in the early summer. Fortunately, a temporary solution of the matter has been reached in the revocable permission granted by the Secretary of lengthen the Chelsea piers. W War While this question only involved the proper handling and docking of such large vessels as the Olympic and Titanic, there are still far more important problems to be solved in the economic handling of New York's ever increasing commerce.

"Although the leading port of the world, New York is woefully behind the times in developing its water-front along broad and comprehensive lines. The improvements being made are not keeping pace with the commercial growth of the city and the increased demand for facilities, which are now totally inadequate.

"New York is the gateway of the continent, and should provide economical facilities for not only handling its immense local traffic, but for the growing foreign commerce of the country. We should supplement the efforts of our manufacturing interests, exporters and importers to increase this business. In this connection, a maker of machinery in Cincinnati made this statement: 'If New York fails to do its business, we who ship via New York have to pay in cash profits for its weakness. Your port must not penalize the commerce of this nation by failing to provide the best service at the lowest price. If it does, more traffic will desert it, just as Montreal and Galveston have taken away the export grain trade.'

"And this brings us to a consideration of that class of real estate which plays such an important part in the growth and up-building of this great port—water-front properties. These properties are little understood, and fail to receive from speculators and investors the consideration which their importance merit. Outsiders seem to be better informed of the situation and take more interest in the harbor of New York than do New Yorkers themselves.

"There is a great opportunity offered capital in the development of water-front properties for manufacturers in New York Harbor.

AN UNOCCUPIED FIELD.

"In this connection it is a singular fact that although the commercial supremacy of the city is so largely dependent upon its harbor and shipping facilities, there is no firm or corporation with adequate capital engaged in the business of developing these properties. No other class of real estate offers more attractive opportunities; first, because the available supply is being constantly diminished by being taken up for specific purposes; second, the value

of such properties increase in a far greater ratio than the cost of improvement; and third, one's choice is limited to comparatively few locations. A prospective buyer requiring a certain depth of water, and rail connections, cannot be suited where it is impossible to obtain these facilities. Naturally, with the growth of the city and its commerce, the demands for these properties increase, and likewise values. Unlike other real estate, the owner of a water-front property is not tempted to re-sell for a profit. If he has a going and profitable business in a proper location the property can only be acquired by buying the business.

"It is a popular misapprehension that the amount of commercial water-frontage in New York is practically unlimited. The reverse is the case. While the shore front of Greater New York is very large, much of it is unavailable for commercial development. Except for strictly local purposes the demand is now for properties on deep water with trunk-line rail connections. Manufacturers are beginning to appreciate that next to the cost of production to cost of transportation is the main factor in securing business. cost of transportation and handling can be kept down both on the raw material and on the finished product, it gives the manufacturer a great advantage over his competitors. And especially is this true of the manufacturer who is seeking export trade. New York, with its many steamship lines operating to and from all parts of the world, is the ideal location for the manufacturer who produces goods for export. In addition, it is the largest con-suming market in the Western Hemisphere, the financial center of the United States, and the greatest labor market. But manufacturers do not like to attempt the improvement of these properties if it can be avoided: it involves work with which they are entirely unfamiliar, and in most instances it is far more expensive to improve these properties singly than would be the case if large acreages were taken up and developed in a comprehensive way.

CONDITIONS ON MANHATTAN ISLAND.

"Manhattan Island is practically all built up on its shore front, and the few parcels obtainable are too valuable for ordinary industrial enterprises. In time it will all be used for transportation pur-The Hudson River side is now practically all occupied by the great trans-Atlantic liners, railroads and ferry slips. Piers along this shore are leased for long periods, with renewal privileges, and are very difficult to obtain. This is the most valuable water-frontage in New York Harbor. The East River shore of Manhattan is occupied by some of the Sound steamers, public docks, ferry slips and a number of private enterprises, while the Brooklyn shore of the East River from 39th st to a point about opposite 79th st, Manhattan, is almost solidly built up with great warehouses and industrial plants.

"In the Borough of the Bronx, practically all the water-front having direct rail connection has been taken up. These properties have enhanced enormously in value within the past few years on account of the rapid growth of this borough. In some instances properties have doubled and tripled in value within the past ten years.

RICHMOND BOROUGH'S FUTURE.

"Richmond Borough, or Staten Island, has a large water-front, and is destined to become a great manufacturing district of Greater New York. Staten Island Sound divides this borough from New Jersey.

This stream is a protected stream, open at all seasons of the year, and has a channel of good width and minimum depth of 21 feet at low water. The last River and Harbor bill carries with it an appropriation for survey of this channel, preliminary to a report as to the advisability of deepening the channel to 35 feet at low Some of the most important financial interests are urging this improvement, and not only the present, but the growing commerce of this immediate section justifies it. Although the New York side of the Sound is practically virgin territory, the New Jersey shore is largely occupied with great industrial enterprises, the majority having been established within the last ten or twelve years When rapid transit facilities are given to Staten Island by means of a subway connection, this section will offer unexcelled facilities in the way of deep water, rail connections and accessibility to the financial district. Here can be found ideal conditions for manufacturing-deep water and rail facilities, and land at reasonable prices, with cheap ground in the rear for workingmen's This is destined to be the great' manufacturing district of the city, and offers very attractive opportunities for

speculation and development.

THE JERSEY SHORE.

"The New Jersey shore of the Hudson River north of Communipaw flats to a point opposite West 73d st, New York City, has all been developed, with one or two exceptions. The property on a portion of this shore is second in value only to that on Manhattan Island. North of the point mentioned there are many large enterprises, and the few remaining properties south of the Edgewater ferry are held at high prices.

"On the Passaic and Hackensack meadows there is a considerable area of land suitable for factory sites, and some of it is now under development. The principal objections that are offered against this section are the obstruction to navigation offered by the numerous railroad draw-bridges, and the great difficulty of maintaining any depth in the Newark Bay channel. Newark Bay is approximately two miles wide and shallow, except for the channel, which is about 300 feet in width.

"Thus it will be seen that we have within the Narrows, and from Raritan Bay north to Newark Bay, properties suitable for every demand of commerce, and those which offer an inviting field for development. Great profits may be made by using such land as a spoil area for the dumping of city ashes, excavated material and street refuse. And it is in the development of these properties and the elimination of the rivers as a barrier to rapid communication that another vital problem of New York City will be partially solved-the congestion of streets by local or internal traffic. A great many manufacturing enterprises, as well as warehouses, will be offered superior faci-lities off Manhattan Island. There is now no economic reason why jobbers or ship-pers would not have their storehouses and distributing stations on the nearby water-front in close relation to the railways of this port.

"In the development and readjustment of commercial facilities to keep pace with the growth of this imperial city of the Western World, New Yorkers, generally speaking, take little interest, and are indifferent to the opportunities offered. Today the leading port of the world and the geatest industrial and financial center of the United States, New York will soon lead all others in population and wealth."

PRIVATE REALTY SALES

SOUTH OF 59TH STREET.

BEEKMAN .PL .- Aaron Goodman sold the 5-sty tenement house 6 Beekman pl, on a lot 20x100, to Mrs. L. Rohrer.

BARROW ST .- Joseph P. Day sold for Alfred Chirney to Edward J. Healy, Jr., 40 Barrow st, a 3-sty dwelling, on lot 22.6x97. The buyer owns the adjoining house, No. 42.

Big Deal at Dey St. and Broadway.

DEY ST .- The southwest corner of Broadway and Dey st figured this week in a real estate transaction aggregating more than \$3,000,000, or, in its entirety, reaching nearly \$8,000,000. The property was sold by the Broadway.-Dey Street Realty Co. to an unidentified buyer, represented by the law firm of Masten & Nicholas for \$1,500,000, through the Douglas Robinson, Charles S. Brown Co. This brokerage firm also closed for the new owners a lease for 21 years, with three renewals-or a total term of 84 years-at a rental said to be on a basis somewhat higher than 5 per cent. This would mean an annual rental of \$75,000 a year, \$1,575,000 for 21 years, and over \$6,000,000 for the entire term. The buyer is said to be a foreign investor. The new lessee is a corporation, formed for the specific purpose of leasing the building. This lease is subject to existing leases, the most important of which is that affecting the corner store and basement which was recently leased to the Riker-Hegeman Corporation at \$30,000 a year, with a profit-sharing agreement. The Dey st property was bought in 1906 by the City Investing Co., of which Robert E. Dowling is president, for \$1,000,000. The seller was the Mercantile National Bank, which had just moved across the street to leased quarters in the Western Union Building. Title was taken by the present holder, a subsidiary corporation of the City Investing Co. Last year about \$50,-000 was spent in converting the two oldfashioned 5-sty buildings into a modern 6-sty structure. The site is 46x100.7. The selling price in 1906 was at the rate of \$217 a square foot, a record at that time.

GREENWICH ST.-Charles J. Brady and Harry White resold for I. M. Madden to Louis Emerich 696 Greenwich st, a 3sty building, on lot 20x70, between Christopher and West 10th sts.

Large Profit in Quick Resale.

MANGIN ST .- The Rudolph Wallach Co. resold, through Charles Buermann & Co., to Theodore Connolly, 123 to 135 Mangin st, a 5-sty loft building, on plot 123 to 135 155.7x100, about 70 feet north of Stanton The seller bought the property at auction on Tuesday for \$36,000 at the stand of Joseph P. Day and now resells it for \$41,000.

ST. MARK'S PL. - Central Trust Co. bought from Herbert A. Weeks and others 18 St. Mark's pl, a 4-sty building, on a lot 26x119.10.

WATER ST .- The Charles F. Noves Co. sold for Henry Leerburger to an investor 235 Water st, a 5-sty loft building with an elevator, on lot 16.6x75. The building is under lease to E. E. Androvette.

WHITE ST .- The Lorillard estate sold 134 and 136 White st, northwest corner of Baxter st, old 3-sty buildings, on plot 44.2x99x10x irregular. This property has been in the possession of the Lorillard family for over half a century.

7TH ST.—The Seventh Street Methodist Episcopal Church sold 22 and 24 East 7th st, a brick church and parsonage, on plot 94x90.10, adjoining the southeast corner of Hall pl. The church has been con-solidated with the Hedding Methodist Episcopal Church and will worship at the latter's edifice at 337 to 341 East 17th st. 15TH ST .- Mary L. Kanning, of St.

James, L. I., sold 152 West 15th st. a 3sty and basement dwelling on lot 20x103.3. The buyer is said to be an adjoining own-John B. Quintin owns 154, which he acquired about a month ago. He also owns 156. On the other side Morris Weinstein recently acquired 150. J. Romaine Brown & Co. were the brokers.

19TH ST.-P. L. Curry sold for M. V. Ferris & Co. to Patrick Kirk 411 West 19th st, a 3-sty dwelling.

21ST ST.—The Realty Holding Co. bought from Mrs. Louisa C. Schaefer through A. M. Cudner 49 East 21st st, a 4-sty dwelling, on plot 26x98.9. The buyers recently acquired the adjoining property at 51 and 53, and now control a plot 74x98.9 within 75 feet of 4th av.

23d Street Corner Resold.

23D ST.—The property at the corner of Lexington av and 23d st, at one time owned by the American Ice Co. and purchased several months ago by the Fifth National Bank, has been sold by the bank to Charles Kaye. Frederick Zittel & Sons were the brokers in the transaction. plot, now occupied by old 2 and 3-sty buildings, fronts 100 feet on Lexington av and 50 feet on 23d st, and was held at \$300,000. Mr. Kaye will erect on the site immediately from plans by Buchman & Fox a 16-sty loft and office building. Through the Zittel firm, the Fifth National Bank, which is now at the southwest corner of 3d av and 23d st, has already arranged to take back a 21 year lease of the ground floor, basement and mezzanine floor in the new structure, which will be ready for occupancy early next year. Frederick Zittel & Sons will also be agents for the building. This property was sold under foreclosure last October and was bought in by the plaintiff. A few days later it was resold to William H. Seich. by whom it was turned over to the Fifth

Sale in 23d Street.

23D ST.-Horace S. Ely sold for Cornelia Prine 128 and 130 East 23d st, two old 4-sty buildings, on plot 50x98.9, adjoining the southwest corner of Lexington av and 23d st.

24TH ST.S. M. Bier has sold for Mrs. Hedwig Glass 157 West 24th st, a 4-sty and basement dwelling, on lot 20.10x98.9. The building will be altered for business. Mrs. Glass owns the property abutting at 158 to 162 West 25th st, negotiations for the sale of which is now well under way. This property is being bought for improvement with a 12-sty loft building.

Investor Buys Loft Building.

25TH ST .- M. L. Hess sold for the A. & S. Construction Co., in conjunction with Webster B. Mabie & Co., the new 12-sty and basement building recently completed at 28-30 West 25th st, size 50x98.9. land, together with the adjoining 50 feet at 24-26, was purchased about a year ago by the Realty Holding Co., who resold to the A. & S. Construction Co. and the 25th Street Construction Co. Both buildings have been recently completed, and are almost entirely tenanted. This property was held at \$425,000, and was sold subject to a mortgage of \$250,000, held by the Brooklyn Savings Bank, and also one of \$85,000, held by the Realty Holding Co. This makes the fourth sale within the past four weeks in which the Realty Holding Co. has been interested, and aggregates a total of \$2,000,000; the others being 40-42 West 27th st, 22-24 West 27th st, and 15-17 West 26th st, all having been purchased for investment, and Webster B. Mabie also representing the buyer for the last.

27th Street Loft Building Sold. 27TH ST.—The Realty Holding Co. sold through M. & L. Hess the new 12-sty and basement building 22-4 West 27th st, on plot 50x98.9, to a client for investment. The property, which is fully tenanted at an annual rental of \$42,000, was held at \$450,000. This is the third 12-sty building sold by the Realty Holding Co. within the last three weeks, the others being 40-2 West 27th st, on plot 45.6x98.9, to O. D. Gray, and 15-17 West 26th st, on plot 44x98.9, to Mrs. Katherine I. D. Harnett; all three investors purchasing for cash.

Resale in 29th Street.

29TH ST.-A. M. Johnson & Co. sold for the Holland Holding Co., Judson S. Todd, president, to the East Thirtieth St. Construction Co. 129 to 135 West 29th st, old buildings, on a plot 75x98.9. The buyers will erect a 12-sty loft building on the site, being the third loft building projected side by side in this block within the last month. The parcel, together with the adjoining plot on the west, was acquired by the sellers last month from William P. Dixon and Mary R. Heather. The property includes a portion of old Pacific place and an old lane formerly known as "Rope walk."

38TH ST .- J. Arthur Fischer sold for Christian Kuster, of Peekskill, the 4-sty tenement house 337 West 38th st, on lot 25x98.9.

39TH ST.-J. Romaine Brown & Co. and Thomas & Eckerson sold for Flora Graves to Mary A. Early the southwest corner of 39th st and 7th av, which was to have been sold at auction on March 28. Mrs. Early owns the adjoining property 528 and 530 7th av, and now has a frontage of 107 feet on the avenue. The property was held at \$250,000.

West Presbyterian Church Sold.

42D ST. — The West Presbyterian Church, on 42d st, opposite Bryant Park, has been sold for \$1,100,000 to Frederick G. Bourne, a director of the Aeolian Co. A 16-sty building is to take its place, at a cost of \$1,500,000. The new structure will be the headquarters of the Aeolian Co., and will include a large concert hall. Rooms will also be rented as studios and The sale of the property was negotiated by Pease & Elliman. The West Presbyterian Church, which was founded in 1829, and whose present site was dedicated in 1865, obtained great popularity, especially during the ministry of Dr. John R. Paxton, 1881-1893. In fact, because of the great number of wealthy members of the congregation, it was known as the "Millionaire's Gate to Heaven," and was considered the richest church in America. The wealth of its members was said to total about \$750,000,000. The West Presbyterian Church will be consolidated with the Park Presbyterian Church, at Amsterdam av and 86th st, and the combination will be called the West-Park Presbyterian Church.

43D ST.—Dr. W. Gill Wylie sold his private hospital at 221 West 43d st, a 5building, on lot 20x100.5, between Broadway and 8th av, to a client of John Kirwan.

The Times Buys Site for Annex.

43D ST .- The New York Times bought from Lee Shubert the fee of the property at 221 to 229 West 43d st, and from the same owner the Astor leasehold, at and 219. This makes a plot 143x100.5. The 100-ft. plot will be improved with a 12-sty building to be known as the Times Annex, and on the leasehold plot will be a smaller building to protect the light of the larger structure. Mr. Shubert owns the leasehold of the property directly in the rear, at 216 to 232 West 44th st, on which he will erect a theatre. An agreement has been made whereby there is to be a 25-ft. lobby through the Times Building to connect with the new theatre building, on 44th st. The M. Morgenthau, Jr., Co., negotiated the transaction.

43D ST .- A syndicate composed of A. L. Mordecai & Co., Heilner & Wolf and Daniel B. Freedman purchased 240 to 246 West 43d st from Jefferson M. Levy, S.

F. Adams, John M. King and Maria S. Simpson, respectively. The property consists of four 4-sty dwelling houses, on a plot 76.8x100.5 ft., between Broadway and 8th av. N. A. Berwin & Co. were the brokers in the transaction. Last week the same syndicate purchased 255 to 261, 100x110.5, almost directly opposite.

45TH ST.—John J. Boylan sold for the Forster Realty Co. to Rosanna Gilroy the 4-sty building 605 West 45th st, on lot 25x100.5. Extensive alterations will be made by the purchaser, after which she

will occupy the building.

46TH ST.—Fannie E. Hoertel sold to a
Mr. Bernstein 219 and 221 West 46th st,
a 3-sty apartment, with stores, on plot The property was held at \$150,000.

46TH ST.-The Herman Arns Co. sold for John J. Harlow to a client for investment the 4-sty brick double flat at 508 West 46th st, on lot 20x100.5.

48TH ST .- J. B. English and Ashforth & Co. sold for Emma Blackhurst the 3sty dwelling at 225 West 48th st, on lot 20x100.5, to Frank J. Fellows.

52D ST.-J. B. English sold for Mrs. E. S. Cook, of Lampton, Va., the 4-sty dwelling at 236 West 42d st, on a lot 25x100, to I. French.

56TH ST.-B. Flanagan & Son sold the property 326 West 56th st, a 4-sty high stoop brownstone dwelling house, on lot 20.8x50x100, for Mrs. Angeline M. Booth. This property has not changed hands since The purchaser will occupy.

58TH ST.—The Sutherland Realty Co. (Bing & Bing) bought (from John A. Chanler and others the row of five oldfashioned dwellings 350 to 358 West 58th st, 175 feet east of 9th av, and will at once begin operations on the construction of a fine 9-sty apartment house similar to that recently completed on the premises 347 to 355 West 55th st, occupying a plot 100x100 feet. The Sutherland Realty Co. was the first to build a high class apartment in this street, and the fact that it was almost entirely rented as soon as completed encouraged a repetition of the operation.

59TH ST .- Edgar & Curtis sold 38 West 59th st, a 5-sty building, on lot 25x100.5, to a client of Isaac B. Wakeman.

Apartment for Upper 5th Avenue.

5TH AV.—The exclusive residential section of upper 5th av is to have another apartment house in its midst. This latest anouncement seems to foreshadow passing away of 5th av as a select private dwelling thoroughfare. Pease & Elliman sold for the executors of the estate of S. Barton French, John McLean attorney, a plot, 80x125, on the east side of 5th av, 35 feet south of 72d st, to a company to be headed by James A. Burden; also to the same company the Burden property at the southeast corner of 5th av and 72d st, a residence, on a plot 35x125. The combined plot, 115x125, will be improved with a 12-sty apartment house, modern in every particular, from plans being prepared by Cass Gilbert, the architect. Pease & Elliman will be the managing agents of the new building. The exterior of the structure will be of stone or marble. Among the special features in the proposed building will be private elevators running direct into the individual apartments, in addition to the public elevators. The carriage entrance will be in 72d st.

NORTH OF 59TH STREET.

70TH ST.—Slawson & Hobbs sold to a client for occupancy 18 West 70th st, a 4-sty dwelling, on lot 20x100, between Central Park West and Columbus av. Title is held in the name of Stephanie

72D ST.—William S. Sussman sold for the Ellmont Realty Co. 227 East 72d st, a 7sty elevator apartment house, on lot 35x 102.2, and the property adjoining at 229

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and 231, two 5-sty flats, on plot 40x102.2. The buyer is the Ramilanna Realty Co.

75TH ST.-Pease & Elliman sold for Miss Marie G. Messenger, of Chappaqua, N. Y., 41 East 75th st, a 4-sty dwelling, on lot 20x102.2, to a client who, upon the expiration of the present lease to Adrian H. Larakin, will remove the present structure and erect a modern 5-sty American basement house, from plans by York & Sawver.

77TH ST.-Schindler & Liebler sold for Salvatore Rizzo the 3-sty brick dwelling house 231 East 77th st, on a lot 25x100. The buyer is the American Guarantee Roofing Co., who will occupy the premises.

78TH ST.-Schindler & Liebler sold for Helen Sweeney 157 East 78th st, a 3-sty and basement dwelling, on lot 18x102, to a client for occupancy.

83D ST.-Bernhard Freund resold 125 to 129 West 83d st, three 4-sty and basement brownstone front dwellings, on plot 51x 102.2, between Columbus and Amsterdam The buyer will make alterations and use them as boarding houses.

Purchase on West 85th Street.

S5TH ST.—Edward J. De Coppet, the stock broker, bought from Lee Ashley Grace his residence at 302 West 85th st, a 4-sty and basement house on lot 18x70.2 It is located 64 feet west of West End Mr. De Coppet's residence, a handsome 5-sty structure, occupying a 75-foot frontage at 314 West 85th st, is separated from the Grace house by one dwelling, owned by Emma P. Dreyfuss. He is understood to have purchased 302 in order to prevent the erection of an apartment house on the West End av corner plot.

86th St. House Sold for Apartment.

86TH ST.-Another instance of the rapid invasion by apartment house builders into the most exclusive sections of Manhattan is the announcement Heilner & Wolf and N. L. & L. Ottinger sold to Jerome C. Mayer, through Slawson & Hobbs, 118, 120 and 122 West 86th st, three 4-sty dwellings, on a plot 60x 106.10. The buyer has been identified with several large West Side apartment house operations, and will improve the plot with a 12-sty high class structure. A building loan has been obtained through the same brokers.

Resale in 112th Street.

112TH ST .- The Herman Arns Co. sold for Bernard A. Ottenberg to an investor 17 West 112th st, a 5-sty flat, on lot 25x 100.11. Mr. Ottenberg recently acquired the above properties, together with five other Harlem flats, from Aaron Guedalia.

112TH ST.-William S. Sussman sold for the Ellmont Realty Co. 306 and 308 West 112th st, a 7-sty elevator apartment honse, on lot 50x100.11, between 8th and

Manhattan avs. The buyer is the Ramilanna Realty Co.

118TH ST.—Williams & Grodginsky bought from Mary F. Prendergast 322 East 118th st, a 5-sty tenement, on lot 25x100.11, between 1st and 2d avs.

126TH ST.-L. J. Greenberger sold for John C. Fry 215 and 217 East 126th st, two 3-sty and basement dwelings, on plot 32x99.11 feet, to Stephen Jackson.

129TH ST.—Chas. S. Kohler sold for John S. Foster the two 2-sty stable building 613-15 West 129th st, on plot 50x200.

131ST ST .- Porter & Co. sold for Henry G. Ridabock the 3-sty brownstone dwelling located at 121 West 131st st, on lot 18×100

133D ST,-Morris Moore sold for the Citizens Holding Co., to John J. O'Connor, 30 West 133d st, a 5-sty flat, on lot 25x 99.11. In part payment, the buyer gave the plot, 116x163x106, on Central Yonkers

Activity in 136th Street.

136TH ST.—Edgar J. Levy sold to Ronald H. MacDonald three 5-sty apartment houses on 136th st, between Broadway and Riverside Drive. They include 610, on the south side of the street, and 615 and 619 on the opposite side. Each house occupies a plot 54x100.

Ranger was the broker.

145TH ST.—Kennelly & Co. sold for Margaret Smith to Jere. R. Murphy, 131 and 133 West 145th st, a 6-sty new law tenement, on plot 44x100. The seller recently acquired the property through the same brokers.

147TH ST.—The McVickar, Gaillard Realty Co. sold for the heirs of C. R. Simpins, of Washington, D. C., a plot 175x99.11 on the south side of 147th st, 100 feet east of Amsterdam av. property has not changed hands in over years. The buyer is a builder, who will improve the property.
AUDUBON AV.—A. L. Mordecai & Son

and Heilner & Wolf sold to a builder for improvement the vacant lot, 25x95, at the southeast corner of Audubon av and 170th

AUDUBON AV .- John F. Comey sold to Hogenauer & Wesslau the northeast corner of Audubon av and 186th st, a plot 139x120. The buyers will erect four apartment houses on the site. William A. Darling Sons were the brokers.

Broadway "Taxpayers" Sold.

BROADWAY .- The big "taxpayer" at the southwest corner of Broadway and Manhattan st, known as 3193 to 3201 Broadway and occupying a plot 111.7 feet on Manhattan st and 95 feet on Broadway, was sold by the Charter Construction Co., Henry Edelmuth, president, to a cash buyer. The plot is covered by a 2-sty store and office building completed

(Continued on page 602.)

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(Continued from page 600.) last year. The selling company originally owned the block front and sold the south half, a plot 80x100 feet, now covered with 7-sty apartment house, to James S. Kelly, subject to a mortgage of \$125,000.

Washington Life Building Sold.

BROADWAY.-The Pittsburgh Life and Trust Co. sold to a subsidiary company of the City Investing Co. the Washington Life Building at 141 and 143 Broadway, an 18-sty and basement office structure. Also the 3-sty marble building 139 Broadway, adjoining, occupied by the Liberty National Bank. The property is at the southwest corner of Broadway and Lib-It fronts 77 feet on Broadway, erty st. 160 feet in the south side of Liberty st and 83 feet in the east side of Temple st. The property was sold free and clear, except for leases to various tenants, including the Liberty National Bank lease of the building, which runs to 1943. The deal is said to involve approximately \$4,-500,000. The sale was for cash, the seller agreeing to take a purchase money mortgage for a long term of years in part payment. With the property, the City Investing Co. now holds, through its subsidiary companies, three Broadway corners below Fulton st, viz.: The southwest corner of Broadway and Dey st, 46x100 feet, with a new 6-sty building thereon; the City Investing Building and the Wessels Building, at Cortlandt st and Broadway, being 94 feet on Broadway by 315 feet in Cortlandt st to Church st, and the entire east side of Church st from Liberty st to Cortlandt st.

Another Apartment for West Side.

BROADWAY .- A. M. Bendheim bought, through L. J. Phillips & Co., from the estate of William H. Jackson, represented by William Felsinger, as acting trustee, the property at the northwest corner of Broadway and S4th st, having a frontage of 102.5 feet on the avenue and 133.5 feet in the street and a north line of 140.7 The parcel was held at about \$500,-000.

Resale on Central Park West.

CENTRAL PARK WEST. - George Ranger resold for Ranald H. Macdonald the plot of about five lots at the north corner of Central Park West and 91st st for about \$300,000. The purchaser is Edgar A. Levy, who plans to erect on the site a high class 12-sty apartment house. Mr. Levy has been identified with several important apartment house operations on the upper West Side and on Washington Heights. The Central Park West plot has a frontage of 100.8 feet on the park and 120 feet in 91st st. It was recently acquired by Mr. Macdonald from Daniel A. Loring in a trade for the 12-sty loft building at 29 West 34th st.

Deal on Lexington Avenue.

LEXINGTON AV.-J. P. & E. J. Murray sold for Herman Reimers to Marcus Buda 1800 Lexington av, a 5-sty flat, with stores, on lot 25x100.11, at the southwest corner of 112th st. The buyer occupies the corner store.

LENOX AV.—Sydney S. Cohen sold for Solomon Lorch 262 Lenox av, a 4-sty dwelling, on lot 20x82, adjoining the northwest corner of 123d st.

LENOX AV .- D. H. Scully & Co. have sold for the Theadela Realty Co. 229 Lenox av, a 4-sty American basement dwelling, on lot 25x100 feet, near 121st st. The buyer will alter the building for business purposes.

Madison Av. Sale and Resale.

MADISON AV.—Robert M. Olyphant sold to L. S. & A. M. Bing 160 Madison av, a 4-sty dwelling, on a lot 24x95; also 19 East 32d st, a 5-sty dwelling, on a lot 25x98.9. The properties, which form an L around the northwest corner of Madison av and 32d st, were resold by Bing & Bing to I. Randolph Jacobs, who was represented by A. & C. Levis, as brokers.

Executive Offices. 31 Nassau St., N. Y. C. alphitay

Telephone,

744 Cortlandt.

Auctioneer.

Sales to be held at 12 o'clock, Noon, at Exchange Salesrooms, 14-16 Vesey St., N. Y. C.

PEREMPTORY SALE

TEFFT-WELLER CO. AND WELLER & ARNOLD ESTATES,

TUESDAY, APRIL 11, 1911 TEFFT-WELLER BUILDING

326 TO 330 BROADWAY

(Having three street frontages.)

A five-story, basement and sub-basement brick and iron front store and loft building. Plot contains about 16,963 sq. ft. Size, 75.6 on Broadway, depth of about 175 ft.; 75 ft. on Worth street, about 25 ft. frontage on Pearl street.

MESSRS. ELLISON, MACINTYRE & DAVIS, Attys., 71 Broadway, N. Y. City. MESSRS. RICHARDS & HEALD, Attys., 141 Broadway, N. Y. City.
WILLIAM F. CASSEDY, ESQ.,
Atty., Newburg, N. Y.
MESSRS. GELLER, ROLSTON & HORAN,
Attys., 20 Exchange Place, N. Y. City.

EXECUTORS' SALE

TO SETTLE ESTATE OF WILLIAM KRAMER, DEC'D.

By Order of
CONRAD WEBER, ALBERT J. and WILLIAM KRAMER, JR., Executors.

THALIA THEATRE

(Known as 46-48 Bowery, through to Elizabeth street.)

Large plot, directly opposite Manhattan Bridge Plaza, adjoining Atlantic Garden and occupied by the Thalia Theatre, which has a seating capacity of about 1,400. Size of plot, 75x200x irreg. 70 per cent. may remain on mortgage for three years at 5 per cent.

ABRAHAM LEVY, Esq., Attorney, WORLD BUILDING, NEW YORK CITY.

Further particulars from above Attorneys or JOSEPH P. DAY, 31 Nassau St, N. Y. C. Tel. 744 Cort.

Three 12-sty loft buildings have been erected in the block bounded by Madison and 5th avs, 32d and 33d sts, during the last two years.

AV.—The MORNINGSIDE Arns Co. sold for Bernard A. Ottenberg to Philip Cahill the 5-sty double flat 108 Morningside av, on lot 27x100, adjoining the southwest corner of 124th st.

Large Apartment Trade.

RIVERSIDE DRIVE .- F. R. Wood & Co. sold for Ferguson Bros. & Forshay to J. J. Steindler the Stratford-Avon, a 12sty fireproof apartment house at the north corner of Riverside Drive and 93d st. The building, which has a frontage of 114.5 feet on Broadway and 97.10 feet in 93d st, was completed last fall, and is fully tenanted. In part payment, Mr. Steindler gives Victor Hall, an 8-sty apartment In part payment, Mr. Steindler house at 622 West 113th st, and the Chestershire, a 6-sty structure at 568 to 572 West 183d st. The entire deal involves approximately \$1,000,000. Mr. Steindler owns several other big apart-ment houses on the West Side, which he acquired through F. R. Wood & Co. They are the Lancashire, at 353 West S5th st, an S-sty structure; the 12-sty Dorchester at the adjoining northeast corner of Riverside Drive and 85th st; Victor Hall, at 622 West 113th st, and the Chestershire, at 568 to 572 West 183d st. He also owns the Murray Hill office building at 8-14 West 38th st.

NICHOLAS AV.-David Stewart ST. and James E. Barry & Co. sold for Joseph Brucker the 5-sty flat at the northwest corner of St. Nicholas av and 119th st, on plot 30x111.5x irregular.

Apartment for Vermilye Ave.

VERMILYE AV.-Stephen W. Collins, as attorney, sold six lots in the east side of Vermilye av, 100 ft. south of Isham st, 150x150, to the Allen Construction Co., Benjamin F. Jackson, president, which will immediately begin the erection of three 5-sty apartment houses on the site. The broker in the transaction was Stephen D. Ditchett.

WEST END AV.-Kate I. Schaffner sold 818 West End av, a 3-sty dwelling house, on a lot 17x65.6.

Another Apartment for the West Side. WEST END AV.—That the upper West Side is to have another fine apartment

house was revealed by the announcement that Adolph Hirshfeld had purchased from Alexander R. Nichol and ex-Lieutenant Brown of Cleveland, Ohio, the plot 75x 102.2, covered by 5-sty flats, at the southwest corner of West End av and 78th st. Mr. Hirshfeld will improve this site with a modern 12-sty structure. The Apthorpe apartment which is owned by the Astor estate, occupies the entire block bounded by 78th and 79th sts, Broadway and West End av. It is one of the finest structures of this character on the West Side.

1ST AV.-Edward Polak sold for Lena Garland to A. Sigilov 1843 1st av, near 95th st, a 5-sty double flat with stores, on a lot 25x80.

10TH AV.-I. Haskel sold for Mrs. Ray Newman to a client of S. A. Singerman the 5-sty building, on lot 25x100, at the northwest corner of 10th av and 45th st.

BRONX.

BARNES AV.-Thomas A. Wilson sold for Mary Coyne the plot, 153x105, at the southwest corner of Barnes av and 218th st, Williamsbridge.

FAILE ST .- Joseph P. Day sold for Mary Guggenheim 1028 Faile st, a 3-sty 2-family dwelling, on lot 20x100, between Bancroft and Aldus sts. The house is one of a row erected by the American Real Estate Co.

OGDEN AV .- Herter Bros. sold to the Brown Realty Co. a plot, 42x200, on Ogden av, running through to Summit av, 112 ft south of 166th st. In part payment the buyers gave a farm of 100 acres in the town of Duane, Franklin county, N. Y., which was formerly the home of Robert Schroeder, the brewer. The Brown company will erect on the Ogden av parcel two 5-sty flats.

PERRY AV .- H. A. McDonough sold for George D. Kingston the 3-sty and basement brick dwelling at 2983 Park av, near 201st st, Bedford Park, on lot 19.6x 115. This is the second house sold of a row of five recently completed.

PUGSLEY AV .- Andrew Hally sold for Adolph Heinrich the plot 50x105 feet on the east side of Pugsley av, about 58 feet north of Powell av, Unionport.

More Flats for Ryer Av.

RYER AV.—D. H. Scully & Co. sold for William H. Devine the southeast corner of Ryer av and 182d st, a plot 125x 142, to a builder who will erect 4-sty flats.

THERIOT AV.—Laumeister & Co. and George Costar sold the 2-family dwelling with garage, on plot 50x100, at 1243 Theriot av; also a plot, 50x100, on the west side of White Plains road, 430 ft south of Westchester av.

TELLER AV.—Mark A. O'Brien sold for Gustav Engelhardt 1063 Teller av, a 3-sty 3-family house, on lot 20x100.

WALTON AV.—Liberty Investing Co. sold through Fletcher, Sillcocks & Leahy, attorneys, 2383, 2385 and 2387 Walton av, three of a row of sixteen private dwellings recently constructed by the seller.

WASHINGTON AV.—W. E. & W. I. Brown, Inc., and Frederick Fox & Co. sold for Messrs. Peter Condon, Rounds & Sherman, as attorneys, the southwest corner of Washington av and 173d st, a 1-family house, on a lot 50x95.

WASHINGTON AV.—Edward Polak sold for Mary I. Nixon the northeast corner of Washington av and 174th st, a frame dwelling, on plot 50x84. The buyer will erect on the site a 6-sty flat, with stores on the ground floor.

LEASES.

GOODWIN & GOODWIN leased for Henry Endemann to Dr. Abel Braslau the 3-sty and basement private dwelling at 135 West 118th st for a term of five years. MARK RAFALSKY & CO. leased two

MARK RAFALSKY & CO. leased two entire floors in the building at 516 5th av, northwest corner of 43d st, to Messrs. Weingarten & Pearl for a term of years.

W. H. DOLSON & CO. leased to John C. TenEyck and Frederick E. Anderson for Joseph Fahys & Co. rooms 501-2-3 in the Fahys Building, at 31 Liberty st.

DUFF & BROWN CO. leased for Cornelia W. Slade 511 West 182d st, a 3-sty dwelling, and for David Greene, 468-70 and 472 West 150th st, three 3-sty dwellings.

CROSS & BROWN CO. leased for the Posada Realty Co. to the Prince Tire Co., the store at 1675 Broadway; also for the Cohocton Realty Co., the top floor at 413 East 31st st to the Century Holding Co.

CORN & CO. leased for Baum & Medicus a store and basement at 116-118 East 14th st for a long term of years. One store will be occupied by a lunch room, and the other will be used by Baum & Medicus for their own business.

VAN NORDEN & WILSON leased for a term of years 1 Gramercy square, at the northwest corner of the square. This is the only remaining corner of the square that is available for club purposes. It will be occupied by the Beta Theta Pi Club of New York, after extensive alterations.

FREDERICK FOX & CO, leased for the O. B. Potter Trust the first and second lofts, containing over 18,000 sq. ft. of space, in the new 12-sty building southeast corner Broadway and Astor pl. The lessees are Jacob Cohen & Sons, manufacturers of clothing, for a great many years at Bond st. The lease is for a long term of years.

SPEAR & CO. rented for Mrs. Emma A. Hopkins to the Monarch Vacuum Cleaner Co. the store and basement at 1151 Broadway, at an aggregate rental of \$50,000; for J. J. Astor the store and basement at 721 8th av; for Benj. L. Fairchild, Jr., the store and basement at 259-261 6th av; for G. W. Lounsbury the first loft at 51 West 14th st.

HEIL & STERN leased for the Roscorn Realty Co (Henry Corn, president) in the new building now being erected by that company at 15-19 East 26th st, running through to 10-14 East 27th st, the eleventh and fourteenth floors, comprising a total floor space of about 34,000 ft. The leases are for a term of years at a total of \$110,000.

DUROSS CO. leased the store, 170 7th av, to Michael Mitchelonna for a term of years, and the basement store of the same premises to the Columbia Ice Cream Co.; also the first loft at the southwest corner 6th av and 13th st to Fox & Co.; also the 4-sty house, 336 West 14th st, to M. J. Levy, and the 4-sty house, 338 West 14th st, to John F. Devlin.

CHAS. S. KOHLER has leased for various clients the following properties: The 3-sty garage building 2642 Broadway; also the following private houses: 121 West 106th st; 169 and 171 East 116th st; 54 West 104th st; 102 West 100th st; 76 West 105th st; also the following stores: 946 Columbus av, south store; 116 West 104th st; 114 West 104th st; 910-12 Amsterdam av, and 2271 7th av.

SAMUEL H. MARTIN leased for the estate of Mary A. Willis the store and basement at 533 West 42d st; also for Thomas Simpson offices in the Simpson Building, 1974 Broadway, to Rogers & Rogers; also for Thomas Simpson to the Courtney Rubber Co. the store and basement in 1974 to 1978 Broadway, and offices in the same building to the Charity Organization Society of New York and The National Association of Audubon Societies

Houghton Mifflin Co. to Move on Fifth Avenue.

MARK RAFALSKY & CO. leased an entire floor in the Sterling Bronze Company Building now being erected at 16-18 East 40th st, running through to 13 East 39th st, to Houghton Mifflin Co. for a long term of years. This firm ranks as the third oldest publisher in this city, and its decision to move will probably influence others in the book trade and other publishers to join the 5th av colony.

THE CROSS & BROWN CO. leased for Daniel Meenan the 6-sty and basement building to be erected on plot 50×100 at 415-17 West 55th st. The lease is for a long term of years, the lessee being the E. B. Stearns Co., makers of the Stearns automobile, who will use the entire building for their service department. The same brokers also leased for a long term of years for the 106 Seventh Avenue Co. the fourth floor in their new building 106-8-10 7th av. The lessee is the Read Printing Co.

DENZER BROS. leased for a long term of years for Martin Dienst to Michael Kramer the entire 5-sty and basement building at 26 East 4th st; also for Ignatz Roth to a waist house the fourth loft, containing 10,000 sq. ft., at 44-50 West 28th st; also for John C. Wellwood to L. F. Domerich 7,500 sq. ft. at 477-9 Broome st; also for J. Steiner & Sons to a neckwear concern the fifth loft at 777 Broadway; also for J. E. Ludwig to Miller Bros. the third loft at 318 Church st, and for Blumberg Bros. to Goldman & Selken the fifth loft at 505 West Broadway.

THE CHARLES F. NOYES CO. leased for the Underwriters Building Co. (J. G. Hilliard and John A. Eckert) the first three floors of 8 and 10 Dutch st to Rathbun & Bird Co. for ten years at an aggregate rental of about \$35,000; also in conjunction with George R. Read & Co. a floor on the same building to the National Bank of Commerce to be used for its supply department. These rentals complete the leasing of this entire building which was secured by the lessors under leasehold conditions less than a month The Charles F. Noyes Co. has also leased for Harmon W. Hendricks store, basement and sub-cellar at 51 Cliff st to the J. Wilckes Co. for a term of years; the store 72-4 Beaver st to Charles F. Kramrisch for 5 years; 5,000 ft of space in the Hamilton Building at Thames and Greenwich sts to Joseph Frank & Sons; an entire floor in 89 Fulton st to The Jaroma Co.; premises in 124 Front st to Gerald Fitz Gibbon; also large suites of offices in the Smith-Gray Building, Broadway and Warren st, as follows: A large portion of the 12th floor to the Harwood Construction Co, a portion of the 3d floor to the Furniture Commercial Agency and other offices on various floors of the building to John H. Walker, Leon Dashew, Meachum Addressing Machine Co., Williams & Clark Co., Charles J. Kleber and William G. Foster. The agents report many inquiries for offices in this building owing to the nearing of completion of the Municipal Building.

SUBURBAN.

THE LEWIS H. MAY CO. leased for Sarah J. O'Neil the St. Regis Hotel on Gaston av, Arverne, to Felicia Green for a term of 5 years.

CHARLES S. KOHLER, as executor,

CHARLES S. KOHLER, as executor, sold through Wm. C. Wallace the 2-sty and basement frame dwelling, 131 Hopkins av, Jersey City, N. J.

kins av, Jersey City, N. J.

PEASE & ELLIMAN leased for Mr.

Frederick C. Blanchard his place on

Kitchell av, Convent Station, N. J., consisting of about 48 acres, to a client for
the summer season.

PEASE & ELLIMAN leased the remaining house of a group of four houses, completed last Fall by General E. P. Meany at Convent Station, N. J. The lessee of this house is George G. Thomson, one of the officers of the Manhattan Trust Co.

ROWLAND, SHAFTO & JOHNSON have made the following sales in Passaic, N. J.: for Jacob A. Troast to C. J. Cadmus a plot on Lexington av, 25x117; for Theodore Talpey to Henry C. Barlow a house on Pennington av; for Jacob A. Troast to Dr. A. Machlin plot 25x117 on Lexington av.

CORNELIUS G. KOLFF sold for Henry A. Heitmann the plot, 50x100, on Richmond turnpike, Castleton Corners, S. I., to a client, who will improve the same. Mr. Kolff has also sold for Mary Kreiss to Otto Kley a lot, 25x100, on Richmond road and a lot, 25x100, immediately in the rear of Rhine av, Concord, S. I.

THE LEWIS H. MAY CO. leased for Ingomar Goldsmith a cottage and outbuildings on Bessemund av, Far Rockaway, to Louis J. Robertson for the year; for Wm. F. Cunningham a cottage 20 Summit drive, Far Rockaway, to Samuel Klein for the season; and for S. Mosbacher 109 Meredith av, Arverne, to Lewis Goldstein.

WILLIAM JEFFERY, of Berkeley Heights and Plainfield, N. J., reports the following sales on Berkeley Heights, the Garrabrandt estate of 30 acres, adjoining the Berkeley Heights Association property, will be opened for development. Plans for bungalows are being arranged by George E. Russell, of Newark. Robert G. Rogers has sold the old Elias Clark homestead to Bolton Hall.

E. NELSON EHRHART sold for Arthur D. Williams his plot on Ridgeview av, corner of Tibbits, 85x175, to the Scarsdale Estates, who have since resold this property to a client who is planning to erect a handsome residence. Mr. Ehrhart has also sold for the Scarsdale Estates plots 89 and 90 on Greenacre av to Arthur D. Williams, president of the Harlem Branch Y. M. C. A., who will erect a handsome Colonial residence upon this property. Plans have been prepared by R. Montgomery Schell, of Bannister & Schell, of Wall st.

New Real Estate Corporations.

Spear Construction Co., 1130 Union av, N. Y.; inc. Feb. 18, 1911; capital, \$1,-000; directors, Louis E. Liban, 1130 Union av, N. Y.; Matilda Kleban, 1130 Union av, N. Y.; Nathan M. Eisenberg, 519 West 135th st, N. Y.

SPECIFIC PERFORMANCE.

An Uncancelled Tenement Violation Entitled Vendee to Reject Contract.

In a contract for the sale of an apartment house on the West Side it was provided that the vendor would comply with all notices of violations of the law and ordinances, but it appeared that the premises were subject to a Tenement House violation, requiring the discontinuance of its use for living purposes of the janitor's apartment in the cellar. In an action by the vendor for specific performance, it was held by the Appellate Division of the New York Supreme Court, First Department, as reported in the Law Journal, that the vendor's failure to cause this violation to be removed prior to the closing day justified the vendee in rescinding the contract. Unusual circumstances entered into the case, which are related by Justice Laughlin in his written opinion, which is concurred in by all the asso-The case had been appealed ciate judges. by the defendant from a judgment in favor of the plaintiff on a trial of the issues in Special Term:

"On the 25th day of October, 1909, the Title Insurance Company certified that the title was then in the plaintiff, and it was assumed, but not otherwise shown, that the plaintiff had title to the premises November 1, 1909, the date specified in the contract for closing it, but it would seem that title was in one Harry E. Baer at the time the contract was made, for the premises were conveyed to him on November 2, 1908, and on September 9, 1909, he contracted to sell and convey them to I. Randolph Jacobs, who was acting for one Cutner, whom plaitniff as a holding company represented. Pursuant to their agreement, the parties met on November 1, 1909, to perform the contract. Plaintiff tendered a deed, but defendant objected to performing upon the grounds, among others, that a certain tenement house violation, so-called, filed by the tenement house department on the 25th day of September, 1908, by which the use of six rooms in the cellar or basement, designed for and then occupied by the janitor of the building and his family, was required to be discontinued unless a permit for such use was obtained from the tenement house department, had not been removed, and that certain mortgages contained unusual and burdensome clauses and did not comply with the contract.

"Such a permit was required before said rooms could lawfully be used for living purposes, and it had never been obtained, and could not lawfully be issued because the building did not conform to the requirements of the Tenement House Law, in that the sizes of the windows in three of the rooms in the apartment were less than one-eighth of the superficial area of It was expressly provided in the contract, among other things, that the plaintiff would comply with all notices of violations of law or municipal ordinances and all orders and requirements of the tenement house department "against affecting the premises at the date hereof" and would convey the premises "free of the same." It was further expressly covenanted by the plaintiff as follows: personal property appurtenant to or used in the operation of said premises is represented to be owned by the seller and is included in this sale, except gas ranges, which may be rented." It was conceded by the pleadings that the plaintiff requested and the defendant refused an adjournment of the closing. The court found in accordance with plaintiff's claim that it demanded a reasonable adjournment with respect to said violation "in order to have the same removed." It was not shown that the plaintiff's representatives made known to the defendant the purpose for which the adjournment was desired, or what if anything, they purposed doing

with respect to meeting the objections made to the title. After specifying his grounds for refusing to accept title, defendant evidently elected to rescind, for he demanded the return of his down payment of \$500 and \$300 for his expenses in having the title examined, and on the same day brought an action in the City Court to recover these amounts. status of that action does not appear otherwise than as it may be inferred from the fact that the defendant interposed a counterclaim in this action, which was commenced eight days later, for the same items. The court found that pending this action and in the latter part of November, 1909, plaintiff removed the washtub and plumbing fixtures in this basement apartment and discontinued and abandoned the use of the basement apartment for living purposes, and thereafter on December purposes, and thereafter and on December 13, 1909, on these facts obtained a dismissal of the violation. The court found that plaintiff, after the date for closing, proceeded with due diligence in this matter, but it is doubtful whether the evidence sustains this finding, and there is no evidence even to excuse its failure to have the violation removed before the date of closing. It was not shown that defendant was notified of the dismissal of said violation, or that there was a new tender of performance before the time of the trial, which was in the month of June thereafter. Time was not made of the essence of the contract by an express provision to that effect.

"Without passing upon the question as to whether performance after the defendant had elected to rescind could avail the plaintiff even in an equitable action, we agree with the learned counsel for defendant that his client was entitled to a conveyance of the premises substantially as they were when he inspected them and made the contract, and that the dismantling of the apartment in the basement and the abandonment of it as a residence for the janitor was not such a compliance with and removal of the violation as was contemplated and required by the contract. It is no answer to this objection that the apartment was not in fact occupied by the janitor at the time defendan inspected the building before acquiring the contract. At that time the apartment was pointed out to him by plaintiff's agent as the janitor's apartment and it was intended for that use. This building had twenty-four apartments above the basement designed for tenants, and its value would be materially affected by having to appropriate permanently one of the upper apartments to the use of a janitor, and this would doubtless affect the rental of the other apartments, for ordinarily apartments for janitors, particularly in high-class apartment buildings, are in the basement or removed from the apartments to be rented."

To Remove Old Paint and Paper.

A bill, which it is said has been introduced for the benefit of painters and paperhangers, providing for the removal of old paint and paper from walls before another coat of paint or another covering of paper can be applied, has been reported favorably by the public health committee of the Assembly.

This rather remarkable piece of legislation provides that after the old paint or paper has been scraped off the walls must be washed with an antiseptic solution which is expected to clear them from germs, microbes, bacili, etc. Only after this process can new paint and paper be applied.

At the hearing at Albany the Wende bill, as it is known, was opposed by real estate associations and others, claiming that it had been framed for the benefit of special interests and that it did not conserve either public health or economy, and that it was unnecessary.

BOND AND MORTGAGE CO.

Mr. Kelsey Succeeds Mr. Belknap in the Presidency—Two Allied Companies.

At the annual meeting of the Bond & Mortgage Guarantee Company held this week, Waldron P. Belknap carried out his intention recently expressed to the directors, of declining a re-election as president, that he might be free to go into business on his own account. Clarence H. Kelsey, president of the Title Guarantee & Trust Company, was elected president to succeed Mr. Belknap.

The Bond & Mortgage Company was organized in 1892 by interests connected with the Title Guarantee & Trust Comand has worked in close alliance with it. Both companies have been prosperous and have rendered great service to the real estate and mortgage investing public. They have shown a wonderful growth and do a vast business. The Title Guarantee & Trust Company has a capital and surplus of \$15,000,000 and the Bond & Mortgage Guarantee Company of \$8,-000,000, so that together the companies have of their own money \$23,000,000, of which \$8,000,000 were paid in by the stockholders and \$15,000,000 have been saved out of earnings and accumulated to protect customers and policyholders. While the companies are entirely distinct, the Title Guarantee & Trust Company being under the Banking Department and the Bond & Mortgage Guarantee Company under the Insurance Department, they have been largely under the same general management and now have the same president.

The other officers elected were: Martin Joost, vice-president; Frank Bailey, second vice-president and general manager; John L. Sherwood, third vice-president; Joseph H. Ward, fourth vice-president; Clinton D. Burdick, treasurer; William B. Clarke, secretary; George W. Bailey, assistant treasurer; Randall Salisbury, assistant secretary; Harold W. Hoyt, assistant secretary.

Mr. Belknap will be associated with Albert B. Ashforth and George D. Arthur in the real estate business at 10 East 33d st. The firm is to be incorporated under the present name "Albert B. Ashforth."

LAW DEPARTMENT

FORAGING FOR FUEL.

A tenant whose rent is due on the first of the month holds over without payment and promises to vacate apartment on the 6th of same month. The agent notifies him to get out on that date as promised. The tenant is the only one in a 3-family house. During the time between the 1st and 6th of the month the agent instructs the janitor to cease supplying steam heat and hot water on the premises. During the absence of the agent the said tenant enters the boilerroom (without authority) and starts up a fire in the steam furnace and also a fire in the hot-water supply, using his personal fuel. The tenant also orders the janitor from the boiler-room, telling him that he (the tenant) will attend to fires, etc. He also states that he has sickness in his family and must have his apartment heated. My query is—is the tenant guilty of any misdemeanor or felony, he having no knowledge of operating steam boilers, etc.? What is the redress of the agent? AGENT.

Answer.—After the notice and promise to vacate, the tenancy was only of "sufferance," and the tenant's act of forage for heat was a trespass, for which he would be held liable as to any damage shown. The plea of having to do it for his family's preservation from suffering would, however, we believe, appeal to any average jury and your damages, if any, would probably be the nominal recovery of "six cents."—Editor.

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

¶ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."

(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS. 90-92 West St. Monday, April 3.

WILLIS AV BRIDGE.—10 a. m. WEST 169TH ST.—Sewer from Fort Washington av to Haven av; 2 p. m.

BRONX BOULEVARD.—Opening, from Old Boston Post Road to East 242d st; 10 a.m.

GRAND BOULEVARD. — Opening, from East 158th to East 164th sts; 3 p. m.

KINGSBRIDGE AV. — Opening, from West 230th st to Broadway; 9 a.m.

EAST 177TH ST.—Opening, from Tremont av to Morris Park av; 1.30 p. m.

Tuesday, April 4.

MATHEWS AV.—Opening, from Burke av to Boston rd; 3.30 p. m.

BUENA VISTA AV. — Opening, from Haven av to West 176th st; 4 p. m.

CASTLE HILL AV.—Assessment, from West Farms rd to the Public pl; 1.30 p. m. MAIN ST., CITY ISLAND.—3 p. m.

EAST 172D ST.—Opening, from Jerome av to Morris av; 10 a.m.

BUENA VISTA AV.—Opening, from Haven av to West 176th st; 4 p. m.

WEST 234TH ST.—Opening, from Albany rd to Kingsbridge av; 11.45 a.m.

ZEREGA AV. — Opening, from Castle Hill av to Castle Hill av; 1 p. m.

BOSTON RD.—Opening, from White Plains rd to north line of city; 3.30 p. m. GLEBE AV, ETC.—Opening; 3 p. m.

EAST 210TH ST.—Opening, from Jerome av to Wayne av; 3 p. m.

ROSEWOOD ST.—Opening, from Bronx Boulevard to Cruger av; 2 p. m.

WEST 178TH AND 179TH STS.—Opening, from Haven av to Buena Vista av; 10 a.m.

Wednesday, April 5.

JEROME AV.—Opening, from Cameron pl to East 184th st; 2 p. m.

THROGS NECK BOULEVARD.—Opening, from Eastern Boulevard to Shore Drive; 3 p. m.

Thursday, April 6.

BENSON AV, ETC.—Opening; 2 p. m.

PARKER ST.—Opening, from Protectory av to Wellington av; 3.45 p. m.

Friday, April 7.

BENSON AV, ETC. — Assessment; 2

COMMISSIONERS OF APPRAISAL. Monday, April 3.

15TH TO 18TH STS, NORTH RIVER.

-Dock proceeding; 2.30 p. m.

Tuesday, April 4.

LOOP NO. 1.—Rapid transit; 2 p. m. BROOKLYN BRIDGE ARCHES. — 2 p. m.

Wednesday, April 5.
18TH TO 23D STS, NORTH RIVER.—
Dock proceeding; 10.30 a. m.

15TH TO 18TH STS, NORTH RIVER.— Dock proceeding; 2.30 p. m.

NEW ST.-4 p. m.

Friday, April 7.

15TH TO 18TH STS, NORTH RIVER.

--Dock proceeding; 2.30 p. m.

BY THE PUBLIC SERVICE COMMISSION, TRIBUNE BUILDING.

Monday, April 3.

LONG ACRE ELECTRIC LIGHT & POWER CO.—Further hearing upon application for approval of \$10,000,000 stock and \$50,000,000 bonds.—Commissioner Maltbie; 10 a. m.

Wednesday, April 5.

UNION RY. CO. OF NEW YORK CITY.

—Application for approval of exercise of franchise for St. Ann's Avenue extension.

—Commissioner Eustis; 2.30 p. m.

Thursday, April 6.

BONDHOLDERS' COMMITTEE METROPOLITAN STREET RAILWAY CO.—Application for approval of reorganization and issue of securities thereunder.—Commissioner Maltbie; 2.30 p. m.

INTERBOROUGH RAPID TRANSIT CO.—Station facilities on Second, Third and Ninth Avenue elevated lines.—Commissioner Eustis; 2.30 p. m.

BROOKLYN & JAMAICA BAY RAIL-WAY CO.—Application for certificate of public convenience and necessity for rail-road in Brooklyn.—Commissioner Bassett; 2.30 p. m.

Friday, April 7.

DEGNON CONTRACTING CO.—Arbitration, City's appeal; 2 p. m.

CONDEMNATION PROCEEDINGS

APPLICATION FOR APPOINTMEN'T OF COMMISSIONERS.

TIBBETT AV.—Opening, from West 230th st to West 240th st.

CORLEAR AV.—Opening from West 230th st to West 240th st.

PATTERSON AV.—Opening from the bulkhead line of the Bronx River to the proposed bulkhead line of Pugsley's Creek. Applications will be made to the Supreme Court on April 7th for the appointment of Commissioners of Estimate and Assessment.

BILLS OF COSTS.

TAYLOR ST.—Opening, from East River to Westchester av.

Bill of costs, charges and expenses incurred by reason of the above proceeding, will be presented for taxation to the Supreme Court on April 11.

COMPLETED REPORTS.

WESTCHESTER AV.—Opening, from the Bronx River to Main st.

The Commissioners of Estimate and Assessment have completed their supplemental and amended estimate of assessment in the above proceeding. All objections must be presented at 90 and 92 West Broadway on or before April 7. Hearings will begin April 16. The report will be submitted to the Supreme Court for confirmation May 25.

COMMISSIONERS APPOINTED.

WEST 207TH ST.—Widening, between 10th av and Emerson st.

Charles L. Hoffman, Henry Brady and Darcy O'Connor were appointed Commissioners of Estimate and Charles L. Hoffman Commissioner of Assessment in the above proceeding.

SEALED BIDS OPENED.

The following contractors were the lowest bidders in the March 22 opening of the sealed bids for projected improvements:

Grading, etc., unnamed street between Tiebout av at 181st st, and Webster av at 182d st; Edward V. Handy, \$14,660.90.

Grading, etc., Rochambeau av, between 212th st and a point 210 ft. south of Van Counrtlandt av; L. J. Moran, \$14,780.35.

Paving with asphalt block Longfellow av, between 172d and Freeman sts; Hastings Construction Co., \$12,567.70.

Paving with sheet asphalt Park av West between Morris av and 162d st; Asphalt Construction Co., \$12,731.25.

Paving with sheet asphalt Fox st between Intervale av and Barretto st; Asphalt Construction Co., \$5,617.60.

BOARD OF ESTIMATE.

The Board of Estimate will, at its meeting to be held April 6, consider the following proposed changes in the city map:

WEST 168TH ST.—Extend West 168th st, from Amsterdam av to Jumel pl, between 167th st and Edgecomberd.

EAST 138TH ST.—Change the grade of East 138th st, between Rider av and Park av, and of Canal pl, between East 138th st and East 140th st.

MACE AV.—Establishing the lines and grades of the street system included within the territory bounded approximately by Mace av, Eastchester rd, Waring av, Seymour av, Mace, the N. Y., Westchester & Boston Railway, East 222d st, Adee av, Baychester av, Arnow av, Ely av, Bartow av, Gunther av, Allerton av and Tieman av.

RIVERDALE AV.—Change the lines and grades between West 230th st and Spuyten Duyvil parkway and intersecting streets affected thereby; widen 235th st, between Riverdale av and Cambridge av, and lay out West 234th st, between Riverdale av and Cambridge av.

PUBLIC IMPROVEMENT MATTERS.

A public hearing will be held in the old Council Chamber, City Hall, on April 6 at 10.30 a.m., on the following matters:

PROTEST against assessment for opening an unnamed street, between Amsterdam av at 165th st and Audubon av, and a public park between the unnamed street and 165th st.

PETITIONS from property owners asking the Board of Estimate and Apportionment to reopen and reconsider its determination that the entire cost of regulating and grading Broadway, between Spuyten Duyvil Creek at 230th st and the city line, Borough of the Bronx, be assessed upon the property benefited, and a similar petition with respect to the paving of the same street.

PETITION for an extension of the area of assessment fixed in the proceeding for acquiring title to Castle Hill av, from West Farms rd to the public place at its southerly terminal, and also to the said public place, Borough of the Bronx.

LOT OWNERS' RIGHTS TO PUBLIC STREETS.

Points Decided in the Matter of Acquiring Title to Tremont Avenue—Consequential Damage Rejected.

Some of the questions that are being asked nowadays in regard to the rights of abutting owners in the public streets came up in the matter of acquiring title to Tremont av (177th st) from the Eastern Boulevard to Fort Schuyler road.

The fee of the bed of Tremont av at the time of the institution of these proceedings was vested in the abutting property owners, subject to a public easement acquired by the Town of Westchester under chapter 720 of the Laws of 1869. The object of the proceedings was to acquire the fee of the avenue, and it further appeared that as part of a contemplated plan of improvement the grade of the avenue is to be raised to some fifteen feet above its Various objections were present level. filed to the report of the commissioners by the property owners and also on behalf of the city.

Justice Greenbaum, in Special Term, before whom these objections were brought, has handed down an opinion in which he considers them seriatim, in part as follows:

"The objection of the city to the award made for damages to the building known as parcel 1b presents the question as to whether the erection of the elevated roadway over the sewer at the intersection of Av A and Tremont av constituted a change of grade authorizing the commissioners to award damages for injury to buildings under section 980 of the Revised Charter. The building in question was removed by the claimant in July, 1909, subsequent to the construction of the roadway by the contractor. It appears that the sewer through Av A at the intersection of Tremont av was constructed under a contract in which the contractor was required 'where the embankment obstructs or interferes with any roadway * * * to do * * * all work to put the roadways referred to in good condition and to form suitable approaches thereto.' Apparently in obedience to this provision, the contractor erected the elevated roadway in question to accommodate traffic and preserve the free use of Tremont av, making suitable approaches thereto on Tremont av running from a point 100 feet to the west and 150 feet to the east of Av A.

"The conclusion is irresistible that the sewer, sixteen feet above the old grade, was built to conform to the new grades established on the map of Tremont av, and that the acceptance by the city of the work of the contractor, who built a temporary highway or bridge at a grade substantially conformable to the new grade fixed for Tremont av, is a practical interpretation of the contract for building the sewer; that the 'suitable approaches' mentioned in the contract had reference to the proposed change of grade of Tre-We have thus a situation in which the city had in fact destroyed the old grade of the road in front of the claimant's premises, and had in effect taken steps looking to the actual raising of the Under these circumstances the award for substantial damages was justified and should not be disturbed. The objection of the property owner of this award upon the ground of inadequacy should also be overruled. The objection by the owner of parcel 1c to the award of nominal damages for injury to his building, also arising from the elevation of the roadway by the contractor, must be sustained. For reasons already stated the change of grade had been partialy effected, and since it appears that the removal of his building did not take place until after the grade at or adjoining his building had been changed I think he is entitled to substantial damages.

"The commissioners have awarded nominal damages for the taking of the fee of

the street to the owner of damage parcel 1L, situated on the north side of Tremont It is not disputed by the city that the fee of the street is vested in the owner, but it is sought to sustain this award the theory that the owner of the fee of a street subject to a public easement is entitled to nominal damages only. The contrary rule, that the owner in such a case is entitled to substantial damages, is well settled (City of Buffalo vs. Pratt, 131 N. Y., 293; Matter of Trinity Av., 81 App. Div., 215). It may be observed in this connection that substantial damages, ranging from \$1.50 to \$3 a front foot, have been awarded by the commissioners to other abutting property owners for the fee of the street, and there is nothing apparent in the record and no testimony has been referred to by counsel upon which this difference in the measure of damages adopted may be supported. The objection to this award must therefore be upheld. As to the objection of the owner to the award of nominal damages for the taking of the fee of the street abutting parcel 1q I am of opinion that the description in the deed fixing the point of commence-ment of the property 'at the intersection of the northerly side of the Eastern Boulevard with the Westchester Creek' shows a plain intention to exclude the fee of the street (see Potter vs. Boyce, 73 App. Div., 383, 389). This objection is therefore not sustained.

AS TO CONSEQUENTIAL DAMAGES. "The next question presented involves the right advanced by the abutting owners to recover consequential damages to their land, upon the theory that the acquisition by the city of the fee of Tremont av, though burdened with a public easement, constituted such a taking of a portion of the real property as to entitle them to all damages sustained to the residue of their property by reason of the proposed raising of the grade of the street. The commissioners have rejected this claim and have declined to award consequential damages to the property owners. opinion that the acquisition of the fee of the street, already burdened with a public easement, did not constitute such a taking as to form a basis for the award of consequential damages. The city, by virtue of its public easement in Tremont av, could have changed the grade of that street without any liability whatever for damages sustained by the owners of adjoining vacant lands (2 Dillon Mun. Corp'n, 4th ed., sec. 688; City of Boston vs. Richardson, 95 Mass., 146, 159; Kelsey vs. King, 32 Barb., 410, 417), and it must therefore be held in order to sustain the objectors' position that the mere combination of the proceedings for the acquisition of the fee and the change of the grade renders the city liable for the consequential damages, although no liability would exist if the latter had been conducted independently of or had preceded the former. "It seems to me that where, as here, the

owners have parted with substantially the full enjoyment of their property in the the street and the city desires bed of merely by taking the fee to acquire larger and more extended rights in the use of the street, that this is an insufficient taking upon which to predicate the award of consequential damages. In City of Schnectady vs. Trustees, &c. (144 N. Y., 241) the question of the validity of two assessments for the paving of the street in front of land, the fee of which was in the defendants, subject to all street servitudes, was involved, and in declaring such assess-ment illegal the court said: 'According to the common, ordinary use of the word lot, it cannot be held to designate land in an open, public street. The fee of a street is of such inconsiderable value that the

owner thereof is rarely, if ever, spoken of as the owner of the street. The public, represented by the city, has the paramount right to the streets, and may with greater propriety be called the owner of It may be true, as urged by counsel, that the change of grade is necessitated by the proposed erection of the bridge over Westchester Creek, but this would constitute a legitimate improvement for street purposes, and would therefore confer no right to compensation by way of consequential damages upon the abutting owners (Sauer vs. City of N. Y., 180 N. Y., 27, 29; Matter of Rapid Transit Comm'rs, 197 N. Y., 81, 89). In any aspect in which this question is considered no claim for damages will lie. In other respects the report of the commissioners is confirmed.

PROUD OF THEIR CITY.

Municipal Art Society to Show at National Arts Club the Work of City Departments.

That something is being done to make New York more attractive will appear at a show soon to be held in the galleries of the National Arts Club, 119 East 19th st.

The Municipal Art Society will include exhibits by several city departments, such as the Park and Dock, Board of Water Supply, etc.

This year's exhibition is likely to rouse a good deal of discussion among people having strong views for or against the use of public parks and piers by the masses for recreation. For the past decade or so the Municipal Art Society has been laboring to enlist citizens on the side of a sane and comely city; it has helped many good causes which have made New York cleaner, more beautiful, more livable. Among the exhibits are decorations for some of the new public schools.

The president of the Municipal Art Society is Bert Hanson, former Deputy Commissioner of Police, and the secretary is Charles H. Israels, architect.

Ceding Land to the City.

On Dec. 7, 1910, Borough President Miller of the Bronx issued a formal letter addressed to the "Property Owners" informing them that they could cede their land about to be acquired for the opening of a street, to the city and by so doing avoid the paying of a heavy assessment. A number of property owners have taken advantage of the opportunity offered, but in most cases it is the larger realty holders. It appears that the owners of a 25ft. lot do not see the advantage. cannot see why they should cede their land and receive nothing for it, not realizing that their assessment will be greater than the value of the land acquired for the opening.

It has been suggested that the various property owners' associations take the matter up and explain to lot owners the value of the plan. There is an Information Bureau connected with the Borough Hall in the Bronx, Henry L. Bridges, in charge, which would be pleased to explain to the property owner the benefit of ceding. There is said to be no reason why the property owners should employ a condemnation lawyer to get large awards for them, as the larger the award the heavier the assessment outside of a certain percentage of the award to the Owners will find it a benefit to lawyer. cede their land, if they would give it a little consideration.

THE CITY had installed on last Tuesday new gas lamps in Kingsbridge Terrace, south of Kingsbridge rd, and also south on Heath av to Bailey av in the Kingsbridge section of the Borough of the Bronx.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

1010

MANHATTAN AND THE BRONX.

CON	TITT	ABT	COETT
CON	YLI	AIN	UES.

1911.	1910
Mar. 24 to 30, inc.	Mar. 25 to 31, inc.
Potal No. for Manhattan 175	Total No. for Manhattan 208
No. with consideration 14	No. with consideration. 20
Amount involved \$1,108,376	Amount involved \$1,110,775
Number nominal	Number nominal 188
	1010
	1911. 1910
Total No. Manhattan, Jan. 1 to date	. 2,440 2,877
No. with consideration, Manhattan, Jan.	
1 to date	200 239
Total Amt. Manhattan, Jan. 1 to date	\$10,702,072 \$13,052,357
1911.	1910
Mar. 24 to 30, inc.	Mar. 25 to 31, inc.
Total No. for the Bronx 116	Total No. for the Bronx 121
No. with consideration 6	No. with consideration 10
Amount involved	Amount involved \$106,435
Number nominal	Number nominal 111
	Italiador Bomina
	1911 1910
Total No., The Bronx, Jan. 1 to date	1,785 1,703
Total Amt., The Bronx, Jan. 1 to date	\$916,779 \$1,221,912
Total No. Manhattan and The	\$010,1.0
Bronx, Jan. 1 to date	4,225 4,580
Total Amt. Manhattan and The	1,000
Bronx, Jan. 1 to date	\$11,618,851 \$14,274,269
The state of the s	

Assessed Value Manhattan.

(From	assessment	roll	of	1910)
				0 4 4

			1911.		1010
		Mar	24 to 30, inc.	Mar.	25 to 31, inc.
Total No. with consideration				14	20
Amount involved			\$1,108,3	76	\$1,110,775
Assessad value			4911.5	00	5748,000
Total No. nominal			1	61	188
Assessed value			\$9,635,0	00	110,091,250
Total No. with consid., from Ja			2	00	239
Amount involved	**	**	\$10,702,0	72	\$13,052,357
Assessed value	"	**	\$9,678,5	00	\$11,760.100
Total No. nominal	**		2,2		2 638
Assessed value	"	**	\$125,743,2	00	\$183,397,750

MORTGAGES.

	1911.		19.	10.
Mar. 24 to 30, inc		c	1910. Mar. 25 to 31, Inc.—-	
	nhattan.		Manhattan	The state of the s
Potal number	132	98	148	
Amount involved		\$1,274,951	\$7,940,833	:1,323,375
No. at 12%	\$1,921			
No. at 10%	\$1,921		•••••	
Amount involved				e400
No. at 6%	58	48	42	\$400 58
Amount involved	\$700,064	\$749,051	\$3,629,683	\$671,840
No. at 51/2%	4	11	3	10
Amount involved	\$296,000	\$144,100	\$152,000	\$154,585
No. at 5%	35	11	41	34
Amount involved	\$1,915,750	\$79 600	\$1,914,000	\$374,450
No. at 43/1/2	\$30,000			
Amount involved				
No. at 4½%	11		31	1
Amount involved	\$685,200		\$1,470,000	\$1,400
No. at 41/4%			•••••	
Amount involved				
No. at 4%	\$143,500		440.0.0	1
Amount involved	\$145,500		\$40,000	\$6,500
No, at 3%	\$3,000		•••••	
No. with interest not given	19	28	30	21
Amount involved	\$256,635	#302,200	\$735,150	\$114,250
No. above to Bank, Trust	4200,000	1004,200	6,00,100	φ111,200
and Insurance Companies	30	20	39	11
	\$1,680,500	\$648,000	\$5,319,000	\$195,700
			1911.	1910.
Total No., Manhattan, Jan.	I to date		1.831	2 801
Total Amt., Manhattan, Jan.		\$56.20	5.390 \$1	2,301 03,713,695
Total No., The Bronx, Jan. 1			1.504	1,687
Total Amt., The Bronx, Jan		\$13,1		14,983,489
Total No., Manhattar				
Bronx. Jan. 1 to da			3,335	3,988
Total Amt. Manhatta				
Bronx, Jan. 1 to da	te	\$69,32	4,275 811	8,697,184

EXTENDED MORTGAGES

TENDED MC	RIGAGES			
1911.			191	0.
24 to 30, inc.		-Mar.	25 to	81, inc
Manhattan.	Bronx.			
58	14		54	8
\$2,200,500	\$199,600	\$1,983,5	00	\$125,600
9	3		3	2
\$94,500	\$7,100	\$22,0	000	\$80,000
4	801 500		1	
	\$21,500			
	4128 500			220 000
DI,IL±,000				\$30,000
¢135 000				
10				*******
				1
				\$3,000
1	1		8	4
\$7,500	\$4,500	\$81,50	00	\$12,600
				A Company of the Company
22	1			8
\$1,432,000	\$24,000	\$1,823.0	000	\$110,000
		11		1910
	007.00			583
to date	\$21,28	157		3,710,231
to date	\$9.95			2 472 591
	\$2.0	50,125		2,472,581
		856		750
				.00
rte	\$29,6	33,597	\$26	,182,812
	1911. 24 to 30, inc. Manhattan. 58 \$2,200,500 9 \$94,500 4 \$103,500 10 \$743,000	24 to 30, inc.— Manhattan. 58 14 \$2,200,500 \$199,600 \$94,500 4 \$103,500 83 \$11,114,000 10 \$743,000 \$7,500 \$4,500 \$135,000 10 \$743,000 \$10,000 \$10 \$743,000 \$10,000 \$10 \$10 \$10,000 \$10 \$10,000 \$10	1911. 24 to 30, inc.— Manhattan. \$58 \$14 \$2,200,500 \$199,600 \$7,100 \$22,6 \$103,500 \$21,500 \$136,500 \$21,500 \$3166,500 \$525,50 \$10,114,000 \$166,500 \$135,000 \$10 \$743,000 \$1,10 \$7,500 \$1,10 \$7,500 \$1,10 \$24,000 \$1,300,50 \$1,30	1911. 24 to 30, inc.— Manhattan. 58 \$2,200,500 \$199,600 \$\$199,600 \$\$1,103,500 \$\$21,500 \$\$135,000 \$\$135,000 \$\$135,000 \$\$100,000 \$\$1,114,000 \$\$100,000 \$\$1,114,000 \$\$100,000 \$\$1,114,000 \$\$100,000 \$\$1,114,000 \$\$1,1000 \$\$1

PROJECTED	BUILDINGS.

Potal No Non Podlar	1911	1910
Total No. New Buildings: Mar Manhattan Mar	. 25 to 31, inc. Mar	. 26-April 1, inc.
The Bronx	22	20
	40	58
Grand total	62	78
Total Amt. New Buildings:		
Manhattan	\$2,289,120	\$1,645,200
The Bronx	444'900	1,296,300
Grand total	\$2,734,020	\$2,941,500
Total Amt. Alterations:		*=,01,,000
Manhattan	\$237,430	\$178,910
The Bronx	116,475	88,800
Grand total	\$253,905	\$217,210
Total No. of New Buildings.	4200,000	4211,210
Manhattan, Jan. 1 to date	182	214
The Bronx, Jan. 1 to date	241	461
Muhtn-Bronx, Jan. 1 to date	423	675
Total Amt. New Buildings:		070
Manhattan, Jan. 1 to date	\$23,194,355	527,424,770
The Bronx, Jan. 1 to date	3,325,000	9,734,005
Mnhtn-Bronx, Jan. 1 tc date	\$26,519.355	837,158,775
Total Amt. Alterations:	The state of the state of	, , , , , , ,
Mnhtn-Bronx, Jan. 1 to date	\$2,154,032	\$2,729,021

BROOKLYN.

CONVEYANCES.

	1911. Mar. 23 to 29, inc.	1910
fotal number		
No. with consideration	. 468	511
Amount involved	. \$317 540	\$1,188 227
Number nominal	. 446	476
Total number of conveyances		410
Jan. I to date	6,085	6,367
Total amount of conveyances		
Jan. I to da	82.891,571	\$4,374,423
MORTGA	GES.	
Potal number	361	410
Amount involved	. \$1,397,850	\$4,840,088
No. at 6%	. 204	287
Amount involved	\$179.962	\$3,617,826
No. at 51/2% Amount involved	. 68	42
Amount involved	. \$385,148	\$135,250
No. at 51%		
No. at 5%	. 59	*** ****
Amount involved	\$321,936	\$895,034
No. at 41/2%	φυ21,000	\$090,034
Amount involved		\$100,000
No. at 4%	1	1
Amount involved	. \$1,000	\$10,000
No. at 3%		
Amount involved	. \$550	
Mo. at 25	\$400	
No. with interest not given	27	18
Amount involved	\$208 854	181,978
Total number of Mortgages		101,010
Jan. 1 to date		5,981
Total amount of Mortgages		
Jan. 1 to date	. \$17,666,302	\$27,237,053
PROJECTED	BUILDINGS	
No. of New Buildings	. 87	150
Estimated cost		\$952,025
Potal Amount of Alterations		\$32,955
Total No. of New Buildings		
Jan. 1 to date		1,504
Jan. 1 to date		\$9,445,585
Total Amount of Alteration	. 23,003,103	20,440,000
Jan. 1 to date		\$1,428,744
OFFICE	TRICI	

OFFENS.

PROJECTED BUILDINGS.

	1911	1910
	Mar. 24 to 30, inc.	Mar. 25 to 31, inc,
No. of New Buildings	137	114
Estimated cost	\$452,040	\$385.025
Total Amount of Alterations	\$11,852	\$19,080
Total No. of New Building	8.	
Jan. 1 to date		927
Total Amt. of New Building		
Jan. 1 to date	\$5,151,699	\$3,393,797
Total Amount of Alteration		
Jan. 1 to Date	\$220,747	\$186,662
Jan. 1 to Date	5220,747	\$150,662

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 80, of which 33 were below 59th st, 35 above, and 12 in the Bronx. The sales reported for the corresponding week last year were 79, of which 20 were below 59th st, 26 above, and 33 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 132, as against 145 last week, and in the Bronx 98, as against 88 last week. The total amount was \$5,306,021, as against \$4.-854,051 last week.

The amount involved in the auction sales this week was \$1,041,603, and since January 1, \$9,603,228. Last year the total for the week was \$1,265,206, and from January \$17,143.969.

HE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan

CAPITAL AND SURPLUS,

and 203 Montague St., Brooklyn

\$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

EDGAR J. LEVEY, President
JOHN D. CRIMMINS, Vice-Presidents
CLINTON R. JAMES, Vice-Presidents
CVRIL H. BURDETT, Gen'l Mgr. and Counsel
FRANK L. COOKE, Secretary
CHAUNCEY H. HUMPHREYS | Asst,
EDWIN A. BAYLES,
GERHARD KUEHNE, Jr., Asst. Treas,
Hon. ABRAHAM R. LAWRENCE, Counsel

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

SLAWSON & HOBBS

Real Estate 162 WEST 72D STREET

ADVERTISED LEGAL SALES.

April 1. No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

April 3.

1st av, No 2366, e s, 76.11 n 121st st, 26x73.10, 4-sty bk tnt & str. Jno J Sullivan et al agt Josef Scharf et al; Jas C McEachen, att'y, 45 Bway; Jas Oliver, ref. (Amt due, \$6, 142.16; taxes, &c. \$315.26; sub to a prior mt of \$10,000.) By Herbert A Sherman.

72d st, No 28, s s, 40 e Madison av, 18.3x80, 5-sty & b stn dwg. County Holding Co agt Gertrude R Waldo et al; Merrill & Rogers, att'ys, 128 Bway; Denis O'L Cohalan, ref. (Amt due, \$65,427.90; taxes, &c, \$2,757.19.) By Joseph P Day.

Grand st, Nos 554 & 556 n w cor Lewis st, 50x85, Lewis st, No 1 6-sty bk tnt & strs. Mary B Schwab agt Abraham Kassel et al; Schenck & Punnett, att'ys, 19 Liberty st; Francis W Pollock, ref. By Joseph P Day.

April 4.

Cherry st, Nos 277 to 281|s w cor Jefferson st, 75

Schenck & Punnett, att'ys, 19 Liberty st; Francis W Pollock, ref. By Joseph P Day.

April 4.

Cherry st, Nos 277 to 281|s w cor Jefferson st, 75 Jefferson st, Nos 76 & 78 | x94x75x94.9, 6-sty bk loft & str bldg & 1 & 3-sty bk shop. Germania Bank of the City of N Y agt Jno M Dempsey et al; ½ int; Ashbel P Fitch, Mott & Grant, att'ys, Adam Wiener, ref. (Amt due, \$10,604.99; taxes, &c, \$4,621.97; sub to a mt of \$10,000.) By Saml Goldsticker.

Baychester av, e s, 100 s Central av, 25x80, Eastchester. Edw Hoctor agt Eliza Hoctor et al; Jas H Deignan, att'y, 206 Bway; Peter B Olney, ref. (Partition.) By Joseph P Day.

72d st, No 28, s s, 40 e Madison av, 18.3x80, 5-sty & b stn dwg. County Holding Co agt Gertrude R Waldo et al; Merrill & Rogers, att'ys, 128 Bway; Denis O'L Cohalan, ref. (Amt due, \$5,527.9; taxes, &c, \$2,757.19.) Mt recorded June 3, 1908. By Joseph P Day.

189th st, No 518, s s, 122.4 e Brook av, 37.6x 100, 6-sty bk tnt. Albany Savings Bank agt Abram Abelman et al; Tracey, Cooper & Townsend, att'ys, 25 No Pearl st, Albany, N Y; Nathan A Smyth, ref. (Amt due, \$25,721.24; taxes, &c, \$610.39.) Mt recorded June 3, 1907. By Herbert A Sherman.

235th st, No 266, on map No 264, s s, 235 w Katonah av, 25x100, 2-sty bk dwg. Central Mortgage Co agt Germansky Construction Co et al; Action No 1; Otis & Otis, att'ys, 60 Wall st; Maurice Deiches, ref. (Amt due, \$6,837.56; taxes, &c, \$16.31.) By Jas L Wells.

235th st, No 268, on map No 266, s s, 210 w Katonah av, 25x100, 2-sty bk dwg. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$6,837.56; taxes, &c, \$16.31.) By Jas L Wells.

235th st, No 270, on map No 265, n s, 234.10 w Katonah av, 25x100, 2-sty bk dwg. Same agt same; Action No 3; same att'ys; same ref. (Amt due, \$6,837.56; taxes, &c, \$16.31.) By Jas L Wells.

234th st, No 267, on map No 265, n s, 234.10 w Katonah av, 25x100, 2-sty bk dwg. Same agt same; Action No 4; same att'ys; same ref. (Amt due, \$6,837.56; taxes, &c, \$16.31.) By Jas L Wells.

234th st, No 269, on map No. 267, n s, 210 w Katonah av, 24.10x100, 2-sty bk dwg. Same agt same; Action No 5; same att'ys; same ref. (Amt due \$2,941.36; taxes, &c, \$16.31.) By Jas L Wells.

234th st, No 271, on map No 269, n s, 185 w Katonah av, 25x100, 2-sty bk dwg. Same agt same; Action No 6; same att'ys; same ref. (Amt due, \$2,941.36; taxes, &c, \$16.31.) By Jas L Wells.

Perry st, No 8, s s, 107.8 w Greenwich av, 22x 95, 3-sty & b bk dwg. Catharine McDermott agt Jno McDermott et al; Wentworth, Lowenstein & Stern, att'ys, 350 Bway; Myron Sulzberger, ref. (Amt due, \$5,117.44; taxes, &c, \$239.52; sub to a first mt of \$11,000.) Mt recorded Nov 10, 1908. By Joseph P Day. Cypress av, Nos 82 to 86|n e cor 132d st, 70x75, 132d st, Nos 671 to 675 | 1-sty fr office & fr bldgs of stone yard. Augustus Gareiss agt Vito Cardo et al; Bergman & Davis, att'ys, 3219 3d av; Chas Levy, ref. Amt due, \$8,663.60; taxes, &c, \$1,600.) By Samuel Marx. Broome st, No 316, n s, 85 e Chrystie st, 22.3x 100.8x22.9x100.8, 3-sty bk tnt & str & 1-sty fr hall in rear. Excelsior Brew Co agt Jno Bauer et al; Holm, Whitlock & Scarff, att'ys, 35 Nassau st; Henry L Moses, ref. (Amt due, \$7,012.09; taxes, &c, \$4,115.39; sub to two prior mts aggregating \$16,250.) By Samuel Marx. 72d st, Nos 502 to 508, s s, 98 e Av A, 100x102.2, 1 & 2-sty bk & fr stables & vacant. American Malting Co agt Chas C Clausen et al; Action No 1; Blumenstiel, att'ys, 27 Pine st; Walter H Liebmann, ref. (Amt due, \$35,928.15; taxes, &c, \$4,469.57; sub to a mt of \$14,000.) By Joseph P Day.

Av A, Nos 1334 to 1344|n e cor 71st st, runs e 71st st, Nos 501 to 509 | 198 x n 102.2 x w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x c w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x c w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x c w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x c w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x c w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x c w 100 x 72d st, Nos 501 to 509 | 198 x n 102.2 x c

April 5.

125th st, No 551, n s, 75 e Bway, 25x99.11, 5-sty bk tnt & str. Broadway Savings Institution of the City of N Y agt Annie N Harris as extrx et al Richd B Kelly, at'y, 170 Bway; Jas W Hyde, ref. (Amt due, \$26,363; taxes, &c, \$750.) By Joseph P Day.

&c. \$750.) By Joseph P Day.

Hughes av, No 2416, on map No 2412, e s, 171
s 188th st, 24x87.6, 2-sty fr dwg. Laura
Marion agt Belmont Realty & Construction Co
et al; Wm D Leonard, att'y, 165 Bway; A
Welles Stump, ref. (Amt due, \$4,401.70;
taxes, &c, \$355.77.) By Joseph P Day.

April 6.

April 6.

121st st, No 18, s s, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg. Morris J Hirsch agt Ferdinand Ehrlich et al; Reeves, Todd & Swain, att'ys, 165 Bway; Jno R McMullen, ref. (Amt due, \$16,201.20; taxes, &c, \$790.25.) By Joseph P Day.

130th st, Nos 109 to 117, n s, 122.6 e Park av, 122.6x99.11, three 6-sty bk tnts with strs in Nos 113 & 117. Susan Van Praag agt 130th Street Corp et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Bway; Royal E T Riggs, ref. (Amt due, \$15,226.31; taxes, &c, \$2,827.16.) By Joseph P Day.

161st st | at c 1 William st -x-, William st (now closed) | vacant. Dora D Schiffer agt Amelia G Friedman et al; Kurzman & Frankenheimer, att'ys, 25 Broad st; Walter B Caughlin, ref. (Partition.) By Joseph P Day.

10th st, No 272, s s, 300 e 1st av, 25x99.7, 4sty bk tnt. Geo E Lapp agt Betty Gluck et
al; James, Schell & Elkus, att'ys, 170 Bway;
Phelan Beale, ref. (Amt due, \$6,628; taxes,
&c, \$764.53; sub to a first mt of \$14,000.)
By Joseph P Day.
1st av, No 168, e s, 47.4 n 10th st, 23.8x94, 5sty bk tnt & str. Ludwig Wagner VI. et al
agt Olga M Herrmann et al; Van Mater Stilwell, att'y, 26 Court st; Chas J Leslie, ref.
(Partition.) By Joseph P Day.
74th st, No 43, n s, 185 e Madison av, 20x102.2,
4-sty stn dwg. Lawyers Title Ins & Trust Co
as trustee agt Chas C Clausen et al; Lachman
& Goldsmith, att'ys, 35 Nassau st; Stephen
Callaghan, ref. (Amt due, \$39,688.26; taxes,
&c, \$843.78.) By Samuel Marx.

April 7.

Evelyn pl | n e cor Davidson av, 46x Davidson av, No 2300| 100, 4-sty bk tnt. Emma G Badgeley agt Frank A Ten Brook et al; James, Schell & Elkus, att'ys, 170 Bway; Geo W Collins, ref. (Amt due, \$5,458.46; taxes, &c, \$76.46; sub to two mts aggregating \$6,500.) By Chas A Berrian.

221st st, No 627, n s, 50 e 2d av, 27.6x105, Wakefield. Julius Wolff agt Irene F Briggs et al; Wager & Acker, att'ys, 287 Bway; Thos Keogh, ref. (Amt due, \$1,706.43; taxes, &c, \$225; sub to a first mt of \$3,000.) By Joseph P Day.

\$225; sub to a first mt of \$3,000.) By Joseph P Day.

123d st. Nos 214 & 216, s s, 205 e 3d av, 43x 100.11, 6-sty bk tnt & strs. Philip Schulang agt Abram Perelman et al; Lese & Connolly, att'ys, 35 Nassau st; Henry F Rabbe, ref. (Amt due, \$10,165.19; taxes, &c, \$61.43.) By Joseph P Day.

April 8.

No Legal Sales advertised for this day.

April 10.

Lewis st, Nos 99 & 99½ |s w cor Stanton st, 50x Stanton st, Nos 293 & 295 | 100, four 5-sty bk tnts & strs. Theodore H Kellogg agt Bernhard Cohn; Sheriff's sale of all right, title, &c, which Bernhard Cohn had on Sept 8, 1910, or since; Wm C Kellogg, att'y, 6 Hudson st, Yonkers; Jno S Shea, sheriff. By Daniel Greenwald.

Since; Wm C Kellogg, att'y, 6 Hudson st, Yonkers; Jno S Shea, sheriff. By Daniel Greenwald.

Cherry st, No 306, n s, 233.1 e Jefferson st, 25x 80. 5-sty bk tnt & strs. Sherift's sale of all right, title, &c. which Harris Falkin et al had on Dec 20, 1910, or since; Eidlitz & Hulse, att'ys, 31 Nassau st; Jno S Shea, sheriff. By Daniel Greenwald.

30th st, Nos 245 & 247, n s, 100 w 2d av, 50x 98.9, 6-sty bk tnt. Wm L Shearer et al agt Ethel A Dow et al; Lyon & Smith, att'ys, 128 Bway; Harry N French, ref. (Amt due, \$48, 476.06; taxes, &c, \$—.) By Herbert A Sherman.

Teller av. No 1069, w s. 139.6 s 166th st. 20x 100.2, 3-sty bk dwg. Frances Schwab, extrx, &c. agt David Robinson et al; Brussel & Beebe, att'ys, 41 Wall st; Jacob A Cantor, ref. (Amt due, \$8,245.69; taxes, &c., \$174.72.) By Joseph P Day.

Teller av. No 1071, w s. 119.6 s 166th st. 20x 100.2, 3-sty bk dwg. Same agt same; same att'ys; same ref. (Amt due, \$8,240.19; taxes, &c., \$174.72.) By Joseph P Day.

3d av, w s. 110.1 s 176th st. 54x100, vacant. Mary J Archer agt Myron W Cuddeback et al; Harry Overington, att'y. 2804 3d av; W Arrowsmith, ref. (Amt due, \$4,526.67; taxes, &c., \$502.49; sub to a first mt of \$7,000.) By Bryan L Kennelly.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending March 31, 1911, 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.

et al ... 21,000
*110th st. No 18, s.s., 100 w Madison av, 25x 100.11, 5-sty bk tnt. (Amt
due, \$27,254.35; taxes, &c, \$1.170.) Clementine M Silverman et al. 21,900
*110th st, No 14, s.s., 150 w Madison av, 26x100.11, 5-sty bk tnt. (Amt
due, \$27,252; taxes, &c, \$1,250.) Clementine M Silverman et al. ... 21,000
*110th st, No 12, s.s., 176 w Madison av, 26x100.11, 5-sty bk tnt. (Amt
due, \$27,269.50; taxes, &c, \$1,250.) Clementine M Silverman et al. ... 21,000

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Conveyances

SAMUEL MARX.

Plimpton av, No 1321, w s, 163.7 s 170th st, 22x93.11x22.4x97.5, 2-sty & b bk dwg. (Amt due, \$7,031.25; taxes, &c, \$145.09.) John C Barr...6,500 Plimpton av, No 1317, w s, 207.7 s 170th st, 23x84.5x23.5x88.10, 2-sty & b bk dwg. (Amt due, \$7,034.35; taxes, &c, \$141.74.) John C Barr...6,500

HERBERT A. SHERMAN.

Plimpton av, No 1315, w s, 230.7 s 170th st, 23x79.11x23.5x84.5, 2-sty & b bk dwg. (Amt due, \$7,033.91; taxes, &c, \$140.86.) John C Barr..6,500 Plimpton av, No 1311, w s, 253.7 s 170th st, 23x75.6x23.5x79.11, 2-sty & b bk dwg. (Amt due, \$7,034.76; taxes, &c, \$139.08.) John C Barr.6,500

DANIEL GREENWALD.

Total	\$1,041,603
Corresponding week, 1910	1,265,206
Jan. 1st, 1911, to date	
Corresponding period, 1910	17,143,969

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,

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 1910.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens

CONVEYANCES

March 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

BOROUGH OF MANHATTAN.

Broome st, No 59, s s, abt 50 e Cannon st, 25x100, 5-sty bk tnt.
Jones or Jonas Schlesinger to Morris Kronovet. 19 Av C. %
part. Mts \$30,700 & all liens. Feb 21. Mar 30, 1911. 2:326—10. A \$16,000—\$34,000.

Carmine st, Nos 60-64½ s w cor Bedford st, 75x60, 6-sty bk
on map Nos 60 to 64
Bedford st, No 37a
on map No 37
iliens. Mar 24. Mar 27, 1911. 2:528
—76. A \$45,000—\$90,000. O C & 100
Division st, No 18, n s, 146.5 e Bowery, 13.7x115.11x12.2x122.4, 4bk loft & str bldg & 1-sty fr bldg in rear. Isaac Schneiderman
to Saml Blecher, 18 Division st. Mt \$10,000. Mar 24. Mar 25,
1911. 1:289—36. A \$12,000—\$15,000. O C & 100
Delancey st, No 268, n s, 25 e Columbia st, 24.9x100, 6-sty bk tnt
& strs. Jos Wiener Jr to Annie Martin, 344 E 11th st. Q C.
All liens. Mar 17. Mar 30, 1911. 2:333—76. A \$20,000—\$40,000.

Eldridge st, Nos 135 & 137, w s, abt 75 s Delancey st, new line or 175 s Delancey st old line, 50x100, 6-sty bk tnt & str. Jennie Wanderer to Helen A Greene, 2214 85th st, Bklyn. Mts \$83.500. Mar 29. Mar 30, 1911. 2:419-66. A \$50,000-\$90,000. O C & 100 Elwood st, w s, 350 n Nagle av, runs n 136.11 x w 32.2 x s w 212.2

Monroe st, No 254, s s, 250 w Jackson st, 25x½ block, 6-sty bk tnt & strs. Mina Zwerling to Alvin C Cass, 503 W 111th st & Chas L Apfel, 6818 10th av, Bklyn. Mts \$36,000. Nov 30, 1909. Mar 27, 1911. 1:261—47. A \$16,000—\$34,000. nom Mulberry st, No 247, the business. Carmine Guerina to Theo Palumbo. Mar 25. Mar 28, 1911.

Macdougal st, Nos 46 & 48, e s, 160 n Prince st, 40x75, two 3-sty bk tnts. Anna S Kroeger to Adaline S C Kroeger, 48 Macdougal st. Mt \$11,000. Mar 28. Mar 29, 1911. 2:518—5 & 6. A \$19,000—\$20,000.

OC & 100 Mulberry st. No 248 e s 75 s Prince st 18 2x48 11x17 11x49

OC & 10
Mulberry st, No 248, e s, 75 s Prince st, 18.2x48.11x17.11x49,
5-sty bk tnt & str. Salvatore Rizzo et al to Francesco Galizia,
41 Spring st. Mt \$9,000. Mar 27. Mar 30, 1911. 2:494—12.
A \$7,500—\$13,000.

A \$7,500—\$13,000.

Morton st, Nos 38 & 40, s s, 125.2 w Bedford st, 49.11x96.6x49.10 x96.6, 2, 5-sty bk tnts. Harry Wolfe to Marcus Rosenfeld, 61 E 73d st. Mts \$56,800. Mar 10. Mar 30, 1911. 2:583—24 & 25. A \$27,500—\$57,500.

Madison st, No 207, n s, abt 105 e Rutgers st, runs e 26.1 x n 100 x w 51 x s 26.1 x e 24.11 x s 73.8 to beg, 6-sty bk tnt & strs. Harry Kay to Aaron S Ratkowsky, 11 Attorney st. Mt \$53,000. Mar 29. Mar 30, 1911. 1:271—37. A \$24,000—\$42,000.

Maccombs plan w. cor 152d st. \$51x109.7x74.11x69.2, 6-sty bk tnt

liens. Mar 22. Mar 25, 1911. 1:309—6. A \$20,000—\$52,000.

O C & 100

Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2x29.9x75, 5-sty
bk tnt & strs. Rose Rice to Benj Rice her husband at Tulsa,
Tulsa Co Oklahoma. ½ part. All liens. Mar 27. Mar 30, 1911.

1:278—53. A \$14,500—\$27,000. O C & 100

Oliver st, No 44, e s, 83.9 s Madison st, 30.1x69x29.10x72.2, 5-sty
bk tnt & strs. Rose Rice to Benj Rice, her husband at Tulsa,
Oklahoma. ½ part. All liens. Mar, 27. Mar 30, 1911. 1:278—54. A \$14,000—\$27,000. O C & 100

Park pl, No 96, s s, 79.10 w Washington st, 23.7x82.8x23.11x82.4,
5sty bk loft & str bldg. Gertrude R Waldo to Stephen H Davenport, 75 Manhattan av, N Y, & Howard O Lente, 632 2d st,
Bklyn, Jos E Reid, 561 7th st, Bklyn. Mt \$20,000. Mar 25.
Mar 27, 1911. 1:128—41. A \$19,000—\$26,000. O C & 100

Rivington st, No 193 s w cor Ridge st, 25x85.3. Power of atty.
Ridge st, No 95
W 112th st. Feb 28. Mar 28, 1911.

Rivington st, No 56, n s, abt 25 e Eldridge st, —x—, 3-sty bk tnt
& str. Assignment of all right, title & interest under will of
Henry M Silverman. Charlotte Tobler to Royal P Hamerschlag.
Mar 25, 1910. Mar 29, 1911. 2:416—38. A \$16,000—\$19,000.
O C & 100

St Marks pl. No 18 or 8th st, s s, 256 e 3d av, 26x119.10, 3 &

O C & 100

St Marks pl, No 18 or 8th st, s s, 256 e 3d av, 26x119.10, 3 & 4-sty bk tnt & strs. Herbert A Weeks et al to Central Trust Co of N Y, 54 Wall st. All liens. Mar 24. Mar 28, 1911. 2:-463—18. A \$23,000—\$32,000. 51,726.37

Sheriff st, No 54, s e s 150 n e Delancey st, 25x100, 5-sty bk tnt & strs. Morris Dick to Jacob Goldberg. Mt \$23,000. July 11, 1910. Mar 28, 1911. 2:333—4. A \$18,000—\$27,000. nom

Suffolk st, No 21, w s, 175 s Grand st, 25x100, 2 & 4-sty bk hall. State Bank to Sufran Realty Co, 100 Wm st. Q C. All liens. Mar 2. Mar 28, 1911. 1:312—27. A \$23,000—\$31,000. nom

St Nicholas pl, No 83, w s, 224.4 n 153d st, 50x112, 6-sty bk tnt. Saml Greenfield to Jacques Lobel, 10 W 93d st. Mts \$87,750. Mar 22. Mar 24, 1911, 7:2069—11. A \$20,000—\$77,500. O C & 10 Stanton st, No 161, s s, 125 e Suffolk st, 25x100, 5sty bk tnt & strs. Beckie Levitch to Isaac Schlanger, 111 Ridge st. Mts \$31.600. Mar 15. Mar 24, 1911. 2:349—17. A \$23,000—\$32,000

\$31.600. Mar 15. Mar 24, 1911. 2:349—17. A \$23,000—\$32, 000. St Nicholas pl, Nos 83 & 85, w s, 224.4 n 153d st, 50x112. Asst of rents. Saml Greenfield, 26 W 119th st to Jacques Lobel, 10 W 93d st. Mar 24. Mar 25, 1911. 7:2069. 4,500 Spring st, No 270, s s, abt 125 w Varick st, 25x100, 5-sty bk tnt & strs. Mt \$16,000. 2:579—18. A \$16,000—\$26,000. S1st st, No 110, s s, 204 e Park av, 21x102.2, 5-sty stn tnt. Mt \$20,000. 5:1509—64. A \$13,500—\$32,500. S1st st, No 108, s s, 183 e Park av, 21x102.2, 5-sty stn tnt. Mt \$20,000. 5:1509—65. A \$13,500—\$32,500. Jno Ryan to Jennie I Ryan, 126 E 95th st. Mar 21. Mar 30, 1911.

1911. anton st, No 274, n s, 104.8 w Cannon st, 20x75, 3-sty bk tnt. Rosa Cohn to Michl Spinrad, 308 Stanton st. Mts \$12,750 & all liens. Mar 29. Mar 30, 1911. 2:335—84. A \$12,000—\$15,000. O C & 100

O C & 100

South st, No 105, n w s, abt 25 n e Beekman st, 25.1x77.5x24.11x
78.1, 5-sty bk tnt & str.
Front st, No 213, e s, abt 25 n Beekman st, 24.9x78x24.10x77.8,
5-sty bk loft & str bldg.
Susan McV wife Myles Hemenway et al HEIRS, &c, Sarah Hinton to Mary E wife Edw C Gregory, 54 W 47th st. ½ part.
All title. B & S. Mar 29. Mar 30, 1911. 1:97—11 & 18. A
\$26.300—\$40,000.
West st, Nos 396 & 397 n e cor 10th st, 44.8x78.1x43x90, 3-sty bk
10th st, No 305 | hotel. FORECLOS, Mar 10, 1911. John C
Hoenninger referee to Crescent Star Realty Co, 211 E 55th st.
Mt \$60,000 & all liens. Mar 17. Mar 29, 1911. 2:636—41. A
\$40,000—\$75,000.
William st, Nos 80 & 82 e s. 72.8 & bounded s. w. by Liberty et 25.7

**Mit 500,000 & all fiels. Mar 17. Mar 29, 1911. 2:050—11. A \$40,000—\$75,000.

William st, Nos 80 & 82 e s, 72.8 & bounded s w by Liberty st 25.7 Maiden lane, No 66 | & n e by Maiden lane 32.7x61.11, rear, Liberty st, No 13 | 5 & 13-sty bk & stn office & str bldg. Anzonetta B Wolfe & ano EXRS, &c, John Wolfe to Thomas Fox, 152 E 49th st, C a G. Mts \$89,000. Feb 28. Mar 29, 1911. 1;68—6. A \$187,100—\$275,000. 262,500

Same property. Thomas Fox to Seig Goldstein, 1261 Mad av. C a G. Mts \$89,000. Mar 14. Mar 29, 1911. 1;68. O C & 100 2d st E, Nos 21 to 25, s s, 235 e Bowery, 60x82.8x61.3x70.2, three 3-sty bk tnts with str in No 21. Henrietta W Drury et al to Geo F Johnson, Township of Hanover, N Y. Nov 14, 1910. Mar 29, 1911. 2:457—20 to 22. A \$25,000—\$33,000. O C & 100 2d st E, No 27, s s, 110.5 w 2d av, 20.5x91.4x20.1x93.1, 3-sty bk tnt & str & 3-sty bk tnt in rear. Saml Goldenberg to Geo F Johnson, Hanover, N J. Mt \$10,000. Mar 30, 1911. 2:457—23. A \$10,000—\$13,000. O C & 100 3d st E, Nos 279 to 283, n s, 80 e Av C, 66x96.2, 6-sty bk tnt & strs. Jennie Wanderer to Helen A Greene, 2214 85th st, Bklyn. Mts \$81,300. Mar 29. Mar 30, 1911. 2:373—64. A \$43,000—\$90,000. O C & 100 3d st, No 35, n s, 105 e Wooster st, 45x102.8. Power of atty.

1 st, No 35, n s, 105 e Wooster st, 45x102.8. Power of atty.

Mary L Richards, of Santa Barbara, Cal, to A Nelson Lewis.

June 3, 1908. Mar 29, 1911. P A.

1 st E, No 23, n s, 150 w 2d av, 25x99.4, 5-sty bk tnt.. Jno

Fischer et al to Louis P Deffaa, 393 West End av. Mt \$23,000.

Mar 24. Mar 25, 1911. 2:459—38. A \$20,000—\$39,000. O C & 100

3d st E, No 23, n s, 150 w 2d av, 25x99.4, N Y.

Halsey st, No 1056, Bklyn.

Power of atty.

August T Fischer HEIRS Theo Fischer to Caroline Fischer, 1056

Halsey st, Bklyn. Nov 23, 1909. Mar 24, 1911.

9th st E, No 617, n s, 243 e Av B, 25x92.3, 4-sty bk tnt & str & 4-sty bk tnt in rear. Max Sternberg et al to Rebecca Spahn, 241

W 129th st. Julius Marco, 545 W 111th st & Benj Marco at Larchmont, N Y, EXRS, &c, Johanna Marco. Mts \$24,500 & all liens. Mar 14. Mar 28, 1911. 2:392—54. A \$17,000—\$21,000.

10th st W, Nos 204 & 206, s s, 96.10 e Bleecker st, runs s 94.10 x e 39.8 x n 95 to st, x w 39.11 to beg, 6-sty bk tnt. Chas I Weinstein Realty Co to Pietro Tassini, 11 Spring st, Ossining, N Y. Mts \$52,000. Mar 28, 1911. 2:619—59 & 60. A \$17,-500—\$—. O C & 100

500—\$—.

10th st W, Nos 204 & 206, s s, 96.10 e Bleecker st, runs 30 x e 39.8 x n 95 to st, x w 39.11 to beg, 6-sty bk tnt. Pietro Tassin!, 11 Spring st, Ossining, N Y to Agostino Gardella at cor Church st & Ocean av, Seabright, N J. ½ part. Mt \$52,000. Mar 28. Mar 30, 1911. 2:619—59. A \$17,500—\$—. nom 19th st W, No 411, n s, 146.5 w 9th av, 21.5x80, 3-sty & b brk dwg. Martin V B Ferris et al to Michl J Kirk, 409 E 19th st. Mt \$5,000. Mar 25. Mar 27, 1911. 3:717—30. A \$6,500—\$9,500.

0 C & 10
22d st E, Nos 329 & 331, n s, 200 w 1st av, 50x98.9, 2, 5-sty bk
tnts with strs. Susanna Wissemann to Chas E Delage. 62 W
47th st. Mts \$16,000. Mar 27. Mar 28, 1911. 3:928-17 &
18. A \$20,000-\$29,000. O C & 10
22d st W, No 310, s s, 140 w 8th av, 20x98.9, 3-sty & b bk dwg.
Sarah Cosgrove to Josephine Cosgrove, 1-3 part. All title. B
& S. July 2, 1903. Mar 29, 1911. 3:745-44. A \$10,500\$13,500.

& S. \$13,500.

\$13,500.

27th st W, Nos 135 & 137, n s, 425 w 6th av, 50x98.9, 2, 5-sty bk this with strs. Lesco Realty & Constr Co to Louis Levy, 205 W 139th st. Mt \$97,400. Mar 27. Mar 28, 1911. 3:803—16 & 17. A \$48,000—\$84,000.

28th st W, No 354, s s, 189.8 e 9th av, 21.5x98.9, 3-sty & b bk dwg.. Maurice Fitzgerald to Jas H Fitzgerald, 360 W 31st st. Mt \$10,000. Mar 27. Mar 28, 1911. 3:751—72. A \$11,000—\$14,500. O C & 10.29th st W, Nos 32 & 34. Power of atty to collect \$2,000 for excise license. Saml Paul to Annie Buchler. Mar 28. Mar 30, 1911.

30th st W, Nos 115 to 131, n s, 188.6 w 6th av, 239.5x43.2x238.2 x91.6, 3 4, 3 5, 1 2-sty bk this with strs, 4-sty bk loft & str bldg, 4-sty bk mission & 3-sty bk rear thi. Rector, etc, of St Phillips Church to Chase Realty Co, 83 Canal st. Mts \$150,000. Mar 23. Mar 24, 1911. 3:806—18 to 26. A \$239,900—\$283,500. See 135th st, Nos 107 to 145 W. 450,000

st, Nos 107 to 145 W.

30th st E, No 147, n s, 140 w 3d av, 26.8x98.9, 5-sty bk tnt. FORECLOS, Mar 14, 1911. Alex Brough referee to Henry W Kreykenbohm, 212 E 18th st. Mt \$30,000. Mar 28. Mar 29, 1911. 3:886—38. A \$18,500—\$40,000. Mar 28. Mar 29, 1911. 3:886—38. A \$18,500—\$40,000. 40,000

33d st E, No 151, n s, 148 e Lex av, 20x98.9, 4-sty bk dwg with 3-sty ext. Magnus C Ihlseng to Axel O Ihlseng, 541 W 124th st. Q C. July 9, 1906. Mar 30, 1911. 3:889—28. A \$16,000—819,500.

\$19,500.

36th st W, Nos 149 & 151, n s, 195.7 e 7th av, 39.7x98.9. 12-sty bk loft & str bldg. Robt S Finney to Finney Building Co. Mts \$205,000. Jan 29, 1909. Mar 30, 1911. 3:812—13. A \$75,000—\$200,000. -\$200,000.

\$75,000—\$200,000.

36th st W, No 29, n s, 426.3 w 5th av, 18.3x—, 4-sty & b bk dwg.

Annie L Conway to Fredk Ayer at Beverly, Mass. B & S. Mar
23. Mar 30, 1911. 3:838—26. A \$52,000—\$57,000. O C & 16
36th st W, No 33, n s, 429.7 e 6th av, 22.10x98.9, 4-sty & b stn
dwg. Dudley S Harde to Fredk Ayer at Beverly, Mass. Mt
\$55,000. Mar 29. Mar 30, 1911. 3:838—24. A \$66,000—\$73,-

\$55,000. Mar 29. Mar 30, 1911. 3:838—24. A \$66,000—\$73,000.

36th st W, Nos 72 to 76, s s, 62.6 e 6th av, runs s 74 x e 37.6 x s 24.8 x e 25 x n 98.9 to st, x w 62.6 to beg, 2-sty bk str, 5-sty bk & stn loft & str bldg & 3-sty bk tnt & str. Thos O'Brien to 72, 74 & 76 W 36th St Co at 72 W 36th st. Mt \$150,000. Mar 28, 1911. 3:837—84 to 86. A \$168,500—\$188,000. O C & 100 37th st W, No 51, n s, 185 e 6th av, 20x98.9, 4-sty & b stn dwg. Eunice R Allan widow to Wm Sittenham, 342 W 86th st. C a G. All liens. Mar 24. Mar 28, 1911. 3:839—12. A \$54,000—\$60,-000.

37th st W, No 247, n s, 232 e 8th av, 18x98.9, 3-sty bk dwg.

000.

37th st W, No 247, n s, 232 e Sth av, 18x98.9, 3-sty bk dwg, 7th st W, No 249, n s, 216 e Sth av, 16x98.9, 4-sty bk dwg. Lulu Quigg to Richd Vallender, 3209 Park av. All liens. Jan 20 1911. Mar 24, 1911. 3:787—18 & 19. A \$30,000—\$36,500.

O C & 10 37th st W, Nos 251 to 257, n s, 150 e 8th av, 66x98.9, 4, 4-sty bk dwgs. Lulu Quigg to Richd Vallender, 3209 Park av. All liens. June 3, 1910. Mar. 24, 1911. 3:787—14 to 17. A \$57,500—\$73,-

37th st W, No 49, n s, 205 e 6th av, 20x98.9, 4-sty & b stn dwg.

Jas A O'Gorman to Wm Sittenham, 342 W 86th st. B & S.

Mt \$50,000. Mar 29. Mar 30, 1911. 3:839—13. A \$54,000—

\$60,000.

Mt \$50,000. Mar 29. Mar 30, 1911. 3:839—13. A \$54,000—\$60,000.

Sth st E, No 106, s s, 120 e Park av, 20x98.9, 4-sty & b stn dwg. Bertha P wife of & Pierre L Ronalds to Jos D Nagel, 61 W 35th st. Mt \$35,000. Mar 13. Mar 28, 1911. 3:893—86. A \$34,-000—\$53,000.

Sth st W, Nos 244 & 246, s s, 325.6 e 8th av, 37.7x98.9, 2, 4-sty bk dwgs. Lulu Quigg to Richd Vallender, 3209 Park av. All liens. Jan 13, 1910. Mar 24, 1911. 3:788—71 & 72. A \$33,-000—\$38,000.

40th st E, No 32, s s, 200 e Mad av, 25x98.9, 1 & 2-sty bk garage. Wm Irving Clark EXR Mary C Clark to Frank Irving, 1100 Halsey st in City of N Y (?) probably Bklyn. Mar 30, 1911. 3:869—49. A \$50,000—\$55,000.

Same property. Frank Irving to Wm J Peck, 57 W 85th st. Mt \$45,000, Mar 30, 1911. 3:869. O C & 100

44th st E, No 307, n s, 117 e 2d av, 25.4x100.5, 4-sty bk tnt & strs. Salvatore Di Caprio & ano to Antonio Fusco, 857 1st av. 1/3 part. B & S & C a G. Mt \$10,000. Mar 27. Mar 30, 1911. 5:1337—6. A \$9,500—\$17,000.

45th st W, No 531, n s, 349.9 e 11th av, 25.3x100.5, 5-sty bk tnt. FORECLOS, Mar 1, 1911. Standish Chard ref to Salonio wife Jno Dickman, 526 W 44th st. Mar 30, 1911. 4:1074—15. A \$9,000—\$19,000.

45th st W, No 605, n s, 100 w 11th av, 25x100.5, 4-sty bk tnt. Forster Realty Co to Rosanna Gilroy, 620 W 47th st. Mt \$6,250 & all liens. Mar 24. Mar 25, 1911. 4:1093—28. A \$8.000—\$8,500.

49th st W, No 435, n s, 425 w 9th av, 25x100.5, 5-sty bk tnt & strs. Ida A Noe to Jno I Harlow & Eller Deck.

\$8,500.

49th st W, No 435, n s, 425 w 9th av, 25x100.5, 5-sty bk tnt & strs. Ida A Noe to Jno J Harlow & Ellen his wife tenants by entirety, 340 W 51st st. Mts \$23,800. Mar 30, 1911. 4:1059—15. A \$12,000—\$20,000.

51st st E, No 168, s s, 80 w 3d av, 20x100, 3-sty & b fr dwg. Chas B W Savage to Fifth Avenue Bank of N Y, 530 5th av. All title. Mar 29. Mar 30, 1911. 5:1305—40½. A \$10,000—100.

Chas B W Savage to Fifth Avenue Bank of N Y, 530 5th av. All title, Mar 29, Mar 30, 1911. 5:1305—40½. A \$10,000—\$11,000.

52d st W, No 64. Copy of last will of Amanda D Silsbee late of Elmira, N Y (by will) to Henry C Silsbee her husband during his life and thereafter to Eleanor D Wyckoff her daughter. Nov 2, 1907. Mar 27, 1911.

55th st W, No 323, n s, 268.9 w 8th av, 18.9x100.5, 3-sty & b stn dwg. Anson J Moore to Akron Bldg Co, 503 5th av. Mt \$13,000. Mar 27, 1911. 4:1046—21. A \$11.500—\$17,000. 100 56th st W, No 326, s s, 333.8 w 8th av, 20.8x100.5, 4-sty & b stn dwg. Angeline M Booth to Wm F Palmer, 358 W 51st st. Mar 23. Mar 28, 1911. 4:1046—46. A \$13,500—\$20,000. O C & 100 57th st W, No 360, s s, 80 e 9th av, 20x100.5, 4-sty & b stn dwg. Jos R Husson to Emma S Crook, 360 W 57th st. B & S. All liens. Jan 30. Mar 30, 1911. 4:1047—61. A \$16,000—\$24,000.

liens. Jan 30. Mar 30, 1911. 4:1047—61. A \$16,000—\$24,-000.

60th st E, No 223, n s, 275 e 3d av, 20x100.5, 4-sty & b stn dwg. Frank J Sinnott to Ensign Realty Co, 156 Bway. Mt \$15,000. Jan 31, 1910. Mar 29, 1911. 5:1415—12. A \$12,000—\$18,000. O C & 100 61st st W, No 106. Assign rents to extent of \$1,500. Kath Gallaher to Royal Bank, of N Y, 95 Nassau st. Mar 28. Mar 29, 1911. 4:1132. nom 61st st W, Nos 228 & 230, s s, 400 w Ams av, 50x100.5, 2, 5-sty stn tnts. Leopold Kaufmann to Fanny Gruen, 401 E 52d st. B & S. All liens. Mar 21. Mar 24, 1911. 4:1152—49 & 50. A \$12,000—\$31,000. O C & 100 64th st E, No 232, s s, 155 n 2d av, 25x100.5, 6-sty bk tnt, valued at \$35,000. Mt \$23,000. CONTRACT to exchange for 2d av, No 128, e s, 133.4 n 7th st, 25x125, 6-sty bk tnt & strs. valued at \$68,000. Mt \$40.000. Leopold Hellinger, 16 E 96th st, with Annjeannette Seelig, 147 Hooper st, Bklyn. Mar 17. Mar 18, 1911. 5:1418—31. A \$12,000—\$32,500; 2:449—6. A \$26,000—\$50,000. Reprinted from last issue, when parcels were separated. exch 68th st E, No 58, s, 20 w Park av, 20x100.5, 4-sty & b stn dwg with 3-sty ext. Mathilde Seligmann to City Real Estate Co, 176 Bway. Mar 28, 1911. 5:1382—38. A \$50,000—\$62,000. O C & 100 73d st E, No 29, n s, 18 w Mad av, 15x80, 4-sty stn dwg. Chas C Sargent, Jr, et al to Chas C Sargent, 29 E 73d st. Mt \$15,-000 Mar 15, 1002. Mar 20, 1911. 5:1388—16%. A \$32,000—

Bway. Mar 28, 1911. 5:1382—38. A \$50,000—\$62,000.

73d st E, No 29, n s, 18 w Mad av, 15x80, 4-sty stn dwg. Chas C Sargent, Jr, et al to Chas C Sargent, 29 E 73d st. Mt \$15,-000. May 15, 1908. Mar 29, 1911. 5:1388—16½. A \$32,000—\$36,000.

75th st E, No 241, n s, 105 w 2d av, 20x102.2, 4-sty bk tnt & str & 1 & 3-sty bk ext. Morris Black to Henry E Jones, Newport, R I. Mar 24. Mar 27, 1911. 5:1430—20. A \$9,000—820,000.

77th st W, No 321, n s, 227 w West End av, 17x102.2, 4-sty stn dwg. Josepha Whitney INDIVID & EXTRX Edw B Whitney to Jessie L Byrnes, 318 W 77th st. Mar 18. Mar 27, 1911. 4:1186—12. A \$12,500—\$24,500.

80th st E, No 18, s s, 120 w Mad av, 25x102.2, 4 & 5-sty bk & stn dwg. Harmon Hendricks to Saml Riker Jr at Monmouth Beach, N J. B & S & C a G. Mar 27. Mar 28, 1911. 5:1491—61. A \$55,000—\$75,000.

Same property. Saml Riker Jr to Harmon Hendricks, 18 E 80th st & Blanche his wife as tenants by entirety. B & S & C a G. Mar 27. Mar 28, 1911. 5:1491.

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RECORD AND GUIDE
     April 1, 1911.
                                                                                                                                                         Conveyances
81st st. E, No 515, n s, 223 e Av A, 25x102.2, 5-sty bk tnt. Sophia Mayer to Sarah Weinstein, 249 Stanton st. Mt $15,500. Mar 20. Mar 28, 1911. 5:1578—10. A $8,000—$18,500. O C & 100 Same property. Sarah Weinstein to Sophia Mayer, 41 E 72d st. Mt $15,000. Mar 24. Mar 28, 1911. 5:1578. O C & 100 90th st W, No 310, s s, 160 w West End av, 20x100.8, 3 & 4-sty & b stn dwg. Levis W Minford & ano EXRS Thos Minford to Mary T Minford, 310 W 90th st. Mar 16. Mar 24, 1911. 4:1250—105. A $12,000—$26,000. $28,000 92d st W, Nos 292 & 294, s s, 150 w Broadway, 75x135.10x75.2x 140.10 with all title to lane adj on s, 2, 6-sty bk tnts. Martha E Thompson et al to Lee C Simpson, 205 W 87th st. B & S. Mar 23. Mar 24, 1911. 4:1239—58 & 59. A $80,000—$230,000. O C & 2,500
                                                                                                                                                                                                                                                                                                        O C & 2,50
t. Hannah
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94th st W, No 78, s s, 55 e Col av, 50x72.8, 5-sty bk tnt. Hannah
Bass to Ludwig C Heller, Union Co, N J. Mts \$47,250. Dec
30, 1907. Mar 28, 1911. 4:1207—61. A \$25,000—\$45,000. no
98th st W, No 55, n s, 150 e Columbus av, 25x100.11, 5-sty stn
tnt. Jennie Kuretsky to Leo Davis, 949 Av St John Mts
\$25,970. Nov 10, 1910. Mar 27, 1911. 7:1834—7. A \$13,000
—\$24,000. O C & 10

-\$24,000. O C & 10 C &

Mar 28. Mar 30, 1911. 6:1647—39. A \$9,000—\$20,000.

100th st E, Nos 211 & 213, n s, 200 e 3d av, 50x100.8, 5-sty bk

10ft & str bldg. Walter C Gilbert et al to Harlem Storage Warehouse Co. Mts \$32,500 & all liens. Aug 19, 1909. Mar 24, 1911. 6:1650—9. A \$18,000—\$37,000.

100th st E, No 403, n s, 50 e 1st av, 50x63.5, 6-sty bk tnt & strs. Theresa Divito to Gussie Litvin, 182 Sackman st, Bklyn. Mts \$30,250 & all liens. Mar 25. Mar 27, 1911. 6:1694—5. A \$10,000—\$38,000.

102d st E, No 228, s s, 175 w 2d av, 25x100.11, 4-sty bk tnt & strs. Eva K Fischer & ano to Saml Buchfuhrer, 228 E 102d st. All title. Mts \$16,500. Mar 24. Mar 27, 1911. 6:1651.

3.125

107th st W, Nos 237 & 239, n s, 450 w Ams av, 50x100.11, 6-sty bk tnt. Thos J Colton to Jos Stern 129 W 46th at a 120 colton to Jos Stern 129 w 46t

to same. All title. Mt \$10,000. Mar 24. Mar 27, 1911. 6:-1651.

107th st W, Nos 237 & 239, n s, 450 w Ams av, 50x100.11, 6-sty bk tnt. Thos J Colton to Jos Stern, 129 W 46th st & Henry Stern, 102 E 92d st. Mt \$65,000. Mar 30, 1911. 7:1879—13. A \$26,000—\$85,000.

108th st E, No 312, s s, 217.10 e 2d av, 39.3x125, 6-sty bk tnt & strs. Mathilda Bloch to Anna Smith, 3849 Park av, Philadelphia, Pa. All liens. Mar 27, 1911. 6:1679—42. A \$12,000—\$52,000.

109th st E, Nos 239 & 241, n s, 140 w 2d av, runs n 100.10 x w 20 x s 0.10 x w 20 x s 100 to st x e 40 to beginning, 6-sty brk tnt & strs. Annie Goodstein to Harris N Goodstein, 26 Lenox av. ½ part. Mts \$39,500. Mar 28. Mar 29, 1911. 6:1659—18. A \$14,000—\$47,000.

111th st E, Nos 215 & 217, n s, 197.6 e 3d av, 37.6x100.11, 6-sty bk tnt & strs. Minnie Price to Grand Investing Co, 307 Grand st. Jan 5. Mar 25, 1911. 6:1661—9. A \$12,000—\$42,000. nom 111th st W, Nos 249 & 251, n s, 128 e 8th av, 72x100.11, with rights to alley adj above on n, 2, 6-sty bk tnts. Brown-Weiss Realties to Lesco Realty & Constn Co, 320 Bway. Mt \$99,000. Mar 23. Mar 28, 1911. 7:1827—7 & 8. A \$37.400—\$104,000. O C & 100

112th st W, Nos 9 to 17, n s, 170 w 5th av, 125x100.11, 5, 5-sty bk tnts. Mt \$101,000.
114th st W, No 11, n s, 202 w 5th av, 25.6x100.11. 5-stv stn tnt. Mt \$20,000.

bk the 114th st V

114th st W, No 11, n s, 202 w 5th av, 25.6x100.11, 5-stv stn tnt. Mt \$20,000.

Morningside av E, No 108 (Col av), w s, 148.2 n 123d st, 26.10 x100, 5-sty bk tnt. Mt \$20,000.

Aaron Guedalia to Bernard A Ottenberg, 495 West End av. Mar 25. Mar 28, 1911. 6:1596—26 to 30. A \$65,000—\$130,000; 6:1598—29. A \$13,000—\$26,000; 7:1964—35. A \$15,000—\$28,-000.

112th st W, No 17, n s, 270 w 5th av, 25x100.11, 5-sty bk tnt. Bernard A Ottenberg at 285 Central Park W to Raschen O Raunheim, 218 W 112th st. Mt \$20,000. Mar 27. Mar 28, 1911. 6:1596—26. A \$13,000—\$26,000. nom 113th st W, Nos 272 to 276, s s, 143.6 e 8th av, 54x100.11. 113th st W, Nos 258 to 264, s s, 252 e 8th av, 73x100.11, 8, 3-sty & b kk & stn dwgs. Henrietta Kahn et al EXRS Moses Kahn to Seymour Realty Co, 25 Broad st. ½ part. All title. Mts \$81,000. Mar 15. Mar 24,1911. 7:1828—52 to 54, 55 to 57 & 58. A \$75,000—\$120,-000. 13th st W, No 105, n s, 100 w Lenox av, 25x100.11, 5-sty bk tnt. Penrose Realty Co to Harris Damsky, 105 W 113th st. B & S. Mar 20. Mar 27, 1911. 7:1823—27. A \$13,000—\$25,-000. O C & 100 113th st E, Nos 215 to 221, n s, 204.6 e 3d av, 102x100.11, 5-

tnt. Penrose Realty Co to Harris Dallary, & S. Mar 20. Mar 27, 1911. 7:1823—27. A \$13,000—\$25,-000. C & 100
113th st E, Nos 215 to 221, n s, 204.6 e 3d av, 102x100.11, 4, 5-sty bk tnts. Julius Aschermann to Albt Stokes, 214 Riverside Drive & Orlando A Jones, — Atlantic av, Sea Gate, Kings Co, N Y. Mts \$79,000. Mar 29. Mar 30, 1911. 6:1663—9 to 13. A \$32,000—\$46,000. O & 100
113th st E, No 324, s s, 320 w 1st av, 25x100.11, 6-sty bk tnt & strs. Jacob Chaimowitz et al to Chas Salomone, 227 E 113th st. Mt \$20,000. Mar 30, 1911. 6:1684—42. A \$7,000—\$26,500.

st. Mt \$20,000. Mar 30, 1911. 6:1684—42. A \$7,000—\$26,-500.

114th st W, No 11, n s, 202 W 5th av, 25.6x100.11, 5-sty stn tnt. Morningside av E, No 108, w s, 148.2 n 123d st, 26.10x100, 5-sty bk tnt.

Guedalia & Co to Bernard A Ottenberg, 495 West End av. Q C & confirmation deed. Mar 27. Mar 28, 1911. 6:1598—29. A \$13.000—\$26,000; 7:1964—35. A \$15,000—\$28,000. nom 115th st E, No 63, n s, 185 e Mad av, 25x100.11, 5-sty bk tnt. Abraham Fisch to Ernestine Hurst, 156 Bowery. All liens. Mar 2. Mar 28, 1911. 6:1621—28. A \$11,000—\$23,000. 100 117th st E, Nos 17 & 19, n s, 110 w Mad av, 50x100.11, two 5-sty bk tnts. Aaron Guedalia to Rockwall Const Co, 104 W 113th st. Mts \$50,000. Mar 25. Mar 29, 1911. 6:1623—11 & 12. A \$24,-000—\$56,000.

119th st E, Nos 528 to 534, s s, 373 e Pleasant av, 71.5x100.11, four 3-sty stn dwgs. Pincus Lowenfeld et al to Hamilton Holding Co, 149 Bway. Mt \$15,000. Mar 22. Mar 29, 1911. 6:1815—35 to 37. A \$16,000—\$22,000.

119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty bk tnt & strs. Aaron S Ratkowsky to Bertha Herschfeld, 1626 Mad av; Harris Schwartz, 5 E 196th st & Abr Liebhoff, 1523 Av A. Mt \$20,000. Mar 29. Mar 30, 1911. 6:1745—42. A \$10,000—\$22,-000.

20th st W, Nos 103 & 105, n s, 100 w Lenox av, 50x100.11, 6-st bk tnt. Rockwall Constn Co to Aaron Guedalia, 2790 Bway. M \$80,000. Mar 28. Mar 29, 1911. 7:1905—26. A \$26,000 120th st W,

\$—. 120th st W, No 310, s s, 200.2 w 8th av, 25.1x100.11, 5-sty bk tnt. Annie Marrus to Bernard Yeamans, 308 W 121st st. All title. B & S. All liens. Mar 17. Mar 25, 1911. 7:1946—41. A \$12,000—\$22,000. 121st st W, No 221, n s, 275 w 7th av, 25x100.11, 5-sty bk tnt. Jno Gallagher to Patk A Gallagher, 559 W 159th st. ½ part. Q C. Jan 18. Mar 28, 1911. 7:1927—20. A \$13,000—\$25,000. O C & 10

\$28,000. Mar 18. Mar 21, 1311. 6.1100 2. \$29,000. 126th st E, Nos 215 & 217, n s, 172.9 e 3d av, 32x99.11, 2, 3-st stn dwgs. Jno C Fry to Stephen H Jackson, 53 E 67th st. M \$10,000. Mar 24. Mar 25, 1911. 6:1791—8 & 8½. \$11,000-\$17,000

\$10,000. Mar 24. Mar 25, 1911. 0.1157 100
\$17,000.

129th st W, Nos 34 & 36, s s, 460 w 5th av, 50x99.11, 6-sty bk tnt.
David B Doniger to Florence Doniger his wife, 2 W 120th st.
Mts \$75,000. Mar 28. Mar 29, 1911. 6:1726—55. A \$25,000—
P \$77,000.

130th st W, No 158, s s, 193.9 e 7th av, 18.9x99.11, 3-sty & b stn
dwg. Clara K Worley to Madeline M Laase, 314 E 18th st. Mt
\$10,500. Mar 30, 1911. 7:1914—55. \$8,200—\$12,500.

O C & 100

\$10,500. Mar 30, 1911. 7:1914—99. \$\phi_0,200 \phi_1,\text{N}\$

131st st W, No 145, n s, 285 e 7th av, 20x99.11, 3-sty & b stn dwg. Kuhn-Lawson Co to Robt Hill at Englewood Cliffs, Bergen Co, N J. Mt \$10,000. Mar 23. Mar 24, 1911. 7:1916—13½. A \$8,800—\$15,000.

131st st W, No 121, n s, 238 w Lenox av, 18x99.11, 3-sty & b stn dwg. Mary L Ridabock to Ella S West, 169 Howard av, Bklyn. Mar 21. Mar 24, 1911. 7:1916—22. A \$7,900—\$13,500.

31st st E, No 51, n s, 175 w Park av, 25x99.11, 5-sty bk tnt.

Morris Mannheimer to Isaac Mannheimer, 602 st Nich av. Mts
\$23,000. Mar 27. Mar 28, 1911. 6:1756-29. A \$9,000-\$24,500. O C & 100

500.

132d st W, No 160, s s, 184.11 e 7th av, 19.10x99.11, 3-sty & b stn dwg. Hannah Wallach to Henry Sternkopf, 760 Home st. \$14.000. Mar 24. Mar 27, 1911. 7:1916—55½. A \$8,800

Mt \$12 500. Mar 24. Mar 27, 1911. 7:1916—55½. A \$8,800 \$14,000.

135th st W, Nos 107 to 145, n s, 150 w Lenox av, 400x99.11, 10, 6-sty bk tnts & strs. Chase Realty Co to Rector etc of St Phillips Church, N Y, 217 W 133d st. Mts \$393,000. Mar 23. Mar 24, 1911. 7:1920—10 to 25. A \$208,000—\$530,000. See 30th st, Nos 115 to 131 W.

1911. 7:1920—10 to 25. A \$208,000—\$530,000. See 30th st, Nos 115 to 131 W.

145th st W, Nos 131 & 133, on map No 133, n s, 275 w Lenox av, 43.9x99.11, 6-sty bk tnt & strs. Margt V Smith to Patk J & Bertha M Ryan, 508 W 178th st. Mts \$62,000. Mar 11. Mar 29, 1911. 7:2014—20. A \$21,000—\$54,000. nom 145th st W, Nos 131 & 133 on map No 133, n s, 275 w Lenox av, 43.9x99.11, 6-sty bk tnt & strs. Patk J Ryan to Jere J Murphy, 701 W 179th st. Mt \$62,000. Mar 30, 1911. 7:2014—20. A \$21.000—\$54.000.

146th st W, No 504, s s, 75.1 w Ams av, 24.11x74.11, 5-sty bk tnt. Gottlob Klein to Rosalie Stahl, 1115 Westchester av. Mt \$15,000. Mar 29. Mar 30, 1911. 7:2077—36¼. A \$9,000—\$17,000.

000. Mar 29. Mar 30, 1911. 7:2077=36¼. A \$9,000-\$17,-000. 152d st W|n s, 350 w Bway, 25x199.10 to s s 153d st, vacant. 153d st W| Michl J Kelly to Annie M Kelly, 625 W 152d st. Mar 21. Mar 25, 1911. 7:2099—17 & 48. A \$11,500—\$11,500.

160th st W, No 430, s s abt 110 e St Nich av, -x-, 3-sty & bk dwg. Copy of last will of Clara H Glass decd (by will) her daughters, Mary E Carter & Emma A Glass & her s Chester A Glass. Jan 20, 1911. Mar 25, 1911. 8:2109-25.

\$\,\text{St.} \text{Mt \$48,000.} \text{Mar 30, 1911.} \text{S:2144-part lot 25.} \text{A \$\$\lefts\$-\,\text{O}\$ C & 100} \text{217th st W, lands lying in bed of st bet Park Terrace E & Park Terrace W. Thos Dwyer et al to City of N Y. All title. June 1, 1910. \text{Mar 24, 1911.} \text{S:2243.} \text{Same property.} \text{Margt G wife Thos Dwyer et al to same.} \text{All title.} \text{June 1, 1910.} \text{Mar 24, 1911.} \text{S:2243.} \text{Same property.} \text{Release mt.} \text{Adolph Alexander et al to same.} \text{Q C.} \text{nom} \text{Dec 12, 1910.} \text{Mar 24, 1911.} \text{S:2243.} \text{S:2243.} \text{Same property.} \text{Release mt.} \text{Arthur Essing to same.} \text{Q C.} \text{Dec 12, 1910.} \text{Mar 24, 1911.} \text{S:2243.} \text{S:2243.} \text{Same property.} \text{Release mt.} \text{Otto Horwitz to same.} \text{Q C.} \text{Dec nom} \text{No 1568, e s, 27 s 83d st, 25x82, 5-sty bk tnt & str. Elise Rucket, widow to Minnie P Ruckert, 356 E 139th st. Q C. Mar 23.} \text{Mar 24, 1911.} \text{ 5:1579-50.} \text{A \$9,500-\$19,000.} \text{O C & 100} \text{Same property.} \text{Release dower.} \text{Same to same.} \text{Mar 23.} \text{Mar 24, 1911.} \text{5:1579.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{Av C. No 201, w s, 51 n 12th st. 25x70.} \text{A

Av C, No 201, w s, 51 n 12th st, 25x70. Av C, No 202, e s, 51.9 n 12th st, 25.9x62.6, 2, 4-sty bk tnts &

Max Mann to David Aronson, 220 Grand st. Mt \$—. Aug 24 1910. Mar 30, 1911. 2:395—36. A \$12,000—\$15,000 & 382—3 A \$10,500—\$14,000.

Av C, Nos 84 & 86 | s e cor 6th st, 48.6x60, 2, 5-sty bk thts & 6th st, Nos 700 & 702 | strs & 3-sty bk dwg in st. Zel@a Witkin to Morris Kronovet, 19 Av C & Lena Stoloff, 314 E 4th st. All liens. Mar 14. Mar 28, 1911. 2:375—8 to 10. A \$39,000—\$55,000. O C & 100 to Morris Kronovet, 19 Av C & Lena Stoloff, 314 E 4th st. All liens. Mar 14. Mar 28, 1911. 2:375—8 to 10. A \$39,000—\$55,000. O C & 100

Amsterdam av, No 12, w s, 50.5 s 60th st, 25x100, 5-sty stn tnt & str. Mt \$20,000. Washington av, Nos 1724 & 1726, e s, 50 s 174th st, 50x90, 5-sty bk tnt. Mt \$33,000. Jno Ryan to Margt A Balet, 126 E 95th st. Mar 21. Mar 30, 1911. 4:1151—34. A \$16,000—\$29,000. 11:2915. nom Amsterdam av, No 1403 n e cor 129th st, runs n 24.9 x e 100 x s 129th st, No 499 17.9 to c 1 former Phineas st, x s w 8.1 to n s 129th st, x w 96.3 to beg, 5-sty bk tnt & str. Maude E Molloy at New Rochelle, N Y to Zaidee Wiliams, 205 W 54th st, in trust. Nov 18, 1910. Mar 28, 1911. 7:1969—1. A \$18.-000—\$38,000.

Amsterdam av, Nos 992 to 996 n w cor 109th st, 60.10x100, 6-109th st, No 201 sty bk tnt & strs. Danl Katz et al to Lewis Jackson, 133 E 46th st. Mt \$100,000. Mar 25. Mar 27, 1911. 7:1881—29. A \$60.000—\$135,000. O C & 100

Same property. Lewis Jackson to Danl Katz, 2643 Bway, Nathan Grabenheimer, 2643 Bway, & Max J Sulzberger, 2 W 34th st. Mt \$25,000. Mar 27, 1911. 7:1881. O C & 100

Amsterdam av, No 687, e s, 66.8 n 93d st, runs e 41.1 x n e 0.8 x e 19.8 & 37 x s e 1.9 x e 33.5 x n 25.5 to s s old Apthorps or Jauncey's lane, x w 100.1 to av, x s 29 to beg with all title to said old lane, 5-sty bk tnt & str. Feist Realty Co to Sophie Pfinder, 332 E 123d st. Mt \$33,000 & all liens. Mar 29. Mar 30, 1911. 4:1224—3. A \$25,000—\$37,000. O C & 100

Amsterdam av, Nos 202 to 2035, ws | the block, 7-sty bk tnt (Nevada) Amsterdam av, Nos 201 to 219, e s & strs. Betty M Hawks to 000.

Broadway, Nos 2021 to 2035,w s | the block, 7-sty bk tnt (Nevada) Amsterdam av, Nos 201 to 219, e s | & strs. Betty M Hawks to 69th st, n s | Mts \$725,000. Mar 27. Mar 28, 1911. 4:1141—1. A \$650,000—\$800,000. O C & 100 Claremont av, Nos 182 to 186, e s, 100 n 125th st, 120x100. three 5-sty bk tnts. Westown Realty Co to Reliant Holding Co, 160 Bway. All liens. Mar 29, 1911. 7:1993—106 to 108. A \$81,-600—\$150,000. O C & 100 East End av, No 75|s e cor 83d st, 26x81, 4-sty bk tnt & strs. Bway. All liens. Mar 29, 1911. 7:1993—106 to 108. A \$81,-600—\$150,000.

East End av, No 75|s e cor 83d st, 26x81, 4-sty bk tnt & strs. Av B, No 1613 | Paul Wolffsohn to Jacob Ruppert, 1639 3d 83d st, No 600 | av. Mt \$21,000. Mar 24, 1911. 5:1590—15. A \$11,000—\$22,000.

Lexington av, w s, 16.9 s 43d st, strip 0.½ in x75. Agnes M Dawson to N Y Society for the Relief of the Ruptured & Crippled at 42d st & Lex av. All title. Q C. Feb 10. Mar 28, 1911. 5:1297.

Madison av, Nos 778 & 780, w s, 60.5 n 66th st, 40x80, 12-sty bk & stn tnt with 1-sty ext. Louise L wife of & Jno T Williams to 780 Mad av Co, 49 Wall st. Mt \$160,000. Mar 25. Mar 28, 1911. 5:1381—17. A \$90,000—\$225,000. O C & 100 Madison av, No 1340 n w cor 94th st, 100.8x42.9, 5-sty bk tnt. 94th st | Henry B Stein to Bertha C Stafford. 53 Orange st, Bklyn. Mt \$70,000. Mar 17. Mar 24, 1911. 5:1506—16. A \$80,000—\$100,000. O C & 100 Madison av, No 1837 | s e cor 120th st, 40x75, 5-sty bk tnt & strs. 120th st, No 50 | Berthold Veit et al to Samuel Bloch, 310 W 81st st. Mt \$47,000. Mar 24. Mar 29, 1911. 6:1746—50. A \$30,000—\$54,000. O C & 100 Morningside av E, No 108, w s, 148.2 n 123d st, 26.10x100, 5-sty Morningside av E, No 108, w s, 148.2 n 123d st, 26.10x100, 5-sty bk tnt. Bernard A Ottenberg to Philip Cahill, 979 6th av. Mt \$20,000. Mar 29. Mar 30, 1911. 7:1964—35. A \$15,000—\$28,-000. Madison av, Nos 772 to 776|n w cor 66th st. runs w 120 x n 100.5 66th st, Nos 17 to 21 | x e 40 x s 40 x e 80 to w s of av x s 60.5 to begin, 4 4-sty & b stn dwgs & 1 4-sty stn bldg & str. Raymond Hoagland to Pentalpha Realty Corpn, 22 Wm st. Mar 30, 1911. 5:1381—13, 14, 15 to 16. A \$299,000—\$378,000. 66th Paul Halpin to rt. Mt \$14,500. Sherman av n w cor Emerson st, 100x100, vacant. Paul H Emerson st Ensign Realty Co, 156 Bway. ¼ part. Mt Feb 8. Mar 29, 1911. 8:2227—29. A \$19,000—\$19,000. O C & 100 St Nicholas av, Nos 610 & 612, e s, 93.1 s 141st st, runs e 93.3 x s 8.1 x e 5 x s 27.11 x w 92.2 to av, x n 36.6 to beg, 2, 5-sty bk tnts. Mts \$24,000.

St Nicholas av, Nos 602 & 604 | e s, 166.1 s 141st st, 36.6 to 140th 140th st | st, 80.1x36x86.2, 2, 5-sty bk tnts. Mts \$27,000.

Morris Mannheimer to Isaac Mannheimer, 602 St Nicholas av.

Mar 27. Mar 28, 1911. 7:2048—43½, 44, 47 & 48. A \$24,500

9 C & 10 —\$69,000. O C & 100

St Nicholas av, No 970 |s e cor 159th st, 27.5x108.7x27x113.8, 5159th st, No 478 | sty bk tnt. Rose H wife of & Michl
Susskind to Jno Bottomley, 254 W 132d st. Mar 1. Mar 28,
1911. S:2108—21. A \$18,000—\$42,000. 100

Vermilyea av, s s, 100 w Isham st, 150x150, vacant. Maria W
Barton to Allen Const Co. 87 Nassau st. Mort \$15,000. Mar
15. Mar 29, 1911. S:2227—5 & S. A \$21,000—\$21,000.

Wadsworth av |n e cor 174th st. 100x100 vacant. Iso C McCon-Wadsworth av | n e cor 174th st, 100x100, vacant. Jas C McGuire 174th st | to Church Extension Committee of the Presbytery of N Y, 54 Wall st. Mar 29, 1911. 8:2143—38 to 41. A \$40,500—\$40,500. OC & 100 West End av, No 212, e s, 150.5 n 69th st, 25x82, 5-sty bk tnt & str. Peter Beecher to Denis Ryan, 307 W 70th st. ½ part. Mts \$23,000. Mar 23. Mar 28, 1911. 4:1161—62. A \$13,500—\$26,000. —\$26,000.

West End av, No 483, w s, 20 n 83d st, 19.6x79, 3-sty & b bk dwg. Wm L Sutphin & Grace V his wife to Grace V Sutphin at Oyster Bay, L I & Mary E Schenck, 260 W 57th st. Mts \$23,000. Mar 24. Mar 25, 1911. 4:1245—71. A \$12,000—\$19,000. nom West End av, No 212, e s, 150.5 n 69th st, 25x82, 5-sty bk tnt & str. Strand Realties a corpn to Peter Beecher, 225 West End av. Mts \$23,000. Mar 23. Mar 24, 1911. 4:1161—62. A \$13,500—\$26,000.

West End av, No 210, e s, 125.5 n 69th st, 25x82, 5-sty bk tnt & str. Strand Realties to Gerhard Steeneck, 210 West End av. Mts \$23,000. Mar 23. Mar 24, 1911. 4:1161—63. A \$13,500—\$26,000.

West End av, No 210, e s, 125.5 n 69th st, 25x82, 5-sty bk tnt & str. Strand Realties to Gerhard Steeneck, 210 West End av. Mts \$23,000. Mar 23. Mar 24, 1911. 4:1161—63. A \$13,500—\$26,000. \$26,000.

Bronx April 1, 1911. 1st av, No 1145, w s, 50.5 s 63d st. 25x80, 5-sty bk tnt & str. Fanny Gruen to Benj J Weil, 247 W 73d st. B & S. All liens. Mar 29. Mar 30, 1911. 5:1437—28. A \$11,000—\$22,000. Mar 29. Mar 30, 1911. 5:1457-28. A \$11,000 \$\frac{\pi_2}{2}\$\, C & 100 st av, No 1843, w s, 25.8 n 95th st, 25x80, 5-sty bk tnt & str. FORECLOS, Mar 15, 1911. Denis O'L Cohalan ref to Lena Garland, 2118 Valentine av. Sub to all liens. Mar 27, 1911. 5:1558-24. A \$9,000-\$17,000. 12,500 st av, No 1145, w s, 50.5 s 63d st, 25x80, 5-sty bk tnt & str. Benj J Weil to Fanny Gruen, 401 E 52d st. B & S. All liens. Mar 29, 1911. 5:1437-28. A \$11,000-\$22,000. O C & 160 day, No 8, e s, 76 n Houston st, 25x55, 5-sty bk tnt & str. PARTITION Feb 17, 1911. Saml S Koenig referee to Marks & Meyer Rosenberg, 2 W 120th st, & Jacob Rosenberg, 80 St Nich av. Mar 28. Mar 29, 1911. 2:442-4. A \$17,000-\$22,000. 23,850 23,85
3d av, No 259, e s, 24.2 s 21st st, 21.10x60, 3-sty bk tnt & str.
Frances A B Ward HEIR, &c, Raymond L Ward to Edw B Corey,
cor Franklin & Meadow avs, Far Rockaway, L I. All liens. Jan
12. Mar 29, 1911. 3:901—59. A \$13,000—\$16,000. O C & 16
3d av, No 1981 | s e cor 109th st, 25.11x82, 4-sty bk
109th st, Nos 200 & 200½ | tnt & str & 1-sty bk str in st. Gussie Louis to Joseph Louis, 1053 Morris av. Mt \$35,000. Dec 1,
1910. Mar 29, 1911. 6:1658—45. A \$20,000—\$32,000. 5th av, No 665, e s, 60.5 s 53d st, 25x100, 4-sty & b stn dwg. Court order. Middleton S Borland ref at private sale Mar 14, 1911, for Sarah M Schieffelin to Edw Holbrook at Stamford, Conn. Mar 22, 1911. 5:1288-71. A \$210,000-\$225,000. Corrects error in last issue when grantee was Howard Holbrook. O C & 100 rects error in last issue when grantee was Howard Holbrook.

300,000

Same property. Sarah M Schieffelin widow & et al & DEVISEES, &c, Henry M Schieffelin to same. All title. Jan 5, 1911. Mar 22, 1911. 5:1288.

8th av, No 2442, e s, 25 s 131st st, 24.11x76.3, 5-sty bk tnt & str. Hermann Elkan to Eliz Hinley, 123 2d av, Pelham, N Y. Mts \$26,500 & all liens. Mar 22. Mar 25, 1911. 7:1936—62. A \$16,000—\$26,000.

8th av, No 2192, e s, 25.11 n 118th st, 25x80, 5-sty bk tnt & strs. 7:1924—2. A \$18,000—\$27,000.

8t Nicholas av, No 222, e s, 32.4 n 121st st, 29.4x100x25x84.8, 5-sty bk tnt & str, 7:1927—2. A \$17,000—\$26,000.

8th av, No 2200, e s, 50.11 s 119th st, 25x80, 5-sty bk tnt & str. 7:1924—63. A \$18,000—\$27,000.

126th st W, No 239, n s, 425 e 8th av, 25x99.11, 4-sty stn tnt. 7:1932—18. A \$11,000—\$17,500.

Louis Simon HEIR Marcus Simon to Saml & August Simon both at 32 King st; also HEIRS of Marcus Simon. All title. Q C & C a G. All liens. Aug 18, 1910. Mar 25, 1911. nom 8th av, No 2455, w s, 334.6 s 133d st, 25.3x100, 5-sty bk tnt & str. Armor Realty Co to Wm J Suhr, 583 Lincoln pl, Bklyn. All liens. Mar 21. Mar 28, 1911. 7:1958—20. A \$16,000—\$23,000.

Same property. Wm J Suhr to Emma Oliver, S39 West End av. Mts \$24.750 & all liens. Mar 24. Mar 28, 1011. R Gerk 4:1049. R Gerken, 900 Kings Highway, Bklyn. Q C. Mar 27, 1911.
4:1049.

10th av, No 443, w s, 98.9 n 34th st, 24.8x100, 4-sty bk tnt & str & 3-sty bk tnt in rear. Jennie Dietrich to Jacob Franz, 64 E 86th st. All title. Mt \$23,500. Mar 23. Mar 24, 1911. 3:706—33. A \$15,000—\$21,000.

10th av, No 502 | n e cor 38th st, 24.9x100, 2, 4-sty bk tnts 38th st, No 455 & 457 | with strs. Mts \$7,000.

35th st, No 259, n s, 170 e 8th av, 23x98.9, 4-sty bk tnt & str & 3-sty fr tnt in rear.

PARTITION, Feb 23, 1911.

Rastus S Ransom ref to Mary Zahn at West New York, N J; Elizabeth Kroeger at Weehawken, N J & Catharine Loeser, 448 9th av. Mar 23. Mar 28, 1911. 3:736—1. A \$20,000—\$31,000; 785—11. A \$17,500—\$19,500.

Interior lot 75.3 s 67th st & 87.11 e 1st av, runs s 25.1 x e 25 x n 25.1 x w 25 to beg, part 6-sty bk church house. Release mt. Ellen S Auchmuty to Madison Avenue Reformed Churcr, 599 Madison av. Mar 28. Mar 30, 1911. ':1461—part lot 45. A exempt—exempt.

MISCELLANEOUS.

MISCELLANEOUS. Certified copy adjudication of bankruptcy & order of reference in matter of Maurice Wertheimer & Herman Sternberger firm Wertheimer & Co, Bankrupts. July 6, 1910. Mar 28, 1911. — Exemplified copy of last will & testament of Jas A Webb of Madison, N J. July 17, 1902. Mar 28, 1911.

Order approving bond of Lee H Berliner, 135 Bway as TRUSTEE in above matter. Mar 22, 1911. Mar 28, 1911.

Order of court appoining Geo J Thomson as RECEIVER of Jos Klein, Morris Rosner & Saml Falk, INDIVID & as firm Klein, Rosner & Co, alleged bankrupts. Mar 22. Mar 29, 1911. File. Power of atty. Henry S Wellcome firm Burroughs, Wellcome & Co, of London, Eng, to Thos Nevin, 35-39 W 33d st. Mar 2, 1911.

Mar 29, 1911.

Power of atty. Same as firm Toga Publishing Co, 35-39 W 33d st, to same. Mar 2. Mar 29, 1911.

Power of atty. Mary B Averill, Lake Mahopac, N Y, to Arthur Sweeny, 600 W 146th st, Dec 16, 1910. Mar 29, 1911.

Power of atty. Same to same. Dec 6, 1910. Mar 20, 1911.

Power of atty. Moses Erlanger to Herman Erlanger, 154 E 92d st. May 16, 1907. Mar 29, 1911.

Power of atty. Herman Mundheim to Wm T Matthies, 457 Tremont av. July 14, 1909. Mar 24, 1911.

Power of atty. Felix Von Landmann as atty of Franz Appelius to Richd M Bruno. May 12, 1910. Mar 24, 1911.

Power of Atty. Same as atty of Margarete Kruger to same. May 12, 1910. Mar 24, 1911.

Power of atty. Chas Sweeney to Frank Sweeney. Mar 3. Mar 24, 1911.

BOROUGH OF THE BRONX.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new-Annexed District (Act of 1895).

*Bronx terrace n w cor 226th st (12th st), 140x190x140x188, 226th st except parts for sts, vacant. Clement H Smith to James Sinclair, at Paterson, N J. B & S. All liens. Mar 25. Mar 27, 1911.

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April 1, 1911.
                                                                                                                                                                                                                                                                                             Conveyances
                                                                                                                                                                                                                                                                                                                                                                                                                                                                RECORD AND GUIDE
          Coster st, No 718, e s, 175 n Spofford av, 18.9x100, 2-sty bk dwg.
Louise Wilkin to Jos F McDonald, 401 E 135th st. Mt $4,200.
Mar 28, 1911. 10:2764.

Elsmere pl, No 861, n s, 280.8 w Southern Boulevard, 35x100, 4-sty bk tnt. Max Hirsch to Eugene Martin, 222 E 49th st. Mt $15,000. Mar 30, 1911. 11:2960.

Grote st, No 766, s s, 38.7 e Prospect av, also described as rd from Fordham to West Farms, s w s, bots 99 & 100, map (No 325 in Westchester Co), of South Belmont, 100x127.7x100x126n e s, except part for Grote st, formerly Kingsbridge rd, 1-sty fr dwg & vacant. FORECLOS, Mar 2, 1911. Albert P Massey ref to Margt K Folger, 518 14th st, College Point, Borough of Queens. Mt $6,000 & all liens. Mar 24, 1911. 11:3100. 1,825

*Garfield st, w s, 325 s Col av, 25x100. E Russell Valentine to John Steneck, 95 River st, Hoboken, N J. Mt $3,500. Mar 24. Mar 29, 1911.

Home st, No 725, n s, 40 e Jackson av, 38x100x38.1x100, 5-sty bk tnt. Emilia Walther to Anna Day, 1418 Boston rd. Henry Hollerith, 1398 Bristow st; Geo Hollerith Jr, 1356 Stebbins av & Emilia Walther, 725 Home st. Mt $23,000. Mar 27. Mar 28, 1911. 10:2652.

Loring pl, e s, 217.11 n 183d st, runs n 90 x e 110 x s 86.4 x e 3.3 x s 3.5 x w 113 to beg, vacant. G H Masten Realty Co to L & M Holding Co, 705 w 170th st. Mt $12,800 & all liens. Mar 30, 1911. 11:3225. O C & 1,000

*Madison st, e s, 125 n Van Nest av, 25x100. Sophie Anger to Anna Paessler, 1732 Barnes av. Jan 12. Mar 24, 1911.

O C & 100

Reservoir pl, No 282 (old road), s s, 22.9 e Reservoir Oval E (the
            O C & 100

Reservoir pl, No 282 (old road), s s, 22.9 e Reservoir Oval E (the
Drive), 22.9x100x20.6x100, 2-sty fr dwg. Claudine Clampett
to Henry A Kaemmerer, 1130 Fox st. C a G. Mt $6,500 & all
liens. Mar 27, 1911. 12:3343. O C & 75

*Van Buren st, e s, 150 n Col av, 25x100. Fanny Weinberger to
Max Schwartz, 1706 Unionport rd. ½ part. Mt $2,800. Mar
28. Mar 29, 1911. O C & 100

*Silver st|n w cor Roselle st. 25x97.1x25x95.4. Jno Ott to M J
Roselle st| Regina Dillon, 4623 Park av. Mt $846. Mar 23. Mar
24, 1911.
            Roselle st | Regina Dillon, 4623 Park av. Mt $846. Mar 23. Mar 24, 1911. 1038th st, No 470 (726), s s, 633.4 e Willis av, 16.8x100, all of, 3-sty & b bk dwg. 139th st, n s, 92.2 w Robbins av, 75x100.10, vacant. ½ R, T & I. Mary A Donlon to Helen E Donlon, 503 E 134th st. B & S. All liens. Mar 24. Mar 29, 1911. 9:2282 & 10:2568. not Same property. Helen E Donlon to Francis L Donlon, 470 E 138th st. B & S. All liens. Mar 24. Mar 29, 1911. 9:2283 & 10:2568.
                             st. I
2568.
          2568.

139th st, No 414 (666), s s, 118.9 e Willis av, 16.3x100.
139th st, No 435 (693), n s, 366.8 e Willis av, 16.8x100.
139th st, No 499 (757), n s, 900 e Willis av, 16.8x100.
140th st, No 446 (702), s s, 433.4 e Willis av, 16.8x100.
140th st, No 454 (710), s s, 500 e Willis av, 16.8x100.
140th st, No 466 (722), s s, 600 e Willis av, 16.8x100.
140th st, No 490 (746), s s, 800 e Willis av, 16.8x100.
141st st, No 417 (677), n s, 200 e Willis av, 16.8x100.
141st st, No 441 (701), n s, 418.9 e Willis av, 18.9x100.
141st st, No 479 (739), s s, 775.9 e Willis av, 18.9x100.
142d st, No 475 (733), n s, 619.5 e Willis av, runs n 88.7 x e — to c 1 Mill brook x s — to 142d st x w 63.5 to beg, 1-sty bk dwg & vacant.
                               Minnie Pfeiffer INDIVID & EXTRX Jos F O'Gorman to Tessie
K Scharps, 340 W 86th. ¼ part of all right, title & interest.
Morts $46,500 & all liens. Mar 29, 1911. 9:2283, 2284, 2286,
            139th st, No 522, s s, 159.10 e Brook av, 37.6x100, 6-sty bk tnt FORECLOS, June 28, 1910. Geo Haas ref to Franconia Realty Co, 1400 5th av. Mt $25,000. Mar 3. Mar 28, 1911. 9:2266
        141st st | n e cor Rider av, 4.4x75x43.10x84.9, 2-sty fr
Rider av, No 366 | dwg & str. FORECLOS, Nov 2, 1910. Roy M
Robinson ref to Leopold Guttag, 894 Jackson av. Mar 9. Mar
24, 1911. 9:2334. 5.000
141st st, Nos 489 & 491, n s, 869.6 e Willis av, 40.3x100, 4-sty
bk tnt & 2-sty & b bk dwg. Maurice J O'Gorman to Arthur
Widmayer, at East Rutherford, N J. Mt $11,000. Mar 27,
1911. 9:2286. O C & 100
      Widmayer, at East Rutherfold, A. S. 1911. 9:2286.

O C & 10 C & 1
     2288.

144th st, No 367, n s, 279.5 e Boston rd, 25x100, 3-sty bk tnt & str & 2-sty fr tnt in rear. Harry L Zitrin to Jacob Zitrin, 367 E 144th st. Mt $7,000. Mar 23. Mar 24, 1911. 9:2306. no 160th st, Nos 409 & 411, n s, 300 w Elton av, 50x100, 2-sty & b fr dwg & 2-sty fr dwg in rear & 2-sty & b bk dwg. Annie Wilkinson (Kelly) widow & HEIR Wm Kelly to Harry T Pete, 409 E 160th st & Cecelia A Innes, 5 St Marks pl, New Brighton, S I. Mt $1,800 & all liens. Mar 24. Mar 25, 1911. 9:2382
        170th st, No 392, s s, abt 210 e Teller av, 20.1x63.2x16.8x74.4, 2 & 3-sty fr dwg. Jno F Ernst et al to Tremont Iron Works, 1334 Stebbins av. Mt $4,500. Mar 9. Mar 25, 1911. 11:2782.
nom

175th st, s s, 75 e Nelson av, 50x100, vacant. Jno Brennan to Jno V Judge, 154 W 132d st. All liens. Mar 25. Mar 27, 1911. 11:2876. nom

Same property. Jno V Judge to Mary Brennan, 122 W 139th st. B & S. All liens. Mar 25. Mar 27, 1911. 11:2876. nom

*175th st, w s, 280 s Westchester av, 25x100. Annie F Mackenzie to Chas A Laumeister, 1047 Jackson av. Mt $5,500. Mar 27. Mar 28, 1911. 0 C & 100

*175th st, w s, 305 s Westchester av, 25x100. Same to same. Mt $1,500. Mar 27. Mar 28, 1911. 0 C & 100

176th st, Nos 1605 & 1609, n s, 32.9 e Longfellow av, runs n 75.4 x e 63.5 & 2 x s 75.1 to st, x w 66.8 to beg. 2, 2-sty fr dwgs. Danl Mapes Jr to Evadna H Mapes his wife, 1606 E 176th st. All liens. Mar 25. Mar 28, 1911. 11:3016. nom

179th st, n s, 65.5 e Creston av, 25x100, vacant. Emma Bernhard to Pauline Hodgson, 153 E 179th st. Mar 21. Mar 27, 1911. 11:2808.
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182d st, No 600 | s e cor Arthur av, begins Arthur av, e s 200 n Arthur av | Oak Tree pl, runs e 90 x n 41.8 to s s 182d st, x n w, w & s w along s & e s of 182d st & Arthur av, 120.5 to beg. 5-sty bk tnt. Central Bronx Realty Co to Harry Seligman, 1269 2d av. Mts $42,000. Mar 24, 1911. 11:3070. O C & 100 187th st, No 338, s s, S3 e Tiebout av, 40.6x50 with rights to alley adj on W, 2-sty fr dwg. FORECLOS, Feb 8, 1911. Arthur M Levy ref to Jno S Sutphen, 311 W 72d st; Amanda A Pope, 73 Prospect st, East Orange, N J & Adeline E Crockett, 160 W 72d st. Mar 28, 1911. 11:3022. 5,500 197th st, n s, 96.2 w Briggs av, 20x90, 3-sty bk dwg. Nathan B Levin Co to Henry Koch, 415 E 3d st, Bklyn. Mt $6,500. Mar 29, 1911. 12:3301. O C & 100 205th st, s w s, 59.2 n w Perry av, 59.2x78.10x50x110.7, vacant. Jno McCullough to Wm G Saunderson at Palisades Park, Bergen Co, N J. All title. Mt $2,000. Jan 9. Mar 24, 1911. 12:3341.
      Jno McCullough to Wm G Saunderson at Palisades Park, Bergen Co, N J. All title. Mt $2,000. Jan 9. Mar 24, 1911. 12:3341.

*214th st (Av A), s s 44 e White Plains rd, 25x100. Maddalena Di Angelis to Vincenzo Tristano, 2258 2d av. Mt $3.000. Mar 23. Mar 24, 1911. O & 100 217th st, s s, 100 w 4th av or st, 25x114, Wakefield.

*Lots 990 & 541 map Laconia Park.

Lots 251, 267 & 278, same map.

Lot 68, map 329 lots part Schieffelin estate.

Lots 203, 204 & 222, map (No 426) of lots near Wmsbridge.

Abraham Shatzkin to A S Realty Co, 496 E 171st st. Mar 29. Mar 30, 1911:

*217th st, No 811 E (3d av), n s, 33.4x114. Emanuel Burlando to Paul Dohm & Clara Wiggers (Dohm), both at 811 E 217th st, Q C. Feb 23. Mar 24, 1911. O C & 100

*Same property. Eliz & Herman Dohm et al to same. Mts $2,500. Feb 7. Mar 24, 1911. O C & 100

*218th st, s s, 105 w 5th av, now Bronxwood av, 175x114, Wakefield. Benj G Paskus to Taylor Textile Mfg Co. Mts $5,495. May 7, 1909. Mar 27, 1911. O C & 100

*219th st (5th av), n s, 405 w 5th av, 25x114, Wakefield. Angela Passarelli to Carmela Magaldi, 839 E 219th st. All liens. Mar 27. Mar 28, 1911.

*219th st (5th av), s s, 255 w 4th av, 50x114, Wakefield. FORECLOS, Mar 20, 1911. Jas Kearney, ref, to Sarah E J Squires, 235 W 75th st. Mts $1,300. Mar 29. Mar 29, 1911.

*223d st (9th av), n s, 55.6 w 4th av, 50x114, Wakefield. E Russell Valentine to John Steneck, 95 River st, Hoboken, N J. Mt $3,500. Mar 24. Mar 29, 1911.

*223d st (9th av), n s, 55.6 w 4th av, 25x109. Jno Schappert to Eliz A Schappert, 3066 Hull av. Mar 29. Mar 30, 1911. nom 241st st, No 331, n s, abt 290 e Katonah av, —x—, 2-sty fr dwg. Trebor Realty Co to Moritz L Ernst, 152 W 122d st & Carl Ernst, 316 W 95th st. Mt $4,000 & all liens. Mar 11. Mar 29, 1911. 12:3390.

261st st, s s, 37.4 e Spencer av, 25x100, vacant. Maria Zilli to Jos Zilli, 3083 Heath av. Nov 9, 1910. Mar 25, 1911. 13:-3423.

Anthony av, No 1750, e s, 162.6 s Prospect pl, 18.9v93.8x18.9v95, 2-sty fr dwg. Louisa B Diener to Clinton Beasley, 253 Burnside
         261st st, s s, 37.4 e Spencer av, 25x100, vacant. Maria Zilli to Jos Zilli, 3083 Heath av. Nov 9, 1910. Mar 25, 1911. 13: 3423.

Anthony av, No 1750, e s, 162.6 s Prospect pl, 18.9x93.8x18.9x95, 2-sty fr dwg. Louisa B Diener to Clinton Beasley, 253 Burnside av. Mt $4,250. Mar 24. Mar 28, 1911. 11:2890. O C & 100 Arthur av, No 2376, e s, 41.8 n 186th st (William st), 16.8x87.6, 2-sty fr dwg. Jno Maresca to Mary C Henry, 1948 Bathgate av. Mt $4,000. Feb 23, 1910. Mar 24, 1911. 11:3073. 5,000 Aqueduct av, s e s, 102.9 n w, w & s w on curve Macombs rd, 50.1x 95x50x93.6, vacant. Jos A Wasserman to Leo F Gieberich, 249 E 86th st. Mt $4,800. Mar 25. Mar 28, 1911. 11:2876. O C & 100 Arthur av, No 2456, e s, 95 n 188th st, 25x81.6x25x81.8, 4-sty bk tnt& strs. Defeo Realty Co to Agustino Raffaele, 295 E 149th st. Mts $13,700. Feb 27. Mar 30, 1911. 11:3077. nom Andrews av, w s, abt 166 s Fordham rd, 25x125, vacant. Release mt. Louise & Leo Pinner EXRS Max Pinner to McLernon Realty & Constn Co, 143 W 188th st, Bronx. Q C. Mar 29. 1911. 11:3225. 2.500 Bryant av, No 1518, e s, 80 n 172d st, 20x100, 3-sty bk dwg. Wm H D North to Mildred A Miller, 871 Longwood av. B & S. Mt $8,000. Mar 17. Mar 30, 1911. 11:3001. O C & 100 W 139th st. Mt $15,000. Mar 30, 1911. 11:3080. O C & 100 Belmont av | s e cor 180th st 78.7x95.5x88.2x96.10, vacant. Day-180th st ton Realty Co to T J McGuire Constn Co. 100 W 139th st. Mt $15,000. Mar 30, 1911. 11:3080. O C & 100 Belmont av, e s, 282.5 n 181st st, 55.5x8182.8x55x175.10, vacant. Julius Spiess to Carl Boos, 763 st Nich av. Mar 29. Mar 30, 1911. 11:3083. O C & 100 Belmont st do Nora Cushin his wife. Oct 13, 1903. Mar 30, 1911. 10. Do Nora Cushin his wife. Oct 13, 1903. Mar 30, 1911. 10. Do Nora Cushin his wife. Oct 13, 1903. Mar 30, 1911. 10. Do Nora Cushin his wife. Oct 13, 1903. Mar 30, 1911. 10. Do Nora Cushin his wife. Oct 13, 1903. Mar 30, 1911. 10. Do Nora Cushin his wife. Oct 13, 1903. Honous Pook av. No 1419, w s, 150 n 170th st, 25x90, 1-ssty bk str & 2-
         *Boston Post run to Nora Cushin his wife. Oct 13, 1903. Mar 50, 1911.

Brook av, No 1419, w s, 150 n 170th st, 25x90, 1-sty bk str & 2-sty fr dwg in rear. Peter Criscuolo, 659 E 188th st to Theo Burstein, S3 E 108th st. Mt $5,000. Mar 29. Mar 30, 1911.
                11:2896.

Boston rd, s e s, 191 s Prospect av, formerly adj a lane, runs s along former w s of lane 98.2 x n w 93.1 to rd, x n e 44.6 to beg, with all title to said lane. Jos Farley to Mary A Farley, 1396 & 1398 Boston rd. B & S. Sub to life estate of party 1st part & mt for $7,500. Mar 22. Mar 30, 1911. 11:-2962.
Farley, 1396 & 1398 Boston rd. B & S. Sub to life estate of party 1st part & mt for $7,500. Mar 22. Mar 30, 1911. 11:-2962.

*Beech av, s s, 176 e Elm st, 25x100, Laconia Park. FORECLOS, Sept 30, 1910. John H Judge, ref, to John Moylan, 4288 3d av. Sub to all liens. Mar 15. Mar 28, 1911.

Bathgate av, e s, 171 s Kingsbridge road, now 3d av, 25x96. vacant. Chas Izmirian to Alex McClinchie, of Bklyn. Mts $5,500 & all liens. Apr 14, 1910. Mar 27, 1911. 11:3052. nom Burnside av, No 283 | n w cor Ryer av or Bassford pl. 31.1x Ryer av, Nos 2027 & 2029 | 106.4x26x123.4, except part for Ryer av, 2, 3-sty fr tnts with str on cor. Julia V wife 0tto T Schmitt to Otto T Schmitt, 2229 Ryer av. B & S. Mt $12,000. Mar 23. Mar 24, 1911. 11:3156 & 3149. O C & 100 Cambreling av, No 2326, e s, 350 n 183d st, 50x100, 2-sty fr dwg & vacant. Annie Welshman to Augusta Kratz, 2304 Prospect av. Mt $6,000 & all liens. Mar 29, 1911. 11:3089. nom College av, No 1027, w s, 62.6 n 165th st, runs n 21.6 x w — to point e Morris av 92.6 x s 9 x e 7.6 x s 12.6 x e 85 to beg. College av, No 1029, w s, 84 n 165th st, 22x92.6.

College av, No 1033, w s, 128 n 165th st, 22x92.6.

College av, No 1033, w s, 128 n 165th st, 22x92.6.

College av, No 327, w s, 60 n 141st st, 20x80, 3-sty & b bk dwg. Release mt. David Livingston to Bronx Heights Land Co, 35 wall st. Mar 8. Mar 29, 1911. 10:2573. O C & 100 *Carpenter av (2d st), w s, abt 378 n 219th st & being part lot 1136 map Wakefield, begins at line bet lots 1135 & 1136, 27.4 x x 105. Isaac Gleitzman to Wm Hickey, 276 W 144th st, Bronx (?) probably E 144th st. All liens. Mar 29. Mar 30, 1911. 150
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179th st, s s, 100 w Mapes av, 45x75, 5-sty bk tnt. Chas Schaefer, Jr, to Sarah J Schaefer, his wife, 2284 Beaumont av. Mt \$26,-000. Mar 28. Mar 29, 1911. 11:3106. O C & 100 180th st, No 738, s s, 80.6 e Clinton av, 40.6x107, 5-sty bk tnt & strs. T J McGuire Constn Co to Dayton Realty Co, 826 Kelly st. Mts \$42,500. Mar 30, 1911. 11:3094. exch

Concord av, No 438 | s e cor 145th st or Crane st, 77.9x100, 4-145th st, No 750 | sty bk bldg. City of N Y to Emma Solomon D, & Geo H Moss all at Long Branch, N J. All title. O C. Mar 17. Mar 30, 1911. 10:2577. 169.88

Same property. Emma Moss et al to Annuccio Santini, 452 E 149th st. Mt \$11,000 on this & other property & all liens. Mar 14. Mar 30, 1911. 10:2577. O C & 100

Davidson av, e s, 225 n 184th st, 83x115, vacant.

Grand av, w s, 150 s 184th st, 34.2x77.4x53.2x75, vacant.

Augustus A Levey et al EXRS, &c, Isaac Levy or Levey to Edgar J Levey, 152 W 76th st. Mar 22. Mar 24, 1911. 11:3199 & 3209.

Davidson av, e s. 150 n 184th st. 75x115, vacant barrition av, e s, 150 n 184th st, 75x115, vacant.

Sad st, s s, 84 e Webster av, 42x93.8x41.11x95.10. vacant.

Augustus A Levey et al EXRS, &c, Isaac Levy or Levey to Fredk H Levey at Elizabeth, N J. Mar 22. Mar 24, 1911. 11:3199 & 3030. H Levey at Elizabeth, N J. Mar 22. Mar 24, 1911. 11:3199 & 3030.

Davidson av, e s, 308 n 184th st, 126.6x109.1x121.11x115, vacant.

Augustus A Levey et al EXRS &c Isaac Levy or Levey to Augustus A Levey at Monroe, Orange Co, N J. Mar 22. Mar 24, 1911. 11:3199.

Augustus A Levey at Monroe, Orange Co, N J. Mar 22. mar 24, 1911. partition & 10 Moret Elizabeth tus A Levey at Monroe, Orange Co, N J. Mar 22. Mar 11:3199.

*Dudley av, s s, 119.7 e Ft Schuyler rd, 50x100. Margt E Irving to Schuyler Constn Co, 531 Tremont av. Mt \$1.110. Mar 22: Mar 24, 1911.

Decatur av

[e s, 128.7 n Kingsbridge rd, 50.3x77.7 Webster av, Nos 2543 & 2545] to Webster av, x50x71.7, 2, 2-sty fr dwgs & strs. Mary Annan to Jane L Kenn, 2543 Webster av. Mt \$12,000. Mar 21. Mar 24, 1911. 12:3275. O C & 100 Findlay av, No 1262, e s, 223.4 s 169th st, 16.8x100. 2-stv fr dwg. Thornton Brothers Co to Jno A Johnson, 405 E 144th st. Mt \$3,000. Mar 22. Mar 24, 1911. 9:2436. O C & 100 *Fairfax av, e s, 100 s Waterbury av. 67.11x100x44.6x102.9. Richd W Shaw to Jas J McDonough, 2216 5th av, & Katie A McDonough, 51 W 90th st, his sister, as joint tenants. Mar 25. Mar 28, 1911. ough, 51 W both 8, 28, 1911.

*Grant av, n s, 125 e Garfield st, 25x100. Jacob Weinberger & Fanny his wife to Max Schwartz, 1706 Unionport rd. Feb 18.

Mar 29, 1911.

Hughes av, No 2127 | s w cor 181st st, 17.10x95x41.11x98, 2-sty fr dw 181st st

Curtiss P Byron to Sarah Doyle, 8822 Grand av, Bronx. Mts \$6,750. Mar 15. Mar 24, 1911. 11:3070. O C & 100

Hughes av, No 2493, w s, 106.10 n 189th st, runs w 48 x n 0.7 x
w 39.6 x n 16.5 x e 39.6 x s 0.5 x e 48 to av, x s 16.8 to beg, 2sty fr dwg. Louis Cohen to Morris Leiman, 1 E 131st st. All
title. Mt \$3,700 & all liens. Mar 23. Mar 24, 1911. 11:
3078.

O C & 100

Hughes av, No 2495, w s, 123.6 n 189th st, runs w 48 x n 0.5 x w
39.6 x n 16 x e 87.6 to av, x s 16.5 to beg, 2-sty fr dwg. Morris Leiman to Louis Cohen, 1393 Stebbins av. All title. Mt \$3,500 & all liens. Mar 23. Mar 24, 1911. 11:3078.

O C & 100

Hughes av n e cor 179th st, 66.5x95x80.9x96.

179th st
Belmont av n w cor 179th st, 81.7x11.9x80.9x1.8, vacant. FORECLOS, Dec 22, 1910. Chas L Hoffman, ref, to One Hundred & Thirty-fourth St Co, 99 Nassau st. Sub to all liens. Mar 28. Mar 29, 1911. 11:3080. 2,600

*Hunt av, e s, 347 s Bronxdale av, 100x100, except part of lot 53 on e s Lincoln st, 13.2 n e from s w s lot 53, runs n w 13.2 x s e 5.10 x s w 11.10 to beg. Edw W Bowne to Louisa S Van Winkle, 165 W 82d st. All liens. Mar 28, 1911. nom Kingsbridge rd, Nos 339 to 345 n w cor Marion av, runs n along or Fordham rd av, 150 x w 142.4 to e s Bain-bridge av, x s 50 x e 56 x s Bainbridge av s 121.6 to rd, x e 92.6 to beg, 1-sty bk church, 2-sty fr dwg, 2 2-sty fr dwgs & strs, & 2 1-sty fr strs. N Y City Church Extension & Missionary Society of the Methodist Episcopal Church to Fordham Methodist Episcopal Church B & S. Mt \$20,000. Mar 20, 1908. Mar 24, 1911. 12, 3286. nom 179th st Monterey av 178th st, 428 to s s 179th st x101.1x412.9x 178th st 100, vacant. Geo F Johnson to Keats Co, 135 Bway. 179th st B & S. Mar 27. Mar 28, 1911. 11:3061. nom Marion av, No 2783, w s, 240.9 n 197th st, 21x81.3x21.3x78.1. 3-sty fr dwg. Louis Oest to Chas Haller & Jos Hlavsa, both at 1677 2d av, Mt \$5,000. Mar 27. Mar 28, 1911. 12:-3289. 179th st both at 1677 2d av, Mt \$5,000. Mar 27. Mar 28, 1911. 12:3289. O C & 100

*Maple av|s e cor Ruskin st, 51.5x74x47.7x58.6. Maria Antonia
Ruskin st | D'Angelo to Antonio D'Angelo. Mt \$13,000. Oct 7,
1909. Mar 30, 1911. O C & 100

*Morris Park av|s w cor Victor st, 20x100. Penrose Realty Co
Victor st | to Harris Damsky, 105 W 113th st. ½ part.
All title. B & S. Mar 24. Mar 27, 1911. O C & 100

Mapes av|s w cor 179th st, 75x100, vacant. Sarah J wife Chas
179th st | Schaefer Jr to said Chas Schaefer Jr, 2284 Beaumont av.
Mt \$6,600. Mar 28. Mar 29, 1911. 11:3106. O C & 100

Nelson av, No 1409, w s, 166.8 n Boscobel av, 16.8x87.7x18.5x
79.7, 2-sty fr dwg. Chas Monday to Robt H Neamann, 301 W
137th st. Mt \$4,500. Mar 14. Re-recorded from Mar 15,
1911. Mar 30, 1911. 11:2894. O C & 100

*Olinville av, e s, 100 s 2d st, 63x100. Therese Busse to Benj F
Meffert, 760 E 163d st. Mt \$3,800. Mar 29, 1911. 100

Prospect av, e s, 50 n 183d st, 50x114x50.1x117.9, 2 2-sty fr dwgs.
Annie Welshman widow to Augusta Kratz, widow, 2304 Prospect
av. Mt \$11,000 & all liens. Mar 29, 1911. 11:3114. nom

Park av, w s, 287.8 s 187th st, 250x93x250x105, vacant. Harry
Seligman to Central Bronx Realty Co, 1692 Monroe av. Mts \$25,
750. Mar 24. Mar 25, 1911. 11:3031. O C & 100

Park av, w s, 287.8 s 187th st, 150x98.3x150.1x105.9, vacant. no:
ark av, w s, 287.8 s 187th st, 150x98.3x150.1x105.9, vacant.
Liberty Investing Co to Tremont Park Realty Co, 135 Bway. Mt
\$21,700. Mar 24. Mar 25, 1911. 11:3031. no:
Richardson av, e s, 265 s 237th st, 215x120. Edw H Kelly to Jno
T Smith, 851 West End av. Mt \$7,000. Mar 20. Mar 24, 1911. Southern Boulevard, e s, abt 130 n Freeman st, 53x99.11x44.3x
101.5, vacant. Bertha Frey to Robt J Rooney, 1245 Simpson st.
Mt \$12,000. Jan 19. Mar 30, 1911. 11:2980. O C & 100
St Anns av, No 775 | s w cor 158th st, 25x100, 4-sty bk tnt & 158th st, No 568 (776) | strs. Margt Marx to Albt W Venino, 211
W 106th st. Nov 9, 1910. Mar 24, 1911. 9:2360. nom

Manhattan April 1, 1911. Sheridan av n w cor 165th st, runs w 117.5 to Carroll pl, x n Carroll pl along e s Carroll pl, 51.3 x n e still along pl, 289.9 165th st to s s 166th st, x e 135.1 to w s Sheridan av, x s 166th st 344.6 to beg, except part for sts, vacant. Augusta M De Peyster to Fredk A De Peyster. B & S & confirmation deed. May 27, 1908. Mar 27, 1911. 9:2456. nor Stebbins av, e s, 108.9 n Freeman st. 25x126.11x25x126, vacant. Lot begins 100 w Intervale av & 125.8 n Freeman st, runs n 220.5 x w 92.2 x s 82.4 x s w 126.1 x s e 100.9 to beg, 1-sty bk shop. Jno F Ernst et al to Tremont Iron Works. Mar 9. Mar 24, 1911. 11:2965. 11.2965 *Timpson av, w s, 150 n 205th st, 75x100. 205th st, s s, 50 e Hall av, 25x100. 203d st | n e cor Hall av, 25x91.6. Hall av | nom Hall av | August Stolz to Helen Huestis, 299 E 206th st. Mar 22. Mar 27, 1911.

Union av, Nos 1060 to 1064, e s. 379.3 n 165th st (Wall st), runs e 174.7 x n 49.8 x w 100 x n 1.6 x w 74.9 to av, x s 51.2 to beg, with all title to strip on south, —x—, 3, 3-sty fr tnts. Therese B Bratten to Annie A Drucker, 1144 Franklin av. Mts \$12,000. Mar 23. Mar 24, 1911. 10:2679.

Union av, e s, 429 n 165th st (Wall st), a strip, 1.6x75, except part for av. Release mt. Emigrant Industrial Savings Bank to Church of St Anthony of Padua, 1070 Union av. Q C. Mar 17. Mar 24, 1911. 10:2679.

Same property. Church of St Anthony of Padua to Therese B Bratten, 65 Central Park West. Mar 22. Mar 24, 1911. 10:-2679. 2679.

*Unionport rd, e s, 275 n Mianna st, 25x144x25x143. Louis Berger to Eugenie wife of Louis Berger, 1928 Unionport rd. Mt \$3,000. Mar 24. Mar 27, 1911. O C & 10 Union av, No 577 n w cor 150th st, 25x100, 5-sty bk tnt & str. 150th st, No 819 | Chas Schimmer & ano to Vito Fortannaschere, 2166 2d av. Mts \$30,000. Mar 8. Mar 28, 1911. 10:-2664. Mar 24. Mar 24. 1911.

Union av, No 577| n w cor 150th st, 25x100, 5-sty bk 10t & str. 150th st, No 819 | Chas Schimmer & ano to Vito Fortannaschere, 2160 2d av. Mts \$30,000. Mar 8. Mar 28, 1911. 10:-2664.

Same property. Saml Banard to same. Q C. Feb 24, 1911. Mar 28, 1911. 10:2664.

Visc av, e s, 75 s 173d st, 50x100, vacant. Central Bronx Realty Co to Albt H Herbst, 624 E 135th st. Mts \$4,500. Oct 1, 1910. Mar 25, 1911. 11:2996.

Webster avin e cor 179th st, runs n 100 x e 100 x s 50 x e 2.7 x s 179th st | 34.1 x w 85.9 to beg, 3, 2-sty fr dwgs & strs on av. Caryl A Montgomery to Franklin S Burrows, 1128 Lind av. Mar 15. Mts \$39,600. Mar 10, 1911. 11:3029. Corrects error in issue of Mar 18, 1911. as to size of lot & number of bldgs. nom White Plains rd, e s, 35 n Morris Park av, 25x100. Garnet Hall Realty Co to Regent Realty Co, 17 w 42d st. Q c. Mar 23. Mar 25, 1911.

West Farms road] e e s, at w s Longfellow av, 146.8x48.11 & 49.7x Longfellow av | 145.6, vacant. Lawyers Title Ins & Trust Co to Friedman Construction Co, 171 way. B & S. Mar 28. Mar 29, 1911. 10:2754.

White Plains road, st., 430.2 s Westchester av, 50x99. Annie F Mackenzie to Chas A Laumeister, 1047 Jackson av, Mts \$1,600. Mar 27. Mar 28, 1911.

Washington av, e s, 148.7 n 169th st, 51.2x106x51.2x105.5, vacant. Matilda Monness to Hyman Rosenthal, 59 E 95th st. & part. Mar 27, 1911. 11:2910.

Woodycrest av | s e cor 162d st, 10x115, 11x100x109.5, vacant. Matilda Bron, and st. | Lawrence W Gallagher to Theo A Schnitzlein at Alta Dena, Cal. Q C. Mar 11. Mar 27, 1911. 9:2304, 2507.nom White Plains rod, w s, 75 s Mace av, 25x100. Jos Horowitz to Max J Russianoff, 502 Stone av, Bklyn. Mt \$945. Mar 25, 1911.

White Plains rod, w s, 75 s Mare av, vuns w 100 x s 50 x w 45 x n 100 x e 145 to rd, x s 50 to beg, with right of way over 50 ft strip from n s of above to n s Morris Park av, runs w 100 x s 50 x w 45 x n 100 x e 145 to rd, x s 50 to beg, with right of way over 50 ft strip from ros of above to n s Morris Park av, runs w 100 x s 50 x w 45 x n 1 *Lot 39 map of Classons Point.

Lots within boundaries of lot 39 map of Jos Husson at Classons|
Point & known as lot 90B and parts 90a, 99, 100 & 101 as lie|
w of east line of lot 39, with awards for Classons Point road
or White Plains road, &c.
Susan H Rudd to same. Q C. Mar 15. Mar 27, 1911.

LEASES

BOROUGH OF MANHATTAN.

March 24, 25, 27, 28, 29 and 30.

DENNIS G. BRUSSEL LICHT HEAT POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone (7220 Mad. Sq. 15 W. 29th St., New York

East Broadway, No 65, str & part b. Harry & Wolf Elias to Herman Gertner; 5 yrs from May 1, 1910; 5 yrs renewal at \$2.750. Mar 25, 1911. 1:280. 2,500
East Broadway, No 179, east str & part b. Ettie Cuba to Boruch Schultz, 140 1st av; 6 yrs, from May 1, 1911. Mar 27, 1911.

Brooklyn L. I. City New York Hoboken Bayonne Staten Island New Jersey

WATER-FR O BULKHEADS WITH PIER PRIVILEGES FOR RENT

FACTORIES, FACTORY SITES, RAIL CONNECTIONS CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y. Tel. 5307 CORT.

East River Newtown Cr. Hudson River Kill von Kull Arthur Kill Hackensack Passaic River

Mortgages

BOROUGH OF THE BRONX.

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Mortgage against Bronx property will be found altogether at the foot of this list.

Mortgage again foot of this list.

BOROUGH OF MANHATTAN.

March 24, 25, 27, 28, 29 and 30.

Allen Const Co to Maria W Barton, 117 E 61st st. Vermilyea av, s s, 100 w Isham st, 150x150. P M. Prior mt \$—... Mar 15, 1 yr, 6%. Mar 29, 1911. 8:2227. 29,000 Anger, Geo F, 72 E 123d st with Julius Krulewitch. 123d st, No 103, n s, 35 e Park av, 35x100.11. Extension of \$5,000 mt until Mar 20, 1914 at 6%. Mar 27. Mar 29, 1911. 6:1772.

Brill, Nathan E, 48 W 76th st to Julius Aschermann, 302 W 87th st. 113th st, No 217 7. Estoppel certificate. Mar 20. Mar 30, 1911. 6:1603.

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS OF STEED OF STEED OF SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS OF STEED OF SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS OF SASH, DOORS, BLINDS FOR BUILDERS OF SASH, BUILDERS

Birnbaum, Saml to Alexander Sampson, 34 Front st. 118th st. Nos 216 & 218, s s, 212.11 e 3d av, 37.1x100.5. Prior mt \$41,000. Mar 29, due Feb 18, 1912, 6%. Mar 30, 1911. 6:1667.

000. Mar 29, due Feb 18, 1912, 6%. Mar 30, 1911. 6:1667.
2,000
Brevoort, Sarah A widow to Maud B Prentice, 7 W 81st st. 16th
st, No 327, n s, 152.6 e Livingston pl, 26.6x92. Prior mt \$30,000. Mar 29, 3 yrs, 6%. Mar 30, 1911. 3:922. 5:500
Burke, Sarah & Walter A with EMIGRANT INDUSTRIAL SAVINGS BANK. 49th st, Nos 339 & 341, n s, 200 e 9th av, 2 lots,
each 25x100.5. Two subordination agts. Mar 28. Mar 29,
1911. 4:1040. nom
Burke, Sarah widow, 339 W 19th st to EMIGRANT INDUSTRIAL
SAVINGS BANK. 49th st, Nos 339 & 341, n s, 200 e 9th av,
50x100.5. Mar 28, 5 yrs, 5%. Mar 29, 1911. 4:1040. 38,000
Brower, Ada of Perth Amboy, N J to Gertrude E Shannon, 145
W 58th st. 140th st, No 60, s s, 187.6 e Lenox av, 37.6x99.11.
Mar 27, 5 yrs, 5%. Mar 29, 1911. 6:1737. 30,000
Same & Cath E Muth with same. Same property. Subordination agt. Mar 27. Mar 29, 1911. 6:1737. nom
Bandler, David, 200 Riverside Dr, with Strand Realties, 22 W 21st
st; West End av, Nos 210 & 212, e s, 125.5 n 69th st, 50x82.
Agreement as to apportionment of mort of \$10,000 and extension of same until April 1, 1912, at 6%. Mar 24, 1911. 4:1161.

Blecher, Saml. 18 Division st. to Isaac Schneiderman. 48 E

Blecher, Saml, 18 Division st, to Isaac Schneiderman, 48 E 100th st. Division st, No 18, n s, 146.5 e Bowery, 13.7x115.11 x12.2x122.4. P M. Prior mort \$10,000. Mar 24, 3 yrs, 6%. Mar 25, 1911. 1:289.

Mar 25, 1911. 1:289. 3,000

Bley, George to GERMAN SAVINGS BANK, 157 4th av. 54th st, No 230, s s, 225 w 2d av, 25x100.5. Mar 27, 1911, 3 yrs, 4½%. 5:1327. 10,000

Bomzon, Wolf & Saml Kaufman to Esther Surut, 138 W 121st East Broadway, No 45, s s, 343.6 e Catherine st, 27x75. Mar 27, 1911, 5 yrs, 5%. 1:280. 42,000

Braisted, Chas A, of Stockbridge, Mass, to Frederic J Agate, 65 Central Park West. Harrison st, No 12, n s, 148.4 w Hudson st, 24.4x87.6. Mar 14, 3 yrs, 6%. Mar 27, 1911. 1:181. 3,000

Buchfuhrer, Saml to TITLE GUARANTEE & TRUST CO. 102d st, No 228, s s, 175 w 2d av, 25x100.11. P M. Mar 24, due, &c, as per bond. Mar 27, 1911. 6:1651. 12,500

Same to Eva K Fischer, 212 W 82d st. Same property. P M. Prior mt \$—. Mar 24, 3 yrs, 6%. Mar 27, 1911. 6:1651. 4,000

Borke, Margt to Signward Federa, 16,7th st. 2d av. No 178

Berko, Margt to Sigmund Fodor, 16 7th st. 2d av, No 178, e s, 51.7 n 11th st, 25.10x100. Prior mt \$—. Mar 25, due, &c, as per bond. Mar 27, 1911. 2:453. 1,500
Butler, Kath C, 612 W 115th st with BOWERY SAVINGS BANK. 31st st, No 20 W. Extension of mt for \$55,000 to Feb 10, 1916 at 4½%. Feb 28. Mar 28, 1911. 3:832. nom Boyd, Agnes R, 103 Waverly pl to Andrew M Boyd same address. 84th st, No 25, n s, 368 w Central Park W, 32x102.8. Prior mt \$32,500. Mar 28, 1911, due, &c, as per bond. 4:1198. 7.500
Bauman, Wm 1227 Madison av & Albt Bauman, 73 E 90th st with Aaron Guedalia, 2790 Bway. 114th st, No 11 W. Extension of \$20,000 mt until Apr 20, 1914 at 5½%. Mar 11. Mar 28, 1911. 6:1598.

\$20,000 mt until Apr 20, 1914 at 5½%. Mar 11. Mar 28, 1911. 6:1598.

Chebrah, Poel Zedek Anshei Illia, a corpn, to Greenwood Cemetery, 170 Bway. Forsyth st, Nos 126 & 128, s e cor Delancey st, 49,9x100x48.11x100. Prior mt \$75,000. Mar 24, 1911, due June 1, 1913, 6%. 2:419.

Chase Realty Co to Rector, &c, St Phillips Church in N Y, 217 W 133d st. 30th st, Nos 115 to 131, n s, 188.6 w 6th av, 239.5x 43.2x238.2x91.6. P M. Prior mt \$150,000. Mar 23, 1 yr, 5%. Mar 24, 1911. 3:806.

Cavanagh, Ellen & Margt L McKeon to EMIGRANT INDUST SAVINGS BANK. 93d st, No 186 s s, 69 w 3d av, 15.6x75.8. Mar 24. 1911, 3 yrs, 5%. 5:1521.

Cavanagh, Ellen & Margt L McKeon with EMIGRANT INDUST SAVINGS BANK. 93d st, No 186 E. Extension of \$3,000 mort until Mar 24, 1914, at 5%. Mar 24, 1911. 5:1521. nom Congregation Anshe Emeth to Heloise Leroy. 131st st, s s, 225 e 7th av, 42.11x99.11. Apr 12, 1907, due Apr 12, 1910, 6%. Mar 24, 1911. 7: 1915.

Chebrah Poel Zedek Anschei Illia & Michl J Mulqueen with Greenwood Cemetery. Delancey st, s e cor Forsyth st, Nos 126 & 128, 50x100. Subordination of judgment to mt. Mar 22. Mar 25, 1911. 2:419.

25, 1911. 2:419. no
Chebrah Poel Zedek Anschei Illia & Jacob & Louis Manheim
with Greenwood Cemetery. Delancey st, s e cor Forsyth st,
Nos 126 & 128, 50x100. Subordination of judgment to mt. Mar
25, 1911. 2:419. no

25, 1911. 2:419.

Checchia Realty Co to Frank E O'Callaghan, 707 E 161st st. Elizabeth st, Nos 91 & 93, w s, 155 s Grand st, 40x94. Prior mt. \$34,000. Mar 25, 3 yrs, 6%. Mar 27, 1911. 1:238. 12,000 Same to same. Same property. Certificate as to above mort. Mar 25. Mar 27, 1911. 1:238.

Crowley, Wm to Bluthenthal & Bickart, Inc of Baltimore, Md. Park row, No 93 & Wm st, No 233. Leasehold. Mar 18. demand, 6%. Mar 28, 1911. 1:121. 5,413.42

Cohen, Jos with Henry Brune, 207 E 114th st. 114th st, No 207 E. Extension of \$6,500 mt until July 15, 1914 at 6%. Mar 7. Mar 28, 1911. 6:1664. nom

City of N Y to Louis Gero, 206 Bway. Transfer of tax lien for yrs 1902 to 1907, on lot 55, on 152d st, s s, bet Convent & Ams avs, assessed to unknown. Nov 11, 1909, 3 yrs, 6%. Mar 29, 1911. 7:2066. 1,954.71

Same property. Asst of above. Louis Gero to Clyde Realty Co.

1911. 7:2066.

Same property. Asst of above. Loius Gero to Clyde Realty Co.
Jan 12, 1910. Mar 29, 1911. 7:2066.

City of N Y to Lewis Gero, 206 Bway. Transfer of tax lien for
yrs 1902 to 1907, on lot 55½ on 152d st, s s, bet Convent &
Ams avs, assessed to unknown. Nov 11, 1909, 3 yrs, 12%. Mar
29, 1911. 7:2066.

Same property. Asst of above. Louis Gero to Clyde Realty Co.
Jan 17, 1910. Mar 29, 1911. 7:2066.

Corey, Edw B at Far Rockaway. N Y, to Frances A B Ward,
163 Madison av. 3d av, No 259, e s, 24.2 s 21st st, 21.10x60.

P M. Jan 12, due Mar 29, 1914, 5%. Mar 29, 1911. 3:901.
10.000

Cass, Alvin C & Chas L Apfel with Morris Rose, 16 E 107th st.

Monroe st, No 254, s s, 250 w Jackson st, 25x½ blk. Extension
of \$7,500 mt until Sept 26, 1912 at % as per bond. Mar 24.
Mar 29, 1911. 1:261.

Cladem Realty Co to Geo A Fisher Co, 414 Riverside Drive. Audubon av, s w cor 170th st 50x100. P M. Prior mt \$60.000. Mar 28, 3 yrs, 6%. Mar 30, 1911. 8:2126. 20,000 Cascade Realty & Constn Co to Chelsea Realty Co, 135 Rway. Broadway, s w cor 150th st. No 600, 99.11x125. Feb 20, 3 yrs, 6%. Mar 30, 1911. 7:2096. 225,000 Same to same. Same property. Certificate as to above mt. Feb 20. Mar 30, 1911. 7:2096. 225,000 Fannan. Salome wife of & Jno Dickmann to FRANKLIN SAVINGS BANK, 656 8th av. 45th st, No 531, n s, 375 e 11th av. 25.3x100.5. P M. Mar 30, 1911, 5 yrs, 5%. 4:1074. 9,000 Same to Sarah H Emerson, 425 West End av. Same prop. P M. Mar 30, 1911, 5 yrs, 5%. 4:1074. 2,000 Devine, Thos F to TITLE INSURANCE CO of N Y. 54th st, No 439, n s, 250 e 10th av, 25x200.10 to 55th st, No 444. Mar 28, 3 yrs, 5%. Mar 29, 1911. 4:1064. 10,000 Dougherty, Chas; Rosanna wife Wm H Jackson; Mary wife of & Wm P Lawless, heirs Peter Dougherty to FRANKLIN SAVINGS BANK, 656 8th av. 42d st, No 534, s s, 396.3 w 10th av. 19.7x98.9. Mar 28, 1911, 3 yrs, 5%. 4:1070. 4,000 Delage, Chas E to TITLE INS CO OF N Y. 22d st, No 329, n s, 225 w 1st av, runs n 98.9 x w 24.9 x s 35.10 x s 62.10 to st, x e 25 to beg. P M. Mar 27, 3 yrs, 5%. Mar 28, 1911. 3:-928. Delage, Chas E to TITLE INS CO OF N Y. 22d st, No 331, n s, 200 w 1st av 25x98. P M. Mar 27, 3 yrs, 5%. Mar 28.

Delage, Chas E to TITLE INS CO OF N Y. 22d st, No 331, n s, 200 w 1st av, 25x98.9. P M. Mar 27, 3 yrs, 5%. Mar 28, 1911. 3:928.

200 w 1st av, 25x98.9. P M. Mar 27, 3 yrs, 5%. Mar 28, 1911. 3:928.

Donald, Anna E with Patk A Gallagher, 559 W 159th st. 121st st, No 221 W. Extension of \$20,000 mt until Apr 1. 1914 at 5%. Mar 28, 1911. 7:1927.

Donald, Peter with Aaron Guedalia. 112th st, No 15, n s, 245 w 5th av, 25x100.11. Extension of \$21,000 mt until Mar 3, 1912 at 5%. Mar 16, 1909. Mar 28, 1911. 6:1596.

Dexter Realty Co to U S TRUST CO, 45 Wall st. 78th st. No 111, n s. 167 w Columbus av, 17x102.2. Mar 27, 1911, 5 yrs. 4½%. 4:1150.

Same to same. Same property. Certificate as to above mort. Mar 27, 1911. 4:1150.

Erlanger, Max with Cyclops Realty Co, 63 Ludlow st. 3d st. No 186 E. Extension of \$24,500 mt until May 1, 1916, at 5½%. No 186 E. Extension of \$24,500 mt until May 1, 1916, at 5½%. No 25 Mar 27, 1911. 2:398.

Emoh Constn Co to Mary F Ryer. Certificate as to mort for \$4,000 covering land in Queens Co, N Y. Mar 21. Mar 24, 1911.

Same to same. Certificate as to mort for \$5,000 covering land in Queens Co. Mar 23. Mar 24, 1911.

EAST RIVER SAVINGS INSTN, 280 Bway with Saml Tuehfeld, 293 E 3d st & Henry Henig, 389 Grand st. Rivington st, No 232. Extension of mt for \$25,000 to May 1, 1914 at 5%. Mar 30, 1911. 2:339.

293 E 3d st & Henry Henig, 389 Grand st. Rivington st, No 232. Extension of mt for \$25,000 to May 1, 1914 at 5%. Mar 30, 1911. 2:339.

Fisher (Geo A) Co to LAWYERS TITLE INS & TRUST CO. Audubon av, sw cor 170th st, 50x100. Mar 28, 5 yrs, 5%. Mar 30, 1911. 8:2126. 60,000

Same to same. Same property. Certificate as to above mt. Mar 28. Mar 30, 1911. 8:2126.

Farrell, John A, 301 W 28th st, with Society for the Relief of The Destitute Blind of City N Y, 896 Amsterdam av. 27th st, Nos 212 & 214 W. Extension of \$11,000 mt until Nov 30, 1913, at 4½%. Feb 4. Mar 24, 1911. 3:776. nom

Freaney, Jas G & Eleanor A with Anne E Murphy, 529 61st st, Bklyn, N Y. 108th st, No 13, n s, 192 e 5th av, 26x100.5. Subordination agreement. Mar 23. Mar 24, 1911. 6:1614. nom

Freaney, Jas G to EMIGRANT INDUST SAVINGS BANK. 108th st, No 13, n s, 192 e 5th av, 26x100.5. Yrs, 5%. Mar 24, 1911. 6:1614. nom

Freaney, Jas G to EMIGRANT INDUST SAVINGS BANK. 108th st, No 13, n s, 192 e 5th av, 26x100.9. Mar 22, 5 yrs, 5%. Mar 24, 1911. 6:1614. nom

Freaney, Jas G to EMIGRANT INDUST SAVINGS BANK. 108th st, No 13, n s, 192 e 5th av, 26x100.9. Mar 22, 5 yrs, 5%. Mar 24, 1911. 6:1614. nom

Freaney, Jas G to EMIGRANT INDUST SAVINGS BANK 108th st, No 13, n s, 192 e 5th av, 26x100.9. Mar 22, 5 yrs, 5%. Mar 24, 1911. 2:389.

Fanning, Thos M to Matilda Ziegler at Sea Cliff, L I. 47th st, No 218, s s, 158 w Av C, 25x90.10. Subordination agreement. Mar 15. Mar 24, 1911. 2:389.

Fanning, Thos M to Matilda Ziegler at Sea Cliff, L I. 47th st, No 522, s s, 200 w 10th av, 25x100.5. Mar 24, due, &c, as per bond. Mar 27, 1911. 4:1075.

Fox, Thos, 152 E 49th st with SEAMENS BANK FOR SAVINGS. Nilliam st, Nos 80 & 82. Extens of \$55,000 mt until Mar 15, 1916, at 4½%. Mar 14. Mar 29, 1911. 1:68. nom

Friedman Consin Co to LAWYERS TITLE INS & TRUST CO. Broadway, ws, 297 s 125th st, runs w 91.6 to c 1 old Blooming-dale rd x n — to s s 124th st (closed) x n 30 to c 1 124th st x e 97.6 to Bway x s 55.2 to beg. Bldg loan. Mar 28, 1 yr, 6%. Mar 29, 1911. 7:1993.

Fox, Th

1911, 1 yr, 5%. 5:1406.

Gruen, Fanny, 401 E 52d st to METROPOLITAN SAVINGS BANK. 1st av, No 1145, w s, 50.5 s 63d st, 25x80. Estoppel certificate. Mar 29, 1911. 5:1437.

Gregg, Martha with Geo W & Edw Kemp. 36th st, No 316 W. Extens of \$20,000 mt until Nov 25, 1913, at 5%. Mar 27. Mar 29, 1911. 3:759.

Gorges, Bernadina to Myron Strauss, 600 W 183d st. 44th st. No 557 W. Mar 22, due July 23, 1911, 6%. Mar 24, 1911. 4:1070. nom

Gavigan, Wm J to P Ballantine & Sons, 54 Fulton st, Newark, N J. 125th st, No 332, s e cor St Nicholas av, Store lease. Mar 22, installs, 6%. Mar 24, 1911. 7:1951. 8.807.95 Goldberg, Jacob to Lizzie A Scholtz, 30 Linden st, Bklyn, N Y. Sheriff st, No 54, s e s, 150 n e Delancey st, 25x100. Mar 24, 3 yrs, 5½%. Mar 28, 1911. 2:333. 23,000 Same & Henry Fuchs with same. Same property. Subordination agreement. Mar 20. Mar 28, 1911. 2:333. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE **NEW YORK** LONG ISLAND CITY

IRON WORK BUILDINGS

April 1, 1911.

German Evangelical Lutheran Church of St Marks, N Y. with Ruben Herold. 3d st, No 48 E. Extension of mt for \$8,000 to Mar 29, 1916, at 5%. Feb 6. Mar 29, 1911. 2:444. no Guedalia, Aaron with N Y SAVINGS BANK, 81 8th av. Morningside av E, No 108. Extension of \$20,000 mt until Dec 1, 1915, at 5%. Nov 25, 1910. Mar 28, 1911. 7:1964. no Guedalia, Aaron with N Y SAVINGS BANK. 112th st, No 17, n s, 270 w 5th av, 25x100.11. Extension of \$20,000 mt until Sept 1, 1914, at 4½%. Aug 13, 1909. Mar 28, 1911. 6:1596.

Guedalia, Aaron with N Y SAVINGS BANK. 112th st, No 13 W.

Extension of \$20,000 mt until Nov 1, 1914, at 4½%. Nov 1, 1909. Mar 28, 1911. 6:1596.

Giudici, Guido & Louis Recht with Frank E O'Callaghan, 707 E 161st st. Elizabeth st, Nos 91 & 93. Subordination agreement.

Mar 25. Mar 27, 1911. 1:238, nom

Galizia, Francesco to Salvatore Rizzo, 204 Franklin st. Mulberry st. No 248, e s, 75 s Prince st, 18.2x48.11x17.11x49. Prior mt \$9,000. Mar 29, installs, 6%. Mar 30, 1911. 2:494. 4,000

Gross, Morris 38 W 120th st to Cornelia H Hughes at Harrow Weald Park Harrow Weald, Middlesex Co, Eng. 23d st, No 327, n s, 300 w 1st av, 25x98.9. Mar 30, 1911, 5 yrs, 5%. 3:-929.

House of Rest for Consumptives with Emma B Richardson. 56th st. No 54 E. Extension of \$2,500

324, n s, 300 w 1st av, 25x98.9. Mar 30, 1911, 5 yrs, 5%. 3:-929.

House of Rest for Consumptives with Emma B Richardson. 56th st, No 54 E. Extension of \$3,500 mt until Mar 22, 1914, at 5%. Mar 10. Mar 30, 1911. 5:1291. nom Henneke, Ehlert to Lion Brewery, 104 W 108th st. St Nich av, s e cor 184th st, Saloon lease. Mar 22, demand, 6%. Mar 30, 1911. 8:2154. 800

Hyman, Sundel with LAWYERS TITLE INS & TRUST CO. 160

Bway. 5th av, No 2152. Extension of mt for \$9,000 to May 1, 1914 at 5%. Mar 22. Mar 30, 1911. 6:1729. nom

Hirsch, Robt B & Augustus W Openhym TRUSTEES Wm Openhym with Angelo Taranto & Ventura Cominello. 18th st, No 404 E. Extension of mt for \$8,500 to Feb 20, 1914 at 5%. Feb 24. Mar 30, 1911. 3:949. nom

Holober, Saml & Geo to Saml A Archibold, 95 Newkirk st. Jersey City, N J. Marginal st or pl, s e cor 21st st, runs e 37.9 x s 87.5 to e s Marginal st or pl, x n w 93.8 to beg. Leasehold. Lewis st, No 140, e s, 68 n Houston st, 30.8x100 fee. Prior mt \$\leftarrow\text{...} Mar 20, due May 1, 1912, 6%. Mar 30, 1911. 3:692 & 6,000

Hurwich,

Hurwich, Dina with BOWERY SAVINGS BANK, 128 Bowerv. Henry st, No 51. Extension of \$25,000 mt until Mar 17, 1916, at 4½%. Mar 17. Mar 25, 1911. 1:280. nor Heyman, Leopold with Wm Nowick, 15 W 26th st, and Barnet Nowick, 8 E 107th st. Allen st, No 94. Extension of \$20,000 mt until Apr 24, 1914, at 5%. Mar 14. Mar 24, 1911. 2:414.

nom
Harbater, Jos & Solomon Silk to Abraham Brown, 705 E 5th st.
13th st, Nos 106 & 108, s s, 120 w 6th av, 40x103.3. Prior mt
\$40,600. Mar 24, 1911, 1 yr, 6%. 2:608. 28,000
HUDSON CITY SAVINGS INST with Annie Miller. 129th st, No
119 W. Extension of \$15,000 mt until Mar 7, 1914, at 4½%.
Mar 4. Mar 24, 1911. 7:1914. nom
Hawks, Betty M, 127 W 64th st, to Jas McCreery Realty Corpn,
114 W 42d st. Bway, Nos 2021 to 2035,; Ams av, Nos 201 to
219; 69th st & 70th st, No 196, the blk. P M. Prior mt \$500,
000. Mar 15, due Sept 15, 1914, 5½%. Mar 28, 1911. 4:1141.

225,000

Harbaugh, Emma R with TITLE GUARANTEE & TRUST CO.

47th st, No 218, s s, 330 w 2d av, 27x100.5; 47th st, No 216, s s, 357 w 2d av, 18x100.5. Agreement as to extens of two mts aggregating \$20,000 until Mar 10, 1912, at 4½% & as to supplemental mt. Mar 9. Mar 29, 1911. 5:1320.

Irving, Frank to W Irving Clark exr Mary C Clark, 127 E 30th st. 40th st, No 32, s s, 200 e Madison av, 25x98.9. P M. Mar 30, 1911. 3 yrs, 4½%. 3:869.

Isaac Barney with Elsie Powell, 324 W 58th st. 1st av, Nos 1225 & 1227, n w cor 66th st, Nos 343 & 345, 50x75. Extension of \$59,000 mt until Mar 23, 1916 at 5%. Mar 23. Mar 29. 1911. 5:1441.

Julian-James, Cassie M M of Washington, D C, with Leon Sable Realty Co & Thos J Morrow. 148th st, No 233 W. Extension of \$32,000 mt until Mar 14, 1914 at 5%. Feb 14. Mar 30, 1911.

N32,000 mt until Mai 11, 12034.

Johnson, Geo F of Hanover, N J, to Henrietta W Drury at New Brnuswick, N J et al. 2d st, Nos 21 to 25, s s, 235 e Bowery, 60x82.8x61.3x70.2. P M. Nov 4, 3 yrs, 5%. Mar 29, 1911. 30.000

2:457.

30,000

Jackson, Lewis to Lawyers Mort Co, 59 Liberty st. Amsterdam av, Nos 992 to 996, n w cor 109th st, No 201, 60.10x100. Mar 27, 1911, 5 yrs, 5%. 7:1881.

Keller, Eleanor I to Rudolph Maan, at Hotel St Regis, 2 E 55th. 62d st, Nos 35 & 37, n s, 125 e Mad av, 40x100.5. Prior mt \$177,000. Mar 27, 1911, due May 17, 1911, 6%. 5:1377. 4,000

Kirk, Michl J & Bridget, 409 W 19th st to Bernard Curry at Liberty, N Y. 19th st, No 411, n s, 146.5 w 9th av, 21.5x80. Prior mt \$5,000. Mar 25, due, &c, as per bond. Mar 27, 1911. 3:-717.

Evulowitch, Isaac A, 11 W 111th st. to Hyman Storm at all true.

Total Science Solomon Stern, 516 6th av. 111th st, to Hyman Stern et al trustees Solomon Stern, 516 6th av. 111th st, No 11, n s, 220 w 5th av, 30x100.11. Mar 27, 1911, 5 yrs, 5%. 6:1595. 27,500 Krauer or Kraner, Theo to V Loewers Gambrinus Brewery Co. 528 W 42d st. 2d st, No 103. Saloon lease. Mar 24, demand, 6%. Mar 27, 1911. 2:429. 1,775 Kelly, Nellie A to Michl J Kelly, 625 W 152d st, et al exrs, &c, Thos Kelly. 152d st, No 623, n s, 300.10 w Bway. two lots, each 24.7x199.10 to 153d st. Two mts each \$4,750. Mar 25, 1 yr, 6%. Mar 27, 1911. 7:2099. 9.500 Kusy Importing Co, 1466 3d av, to Eva Rappaport. Consent of stockholders to chattel mort for \$300 on machinery, &c, at 1466 3d av. Mar 22. Mar 24, 1911. Kranz, Max C, 200 E 33d st, & Anna G Smith, 91 E 103d st, to Frederick Lindinger, 105 Broad st. Liberty st, No 54 to 58, s w cor Nassau st, No 35. Store lease. Prior mt \$4,587.23. Mar 10, installs, 3%. Mar 24, 1911. 1:48. notes 3,000 Kelly, Annie M wife Michl J, 625 W 152d st, to Michl J Kelly, 625 W 152d st, et al exrs, &c, Thomas Kelly. 152d st. n s, 350 w Bway, 25x199.10 to 153d st. Mar 21, 1 yr, 6%. Mar 25, 1911. 7:2099.

Koster, Emma C with Ignaz Reich, 601 W 149th st, & Benj Rottenberg, 581 W 161st st. Broome st, No 17, s e cor Mangin st, No 12, 25.9x75. Extension of \$7,000 mt until June 1, 1917, at 6%. Feb 7. Mar 24, 1911. 2:321. nom KINGSTON SAVINGS BANK with Leopold Wolfson. 21st st, No 39 W. Extension of \$70,000 mt until Jan 30, 1916, at 5%. Mar 6. Mar 28, 1911. 2:823. nom Kennedy, Andrew F to Park Mortgage Co, 41 Park row. Ellwood st, e s, 245 s Sherman av, 245x100.3x250x100. Mar 28, 1911, 3 yrs, 5½%. 8:2174. 20,000 Kilian, Theo to Helena Barnutz, 447 W 24th st. 95th st, No 49, n s, 318 e Col av, 18x100.8; 144th st, No 423, n s, 136 e Convent av, 19x99.11; 144th st, No 421, n s, 155 e Convent av 20x99.11. Prior mt \$58,500. Mar 21, due, &c, as per bond. Mar 28, 1911. 7:2050. 3,560
Kaw Realty Co to IRVING SAVINGS INSTN, 115 Chambers st. 112th st, Nos 521 & 525, n s, 375 w Ams av, 75x100.11. Mar 28, 1911. 5 yrs, 5%. 7:1884. 180,000
Same to same. Same property. Certificate as to above mt. Mar 28, 1911. 7:1884. 180,000
Same to same. Same property. Certificate as to above mt. Mar 28, 1911. 7:1884. No 1280 & 1282, n w cor 123d st, No 501, 40.11x100. Extens of \$63,000 mt until Mar 14, 1916, at 5%. Feb 10. Mar 28, 1911. 7:1978. nom Kennedy, Mary to Lisetta Lowenthal, 265 Ocean Pkway. Bklyn, N Y. 121st, No 229, n s, 375 w 7th av, 25x100.11. P M. Prior mt \$18,000. Mar 16, due, &c, as per bond. Mar 29, 1911. 7:1927. 4,500
Kristic, Anna to Geo J Schoeffel, 44 W 44th st. 45th st, No 154, 4500

N Y. 121st, No 229, n s, 375 w 7th av, 25x100.11. P M. Prior mt \$18,000. Mar 16, due, &c, as per bond. Mar 29, 1911. 7:1927. 4,500
Kristic, Anna to Geo J Schoeffel, 44 W 44th st. 45th st, No 154, s s, 113.9 w 3d av, 18.9x100.5. Prior mt \$14,000. Mar 20, 3 yrs, 6%. Mar 30, 1911. 5:1299. 2,490.87
Kossmann, Hannah, 100 W 119th st with Emma Oppenheimer, 204
Cathedral Parkway. 111th st, No 19 W. Extension of mt for \$4,000 to Mar 30, 1914 at 6%. Mar 30, 1911. 6:1595. nom
Lang, Gabriel H, 1229 Park av to Frieda Neumann, 758 West End av. 2d av, No 1040, e s, 20.5 s 55th st, 20x64. Mar 18, due
Apr 15, 1916, 5%. Mar 30, 1911. 5:1347. 10,000
Levy, Isaac with Ray Levy, 143 W 140th st. 118th st. No 107
W. Agreement that party first part waives the forfeiture of mt. Mar 15. Mar 30, 1911. 7:1903. nom
LAWYERS TITLE INS & TRUST CO with Helen L Fisher. St Nich av, No 844. Extension of mt for \$14,000 to Apr 15, 1916 at 5%. Mar 20. Mar 30, 1911. 7:2667. nom
Lauber, Jos, 794 E 158th st to Frank Sirinek, 214 E 65th st. 2d av, No 1113, w s, 80.5 s 59th st, 20x65. Prior mt \$10,000. Mar 29, 3 yrs, 6%. Mar 30, 1911. 5:1332. 3,500
Levy, Louis with Isidore Grossman, 247 W 139th st. 27th st. Nos 135 & 137, n s, 425 w 6th av, 50x98.9. Agreement changing due date to June 15, 1912. Mar 23. Mar 29, 1911. 3:803. nom
Latting, Julia E, also known as Julia E Stothers, 508 W 185th st to Catharina Tippel, 642 Eagle av. 185th st, No 508, s s, 125 w Ams av, 25x79.11. Mar 28, due &c, as per bond. Mar 29, 1911. 8:2156.
Lippman, Jacob to Isidor Shaikowitz, 976 DeKalb av, Bklyn & ano. 3d st, No 298, s s, abt 330 e Av C, 22.7x106. Mar 28, 3 yrs, 6%. Mar 29, 1911. 2:372.
Leoser, Cath, 448 9th av, to Eliz Kroeger, at Weehawken, N J. 35th st, No 259, n s, 170 e Sth av, 23x98.9. P M. Mar 27, due &c, as per bond. Mar 28, 1911. 3:785.
Leoser Realty & Const Co to Brown-Weiss Realties, a corpn, 63 Park row. 111th st, Nos 249 & 251, n s, 128 e Sth av, 72x 100.11. P M. Prior mt \$99,000. Mar 27, 1 yr, 6%. Mar 28, 1011. 7:1827.
Lindemann, Adolf D & Joseph S Goldberg w

Lindemann, Adolf D & Joseph S Goldberg with UNION TRUST Co, 80 Bway. Rivington st, No 151. Subordination agreement. Mar 27. Mar 28, 1911. 2:348. nom Levy, Abram H to GERMAN SAVINGS BANK, 157 4th av. Col av, Nos 241 to 247. n e cor 71st st, No 75. 102x30. Mar 27, 5 yrs, 4½%. Mar 28, 1911. 4:1124. 70,000 LAWYERS TITLE INS & TRUST CO with Moses Pechter, 68 Pitt st. Pitt st, Nos 68 & 70, e s, 57 s Rivington st, 43x49.10. Extension of \$30,500 mt until Mar 14, 1916, at 5%. Mar 25, 1911. 2:338.

2:338.

Lewis, Abraham to Martha Lachmann, 2080 Daly av. Madison st, No 147, n s, 109.6 w Pike st, 25.3x100. Prior mt \$24,000. Feb 15, 3 yrs, 6%. Mar 27, 1911. 1:275. 6,000 Lindemann, Adolph D to UNION TRUST. CO of N Y, 80 Bway. Rivington st, No 151, s s, 37.6 e Suffolk st, 18.5x52. Mar 27, 1911, 5 yrs, 5%. 2:348. 15.000 Lindemann, Adolph D to UNION TRUST CO of N Y, 80 Bway. Rivington st, No 153, s s, 56 e Suffolk st, 19x52x18.9x52. Mar 27, 1911, 5 yrs, 5%. 2:348. 15.000 Lindemann, Adolf D to Chas Rosen, 152 Rivington st & ano. Rivington st, No 153, s s, 56 e Suffolk st, 19x52x18.9x52. Prior mt \$15,000. Mar 27, 1911, 5 yrs, 6%. 2:348. 5,000 Lintz, Isaac & Harry Jacobs to Jno Hyslop, 4 Riverview Terrace, 85th st, No 342, s s, 200 w 1st av, 25x102.2. Mar 15, 5 yrs. 5½%. Mar 27, 1911. 5:1547. 28,000 Legniti, Angelo to TITLE GUARANTEE & TRUST CO, 176 Bway.

Legniti, Angelo to TITLE GUARANTEE & TRUST CO, 176 Bway.

Mulberry st, No 64, e s, abt 50 s Bayard st, 25x97.6x25x96.4 s s.

Mar 23, due, &c, as per bond. Mar 24, 1910. 1:164. 22,000

LAWYERS TITLE INS & TRUST CO with Thal Realty Co & Wm

Hastorf, Sender Jarmulowsky & Martha W Weill. 13th st, Nos
626 & 628, s s, 299 w Av C, 39x103.3. Extension of \$32,500 mt

until Mar 23, 1916, at 5½%. Mar 23. Mar 24, 1911. 2:395.

roy (T E), Inc, a corpn, to Timothy F Brosnan. Certificate to mt dated Mar 21, 1911. Mar 24, 1911. Mar 25, 1911.

Mangin, Thos H, 94 Hamilton pl, & Joseph J Mangin, 192 No 9, Newark, N J, to METROPOLITAN SAVINGS BANK, 59 Cooper sq East. 130th st, Nos 631 to 635, n s, 250 e 12th av, 75x99.11. Mar 24, 1911, 5 yrs, 5%. 7:1997. 18,000 McSweeney Realty Co to Jas H Cruikshank at Freeport, L I, & ano. Perry st, Nos 161 to 165, n s, 136 w Washington st, 66x 100.3. Mar 24, 1911, demand, 6%. 2:637. 1,000 Same to same. Same property. Certificate as to above mort. Mar 24, 1911. 2:631.

Minford, Mary T, 310 W 90th to Levis W Minford, at Deal, N J, & Richard L Minford, 310 W 90th st, trustees Mary T Minford will Thos Minford. 90th st, No 310, s s, 160 w West End av, 20x 100.8. Mar 16, 1 yr, 4½%. Mar 24, 1911. 4:1250. 14,000

HECLA IRON WORKS

Mortgages

North 10th, 11th and 12th Streets BROOKLYN. **NEW YORK**

Architectural Bronze IRON WORK

Maccarone, Giovanni to Vincenzo Ciuti, 124 Roosevelt st. Bleecker st. Nos 192 & 194, s s, 50 w McDougal st, 50x98. Prior mt \$62,000. Mar 1, due, &c, as per bond. Mar 27, 1911. 2:526. 25,000

MR L Bldg Co with ALBANY SAVINGS BANK at Albany, N Y. 99th st, Nos 311 to 317, n s, 200 w West End av, 75x100.11. Extension of two mts for \$185,000 each until Mar 1, 1916. at 5%. Mar 20. Mar 27, 1911. 7:1888. nom Musorofiti, Rocco, 137 Mott st, with Frank E O'Callaghan, 707 E 161st st. Elizabeth st, Nos 91 & 93. Subordination agreement. Mar 25. Mar 27, 1911. 1:238. nom M.R. L Building Co to ALBANY SAVINGS BANK at Albany, N Y. 99th st, Nos 313 & 317 W. Certificate as to assignment of two mts for \$190,000 each. Mar 20. Mar 27, 1911. 7:1888. — Mortgage-Bond Co of N Y with John & Christine Vagts. Col av, No 469. Extension of \$30,000 mort until Mar 15, 1914, at 5½%. Mar 7. Mar 28, 1911. 4:1196. nom Moloughney, Edw J, 113 W 103d st, with IRVING SAVINGS INSTN, 115 Chambers st. 112th st, Nos 527 to 533, n s, 450 w Ams av, 75x100.11. Subordination agreement. Mar 28, 1911. 7:1884. nom M R L Building Co to Benj J Levy, 671 Kelly st. 99th st, No 317.

No 317,

17:1854.

18 L Building Co to Benj J Levy, 671 Kelly st. 99th st, No 317, n s, 275 w West End av, 75x100.11. Prior mt \$185,000. Mar 29, 1911, 2 yrs, 6%. 7:1888. 30,000 ame to same. Same property. Certificate as to above mt. Mar 20, 1011, 7,1888.

29, 1911, 2 yrs, 6%. 7:1888.

30,000
Same to same. Same property. Certificate as to above mt. Mar
29, 1911. 7:1888.

MUTUAL LIFE INSURANCE CO of N Y with Jas McCreery Realty Corpn. Broadway, Nos 2021 to 2035, w s Ams av, Nos 201
to 209, e s, 69th st, n s, & 70th st, No 196, s s, the block.
Extens of \$500,000 mt until Sept 15, 1914, at 4½%. May 19.
1909. Mar 28, 1911. 4:1141.

Masten (G H) Realty Co to L & M Holding Co, 705 W 170th st.
177th st, Nos 609 & 611, n s, 150 w St Nich av, 50x90. P M.
Prior mt \$48,000. Mar 30, 1911, 2 yrs, 6%. 8:2144.

S,000
Mandelbaum, Harris, 12 W 87th st & Fisher Lewine, 116 E 78th
st with Harry Kay, 69 E 97th st; David Kidansky, 51 E 96th
st & Louis J Levy at Spring Valley, N Y. Madison st, No 207.
Extension of \$10,000 mt until Apr 1, 1914 at 6%. Mar 30, 1911.
1:271.

1:271.

Morgan, Jno to James K O Sherwood at Glen Cove, L I. 40th st, Nos 342 & 344. s s, 200 e 9th av, 33.4x98.9. Mar 30, 1911, due Mar 30, 1921, 4%. 3:763.

METROPOLITAN SAVINGS BANK, 59 & 61 Cooper sq E with Fanny Gruen, 401 E 52d st. 1st av, No 1145, w s, 50.5 s 63d st, 25x80. Extension of mt for \$15,000 to Mar 29, 1916 at 5%. Mar 29. Mar 30, 1911. 5:1437.

Macdonald, Sarah E with Henry B Cohen. 67th st. No 426 E. Extension of mt for \$32,000 to Mar 26, 1914 at 5%. Mar 10. Mar 30, 1911. 5:1461.

Number 20 Fact 22d at Co. to Chelsea Bealty Co. 135 Bway. 23d

Mar 30, 1911. 5:1461.

Number 30 East 23d st Co to Chelsea Realty Co, 135 Bway. 23d st, No 30, s s, 325 w 4th av, 25x98.9. Prior mt \$105.000. Mar 15, 1 yr, 6%. Mar 24, 1911. 3:851. 70,000 Same to same. Same property. Certificate as to above mort. Mar 15. Mar 24, 1911. 3:851. —

N Y Westbury Co to Wm B Cogswell, of Syracuse, N Y. Certificate as to mt for \$25,000 at 6% on all its property and franchises. Mar 25. Mar 28, 1911.

chises. Mar 25. Mar 28, 1911.

Nagel, Jos D to Bertha P Ronalds, 11 bis rue de la Baume, Paris, France. 38th st, No 106, s s, 120 e Park av, 20x98.9. P M. Mar 27, 5 yrs, 4½%. Mar 28, 1911. 3:893. 35,00 Nathan, Max, Isaac Heidelberg & Moses Weinman, trustees with EMIGRANT INDUSTRIAL SAVINGS BANK. Park av, Nos 751 to 757, s e cor 72d st, No 102, 102.2x130. Subordination agt Mar 27. Mar 29, 1911. 5:1406. nor P M. 35,000

Oliver, Emma to American Mortgage Co. 8th av, No 2455, w s 334.6 s 133d st, 25.3x100. Mar 27, 5 yrs, 5%. Mar 28, 1911 7:1958.

Oliver, Emma to American Mortgage Co. Sth av, No 2455, w s, 334.6 s 133d st, 25.3x100. Mar 27, 5 yrs, 5%. Mar 28, 1911. 7:1958.

Same to same. Same property. Prior mt \$16,500. Mar 27, 1 yr, 6%. Mar 28, 1911. 7:1958.

Palmer, Wm F to Angeline M Booth, at Great Neck, L I. 56th st. No 326, s s, 333.8 w Sth av, 20.8x100.5. Mar 27, 5 yrs, 4½%. Mar 28, 1911. 4:1046.

Pollasky, Louis, 1442 5th av, with Lena C Evans, 4 W 31st st. 5th av, No 1442. Extens of mt for \$20,500 to Apr 28, 1916, at 5%. Mar 29, 1911. 6:1661.

Petri, Jno J, 526 E 85th st, with August Luchow, 110 E 14th st. 132d st. No 5, n s, 110 e 5th av, 25x99.11. Agt as to payment of promissory note &c. Mar 6. Mar 29, 1911. 6:1757. nom Plapinger, Morris, 24 Attorney st, & Wm Stern, 39 Attorney st, with Benj Bernard, 100 W 80th st, & Richd C Sack at Richmond Hill, L I. Suffolk st, No 25. Subordination agreement. Mar 18. Mar 27, 1911. 1:312.

Phelps, Luis J, 69 E 82d st, with Dr Richards Dyspepsia Tablet Assoc, 55 Worth st. 57th st. No 453, n s, 241.8 e 10th av, 16.8x100.5. Extension of \$8.500 mt until Nov 26, 1913, at 5%. Nov 1, 1910. Mar 24, 1911. 4:1067.

Prentice, Maud B to Orohan Asylum Society in City N Y, 22 Wm st. 81st st., No 7, n s, 148.9 w Central Park West, 26.3x104.4. Mar 22, 3 yrs, 5%. Mar 24, 1911. 4:1195.

Prescott, Edw C to Barbara Trinks extrx Christian Trinks, 476 So Prescott, Edw C to Barbara Trinks extrx Christian Trinks, 476 So Bway, Yonkers, N Y. 105th st, No 146, s s, 350 e Amsterdam av, 25x100.5. Mar 20, 5 yrs, 5%. Mar 24, 1911. 7:1859. 25,000 Pigueron, Geo H to Atlantic Dock Co at foot of Hamilton av, Bklyn, N Y. 16th st, No 104 & 106, s s, 125 e Union sq, runs e 46 x s 103.3 x w 46 x n — to pt 52 s 16th st, x w 125 to Union sq, No 32 x n 26 x e 125 x n 26 to beg, Mar 28, demand. 6%. Mar 30, 1911. 3:871.

Pell Alexander M to Esperanto Mort Co, 37 Liberty st. 21st st, No 107, n s 85 w 6th av, 20x98.9. ½ part. All title. Mar 30, 1911, 1 yr, 6%. 3:797.

Prentice, Maud B widow to J Lawrence Degnan, 211 Carlton av, Bklyn, N Y. 16th st, Nos

Royall, Jno, 21 W 134th st, & Geo W Royall, 2285 7th av, to Jno A Park, 4 W 135th st. 134th st, No 21, n s, 195.9 w 5th av, 17.10x99.11. Prior mt \$6,000. Mar 16, 2 yrs, 6%. Mar 24, 1911. 6:1732.

Royall, Jno, 21 W 134th st, & Geo W Royall, 2285 7th av, to Jno A Park, 4 W 135th st, 134th st, No 21, ns, 195,9 w 5th av, 17.10x99.11. Prior mt \$6,000. Mar 16, 2 yrs, 6%. Mar 24, 1911. 6:1732.

Ruckert, Minnie P to Henry J Reehl, 334 E 80th st. Av A, No 1568, e s, 27 s 83d st, 25x82. Prior mt \$15,000. Mar 23, 3 yrs, 6%. Mar 24, 1911. 5:1579.

Ruckert, Elise to Minnie Ruckert, 356 E 139th st. Madison av, No 1698, w s, 101.10 s 113th st, 25x100. Prior mt \$22,000. Mar 23, due Dec 23, 1913, 6%. Mar 24, 1911. 6:1618.

2,750 Rosenberg, Henry, 323 W 137th st, & Emma Oliver, 839 West End av, with American Mortgage Co, 31 Nassau st. 8th av, No 2455, w s, 334.6 s 133d st, 25.3x100. Subordination agreement. Mar 28, 1911. 7:1958.

Rosenbaum, Herman to David J King, 541 Madison av et al exrs & Edw J King. Greene st, No 170, e s, 150 s Bleecker st, 20.4x100. Mar 29, 1911, 5 yrs, 43%. 2:523.

Rosenberg, Meyer, Marks & Jacob to TITLE GUARANTEE & TRUST CO. 2d av, No 8, e s, 76 n Houston st, 25x65. P M. Mar 28, due, &c, as per bond. Mar 29, 1911. 2:442.

14,000 Samoth Realty Co to LAWYERS TITLE INS & TRUST CO. 19th st, No 141, n e s, 140 n w 3d av, 20x75. Mar 29, 1911, 5 yrs, -% as per bond. 3:875.

Sterling Realty Co, 203 Bway to Jas W Taylor, 33 W 90th st. 35th st, No 25, n s, 363 n w 5th av, 22x98.9. Mar 22, due, &c. as per bond. Mar 29, 1911, 3:837.

Sterling Realty Co, 203 Bway to Jas W Taylor, 33 W 90th st. 35th st, No 25, n s, 363 n w 5th av, 22x98.9. Mar 22, due, &c. as per bond. Mar 29, 1911, 3:837.

Schmid, Wm H, Robt Maynicke & Anna Schmidt, exrs & Henry W Schmidt with Sarah Weinstein, Slst st, No 515, n s, 223 e Av A, 25x102.2. Extens of \$15,000 mt until Feb 5, 1914, at 5%. Mar 29, 1911. 3:837.

Schmid, Wm H, Robt Maynicke & Anna Schmidt, exrs & Henry W Schmidt with Sarah Weinstein, Slst st, No 515, n s, 223 e Av A, 25x102.2. Extens of \$15,000 mt until Feb 5, 1914, at 5%. Mar 29, 1911. 3:837.

Schmidt, Lizzie A with LAWYERS TITLE INS & TRUST CO. Sheriff st, No 54. Agreement as to share ownership in mt. Mar 24. Mar 2

st. No. 198. s. s., 75 w Rutgers st, 25x100. Mar 27, 1911, 5 yrs, 5%. 1:272. 25,000

Stern, Henrietta, 1606 Lexington av, to Minnie E Stern, 1606 Lexington av. Lexington av, No. 1606, w. s., 51.2 s. 102d st, 16.7 x75. Mar 27, 1911, demand, 6%. 6:1629. 700

Shurman (C N) Investing Co, 43 Exchange pl. to Carl Ernst, 316 W 95th st. 97th st, No. 48, s. s., 440 w Central Park West, 20x 100. Prior mt \$—. Mar 25, due Sept 25, 1911, 6%. Mar 27, 1911. 7:1832. 1.250

Stern, Virginia I, Robt B, Arthur H Hahlo & Gustav A Wertheim exrs, &c, Isaac Stern, Louis Stern & Benj Stern to Bond & Mortgage Guarantee Co, 175 Remsen st, Bklyn, N Y. 23d st, Nos 28 & 30, s. s., 312.6 w 5th av, runs s. 98.9 x e. 53.10 x s. 98.9 to n. s. 22th st, Nos 13 to 21. x w 103.2 x n 197.6 to s. s. 23d st x e. 50 to beginning, fee; 22d st, No. 9, n. s., 202 w 5th av, 28x98.9, leasehold; 22d st, No. 11, n. s., 230 w 5th av, 28x98.9, leasehold. Bldg loan. Prior mt \$750,000. Jan 19, due July 14, 1913, at 4½%. Mar 25, 1911. 3:824. 400.000

Stafford, Bertha C, of Bklyn, N Y, to Henry B Stein, 214 W 78th st. Madison av, No. 1340. n w cor. 94th st, 100.8x42.9. P M. Mar 17, 3 yrs, 6%. Mar 24, 1911. 5:1506. 10,000

Schofield, Rachel to TITLE GUARANTEE & TRUST CO. Madison av, No. 1325, e. s., 40.8 n. 93d st, 20x74. Mar 30, 1911, due, &c, as per bond. 5:1505. 10,000

Salomone, Chas to Jacob Chaimowitz, 60 E. 123d st, & ano. 113th st, No. 324, s. s., 325 w 1st av, 25x100.11. P. M. Prior mt \$—. Mar 30, 1911, due Sept 30. 1913, 6%. 6:1684. 2.625

Spinrad, Michael to Rosa Cohn, 99 Stanton st. Stanton st. No. 274, n. s., 104.8 w Cannon, 20x75. P. M. Mar 29, 2 yrs, 6%. Mar 30, 1911. 2:335. 1.750

Simons, Berry B & J. Charles Weschler with Terrace Holding Co, 103 E. 125th st. 135th st. No. 506, s. s., 191.8 w Ams av, 45.10

274, n s, 104.5 w Camon, 20315.

30, 1911. 2:335.

Simons, Berry B & J Charles Weschler with Terrace Holding Co, 103 E 125th st. 135th st. No 506, s s, 191.8 w Ams av, 45.10 x99.11. Extension of \$10,000 mt until Mar 28, 1914 at 6%. Mar 28. Mar 29, 1911. 7:1988. nom Stichweh, Herman & Wm Horstmann to Leopold Friesen, 2194 Bathgate av, & ano. West st, No 147. & Barclay st. Nos 108 & 110. Leasehold. Feb 10. installs, 6%. Feb 11, 1911. 1:84. Corrects error in issue of Feb 18, when last line was omitted. notes, 9,000

notes, 9,00 to Jennie D Morse et al, 1068 Lex av. Grand st, No 523. s s, 45.8 w Henry st; also described as s w s, 46.4 n w from n e cor of Estate formerly of Edward Laight, runs s w 53.11 to n s, Henry st, x w 9.4 x n 20.4 x n e 40.1 to Grand st., x s e 17.5 to beginning. Mar 30, 1911, 1 yr, 6%. 1:288. 60

Trial Realty Co, 130 Fulton st with Isaac Marx, 85 w 118th st. Carmine st, Nos 60 to 64½, & Bedford st, No 37A. Extension of \$12,000 mt until Mar 1, 1914, at 6%. Mar 21. Mar 24, 1911. 2:528. Grand st., x s e

of \$12,000 mt until Mar 1, 1914, at 6%. Mar 21. Mar 24, 1911. 2:528.

Trial Realty Co to whom it may concern. Carmine st, Nos 60 & 64½, and Bedford st, No 37A. Estoppel certificate. Mar 23, Mar 24, 1911. 2:528.

TITLE GUARANTEE AND TRUST CO with Number 30 East 23d st Co, at 29 W 34th st. 23d st, No 30. s s. 325 w 4th av. 25x98.9. Agreement modifying terms of mt. Mar 21. Mar 24, 1911. 3:851.

Trustees of the Madison Sq Presbyterian Church with Henrietta Hustedt. 108th st, No 104 E. Extension of \$7,000 mt until Mar 12, 1914, at 5%. Mar 1. Mar 25, 1911. 6:1635.

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THIS BRAND of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip-

April 1, 1911.

Taylor, Anna P K wife Cortlandt E with BOWERY SAVINGS BANK. Mulberry st, Nos 244 & 246. Extension of mt for \$8,000 to Feb 28, 1914, at 41/2%. Feb 28. Mar 28, 1911. 2:494.

Tassini, Pietro, of Ossining, N Y, to Chas I Weinstein Realty Co, 19 W 120th st. 10th st, Nos 204 & 206, s s, 96.10 e Bleecker st, 39.11x95x39.8x94.10. P M. Prior mt \$42,000. Mar 28, 1911. 3 yrs, 6%. 2.619.

Trustees of the St James Presbyterian Church, of N Y City, to Church Extension Committee of the Presbytery of N Y. 54 Wall st. 51st st, Nos 355 to 359, n s, 143.6 e 9th av, 56.6x 100.5. Prior mt \$39,000. Mar 24, due Mar 1, 1914, 4½%. Mar 28, 1911. 4:1042.

Ullman, Louis J, 16 E 96th st; Julius Aschermann, 302 W 87th st. 113th st, No 215 E. Estoppel certificate. Mar 18. Mar 30. 1911. 6:1663.

Van Deventer, Anna M to BOWERY SAVINGS BANK 100.

113th St, No 213 21, 1911. 6:1663.

Van Deventer, Anna M to BOWERY SAVINGS BANK, 128 Bowery. 182d st, No 552, s s, 25 w Audubon av, 18x70. Mar 30, 1911. 5 yrs, 5%. 8:2154.

Villone, Chas M to Lion Brewery, 104 W 108th st. Pleasant av, No 302. Saloon lease. Mar 23, demand, 6%. Mar 30, 1911. 2.20

Van Cortlandt Operating Co to Geo Schuchman. Certificate as to mt for \$10,000 dated Mar 11, 1911. Mar 11. Mar 25, 1911. 4:1001.

1001.

Veniero, Antonio to American Mort Co, 31 Nassau st. Macdougal st. No 120, e s, abt 190 s 3d st, 25x100. Mar 27, 1911. 5 yrs, 5%. 2:540. 26,000

Van Cortlandt Operating Co to Geo Schuchman, 142 E 40th st. 49th st, Nos 142 to 146 W. Consent to mt on lease, chattels, etc., for \$10,000 at 6%. Mar 11. Mar 27, 1911. 4:1001.

Von Bartenfels, Anna A Cordts-Esser, \$25 E 167th st to be line Realty Co, 261 Bway. Christopher st, No 75, n s, 101 w 4th st, 25x106.2x25x106.1. Sept 21, 1 yr, 6%. Mar 24, 1911. 2:619.

2:619.

Vest, Ella S, 169 Howard av, Bklyn, N Y, to Saml Robert, 906

Park av, & ano trustees Geo A Semel for Geo I Semel. 131st st,

No 121, n s. 238 w Lenox av, 18x99.11. Prior mt \$---... Mar
23, 5 yrs, 5%. Mar 24, 1911. 7:1916. 9.75

VEST SIDE SAVINGS BANK, 110 6th av, with Rose Brown, 120

W 116th st. 1 th st Nos 308 & 310 W. Extension of \$48,000

mt until Mar 22, 1916, at 5%. Mar 22. Mar 27, 1911. 7:2045.

Notinters, Byram L, of Waverly, N Y, to BOWERY SAVINGS

Winters, Byram L, of Waverly. N Y, to BOWERY SAVINGS BANK, 3d av. Nos 838 to 842, n w s at n e s 51st st, Nos 171 to 175, 75.4x100. Mar 22, 5 yrs, 4½%. Mar 24, 1911. 5:1306.

Weinstein, Morris, 60 E 119th st, to Frank Read, 211 W 147th st.
Bowery, No 295. Store lease. Mar 25, 1911, due. &c, as per 1,875 Bowery, No 2

bond. 2:456. 1,875
Warner, Silvia M, 473 Central Park West, to Metropolitan Mortgage Co, 31 Nassau st. Central Park West, No 471, n w cor 107th st, No 1 40.11x100. Mar 23, due Mar 1, 1912, 6%. Mar 24, 1911. 7:1843. 12.500
Weiher, Lorenz F J to Jennie Smadbeck, 30 W 90th st. Audubon av, n w cor 180th st, 100x100. Prior mt \$—. Mar 28, 2 yrs 6%. Mar 29, 1911. 8:2153. 27 000
Woodstock Hotel Co, 127 W 43d st, to METROPOLITAN LIFE INS CO. 43d st. Nos 127 to 139, n s. 320.10 w 6th av, 144.2x 100.5. Mar 28, 5 yrs, 5% on 1st \$600.000 & 6% on balance until completion of bldg, & 5½% thereafter until principal is reduced to \$800,000, & thereafter at 5%. Mar 28, 1911. 4:996. 850,000

Same to same. Same property. Certificate as to above mt. 28, 1911. 4:996.

Same to same. Same property. Certificate as to above mt. Mar 28, 1911. 4:996.

Wright, Marie A wife Fredk H, of 138 E 19th st, to METROPOLITAN SAVINGS BANK. 19th st. No 145. n e s, 100 n w 3d av. 20x75. Mar 28, 1911, 5 yrs, 5%. 3:875. 18.000

Wiggins. Eliza J to Jas A Trowbridge, at Noroton. Conn. Bway, No 1991, w s. 112.10 s 68th st, 28.1x117.4x25x130 2. Prior mt \$2.000. Mar 28, 1911, due, &c., as per bond. 4:1139. 1.000

Wise Piano Co to Louis Van Prink. Certificate as to mt dated Mar 27, 1911. Mar 27. Mar 28, 1911.

Woolley. Emily G, at Naples. Italy, to KNICKERBOCKER TRUST CO, 358 5th av. Bowery. Nos 114 & 114½, w s. abt 83 s Grand st. 25x100; Bway, Nos 886 & 888. s e cor 19th st. 45.8x108.9 x33.10x123; 19th st, s s, 123 e Bway. 20x92x15.2x95; 43d st, No 120. s s, 246.5 w 6th av, 21.5x100.5. 1-10 part. All title. Also all title of party 1st part in & to personal estate of Wm J Olliffe, dec'd. Mar 3, due, &c, as per bond. Mar 28, 1911. 1:239, 3:847, 4:995. 23.000

Weill, Michael & Ernestine to Max L Masius, 232 W 106th st. 61st st, No 202, s s, 70 e 3d av, 17x60.5. Prior mt \$9,000. Mar 27, 3 yrs, 6%. Mar 28, 1911. 5:1415. 3.500

Weinstein (Chas I) Realty Co to FRANKLIN SAVINGS BANK, 656 & 658 8th av. 10th st, Nos 204 & 206, s s, 96.10 e Bleecker st, 39.11x95x39.8x94.10. Mar 28, 1911, 5 yrs, 5%. 2:619. 42,000

Same to same, Same property. Consent & certificate to above mt.

42,000

Same to same. Same property. Consent & certificate to above mt.

Mar 27, 1911. Mar 28, 1911.

Witkin, Harris A to Lawyers Realty Co, 160 Bway. Division st,

Nos 135 & 137, s s, 68.8 w Canal st, 50x62.2x50x61.11. Prior

mt \$38,000. Mar 28, 1911, 3 yrs 6%. 1:283. 12.000

Welch, F Milton of Jamaica. L I with Jennie Korber. 148th st, No
620. s s, 185 w Broadway, 15x99.11. Extension of \$5,500 mt

until Apr 1, 1916 at 5%. Mar 28. Mar 30, 1911. 7:2098. nom

Zurla, Modesto to Saranac Realty Co, 50 Pine st. 106th st, No
328 E. Store lease. Mar 24, 1911, demand, 6%. 6:1677, 1,500

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the ew Annexed District (Act of 1895).

Audubon Constn Co to Florence M Haskin at Mamaroneck, N Y, et al exrs Alfred Marshall, Crotona av. n w cor 183d st. 30x 80. Mar 28, 3 yrs, 5½%. Mar 29, 1911. 11:3103. 20,000 Same to same. Same property. Certificate as to above mt Mar 27. Mar 29, 1911. 11:3103. Same to TITLE GUARANTEE & TRUST CO. Crotona av. w s, 30 n 183d st, two lots each, 35x80. Two mts each \$16,000. Mar 28, due, &c, as per bond. Mar 29, 1911. 11:3103. 32,000 Same to same. Same property. Two certificates as to above mts. Mar 27. Mar 29, 1911. 11:3103.

Alexander Development Co to Saul Oliner & ano, 67 Clinton st. Bathgate av, s e cor 183d st, 94x238.6 to 183d st, Prior mt \$84,000. Mar 24, due June 20, 1911, 6%. Mar 25, 1911. 11:3051.

11:3051.

Audubon Impt Co to Herman Weiss, 185 Reid av, Bklyn. N Y.
Crotona av, n w cor 183d st, 30x80. Prior mt \$20,000. Mar
28, due, &c, as per bond. Mar 30, 1911. 11:3103. 3,000

Same to same. Same property. Certificate as to above mt. Mar
28. Mar 30, 1911. 11:3103. nom

Same to same. Crotona av, w s, 30 n 183d st, 2 lots, each 35x80;
two mts, each \$2,500; two prior mts, each \$16,000. Mar 25,
due, &c, as per bond. Mar 30, 1911. 5000

Same to same. Same property. Certificate as to above mts.
28. Mar 30, 1911. 11:3103.

Bescher, Jacob to Jno Eichler Brewing Co, 3582 3th av. Concord
av, No 402, e s, 75 s 144th st or St Joseph st, 25x100. Prior
mt \$6,000. Mar 28, due, &c, as per bond. Mar 30, 1911. 10:2574.

10:-

2.300

Burstein, Theo, 83 E 108th st to Peter Criscuolo, 659 E 188th st.

Brook av, w s, 150 n 170th st, 25x90. P M. Mar 29, due
Aug 23, 1914, 6%. Mar 30, 1911. 11:2896. 4,000

Blair, W Reid to Jas Vail at n w cor Roanoke av & 2d st, Riverhead, N Y. Lorillard pl, w s, 21.4 s 188th st, 25x90. Mar 27,
1911, 3 yrs, 5%. 11:3056. 3.000

Betzig, Edw P to Geo W Beakes, 417 E 143d st. 143d st, No 417,
n s, 1952 e Willis av, 14.11x100. P M. Mar 28, 1911, 3 yrs,
5%. 9:2288. 3,000

Beasley, Clinton to Louisa B Diener, 1768 Gleason av. Anthony av. No 1750, e s, 162.6 s Prospect pl, 18.9x93.8x18.9x95. P M. Prior mt \$4,250. Mar 24, due April 1, 1914, 6%. Mar 28, 1911. 11:2890.

*Bankers Realty & Security Co with Marie Zang, 6 Crotona Park East. Edison av, e s, 125 s Tremont road, 25x100, Tremont Terrace. CONTRACT and agreement to sell by party 1st part to party 2d part. Oct 8, 1905, installs, \$12 monthly, 5%. Mar 900

Central Bronx Realty Co. 1692 Monroe av. to Harry Seligman, 1269 2d av. Park av. w s. 287.8 s 187th st, 250x93x250x105.

Prior mt \$25,700. Mar 24, 4 months, 6%. Mar 25, 1911.

11:3031.

Prior mt \$25,700. Mar 24, 4 months, 676. 11:3031.

Same to same. Same property. Certificate as to above mt. Mar 24. Mar 25, 1911. 11:3031.

Central Pronx Realty Co to Fredk H Mellert. 1698 Monroe av. Arthur av. s e cor 182d st. or e s 200 n Oak Tree pl, runs e 90 x n 41.8 to 182d st. No 600. x n w. w & s w along s s 182d st. & e s Arthur av. 1905 to beg. Prior mt \$35,000. Mar 24. 1911. 2 vrs. 6%. 11:3070.

Same to same. Same property. Certificate as to above mt. Mar 22. Mar 24. 1911. 11:3070.

Cohen, Jacob to Bessie Schick 1649 Taylor av. Reservoir pl, s s. 89.6 e Reservoir Oval E. 22v100. Prior mt \$4,200. Mar 22. 2 vrs. 6%. Mar 24. 1911. 12:3343.

Cotoba Pealty & Constr. Co to Israel Karp & ano. Charlotte st. w s. 34 10 n Jennings st, 40v100 Prior mt \$—. Mar 29. 3 yrs. 6%. Mar 30, 1911. 11:2977.

*Devermann, Chas E to Eliz Uake, 2150 Newhold av. 5th st. s s. 25 e from w s lot 87 man Uuionport. runs s 100 x e 25 x n 205 e Castle Hill av, 25x108. Mar 29, 3 yrs. 5½%. Mar 30. 1911.

*Devermann, Chas E to Eliz Uake, 2150 Newhold av. 5th st. s s. 25 e from w s lot 87 man Uuionport. runs s 100 x e 25 x n 205 e Castle Hill av, 25x108. Mar 29, 3 yrs. 5½%. Mar 30. 1911.

*Dillon, M J Regina. 4623 Park av to Jno Ott. 2672 Briggs av. Silver st. n w cor Roselle st. 25x97.1x25x95.4. P M. Mar 23. 2 yrs. 6%. Mar 24. 1911. 900 Diamond, Mary to DOLLAR SAVINGS BANK, 2808 3d av. Crotora av. e s. 336.7 n 181st st. 81.6x195.6 to Clinton av x62 4x 210.3. Mar 24, due June 1, 1912, 6%. Mar 25, 1911. 11:3008. 9.000 9,000

*DiAngelis, Madalena to Vincenzo Tristano. 2258 2d av. Barnes av. or 4th av. w s. 182 n 213th st. 26.3x78.2x25x72.4. Laconia Park. Prior mt \$\(\text{Prior} \) Mar 23. demand. 6%. Mar 24. 1911. 816 Dillon, Jos. 122 E 169th st. to Ellen J Murray. 3127 Kingsbridge av. 169th st. s s. 257 w Walton av. 25x112.3x25.5x107.3, except part for st. Mar 27, 1911. 3 vrs. 6%. 9:2466. 1.000 Day. Anna. Henry Hollerith. Geo Hollerith, Jr. & Emilia Walther to Emilia Walther. 725 Home st. Home st. No 725, n s. 40 e. Jackson av. 38x100x38.1x100. Prior mt \$23,000. Mar 27, due. &c. as per bond. Mar 28, 1911. 10:2652. 7.000 Eck, Augusta J to Walter J Taylor. 1191 Boston rd. So Boulevard. e s. 143.8 n Jennings st. 18.8x100. Mar 1, due, &c. as per bond. Mar 30, 1911. 11:2981. 1.800 Friedman Constn Co to LAWYERS TITLE INS & TRUST CO. West Farms rd. s e s, at w s Longfellow av. runs s w 146.8 x s e 48.11 x e 49.7 x n 146.5. PM. Mar 28, 1 yr. 6%. Mar 29. 1911. 10:2754. 60.000 Same to same. Same property Certificate as to above mt. Mar 28. Mar 29, 1911. 10:2754. 60.000 Same to same. Clay av. s w cor 173d st. 106.6x75.7x107.5x65. Bldg loan Mar 28, 1 yr. 6%. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 28. Mar 29, 1911. 11:2790. 45.000 Same to same. Same property. Certificate as to above mt. Mar 29. 1911. 10:2754. 500 Same to same. Same propert

PORTLAND CEMENT

BROAD STREET, NEW YORK 30

April 1, 1911.

Furlong, Tompkins Co to Robt Ogilvie, 89 Hanson pl, Bklyn, N Y. Bathgate av (Elizabeth st), s e cor 187th st (Jacob st), runs e 200 to Lorillard pl, x s 150 x w 100 x s 25 x w 100 to Elizabeth st, x n 184 to beg, except part for 187th st, Lorillard pl & Bathgate av. Prior mt \$176,000. Mar 25, due, &c, as per bond. Mar 27, 1911. 11:3055. 25.000 Same to same. Same property. Certificate as to above mort. Mar 25. Mar 27, 1911. 11:3055.

Fogal, Emily & Ethel Van Order, at Ramsey, N J, Jefferson B Fogal, at Asbury Park, N J, Florence Fogal, Alonzo Fogal, Jr, at Chappaqua, N Y, & Alonzo Fogal, Sr, as exr & trustee Emily Fogal to Lawrence E Embree exr, &c, Harriet Coles, at n e cor Jamaica & Queens avs, Flushing, L I. Briggs av, s e cor 199th st, 96.1x337.8 to w s Old Williamsbridge road x72.8 to 199th st x316.1. Mar 16, due, &c, as per bond. Mar 25, 1911, 12:3296. 22,000 Folger, Margt K, of College Point, L I, to BANK OF LONG ISL.

x316..1. Mar 16, due, &c, as per bond. Mar 25, 1911. 12:3296. 22,000

Folger, Margt K, of College Point, L I, to BANK OF LONG ISL-AND, a corpn, 359 Fulton st, Jamaica, N Y. Grote st, No 766, s s, 38.7 e Prospect av, also described as road from Fordham, to West Farms, s w s, lots 99 & 100 map South Belmont. 100x 127.7x100x126, except part for Grote st. Mar 24, 1911, due June 24, 1911, 6%. 11:3100.

Green, Katie to TITLE GUARANTEE & TRUST CO. Hoe av, No 1217, w s, 266.7 s Freeman st, runs w 95 x s 60.7 x e 10.9 x n 27.4 x e 82.3 to av, x n 33.4 to beg. Mar 24, 1911, due, &c, as per bond. 11:2979. 6,000

*Gerichten, Melissa, 816 E 214th st to Maria L Tree, 52 Porterfield av, Freeport, N Y. Sheil st, s s, 138.1 e 4th av, 36x100. Mar 18, due, &c, as per bond. Mar 27, 1911. 2.100

*Same to Sadie B Clocke, 520 W 183d st. Same property. Prior mt \$2,100. Mar 27, installs, 6%. Mar 27, 1911. 165

Giegerich, Franziska to TITLE GUARANTEE & TRUST CO. 153d st, No 332, s s, 225 w Courtlandt av, 25x100. Mar 29, 1911, due, &c, as per bond. 9:2412. 10,000

Gieberich, Leo F to Jos A Wasserman, 1304 Shakespeare av. Aqueduct av, s e s, 102.9 n w, w & s w on curve Macombs rd, 50x95x50x93.6. Prior mt \$4,800. Mar 25, due Jan 2, 1913, 5%. Mar 28, 1911. 11:2876. 3,200

Goodwin, Emeline Y to TITLE GUARANTEE & TRUST CO. Bailey av, No 3025 (Fordham rd), w s, 54.3 s Albany rd or 50 s rd leading to Williamsbridge, runs — 167.9 along s line land Aaron Boughton to e s of a new st x s 55 x e 167.9 to w s rd leading to Fordham x n 55 to beg, except land lying e of w s Bailey av. Mar 23, due, &c, as per bond. Mar 24, 1911. 12:3266. 2,000

Gaffney, Jas C, 1148 Tiffany st to Wm Arrowsmith, 208 W 71st st trustee Wm Browning. 162d st. n s. 172 e Prospect av.

12:3266.

Quantification of \$4,500 mt until Jan 23, 1911, at % as per bond. The sum of \$4,1911.

24, 1911.

Ithner Realty Co to Max Finkelstein, 999 3d av. Av St John, e s, 103.8 n Kelly st, 33.4x105. Prior mt \$17,500. Mar 8, 3 yrs, 6%. Mar 24, 1911. 10:2686. 3,000
Same to same. Same property. Certificate as to above mt. Mar 8. Mar 24, 1911. 10:2686
Johnson, Jno Allen, 405 E 144th st to Thornton Brothers Co, 1320
Clay av. Findlay av, No 1262, e s, 223.4 s 169th st, 16.8x100. Prior mt \$3,000. Mar 22, installs, 6%. Mar 24, 1911. 9:2436 & 2431. 600
Koelsch-Hubener Co, to Whom It Mar 24.

Koelsch-Hubener Co to Whom It May Concern. 180th st, s s, 132.6 w Park av, 99.10 to e s Webster av x 49.9x102.4x49.8. Certificate as to mt for \$10,000. Mar 23. Mar 28, 1911. 132.6 w Properties of the Prop

Koch, Henry to Victor Stolte, 563 W 161st st. 197th st, n s, 96.2 w Briggs av. 20x90. Prior mt \$6,500. P M. Mar 28, 2 yrs, 6%. Mar 29, 1911. 12:3301. 2,000 Knepper, Sophie, 1754 Eastburn av to Fredk Torkler. 36 St Marks pl. Hughes av, s w cor 182d st, 66.11x48.8x80x50.4. Prior mt \$22,000. Mar 28, due, &c, as per bond. Mar 29, 1911. 11:3070. 6.000

11:3070.

Luchsinger, Julia F, 318 E 198th st, to Harry Boschen, 1872
Jerome av. Rochambeau av, n w cor 208th st. 75x100.

Mar 29, 1911, 3 yrs, 5½%. 12:3337.

LAWYERS TITLE INS & TRUST CO with Winnie Co. Tiffany st, w s, 125 n 163d st, 40x100. Extens of \$24.000 mt until Mar 23, 1916, at 5%. Mar 23. Mar 28, 1911. 10:2713. nom

Levin, Libby with Saml E Badans, 55 16th st, Bklyn, N Y. Belmont st, No 507. Agreement as to share ownership in mort.

Mar 25. Mar 27, 1911. 11:2792.

Lynch, Margt A to EMIGRANT INDUST SAVINGS BANK. 184th st, n s, 83.4 w Davidson av, 16.8x100. Mar 27, 1911, 5 yrs, 5½%. 11:3198.

Lynch, Bernard, 35 W 184th st, to EMIGRANT INDUST SAVINGS

3,000 ynch, Bernard, 35 W 184th st, to EMIGRANT INDUST SAVINGS BANK. 184th st. n s, 82.4 e Davidson av, 16.3x100. Mar 27, 1911, 5 yrs, 5½%. 11:3198. 3.500 idz, Esther to Mary Simon, 559 W 140th st. 156th st, n s, 35 e Forest av, 45x100. P M. Nov 26, 1 yr, 6%. Mar 30, 1911. 10:2655. 10:2655.

10:2655.

Lustbader, Rose, 3774 Park av to Rachel Singer, 2540 Grand av. Park av, e s, 140 s 171st st, 40x150. Prior mt \$8,300. Mar 27, due June 27, 1911, 6%. Mar 30, 1911. 11:2902. 25 *Little, Walter M to Jacob Ruppert, White Plains rd, No 3680. Saloon lease. Mar 5, 1910, demand, 6%. Mar 30, 1911. 2,000 *Morris Park Estates a corpn, 5 Nassau st to COLUMBIA TRUST CO trus. Certificate as to mt or deed of trust dated Feb 15. 1911. Feb 20. Mar 30, 1911.

*Mayers, Ike, 2845 Webster av, to Anne Damsky, 105 W 113th st. Morris Park av, s w cor Victor st, 20x100. Prior mt \$— Mar 24, due Apr 1, 1912, 6%. Mar 27, 1911.

McManus Constn Co to Manhattan Mort Co, 200 Bway. 149th st, n s, at e s Tinton av, 25.1x105, except part for st. Prior mt \$___. Mar 24, 1911, due, &c, as per bond. 10:2653. 23,000 Same to same. Same property. Certificate as to above mt. Mar 24, 1911. 10:2653. Same to sa 24, 1911.

Menaker Realty Corpn to Libby Levin, 1443 Washington av. Bel-mont st, No 507, n s, 45 w Mt Hope av (Monroe av), 50x100. Prior mt \$32,500. Mar 25, due, &c, as per bond. Mar 27, 1911. 11:2792.

mont st, No 507, n s, 45 w Mt Hope av (Monroe av), 50x100. Prior mt \$32,500. Mar 25, due, &c, as per bond. Mar 27, 1911. 11:2792.

Same to same. Same property. Certificate as to above mort. Mar 25. Mar 27, 1911.

Same to same. Same property. Secretary's certificate as to above mort. Mar 25. Mar 27, 1911. 11:2792.

Melrose Bldg Co to Allan Henderson. 162d st, n s, 290.6 s e Morris av, 43.6x115. Certificate as to above mt. Dec 28, 1910. Mar 29, 1911. 9:2422.

McLernon Realty & Constn Co, 128 West Fordham rd to Isaac L Kip, 448 5th av & ano exrs Cornelia B Kip. Andrews av, w s, 150 s Fordham rd, 25x100. Bldg loan. Mra 29, demand, 6%. Mar 29, 1911. 11:3225.

Same to same. Same property. Certificate as to above mt. Mar 29, 1911. 11:3225.

Mahlau, Or' Della, wite of & Emil A W Mahlau to Clara Miller, 878 E 180th st. 238th st, s s, 140 e Kepler av, 40x100. Mar 28, 5 yrs, 5½%. Mar 29, 1911. 12:3378.

*Magaldi, Carmela to Leopoldina Siebert, 574 74th st, Bklyn, N Y. 219th st (5th av), n s, 405 w 5th av, 25x114, Wakefield. Mar 27, 5 yrs, 5½%. Mar 29, 1911.

Mahony or Mahoney, Mary C to Emil E Baake, at St Augustine, Fla. 142d st, No 498, s s, 833.4 e Willis av, 16.8x100. Prior mt \$3,000. Mar 29, 1911, due, &c, as per bond. 9:2286. 1,500

*Morris Park Estates a corpn to COLUMBIA TRUST CO, 135 Bway, trustee. Bronx & Pelham Pkway, s s, at n s, land conveyed by Fidelity Development Co to N Y, Westchester & Boston Ry Co. July 8, 1909, runs w — to c 1 Bogart av x s — to c 1 Paulding av x s e — to land s s Ry Co x n e — to beg; Old Williamsbridge rd, w s, at s s Bronx & Pelham Pkway, runs w & to c 1 Paulding av x s e — to c 1 Neill av x s w — to c 1 Radeliffe av x s e — to c 1 Neill av x s w — to c 1 Paulding av x s e — to c 1 Neill av x s w — to c 1 Paulding av x s e — to c 1 Neill av x s w — to c 1 Paulding av x s e — to c 1 Neill av x s w — to beg. Prior mt \$2,218,480. Feb 15, 2 yrs, 6%. Mar 29, 1911.

Martin, Gertrude B, wife Geo K, 943 Walton av to Edw E Black at Yonkers, N Y. Walton av, n w s, 398.7 s w 164th st, runs

mt \$2,218,480. Feb 15, 2 yrs, 6%. Mar 29, 1911.

gold bonds, 300,000

Martin, Gertrude B, wife Geo K, 943 Walton av to Edw E Black
at Yonkers, N Y. Walton av, n w s, 398.7 s w 164th st, runs
n w 75.2 x — 47.2 x — 18.5 x s w 22.11 x s e 125.1 x n e 60
to beg. Mar 28, due, &c, as per bond. Mar 29, 1911. 9:2476.

n w 75.2 x — 47.2 x — 18.5 x s w 22.11 x s e 125.1 x n e 60
to beg. Mar 28, due, &c, as per bond. Mar 29, 1911. 9:2476.
7,500
*Nichols, Jno, 1807 Gleason av to Margt V Rooney, 211 E 69th
st. Gleason av, n s, 50 e 173d st, 25x200. Prior mt \$—. Mar
1,100
New York City Church Extension & Missionary Society of Methodist Episcopal Church to FRANKLIN SAVINGS BANK, 656 8th
av. Suburban pl, n e cor Boston rd runs n 120.7 x e 81.6 x s
20.3 x w 21.6 x s 97.2 to av, x w 72.11 to beg. Mar 30, 1911,
3 yrs, 5%. 11:2939.

Openhym, Christian G Robt B Hersch & Augustus W Openhym as
trus Adolph Openhym, with Eliz L Materne. 141st st. No
439 E. Extension of \$4,000 mt until Feb 15, 1914 at 5½%.
Mar 30, 1911. 9:2286.

One Hundred & Thirty-Fourth St Co, a corpn to Sophie Knepper,
1754 Eastburn av. Hughes av, n e cor 179th st, 66.5x95x80.9x
96; Belmont av, n w cor 179th st, runs n e 81.7 x w 11.9 x s
80.9 to 179th st x e 1.8 to beg. Mar 28, due, &c, as per bond.
Mar 29, 1911. 11:3080.

Same to same. Same property. Certificate as to above mt. Mar
28. Mar 29, 1911. 11:3080.

O'Connor, Richd to Jacob Koch, 1703 2d av. Alexander av, n w cor
135th st, 16.8x70. Prior mt \$7,500. Mar 27, due Mar 9, 1912.
6%. Mar 28, 1911. 9:2311.

Oakley, Robt H trustee Thos F Cock, 255 W 108th st, with Andrew A & Cath Milne, 922 Forest av. Bryant av, No 1487. Extension of \$7,500 mt until Mar 19, 1914, at 5½%. Mar 27,
1911. 11:2995.

One Hundred & Thirty-Fourth St Co to Sophie Knepper, 1754
Eastburn av. 134th st, n s, 200 w St Anns av, 25x100. Mar 21,
due, &c, as per bond. Mar 25, 1911. 9:2262.

Same to same. Same property. Certificate as to above mt. Mar
21. Mar 25, 1911. 9:2262.

Same to same. Same property. Certificate as to above mt. Mar
21. Mar 25, 1911. 9:2262.

Same to same. Same property. Certificate as to above mt. Mar
21. Mar 25, 1911. 9:2262.

Same to same. Same property. Certificate as to above mt. Mar
21. Mar 25, 1911. 9:2262.

Perna, Martha 954 Freeman st. to Lawyers Mortgage Co, 59
Liberty st. Wilkins av, e s 282.10 n Jennings st, 52x100. Mar

21. Mar 25, 1911. 9:2262.

Penna, Martha 954 Freeman st. to Lawyers Mortgage Co, 59
Liberty st. Wilkins av. e s 282.10 n Jennings st, 52x100. Mar
21, 5 yrs, 5½%. Mar 25, 1911. 11:2966. 50,000
Pierce, Willard I, 64 W 126th st, with August W Wehrman, 2081
8th av. Summit av, No 975. Extension of \$10,000 mt until
Mar 26, 1914, at 5½%. Mar 27, 1911. 9:2523. nom
Powers, Edmund of Bklyn, N Y, to Cross, Austin & Ireland Lumber Co, 1246 Grand st, Bklyn, N Y, 3d av, w s, 94 s 183d st,
36x119x36x— Prior mt \$34000. Mar 22, due June 22, 1911.
6%. Mar 28, 1911. 11:3051. 1.750
Patton, Jas G of New Rochelle, N Y to Fredk A Southworth trus
Jno Southworth, 410 Riverside Drive. Manida st, e s, 141.8 s
Spofford, av. 25x62x25.3x58.5. Mar 13, due, &c, as per bond.
Mar 30, 1911. 10:2768. 4,500
Same to same. Manida st, e s, 166.8 s Spofford av, 25x65.9x25.3x
62. Mar 30, 1911, due, &c, as per bond. 10:2768. 4,500

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Pacher, Wm of Jersey City, N J, to Katie Lauber, 794 E 158th st. 160th st, s s, 105 e Union av, 57.5x39.2. Prior mt \$11,000. Mar 28, 3 yrs, 6%. Mar 29, 1911. 10:2666. 3,50 Quackenbush, Geo with Wm D Peck. Andrews av, e s. 300.10 n 183d st, 161.1x109.3x205.2x100; Andrews av, w s, 375.10 n 183d st, runs n 59.8 x w 242.8 to e s Loring pl x s 187 x e 110.4 x n 225 x e .99.11 to beginning; Sedgwick av, n w cor 182d st, runs w 127.4 to e s Hampden pl x n 150.2 x e 85 x n 160.2 x e 83.4 to w s Sedgewick av x n 100.3 x w 170.7 to pl x n 4.9 to s s 184th st x w 286.10 to e s Cedar av x s 734.1 x e 36.11 & 220.10 to w s Sedgwick av x n 196.3 x w 85.6 x n 125 to s s 182d st x e 153.7 to w s Sedgwick av x n 21.9 to beginning; Cedar av, s w cor 184th st, 737.6x252.5 to e s Harlem River Terrace x 747.7x247.8 Extension of mt for \$44,000 to May 1, 1914, at 5%. Mar 27. Mar 30, 1911. 11:3232, 3233 & 3234. non Rittenberg. Jos with Hannah Murphy, 211 E Burnside av. Grand Boulevard & Concourse, n e cor 183d st, 47x irreg to s w s Ryer av, x 148 to 183d st x142.9 to beg. Extension of mt for \$21,500 to Jan 15, 1916, at 5%. Jan 15, 1911. Mar 29, 1911. 11:3159. Raffaele, Agustino, 295 E 149th st to Defeo Realty Co. 2456 Arthur av. Arthur av, e s, 95 n 188th st. 25x81.6x25x81.8. P M. Mar 29, due Feb 27, 1915, 6%. Mar 30, 1911. 11:3077. Revielle-Siesel Co to LAWYERS TITLE INS & TRUST CO. Southern Boulevard, e s, 188.7 n West Farms rd, 5 lots, each 40x100; five bldg loan mts, each \$30,000. Mar 30, 1911, 1 yr, 6%. 10:-150,000 ern Boulevard, e s, 188.7 n West Farms rd, 5 lots, each 40x100; five bldg loan mts, each \$30,000. Mar 30, 1911, 1 yr, 6%. 10: 2744.

Same & Jos Fox with same. Southern Boulevard, e s, 168.7 n West Farms rd, 200x100. Subordination agreement. Mar 22, Mar 30, 1911. 10:2744.

Rosenblum, Abram, Martin Rafalovitz & Joseph A Solomon to Pincus Lyons. So Blvd, No 583, n s, 69 E Alexander av, 22.5x 80; So Blvd, No 585, n s, 91.6 e Alexander av, 20x100. Prior mt \$12,000. Sept 15, 1908, due, as per bond, 6%. Mar 29, 1911. 9:2296.

Rosa Realty Co, 888 Tremont av, to Kath Elias, 314 E 57th st. Fulton av, w s, 81.9 n Wendover av, 41.8x100. Prior mt \$30,-000. Mar 28, 1911, 2 yrs, 6%. 11:2929. 6.000. Same to same. Same property. Certificate as to above mort. Mar 28, 1911. 11:2929.

*Roth Constn Co to Annie Mack, 1833 Cruger av. Havemeyer av, n w cor Ludlow st, 108x130. Prior mt \$—. Mar 24, 1911, due &c, as per bond.

*Same to same. Same property. Certificate as to above mt. Mar 23. Mar 24, 1911.

Streifler (Jacob) Co to Louis F Saumenicht, 214 E 19th st, Bklyn et al trus Wm Grupe. 165th st. n s, 50 e Stebbins av, 25x113.4. Mar 23, 5 yrs, 5%. Mar 24, 1911. 10:2691.

Schmitt, Otto to Calvin Dean, 144 Pine st, Providence, R I. Burnside av, No 283, n w cor Ryer av, Nos 2027 & 2029 (Bassford pl), 123.4x26x106.4x31.1, except part for Ryer av. Prior mt \$—. Mar 23, 3 yrs, 6%. Mar 24, 1911. 11:3156 & 3149, 3,000

*Stowers, Jessie A to Walter Kobbe as trustee for Lizzie Kobbe, 412 West End av. Muliner av, w s, 100 s Brady av, 25x100, Mar 24, 1911, due May 1, 1914, 6%.

Stephens, Mary A, 174 W 97th st, with Wm Simpson, at New Hudson, N Y. Jerome av, e s, 250 n 204th st (Potter pl), 50x100, to 205th st, except part for 205th st. Extension of \$2,500 mt until Mar 1, 1914, at 6%. Jan 26. Mar 24, 1911. 12:3322. nom Smith, Adelia E to Lawyers Mort Co, 59 Liberty st. 156th st. Schoonmaker, Frank J with Louis F Saumenicht, 214 19th st.

Mortgages

Schoonmaker, Frank J with Louis F Saumenicht, 214 19th st, Flatbush, Bklyn, & ano trustees Wm Grupe. 165th st. n s, 50 e Stebbins av, 25x113.4. Subordination agreement. Mar 22. Mar 27, 1911. 10:2691. Sullivan, Patk J to Michl J Shea, 518 Chauncey st. Bklyn, N Y. 198th st, n w cor Creston av, 25.11x106.8x25x100. Prior mt \$18,000. Mar 28, 1911, 5 yrs, 6%. 12:3319. 2,500 Santini, Annuccio to Emma Moss et al at Long Branch, N J. Concord av, s e cor 145th st, 77.9x100. P M. Prior mt \$11,000. Mar 14, due Sept 30, 1915, 5%. Mar 30, 1911. 10:2577.

Saitta, Philip W of Bklyn, N Y to Fredk Jeni at s w cor 2d av & 85th st, Bklyn, N Y. Intervale av, s s, 107.5 n e Kellv st. runs s e 89.10 x e 10.4 x n 25 x e 18.1 x n 17.2 x n w 89.10 x e 10.4 x n 25 x e 18.1 x n 17.2 x n w 80 to av, x s w 50 to beg. Prior mt \$24,000. Mar 27, 2 yrs, 6%. Mar 30, 1911. 10:2706.

41st st, 20x80. Concord av, No 16,500. Mar 10, 1,800

Prior mt \$24,000. Mar 27, 2 yrs, 6%. Mar 30, 1911. 10:2706.
6,000

Trebor Realty Co, 35 Wall st to Moritz L Ernst & ano. 152 W
122d st. Concord av, No 327, w s, 60 n 141st st, 20x80.
Concord av, No 329, w s, 80 N 141 st, 20x80; Concord av, No 351, w s, 40 s 142d st, 20x100. Prior mt \$16,500. Mar 10, 3 yrs, 6%. Mar 29, 1911. 10:2573. 1,800

Trexler, Carrie widow of Hyde Park, N Y to Ella L Hebberd, 1 W
83d st. Bathgate av, Nos 2061 & 2063, w s, 310.5 n 179th st, 61.2x93.3. Mar 25, 1 yr, 6%. Mar 28, 1911. 11:3046. 500

Tremont Park Realty Co, 135 Bway, to Hamilton Securities Co, 165 Bway. Park av, w s, 287.8 s 187th st, 150x98.3x150.1x105.9.
Mar 24, due, &c, as per bond. Mar 25, 1911. 11:3031. 100,000

Same to same. Same property. Certificate as to above mt. Mar 23. Mar 25, 1911. 11:3031.

Van Riper, Sarah at Perth Amboy, N J, with Leo Lesinsky, 77 E
89th st. Faile st, No 1048, e s, 148.8 s Bancroft st, 20.8x100. Subordination agt. Mar 22. Mar 29, 1911. 10:2748. nom

Van Kirk, Minnie K, 1048 Faile st, to Leo Lesinsky, 77 E 89th. st. Faile st, No 1048, e s, 148.8 s Bancroft st, 20.8x100. Mar 27, 1911, 5 yrs, 5%. 10:2748. 9,000

Violante (Ino) Realty Co to Louisa Mander at Poughkeepsie, N Y. Belmont av, n e cor 181st st, 80.8x51.1x80.1x41.2. Mar 30, 1911, due Mar 1, 1916, 5½%. 11:3083. 33.000

Same to same. Same property. Certificate as to above mt. Mar 30, 1911. 11:3083. 5,000

Same to same. Same property. Certificate as to above mt. Mar 30, 1911. 11:3083. 5,000

Same to same. Same property. Certificate as to above mt. Mar 30, 1911. 11:3083. 5,000

Same to same. Same property. Certificate as to above mt. Mar 30, 1911. 11:3083. 5,000

Same to same. Same property. Certificate as to above mt. Mar 30, 1911. 11:3083. 5,000

Same to same. Same property. Certificate as to above mt. Mar 30, 1911. 11:3083. 5,000

Same to same. Same property. Certificate as to above mt. Mar 30, 1911. 11:3083. 5,000

30, 1911. 11:3083.

Wolbach, Edwin to Eliz Gifford, 275 Central Park West. 206th st, n s, 414.11 w Perry av, 25x100. Mar 27, 1911, due, &c, as per bond. 12:3342.

*Watson, Chas E, 46 W 129th st, with Sadie B Clocke, 520 W 183d st. 177th st, n s, 250 e Bronx Park av, 25x100. Extens of mt for \$3,000 to Mar 25, 1914, at 6%. Mar 25. Mar 27, 1911.

Weiher Constn Co, 76 E 86th st to Frank Dirks, 1050 Clay av. Adams pl, e s, 132.5 n 182d st, 33.4x100. Prior mt \$21,000. Mar 28, due, &c, as per bond. Mar 29, 1911. 11:3071. 3,000 Wirth Realty & Construction Co to Greenwich Mortgage Co, 3025 3d av. Prospect av, n w cor 181st st, 66.1x100.1. Building loan. Mar 27, 1 yr, 6%. Mar 28, 1911. 11:3097. 46,000 Same to same. Same property. Certificate as to above mort. Mar 27. Mar 28, 1911. 11:3097. ——
Weeks, Chas M as trus with Henry Bohlen. Prospect av, No 1392. Extension of \$8,000 mt until Nov 21, 1912 at 5%. May 3, 1909. Mar 24, 1911. 11:2971. nom
Winnie Realty & Const Co to Saml H Sternberg, 173 W 141st st.

Mar 24, 1911. 11:2971.

Winnie Realty & Const Co to Saml H Sternberg, 173 W 141st st.
Dawson st, e s, 781 n Longwood av, runs e 100 x n 35.4 x n 60.5
to Intervale av x w 63.5 to curve of s w cor Intervale av &
Dawson st x w 104.4 x s 75.10 to beginning. Prior mt \$45,000.
Mar 24, 2 yrs, 6%. Mar 25, 1911. 10:2702.

Same to same. Same property. Certificate as to above mt. Mar
24. Mar 25, 1911. 10:2702.

24. Mar 25, 1911. 10:2702.

Watson, Eliz T, 226 Lenox av, with Wm Simpson, at New Hudson, N Y. Aldus st, s s, 150 w Bryant av, runs s 100 x e 50 x s 300 x e 100 to w s Bryant av x s — to c l Herrick av x — to e s Whitlock av x n — to point 135 s Longfellow av x s e — to c l Herrick av x e — x n — to s s Whittier st x w — to beginning, except parts for sts. Extension of \$35,000 mt until Feb 9, 1916, at 5%. Jan 26. Mar 24, 1911. 10:2755-2747 & 2759. no Same with same. Plot bounded w by c l of former Railroad av & Whittier st, s by c l Herrick av, e by Bronx River, except part for Edgewater road. Extension of \$25,000 mt until Feb 9, 1916, at 5%. Jan 26. Mar 24, 1911. 10:2755-2747 & 2759. no:

*Wall Michl with Harriet A Satterly. 129 Stevens av. Mt. Vernon.

*Wall, Michl with Harriet A Satterly, 129 Stevens av, Mt Vernon, N Y. Catharine st, e s, n ½ of lot 245, map Washingtonville, 25x100. Extension of \$1,600 mt until May 1, 1914, 6%. Jan 31. Mar 29, 1911.

JUDGMENTS IN FORECLOSURE SUITS.

March 23.

Creston av, e s, 50 n 182d st, 50x125. Geo H
Culver agt Thos Johnston et al; Ronald K
Brown, att'y; Edw D Dowling, ref. (Amt due, \$3,658.56.)

108th st, No 169 East. Arnold Adler agt Saml
C Baum; Lese & Connolly, att'ys; Jas A
Foley, ref. (Amt due, \$2,041.58.)

West Farms rd, s e s, 468.6 n e Lyons st, 27.5x
239.5. Angus Wilkie agt Abraham Greenberg;
W Stebbins Smith, att'y; Eugene L Parodi,
ref. (Amt due, \$2,356.11.)

West Farms rd, s e s, 523.6 n e Lyons st, 64x
291.7. Harry S Purdy agt Bethoven Englander; W Stebbins Smith, att'y; Eugene L
Parodi, ref. (Amt due, \$5,955.83.)

March 24.

March 24.

March 24.

56th st, No 231 East. Alfred Mixself agt Louis Sroka; Irving Katz, att'y; Frank C Hayden, ref. (Amt due, \$20,785.22.)

136th st, n s, 368.6 e 7th av, 15.6x99.11. New York Life Insurance & Trust Co agt Annie W Tailey; W T Emmet, att'y, Walter B Caughlan, ref. (Amt due, \$13,190.83.)

Bowery, Nos 231 & 233. Susan Van Praag agt Chas E Ring et al; Eisman, Levy, Corn & Lewine, att'ys; Adam Wiener, ref. (Amt due, \$9,025.)

March 25.

99th st, n s, 359 w 1st av, 37x100.11. Mutual
Life Ins Co of N Y agt Julius Shweitzer et al;
Fredk L Allen, att'y; Louis D Gibbs, ref.
(Amt due, \$10,435.41.)
93d st, s s, 120 e Mad av, 25x100.8. Action
No 1. Ernest H Herb agt Auguste Buchner;
Deyo & Bauerdorf, att'ys; Melvin G Palliser,
ref. (Amt due, \$31,412.54.)

93d st, s s, 145 e Mad av, 25x100.8; Action No 2. Same agt same; same att'ys; same ref. (Amt due, \$31,412.54.)

March 27.

March 27.

Prospect av, s e s, 199 s w Samuel st, 33x100.

Earle V Rodgers agt Giosue Galiani; Henry A Vieu, att'y; Mark Goldberg, ref. (Amt due, \$7,295.14.)

Longfellow st, or av, w s, 100 s 172d st, 150x 200 to Boone st. Manhattan Mortgage Co agt Benjamin Viau; Carrington & Pierce, att'ys; Francis S McAvoy, ref. (Amt due, \$911.55.)

Prospect av, e s, 35 n Macy pl, 35x81.6x67.3x 100.2. Isabella Wilson agt Haase-Lippman Construction Co; Kantrowitz & Esberg, att'ys; Geo W Collins, ref. (Amt due, \$4,050.56.)

Geo W Collins, ref. (Amt due, \$4,050.56.)

March 28.

115th st, n s, 180 e 1st av, 35x100.11. Rose Kalmus agt Chas A Pecora et al; Chas L Hoffman, att'y; Chas A Oberwager, ref. (Amt due, (\$10,333.28.)

11th st, No 58 East. Louis Jerkowski agt Saml B Haines; B Gerson Oppenheim, att'y; Wm C Arnold, ref. (Amt due, \$8,933.51.)

98th st, n s, 375 w 8th av, 25x—. John Townshend, att'y; Herman Joseph, ref. (Amt due, \$3,-105.50.)

March 29.

West End av, n e cor 167th st, 100.5x125. Francis L Leland agt Manhatan Screw & Stamping Works; Chas S Davison, att'y; Jas Kearney, ref. (Amt due, \$48,272.)

Av A, w s, 20.4 s 71st st, 25x87. Mary C Rodriguez agt Fredk Prochazka; Goeller, Shaffer & Eisler, att'ys; Phoenix Ingraham, ref. (Amt due, \$20,941.66.)

165th st, Nos 302 to 314 East. Adolph Altman agt Mountain Construction Co; S A Singerman, att'y; Aaron J Levy, ref. (Amt due, \$4,581.75.)

119th st, No 310 East. Manhattan Life Ins Co agt Jacob Dold et al; Action No 1; Holmes, Rapallo & Kennedy, att'ys; Jacob A Cantor, ref. (Amt due, \$15,533.34.)
119th st, No 312 East. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$15,533.34.)

LIS PENDENS.

March 25.

March 2o.

Bradhurst av, s e cor 147th st, 49.11x100. Saml Floerscheimer agt Rose Brown; action to declare vendee's lien; att'ys, Stroock & Stroock. 125th st, No 251 East. Louis J Greenberger et al agt Emma Davis et al; specific performance; att'y, H J Moskowitz.

March 27

March 27.

March 27.

5th av, Nos 463 to 469.
Columbus av, n e cor 88th st, 100.8x125.
78th st, Nos 155, 159 & 163 West.
83d st, No 23 West.
Nelly T Roessle agt Elwood O Roessle et al; dower, &c; att'ys, Evarts, Choate & Sherman.
Trinity av, w s, 75 s 163d st, 25x100. Emil Fleig et al agt Katie Fleig et al; action to cancel deed, &c; att'ys, Elfers & Abberley.

March 28.

March 28.

22d st, Nos 451 to 455 West. Lilie L Mungar agt Marie A Dubar et al; partition; att'y, R W Cromley.

86th st, n s, 168.4 w Av A 18x100.8. Geo Helmsky agt Theresa Price et al; partition; att'ys, Aronson & Kutner.

March 28.

217th st, Nos 108.4 w Av A 18x100.8. Geo Helmsky agt Theresa Price et al; partition; att'ys, Aronson & Kutner.

March 28.

86th All Standard Stand

The Finer Portland Cement

is ground the less waste there is. Standard specifications permit 8% waste.

EDISON PORTLAND CEMENT

Uniformly 10% Finest Ground in the World

is better than standard specifications require by 6% on the 100 sieve and 10% on the 200 sieve. Avoid unnecessary waste by specifying EDISON.

EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

Same property. Same agt same; notice of levy; att'y, P M Crandall.

Same property. Wm L Goodstein agt same; notice of levy; att'y, H B Goodstein. Faile st, Nos 615 to 619. Charlotte L Branson agt West Mount Vernon Realty Co; counterclaim; att'ys, Curtis & Romanagna. 138th st, n s, 100 w Lenox av, 25x99.11. M Abbotts Sons agt Annie Lubliner et al; action to foreclose mechanics lien; att'y, H A Vieu. March 30.

March 30.

51st st, n s, 100.6 w 8th av, 20x100.5; two actions. Lizzie Moran, gdn, agt Anna Sillcocks; two notices of levy; att'y, E G Alsdorf.

26th st, Nos 244 to 250 West. White Contracting Co agt Manning, Noble & Co et al; action to foreclose mechanics lien; att'y, J B Hasbrouck.

Blizabeth st, No 202. Tenement House Dept agt Jas Neglia; notice of levy; att'y, A R Watson. March 31.

Av B, No 12. Victor Werner et al agt Joseph Goldman; notice of levy; att'y, not given. Mott st, No 160. Allesandro Deli Paoli agt Michele Lisanti; notice of levy; att'y, not

Michele Bisanti; notice of levy; atty, not given.

Same property. Same agt same; notice of levy; att'y, not given.

Mulberry st, No 243. Same agt Francesco Urgo; notice of levy; att'y, not given.

Same property. Same agt same; notice of levy; att'y, not given.

Sheriff st, e s, 75 s Stanton st, 25x75. Harry Greenblatt agt Annie Zimmerman et al; action to set aside deed; att'ys, Hillquit & Levene.

Sth av, n w s, Lots 154 & 155, map of Clement C Moore at Greenwich, 56.8x100. Sylvester R Keogh agt Francis C Lawrence et al; accounting, &c; att'y, G H Mallory.

Cooper st, s s, 150 w Isham st, 25x100. Clyde Realty Co agt Thos G Millard et al; foreclosure of transfer of tax lien; att'ys, Wolf & Kohn.

FORECLOSURE SUITS.

March 25.

March 25.

4th av, n s, lot 193, map of partition of part of Hyatt Farm, Bronx. Wm G Wood et al, trustees, agt Annie C Doyle et al; att'y, J A Lane. 50th st, No 554 West. Henry H Jackson agt Harry Schlessinger et al; att'y, S H Jackson. Audubon av, s e cor 177th st, 99.11x100. Columbia Trust Co agt Heights Town Construction Co et al; att'y, H M Belling. 137th st, Nos 114 & 116 West. Danl F Mahoney agt Jacob Blauner et al; att'y, J J O'Grady.

March 27.

March 27.

74th st, No 210 East. State Bank agt David Rutenberg et al; att'y, W T Kohn.

44th st, No 522 West. Saml Rubenstein agt Wm Bensen; att'y, M Salomon.

80th st, s s, 223 e Av A, 75x102.2. Sam Vitellaro et al agt J Rumore Realty Co et al; att'y, H T Weeks.

Teller av, w s, 99.6 s 166th st, 20x100. Louis Rodchinsky agt South Jersey Land Co et al; att'y, I Salomon.

2d av, No 1946. Rose Sobel et al agt Isidor Koplik et al; att'ys, Keller & Klein.

61st st, No 334 East. Harmon Q Hendricks agt Jacob Holland et al; att'ys, J J & A Lyons.

Sullivan st, Nos 220 & 222. Giacomo Sciortino agt Premia Real Estate Co et al; att'y, H Anderson.

Sullivan st, Nos 220 & 222. Giacomo Sciortino agt Premia Real Estate Co et al; att'y, H Anderson.

24th st, s s, 677.6 e 6th av, 24x98.9. Jas A Trowbridge agt Chas Reed et al; att'y, T H Baskerville.

62d st, s w cor Central Park West, 100x100.5. Wm R Morgan et al agt Geo H Barrett et al; att'ys, Bowers & Sands.

3d av, s e cor 97th st, 62.11x51. N Y Life Ins Co agt Wm W Moore et al; att'ys, Cary & Carroll.

149th st, Nos 224 to 230 West; two actions. New York Trust Co agt Mary F Kelly et al; att'y, J B Pine.

March 28.

March 28.

9th av, w s, 100 s 56th st, 16x84.5x irreg.
Michael J Phelan agt Bernard Connelly et al;
att'ys, Butts & Vining.

Montgomery st, No 69. State Bank agt Osias
Parnes et al; att'y, J A Kohn.
Decatur av, w s, 125 s 209th st, 25x100. Rowland W Thomas agt Anna Moosbrugger et al;
att'y, L E Warren.

140th st, n s, 137.6 e 7th av, 114x99.11. Metropolitan Life Ins Co agt Lenox Realty Co
et al; att'ys, Woodford, Bovee & Butcher.
2d av, Nos 87 & 89. Mary F Martin agt So-

linger Realty Co et al; att'ys, Arnstein, Levy & Pfeiffer.
East Broadway, n s, 85.1 e Pike st, 25.2x63.1.
Eva Cohen, extrx, agt Henry Fine et al; att'y, G H Epstein.
Ernescliff pl, n s, lot 530, map of property of Geo F & Henry B Opdyke, Bronx. Henry F Lippold et al agt Wm B Dodin et al; att'y, H F Lippold.
149th st, No 410 West. Julia Nusbaum agt Wm Z Greene et al; att'y, M Kronacher.

March 29.
Lexington av. n w cor 102d st. 100.11x40. Ver

March 29.

Lexington av, n w cor 102d st, 100.11x40. Ver Planck Estate agt C N & S A Construction Co et al; att'y, C P Northrop.

Kingsbridge rd, s s, 25.1 e Oakes av, 50.1x94.10.

Andrew W McCann, Jr, agt Clarence E Willis et al; att'y, W A Keating.

3d av, n e cor 158th st, 99.6x169.9x irreg. Chas Palm agt Harris Bernstein et al; att'y, H F Lippold.

152d st, s s, 291.10 e Amsterdam av, 32.8x99.11.

Clyde Realty Co agt Susie J Coburn et al; two actions; foreclosure of two tax liens; att'ys, Wolf & Kohn.

62d st, Nos 212 to 216 & 225 West. Abraham A Silberberg agt Friedland Realty Co et al; att'y, J A Turley.

170th st, No 882 East. Jas T Barry agt Jno F Fayen et al; att'ys, Earley & Carstarphen.

36th st, n s, 195 e 6th av, 60x98.9. Michael Coleman agt Fackned-Coates Construction Co et al; att'ys, Alexander & Green.

183d st, n s, 325 w Webster av, 25x100.9. Augusta K Werrick agt Jos Steen et al; amended; att'y, J H Hayes.

March 30.

March 30.

March 30.

119th st, No 321 East. Lena Schroeder agt Edmund J McDonough et al; att'y, M P Doyle.

163d st, n s, 44 e College av, 76x85. Fredericka H E Zimmermann agt Frisco Realty Co et al; att'y, R S Patterson.

Hoe av, e s, 75 n 172d st, 50x100. Prospect Investing Co agt Ole Olsson et al; att'y, S W Collins

Investing Co agt Ole Olsson et al; att'y, S w Collins.

153d st, No 540 West. Phillip Rau agt Chas R Smith et al; att'y, N Waxman.

155th st, No 313 East. Egideo Pellettieri et al agt Anna Vucci et al; att'y, O Englander.

7th av, e s, 40 n 146th st, 40x100. Belle G Bernheimer extrx et al agt Fleischmann Realty & Construction Co et al; att'y, S Wechsler.

Columbia st, No 75½. David Levy agt Beckie Koppleman et al; att'ys, Reiss & Reiss.

March 31.

Mashington av, s e cor 188th st, 173x96,10.

Marie L Mead agt Fairfax Building Co et al;
att'ys, Man & Man.

Lots 23, 24, 112 & 113, map of Kingsbridge Real
Estate Co's Auction Sale Map, Bronx. Kingsbridge Real Estate Co agt Philip Epstein et al;
att'ys, F M Sanders.

149th st, n w cor Passage av, 20x100. Mary C
Crane agt Josephine Watson et al; att'y, C J
Hardy.

Madison st, No 390. Adam Muller agt Saml

Grane agt Josephine Watson et al; att'y, C J Hardy.

Madison st, No 390. Adam Muller agt Saml C Baum et al; amended; att'ys, Deyo & Bauerdorf.

4th st, n s, 172.7 e Av D, 67.10x96. Jos Kopperl agt Angelo Altieri et al; att'y, M Steiner.

Lenox av, s w cor 146th st, 120x100. Mutual Life Ins Co of N Y agt Drake Construction Co; att'y, F L Allen.

Manhattan av, w s, 48.5 s 121st st, 15x80. Mutual Life Ins Co of N Y agt A Alonzo Teets et al; att'y, F L Allen.

Madison av, Nos 507 to 511. Jas A Trowbridge agt Saint Catherine Corp et al; att'y, T H Baskerville.

3d st, Nos 353 & 355 East. Theodore Guterman agt Isidor Wexler et al; att'y, J A Seidman.

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.

ALCOHOL TO THE RESIDENCE OF THE PARTY OF THE
27 Allan, Wm W—Hezekiah E Lawrence 942.12 27 Adams, Eva M—C B Cummings & Sons. 748.93 27 Alton, Arthur M—N Y Telephone Co. 82.68 27 Archer, Geo M—the same
748.93 27 Alton, Arthur M-N Y Telephone Co. 82.68 27 Archer, Geo M——the same
27 Abramowitz, Harry S—S Hollander et al
27 Adams. Geo W-First National Bank of
Ozone Park
28 Ackley, Richard M et al—N Y Edison Co
28 Arnold, Richard Jr-W K Gilbert85.56 28 Abelansky, Morris et alM Feingold. 117.96 28 Anderson, Eva RJ A Smitley468.65
28 Ackley, Richard M et al—N Y Edison Co. 28 Arnold, Richard Jr—W K Gilbert
28 Avery, Ledyard—Chas F Mattlage & Sons
28 Aldhous, Fredk et al-W A Schumacher
29 Abukahl, Said—N Y French Range Co.106.68
29 Azzarell, Gioyanni—Paolo Camuzzaro et al.
29 Acallone, Jos et al—S Feigelman252.02
30 Ackerman, Edwin D-N Y Telephone Co.48.65
30 Albern, Fred et al—the same35.51 30 Alexion, James—F Hongiotes
30 Anderson, Antone—G T Moon2,042.63 30 Aaron, Samuel—Hudson Metal Co145.50
31 Arezzo, Vincenzo, Claudio & Raphael—L Mattiolo et al
31 Anderson, Chas et al—Brook Paint & Var- nish Works
29 Abukahl, Said—N Y French Range Co 106.68 29 Aaron, Herman—D Knox 83.74 29 Azzarell, Giovanni—Paolo Camuzzaro et al. 81.63 29 Acallone, Jos et al—S Feigelman 252.02 30 Appleton, Robert—H F Monquin et al. 37.15 30 Ackerman, Edwin D—N Y Telephone Co.48.65 30 Adams, Joseph et al—the same 49.68 30 Alexion, James—F Hongiotes 119.65 30 Adaron, James—F Hongiotes 119.65 30 Anderson, Antone—G T Moon 2,042.63 30 Aaron, Samuel—Hudson Metal Co. 145.50 30 Antoniades, Demitoros et al—M Dasheft.49.51 31 Arezzo, Vincenzo, Claudio & Raphael—L Mattiolo et al. costs, 68.38 31 Anderson, Chas et al—Brook Paint & Varnish Works 19.869 31 Attman, Benj—Frank V Strauss & Co. 33.08 25*Busch, Annie F et al—Brilliant Sign Letter Co. 37.61
25 Bargebuhr, Adolph—J Blauner
25 Buckner, Arthur P-M A McClellan. 170.53 25 Busloff, Louis et al-G S Males. 194.70
27 Baird, Wm J—N Y & Harlem R R Co et
all
25*Busch, Annie F et al—Brilliant Sign Letter Co
27 Bacoman, David L—Standard Butter Cutter Co
27*Blythe, J N et al-Pettit & Reed Inc120.74 28 Bathe, Jno et al-N Y Telephone Co37.34
28 Blash, Louis et al—N Y Edison Co47.95 28*Blash, Louis et al—the same30.91 28 Bloom Hirsch—S W Barasch 489.65
28 Biedermann, Melanie—J P Detjen108.07 28 Berge, Jos et al—A S Rosenthal Co 226.59
28 Bradspis, David et al—Marks, Lissberger & Son, Inc
Son, Inc
28 Begim, Morris—M Aisenstein et al
28 Benedict, Bernhard—F Schwanhauser, Jr.
28 Burger, Anthony et al—H Vagts
29 Buckner, Arthur F-J Lidsky164.91 29*Benson, Wm et al-H S Vance61.55
29 Bocciere, Eugene H & Teresina*—V Can- navacciulo 935.82
29 Butler, Thos A—J E Murch
29 Bindseil, Herman F et al—R Carvel costs, 113.40
29 Barnett, Jos—L Sessler
30 Barone, Antonio—N Y Telephone Co45.27 30 Buxton, Robert et al—the same4968
28 Billotti, Frank—Jno Wanamaker, N V.37.41 28 Bogue, Arthur H—Lawrence Park Realty Co
Belleheter—City of N Y
30 Bennett, Erastus S—the same
30 Buehler, Leon M et al—the same 52.09 30 Burleigh, Arthur T—the same 194.47
30 Bierbauer, Bruno W—N Simon. 692.22 30 Berman, Philip—H J Klappert. 79.86 30 Benner, Fernando W—C R Pelgram 131.11
30 Britt, Michael H—E Grossman63.19

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J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

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25 25	Ci	ilp, C	lara-	S Gr	ros	ner. Farb	er		14.58 1,090.27 150.62 590.65 175.41 599.42 se Co.	29
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25	C	agney, Smith	Tim	othy	G,	Dav	Id H &	Jno	400.00	31
27	Ca	mavin, ampayi	Dav 10, L	ouis—	W	illis	Cab & A	Auto	Co.64.75	31 31
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28	Ci	eary, ahn, J	os et	al—	A	S Ro	senthal	Co.	226.59	28
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29	C	rowley	Micl	hael I	,_	M L	Van N	orden	et al	30
29	C	asale,	Vinc	ent—I		Sumn	a		214.41	30 30
30	CC	uffe, E	zra Phi	J—Ge	org	se E Y Te	Loeffle	r Co.	66.09	30 30
30	C	alhoun of N Y	Joh	in C-	-C	ommo	nwealth	h Tru	et al .102.16 .214.41 .31.41 .36.09 .61.48 ist Co ts, 74.15 Bank .518.83 .39.31 .368.10 o .78.10 almon .116.65 5 107.75	30
30	C	oon, G	eo &	Lew	is	et a	l—Greer	iwich	Bank 518.83	30 30
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30	C	ohen, ror W	Israe orks	l M	et	al-	Metrop	olitan	Mir- 164.95	31
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31	*CD	onen, oppo,	Harr	g—M y et a	al-	J Jo	sephson	al	143.48	25 27
25	D	uncan,	He	nry S	;—,	Jno	Wanama	aker,	N Y.	27
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27	D	ay, Ja	ne L	et al	-(H	Street e	t al.	2,778.16	27 27
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28	D	udilier	, Ab	rahan	1 (et al-	-A Sch	neide	70.01 s.146.16 er.233.90 & Co.	-00
28	D	itzel.	Henr	v—Ju	in	s Ke	ssler &	.cost	& Co. s, 56.41 . 152.22 Co. 17.71 33.58 te.286.75 66.33 100.46 ty.226.41 421.67 elecy	28 28 28
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29	I	iamon	d, F	rank-	- V	F	Cosgro	ve e	t al	28 29
30	*I	avis,]	Herm	an et	al	I—N I—R	Y Telep	hone	Co.31.81	29
30	I	aily,	Georg	ge et	al	L I	I Kram	er.	elecy 8, 108.18 t al 1,839.61 Co.31.81 ger Co 782.42 368.10 of N	29 29
30	I	oibble, Y	Hard	old J-	-E	quita	ble Tru	ist C	of N 75.63	29 29
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31	*1	onofri	, Sa	lvator	e T	et a	White. l—Littai	uer C	011 Co.	30 30
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31*Doelger, Chas, *Louise Hutter 31 Deer, Thos—Balch Bros Co 31 De Maio, Louis—H Maresc 25 Edelman, Morris et al—O 25 Essig, Louis—J B Prager 27 Economu, Theodore—R S 27 Egan, Morris M—N Y Tel 27 Ellis, Reginald G—the 27 Erlanger, Adelaide L—J H 27 Ellender, Hyman M et al— 27 Eisler, David or Davis—C 28 Etkin, Louis—N Y Teleph 28 Emerson, Harrison D—H I 28 Emanuel, Jos et al—Jay C 29 Elchberg, Wm N—M M 29 Elcopholin, Los N, Y, Edisc	& Jos et a	1—K 398.07
31 Deer, Thos—Balch Bros Co 31 De Maio, Louis—H Mareso 25 Edelman, Morris et al—O	a Englander	.74.60 .16.90 .49.72
25 Essig, Louis-J B Frager 27 Economu, Theodore-R S 27 Egan, Morris M-N Y Tel-	Barson	397.47 .37.86
27 Emken, Fred H—the 27 Erlanger, Adelaide L—J I 27 Ellender Hyman M et al—	same I Smith I Rogers	.33.83 325.86 .44.41
27 Eisler, David or Davis—C 28 Etkin, Louis—N Y Teleph 28 Emerson, Harrison D—H 1	Bencecosts, one Co	91.09 .37.38 .61.00
28 Emanuel, Jos et al—Jay C 29 Eichberg, Wm N—M M S	Wemple Co Schwarzschild	733.44
28 Emerson, Harrison D—H I 28 Emanuel, Jos et al—Jay C 29 Eichberg, Wm N—M M S 29 Eifenbein, Jos—N Y Ediso 30 Epstein, Isaac—M S Birk 31 Ehrlich, Wm—Dorsett De 31 Edwards, Richard L—Tit Trust Co	n Co hahn Marrias Co	21.79 .70.14 335.27
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31 Engler, Jacob et al—B C 25 Follett, Chas A—Ascher De N Y Harbor Patrol	Miller et al tective Agend	.78.32 cy & 226.92
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30 Fuller, Wm H—A H Joline 30 Fischer, Alexander I—C B 30 Feindt, Geo E et al—N Y	et alcosts erzac Telephone C	, 75.00 522.93 0.35.51
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30	Gottesman, Leon—Nassau News Co161.91 Goldberg, Anastasia—Union Trust Co of N J
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28 28	Holding, Wm F—American Steel & Wire Co
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28 28 28	Hackenberger, Wm-A E Chitwin70.48
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29 29 29	Hanrahan, Jas J—A J Kerwin, Jr, et al.69.41 Haywood, Mrs Jane A—A H Naumann. 38.73 Haggerty, Jno J et al—M O'Connor. 3,665.72
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31 25 28	Haines, Isaac—McKeon Realty Co113.23 Irvine, Fredk B—N Y Edison Co108.88 Ireland, Jno B—B Schwartz et al866.52
30 31 31	Isaacs, Benj F-Nachlin Bros
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27	Johnson, Ernest W-Brookside Rearty Co
28	al
29 29	Johnson, Fredk H et al—L B Sanderson et al
31	Jamison, Thos M-Maxims Hotel & Restaurant Co
31 25 25	Jennings, Wm—Acme Foundry Co224.95 Kearney, Jno W—R L Walsh520.49 Kambolz Fredk P—I D Williams Inc.
25 27	Keyes, Jno M—S Prime
27 27	*Kandee, Saml et al—A Sunderov141.31 Klug, Simon B or Simpson B—Andros
27	Realty Co
28	Klug, Simon B or Simpson B—Andros Realty Co
28 28	Kallman, Chas—City of N Y
28 28 28	Kline, Geo C et al-N Postal
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29 Spalekaver Wm I_A M Thiery 29.41	30 Varot, Marie—J Besson
29 Sweet, Saml et al—F Helmke. 87.60 29 Stripe, Horace G—W W Astor. 396.20 20 Stripe, Horace G—W W Astor. 396.20	ning Co
29 Sullivan, Jno—H Gold	31 Vadello, Adolpho—O'Neill-Adams Co74 97 25 Whalen, Jno J et al—M N Clement.1,820.97
29 Schwartz, Adolph et al—the same. 278.90	25 Willner, Jos-A Langer
29 Solomon, Nathan M-N Y Telephone Co.80.58 29 Snyder, Bernard et al-L Skobloe5,044 89	27 Woodman, Wm E et al—M P McNamara.
29 Strang, Chas D-B G Scully27,429.65 29 Schultz, Henry & Eva et al-J M Stoddard	27 Wolff, Robt—W F Decker et al188.95 27 Winstock, Clarence—H Levy119.91
et al	27 Weinberg, Getzel et al-J H Kahana44.50
29 Solinger, Isaac et al—W O Fredenberg et al.	27 Weinstein, Heiman—M Seidenworm, 88.98 27 Wickens, Albt J—G Josephie1,919.72
29 Spanier, Rose-L Rosenberg	27 Weiss, Saml & Frank* et al—A J Epstein et al
29 Schlessinger, Louis—E Rosenbluth	al
29 Sutzer, Danl—E E Kleiner et al	27 Wells, Chas M—C Rothenberg et al. 70.70 28 Wiener, Nathan M—N Y Edison Co 18.53
29 Shee, Stephen G et al—S Feigelman, 252.02	28 Winchell, Mary—the same34.86
30 Stevenson, Adrian D-D E Morris1,069.20 30 Silverman, Frank E et al-N Y Telephone	28 Winchell, Mary—the same
Co	28*Wiederschit, Conrad et al-M Racine
30 Samuels, Morris G et al—Carnegie Trust	28 Williams, Richard F et al—the same
30 the same	28 Woodbury, Mary A-S Bienenzucht et al.
	28 Wanser, Francis M-Jno Wanamaker, N Y.
30 Sackett, David H—the same 218.64 30 Sale, Luke R—the same 118.69	28*Winkler, Harry J et al-Morks Lissberger
30 Sale, Luke R—the same 118.69 30 Smith, Philip—the same 68.72 30 Smith, George—the same 210.45 30 Siegel, Adolph—the same 32.21	& Son Inc
	28 Weinherg Ahraham et al C Edelson 115 co
30 Scheurer Philip—the same118.69	28 Walker, Frank et al-H Vagts 66 66
30 Schneider, Adolph—the same76.42	28 Walsh Orlando I-I. G. Hart 7559 41
30 Schneider, Adolph—the same .76.42 30 Scherrer, Wm R—the same .218.64 30 Scannell, John B—the same .37.97	28 Wilson, Wm E-Pure Oil Co439.96 28 Warren, Wm I-S Robert et al. 95.05
30 Semel, Gutman—the same 36.05 30 Strait, Wm F—the same 218.64 30 Sack, Morris—the same 211.01 30*Save Julian et al. Creamin D. 211.01	29 Wolli, Jacob B et al-H S Story et al
bo bake, bullan et al-Greenwich Bank of N	29 the same—D Buist
Y	29 Wurstel Louis gdn—A H Joline et al
Provision Co	29 Wallace, Jas G-N Y Edison Co
30 Seip, Geo & Augusta-Germania Bank of	Co 10.40
30 Seins, Geo & Augusta-Germania Bank of City of N Y	29 Wind, Moritz et al—the same 23.56 29 Winglass, Moses B—the same 28.15 29 Wanglass, Moses B—the same 28.15
	29 Wendl, Ferdinand—Hull Grippen Co. 85.97 29 Weinstein, Abraham—E L Neppert. 45.89 29 Weinstein, Abraham—E L Neppert. 45.89
30 Steiner, Simon et al—the same. 141.61 30 Schavrien, Isaac V—B Auchell 156.36 30 Scheip, Harry et al—M Lipsman 32.41	29 Weinstein, Abraham—E L Neppert 45.89 29 Wolpin, Tillie et al—H H Schiffers 157.05
oo steron, John et al-wotherspoon Mills Inc	30 Whitridge, Fredk W rec'r-M Aron. 1,643.10
30 Stacy, Geo P et al—E B Schmalholz . 194.93	30 Weinberg, Frank et al-I Berg 104 65
30 Scott, Frances & Levi H B-Roffler Con- struction Co 283,20 30 Schweitzer, Solomon-H J Klappert 101.56	
OU DUULL (TEI) (T-1) GESCHOIDT 49 41	20 the same T. D. Warden
30 Spivack Abraham—H Wolfensche Ing 101.03	30 Wolfson, Adolf—J Gold
30 Stahl Robert N Moss	
	31 Wysosky, Julius—G W Moorecosts, 73.51 31 Winter, Emma—F Wolf
National Bank of the City of N N 1971919	51 Wegler, Nathan & Bertha—H Grad 7 040 00
31 Silverman, Hyman et al-M Frank et al	27 Yukelson, Moritz et al-A Jones297.21 30 Young, Fredk H-Flat Iron Restaurant Co.
31 Scotti, Fredi et al—Littauer Oil Co82.45	28*Zasuly, Louis et al—M Weiss31.58

n."	VULCANITE PORTLAND CEM
31	Shapiro, Heyman et al-Brooklyn Vault
31	Schuler, Arthur—Anglo South American Bank Ltd
31 31* 31	Shapiro, Heyman et al—Brooklyn Vault Light Co
313	Schlessel, Leopold et al-M Bruckenfeld
31	Schlessel, Leopold et al—M Bruckenfeld
25 27	Stroeler, August—J T Reane 2,123,14 Treibitz, Ray et al—L A Meyer 276,41 Theise, Mortimer M—A Sykes 241,17
27 27	Thee, Amelia—N Y & Harlem R R Co et alcosts, 23.15 Tuthill. Edw W—P Barnet184.16
27 28 28 28	Tolosi, Florindo—R Avallone306.96 Thayer, Geo L—N Y Edison Co92.72 Thornton Thomas P—the same 32.79
28 28 28	Tortora, Louis—C Policastro 297.65 Taylor, Chas R—B B Clark .30 91
28 28	Tarasch, Louis C—F Carroll 224.65 Titus, B Alberta K—L E Chester 185.43
29 29 29	These, Mortimer M—A Sykes
29 29 29	Tierney, Marcella—J Davis, Jr
29 29	Talbot, Harold R.—T F Randolph
30 30	Tamke, Justy House Blown 58.02 Taylor, John E—City of N Y. 218.64
30 30 31	Time, Ernest—the same
31 31 31	Tole, Jas—J H Maxwell
31	Thompson, Robt P et al—S Rossman, att'y. 84.71 Talbot, Harold R—T F Randolph 80.90 Timpson, Mary B—O H Brown 385.98 Tamke, Jno F—F Gens 58.02 Taylor, John E—City of N Y 218.64 Time, Ernest—the same 218.64 Temmer, Fannie—Olin J Stephens Inc. 100.82 Tryon, Frank C—W Verbeck 844.75 Tole, Jas—J H Maxwell 799.09 Trigger, Saml H—C E Annett 319.40 Trompson, Jno J—H E Carell 50.00 Tompkins, Edw D et al—F A Brohmer et al 926.33
28 30	Uhlfelder, Simon et al—C Edelson 115.69 Usher, Arthur C—City of N Y
25 25 27	Veight, Wm A—S Friedman
· 27	Vincent, Robt W-Mercantile Finance Co. 32.93 Vogel, Tillie-N Y Edison Co
29 29 30	Visione, Oreste et al—A Portante286.75 Von Bergen, Teressa C-J B Stuart140.11 Varot Marie-J Besson 123.63
31	Von Scheele, Harry et al—Haugesbund Can- ning Co
31 25	Vadello, Adolpho—O'Neill-Adams Co74 97 Whalen, Jno J et al—M N Clement.1,820.97
25 25 27	Thompson, Jno J—H E Carell
27 27 27	Wolff, Robt-W F Decker et al188.95 Winstock, Clarence-H Levy119.91 Weinberg, Getzel et al-J H Kahana44.50
27 27 27 27	Weinstein, Helman-M Seidenworm, 88.98 Wickens, Albt J-G Josephie
27*	al S8.34 Westphal, Henry et al—E Westphal. 269.21
27 28	Wells, Chas M-C Rothenberg et al. 70.70 Wiener, Nathan M-N Y Edison Co. 18.53
28 28	Wallenstein, Chas A—the same
28*	Williams, Richard F et al—the same
28	Woodbury, Mary A-S Bienenzucht et al.
28	Wanser, Francis M-Jno Wanamaker, N Y. 201.96
28	& Son Inc
28 28 28	Wesley, Wm H-L Keilcosts, 27 41 Walker, Frank et al-H Vagts
28 28 28	Wendt, Edw V-M Kaemmerle
28 29	Wickens, Albt J—G Josephie
29 29	the same—D Buist
29 29	Wallace, Jas G—N Y Edison Co
29 29	Co
29 29 29	Wendl, Ferdinand—Hull Grippen Co, 85.97 Winberg, August F—R H Donnelley 52.91
29 30	Welpin, Tillie et al—H H Schiffers157.05 Whitridge, Fredk W rec'r—M Aron1,643,10
30 30 30	Wind, Moritz et al—the same 23.56 Wineglass, Moses B—the same 28.15 Wendl, Ferdinand—Hull Grippen Co 85.97 Winberg, August F—R H Donnelley 52.91 Weinstein, Abraham—E L Neppert 45.89 Wolpin, Tillie et al—H H Schiffers 157.05 Whitridge, Fredk W rec'r—M Aron. 1,643.10 the same—S Aron 2,881.70 Weinberg, Frank et al—I Berg 104.65 Warren, Irene F—T J Taylor et al
30	the same—J B Taylorcosts, 109.80
30 30	the same—J B Taylorcosts, 100.80 Wolfson, Adolf—J Gold28.45 Ward, Chas M—Mishkin Studio30.48 Wynne, Catharine L—W E Morris et al
31 31	Wysosky, Julius—G W Moorecosts, 73.51 Winter, Emma—F Wolf
31 27 30	Wegler, Nathan & Bertha-H Grad. 7,049,09 Yukelson, Moritz et al-A Jones. 297.21
28*	Zasuly, Louis et al—M Weiss 21 50

IEI	VI CO., Firth Ave. building,	N. I.	•
29	Zimmerman, Chas, Jr, et al-Auletta &	co.	
31	Zimmerman, Chas, Jr, et al—Auletta & Zinke, Bernhard—F J Huefner	.464.5 60.4	6
	CORPORATIONS.		
25	United States Merchants Protective (Co—J	
25	United States Merchants Protective (E Walker et al	$.308.6 \\ .486.1$	4
25	P & A Sauer, Inc—Rock Plaster Mfg	. 206.7	1
25	Sakwa Construction Co-Goldman Hard	ware 323.5	8
25	& Contracting Co Sanitary Firepro	oofing .136.9	6
$\frac{25}{25}$	S J Wise & Co-J R Emra Continental Mines & Smelting Co-H	881.2 M	0
25	Aberdeen Publishing Co-Manhattan l	Press	0
25 25	Sakwa Construction Co—Goldman Hard Co. Strominger Realty Co—Sanitary Fireproven Continental Mines & Smelting Co—Hitchings et al. Aberdeen Publishing Co—Manhattan landscape Compared to the same—J Brook Rider Construction Co—P Schleich. Knapp Extract Co—J Mayer Sheepshead Bay Club—Geo C Engel William F Rohrig Co et al—Otis Elec Co. Longfellow Realty Corp et al—Corrus Bar Co.	12.4	1
	Brooklyn Union Elevated R R Co—A E	,398.4	9
25 25	Rider Construction Co-P Schleich	.164.4	2
25 25	Sheepshead Bay Club—Geo C Engel	Co.	0
25	William F Robrig Co et al-Otis Elec	vator	0
25	Longfellow Realty Corp et al-Corrus	gated	2
25	Lincoln Lunch Co-M Marx.	902.8	1
20	National Surety Co et al—M N Clei	,820.9	ī
20	Gradual Rosenberg Rother Co-Emp	39.2	8
27	Inc	268.9	5
27	Harvard Law School Attorneys List C	0-W	1
27	City of N Y-C F Harman1	,383.1	3
97	Sundern	.141.3	13
27	Mountain Construction Co-R H Ar	nold.	.)
27	B Petzolit Co et al-Germania Ban	k of 138.8	1
27	Manufacturers Dyeing Co-N Y Teleph	10ne 75.8	7
27 27	Berman Realty Co-I Polsteincosts,	118.9	ò
97	strument Co	364.0	5
27	Brook Construction Co et al-Bronx tional Bank of the City of N Y	Na- .440.0	5
27 27	Fair View Home Co-E E Vreeland	.148.7 M	8
27	Rosenthal et alcosts, Law Car & General Ins Corp—S Ca	100.3 stell.	3
27	United Cloak & Suit Co-R Side	024.3 515.0	70
27	Fairview Construction Co-Ronalds & J	ohn- .122.0	3
28 28	Nassau Brokerage Co-City of N Y Kaufman Realty Co et al-M Feingold.	.58.7	36
28 28	L H Lang Co-N Schweitzer Schwartz Plumbing Supply Co-J Tra	.102.3 geser	õ
28	et al	.307.7 yman	ð
28	William F Rohrig Co et al—Otis Electon. Longfellow Realty Corp et al—Corrug Bar Co. Lincoln Lunch Co—M Marx. National Surety Co et al—M N Cler Grille Co. Independent Improvement Co—Sage Inc. Independent Improvement Co—Sage Inc. American Watch Mfg Co—S Aldrich. Harvard Law School Attorneys List Corrug Grille Co. Independent Improvement Co—Sage Inc. American Watch Mfg Co—S Aldrich. Harvard Law School Attorneys List Corrugation of the Compess. Costs, City of N Y—C F Harman. I Robert Friedman Construction Co et Sundern. Jordan Pub Co—Louise Dejonge & Comountain Construction Co—R H Ar B Petzolit Co et al—Germania Bant the City of N Y. Manufacturers Dyeing Co—N Y Telept Co. Berman Realty Co—I Polstein.costs, Radio Telephone Co—Weston Electrical Strument Co. The same—Trumbull Electric Co. Brook Construction Co et al—Bronx tional Bank of the City of N Y. Fair View Home Co—E E Vreeland. American Bonding Co of Baltimore—S Rosenthal et al. Costs, Law Car & General Ins Corp—S Ca. United Cloak & Suit Co—R Side Fairview Construction Co—Ronalds & J son Co. I Nassau Brokerage Co—City of N Y. Kaufman Realty Co et al—M Feingold. L H Lang Co—N Schweitzer. Schwartz Plumbing Supply Co—J Traget al N Y Central & Hudson R R Co—G Hey Company Co—Estate of Henry C M Inc. Southern Ins Co—F Ramos. Morton Silk Weaving Co—G W Grote. Merchants Express Co—M Lang H L Hall Mfg Co—C Stovel Raymore Realty Co—Pfotenhauer Nesbi- Costs, Ricardo Realty Co—Pfotenhauer Nesbi- Costs, Ricardo Realty Co—Fotenhauer Nesbi- Costs, Ricardo Realty Co—N Guttman. Aqueduct Construction Co et al—W Schneider	,109.6 al—	8
28	C Edelson	.115.6 iner,	5
28,	Southern Ins Co-F Ramos6	,761.0 $.600.0$	7
28	Morton Silk Weaving Co-G W Grote Merchants Express Co-M Lang	.161.9 $.440.1$	1
28	Raymore Realty Co—Pfotenhauer Nesbi	30.2 it Co	0
28	Ricardo Realty Co—N Guttman	68.4	8
28	Ricardo Realty Co—N Guttman Aqueduct Construction Co et al—W Schneider N Y Taxicab Co—M Hartman6 *American Ornamental Iron Works Co et W Wolkenber	A 75.5	6
28 28	N Y Taxicab Co—M Hartman6 *American Ornamental Iron Works Co et	,500.0 al—	0
28	W Wolkenberg Mountain Construction Co-City of N	144.5 Y.7.0	0
28	the same—the same	12.0 12.0	0
28	N Y Taxicab Co—M Hartman. 6 *American Ornamental Iron Works Co et W Wolkenberg Mountain Construction Co—City of N the same—the same. the same—the same the same—the same. Turnbull Construction Co—N Y Telep Co Shafwal Realty Co—the same. Brook Construction Co—City of N Y. Katonah Construction Co—H C Knoe Hofman Art & Novelty Co—N Y Edisor John Ryan & Son—the same. M F G Hat Co—the same. National Sparkler Co—the same. Northern Bank of N Y—J B Marion. Bronze Door Co—Nauss Bros Co Leroy Clark Co—S G Flagg, Jr. L Boyers Sons Co—N Y Edison Co. Johnston-Umstead Realty Co—the s. United Store Service & Tube Co—the s. United Store Service & Tube Co—the s. Suckpaper & Shea—I Lidsky Suckpaper & Shea—I Lidsky	83.9	7
28	Brook Construction Co—City of N Y	.112.5 $.12.0$	0
28	Katonan Construction Co-H C Knoe	SS6.0	0
28	Holman Art & Novelty Co-N Y Edisor	. 45.9	6
28 28	John Ryan & Son—the same M F G Hat Co—the same	.25.0	10
28	National Sparkler Co—the same Terhune Jr & Co—the same	11.3 117.2	3
29	Northern Bank of N Y-J B Marion Bronze Door Co-Nauss Bros Co	416.1- 144.99	9
29	L Boyers Sons Co-N Y Edison Co	138.58 $.53.11$	1
29	Johnston-Umstead Realty Co-the sa	ame. 100.2:	5
29	United Store Service & Tube Co—the s	.14.26	3
29	Oliver Typewriter Co—J Duffcosts, Buckner & Shea—J Lidsky	27.41 163.21	1
29	Massachusetts Textile Mfg Co-Jardin Matheson & Co	ne, .085.97	7
29	Union Care Co-Hencken & Willenbrock	Co. 105.7	3
29	Mutual Life ins Co of N Y-J A Polhe	89.50	0
29	American Sight Seeing Coach Co-R H	Don- 102.1	1
29	Oliver Typewriter Co—J Duffcosts, Buckner & Shea—J Lidsky Massachusetts Textile Mfg Co—Jardin Matheson & Co Union Cafe Co—Hencken & Willenbrock Mutual Life Ins Co of N Y—J A Polhe American Sight Seeing Coach Co—R H nelley	31.7 lden.	1
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29	Fullers Express Co—Peoples Bank of	the	o
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31 Interborough Ra	apid Transit Co-	-W Prescod
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Sash & Door (Co	127.27
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31 Taylor Iron Wo 31 Furlong Tompki	rks-F Day	34.66
et al	us Co et al—F	A Brohner926.28
the same—31 City of N Y—T	Happel et al.	1,037.23
31 City of N Y—T 31 New England Co 31 Robt Friedman	construction Co	hwartz.321.08
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31 Alden Spears So 31 Proctor Realty C	T Collins	.costs, 33.35
troctor Realty (Jo-J Schneider.	69.41

31						Accident &	
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31	Robt	Fried	lma	n Cor	struction	Co et al-S	
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31 Robt Friedman Construction Co et a Kandel	$\frac{1-S}{42.16}$
SATISFIED JUDGMENTS.	
Appel, Barnet-B Edelman. 1910 Abraham, Morris-Michaelis & Rohman. 19	29.63
Bowsky, Louis—R V Tenant. 1911	15.91 23.20
Begg, Roderick—A Henderson, 19111 Blitman, Jos—A Zeikener, 1910 Berringer, Maurice C—C E Fink, 1910	$ \begin{array}{c} 06.60 \\ 71.01 \\ 34.78 \end{array} $
Beck, Samuel N, Abe Wolf & Leo Bec Pennsylvania Fire Ins Co. 19111 Birkle, Anton—H Hagenkotter et al. 1911.1	k- 11.36 08.95
⁶ Block, Jacob—Manhattan Leasing Co. 191 ¹ Bates, Putnam A—E T Burrowes Co. 19	1 86.81)11.
March 25, 27, 28, 29, 30 and 31. Appel, Barnet—B Edelman. 1910	46.54 82.81 66.49 38.11
Cunningham, S F & Mary B-G J Ferry. 19 Corniba, Jas-Press Pub Co. 1909.	008. 72.32 28.89
Crowley, Wm—Bluthenthal & Bickart, I 1911	nc. 13.42 Co.
Carpento, Andrew—C I Dingfelder et al. 19	25.03 $11.$ 38.28
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Fricke, Emma D & Theodore R—S Goldber	16.99 ger
Friedman, Chas & Sami Rabinowitz—Union Bank of Brooklyn, 1909	93.79 32.41
¹ Fasulo, Andrea—City of N Y. 1911. Fluegelman, Max—J Sable et al. 1902 Friedman, Herman & Leon Mandel—P Watm 1911	59.72 33.72 1an 93.92
Goldstein, Abraham—J B Wilmerding et 1911 Goldberger, Max, Minnie Stern & Morri	al. 75 69 s
Tobias—A Rosenberg, 1908	00.78 34.47 tt.
Fricke, Emma D & Theodore R—S Goldber 1911 Friedman, Chas & Saml Rabinowitz—Unfor Bank of Brooklyn, 1909 Frawley, M Martin—T J Buckley, 1911 Frasulo, Andrea—City of N Y. 1911 Fluegelman, Max—J Sable et al. 1902 Friedman, Herman & Leon Mandel—P Watm 1911 Goldstein, Abraham—J B Wilmerding et 1911 Goldstein, Abraham—J B Wilmerding et 1911 Goldberger, Max, Minnie Stern & Morri Tobias—A Rosenberg, 1908 Same—same, 1909 Ginsberg, Moses & Max Kobre—M Bennet 1909 Garey, Willis L—E H Gates et al. 1911 Hubbard, Walter C, Samuel T Hubbard Fredk W Dillingham—W M Simpson, 19 Hentschel, Chas Jr—Wesley B Stark Inc. 19	10.75 38.68 47.65 & 09.
Hentschel, Chas Jr-Wesley B Stark Inc. 19	99.00 910 56.17
Horton, Thos R-Acker, Merrall & Condit (1909	Co. 53.34 55.23
Hentschel, Chas Jr-Wesley B Stark Inc. 19 Horton, Thos R-Acker, Merrall & Condit (1909) 1. Hurley, Wm J-J Brodie 1911. (Heim, Selma-T J Z Quinn. 1908. 19 John, Geo C-Morgan & Wright. 1911. 3. Jones, James J Jr-W Dorr et al. 1908. 22 Krooks, Saml J-N Wilson. 1911. 1.22 Krooks, Saml J-N Wilson. 1911. 1.23 Kohly, Carolina F-J M Fernandez. 1911. 22 Same-same. 1909. 1. Knepper, Sophie-Drosin & Cohen. 1910. 1.33 Keena, Mary A & Elizabeth P A-E H Wedell Co. 1910. 43 Koch, Jacob H-H Levy. 1911. 8	28.07 23.01 52.10
Kohly, Carolina F-J M Fernandez. 1911. 2- Same—same. 1909. Knepper. Sonhie—Drosin & Cohen. 1910. 15	0.56 14.07 10.85
Keena, Mary A & Elizabeth P A-E H Wedell Co. 1910	n- 5.60
Kleinberger, M—B S Castels, 1911. 16 Krasmansky, Wm—J Jacobs, 1911. 8 Lewis, Lizzie—M Lempke et al. 1904. 22	0.88 4.79 5.31
Lyttle, Saml—M J McAuley. 1910	9.72 8.42 6.66
Lubitz, Jos—J J Schmukler. 1911. 10 Lubitz, Jos—J J Schmukler. 1911. 10 Mikola, Jno—L Meyer. 1911	7.59 4.11 6.22
Mohlfeld, Geo W & Theodore Thurmann—J Lodes. 1911	3.92
Milch, Saml-Bank Building Co of Harler 1910	n. 2.31 o.
dell Co. 1910 45 Koch, Jacob H—H Levy. 1911 18 Kleinberger, M—B S Castels. 1911 16 Krasmansky, Wm—J Jacobs. 1911 18 Lewis, Lizzie—M Lempke et al. 1904 22 Lyttle, Saml—M J McAuley. 1910 37 Linch, Geo W—T Stollerman. 1911 35 Lowe, Thaddeus S C—G Crocker. 1906 32, 25 Same—same. 1907 10 Mikola, Jno—L Meyer. 1911 10 Mikola, Jno—L Meyer. 1911 65 Mennella, Vincenzo—B Meyer. 1911 7 Mohlfeld, Geo W & Theodore Thurmann—J Lodes. 1911 8 Maas, C Louis—S Breslauer. 1910 53 Milch, Saml—Bank Building Co of Harler 1910 26 Millaly, Jas—Acker, Merrall & Condit C 1911 46 Mitchell, Edw—L J Kind. 1910 16 Mitchell, Edw—L J	1.41
leier, Ferdinand—Brunswick-Balke-Collende Co. 1910	r 5.06
Heier, Ferdinand—Brunswick-Balke-Collender Co. 1910	3.32 5.72 0.88
Refin et al. 1910	-0

Perrand, Leon-E E Beardsley. 191149.41 Pierson, J Fred Jr & Jno A Shepherd-E C
Pierson, J Fred Jr & Jno A Shepherd-E C
Manning 1911 9 450 17
Same—same. 1911 114.90 Rubinoff, Joshua M—Manida Co. 1910 .46.72 Repetti, Chas—Repetti Co. 1911 .245.19 Rowland, E Pierpont—J P W Stuart. 1902
Rubinoff, Joshua M-Manida Co. 191046.72
Repetti, Chas-Repetti Co. 1911245.19
Rowland, E Pierpont-J P W Stuart. 1902
278.32
Same——C D Grugan. 1904
Same—N A Metzger. 1905
Same—C D Grugan 1904 278.32 Same—N A Metzger 1905 158.56 Same—Wy J Lee 1904 .66.32
Tilli, Michael U—Banks Law Piln Co 1911 43 01
Sirotta, Bernard-Nitzsche & Guillumette. 1911.
Susskind, Rose—North Side Bank. 1908111.05
Sussking, Rose-North Side Bank. 1908111.05
Strauss, Nathan, Isador Strauss & Jno Doe-
H Drucker, 1911
Springs, Richard A, Wm D Martin & Eli B
Springs—W M Simpson, 1909
Sexton, Patrick H & John T Hwarn-J Dalton
1909 CO OC
1909
Sternberg, Hazarus-R H Armstrong, 1905.
⁶ Sonneberg, Rosa—D M Koehler & Son Co.
1903 191 25
1903
Sweeze David A-I H Cohen 1911 325.68
Sullivan, Cornelius I-P Ryan 1910 17 557 95
Smyth, Chas H-H B Collins Co. 1904 2 387 90
Townsend, Fredk C-F H Brown et al. 1910.
27.86
Ten Eyck, Wm H-W J Gaynor, Mayor, &c.
1911 134.70
1911
Pfotenhauer et al. 1909288.85 Twamley, Peter—T A McKennell et al. 1911.
Twamley, Peter-T A McKennell et al. 1911.
Tallman, Josephine—Staten Island Savings
Tallman, Josephine-Staten Island Savings
Bank. 1903
Vogel, Morris F-Title Guaranty & Trust Co.
1911
Ward & Crawford-P F D Wilson, 1911621.00
Willett, Ernest E & Mary E-I M Stevens
1910
Warker, wm B-J L Momand. 19103,237.58
Wood, Theodore C-F H Nadler. 19093,440.00
Wallach, Saml-Lawyers Title Ins & Trust
Co. 1908
Zimmerman, Fump—C Meitsner, 1909135.82

CORPORATIONS.

¹Vacated by order of Court. ²Satisfied of ap-eal. ³Released. ⁴Reversed. ⁵Satisfied by exe-ution. ⁶Annulled and void.

MECHANICS' LIENS

March 25.

DODGE REPORTS

⁴Post, Franklin—R S Blaikie. 1909....11,070.57

follow, step by step from the architect's office to the finished building, all building operations throughout the United States. By these reports you learn not merely what goods are needed, but also the moment when they are needed. The F. W. DODGE COMPANY, 11 East 24th Street, N. Y.

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AMERICAN LUXFER PRISM CO. Jel. 8257 Spring 8258 507-509 West Broadway N.Y.



266—Satisfied. 267—Cauldwell av, w s, 148 n 158th st, 50x130. Same agt Tuchman Bros Construction Co.

Same agt Tuchman Bros Construction Co.

268—Broadway, se cor 43d st, 104.2x100. Wahle
Phillips Co agt Mary A Fitzgerald, Broadway & Forty-Third Street Building Co & C
L Gray Construction Co. 2.329.28

March 27.

.290.00

March 28.

March 29.

March 30.

March 31.

BUILDING LOAN CONTRACTS.

March 29.

SATISFIED MECHANICS' LIENS.

March 25.

March 28.

ame property. S (Sept 3, 1911) ... March 29.

134th st, No 21 West. Jacob Shiff et al agt Jno M Royall et al. (Jan 30, 1911).....185.00 March 30.

March 15, 1911)

Michael Tiernan agt Moses Baumgarten et al. (March 15, 1911)

March 31.

March 2, 1911)

March 30.

March 31.

March 30.

March 31.

March 30.

March 31.

March 31.

March 40.

March 30.

March 31.

March 40.

March 30.

March 40.

March 31.

March 41.

March 43.

March 41.

Marc

¹Discharged by deposit. ²Discharged by bond. ⁸Discharged by order of Court.

ATTACHMENTS.

March 23.

New England Cereal Co. Van Beuren & N Y Bill Posting Co; \$3,480; Maas, Trowbridge & Fitzgerald. March 24.

Illinois Surety Co; Riviera Realty Co; \$13,843.62; Alexander & Ash.

No Attachments filed this day. March 27.

Gesellschaft Fur Graphische Kunst; Herma Strauss; \$4,305.10; M B & D W Blumenthal. March 28.

Hills, Wm, Jr; Poel & Arnold; \$20,469.85; Pinney, Thayer & Van Slyke. March 29.

No Attachments filed this day.

CHATTEL MORTGAGES.

March 23, 24, 25, 27, 28 and 29. AFFECTING REAL ESTATE.

AFFECTING REAL ESTATE.

Alteri, Mary. South side of 137th st 205 ft east of St Anns av. Thos McCaul Contracting Co. Plumbing. \$2,600

Burke, Wm E. 40 Wooster. Wm J Olvany. Heating Plant.

Brook Av Const Co. Brook av, n e cor 170th st. M Stern. Window Shades. 64

Corby Construction Co. 120 ft s of 183d st., Hudson Mantel & M Co. Mirrors. 144

Coussirat & Co. 1123 Bway. Reedy Elevator Co. Elevator. 2,130

Conwell, C H. 743 Bway. McGray Refrigerator Co. Refrigerator. Lachinvar Realty Co. Burnside & Morris av, Bronx; 7 houses. Columbia Gas Fixt Co. Gas Fixtures. 275

M F Construction Co. East side Wilkins av, Lachinvar Realty Co. Burnside & Morris av, Bronx; 7 houses...Columbia Gas Fixt Co. Gas Fixtures—275
M F Construction Co. East side Wilkins av, 262 w 170th st...Colonial Mantel & R. Co. Fixtures, &c. 480
McCormick, M J. 475 4th av...Kovalsky Bros. Tile Flooring, &c. 650
Wilson (M S A) Construction Co. 5 Seneca av, s s, 173d st e Hunts Point av...Colonial Mantel & Refrigerator Co. Mirrors. 387
Olsson, Ole & Son. Minford pl & 172d st... Anton Larsen & Son. Dumb Waiters. 400
Princeton Construction Co. West side Mad av bet 82d & 83d sts...A B See Electric Elevator Co. Elevator. 9,600
Wadsworth Cafe Co. 3640 Bway...Union Gas & Fixt Co. Gas Fixtures. 110