

REAL ESTATE RECORD AND BUILDERS' GUIDE.
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C. W. SWEET, 14-16 Vesey Street.

J. T. LINDSEY, Business Manager.

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NEITHER in commercial nor financial circles is there any activity, or extraordinary signs of renewed enterprise. The jog-trot is still the favorite pace, but that is one that does not encourage the use of any high descriptive power; everyone knows what it means without any elaborate explanations. One feature in the situation that cannot be disregarded is the gold export movement. The amount to go this week, it must be confessed, is surprisingly large, considering the large trade balance in our favor, shown by last reports. Not only is this so, but it is estimated in quarters entitled to credit that before this movement is ended between \$30,000,000 and \$40,000,000 will be shipped. It is explained partly by the large purchases made abroad under the stimulus of anticipated increased tariffs and partly by the sale of securities by Europe in this market. There are no other reasons why gold should go abroad at this time. The hypothesis that we are loaning money abroad is not supported by the condition of the European money markets, where the rates are, if anything, lower than our own. A strong stock market under heavy gold shipments is always an anomaly. At this moment there is some excuse for it in the facts that there has been so very little speculation for so long a time that the scare of a couple of weeks ago shook out the very timid holders, and that other holders of securities have shown such a determination to cling to their holdings. But a heavy and protracted gold export movement will inevitably bring prices down in the long run by reason of the great and pervading disturbance that a shifting of the precious metal from one side of the Atlantic to the other always causes. This movement ought to have one good result, however; it ought to recall to people's minds the object of the great political battle of last year. Although the forces of fraud-money were defeated, the victors seem to have neglected altogether to take advantage of the victory. Nothing is being done to reform our currency, and our friends abroad will not touch our securities so long as this is the case. Had there been a hearty attempt to deal with this very serious problem, we would not be shipping gold to-day. The help that can be looked for from Congress is very little, apparently. Is it any wonder, therefore, that business drags and that capital is timid?

EVEN those who have most severely condemned the recent Hellenistic movement will be glad to learn that the Powers have decided to intervene and save the Grecian people from further suffering and humiliation. The lesson they are learning has gone far enough, not only for their own good, but also to act as a warning to the most disaffected of the Balkan States. No one can want to see a condition arise which would make it difficult to get the Turk over the Thessalian border again. This war, which is now occupying so much attention, ought to have a lesson also for the foolish people who have, for a couple of years or so, been crying out for the suppression of the Turk. The admirable way in which the Greek attack on Turkey was repulsed and the would-be invader invaded ought to show them that the discipline of the Turk would have to be very carefully undertaken and could not be achieved except with great sacrifice of life and treasure. His recent success is not likely to increase his humility, while the experience he is gaining at this moment will be very valuable from a military point of view. King George's imitation of Dr. Jim's raid will not land him in Holloway jail, more's the pity, but he will doubtless have hereafter plenty of opportunity to regret his folly and to mourn the departure of the day of the regal swashbuckler. The unsettled condition of affairs in the East has caused the postponement of the issue of two large Government loans, one for Austria and one for Russia, and added to this direct effect must be the great

indirect effect of restrained enterprise on all sides. Further evidences of the unsatisfactory state of affairs in South Africa come to hand from day to day. The French Bank of South Africa, formed two years ago, with great flourishing of trumpets, to assist Parisian mining speculation, has paid no dividend, and is now being incorporated with the Banque Internationale and French Mines d'Or et Exploration Company, with a loss of thirty per cent of the original capital, that is to say, only seventy per cent of the stocks of the absorbing companies are given for 100 per cent of that absorbed. British iron and steel manufacturers seem to have accepted it as inevitable that they must now count the United States with Belgium and Germany among their competitors in their home market, but the amount of competition the British manufacturer can suffer and still survive does him great credit. Of ten millions of cedulas and ready money voted by the Argentine Congress for the relief of the distressed agriculturists in the provinces of Santa Fe and Entre Rios, only seven millions were applied for, proving that the reports of loss of crops in those provinces were exaggerated. It is not expected that the exports of wheat from the Argentinas will be much less this year than they were in 1896.

ACCORDING to the recently announced opinion of Corporation Counsel Scott, the Department of Buildings has nothing to do with the administration of the Raines Law, that it need not go about inquiring whether a hotel has partitions of a certain thickness, or windows of a certain area. In this Mr. Scott seems to have endorsed the opinion of the attorney to the Department. But he goes further, and, disagreeing with the attorney to the department, declares that it is not necessary for the department to inquire, or the applicant to state, when application for a permit to erect or alter a building for hotel purposes is made, whether liquors are to be sold in the building or not. The two lawyers agree in this, that the Raines Law places no duty upon the Department of Buildings that has not heretofore existed. The definition of a hotel is simply a definition for the purpose of the liquor-tax law; that is to say, a hotel in which liquor is not sold need not have any of the requirements of the liquor tax law. This simplifies the matter somewhat for owners and architects. Further, if Mr. Scott is right in his separate contention, that the Superintendent has no right to refuse a permit for a hotel building or conversion of a building into a hotel, if the plans submitted therefor comply with the building law, it will not be necessary to regard the Raines Law at all, except in the probabilities that, should it be the intention to apply for a license to sell liquor in such hotel when built or converted, the Excise Commissioners may require some evidence of the structural requirements of the liquor law having been complied with before granting it. As to what are known as "Raines Law hotels," neither the law nor its interpretation by the Corporation Counsel or attorney to the Department of Buildings, offers any comfort to the owners of these except what may be found in the view that it is not required of the Department of Buildings that it should set on foot an investigation to detect and expose them. The whole position seem to be this; that there is a difference between a hotel in which liquor is sold and one in which it is not. The Raines Law subjects hotels in which liquor is sold to the building law requirements and certain other structural conditions, with which, however, the Department of Buildings has nothing to do, and those in which a liquor business is not carried on need only comply with the building law requirements relating to hotels.

THERE is a quiet discussion going on as to the advisability of forming a United Building Trades, composed of representatives of the different employers' and employees' associations, in order to find a more sensible mode of arranging disputes than by means of strikes, sympathetic and otherwise, and lockouts. The committee, appointed some time since by the Mason Builders' Association to confer with other organizations, has been working steadily, and has received some encouragement. A proposition of this kind involves a good many delicate questions which have to be carefully considered, but, so far, it has been received very favorably, even though not at once adopted. One of the largest employers' associations in the trade, the Architectural Ironworkers' Association, last week informally endorsed the principle involved—that of arbitration by a central representative body of bosses and men—though postponing formal action until they were fully supplied with details. There is no doubt, so far as the employers are concerned, they would be glad to see their way clear to joining in any movement which would provide a rational way of dealing with disputes between themselves and their employees. If they do not at once adopt the suggestion now made it is because they doubt whether the men can be brought to see its wisdom also, and think it is use-

less to join the movement, so long as that is in doubt; or it may be, and probably is the case, that some fear they might offend the Board of Walking Delegates and suffer as a consequence. Where these doubts exist they show a very poor spirit and questionable judgment. In order to get the matter fairly started there must be pledges of support, and they must begin with the employers. The bringing of the men into line, while it will probably be a work of some difficulty, ought to be possible, seeing what a good case can be presented to them. It is highly probable that the men are as sick of the present clumsy and ugly methods of settling trade disputes, with their consequent inconveniences and losses of pay, as the masters, and that it will only need that the latter show they are acting in good faith in their attempts at reform to gain the hearty co-operation of the former.

IN a list of new laws, which comes down from Albany, is the following: 'Chapter 353.—By Senator Page, entitled, An act to regulate the height of buildings in the City of New York, amendatory and supplemental to Chapter 454 of the Laws of 1885, entitled, An act to regulate the height of dwelling houses in the City of New York.' It is very difficult to pursue the identity of a bill into the act condition, but the title here given is the same as that of Senate bill No. 741, introduced by Mr. Page, and, presumably, this is the one included in the laws of this year. This bill as last published provides that dwelling-houses, except that they be fire-proof or contain one or more elevators, shall not exceed seventy feet in height on streets and avenues not exceeding seventy feet in width, nor eighty feet upon streets and avenues exceeding seventy feet in width. The bill then goes on to say:

Section 3. The height and extent of every other building and part of a building hereafter erected in the city of New York shall be restricted and limited so that every part of such building, including attics, cornices, mansards or any other projection to said building, except as hereinafter provided, shall be within and below any line drawn from the opposite side of any street abutting or adjacent thereto, commencing at a point in the street line of such street on that side of the street farthest from such building at a height of thirty feet above the curb level, and thence inclining toward and over the site of such building with a slope rising two feet for every one foot of distance from said street line. In the case where the proposed building is to be erected upon a corner lot at the intersection of streets of different widths, the width of the wider street may be used in determining the height of the building for a distance along the narrower street not exceeding ninety feet from the intersection of the narrower street, from which latter point the width of narrower street shall be used in limiting the height of said building. Chimneys and flues for the discharge of smoke and impure air shall be exempt from the aforesaid limitation of height, and spires, domes, towers and similar structures solely for ornamental purposes, or used only for the holding of water tanks and water, or bells, clocks, and ventilating shafts, and not made fit for or used for any other storage, or for habitation or manufacturing or business purposes, may be extended above the limits, as herein in this section provided; and any such structure, projecting beyond the limits as in this section provided, shall not include or contain either in its construction or contents any combustible matter whatever.

Section 4. The word "street," in this act, wherever used, should be construed to mean and include any public street, avenue, place, park, highway or waterway, and in all cases where the width of any public street, avenue, place, park, highway or waterway exceeds eighty feet, the points from which the measurements shall be taken in limiting the height of such building shall not be distant more than eighty feet from the nearest side of the street.

Then follow some provisions against the use of the extensions beyond the restrictive limits of buildings, for storing combustible material and for giving the Superintendent of the Department of Buildings power to enforce the act. The bill is one of those thought impossible to go through the Legislature, and certainly included in Assemblyman Austin's statement, made to our Albany representative early last month, that no bill generally limiting the height of buildings would be further considered during the session. The records of the bills examined by the Mayor do not show that this bill was ever submitted to Mayor Strong for his approval. Consequently, if it has got upon the statute books, it will be inoperative because of the fact that it had not complied with the provision of the State Constitution, that all bills affecting New York City, after being passed by the Legislature, shall be submitted to the Mayor of the city for his approval. If, however, as we surmise, the whole thing is a mistake, it will be another illustration of the extraordinary confusion that exists at all times in the legislative halls at Albany.

Information Wanted.

We shall be glad to receive from our readers notes of any historical information they may possess concerning the course or development of Real Estate, Building and Architecture in New York City, during the past quarter of a century. Which was the first iron-front building? Where were the several modern building materials first used? Which was the first building to be illuminated by its own electric light plant? Upon these and similar matters we would like to receive light. Address Record and Guide, (Editor Historical Review), 14 and 16 Vesey street.

The Status of This Year's Legislation.

Albany, April 30.—Governor Black informed the newspaper correspondents yesterday that he would not act upon the Greater New York charter before next week; nor, indeed, act upon any bills the present week.

The clerks of the Senate and the Assembly, as well as the Governor's clerks, have been busy ever since the legislature adjourned on Saturday last, trying to learn the titles and number of bills left on the Governor's hands. It is estimated that Mr. Black will have fully 800 bills for consideration before him, all of which must be disposed of within 30 days from the date of adjournment. The legislature passed nearly all of these bills the final ten days of the session, and nearly all "by unanimous consent," since the Senators and Assemblymen did not respond to their names when the roll was called on bills.

A large part of the New York City bills are still in the hands of Governor Black. Below is the present position of the chief bills:

IN THE GOVERNOR'S HANDS; ACCEPTED BY CITY-ASSEMBLY.

1698.—Mathewson.—Giving title to public place at Tremont avenue.

757.—T. F. Myers—In relation to opening streets.

1534.—Austin—Lectures to workingmen and women.

1402.—Public park at East 181st street and Sedgwick avenue.

1889.—H. T. Andrews—Acceptance of building for Criminal Courts.

1451.—Austin—Providing for four high schools.

1731.—Austin—Providing for East River bridge approaches.

1430.—Mathewson—For the improvement of Washington avenue, from 3d avenue to Pelham avenue, at East 159th street.

2203.—Austin—Appropriation for Department of Charities and Correction.

1980.—Austin—Amending the building acts.

1934.—Austin—Improvement of the drives and parks of the city authorized.

1158.—Mathewson—Providing a bridge over the Bronx, between Williamsbridge and Woodlawn Station.

1253.—Mathewson—Alteration of section 10, of the 23d and 24th Ward maps.

1477.—Mathewson—Opening of a public place between East 161st street and East 162d street.

895.—Mathewson—Providing a bridge over the Bronx at East 177th street and Tremont avenue.

1450.—Austin—To provide for laying additional water mains.

950.—Reinhard—Payment for approaches to 3d avenue bridge.

2277.—Austin—Extension of Metropolitan Museum of Art.

1632.—Austin—Vesting the title in the city to certain lands.

2371.—Austin—Giving certain powers to the Street Cleaning Department.

IN MAYOR STRONG'S HANDS—ASSEMBLY.

1475.—Finn—Increasing number of public baths.

1028.—T. F. Myers—Providing for repaving of Ninth avenue.

2558.—Austin—To provide for the acquisition of certain lands for public purposes.

2168.—Reinhard—Payment of the Croton Aqueduct damages.

2048.—Payment of balances to Department of Charities and Correction.

753.—G. W. Meyer, Jr.—To create a division of ratification in the Department of Finance.

2412.—Mathewson—Alteration of section 16 of maps of 23d and 24th Wards.

2457.—H. T. Andrews—Increasing the number of police magistrates.

2421.—Mathewson—Authorizing alteration of section 10 of maps of 23d and 24th Wards.

1757.—Mathewson—Authorizing alteration of section 17 of maps of 23d and 24th Wards.

2476.—Austin—Giving \$5,000 a year for three years to Sheriff on retiring from office.

2258.—Austin—To erect a public building for certain purposes.

2477.—Austin—Additional compensation for Sheriff.

2747.—Austin—To provide for payment of certain claims for materials.

2270.—Mathewson—Relating to Depot place.

2226.—Mathewson—To establish Bosobel place.

2741.—Mathewson—For the improvement of Van Courtlandt Park.

2551.—Gilliland—To amend the laws relative to engineers.

2428.—H. T. Andrews—Opening up of Lexington avenue, between 97th and 102d streets.

2448.—Reinhard—Relative to proceedings to open streets.

2619.—Austin—To permit the College of the City of New York to expend more money for land.

1159.—Meyer—To lay out East River Park, between 84th and 89th streets.

811.—Austin—Fort Washington Bridge road, commission duties.

1476.—Mathewson—To provide a bridge over Putnam Railroad.

2579.—Mathewson—To widen Mott avenue, from 161st street to 138th street.

1583.—Murphy—In relation to powers of common council.

BILLS OF SENATE ACCEPTED.

742.—Ahearn—To acquire title to park lands.

934.—Guy—To provide for completion of Williamsbridge sewer system.

- 1150.—Ford—Relative to improvement of Riverside Park.
 1233.—Ford—Extension of Riverside Park to Boulevard Lafayette.
 733.—Improvement of Crotona Park.
 634.—Guy—Relative to improvement of approach to Grand Boulevard.
 954.—Ahearn—Erection of a building for court purposes.
 1466.—Ford—Site for hospital purposes; authorizing a change.
 1268.—Authorizing the issuing of \$6,000,000 in dock bonds.
 IN MAYOR'S HANDS—SENATE.
 1081.—Burns—Bronx River Commission.
 32.—Guy—Authorizing change of grade of East 162d street.
 30.—Guy—Change of grade of 153d street, from Railroad avenue to Morris avenue.
 1359.—Guy—Construction of a new bridge across the Harlem.
 1364.—Guy—Widening East 161st street.
 1113.—Page—For the improvement of the Bronx River.
 508.—Page—To amend the building law.
 1498.—Foley—Authorizing Register to destroy chattel mortgages ten years old.
 1472.—Ahearn—Providing for enclosures about buildings in course of erection.
 1488.—Guy—Omitting 139th street, east of Locust avenue, from profile maps of 23d and 24th Wards.
 1489.—Guy—To widen Wales avenue.
 1493.—Guy—Providing a bridge at 153d street and the Harlem River.
 1575.—Page—Providing a Board of Appeal in the Building Department.
 1588.—Guy—Providing for the widening of East 149th street.
 1282.—Guy—Providing for the extension of East 164th street.
 1049.—Guy—In regard to the construction of tenement houses.
 735.—Guy—Concerning school bonds and title to lands taken for school purposes.
 721.—Guy—Creating St. James' place.
 522.—Guy—Providing for a railroad bridge at East 163d street.
 387.—Coggeshall—To regulate auctioneers.

Stockbrokers' Diseases.

A PARIS PHYSICIAN'S VIEWS.

A good deal of interest has recently been excited in scientific circles by some very clever and interesting observations made by Dr. Gowing Middleton, of Paris (a well-known physician there), on the special maladies affecting stockbrokers and others engaged in the profession of finance. The doctor has pointed out that a large number of American and English patients come to him suffering from various symptoms, all pointing to a lowered nervous force. We have obtained from the doctor his exact opinion as to the chances of life for financiers and men engaged in business of a similar kind. The doctor has a very large practice, which perhaps accounts for his remarkable success, in cases of neurasthenia, etc., well known to all dwellers in Paris, and being not only an English M. D., but a doctor of the Faculte de Paris, and a member of a number of other scientific and learned societies, he is entitled to speak with authority on the subject.

"I have devoted some years," says the doctor, "to the special treatment of nervous diseases and affections of the digestive organs, of the heart, liver, and all that is contained in the cranium and the cavities of the chest and abdomen of a man, and this brought me gradually a very large number of patients suffering from maladies chiefly affecting the nervous system, the digestive system and the heart.

"Though it may sound strange, it is nevertheless a fact, which I have demonstrated again and again, that there is all the difference between a New York stockbroker, a Chicago Board of Trade operator, and a London stockbroker, as to the maladies from which they suffer. Business men from Chicago almost invariably suffer from a peculiar form of dyspepsia due to the climate in which they live, influenced as it is by its proximity to Lake Michigan. This produces dyspepsia of a kind that one does not see very often in Europe, and affects also the throat; but it would be out of harmony with received medical ideas to give symptoms of this malady here. Suffice it to say that there are few miseries more real and terrible to a business man than to feel that his nervous system is shattered, that he is not up to the strain of his business requirements; to have his stomach refusing to digest food and having a constant craving for something to pull him up and to fit him for the struggle and fight of financial life. New Yorkers are not affected in precisely the same way as men from Chicago. Directly a man tells me that he is from New York and that he is engaged in stockbroking, I immediately apply the stethoscope to the region of his heart, for heart failure is a common end of stockbrokers in New York, and Wall Street is not unfrequently the scene of painful occurrences mentioned merely in a paragraph the next day that Mr. So-and-so had fallen down dead from heart failure the previous day. London stockbrokers are more commonly affected with nervous diseases, giving rise often to severe symptoms of a most painful kind."

We asked the doctor how he accounted for the difference between the typical stockbroker and ordinary business man, and he replied simply:

"More whiskey."

"If you think for a moment," said the doctor, "of the life of a London stockbroker: he lives probably in the suburbs; he rushes off by the morning train to the city; the first thing he does is to take a whiskey and soda; he meets a friend with whom he has

business relations, which means a second whiskey and soda; number three turns up and it is whiskey and soda all around, and by the time one o'clock arrives, when he should take a good healthy meal, his nervous system is already excited and his stomach half scorched by the whiskey that he has taken in the course of his business through the morning. Is that man now in a state to digest a good lunch, even if he would sit down to take it? But this latter event rarely happens. Hundreds and thousands take perhaps a biscuit, or a bite of bread and cheese, or a sandwich, and a London sandwich, that marvelous deception. You never realize how dear meat is and how cheap mustard is till you get a bite of it. Or if he takes a luncheon with one or two friends, then often champagne is the beverage that is drunk. Then after lunch eaten at twelve, or one or two (for the stockbroker is seldom regular), washed down by strong wine preceded by stronger liquors and followed by excitement, anxiety and worry, to keep the spirits up, depressed by a falling market, more spirits are poured down. What can you expect to be the ultimate state of that man's nerves and of that man's stomach? Is it any wonder that the end so often is nervous exhaustion, sleeplessness, mental depression, nervous palpitation, and a host of other symptoms which inevitably lead to a horrible state of health which makes a man's nights and days a positive terror to himself and his friends. Is it any wonder that such people so often end badly, or if they live on to an elderly age shattered health is all that remains and an incapacity to enjoy the fruits of their hard toil? You may say this is a very black picture, and I know it is a black one, but then, unfortunately, it is true. I have seen many and many a man if he had only consulted me and followed my advice five or ten years before, would have gained quite as much money and have lived to enjoy his hard-won fortune; but, for the want of a little rest at the proper moment, some check upon his life, and trying to live in accordance with nature's laws, he has gone down to the shades beneath long before his time. The great evil of to-day is the rate at which we live. The great and evergrowing malady is that of the nervous centres, a tired brain, an excited nervous system, a faulty digestion, and consequently a shortened life. It is not drugging in the old popular sense that is useful in these cases, but an enlightened medical hygienic treatment, the restoring by rest and other suitable medical means the lost vital powers, and the obtaining of abundance of sleep. Few people are aware how necessary sleep is to the business man, and if a man needed seven hours' sleep a hundred years ago he requires nine hours now, yet sleeplessness is one of the most terrible maladies of financiers to-day. Then these men fly to narcotics, or drug themselves with so-called heart tonics, or keep themselves up with cocktails or whiskey, and these are worse than the disease itself, and what can be more terrible than for a man who is fighting for a fortune, while fighting for that fortune, to destroy his own life? Within the past few months two great men in the financial world have died at a comparatively early age. They have left millions behind them, and yet now that they slumber in the grave what does it avail to them the hard-lived life, the hurry and haste after wealth hoarded up for others to enjoy? I remember one of the world's greatest financiers who said to me: 'Do you think I have another twenty years to live, or even ten that I can count upon?' My reply was: 'If you live the next ten years as fast as you have lived the last ten you will have a difficulty to struggle through them, and in the end wish that you had not attempted it.'

"What do you say is the best thing for a man engaged in the financial profession to do?"

"Well," replied the doctor, "there is one thing in the usual stockbroker's life which is his salvation. It is the amount of exercise that most of them take. You may count, roughly speaking, that there are about 6,000 stockbrokers in London. A very large proportion of them are gentlemen accustomed from youth to horse exercise, to hunting, to shooting, and other manly sports, and it is the frequent visits to the country, the horse exercise and the active life which prevents thousands of them from becoming old before their time and from losing their health or life. The rate at which we are living in the life of great cities must sooner or later bring about a state of things which will inevitably lead to the final ruin of the mental forces and the nervous vigor of people. It is well known that cockneys who are born and pass their lives in London do not reach to the fourth generation."

"Do I understand, doctor, that you are a teetotaler?"

"Not at all; a small quantity of good light wine is the best thing for anybody. I have no sympathies with any fads; I leave fads for those who have time for them. My one business in life and my one aim is to make men and women as well in health as I can, to live as long as they can and as happily as they can. This is all I care for. I consider the tea drinking in England and America is the cause of much nervous trouble, though of a different kind, as whiskey drinking; but when you take tea drinking or whiskey drinking plus the nervous strain and the mental excitement of a stockbroker's life, then you have got together factors which will sooner or later break down the strongest nervous system and make a wreck of the noblest man that ever stood forth in the front of life's battle."

Indices and Copies Wanted.

Two dollars each will be paid for copies of Indices to Volume 41, delivered at our office in good condition. Also wanted, copies Nos. 1, 2, 3, 4, 5 and 6, published in 1868, and Nos. 616, 668, 1142, 1295 and 1296.

News in Brief.

The bill for changing the limit of height in non-fireproof buildings, from 70 to 75 feet, has been approved by Mayor Strong.

Mayor Strong has approved the bill authorizing the Board of Revision and Assessment to determine the damages caused by the changes of grades of 153d and 162d streets.

A bill providing that one-half the cost of widening East 161st street, from Elton avenue to Mott avenue, shall be paid by the city, has been signed by Mayor Strong.

Another bill has been passed by the Illinois Legislature by which the Torrens system of land transfer and certification may be applied to Cook County after popular approval.

By a recent ordinance all permits for stands within the stoop-line are to be good for one year from their several dates, instead of renewable on or before July 1st of each year.

The tree-planting ordinance has been modified so that in streets forty feet wide the trees shall be planted on the sidewalk or foot-path and within 18 inches of the curbstone; in streets 80 feet and more wide trees shall be planted within two feet of the curbstone.

Mayor Strong will give a public hearing on Thursday next, the 6th, at 3:30 p. m., on the bill to abolish the Board of Examiners and substitute in its place a Board of Appeal, consisting of the Superintendents of the Building and Fire Departments and three others—an architect, an engineer and a builder—selected by the Mayor.

Among recent Supreme Court-Appellate Division rulings is one that the fact that a mortgagee was forbidden by statute to loan more than 50% of the value of the property would not render a mortgage void. This defense was set up in the case of the Washington Life Insurance Co. v. Clason, to recover the amount of a mortgage upon the old Sweeny hotel property on Chatham and Duane streets.

The Department of Public Works warns plumbers to whom licenses have been issued to make water connections, against permitting others to use their licenses and to do the work of master plumbers without holding a certificate of competency from the Examining Board of Plumbers, or who disregard the regulations made regarding the use of Croton water and connections made with sewers and drains. Penalty for disregarding this warning will be the revocation of the license of the offender.

Gen. Collis states in a report recently published that on Broadway there are 26 blocks without sewers, and 12 blocks with sewers on one side only. On 5th avenue, from Waverley place to 50th street, there are 43 blocks wholly or partly without sewerage. These are now being provided with sewers under a contract which is progressing simultaneously with the laying of the two large water-mains. On Lexington avenue there are 27 blocks without sewers. There are altogether 217 sections of streets in the built-up portion of the city which are without sewerage. Perfect sanitation cannot be assured until all these intermissions and omissions in our sewer system are eradicated by building the necessary sewers.

In the following table will be found the kinds and the several areas of paving land in this city south of the Harlem River on December 31st last:

	Square yards.	Miles.
Oblong granite-blocks	3,642,873	164.31
Square granite-blocks	543,915	17.29
Oblong trap-blocks	993,589	51.74
Square trap-blocks	1,320,358	45.85
Cobble stone	1,401	.26
Sheet asphalt	1,708,143	91.51
Block asphalt	24,707	1.33
Karri wood	1,013	.08
Macadam	973,091	18.96
Totals	9,209,090	391.95

The National Society of Mural Painters held its annual dinner April 20th, in a parlor at the "Arena," the Honorary President, Mr. John Lafarge, and the First Vice-President, Mr. Frederic Crowninshield, who acted as Master of Ceremonies, occupying respectively the opposite ends of the table. A large number of invited guests of the kindred professions of Architecture and Sculpture, as well as the Art of Letters, were present, and under the deft leadership of Mr. Crowninshield, after the cigars and coffee had arrived, many informal speeches were made. With a few introductory remarks in regard to the Mural Painters and their work, Mr. Crowninshield spoke of the "Lazarus Scholarship" of Mural Painting, and a letter he had just received from Mr. Breck, the first beneficiary, who has but recently taken up his residence in Rome. He then introduced the Honorary President, who spoke forcibly of the question of the American artist's point of view and his distinct and legitimate right to it. He was followed by Mr. W. W. Taylor, President of the Municipal Art Society, of Cincinnati, whose society has just undertaken the decoration in part of the City Hall of that city, the prize drawings for which, by Mr. Otto W. Beck, were hung as part of the decorations of the room. Mr. Taylor was in turn followed by Messrs. Walter Cook, Geo. B. Post, Frank Miles Day, of Philadelphia; C. Howard Walker, of Boston; Prof. W. R. Ware, Henry Rutgers Marshall, J. Q. A. Ward, F. S. Lamb, and Edward Simmons, representatives of the various professions forming the Allied Arts, all of whom spoke in the interest of the "unity of the work," whether from the point of view of the mural painter, the sculptor or the architect.

Notice to Property Owners.

The assessments for the following have been completed and can be examined in the office of the Board of Assessors. Objections must be presented by May 29. The lists will be transmitted on the same day to the Board of Revision and Correction of Assessments for confirmation:

Sewers:

163d st, Amsterdam av to Edgecombe road.

Alterations and improvement in Morris st, bet Greenwich st and Broadway, and a new sewer in Broadway, w s, bet Union st and Exchange alley.

• • • • •

178th st, Creston to Ryer av.

160th st., Cauldwell to Prospect av.

142d st, Powers av to Southern Boulevard.

131st st, St Ann's to Willow av. Verified claims relative to acquiring title to any of the above must be presented by May 19 on which day hearings will begin.

• • • • •

Daly av, 176th to 182d st, Kingsbridge road.

Grant av, 161st to 170th st.

180th st, 3d av, to Bronx River.

Van Courtlandt av, from Jerome av to Mosholu Parkway.

176th st, Jerome to Monroe av.

Martha av, 235th st to north line 24th Ward.

187th st, from Concourse to Valentine av.

171st st, Brook av to Crotona Park.

174th st, Jerome av to Vanderbilt av West.

175th st, 3d av to Boston road. Application will be made on May 7 for the appointment of Commissions of Estimate and Assessment relative to acquiring title to the above.

• • • • •

Walton av, 167th st to Tremont av.

Woodlawn road, Jerome av to Bronx Park.

Topping st, Claremont Park to 176th st.

Weeks st, Claremont Park to Grand Boulevard and Concourse.

168th st, Marcher to Boscobel av.

230th st, Riverdale av to Broadway. Verified claims must be presented by May 13. Hearings will begin on May 18.

• • • • •

3d av, drawbridge, etc., over the Harlem River, fourth separate estimate and assessment completed, and abstract of same with maps, etc., filed for examination. Verified objections must be presented by May 27. The report will be submitted for confirmation on June 22.

Obituary.

Matt. Taylor, for many years largely identified with the asphalt and concrete industries, died at his home in this city on April 27, aged 68 years. Mr. Taylor was a self-made man. He was a civil engineer by profession, having graduated from the Glasgow University, and in his lifetime built many railroads in the United States. He was at one time manager, and afterwards the president, of the Racine & Mississippi Railroad, and for many years an active member of the New York Stock Exchange, having been a member of the brokerage firm of Stoker, Taylor & Co. Mr. Taylor was the original and first importer of Trinidad asphalt to this country, and it was largely by his endeavors that that material became a prominent factor for paving purposes here. For the past twenty-five or thirty years he made the use of concrete for sidewalks and pavements a scientific study, and he attained great success in that line, in fact, wherever the use of concrete was made for these purposes, the name of Matt Taylor was known. For the last five years, owing to ill-health, he had resided in Florida. The building manufacturing trades lose in Mr. Taylor a man of rare ability and one also of sterling integrity. Three sons survive him.

John R. Graham, well known in lumber and building circles in this city, died suddenly on Monday last, in the 41st year of his age. He was seized by apoplexy at the corner of 42d street and Lexington avenue at noon, and died an hour after at the Flower Hospital, whither he had been carried. His loss is mourned by a large circle of business friends.

Personal.

Architect W. Ormiston Tait has removed his office from No. 1236 Madison avenue to more commodious quarters, at the northwest corner of Madison avenue and 89th street.

In this same building, at the northwest corner of Madison avenue and 89th street, is now to be found Architect and Builder Thomas Graham, who moved from the southwest corner of the same streets.

Homer W. Presdee, real estate agent, has just opened an office in the building on the northwest corner of 59th street and Columbus avenue. Mr. Presdee's old office, which he gave up about a year ago, though continuing in the real estate business, was at the corner of 87th street and Columbus avenue.

Real Estate Market.

The following are the comparative tables for the New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1896 and 1897:

CONVEYANCES.

	1896.	1897.
	April 24 to 30 inc.	April 23 to 29 inc.
Total number for entire city.....	365	316
Amount involved	\$4,295,688	\$2,849,530
Number nominal	195	141
Number 23d and 24th Wards, omitting new annexed district (Act 1895).....	52	50
Amount involved	\$239,280	\$113,675
Number nominal	19	29
Number 23d and 24th Wards, including new annexed district	80	74
Amount involved	\$308,988	\$126,250
Number nominal	35	42
Total No. of Conveyances, Jan. 1 to date	5,090	5,527
Total amount of Conveyances, Jan. 1 to date.....	\$54,173,781	\$46,929,474

MORTGAGES.

	1896.	1897.
Total number	391	295
Amount involved	\$6,638,527	\$5,082,313
Number over 5 per cent.	172	118
Amount involved	\$1,147,036	\$1,031,469
Number at 5 per cent.	174	134
Amount involved	\$3,751,191	\$2,270,240
Number at less than 5 per cent.	45	43
Amount involved	\$1,740,300	\$1,780,604
Number of above to Banks, Trust and Insurance Companies	76	53
Amount involved	\$3,833,550	\$2,438,200
Total No. of Mortgages, Jan. 1 to date.....	5,176	5,482
Total amount of Mortgages, Jan. 1 to date.....	\$70,085,340	\$68,613,571

PROJECTED BUILDINGS.

	1896.	1897.
Number of new Buildings.....	105	55
Estimated cost	\$2,070,200	\$1,061,775
Total No. of New Buildings, Jan. 1 to date.....	1,212	1,406
Total amount of New Buildings, Jan. 1 to date.....	\$29,690,500	\$36,503,340
Total amount of Alterations, Jan. 1 to date.....	3,021,713	3,095,506

The offerings at auction during the week have been numerous and the character of the property varied, embracing many desirable parcels of improved property, as well as a large number of lots, the latter high and low priced, mostly the latter. The results have not been satisfactory, many parcels having been bid in for account of the owners or withdrawn.

On Monday the offerings were of an ordinary character. Besides the parcels sold which appear in our list elsewhere, No. 663 Lexington avenue was bid in at \$21,250, and No. 131 East 55th street at \$16,000. No. 352 West 23d street, which has been several times advertised for sale under foreclosure, was withdrawn. An 8th avenue leasehold, No. 734, three lots on Inwood street and four lots on West 216th street were also withdrawn.

No sales were held on Tuesday, Grant's Memorial Day.

On Wednesday the offering of seventy-seven lots on Washington Heights by Auctioneer Bryan L. Kennelly attracted a large crowd. Although all the lots were knocked down it developed that only 20 were sold for a total of \$95,200. The assignee's sale of Sol. Sayle's 6th avenue properties was poorly attended and both parcels were secured by parties in interest. In nearly every instance the plaintiff became the buyer of properties sold under foreclosure. Nos. 16 West 114th and 336 East 114th street were withdrawn. Thursday was a busy day at the Salesroom, the offering of Riverside Drive and Claremont avenue lots by A. H. Muller & Son and of Morris Heights lots by Peter F. Meyer & Co. attracting the greatest attention. The former were quite eagerly bid for and sold to several buyers for a total of \$298,000. Only a part of the Morris Heights lots were offered and after thirty-four were sold for a total of \$45,635 the balance were withdrawn. Parcels on Centre and Pearl streets, West 15th and West 92d streets were bid in at \$37,000, \$16,800 and \$21,000. The Casino sale was adjourned until June 23.

Philip A. Smyth will sell at auction on Wednesday next, the 5th inst., the following valuable improved parcels: Northwest corner 4th avenue and 20th street, No. 432 4th avenue, Nos. 86 and 88 Madison avenue, and the southwest corner of 4th and Cornelia streets, at their junction with 6th avenue. The sale is by order of the Supreme Court, in partition, and will take place in the Broadway Salesroom. The auctioneer's office is at No. 11 Pine street, where book-maps and particulars may be obtained, as well as from John Whalen, plaintiff's attorney, at No. 206 Broadway.

D. Phoenix Ingraham will sell at auction on Saturday next, 8th inst., a plot of 40 acres on Broadway, Mount Pleasant, Westchester county. This property is located only one mile distant from Scarborough Station on the N. Y. C. & H. R. R. It has a large frontage on Broadway and Sleepy Hollow Road, and is bounded by the estates of well-known people of wealth. The sale is to take place on the premises and stages will meet trains at Scarborough Station from 10 a. m. of the day of sale. Further particulars can be found in our business pages or obtained from the auctioneer at Room B, No. 111 Broadway.

Adrian H. Muller & Son call attention to the valuable investment property they will offer at auction in the Broadway Salesroom on the 11th inst. This consists of office, store and other

business buildings with lots, located on Hanover, Liberty, Greenwich and Washington streets. Investment buyers should consult the announcement of this sale in our business pages. It will be noticed that several of the parcels are advantageously located in the exchange office district, and all are in good business sections. The terms of sale are liberal. Maps and precise details can be obtained of Weekes Bros, attorneys, No. 58 Wall street, and of the auctioneers at No. 24 Pine street.

DAVID JONES ESTATE SALE.

Peter F. Meyer, as will be seen by a reference to our business pages, will conduct an important auction sale on Wednesday week, 12th inst., at the Real Estate Salesroom, No. 111 Broadway, when the holdings of the David Jones estate will be sold by order of the Supreme Court, in partition. The bill from which the offerings will be made is a large one with the parcels well distributed. The improved property is located on Avenue C, Avenue A, 1st avenue, East 6th, 7th, 10th, 13th, 14th, 41st, 45th, 46th and 119th streets, and West 51st street. There are besides two plots of land on Brook and Vanderbilt avenues, near 169th street. Sixty per cent, may remain on bond and mortgage for three years at 5 per cent. More definite locations will found in the announcement previously referred to, and book-maps and full particulars can be had of the auctioneer, at No. 111 Broadway, or of Shiland & Honeyman, plaintiff's attorneys, No. 80 Broadway.

Gossip of the Week.

SOUTH OF 59TH STREET.

The flings of the week show the transfer of a large plot on the east side of Broadway, 126 feet north of Prince street, running to Crosby street, to John S. Ames, by Henry O. Havemeyer, for a nominal consideration. Simultaneously Mr. Ames mortgaged the property to the United States Mortgage and Trust Company for \$700,000, and to Jacob Klingenstein for \$300,000, the latter mortgage having half a month to run. In connection with this transaction our readers will remember that the sale of this property to Weil & Mayer was announced some months ago, but never completed, owing to objections to the title on account of claims of the A. T. Stewart heirs. It may throw some light on this week's conveyance to Mr. Ames to say that he is connected with the office of Weil & Mayer's attorneys, and that Mr. Klingenstein, who takes the second mortgage, is related by marriage to one or both of the same operators.

P. Herter & Son have purchased the lot, No. 326 West 52d street, 17x100.5x25.7x100.5. They previously bought an adjoining plot, and now own 100x100.5, commencing 300 feet west of 8th avenue, which will be improved as announced elsewhere.

Bernard Galewski has bought from Wertheimer & Knoping, Nos. 451-453 East Houston street, 50x100, and will improve the same.

H. and Albert Sokolski & Wise have negotiated the exchange of Nos. 308 to 316 Mott street for Mr. Dasori, with Weil & Mayer for No. 85 Spring street.

Hall J. How & Co. have sold for James F. Boyle to Pincus Lowenfeld, the four-story brownstone dwelling, No. 482 Lexington avenue. This should be read in connection with the sale of No. 122 East 120th street given below.

Hoffman Bros. and Horace S. Ely & Co. have sold for L. J. Seaman, the five-story brick building, No. 313 Washington street, 24.9 feet front, leased at a rental of \$3,400.

Albert Sokolski has sold for Abram Lichtenstein to Israel Moskovitz, the five-story building, with store, on the northeast corner of Ludlow and Rivington streets.

William Rosenzweig has sold for Herman Bruns to Joseph L. Bittenweiser, the two five-story buildings, each 25x100, Nos. 65 and 67 East 4th street.

NORTH OF 59TH STREET.

Builders E. R. & C. J. Lawson have sold the new four-story American basement dwelling, Nos. 606 and 614 West 114th street, near Riverside Drive. No. 606 was sold by Slawson & Hobbs, to H. Ward Leonard.

Slawson & Hobbs have sold for Dr. William E. Diller, No. 16 West 69th street, a four-story stone and brick dwelling, 25x60x smoking-room, butler's pantry, bathroom and laundry extension x 100.5. This is one of the two houses just completed.

We hear that Henry O. Havemeyer has purchased a plot of four lots on the southwest corner of Park avenue and 74th street. The seller is Adolph Kuthoff. We were unable yesterday to confirm the report or get any information as to the character of the improvement contemplated by Mr. Havemeyer.

Hall J. How & Co. have sold for Pincus Lowenfeld No. 122 East 120th street; for Mrs. Amanda Patrick the four-story brownstone dwelling No. 156 West 122d street, to William Baldwin. Also for James C. Crawford, to Brady & Hauptmann, the two-story frame dwelling No. 226 West 123d street.

Golding & Whitehouse have sold for Mrs. Mott the five-story dwelling, on the southwest corner of Madison avenue and 78th street. Henry Wenman is the buyer.

Lionel Froehlich reports the following sales made by him: No. 107 East 64th street, a four-story residence, 20.10x60x74x100, for Mrs. Baron to Mrs. Strauss; No. 118 East 73d street, a four-story residence, 18x60x74x100, for Mr. Ludwig to Mr. Aufsas; No. 128 East 74th street, three-story residence, 18.9x50x100, for Mrs. Kern to Mrs. Levy; also sold the four-story residence No. 43 East 61st street for the heirs of the Solomon estate to Mrs. Beicke,

Thomas McLean has sold for Woolley & Brinckerhoff, the builders, the fine new four-story stone front residence, 25x100, at the northeast corner of Riverside Drive and 75th street, for about \$100,000.

Maclay & Davies have sold for George W. Bashford the five-story hotel property at the northeast corner Fifth avenue and 114th street, covering lot 25.11x100 on the corner with L 20x100.11 on 114th street.

They have also sold the four-story and basement high stoop, stone front private dwelling No. 9 East 84th street, covering lot 25x102.2 to Gordon Norrie.

Maclay & Davies and E. S. Mills sold for Samuel A. Warner a plot, 50x100.11 feet, in the north side of Ninety-eighth street, 70 feet west of Madison avenue, to William Schneider.

NORTH SIDE.

Petty, Scouland & Walker have sold the five-story tenement No. 718 East 147th street to ex-Governor Abbott, of New Jersey, at \$23,000.

W. F. & C. H. Smith have sold for Annie Hurstel the lot 25x100 on the east side of 3d avenue, 125 feet south of 171st street to Charles Bregan for \$4,500, purchaser will improve by erecting four-story brick flats; for Annie F. Vreeland the five-story triple flat No. 208 East 87th street, size 25x90x100, for \$26,000; for C. B. Augustine the three-story frame private dwelling on the east side of Decatur avenue and 225 feet south of Williamsbridge road, size 37.6x100 feet, for \$6,750; also, for same party the three-story brick private dwelling, 16.8x50x90, No. 1204 East 167th street, for \$8,000.

Brooklyn Gossip

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1896 and 1897:

CONVEYANCES.

	1896.	1897.
	April 23 to 29 inc.	April 23 to 29 inc.
Total number	325	271
Amount involved	\$1,075,402	\$353,957
Number nominal	170	179

MORTGAGES.

Total number	284	229
Amount involved	\$956,693	\$696,807
Number over 5 per cent.	118	80
Amount involved	\$220,840	\$208,495
Number at 5 per cent. or less ..	166	149
Amount involved	\$735,853	\$488,312

PROJECTED BUILDINGS.

Number of buildings	95	49
Estimated cost	\$383,540	\$147,380

Building News.

MERCANTILE.

91st street, north side, 200 feet west of 1st avenue, running through to 92d street, south side, one eight-story, granite and brick storage warehouse, 50x200, steel skeleton fire-proof construction. George Ringler & Co., No. 201 E. 92d street, owners; Albert Rothermel, No. 210 E. 89th street, architect.

95th and 96th streets, interior lot between, 100 feet west of 1st avenue, one four-story brick and stone factory, 40x60, to cost \$12,000. Mrs. A. C. Clark, No. 1574 Madison avenue, owner; Edward Wenz, No. 1491 3d avenue, architect.

Pearl street, 25 feet south of Ferry street, five-story fireproof loft building, to contain elevator and all improvements and to cost \$30,000; Frank Brettell, owner; George H. Griebel, No. 247 West 125th street, architect.

Broadway, No. 830, near 12th street.—Eleven-story store and loft building, 27.2x120.9, first story of granite, upper stories of light-colored brick and terra cotta; F. H. Mela, owner and builder, Hartford Building, 41 Union Square (after to-day); Cleverdon & Putzel, architects. Plans were passed by Building Department some months ago. Old building has been removed and work will be started next week. Owner builds and lets all contracts.

FLATS AND TENEMENTS.

Madison avenue, southeast corner 100th street, four five-story brownstone and brick double flats and stores, corner one 25.11x 81.9, others 25x72 each, to cost \$95,000. Isaac Mayer, No. 69 East 107th street, owner and builder; John Hauser, No. 1441 3d avenue, architect.

10th avenue, northwest corner 58th street, one five-story brownstone triple flat and stores, 25x95, to cost \$35,000. August Jacob, No. 260 East 78th street, owner and builder; John Hauser, No. 1441 3d avenue, architect.

Union avenue, east side, 120 feet south 161st street, two four-story brick flats, 25x70. John G. Borstede, No. 3272 3d avenue, owner.

Lenox avenue, east side, between 117th and 118th streets, seven brick and stone flats and stores. Henry Rothschild, No. 82 East 81st street, owner; G. F. Pelham, No. 503 5th avenue, architect.

College avenue, 50 feet south of 148th street, two four-story brick and stone flats, 25x61.6 each, to cost \$14,000 each. Ellen Kearns, No. 720 East 143d street, owner; Albert Rothermel, No. 201 East 89th street, architect.

Tinton avenue, east side, 191 feet south of 169th street, one three-story wood flat, 22x55, to cost \$6,000; Wilhelmina L. Schumann, No. 397 3d avenue, owner; Chas. W. Miller, No. 971 East 169th street, architect.

One Hundred and Fifteenth street and St. Nicholas avenue, south east corner, six-story brick and stone apartment house; Francis J. Schnugg, No. 75 East 96th street, owner and builder; Louis Entzer, Jr., No. 78 East 96th street, architect.

One Hundred and Forty-eighth street, south side, 50 feet west of St. Ann's avenue, two five-story double flats, 25x76, to cost \$20,000 each; George J. Ryan, No. 214 East 82d street, owner; Albert Rothermel, No. 201 East 89th street, architect.

One Hundred and Fifty-fourth street, south side, 100 feet west of 8th avenue; John C. Burne, No. 101 West 42d street, is the architect for the three flats to be erected on this site mentioned last week.

52d street, south side, 300 feet west of 8th avenue, 100x100.5, and No. 366 West 52d street on same block, nearer 9th avenue, 5 five-story and basement flats, stores in basement. They will be arranged for three families per floor, with baths, ranges, etc. P. Herter & Son, 1032 Lexington avenue, owners, architects and builders.

28th street, northwest corner of 3d avenue, one five-story apartment house, 25x120x50, to cost \$55,000; S. Davidson, owner, Geo. Fred. Pelham, No. 503 5th avenue, architect.

Barrow street, south side, 25 feet east of Commerce street, one six-story and basement apartment house, 37x40.4x75, to cost \$40,000; Louisa C. Friedline, owner; Geo. Fred. Pelham, No. 503 5th avenue, architect.

Grove street, south side, 173 feet east of Bleecker street, one five-story and basement three-family house, 25x86, to cost \$22,000; Elias Kempner, owner; Geo. Fred. Pelham, No. 503 5th avenue, architect.

DWELLINGS.

One Hundred and Thirty-seventh street, near 7th avenue, seven three-story and basement brick and stone dwellings; Chas. E. Piocken, No. 1441 3d avenue, owner and builder; John Hauser, No. 1441 3d avenue, architect.

ALTERATIONS.

5th avenue, No. 786, old two-story building to be remodeled for use as a butcher shop and market, new store front, etc., to cost \$2,000. Chas. N. Lee, No. 86 Worth street, and No. 114 West 78th street, owner; Buchman & Deisler, No. 11 East 59th street, architect.

73d street and Avenue A, six-story alterations of warehouse to flats. Jas. A. Mahoney, No. 113 East 55th street, owner; J. C. Burne, 42d street and 6th avenue, architect.

72d street, Nos. 438-440 East, two four-story dwellings to be altered for wholesale bakery and storage purposes, to cost \$8,000. Louisa Fink, owner, care of architect, Chas. Stegmayer, No. 306 East 82d street.

Water street, No. 28, five-story brick building to be provided with new iron and plate glass store front. Emma Johnson, Flushing, L. I., owner; F. C. Zobel, No. 45 West 24th street, architect.

MUNICIPAL.

The City Department of Charities, No. 66 3d avenue, will advertise shortly for bids for a new steel shed and a morgue at the foot of East 26th street.

HOSPITAL.

Sixty-seventh street, northeast corner, and Lexington avenue. This lot is now being excavated and will be used by the Mount Sinai Hospital for the erection of a dispensary and training school for nurses. Probable architects, Buchman & Deisler, No. 11 East 59th street.

CLUB HOUSE.

Boulevard, west side, between 83d and 84th streets, a club building, 32x100; West Side Republican Club, owner; J. A. Schweinfurth, architect; Frederick P. Forster, builder.

BROOKLYN.

Irvington avenue, north side, 180 feet west of 4th avenue, two two-story and attic wood residences, 20x50, to cost \$10,000; E. H. Mowbray, care of architect or on premises, owner and builder; W. M. Coots, No. 240 Flatbush avenue, Brooklyn, architect.

Twenty-seventh street (at foot) three-story brick warehouse, 80x600; estate of D. S. Arnett, No. 97 Water street, New York City, owner; J. H. Bickford, No. 29 Broadway, New York City, architect.

Fourth street, south side, east of 5th avenue, six two-story and basement brick residences, 19x42, to cost \$4,000 each; Frank Golston, Bath Beach, Brooklyn, owner and builder; T. W. Edwards, No. 233 53d street, Brooklyn, architect.

First street, north side, 100 feet west of 7th avenue, four four-story brick flats, total cost \$50,000; Kelty Bros., No. 337 2d street, Brooklyn, owners and builders; T. S. Kelty, No. 337 2d street, Brooklyn, architect.

East Broadway and Rogers avenue, southwest corner, one two-story brick hotel, 28x60, to cost \$5,000; E. Blazer, Grand avenue and Prospect street, Brooklyn, owner; Thomas Engelhardt, No. 905 Broadway, Brooklyn, architect.

Park place, No. 200, one four-story brick flat, 21x66, to cost \$15,000; George W. Kinny, No. 259 9th street, Brooklyn, owner, architect and builder.

Eighty-second street, south side, 240 feet east of 19th avenue, one two-and-a-half-story brick and frame dwelling, 31x31, to cost about \$3,000; Mrs. Mary Ellis Bright, 24th avenue and 83d street, owner; Anson Squires, Bay 19th street and Bath avenue, architect.

Lincoln road, south side, west of Rogers avenue, four two-story

and basement brick residences, 20x45, to cost \$16,000; J. W. Eagan, No. 504 Flatbush avenue, Brooklyn, owner and builder; Lawton & Field, No. 5 Court square, Brooklyn, architects.

Willoughby avenue, near Stuyvesant, one three-story brick flat, 24x55, to cost \$10,000; J. Herte, No. 169 Boerum street, Brooklyn, owner and builder; F. J. Berlenbach, No. 260 Graham avenue, Brooklyn, architect.

Sixtieth street and 3d avenue, northeast corner, four four-story brick flats and stores, 26x65, 22x90, to cost \$40,000; James B. Friedlander, Fulton and Orange streets, Brooklyn, owner and builder; F. S. Lowe, No. 186 Remsen street, Brooklyn, architect.

Pacific street, south side, 130 feet east of Troy avenue, six two-story with brick basement, wood dwellings, 18x45, to cost \$4,000 each; Henry Vollweiller, No. 483 Hart street, Brooklyn, architect.

METROPOLITAN DISTRICT.

Yonkers.—Bronx River Road, No. 111, one two-and-a-half-story wood double dwelling, 24x26, to cost \$2,500; I. W. Campbell, East Yonkers, owner; H. Stoltes, North 7th avenue, Yonkers, architect.—St. Joseph avenue, No. 3, one two-story brick stable, 25x95, to cost \$3,000; John A. Weiss, No. 129 Ashburton street, Yonkers, owner and architect.—Lincoln Terrace, 285 feet north of Glenwood avenue, two two-and-a-half-story wood dwellings, 35x30, to cost \$4,000; William H. Lake, Yonkers, owner; G. H. Chamberlain, No. 1181 Broadway, New York City, architect.—Warburton avenue, one two-and-a-half-story wood dwelling, 25x40, to cost \$8,000; W. I. Franzee, Yonkers, owner; John A. Brechting, Yonkers, architect.—Oak street, south of Maple street, one three-story wood flat, 21.6x48, to cost \$3,500; Alice Ruxton, Yonkers, owner; William Hoapy, Yonkers, architect.—Ash street, No. 82, one three-story wood flat, 22x48, to cost \$4,000; Frank G. Freethy, No. 80 Ash street, Yonkers, owner; William Hoapy, Yonkers, architect.—James A. Weller, Yonkers, intends putting new fronts to his store, to cost \$1,000; E. A. Quick & Son, Yonkers, architects.—South Broadway, one two-story brick livery stable, 25x125, to cost \$2,500; Peter Harney, on premises, owner.—Nepperham avenue, No. 125, one three-story brick flat and stores, 30x42, to cost \$6,000; A. P. Hazard, No. 173 Nepperham avenue, Yonkers, owner; George Raynor, Yonkers, architect.—High street, one two-and-a-half-story wood dwelling, 25x35, to cost \$5,000; Martha Gilford, Yonkers, owner; G. H. Chamberlain, No. 1181 Broadway, New York City, architect.—One two-and-a-half-story wood dwelling, 25x36, to cost \$3,000; Frederick Garnjost, Yonkers, owner; A. J. Van Suetendale, Yonkers, architect.

Oyster Bay, L. I.—A brick and stone library building will be erected towards the fall by the Oyster Bay Free Library Association, to cost \$10,000; Andrew Snouder, President; Mrs. Stoddard, Secretary, Oyster Bay.

NEW JERSEY.

Paterson.—The Commissioners for building the new Court House advertise for tenders, receivable on Monday, 10th inst. Directions for submitting same will be found in the official announcement in our advertising pages.

Paterson.—Alterations are to be made to the State Armory, in the way of fitting up a hospital corps room in it; C. A. Gifford, No. 31 Union Square, New York City, architect.

Newark.—One three-story brick and basement alteration to residence, 20x30; Mr. McCarter, Newark, owner; C. A. Gifford, No. 31 Union square, architect.—Nos. 18, 40, 85 Winans avenue, three two-story frame residences, 20x29, to cost \$5,000; The Newark Home Builders' Co., No. 191 Market street, Newark, owner; F. B. Allen, Newark, architect.—Broad and West Park streets, three-story brick alteration to stores, offices and lodge rooms, 23x100, to cost \$2,500; R. Walsh & Co., Newark, owners; Thos. Cressey, No. 800 Broad street, architect.—Frederick street, No. 101, one two-and-a-half-story frame double residence, 22x46, to cost \$3,000; F. Reinlett, Newark, owner; A. Peter, No. 215 Ferry street, Newark, architect.—Marshall street, No. 68, one two-story brick stable, 35x60, to cost \$2,500; John Cashion, Newark, owner; A. D. Hoyne, No. 810 Broad street, Newark, architect.—Osborne terrace, one two-and-a-half-story frame residence, 28x28, to cost \$3,500; N. Lyman See, Newark, owner; B. F. Hurd, Prudential Building, Newark, architect.—Clinton avenue, No. 486, one three-story frame flat, 22x48, to cost \$4,000; Frank L. Fink, Newark, owner; A. Peter, No. 215 Ferry street, Newark, architect.—Peabody place, No. 30, one two-and-a-half-story frame residence, 22x46, to cost \$2,500; Lewis E. Husk, No. 81 New street, Newark, owner; E. T. Speer, No. 81 New street, Newark, architect.—Peabody place, No. 32, one two-and-a-half-story frame residence, 22x30, to cost \$2,500; Edgar T. Speer, No. 81 New street, Newark, owner and architect.—Sheffield and Nassau streets; G. Waldron Blake, Vice-President of the Manhattan Typewriter Co., is making alterations on above premises just secured by the company.

Orange.—Valley street, one two-and-a-half-story frame stable, 40x100; Michael Cody, Orange, owner; J. J. Marsh, Orange, architect.—Lincoln place, two-story frame alterations to two tenements, 25x40, to cost \$1,200; Henry Raisch, Orange, owner; August Eichhorn, No. 26 Essex street, Orange, architect.—Webster place, one two-and-a-half-story frame residence, 30x40, to cost \$4,000; Fanny H. Moore, Orange, owner; Harry Firth, East Orange, architect.

East Orange.—Harrison street, two two-and-a-half-story frame, brick and stone residences, 30x67, 27x39.6; Henry D. Grand, East Orange, owner; S. W. Whittemore, East Orange, architect.—

William street, No. 8, one three-story frame flat, to cost \$3,500; Mrs. Kate Gross, East Orange, owner.—18th street, one two-and-a-half-story frame residence, 28x40.6, to cost \$4,000; Emma A. and Harry W. Richardson, East Orange, owners; Harry Firth, East Orange, architect.—On same street Harry Richardson will also erect another frame two-and-a-half-story residence, 25.6x38, to cost \$4,000; same architect.

East Orange.—Eight two-and-a-half-story frame residences, 24x25, 20x35, to cost in the total, \$22,400; owner's name withheld; A. H. Thomson and L. M. Jenkins, No. 605 Broad street, Newark, architects.

Hasbrouck Heights.—Jefferson street, south side, 316 feet west of Burton avenue, one two-and-a-half-story frame residence, to cost \$3,000; Hugh Riley, Lodi, N. J., owner; Jas. E. Smith, architect.—Walter avenue, one two-and-a-half-story and attic frame residence, to cost \$2,500; Wm. A. Fisher, Hasbrouck Heights, owner.—Washington place, north side, 450 feet west of Grand View Boulevard, one two-and-a-half-story frame residence, to cost \$3,000; Jas. Burke, Lodi, owner; Jas. E. Smith, architect.—Washington place, south side, 102 feet east of Oak Grove avenue, one two-and-a-half-story frame residence, to cost \$3,000; Joseph Burke, Lodi, owner; Jas. E. Smith, architect.

Bloomfield.—Franklin and Hardson streets; one two-and-a-half-story frame residence, 26x36, to cost \$4,000; J. F. Capen, No. 784 Broad street, Newark, N. J., architect.—Franklin street; one two-and-a-half-story frame residence, 31x42 and extension, to cost \$8,000; J. F. Capen, No. 784 Broad street, Newark, N. J., architect.

Vailsburgh.—Columbia Heights, one two-and-a-half-story frame residence, to cost \$2,500; Dr. D. J. Edwards, Newark, owner; H. G. Ten Eyck, deceased, No. 784 Broad street, Newark, architect.—Columbia Heights, one frame residence, to cost \$3,000; Mrs. C. Hochheimer, Newark, owner; Mr. Ten Eyck was also architect of this building.

Milburn.—Milburn avenue, one two-story brick and frame store and dwelling, to cost \$7,000; William E. Gentzel, Milburn, owner; E. L. Carter, Milburn, architect.

Bloomfield.—Belleville avenue, one frame barn, to cost \$1,000; Thos. Oakes, Bloomfield, owner; C. G. Jones, No. 280 Broadway, New York City, architect.

Belleville.—One two-story and attic frame residence, to cost \$2,000; F. J. Donlon, Belleville, owner; A. H. Gill, architect.

Rutherford.—Sylvan street and Summit avenue, one two-and-a-half-story frame residence, 29x36, to cost \$3,500.

Bayonne.—Avenue F, east side, between 24th and 25th streets, one two-story frame flat, to cost \$1,600; Henry Brown, Bayonne, owner; August Schmidt, No. 330 Avenue D, Bayonne, architect.

Bayonne.—Avenue C; one two-story and attic frame double residence, to cost \$2,500; Honorah and Jeremiah McCarthy, Bayonne, owners; A. Schmidt, No. 330 Avenue D, Bayonne, architect.

Elberon.—One one-and-a-half-story frame casino, dancing pavilion and bath house, 60x80; The Elberon Hotel and Improvement Co., Elberon, owners; Leon Cubberly, Long Branch, N. J., architect.

Monmouth Beach.—One two-and-a-half-story frame residence, to cost \$5,000; Mrs. J. J. Knox, owner; private plans.

Franklin Township.—Passaic avenue and Centre street; one two-and-a-half-story frame residence, with stable, 28x35, to cost \$4,500; Henry Heller, Newark, N. J., owner; H. D. Havell, No. 760 Broad street, Newark, N. J., architect.

Allenhurst.—One two-and-a-half-story frame drug store and apartments, 30x75, to cost \$7,000; Coast Land Co., Allenhurst; E. B. Benjamin, president; J. M. Ralston, vice-president, owners and builders; Child & DeGoll, No. 62 New street, New York City, architects.

West Hoboken.—Smith street, between Palisade and Clinton avenues; one two-story frame flat, to cost \$3,000; G. W. Schwarz, New York City, owners; George B. McIntyre, West Hoboken, architect.—Spring street, near Smith street; one three-story frame store and apartment house, to cost \$4,500; Ferdinand Gastiger, West Hoboken, owner; Edward McDermott, No. 583 Spring street, West Hoboken, architect.—Courtlandt street, near Summit avenue; one three-story frame double flat, to cost \$5,000; Otilie Weber, West Hoboken, owner; Emil Guhl, No. 19 Charles street, Jersey City, architect.

Town of Union.—Broadway, between 2d and 3d streets; one three-story brick store and flat house, to cost \$4,000; Henry Pils, Town of Union, owner; Thos. F. Fornoff, architect.

Wyoming.—One two-and-a-half-story frame addition, 28x48, to road house, and extension, 8x24, to the same, alterations to total in cost, \$3,000; William Hill, Newark, N. J., owner; William Moll, Irvington, N. J., architect.

Belleville.—Rutgers street; one two-and-a-half-story frame residence, to cost \$1,500; Louisa Pape, Belleville, owner; J. C. Nieble, Belleville, architect.

The Next Architectural League Meeting.

A large gathering is expected at the Architectural League meeting to be held next Wednesday in the American Fine Arts Building, No. 215 West 57th street, when Professor W. H. Goodyear will give an address concerning the startling discoveries he has made of optical refinements in the medieval Italian churches. These discoveries are undoubtedly the most important contributions that the United States has made to archaeology. The dinner will be served at 6:30.

Trade Notes.

SIGNS.

Lawrence & Co., of No. 11 Park Row, design, make and apply signs of all descriptions for public buildings and store fronts, and their work gives entire satisfaction, either from the standpoint of excellency or cost, and any one wishing to have work of this kind done will find it advantageous to confer with this firm. They are the proprietors of a valuable substance called "Lectroid," which is an admirable cleanser of signs, parquet floors, office furniture and fixtures, paintings, statuary, etc., the renovation of which is an important part of their business. They contract for work in all parts of the country. A specimen of their renovating ability may be seen in front of the office of this paper, and of "The Architectural Record," the signs for which have recently been treated by them. Many satisfactory testimonials have been received by Lawrence & Co. from prominent firms and corporations for whom they have done work.

KOSMOCRETE.

Those of our subscribers who may be interested will be well repaid by a careful reading of the circular letter published on page 7 by the Wilson & Baillie Mfg. Co. It is claimed that the Kosmoconcrete manufactured by this company possesses greater value as compared with its cost than any material which seeks to imitate its merits. This company invite consultations with architects, engineers, contractors and owners upon all classes of work involving the expert application of Portland cement.

THE STEWART CERAMIC CO.

The Stewart Ceramic Company would notify architects and the building trades in general that they are now out of the hands of the assignee, appointed on account of their late assignment, having made a satisfactory settlement with their creditors. The company would further state that the exceedingly good quality of their ceramic goods, which have been for many years well and favorably known all over the country, will be faithfully lived up to and the prices for their wares will be, as they have been heretofore, much below those of the imported goods, whilst in the opinions of many their ceramic goods are fully equal in quality and wear to the latter. Architects and builders are invited to inspect the samples of solid white crockery stationary washtubs and obtain estimates for same at the offices and showrooms of the company, at 312 Pearl street.

THE SPRAGUE ELECTRIC HOUSEHOLD ELEVATOR.

The Sprague Electric Elevator Company have lately installed in the residences of the following well-known gentlemen their successful and highly satisfactory electric household elevators: George R. Read, Almeric Paget, 11 East 61st street, and William Flinn, Pittsburgh, Pa. These elevators have proven desirable adjuncts to first-class residences, inasmuch as they are automatically controlled, and are called from and sent to any floor without the need of an operator. The Sprague Company guarantee them to be absolutely safe.

FIREPROOF PARTITIONS.

The Mela Fireproof Partition Co. will remove their offices next Monday to the Hartford Building, No. 41 Union square, where they will be glad to welcome old customers and others who are interested in fireproof partitions, elevator and dumb-waiter shafts, floor partitions, roof structures, etc.

STRUCTURAL IRON WORK.

W. C. W. Child, contractor for structural iron work, has removed his office from No. 287 4th avenue to the Townsend Building, No. 1125 Broadway, corner of 25th street. Mr. Child has executed many important contracts for iron work with satisfaction and dispatch, owing to having the best of facilities and giving strict personal attention to business. His telephone call is 1122 18th street, and his works Milton and West streets, Brooklyn.

FLINTIC STONE.

The MacKnight Flintic Stone Co. continue to find their product in great demand and favor. Their work is too well known to need description, suffice it to say that they lay sidewalks, fireproof floors and roofing and manufacture washtubs, sinks, window caps, sills, lintels and chimney caps. A list of their recent contracts covers an enormous amount and variety of work. It includes sidewalks laid at Grant's Tomb, Mulberry Bend, Mount Morris and Corlears Hook parks; San Remo, Empire, Majestic, Sherman Square and Grenoble hotels; a large number of aristocratic private houses, where the company laid over 5,000,000 square feet of their specialty in the form of sidewalks, cellars, areas, yards, etc. In Mount Morris Park they laid 40,000 feet; in Mulberry Bend Park, 75,000; in Corlears Hook Park, 135,000, and Riverside Park, at Grant's Tomb, 65,000 square feet, a contract of the first importance and very best quality. The tunnels and reservoirs at the new emigrant depot were put in by them and they have done a lot of out-of-town work besides. Their list of references includes every class of building, from the big apartment houses to stables and engine houses. In all, the MacKnight Flintic Stone manufactures have been found serviceable. The company are likely in 1897 to exceed their record of work done in any one year, judging by the number of contracts for important buildings already closed. Owners and contractors who require work done in their line should send for list of references, prices, etc. Their address is No. 150 Broadway, and their telephone call 2,788 Cortlandt.

Leading Real Estate Operators Remove their Offices.

Ottinger & Bro., who are active and successful operators in realty, have removed their offices from No. 137 Broadway, where they were located for several years, to a handsome suite in the Bank of Commerce Building, at No. 31 Nassau street, corner of Cedar street. Their telephone call is 3462 Cortlandt.

Lowenfeld & Prager are among the most active of the real estate operators, and the frequency of their purchases and sales is noteworthy. They have removed their offices from No. 145 Broadway to a well appointed suite at No. 115 Broadway, Boreel Building, where they will be glad to see brokers and owners who have desirable properties for sale cheap, and others who are seeking investments and lots with building loans. Messrs. William Prager and Pincus Lowenfeld comprise the firm.

Isidor Jackson and Abraham Stern, the well-known and extensive realty operators, have removed their offices to No. 31 Nassau street, corner Cedar street, where they have a commodious and handsomely appointed suite of rooms.

Mandelbaum & Lewine, who are widely and favorably known as successful realty operators, have removed from No. 145 to No. 111 Broadway, Rooms 35 and 36 (Trinity Building), where they have roomy and well-appointed offices.

I. S. & M. S. Korn have removed their offices from 137 Broadway to the Bank of Commerce Building, 31 Nassau street, rooms 612 and 613.

Concerning Real Estate Agents and Brokers.

The firm of Clarkson & Edgar succeed Mr. Edgar L. Clarkson. Mr. Herman Leroy Edgar has long been associated with Mr. Clarkson. They have removed their offices from No. 60 Broadway to No. 31 Nassau street, Bank of Commerce Building. The firm have excellent facilities for placing mortgage loans on New York City property at reasonable rates.

The partnership of Golding & Whitehouse expires by limitation to-day (May 1). Mr. Worthington Whitehouse has associated with himself Mr. Clarence Porter, a son of General Horace Porter, and will continue the real estate brokerage and agency business under the firm name of Whitehouse & Porter, in the same offices at No. 509 Fifth avenue, near 42d street, and the firm will have a downtown office at No. 1 Nassau street, corner of Wall, of which building Whitehouse & Porter have charge. Both offices have telephone connection.

The Elm Street Improvement.

The Commissioners of Estimate and Assessment in the matter of the Elm street widening have made their awards of damages. The total amount claimed was \$6,118,570.67; the amount conceded by the city \$3,829,661.90 and the awards of the commission \$5,108,847. Benefits are assessed to the amount of \$291,565. If the city takes title on May 1, for which a bill was introduced into the Legislature, the awards bear interest from that date. If the bill fails to become a law 2% will be added to the awards in place of interest during the interim that the awards remain unpaid. As soon as the necessary maps of the premises subject to assessment for benefit are prepared by the city officials, the commission will be able to determine the amount of the assessment and make their preliminary report.

Removals.

F. Skelton, the well-known maker of awnings, tents, flags, etc., now located at No. 1325 Broadway, will remove to-day to No. 618 6th avenue, near 36th street, where he will have improved facilities for furnishing large and small occasions with goods in his line. At this season of the year window and other awnings are in great demand, and Mr. Skelton is a good man to go to for them.

Mr. Cyrus L. W. Eidlitz has removed his offices to the Townsend Building, 25th street and Broadway. The Townsend Building is one of the many handsome structures of which Mr. Eidlitz is the architect.

The United States Mortar Supply Company have removed to the Townsend Building, corner of 25th street and Broadway, where they are installed in comfortable and commodious offices, and where they will be pleased at all times to see their friends.

L. Eidlitz, Jr., civil engineer and contractor in structural iron and steel, has removed his offices to the Townsend Building, 1123 Broadway, corner 25th street. Mr. Eidlitz will be ready at all times to furnish estimates to architects and contractors, and his professional services as engineer in construction may also be secured. Mr. Eidlitz has had wide experience in his professional capacity, and those desiring the advice and services of a man of capability, will do well to submit plans to him.

J. Delmage Trimble has moved from No. 111 Broadway to No. 59 Liberty street.

F. R. Houghton has moved from No. 145 Broadway to offices on the first floor of No. 111 Broadway.

Builder F. H. Mela will move on Monday next from 13 Astor place to the Hartford Building, 41 Union Square, 9th floor.

L. J. Phillips & Co. have moved into their new offices at No. 158 Broadway, where they have much more complete and commodious quarters than at their old stand.

For Questions and Answers see page 760.

FINANCIAL.

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This Company will take entire charge of real and personal estates, collecting the rents and income, attending to the payment of taxes and all such details in connection therewith as an individual in like capacity could do.

Receives deposits subject to sight drafts, allowing interest on daily balances.

For Sales of the Week See Page 754.

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:

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 or 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 can be impeached, charged or encumbered.

3d-B. & S. is an abbreviation for Bargain and Sale deed, wherein although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

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.

NEW YORK CITY

April 23, 24, 26, 28, 29.

Beekman pl, No 13, e s, 40 s 50th st, 20x100, 5-sty stone front dwell'g. Partition Geo M Van Hoesen to Sabina Wendel. Mort \$8,000. April 23. 9,700
Beekman pl, No 17, s e cor 50th st, 20x100, 5-sty stone front dwell'g. Partition. Same to Katharine wife Wm M Emblar. Mort \$10,000. April 16. 12,000
Beekman pl, No 12, w s, 57 s 50th st, 19x90, 5-sty stone front dwell'g. Foreclos. Eugene H Pomeroy to Joseph B Friedlander, Brooklyn. Mort \$7,500. Sub to right of way over Beekman pl. April 23. 1,355
Bleecker st, No 55, n s, 344.3 e Broadway, 26.6x100 to Shinbone alley, 3-sty brk stores and lofts with 1-sty and frame building on rear. M Bayard Brown to Thos D Day, Jr, Hudson Co, N J. March 26. nom
Bleecker st, Nos 288 to 294, s w cor Barrow st, runs s 80 to Commerce st, x w S1 x n 80 to Barrow st, x e S1, four 3-sty tenem'ts with stores. Chas F Southmayd to Alfred L White. April 23. nom
Bleecker st, No 17, n s, 210 w Bowery, runs w 20 x n e 65.4 x e 20 x s 63.8, 2-sty brk and frame store and tenem't and 1-sty frame building on rear. Foreclos. Donald McLean to Nicolas Chapuis. April 29. 10,000
Broome st, No 137, s s, 60 e Ridge st, 20x60, 2-sty brk tenem't. Eugene F Brundage exrs Mary A A Miller to Mary A Brownell. March 1. 6,000
Same property. Wm A Miller to same. Q C. July 1, 1896. 3,000
Broome st, No 508, n s, 99.9 e Thompson st, 22x80, 7-sty brk factory. Foreclos. John Delahunty to Wm W Johnson, Yonkers, N Y. April 22. 10,000

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Canal st, No 378, s s, 58.4 e West Broadway, formerly Chapel st, runs e 22.2 x s 57.9 x w 18.4 x n 27.9 x n 34.2, 4-sty brk stores and lofts. Adah Fream widow, Saugerties, N Y, to Alonzo Lewis, Brooklyn. June 20, 1893. nom
Charles st, No 88, s s, 112.6 e Bleecker st, 25x100, 5-sty brk tenem't. Martin Berg to Ignatz Schultz. Mort \$28,000. April 24. 35,000
Cherry st, Nos 288-292 begins Cherry st, n Jefferson st, No 63 e cor Jefferson st, 83x93.10x83.1x94.6, four 5-sty brk tenements with stores in Nos 288 and 290. Diedrich Fink exr and trustee will Claus Droge to Bertha Dworsky. April 28. 67,000
Cherry st, n e cor Jefferson st, 83.1x94.6x 83.8x94.6. Bertha Dworsky to Abraham J Dworsky. B & S. Morts \$60,900. April 28. val consid
Crosby st, e s, 101.6 s Bleecker st, 32.8x 55.7x19.11x54.1. George Lloyd to Chas S Murphy, Brooklyn. April 15. val consid
Crosby st, Nos 163 and 165, e s, 101.6 s Bleecker st, 32.8x55.7x19.11x54.1, 5-sty brk stores and lofts. Catherine Dellamore

MISCELLANEOUS.

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to Ella McCormick. Correction deed. Mort \$27,000. April 26. 30,900
Crosby st, No 49, e s, abt 185 n Broome st, 25x100, 6-sty brk factory. John Bauer to Mitchell A C Levy. April 28. 75,000
Delancey st, No 108, n s, 87.6 e Ludlow st, 21.10x100, 5-sty brk tenem't with stores and 5-sty brk building on rear. Annie Ryman, Brooklyn, to Max Brandt. April 24. All liens. nom
Delancey st, No 223, s w s, 75 w Willett st, 25x87.6, 2-sty brk and frame tenem't with store and 1-sty frame buildings on rear. John J and Michael R Reilly et al children and heirs Michael Reilly to Catherine Reilly widow. B & S. March 31. val consid
Delancey st, No 271, s s, 50 e Columbia st, 25x75, 5-sty brk tenem't. Henry Berkowitz to Julius Goldberg. Mort \$23,000. April 29. 500
Elizabeth st, No 124, e s, 117 s Broome st, 25x100, 3-sty brk tenem't with 5-sty brk factory on rear.
Elizabeth st, No. 122, e s, 142.10 s Broome 25x100, 3-sty brk tenem't with 5-sty brk factory on rear.
Augusta Huttenmeyer widow, Ridgewood, N J, to Napoleon T Allen. B & S. Morts \$28,500, taxes, &c. April 26. nom
Same property. Same as extrx Adolph Huttenmeyer to same. Morts \$28,500, taxes, &c. April 26. nom
Forsyth st, No 113, w s, 50 n Broome st, 25x 50, 3-sty brk tenem't with stores. Mary Asten widow to Abraham Stern. Feb 15. Q C. nom
Goerck st, No 33, w s, 150.2 n Broome st, 24.11x100, 5-sty brk tenem't. Herman Oppenheim and Geo A Lalor to Isaac Amdursky. Mort \$19,000. April 29. val consid
Greene st, Nos 171 and 173, w s, 140 s Bleecker st, 40x100, 6-sty iron front store. Alfred C Barnes, Brooklyn, to Wm R Rose. April 23. See Lafayette pl. val consid and 1,000
Greenwich st, No 814, s w cor Jane st, 35x 78, 3-sty brk chapel.
Greenwich st, No 812, w s, 35 s Jane st, 20.8x78, 3-sty brk dwell'g.
Florence L Hartley to Helene M Canavello. All liens. March 4. nom
Grove st, No 4, s s, 80 e Hudson st, 20x49.2, 2-sty frame and brk dwell'g. Rose Matthews widow to The Rector, &c, Trinity Church, N Y. April 29. 7,900
Henry st, No 71, n s, 110 e Market st, 25x 108, 4-sty brk store and tenem't with 3-sty brk tenem't on rear. Jeremiah Rierdan to James Shea. Mort \$13,000. April 28. 19,000
Hester st, Nos 5 and 7, n s, 50 w Clinton st, 50x100, two 4-sty brk tenem'ts with stores and two 4-sty brk tenem'ts on rear. Ina W Knight and Agnes S Meeks, both Hack-

148th st, n s, 325 w 7th av, 100x99.11, four 5-sty brk tenem'ts. Foreclos. Geo C Austin to Isaac L Smith. Morts \$34,711. Apr 19. 520
150th st, No 417, n s, 275 w St Nicholas pl, 25x98, 2-sty frame dwell'g and 2-sty frame dwell'g on rear. Foreclos. Frank R Lawrence to Wm H L Lee. April 26. 5,900
158th st, No 636, s s, 694.2 w Boulevard, 18.8x100, 4-sty brk dwell'g. Isabelle N wife of John P Leo to Adair M wife of Andrew J Shipman. Mort \$8,500. April 15. nom

A Dewey, Westfield, N J, to Henry Dale. B & S. C a G. Mort \$27,500. April 27. val consid and 100
Madison av, No 1451, n e cor 100th st, 25.11 x80, 5-sty brk tenem't with stores. Isaac Mayer and Victor Kallman to Ferruccio A Vivanti. Mort \$22,000. April 26. nom
Manhattan av, Nos 50-56, n e cor 102d st, 100,11x95, four 5-sty brk flats with stores in No 50. Edward Brenen to Catherine Brenen. 1/2 part. C a G. All liens. April 13. val consid and 100
Manhattan av, No 338, n e cor 114th st, 25.11 x95, 5-sty brk flat. Alexander McDowell to Eide H Eberhardt. Mort \$28,000. Apr 22. val consid

Lincoln, Neb, to Susan G Turner, Lenox, Mass. March 22. Mort \$50,000. 50
5th av, e s, 47.6 s 86th st, 22x100. Agreement as to party wall. Joseph Wiener with Isaac Cahn, Lincoln, Neb. March 22. 250
5th av, w s, 50.5 n 114th st, 50.5x100, 1-sty frame buildings and vacant. James E Dougherty to Henry Gerken. April 17. val consid and 100
5th av, No 2101, e s, 18 n 129th st, 17x73, 4-sty brk dwell'g. Marian E Moore, Richmond Co, S I, to Richard Cummings. Mts \$18,500. April 20. val consid
5th av, No 813, e s, 78.5 n 62d st, 22x108, 4-sty stone front dwell'g. Samuel Trimble, Brooklyn, to John McCormick. Morts 95,000. April 29. nom

23d and 24th WARDS.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Broadway, e s, 25 n land Anderson, opposite Kingsbridge road house, runs n 75 x e 100 x n 25 x e 249 x s 25 x w 239 x n 25 x w 100. Myra G Wheeler, Orange, N J, to Alexander Davidson. April 23. nom
*Pronx terrace, e s, being lot 1179 map Village Wakefield, Eastchester and Westchester, 109.6x105. Anna E Pinkerton, Brooklyn, to Matthew Hicks. Q C. Oct 14, 1895. nom
*Same property. Sara H Heald, Oak Park, Ills, to same. Q C. Sept 30, 1895. nom
*Same property. Kendrick Hughes, Denver, Colo, to same. Q C. Feb 20, 1897. nom
*Same property. Thos P Hughes, Denver, Colo, to same. Q C. March 9, 1897. nom
*Catherine st, e s, 176.8 s De Milt av, runs e 107 x s — x — to Catharine st, x 37.4. Elizabeth Trede widow to Margaret Keenan, Mt Vernon, N Y. All liens. April 5. nom
Freeman st, s s, 54.6 e Vyse av, 27.4x97.2x 25x108.3. Lizzie A McCone to Frank McCone. Mort \$2,500. April 14. val consid
Hoe st, w s, 147.3 s Home st, 25x100. Martha C La Velle to Wm R Helbig. Mort \$3,000. April 24. nom
Kelly st, w s, 130.3 n 165th st, 50x100, part of lot 17 map Village Morrisania, John Ward to Mary F wife of said John Ward. April 23. val consid
Minford pl, e s, being lot 746 map section C Vyse estate, 23d and 24th Wards. Nellie Rice to Emma O'Neill. Mort \$3,700. April 23. 5,200
*West Farms road, s w cor Commonwealth av, 27.6x130.10x25x142.1. Hudson P Rose to Chas M Curtis and Adolphus L Rake. April 24. 650
*White Plains Boulevard, intersection n e s De Milt av, being lot 187 map Penfield property, South Mt Vernon. Lot 186 on same map. Joseph Seeman to Henrietta Fuerth. B & S. April 23. val consid
*White Plains road, n w s, being lot 20 map of Washingtonville, Eastchester and Westchester, 37.11x154.11x34.1x138.3. Frederick Grote, Adolphus E Becker and Henry E Baack to Augustus Kurth. May 10, 1855. 125
*2d st, n s, 225 w Av D, runs n 103 x w 25 x s 87.4 x s 23.4 to 2d st, x e 7.3. Helena wife of Peter Freudenmacher to Jacob Freudenmacher. B & S. April 19. 100
134th st, n s, 475 e St Ann's av, 150x100. Emil Mueller and August C Krabo to Frank X Ruckle. Mort \$33,000. April 23. 2,000
137th st, n s, 155 e St Anns av, 84.6x100. Judson S Todd to Thomas Williams. Mort \$10,000. April 28. val consid
143d st, s s, 250 e Willis av, 25x100. George Weyh to Thos E O'Brien. April 29. 7,000
149th st, s w s, 125 s e Robbins av, 30x80. Harry Overington et al exrs David Hall to John F Fetzter. April 12. 3,400
154th st, n s, bet Courtlandt and Melrose avs, 23d Ward. Party wall agreement. Eliza Linn with Sophia Moebus. May 20, 1893. nom
162d st, n s, 198.6 e Prospect av, 22x95. Frederick McCarthy to Hannah R Sachs. April 23. 7,000
169th st, n s, 118.1 e 3d av, and premises adj on east. Agreement that dividing line shall be a point on n s 169th st, 263.3 e of w s Fulton av, running n along w line of w wall of building erected on premises of the party of the second part so far as the same extends 98.9 to point 38.1 w from n e cor of the premises of the party of

Lynch, Patk H to Joseph H Kernochan. 149th st, s s, 400 w Boulevard, 75x99.11. 15,000
Leggett, Francis W trustee under will of Wm H Leggett to Emilie S and Anna B Leggett. Manhattan st, n s, 64.10 w 125th st, 25x100. Nov 10, 1886. 5,500

Williams, Thos S to Jared W Bell. Lenox av, n w cor 126th st, 99.11x125. 60,000
Young, George to Giuditta Cavinato. 120th st, s s, 75 e Madison av, 19x100.11. April 17, 1894. nom

24 Carney, Thomas L—F H Leggett...464.90
24 Collier, Peter Fenelon—J C Battersby...2,109.65
24*Connor, John J—Louis Levy...512.62
24 Crook, J D Kurtz—Natl Broadway Bank...730.92
24 Calcagnino, Francisco—W G Sims, Jr...1,510.54

23D AND 24TH WARDS.

Carroll, Ellen to The Henry Zeltner Brewing Co. Lot 10 map Hedger farm. 1,504
Epstein, Bertha with Abraham H Epstein. 1-6 part. 3d av, No 3709. Agreement as to amount due each and as to payment of same. 2,000

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. (C) 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 the list of Satisfied Judgments.

April
24 Ahearns, James and William—J E Matheson...149.77
26 Adler, Albert S—F X Sadlier recvr...813.40
26 Armour, Frank N—Abel Bliss...247.78
26 Adler, Albert S—F X Sadlier recvr...318.88

30 Carberry, John and James Mescal—The People, &c...300.00
24*Davidson, Wm J—Julius Kahn...1,721.47
24 Duggan, Edwd J—H H Duryea...68.52
26 Durand, Wickliffe—G G Benjamin...23.50
26 Davenport, Geo L—W L Thompson...29.10

Table of names and amounts, including entries for The De Knatel Co, Mayor, &c, of N Y, Consolidated Electric Storage Co, etc.

Table of names and amounts, including entries for 30 Templeman, Charles-L Stelliner, 30 Thompson, Sadie L-J Oussani, etc.

Table of names and amounts, including entries for Hicks agt Alice Davies and Wm J Hillenbrand, 1st av, No 2108, e s, 26 n 108th st, etc.

SATISFIED JUDGMENT

Table of names and amounts under 'SATISFIED JUDGMENT', including entries for Adler, Harris B-Judiah H Matteson, Same-J Alexander, etc.

MECHANICS' LIENS.

Table of names and amounts under 'MECHANICS' LIENS', including entries for Av A, No 1427, w s, 75 s 76th st, 25.6x100, etc.

Table of names and amounts, including entries for 144th st, n s, 575 e Willis av, 35x90x24x90, George Mackenzie agt Annie and John Cotter, etc.

Scatworchio, A—Turnbull & Co, hearse and coach .722

Mercandino, Giovanni, West Hoboken—F and M Schaefer B Co .600

Rahaenser, Albert, West Hoboken—L Baumann .151

SALOON AND RESTAURANT FIXTURES.

Birnbaum, Samuel—Malcom B Co .600

Zakrzewski, John—Burnheimer & S, saloon and hall .1500

Baldwin, F G—Emeline Baldwin, horses, trucks and warons .500

HOUSEHOLD FURNITURE.

Asel, Theresa—S Baumann .108

JUDGMENTS.

Dugan, T F—S N Havens .293

Questions and Answers.

COMMISSIONS FOR RENTING.

To the Editor of THE RECORD AND GUIDE:

Will you please inform me through your next Question and Answer column who is right in the following dispute about brokers commission for negotiating a three years' lease of business property, the annual amount of lease being \$800?

Answer.—The broker is right.—Law Editor.

CLEANING CESSPOOL.

To the Editor of THE RECORD AND GUIDE:

In the city of Brooklyn, whose business is it to clean out the cesspool in semi-suburban localities (no sewers). In the absence of any agreement would the Board of Health require the landlord to clean it out? And may the tenant complain to the Board of Health?

Answer.—It is the landlord's business. If he does not attend to it, the tenant may complain to the Board of Health.—Law Editor.

NUISANCE.

To the Editor of THE RECORD AND GUIDE:

I am the owner of a three-story private house and adjoining my property is a single flat. My house is built fifty feet deep and the single flat which is five stories high is built ninety feet deep and the rear windows of same overlook my yard.

overlooking my premises, and have I the right to put up a fence to cover up his windows; if so, how high can I build and of what material? By answering this in your next issue of the Record and Guide you will greatly oblige an old subscriber.

Answer.—You cannot compel the tenants to take down the line, but you have the right to take it down yourself and to prevent its being replaced. (2) You cannot compel the owner to put screens on the windows, but you have the right to put up on your premises a secure fence as high as you choose and of any material.—Law Editor.

DIVISION WALL AND FENCE.

To the Editor of THE RECORD AND GUIDE:

Through the columns of your valuable paper, of which I have been an interested reader for some years, I should esteem it a special favor to have you decide the following: A and B are neighbors. B's fence is four feet lower than A's fence. A stone fence was rebuilt three years ago and placed on an even line with A's house line, cutting off four inches of A's yard and adding same to B's yard.

Answer.—If the wall is to be rebuilt it should be placed equally on the land of A and B, and the wooden fence should be in the middle of the wall. If B undertakes to prevent this A's remedy lies in a resort to the courts.—Law Editor.

REVIEW AND RECORD.

BROOKLYN, MAY 1, 1897.

MONEY TO LOAN

— ON —

BROOKLYN REAL ESTATE LONG ISLAND TITLE GUARANTEE COMPANY

375, 377 AND 379 FULTON ST., BROOKLYN.

RECENT AUCTION SALES.

For Week Ending April 30.

*Indicates that the property described has been bid in for plaintiff's account.

T. A KERRIGAN.

Myrtle av, Nos 79 and 81, n s, 80.10 w Lawrence st, 41.8x110, two 4-sty brk buildings with 2-sty brk extension. A Simis, Jr. . . \$8,000

Halsey st, Nos. 542 and 544, s s, 100.2 w Stuyvesant av, 39.9x100, 2-sty frame (brk filled) dwell'g. Sarah L Zabriskie . . . 4,400

William P. RAE CO. Cornelia st, No 224, s e s, 461.10 n e Central av, 18x100, 2-sty frame (brk filled) dwell'g. Isaac Stevens et al exrs John B Stevens. . 3,000

Ocean Parkway Boulevard, e s, 1,384.6 n Kings Highway, 259.6x661.5x350x628, 2-sty and attic frame hotel, known as Brown's Hotel, and 2-sty frame building in rear, sheds, &c. Otto Huber . . . 24,000

J. L. BRUMLEY.

3d av, No 615, s e s, 25.2 n e 17th st, 25x100, 2 1/2-sty frame (brk filled) dwell'g. Bessie S Hopkins . . . 500

W. SACKMAN, REFEREE.

Belmont av, No 915, n e cor Fountain av, 16.8x83, 2-sty frame dwell'g. Christine Towns. . . 2,050

F. CLARK, REFEREE.

Shepherd av, No 196, w s, 341.1 n Atlantic av, 25x76, 2-sty frame dwell'g and 1-sty frame building in rear. Model Building and Loan Assoc. . . 500

D. & M. CHAUNCEY.

Willow st, Nos 90-94 | begins Clark st, n Columbia Heights, No 127 | s, extends from Columbia Heights to Willow st, 200x100, 2-sty brk detached dwell'g facing Willow st and 2-sty brk stable on Columbia Heights. Ellen H Bowen. Partition . . . 50,000

W. COLE.

Franklin av, No 537, e s, 238.4 s Fulton st, 20x 100, 3-sty brk dwell'g. Eleanor C French. 6,400

Total. . . \$219,300 Corresponding week, 1896. . . \$169,850

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in the provinces and Maine have been indifferent sellers at ruling prices, being busy with sawing on their English orders for deals. West Virginia and State spruce has had a fair sale at steady values.

The principal feature in the market for white pine has been the increased offering from Canada following the advices from Washington, stating that the retroactive amendment will be repealed by the Senate. Business has been fairly good and sellers have been able to place a considerable quantity of lumber at steady prices. It has been principally in the way of small sales, but there have been some good-sized transactions, including one recently made of 5,000,000 feet. Values for yellow pine have continued to rule low and as the offerings have continued fairly free, there have been no indications of prices doing better; still on the present basis sellers hold steady, buyers finding it somewhat difficult to obtain concessions from quoted values. North Carolina has continued to have a moderate call and has brought steady prices.

There have been no new developments in the market for hemlock. Business has continued fairly good, particularly in dry stock, and values have ruled firm with some sellers inclined to talk slightly stronger prices. A moderate amount of attention has been given by buyers to cypress. Indications are that it is steadily growing in favor with the trade and at present it is meeting with a moderate sale at fair prices.

The changes in the general situation of the market for hardwoods have been few and unimportant. A moderate volume of business has been transacted. Oak has continued to receive the greater part of the attention of the trade; still poplar has had something of a call as has also chestnut. A limited number of orders have been received for cherry and some attention has been given to ash. Supplies of mahogany have continued limited and business transacted has been at full values. The export demand for hardwoods has been moderate.

The "Northwestern Lumberman" says that the hardwood demand the country over is being governed by the amount of consumption prevailing. Since all kinds of factories are being mostly run on orders, with a strict determination not to accumulate stocks of goods, there is no reaching ahead for supplies, and an utter absence of speculation in buying. This observation pertains to all the markets and consuming centers. Oak leads in the requirements by a long distance. Prices are \$3 to \$5 lower than in years of prosperity, and the supply, though less than normal in periods of large consumption, seems equal to the demand. Western basswood is moving freely for the times. The cottonwood supply has been cut off by the lower Mississippi River floods, and has strengthened in price. Low grade poplar and basswood have increased in demand on this account.

Up the lakes the market for bulk stocks opens tardily. The mills are getting started for the season's run, the booms are in working order, and the drives have begun. There is an early opening of the milling season, but a late start of the cargo market. Those who have lumber at the mills to move forward to wholesale yards are sending out vessels for initial loads, and within a week there will be a considerable amount of lumber afloat. On Lake Michigan dealers are slow about purchasing new supplies, and shipments from the mills have thus far been light. The cargo market in this city now depends so largely on lumber from Lake Superior that hereafter receipts in the early spring will be lighter than in former years, for the reason that boats cannot go up into that lake until well toward May 1, and cannot return with loads until early in that month. A few cargoes from Ludington and Manistee have been sold on this market at about last fall's prices, and lumber is arriving from Menominee and Marinette that has been purchased by the dealers at those points, but not in large amounts. Dealers in Chicago are backward about making contracts for this season's cut of the mills, because of slow trade thus far, and the determination to reduce stocks on hand as much as possible before they assume new responsibilities. They also insist that present ask-

prices have been unchanged and firm with \$1.25 @1.30 quoted f. o. b. at mill. The quotation in the East have continued as follows: New York, \$1.40; Boston and New England, \$1.42; Philadelphia, \$1.38; Baltimore, \$1.35. These prices also represent those which are made to other points in the territory which carry the same freight rates. For deliveries at points for which a higher rate is demanded a proportionate advance is made in the price.

PAINTS, OILS, ETC.—The advices received from Washington stating that the Senate will repeal, or at least amend, the retroactive clause tacked on to the tariff bill by the House of Representatives has had a favorable influence in renewed interest in foreign makes for forward shipments, and advances in prices have latterly

ing prices are too high as compared to selling figures in the yard and the prospects of trade, and propose to wait until conditions shall be more clearly defined. Freight rates on the lakes are low, with no immediate prospect of a rise.

NAILS.—A good healthy tone has continued to dominate the market. Wire nails have been in fairly brisk demand, and despite the fact that mills are working to their full capacity, they have been catching up in their orders slowly. Some of the leading manufactures have a sufficient number of orders on hand to keep them busy for a month to six weeks to come. No changes have occurred in prices which have held the market for paints. The trade has showed firm at \$1.40@1.45 f. o. b. mill. A moderately active demand has been reported for cut nails, and

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