BIG DEMAND FOR DYCKMAN LOTS

TRADING IN THE DISTRICT A FEATURE OF THE REAL ESTATE MARKET.

Values Throughout the Zone Rapidly Increasing—The Situation in the Central Fifth Avenue and Other Sections.

The trading in the Dyckman district of the greater city is attracting widespread attention in real estate circles. Early in the present season there was a noticeable broadening of the market for properties on Washington Heights, particularly for parcels fronting in Broadway or near that great thoroughfare. This large purchasing movement extended a few weeks ago into the district just beyond Fort George, and since that time there has been a big increase in the number of operators and investors in that part of the city.

In the Dyckman region is one of the largest undeveloped areas of land within the subway zone and within a short ride of the City Hall, Manhattan. Years ago it was considered a much larger territory of vacant land, but owing to the magnitude of the operations of builders and speculators now identified with the real estate market its unimproved area does not loom up so formidably. It could be transformed in a few years, it is thought, into one of the leading apartment house districts of the city, and if the present activity of speculators is followed by more extensive building operations it would not be long before there were few vacant lots in the zone. The physical character of the land is such that large sums of money will have to be spent in removing rock and in filling in various plots below street grade before the actual work of building on a larger scale is begun.

According to many experts the Washington Heights and the Dyckman districts are going to be made into splendid additions to the great apartment house section of the West Side north of 59th street. A few years ago there were a large number of lots in the Dyckman district which could be bought at from $1,500 upwards. But the present average price for lots in this section is about $6,000 each, and some plots of four or more lots are being rapidly sold at about $10,000 a lot. Experts say that most of the lots at $6,000 each are genuine realty bargains, and that those persons who have to pay the highest asking price for corner plots need have no fear of being connected with an unprofitable investment, as there will be greater opportunities in the spring for marketing plots at a much higher figure than the prevailing rate.

RECALLS TRADING IN THE 80'S.

The prices that are being paid in the Dyckman district remind those persons who have been for lever twenty-five years identified with realty trading on Manhattan Island of the operations in the Central West Side in 1887 and 1888. At that time the development of the West Side, which is now the principal apartment house zone of the greater city and one of the most beautiful and largest of its kind in the world, was in the initial stage of development. A glance at the real estate records will show that few of the real estate speculators of the 80's had any idea of what the future held in store for the West Side, and those experts who had an accurate gauge of conditions in those days were apparently exceedingly careful about keeping their views a secret. Most of the opinions on conditions in the West Side expressed at that time by some of the best known experts indicated that the experts thought that prices were then too high, that the city was in many sections overbuilt, that the market was about due to undergo a long period of readjustment, and that under the readjusting process the tendency of affairs would be toward a lessening of opportunities for profitable investments and a derease of speculative movements.

It was in 1888 that Samuel Colcord sold a plot of four lots at the southwest corner of Columbus avenue (then known as Ninth avenue) and 76th street, 102.2x100 feet, for $60,000 to Alexander McSorley. The brokerage house of L. J. Phillips & Co. represented the buyer in that transaction. In the same year Thomas C. Smith sold for the estate of Sheppard Knapp a plot 32x130x99x124 feet at the northwest corner of Edgecombe Road and 165th street for $8,000. Many other large sales of West Side properties were made in that year, and a large number of parcels changed hands in the old Real Estate Exchange in Liberty street, on which site now stands the home of the Chamber of Commerce. At an auction sale held there in 1888 Ottinger Brothers bought a plot 25.11x100 feet at the northwest corner of 103d street and Central Park West for $13,250. A plot 25.11x100 feet at the southwest corner of 104th street and Central Park West was sold on the same day to Newman Cowen for $13,300. Some of those present at the sale thought, it is said, that the prices obtained were excellent, and others that the properties had been marketed at a figure somewhat higher than they might bring at a forced sale.

SOME OLD AND NEW VALUES.

Since those sales values throughout the entire West Side have in most cases trebled. Those prices and the sums being paid for many lots north of 190th street and south of the Harlem Ship Canal form an interesting table of values. It was in 1888, too, that Scholle Brothers sold to Charles L. Guilleaume for $41,000 a plot of four lots at the southeast corner of 82d street and Broadway. That sum is just a trifle less than the amount which was paid last week for a plot of four lots in the Dyckman tract, which is over five miles north of 82d street and Broadway. The buyer of the Dyckman plot was congratulated on having secured one of the great bargains in that region. Overtures have already been made to him to sell the property at about $60,000, or at an advance of about $19,000. It is the consensus of opinion of the leading real estate experts that there are as many opportunities for profitable investments in the Washington Heights and Dyckman districts as there were in the central West Side in 1888. It is the subway, they say, that has brought about the wonderful improvement of realty conditions affecting the region on the West Side north of the westerly approach to the Washington Bridge. At least the subway is the principal factor in the extensive operations which have been carried out there since 1904, which have resulted in the upbuilding of a large part of the section into a first class apartment house zone, and this factor is responsible for the broadening of the purchasing and developing movements, which are at present a feature of the realty market. Many persons who are most prominent in the buying and building projects in the districts say that present prices will look small when compared to values there five years hence.

In the early '80s the trading in the local real estate market was marked by extensive buying by institutions of sites in the West Side for use for their own purposes, but since the opening of the subway values in the district have risen so rapidly that scores of the principal charitable institutions of the city have been induced to sell their properties and to find sites for new homes many miles north of the plots which they occupied. Most of the institutions which have sold have obtained enough money from the sale of their old homesites to enable them not only to purchase a modern home for themselves, in well located districts within the city limits or near the greater city, but also to enlarge their sphere of usefulness in caring for poor or sick persons.

A DECADE AGO IN FIFTH AVENUE.

In the upbuilding of the great West Side in the last twenty years vast fortunes have been made in speculation in land on Manhattan Island and in The Bronx, and the aims of the majority of builders have been not only to erect artistic structures, but to put up buildings of great stability. It is true that few of the properties which were sold in the 80's in the various parts of the city were labelled as bargains, but they were bargains in every sense of the word. There was considerable activity in those years in the central Fifth avenue zone and in the upper Fifth avenue residential district. For a plot 25.9x100 feet at the southeast corner of 57th street and Fifth avenue M. S. Phillips paid $29,700. For a plot 25.2x100 feet opposite it W. K. Stevenson paid $28,000, and for a vacant plot 50x102.2 feet on the easterly side of Fifth avenue, 50.8 feet south of 88th street, R. Lichtenstein and Henry Morgenthau paid about $50,000. Thus the front foot valuation in the district in those days was a little over $1,000. Many plots have recently been sold in the section at $10,000 a front foot.

An idea of values in the central Fifth avenue district in those days may also be had from the sum obtained for the premises Nofl 242 Fifth avenue, a four story brick building, with a frontage of 25 feet and a depth of 100 feet. Title to a one-twelfth interest in hte premises was transferred by Isaac F. Richey for the expressed consideration of $10,000. Last week Henry D. Winans & May sold for Mrs. Buchanan Winthrop the premises No. 279 Fifth avenue, a four story and basement brownstone dwelling house, with a frontage of 25 feet and a depth of 100 feet, to an investor. It is said that the purhase price was about $400,000.

Trading in the central Fifth avenue properties continues to be a feature of the real estate market, and it is likely to do so for many months. In the last two months over $10,000,000 has been invested in properties in that part of the city. Albert B. Ashforth recently sold Nos. 286 and 288 Fifth avenue, 34x125 feet, for C. Grayson Martin to a client of F. W. Sharp, for about $600,000. He also recently sold No. 329 Fifth avenue, a five story building, on a plot 24.8x100 feet, to Frank J. Cassidy for about $350,000, and a few days later resold the premises. He also recently sold to George G. Heye the premises No. 594 Fifth avenue, a four story and basement dwelling house, 25.5x100 feet, for Andrew J. Connick and several other persons, for about $500,000. An agreement was virtually made recently for the sale of the Lyons Building, Nos. 236 and 238 Fifth avenue, for $1,250,000 cash. Pease & Elliman recently sold No. 431 Fifth avenue for ex-Representative Jefferson M. Levy for about $300,000.

OTHER RECENT SALES IN SECTION.

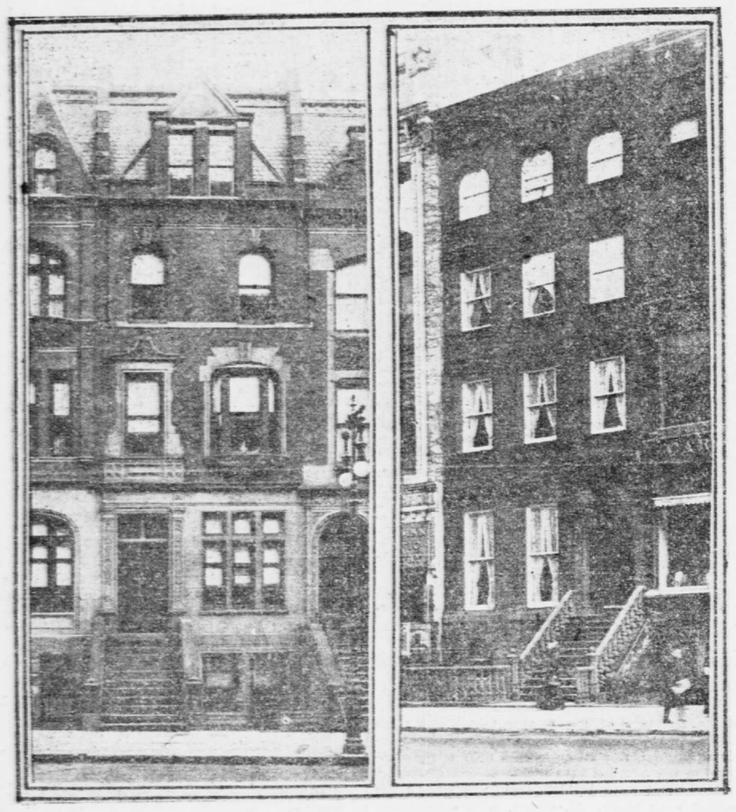
Tucker, Speyers & Co. sold a few weeks ago for the estate of Isabella Marx No. 550 Fifth avenue, a four story dwelling house, 25x100 feet, for about $350,000, and Jacob Dreicer bought the Howard Building, at the southwest corner of Fifth avenue and 47th street, for $1,275,000 from Simon Frankel. Through John N. Golding the Mason & Hamlin Company bought from Fishel, Adler & Schwartz No. 313 Fifth avenue, a four story building, on a lot 28x150 feet, which they will occupy for the use of their business. Mr. Golding also recently sold No. 374 Fifth avenue to Robert E. Dowling and resold the property to Thomas R. Ball, of Best & Co. Mr. Ball also bought through Mr. Golding No. 382 Fifth avenue, and leased the site at the northwest corner of 35th street and Fifth avenue, occupied by Dodd, Mead & Co., through Douglas Robinson, Charles S. Brown & Co. On the combined parcels a building to be occupied exclusively by Best & Co. will be erected.

Large deals in the central West Side were also a feature of the market last week. There was a big demand in that district for improved sites and vacant corner parcels. One of the principal deals made in the week will result in the removal of A. T. Demarest & Co. from 33d street and Fifth avenue to a nine story business building, which is to be erected for the firm's exclusive use on a plot 66x116.8 feet, at the southeast corner of 57th street and Broadway. The lease was negotiated by the McVickar-Gaillard Realty Company for the United States Realty and Improvement Company. The building will be put up from plans by Francis H. Kimball. The lease is for twenty years, at an aggregate rental of nearly a million dollars.

Robert E. Dowling bought last week from the Clark estate through A. M. Du Mahaut, a plot 100.8x100 feet, at the northwest corner of 90th street and Broadway. On the plot are a large florist's store and greenhouses. It is opposite the Evans estate block and near two Astor blocks, all of which are expected to be improved with apartment houses in the near future.

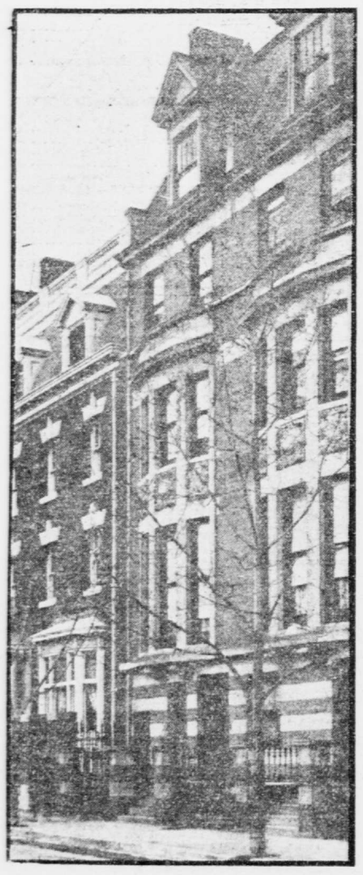
One of the principal deals on Washington Heights was the sale of a large part of the Audubon Park tract, recently bought by Max Marx, Sonn Brothers and Adolph Bendheim. The Marx syndicate sold to the Fleischmann Brothers Company the block front on the west side of Broadway, between 156th and 157th streets. The property fronts 229 feet on Broadway, 168 feet on 156th street and 101.7 feet on 157th street. The buyer will erect on the site two high class elevator apartment houses.

IN DISTRICTS WHERE REALTY TRADING IS BRISK.



NO. 161 WEST 57TH STREET.
A four story dwelling house sold last week for Miss Lillian Russell by Pease & Elliman.

NO. 279 FIFTH AVENUE.
A four story and basement dwelling house sold last week by Henry D. Winans & May for Mrs. Buchanan Winthrop.



NO. 207 WEST 82D STREET.
A five story American basement dwelling house sold last week for Mary E. McLain.

INCREASE IN BUILDING.

Plans Filed Last Month for 324 Structures for Queens.

The Queens building report for the last month has been issued by Carl Berger, superintendent of the Queens Bureau of Buildings. It shows that last month plans were filed for 334 new buildings, estimated to cost $1,282,133. Alterations increased this amount to $1,360,152. In the same month last year plans were filed for 197 buildings, costing $671,370, and alterations to 55 buildings, amounting to $50,736. The increase is close to 100 per cent.

The operations by wards are shown in the following table compiled by William C. Demorest, president of the Realty Trust:

	No. of buildings.		Estimated cost.	
Wards.	1908.	1907.	1908.	1907.
First	28	16	$101,700	$85,000
Second	121	57	511,071	210,765
Third	34	23	163,325	68,870
Fourth	95	82	319,827	185,835
Fifth	46	19	186,150	119,900

The 2d Ward, comprising the former town of Newtown, leads the other wards in the amount of new construction work. Most of the operations are in tenement buildings, averaging in cost $4,406. In the old village of Far Rockaway, embracing the 5th Ward, increases are shown in the number of new buildings begun, but the average value is much less than in the corresponding month of last year. In the 4th Ward, comprising the former town of Jamaica, the average value of the new buildings has increased from about $2,260 to $3,360. The 3d Ward leads in the average cost of the new construction work planned and in the increased value of the new buildings begun since 1907. In this ward, embracing the former town of Flushing, Malba and the new North Shore developments, the average cost of the new buildings planned increased from about $2,260 to $5,000 in the last twelve months, or more than 100 per cent. In this territory is shown the broadening of a demand for more costly properties.

NEW HOME FOR CLUB.

The Aldine Leases Floor in Fifth Avenue Building.

The Aldine Association, which is composed of literary men, merchants, publishers and advertising men, has leased one-half of the top floor of the new building on the site of the old Fifth Avenue Hotel, between 23d and 24th streets, for a term of ten years at an annual rental of $23,000. The space leased is 16,000 square feet, all of which is to be utilized as a dining club, with a seating capacity of six hundred. The lease also includes a house on the roof, which is to be used as the kitchen.

The Aldine Association's officers are: Frank Presbrey, president; Major C. L. Patten, secretary, and W. I. Lincoln Adams, treasurer. Its membership, which was doubled when the Aldine Club and the Uptown Merchants' Association were merged into the present organization, includes members of such firms as Arnold, Constable & Co., W. & J. Sloane, Lord & Taylor, Tiffany & Co., the Gorham Company and the Sterns, Charles Scribner's Sons, D. Appleton, Dodd, Mead & Co., Brentano's and the Century Company. The association will open its new home on May 1.

GREENE STREET BUILDING LEASED.

Frederick Fox & Co. have leased for the estate of Meyer Guggenheim for a term of years the entire six story and basement building, containing 100,000 square feet of space, at No. 194 to 200 Greene street. Among the tenants that have leased quarters in this building are Love, Scott & Jaursch, Lustig Brothers, H. B. Isaacson & Son, Bernard Schoenfeld and Lazar Jacobsohn.

A LECTURE ON REALTY VALUES.

Irving Ruland, vice-president of the firm of Ruland & Whiting, will speak on Tuesday night about "The Standardizing of Real Estate Valuations" at the real estate school of the West Side branch of the Young Men's Christian Association, No. 320 West 57th street.

REALTY NOTES.

Plans have been filed for refitting the main floor of the three story loft building at No. 2285 Eighth avenue as a moving picture show, the change of occupancy being made for Edward Bach as lessee, and for altering the four story flathouse at No. 331 West 41st street, the improvements being made in conformity with the requirements of the Tenement House Department for Selig Littman, as owner. J. H. Knubel is the architect in each instance.

Thomas Daly is the buyer of Nos. 113 and 113½ East 31st street, sold by the Killian estate.

William Hassler is the buyer of No. 625 West 135th street, sold recently through H. D. Baker & Brother.

William S. Henessy negotiated the recently reported lease of the entire sixth floor in the new building on the west side of Times Square, between 43d and 44th streets, to the United Booking Offices of America. The lease is for a term of years at an aggregate rental of $150,000.

W. H. Whyte has leased for Heiman Lobel to the Rood Hotel Company the Ganoga Hotel, at Nos. 35 and 37 East 27th street, a six story structure, opposite Madison Square Garden.

YERKES LIBRARY SALE

TO BE HELD THIS WEEK.

Site Will Be Offered at Auction by Bryan L. Kennelly.

The library attached to the Charles T. Yerkes home, at 68th street and Fifth avenue, and known as No. 860 Fifth avenue, is to be sold at public auction on Wednesday at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey street, by Bryan L. Kennelly, to satisfy a claim of $242,296 90 held against the premises by the Mutual Life Insurance Company. This claim is covered by a mortgage on the property.

By the terms of the will of Mr. Yerkes, who died on December 29, 1905, his widow was to have the use of the Fifth avenue house until her death, when the property, with its contents, was to be turned over to a corporation, which was to maintain the premises as a public museum.

The other auction offerings this week will be as follows:

TO-MORROW.

By Joseph P. Day: Walton ave, w s, 68 ft s of 183d st, 200x95, vacant; Augusta Isaacs et al agt F B Doughty et al; J C Levi, W & N, attys; Emanuel Blumenstell, ref; amt due, $14,659 63; taxes, etc, $282 89; 207 60th st, n s, 125 ft w of Amsterdam ave, 25x100, 5 sty tenmt and store; Herman Baker agt Jacob Hyman et al; Rabinowitz & P, attys; E J Gavegan, ref; amt due, $4,382 32; taxes, etc, $1,024 35; sub to two mtges aggregating $12,500.

ON TUESDAY.

By Samuel Marx: 1486 Lexington ave, s w cor 96th st, 100.8x36; 5 sty flat with stores; vol sale.

By Joseph P. Day: 264 34th st, s s, 125 ft e of 8th ave, 19.6x48.9, 4 sty dwlg; also, 30 9th st, s s, 430.9 ft w of 5th ave, 25.4x93.11 ft; 4 sty and basement dwlg; Marks Rosenfeld agt Solomon Rosenfeld et al; Harold Nathan, atty; A S Norton, ref; partition; 86 to 92 Wadsworth ave, n w cor 177th st, 124.10x100; three 5 sty apmt house; Max Loewenthal agt One Hundred and Seventy-seventh Street Realty Co et al; Hays & H, attys; E J Tinsdale, ref; amt due, $46,604 40; taxes, etc, $4,581 33; sub to three mtges aggregating $110,000; 550 Lenox ave, s e cor 138th st, 99.11x100, 7 sty Victoria apt house; Lafayette Trust Co agt Silberberg & S et al; A R Latson, atty; J C Thompson, ref; amt due, $32,217 52; taxes, etc, $4,196 58; sub to two prior mtges of $219,000; 167th st, s s, 100 ft w of So Boulevard, 74.11x100, vacant; James Young agt T J Mooney et al; Joyce & H, attys; James Kearney, ref; amt due, $9,562 70; taxes, etc, $418 36; 2539 Belmont ave, w s, 270.6 n Pelham ave, 25x87.6, 3 sty tenmt; Thomas Foy agt Margaret Lyons et al; Grant Squires, atty; W S Burt, ref; amt due, $6,308 25.

By D P Ingraham & Co: 4th st, s s, 249.4 ft w of Lafayette ave, New Brighton, Staten Island, 176.6x199.8x189.7x198.7; two 2 sty dwlgs; exr's sale; estate of Gerhard J Obrig, deceased.

By Edward C Martin: 23 103d st, n s, 300 ft e of 5th ave, 25x100.22, 6 sty fl and store; M A Stier agt M J Kramer et al; G H Hyde, atty; A P Massey, ref; amt due, $26,911 06; taxes, etc, $714 20.

By Bryan L Kennelly: 189th st, s s, block front bet Cambreling and Beaumont aves, 148.5x100x145.7x100; vacant; J P Schwab agt William Wainwright et al; P M Crandell, atty; L B Hasbrouck, ref; amt due, $5,768 10; taxes, etc, $1,267 99; sub to two prior mrts aggregating $15,000.

ON WEDNESDAY.

By Bryan L Kennelly: 869 5th ave, e s, 60.5 ft e of 68th st, 40x100, 1 and 2 sty gallery; Mutual Life Ins Co agt Mary Adelaide Yerkes et al; James McKeen, atty; J H Judge, ref; amt due, $242,770 65; taxes, etc, $30,000.

By Joseph P Day: 20 Rivington st, n e cor of Chrystie st, 25x100; 6 sty ten and store; Henrietta Sandler et al agt Joseph Fuchs et al; J S Rosalsky, atty, Sherman Pickford, ref; amt due, $19,612 42; taxes, etc, $2,320 67; sub to a mtge of $52,500; Newell ave, e s, 375 ft n of Elizabeth st, 25x125, Wakefield; Rachel Markens agt R H Jamison et al; Nicholas Aleinikoff, atty; Frank Cochrane, ref; amt due, $4,947 12; taxes, etc, $110 04.

ON THURSDAY.

By Joseph P Day: Water st, n w cor of Beekman st, 56.9x63.4x50.9x57.7; vacant; A J Gruner et al, trustees, agt G P Macready et al; Bowers & S, attys; Jermain Savage, ref; amt due, $27,224 06; taxes, etc, $1,022 68; 176 105th st, s s, 263.9 ft e of Lexington ave, 18.9x100.8; 3 sty dwlg; Louis Lese agt Cecelia Harris et al; Lese & C, attys; W A Sweetser, ref; amt due, $4,146 53; taxes, etc, $352 88.

By Herbert A Sherman: 811 1024 st, n s, 175 ft e of 2d ave, 37.6x100.11; 6 sty ten and store; Frieda Gossett agt Barnet Chrein et al; Feltenstein & R, attys; L B Hasbrouck, ref; amt due, $7,963 47; taxes, etc, $742 37; sub to two mtges aggregating $39,250.

By Samuel Marx: 48 West End ave, e s, 75.5 ft s of 62d st, 25x100; 5 sty ten and store; also 42 West End ave, e s, 25.10 ft n of 61st st, 25x100; 5 sty ten and store; Harry Hein et al agt Moss Realty Co et al; C A Strauss, atty; J H Judge, ref; amt due, $6,621 40; taxes, etc, $1,150; sub to a mtge of $12,000; 44 West End ave, e s, 51 ft n of 61st st, 25.1x100; 5 sty ten and store; Mamie Cowen agt Moss Realty Co et al; Strouse & S, attys; J H Judge, ref; amt due, $4,369 97; taxes, etc, $691 80; sub to two mtges aggregating $12,000.

WANT REALTY CONGRESS.

Many Civic Bodies Have Already Joined the Movement.

Many civic bodies are taking a strong stand in favor of the taxpayers' congress. According to reports, chairmen of divisions in Manhattan are carrying on their initial campaign largely among such associations, which are falling into line because they recognize the need of a powerful central body for such an emergency.

So successful has been the work in all the Manhattan divisions that it will be extended into Brooklyn at once. Brooklyn will be organized into a group of divisions of the taxpayers' congress on the same basis as Manhattan, in order to get a complete and impartial representation of taxpayers. The Brooklyn Board of Real Estate Brokers is expected to assume entire charge of the movement there. Arthur B. Gritman, president of that board, held several conferences with the New York Real Estate Board of Brokers last week. He will lay out the boundaries of the various Brooklyn divisions of the congress and provide them with chairmen.

WILL REMOVE ITS MARBLE STEPS.

McKim, Mead & White, architects, have filed plans with Buildings Superintendent Murphy for remodelling the colonnaded portico entrance to the Tiffany Building, at the southeast corner of Fifth avenue and 37th street, to permit the proposed widening of the avenue by the city.

The present ornamental marble steps outside the building line are to be removed, the curb line set back seven and a half feet and the platform steps rebuilt within the portico, as was done in the case of the Knickerbocker Trust Building. The vaults under the sidewalk will also be rebuilt and finished with prism lights set in marble work. The improvements are to cost $10,000, according to the estimate of the architects.

NEW PLATT STREET PROJECT.

Plans have been filed for rebuilding the four story loft building at No. 7 Platt street and making it into a five story structure. The improvements are to be made at a cost of $8,000 for Henry W. Mann and George W. K. Taylor, as owners. The architects are Townsend, Steinle & Haskell.

C. H. SMITH BUYS BRONX BUILDING.

Clement H. Smith has purchased from J. C. Julius Langbein and T. J. Higgins their interest in the three story business building at the northwest corner of Tremont and Washington avenues, 20.4x110x irregular. It is considered to be one of the best corner buildings in The Bronx. Mr. Smith also owns the southwest corner of Tremont and Washington avenues, thus controlling two of the most prominent business corners in this section.

IN THE BROKERAGE MARKET.

Shaw & Co. have sold for Margaret J. Ellis No. 446 to 450 East 179th street, two four story double flathouses, 33x67x85 feet. The buyer is an investor.

F. R. Wood & Co. have sold for D. L. Newbold No. 14 West 85th street, a four story dwelling house, on lot 20x102.2 feet. The buyer will occupy the house.

Ferdinand Nagel has sold for Mrs. E. Waechter No. 504 West 168th street, a three story dwelling, on lot 16.8x96 feet, to Patrick Callahan for occupancy.

The McVickar, Gaillard Realty Company, in conjunction with Lester P. Goodkind, has sold for Harlan P. Wright the three story and basement dwelling house No. 181 West 88th street, on lot 16.8x100.8 feet.

Emily McKay has sold No. 255 West 17th street, a three story dwelling, on lot 17x100.5 feet.

John Donnelly has sold for Thomas J. Colton No. 107 East 26th street, a three story and basement dwelling house, on lot 20.10x98.9 feet. The buyer owns No. 109 to 115, adjoining, and now controls a plot 104.2x98.9 feet.

BUILDING LOAN CONTRACTS.

Tremont ave, s w cor Grand ave, 93.11x128.4; City Mortgage Co loans William R. Lowe Company. $17,000
Tiffany st, e s, 160 ft s of 169th st, 60x101; same loans J C Gaffney Construction Co. 19,600

THE BRONX BUILDING PLANS.

178th st, n e cor Honeywell ave, four br tenements, one 4 sty, 24.95x79.6; three 3 sty, 20x55; Melvin Realty & Con Co, owners; Dauber & Kreymborg, architects $39,000

BUSINESS TROUBLES.

The petitions in bankruptcy filed in the United States District Court yesterday were:

Joseph Lehmann, commission salesman, of No. 231 West 116th street, voluntary petition. Liabilities, $19,272 41, and no available assets. The bankrupt owes A. Lehmann & Co., of New Orleans, $15,000 for cash advanced.

Henry E. Osgood, salesman, living at the Hotel Victoria, Broadway and 27th street, voluntary petition. Liabilities, $2,260; no assets. He owes Slater & Morrill, of South Braintree, Mass., $1,000.

Thomas S. Napier, dealer in silks, at No. 113 Spring street, and living at No. 104 West 70th street, involuntary petition, by Florence De G. Shaw, of No. 3 West 81st street, and five others. Claims, $503 34. Petitioners allege that Napier, in August, 1908, made an assignment of his interest in the Hamburg Silk Mills, of Hamburg, Penn., and also his interest in the Binghamton Silk Mills, at Binghamton, N. Y., to one Banard and one Lotte, as trustees, and on August 12 made a general assignment for the benefit of his creditors. Transfer of property alleged.

George J. Robinson, jr., of No. 1328 Broadway, involuntary petition, by Patrick J. Brophy and two other residents of Boston. Claims in unpaid notes aggregate $1,570. Transfer of money and attempted concealment of property alleged.

Charles Kramer, salesman, of No. 191 Chrystie street, voluntary petition. Liabilities, $1,179 51; no assets.

Schedules of the Yale Waist Company give liabilities of $25,712 41, with assets of $17,679 05.

Schedules of the French Shop, of New York, give liabilities of $8,465 72, with assets of $3,840, including stock in trade worth $2,500 and debts due on open accounts to the amount of $310 79.

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