

# NEW YORK RECORD AND BUILDERS' GUIDE.

ESTABLISHED MARCH 21<sup>st</sup> 1868.DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE SIX DOLLARS.

Published every Saturday.

TELEPHONE,

[CORTLANDT 1370.

Communications should be addressed to

C. W. SWEET, 14-16 Vesey Street.

J. I. LINDSEY, Business Manager.

"Entered at the Post-Office at New York, N. Y., as second-class matter."

Vol. LXII.

NOVEMBER 19, 1898.

1,601

WHAT will Congress do? is the question now asked bearing most directly upon the fortunes of the stock market. Left alone, with money cheap and plentiful, the movement begun a week or so prior to the elections would continue sometime yet. The industrials are active enough to incite speculation and railroad earnings, especially in the Northwest encourage the buying of Granger stocks, notwithstanding the high prices to which most of them have been put. Investment purchases at these prices would hardly be judicious, but where speculative operations are carried on, the manipulator knows all the time he is throwing a ball without knowing exactly where it will come down; he hopes for the best and is willing to take the chances. Bond buying while not so large as it was last week is still quite good and there is still a strong demand for investment issues; the over-subscription of the Southern Pacific 5's the other day fully proved this. Congress generally puts an end to stock market enthusiasm when it meets, though people will never believe that the immediately impending Congress is going to imitate its predecessors, until it has met and disappointed them. According to Mr. Dingley we are to have no revival of tariff discussion in the coming session, which is something to be thankful for, because if there is one thing more disturbing to business in general than another, it is a tariff discussion. Among the measures that will be introduced will be a currency reform bill. The chances for the passage of such a bill are not very clear, but if Congress fails to act upon the question involved it will only leave it where it is now. Some action ought to be taken on the question of pooling by the railroads, but failure in this instance also would not change present conditions. Congress is more likely to spend its strength in discussing the conduct of the late war and the final settlement that may be made with Spain, than in dealing with the currency and other economic questions that ought to have disposition; but, as has been pointed out already, neglect of these in the present condition of business and the spread of confidence, can be endured.

ALONG with the fall in gilt-edged securities in the European markets is a much larger decline in and a neglected condition of speculative issues. In the London market for instance not a few of these that pay dividends, are quoted at figures that show very large returns on the investment in particular cases as much as 20 per cent. Of course nothing that is certain of making so large a return sells at any such figure, but that any that pay it at all should do so, is a remarkable evidence of the lack of public interest in the stock market. Prices of commodities have, on the other hand, distinctly advanced, the London "Economist's" index figure for the end of October being the highest seen since March of last year. Among the details the most pronounced movements have been in iron and steel and metals generally. For sometime until recently little has been heard of the Barnato enterprises. The latest news regarding them is not very favorable. The Johannesburg Consolidated Investment Company, which took in the Barnato Bank three years ago amidst a great blowing of the Barney Barnato trumpet has just passed its dividend and the Consolidated Mines Company, organized also to the accompaniment of similar strains has never made any return to its shareholders. It is easy to see now, who were paying for the music. The French Department of Public Works has issued a circular inviting the railroad companies to have a sufficient number of corridor cars of all three classes ready in 1900 for all fast and long distance trains during the Exposition, to be composed wholly of such cars. These cars are not very plentiful and in some classes do not exist now, so that compliance with the "invitation" means large expenditures for rolling stock. Berlin is reported to have been a buyer of Spanish exteriors this year sufficient to raise its holding from 50 to 200 million pesetas. It is also reported that French money is

still being absorbed at Berlin. A number of annual meetings of directors and shareholders of German coal mining, iron and other industrial companies have been held lately. The reports presented at these meetings gave a highly favorable view of the state of the companies in question and in many cases higher dividends were declared. Among the measures in preparation for the coming session of the Reichstag, is a general customs tariff bill. Not much is as yet known about its character, but it is generally assumed that it will make a considerable advance in duties. It is also stated that the bill will be much more specialized than the existing law, containing more than twice as many items. The Vienna Bourse has benefited by the arrangement with Siemens & Halske for reorganizing the surface transit lines, mentioned last week, shares of the existing companies having boomed, but besides this there is little to report from that centre.

THE owners and managers of the Manhattan Elevated Railroad have now to learn the moral of a deficiency. There was a time when they had the problem of rapid transit in New York City for solution, but they would not undertake the task; now, judging by recent reports of travel on their line, it has been taken out of their hands. During the quarter ended September 30th, they collected 3,000,000 less fares than in the corresponding quarter of 1897. For the year ended on the same day, the total was almost the same as it was for 1889, indicating a serious retrograde movement in the ten years. All this time the controlling interests in the Manhattan Elevated Railroad Company, instead of adapting themselves to the changes of the times, have been stickling for special privileges, that the revelation of the value of carrying franchises in large cities made it utterly impossible to grant. Whether the earlier and commanding position of the company can be retrieved is very doubtful, though, of course its present position may be improved by a more scientific examination of its circumstances than has hitherto been given it. Be that as it may, it is very significant that in the present phase of the rapid transit discussion the elevated railroads are not considered as an important factor. The lively and enterprising surface railroad companies are satisfactorily disposing of the problem as it relates to short distance travel, and public opinion is turning more and more to underground systems as the only way to supply long distance wants. New Yorkers, while they would doubtless prefer overground travel into the northern sections of their city, if they could get it, which has become an apparent impossibility, cannot be blind to what is going on elsewhere. They see for instance a perfect network of railroads connecting important parts being built under the feet of the Londoner and with improved methods of propulsion underground travel made pleasant where it was unpleasant before, because of the use of coal and steam. It is therefore not remarkable if they turn from elevated railroads, which have failed them in this important particular, to underground ones for the realization of their hope of rapid transit to the northerly suburbs and the consequent development of the latter.

WHILE on the subject of city railroads it is as well to point out that the managers of the surface roads, also, sometimes do things that bring them into unpopularity. For instance, the arbitrary way in which the duplicate sets of underground trolley tracks are being forced upon Amsterdam avenue is an outrage upon the owners of abutting property and on the residents of that thoroughfare and its vicinage. There is no reason in the world why the two traction companies that now control surface travel in this city, should not do in Amsterdam avenue what they have already agreed to do in Kingsbridge road when lines are laid there, namely, operate jointly over one set of tracks. The property interests that are fighting against the four tracks on Amsterdam avenue have been very badly treated by the traction companies, the Commissioner of Highways, who granted a permit to the Third Avenue Railroad Company to lay the second pair of tracks on the avenue, and by the Mayor, who refused to revoke the permit when asked to do so to enable the complainants to appeal to the courts. The Commissioner and the Mayor were doubtless acting within their privileges, but they ought to understand that in this matter they are exercising the discretion given them by the law against the public for whose protection the powers they possess were created. The Mayor seems to have sympathized with the deputation that waited upon him, because he remarked that he thought four tracks too many for any one avenue, in which remark all disinterested people will agree with him; but it is a great pity that he lacked the courage to live up to this opinion. His defence of himself, that if he revoked the permit of the Third Avenue Railroad Company he ought also to revoke that of the Metropolitan Street Railway Company, only emphasized his weakness and the difficulty he experienced in excusing himself. For a lawyer and one who has sat upon the bench his conduct in this instance was

especially weak and illogical. Perhaps having had time to think over the matter he will have seen this himself and may be in a better frame of mind to act judicially if the delegation makes another appeal to him.

**CHANGING CONDITIONS ON EAST SIDE AVENUES.**

It has been the experience of persons, natural and legal, who make a practice of lending money on real estate that, other things being equal, the safest loans are those on property improved with a building devoted partly to mercantile and partly to residential use, inasmuch as the income from such property is less liable to extremes of fluctuation. But the feature that makes a property attractive to lenders also makes the property attractive to holders of the fee. Avenue flats or tenements, which for the most part contain stores, have therefore been considered choice investment properties.

The suggestion has recently been made that the presence of an uncommonly large number of vacant stores and, perhaps also, of apartments on 3d avenue, especially, calls for a modification of the high estimate which obtains in respect of the investment qualities of avenue property. But this estimate, as intimated, is based on years of experience, and should, at any rate, not be discarded until it is shown that the condition which prevails in 3d avenue is general, that is, common to all the avenues, and that it is permanent. Undue publicity has been given to the vacancies in 3d avenue, for the reason that so many downtown business men ride through it daily. One hears comparatively little of the vacancies in 2d avenue. As a matter of fact, there are 73 vacant stores in 2d avenue between 59th and 125th streets, and 74 in 3d avenue. On the other hand, there are only 34 in 1st avenue, while the conversion of dwellings to stores in progress in Lexington avenue bespeaks a normal demand for business quarters in that thoroughfare. Similarly favorable conditions prevail in all the other avenues. Indeed, it is only in 3d and 2d avenues that the number of vacancies is notably large, and here it is only an average of 1 1/2-100 store to the block. If, now, we look into the matter of distribution of these vacancies, it is found that they are located mostly on the east side of 3d avenue and on the west side of 2d avenue. On the east side of 3d avenue there are 50 vacant stores; on the west side, only 24. On 2d avenue there are 40 on the west side, and 33 on the east.

This marked preponderance of vacancies on the east side of 3d avenue and the west side of 2d avenue is not accidental. It is unquestionably caused by the change which is going on in the character of the population in the streets that lie between the two longitudinal thoroughfares. The houses in most of these streets were nearly all originally flats and private dwellings. Recently the streets between 2d and 3d avenues, as also, of course, the avenues themselves have lost caste owing to the irruption of the rapidly growing tenement house population. The substantial families which formerly occupied the flats and private houses in question have left a neighborhood which has sadly deteriorated socially, and with them has gone the trade that maintained many of the vacant stores in the avenues. The flats and private houses, converted into tenements and cheap boarding houses, undoubtedly, despite many vacancies, contain as large a population as before, but its purchasing power is immensely smaller. Ultimately the relatively smaller buying capacity of the new tenement house population will be compensated for by a relatively greater density. Thus, the vacant stores in 2d avenue have recently been decreasing in number, and the process of absorption is said by East Side agents to be very marked. The underground trolley is serving to facilitate the absorption by promoting the growth of the tenement house population above 59th street. On the other hand, the vacancies in 3d avenue have been growing more numerous. Third avenue has not only suffered from the removal of the substantial tenants in the side streets on the east, but since the opening of the Lexington avenue cable in 1895, it has also lost the surface trade of the population to the west.

Third avenue is now in the unfortunate position of constituting the border between two residential districts of differing character, and property in a transition stage is always less immediately profitable than property whose nature is fixed and definite, although its speculative value may be greater than ever. Naturally, as 2d avenue lies first in the path of the advancing tenement house population, the improvement in the demand for store property resulting from a growing density of the population will benefit that avenue before it benefits the more westerly thoroughfare.

**COPIES WANTED.**

We will pay a liberal price for copies Nos. 253, 618, 619, and 930, of the "Record and Guide," also Index to Vol. 41, delivered at our office in good condition.

**DO FLATS PAY?—A NEGATIVE VIEW.**

In the issue of the Record and Guide of Nov. 5th the query "Does Flat House Property Pay?" would seem (according to your figures) to be solved beyond a peradventure, and the hitherto despised flats are thus proven such a veritable bonanza, notwithstanding the present supply of 11.6 per cent, beyond the demand, that the inexperienced investor will naturally be tempted to exclaim "Go to, let us borrow money and build more flat-houses," which (although having 11.6 per cent. of vacancies the year round), will still net us from 13.06 to 17.38 per cent. per annum on our equities.

The danger lies in the fact that these figures look so very fair; but are they what they seem? Let us see.

You say "in the foregoing computations the only element of expense which has been omitted, is that of repairs, which is a more or less variable quantity." Quite so; variable, according to the quality of the workmanship and materials used; the more cheap and flimsy, the greater, necessarily, the annual repair bill from natural wear and tear, added to which the un-natural, or accidental wear and tear must be considered. In unheated bath-rooms water will freeze, careless tenants frequently allow water to overflow and flood lower ceilings, untrained children will deface and destroy walls, etc., all of which must be made good by the owner before the new tenant will condescend to enter, or pay rent. At least 4 of the 10 suites in each house must be done over each year, averaging \$25 each; total, \$100.

Plumbers' bills will run from \$5 to \$10 per month, averaging \$90 per annum.

Then there is the necessary carpenter, plastering, exterior painting and roofing work. Also, the window shades, hall carpets, etc., must be renewed at short intervals, averaging at least \$150 per annum.

In short, in my experience as owner of these cheap flats, our repair bills ran from \$300 to \$375 per house, per annum. Again, you fail to include gas in your expenses. The halls and janitor's rooms, which must necessarily be lighted, would average about \$40 per house per annum.

Now, let us apply these general rules to your illustrations, and let us see what the outcome will be:

|  |                   |
|--|-------------------|
| In the first instance, the purchase price is .....   | \$23,000.00       |
| Gross rental when fully occupied .....   | \$2,088.00        |
| Less 11.6 per cent. for vacancies .....  | 242.20            |
|  | <u>\$1,845.80</u> |
| Interest on mortgage of \$17,000 at 5% .....   | \$850.00          |
| Interest on mortgage of 2,700 at 5% .....  | 135.00            |
| Taxes .....  | 230.00            |
| Janitor .....  | 12.00             |
| Water .....  | 46.00             |
| Insurance .....  | 15.00             |
| Gas .....  | 40.00             |
| Total .....  | <u>\$1,436.00</u> |
| Repairs: Re-decorating .....   | \$100.00          |
| Plumbing .....   | 90.00             |
| Carpenter, painting, plastering, roofing work, shades, hall carpets, etc., averaging ..... | 150.00            |
|  | <u>340.00</u>     |
|  | <u>\$1,776.00</u> |
|  | \$69.80           |

This gives a net income of 2.11 per cent. on \$3,300 equity. In the second case, let us allow nothing whatever for loss by vacancies, and we have the following results:

|  |                 |
|--|-----------------|
| Price .....  | \$20,000.00     |
| Gross rental when fully occupied .....                                   | \$1,836.00      |
| To yearly list of fixed charges .....                                    | \$1,140.00      |
| Add for gas .....  | 40.00           |
| Add for repairs .....  | 340.00          |
|  | <u>1,520.00</u> |
| Total .....  | <u>\$316.00</u> |
| Which would be 6.32% on \$5,000 equity, with no allowance for vacancies. |                 |

The third instance is such a "favorable example" that it is practically a non-such; any person who desires to sell a gross yearly rental of \$3,576.00 for \$30,000.00 ought to secure a prompt purchaser. Perhaps, however, the buyer might have a like experience with myself, who viewed with a covetous eye a line of leases aggregating over \$40,000 on a "flat" property, valued at \$400,000, but, alas, when these leases expired ye lessees demanded from 2 to 3 months' deduction (as before), otherwise they refused to renew. This reduced our rent roll from 15 to 20 per cent. The fact of being new and having only one flat vacant looks suspicious. However, let us put this to the same test with first case, and thus see how much should properly be deducted from your 16.81 per cent. on the equity.

|  |                   |
|--|-------------------|
| Gross income when fully occupied .....   | \$3,576.00        |
| Deduct 11.6% for vacancies .....   | 414.80            |
|  | <u>\$3,161.20</u> |
| To your list of fixed charges of .....   | \$1,481.00        |
| Add for gas .....  | 40.00             |
| Add for repairs .....  | 360.00            |
| It is too risky as a rule to have a man work only \$12 per month to run steam boiler; it is worth \$20; add for this \$8 per month ..... | 96.00             |
| The taxes instead of \$212, will probably be raised to \$300; add for this .....   | 88.00             |
|  | <u>\$2,065.00</u> |

This gives net income of 10.96% on \$10,000 equity .....

Now, we must bear in mind the fact that these percentages of profits are on the equities, which necessarily render the owner's holdings much more precarious than if he were independent of the money lender, but also entail a periodical expense which we have not hitherto taken into account. The mortgage falls due, perhaps, at a critical financial period; then he must pay a bonus to some middle-man either to extend the existing mortgage, or obtain a new loan, the amount of bonus being in exact ratio to

the difficulties of the situation. If he cannot pay this bonus, the hapless owner is compelled to add this wail to the plaintive chorus:

The mortgage was "foreclosed."  
I was financially naked, and he took me in.  
My cherished equity has vanished.

My object in writing this is to modify the roseate conclusions of your article, artificially so because of your failure to give all the phases of the "flat" question due consideration, and thus demonstrating my claim that even when you select "admittedly favorable examples" the ordinary inside lot 25 feet front flats will not as a rule pay over 4 per cent. on the investment (your article and Dr. Madison Peters' to the contrary, notwithstanding); and why builders continue the foolish practice of building rows of 25-foot flats with a 2½-foot jog on each side for light, with a narrow public hall through the centre, flanked on each side by narrow rooms, thus giving the appearance of three bowling alleys, through the centre of the building, these rooms lighted by a central (boxed in) light shaft, instead of making them from 37.6 to even 50 feet wide, thus giving more, and better-shaped rooms with private halls, and abolishing the ancient practice of opening a living-room on a (boxed in) light shaft, thus by improved conditions obtaining a much better return on investment, is a conundrum that "no fellow can find out."

HUGH LAMB.

NEEDS OF THE CITY

The following brief review of the recent meeting of the Architectural League has been kindly furnished to us by Mr. Horace Moran, who arranged the course of discussion:

The Architectural League of New York held its second regular monthly meeting of the season on Tuesday evening, November 1, at the League rooms. Mr. Bruce Price, President, in the chair.

This was one of a number of subscription dinners to be held during the winter, and was participated in by members of the American Society of Civil Engineers and the Engineers' Club.

The embellishing of the water fronts of New York and their use as places of recreation was the topic discussed. A number of schemes for structures to be erected over the docks and marginal streets for use as pleasure grounds were both favored and opposed with much earnestness.

Mr. G. S. Morrison, the distinguished bridge engineer, opposed any attempt to evolve a general scheme for improving the docks and their approaches, contending that our Anglo-Saxon character forbade any such overwhelming meeting of problems for the solution of which there is now no crying need.

Mr. O. S. Greene, Jr., ex-chief engineer of city docks, told of the great improvements of our system of docks made during the last three decades and seemed to feel that the question of embellishment should be approached only after careful consideration of the growing requirements of our import trade.

Maj. Hollis Wells, 1st Engineers, U. S. Volunteers, deplored the unsightly appearance of our docks, but confessed the difficulty of undertaking to beautify them.

Prof. Wm. H. Burr, of Columbia University, who was consulted by the city when the Harlem River Speedway was in course of construction, described that important work. Professor Burr anticipated that much would be done to develop the already beautiful water front of the upper part of Manhattan.

Captain Taylor, of the U. S. S. "Indiana," received a warm greeting when he rose to tell of the views of "a plain sea-faring man" upon the subject of the evening.

Messrs. Julius Harder, E. B. Tilton, F. Wellington Ruckstuhl, H. K. Bush-Brown, and Alex. Rice McKim, all of whom are members of the League, were among the speakers. Mr. McKim criticised the present system of sewers, which empty into the rivers, both east and west of the city, and described a system by which all the waste could be carried out to sea.

The whole question being one of such magnitude, in the short space of one evening, even with the assistance of the learned guests present, little more than a general survey of it was attempted, but the great possibilities of the future of our interesting water front were brought to light, as were also the inevitable union of the engineer and the architect in the great problems involved.

APPRAISEMENTS IN CONDEMNATION PROCEEDINGS.

Near the close of the year 1898, the public obtains through the columns of "The City Record," the report of the Law Department for the year 1897. For many months, information regarding the standing of municipal litigation on January 1st last, has lain hidden in the types of the public printer until nearly all its value has been lost, because, although printing did not go on, the proceedings in the courts did and changed entirely the status of the several suits in which the city was engaged. This report contains among other things a summarized statement of the condition of the hundreds of condemnation proceedings in the office of the Corporation Counsel at the close of the year, which, if made public as soon as prepared, presuming that that was done within a reasonable time from the date of the report, might have been of great service to the many interested property-owners. These proceedings have now reached new stages and the statements affecting them in the report are, therefore, practically valueless.

Among the little that can be reproduced, with a fair possibility that it will be useful, is a table showing the school sites acquired in 1897 and including, in every instance where such sites were acquired by condemnation, the appraisements of the owners and of the city, and the amounts of the awards. It is in these figures that the value of the table is found and they make it worth publishing for future reference. As the report of the Department says regarding the acquisition of school-house sites, the statements and tabulations show in detail the extent and importance of this branch of the Department's work, which, it may

be remarked, is in charge of Mr. Charles D. Olendorf, as well as the skill, fidelity and success with which it has been conducted. This statement is supported by the remarks suggested by the tabulations and made below. In 1897, 44 separate and distinct school sites were acquired, 36 by condemnation proceedings and 8 by purchase. The sums awarded in the 36 condemnation proceedings amounted to \$2,396,966; the sums paid for the 8 sites acquired by purchase amounted to a total of \$354,000, making a total of \$2,750,966 to be expended in sites for school houses for the year. The tabulation of the proceedings given in the report is the following:

TABLE RELATING TO SCHOOL SITES ACQUIRED THROUGH CONDEMNATION PROCEEDINGS IN THE YEAR 1897.

| Location.   | Area.    | Valuation.  |             | Awards.     |
|---|----------|-------------|-------------|-------------|
|   |          | Claimant's. | City's.     |             |
| 1. Hester, Orchard & Ludlow sts   | 11 lots. | \$382,643   | \$233,670   | \$2,8103    |
| 2. Mott, bet B'yard & Canal sts   | 1 lot.   | 35,000      | 21,141      | 24,500      |
| 3. No. 189 Broome st.   | 1 lot.   | 18,000      | 13,625      | 14,100      |
| 4. No. 42 Greenwich av.   | 1 lot.   | 38,000      | 17,831      | 22,000      |
| 5. {Block bounded by 129th & }<br>130th sts, Bou'vrd & Am-<br>sterdam avs (interior pl.)  | 25 x 100 | 9,000       | 3,860       | 5,250       |
| 6. 82d st., bet. Avs A and B....  | 2 lots.  | 19,750      | 12,000      | 15,500      |
| 7. Sheriff and Willet sts.....  | 2 lots.  | 45,700      | 37,000      | 37,530      |
| 8. No. 75 Lewis st.....   | 1 lot.   | 18,100      | 13,500      | 14,000      |
| 9. 77th and 78th sts., and Av. A  | 10 lots. | 93,800      | 67,925      | 72,000      |
| 10. 128 30th st., bet. 6th-7th avs.   | 1 lot.   | 27,000      | 13,082      | 17,008      |
| 11. N.w. cor. Rivington & Suffolk   | 8 lots.  | 228,657     | 175,000     | 197,738     |
| 12. No. 114 Hester st.....  | 1 lot.   | 35,000      | 18,450      | 21,500      |
| 13. 214 76th st., bet. 2d & 3d avs.   | 1 lot.   | 23,769      | 18,000      | 20,250      |
| 14. 123 54th st., bet. 6th & 7th avs  | 1 lot.   | 40,000      | 31,000      | 33,000      |
| 15. 119th-120th sts., bet. 1st-2d avs   | 15 lots. | 208,765     | 139,533     | 154,371     |
| 16. 111th-112th sts., bet. 5th-Lenox  | 12 lots. | 203,000     | 104,775     | 115,000     |
| 17. 103d-104th sts., bet. Mad. & 5th  | 12 lots. | 147,150     | 107,200     | 114,375     |
| 18. Market and Monroe sts.....  | 12 lots. | 251,893     | 184,875     | 201,000     |
| 19. 28th st., bet. 2d and 3d avs.   | 1 lot.   | 25,436      | 17,727      | 18,500      |
| 20. 126th st., bet. 2d and 3d avs.  | 8 lots.  | 143,270     | 100,960     | 115,400     |
| 21. 133d-134th sts., bet. 7th-8th avs   | 13 lots. | 140,100     | 103,500     | 112,550     |
| 22. Columbie st., bet. Monroe and Jackson avs. ....                                       | 10 lots. | 20,800      | 14,700      | 16,500      |
| 23. 20th st., bet. 2d and 3d avs..  | 1 lot.   | 12,250      | 9,165       | 9,165       |
| 24. 93d st., bet. Amsterdam av. and the Boulevard .....                                   | 4 lots.  | 86,980      | 58,200      | 52,257      |
| 25. Hubert and Collier sts.....   | 9 lots.  | 264,417     | 130,883     | 147,000     |
| 26. {Block bounded by Ganse-<br>voort, Hudson, Horatio & }<br>W 4th sts. (interior plot.) | 25 x 50  | 16,022      | 9,992       | 13,000      |
| 27. Attorney, bet. Rivington and Stanton sts.....   | 7 lots.  | 170,393     | 123,400     | 144,550     |
| 28. Audubon av. and 168th st....  | 13 lots. | 54,975      | 49,925      | 52,750      |
| 29. 104th-105th sts., bet. 1st-2d avs   | 14 lots. | 112,325     | 89,390      | 96,933      |
| 30. 108th-109th sts., bet. 1st-2d avs   | 9 lots.  | 86,750      | 73,125      | 78,256      |
| 31. 156th st., bet. Amsterdam av and Kingsbridge .....                                    | 3 lots.  | 26,660      | 22,106      | 23,350      |
| 32. 163d st., Grant and Morris avs  | 9 lots.  | 28,845      | 22,774      | 23,550      |
| 33. 99th-100th sts., bet. 1st-2d avs  | 12 lots. | 93,000      | 66,000      | 72,000      |
| 34. 104th st., bet. Columbus and Amsterdam avs.....                                       | 2 lots.  | 35,000      | 27,500      | 29,700      |
| 35. 157th st., bet. Courtlandt and Melrose avs. ....                                      | 25 x 48  | 11,500      | 4,146       | 5,750       |
| 36. 117th, bet. St. Nicholas-8th avs  | 1 lot.   | 11,000      | 8,000       | 8,500       |
| Total .....   |          | \$3,164,850 | \$2,163,990 | \$2,396,966 |
| Claimants' .....  |          | \$3,164,850 |             | \$2,396,966 |
| City .....  |          |             | 2,163,990   |             |
| Difference .....  |          | \$1,000,860 |             | \$233,976   |

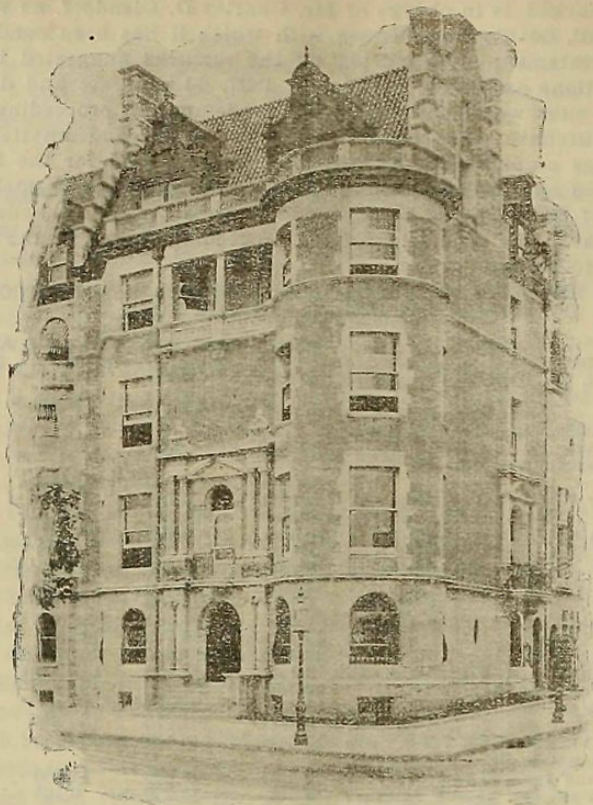
Difference \$1,000,860 Difference \$767,884 Difference \$233,976

TABLE OF SCHOOL SITES ACQUIRED BY PURCHASE DURING 1897.

| Location.   | Purchase price paid. |
|---|----------------------|
| 1. No. 357 West 18th street .....                               | \$1,000              |
| 2. No. 235 East 37th street.....                                | 15,000               |
| 3. Wakefield (Lots Nos. 242, 243, 244) .....                    | 4,000                |
| 4. Two lots on south side of 45th street, west of 10th avenue.. | 16,000               |
| 5. Nos. 215 and 217 East 21st street .....                      | 40,000               |
| 6. Plot 10 lots, 108th & 109th sts., bet. Amsterdam & Boulevard | 150,000              |
| 7. Plot 10 lots, s. s. 89th st., bet. Columbus & Amsterdam avs. | 109,000              |
| 8. 16 lots, Van Nest Park, proposed Amethyst av. & Vinton st    | 9,000                |
| Total .....   | \$354,000            |

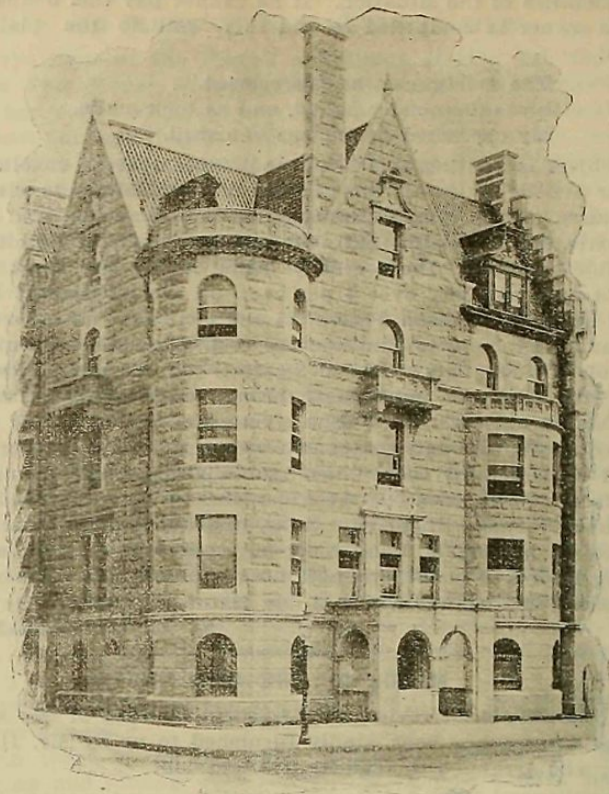
It appears then that, for the 36 sites acquired by condemnation, the several commissions awarded \$767,884 less than the total claimed by the owners, and \$233,976 more than the aggregate amount at which the several properties taken were valued by the city. That is to say, the property owners' valuations were 32% more than the awards, and the awards 9.7% more than the city's valuers appraised the properties at. If reference is had to the Record and Guide of November 21, 1896, it will be found on page 748, that between September 12th, 1895, and November 17, 1896, the city acquired 21 school sites, for which \$1,460,195 was awarded, and that the 21 sites were valued at \$1,803,191 for the owners and at \$1,315,300 for the city. The property-owners' valuations were 23.5% more than the awards, and the awards 9.9% more than the city's valuations. It may be merely a coincidence, but it may also result from similarity of causes, that the awards in the two tables, so nearly approximate in proportions to the city's valuations. If it could be assumed, and the presumption lies that way, that the results were worked out by the Commissions on scientific principles, it would follow that the values presented by the city's appraisers were the true values, and the excess in the awards represented the solatium bestowed upon the owner of the property, because of the fact that he was an unwilling seller. Elsewhere it is an admitted principle that the owner shall receive compensation for the arbitrary way in which his property is taken for public uses, in England this is placed at 10% upon the determined valuation, and, while not openly accepted here, the principal doubtless influences the final findings of the commissions of estimate. These deductions are supported by the fact that a separate commission sits on each case and the results given above are obtained from the rulings of as many commissions as there were cases.

Bind your copies of the "Record and Guide." They are invaluable for search and reference. We will either bind your copies in ½ sheep for \$1.75 a volume, or in ½ morocco for \$2.00 a volume, or supply you with handy binders, which you can use yourself, for \$1.00, postage nineteen cents. "Record and Guide" office, 14 and 16 Vesey street.



RESIDENCE, NORTHEAST CORNER RIVERSIDE  
DRIVE AND 80TH STREET.

Clarence True, Architect.



RESIDENCE, SOUTHEAST CORNER RIVERSIDE  
DRIVE AND 81ST ST.

Clarence True, Architect.

### THE MUNICIPAL ASSEMBLY.

Below is a summary of the business directly affecting interests of real estate owners in the boroughs of Manhattan, The Bronx and Brooklyn, which came before the Municipal Assembly at the meetings on Tuesday last:

#### COUNCIL—MANHATTAN AND THE BRONX.

Fordham rd across Harlem River Ship Canal and in 209th and Isham st.; laying water mains; referred to Committee on Water Supply.

65th st, from 3d to Lexington av; paving with asphalt; referred to Committee on Streets and Highways.

155th st viaduct; painting and cleaning; work ordered.

Clay and Teller avs, from 169th to 170th st;

170th st, from Teller and Findlay av to Clay and 171st st;

Kingsbridge av, from Terrace View av to Wicker pl;

Marcher av, bet 168th and 169th sts;

Von Corlear pl, from Kingsbridge rd to point 164.93 n and w from Jacobus pl;

Webster av, bet 233d and road connecting station of N Y & H R R with Webster av.

Jacobus pl, from Terrace View av to Van Corlear pl; and

Edgecombe road, bet 155th and 159th sts; changes of grade; work ordered.

Prince st, from Wooster st to West Broadway, and Wooster st, from Prince, 200 feet south; repaving with asphalt; work ordered.

144th st, extending 200 e and opening Hamilton terrace, from 141st st 779.6 n; work ordered.

#### COUNCIL—BROOKLYN.

Sackett st, bet Nos. 648-658; fencing vacant lots; referred to Committee on Public Health.

19th st, Nos. 473, 475;

Kosciusko st, Nos. 615, 617;

Harmon st, No. 372; and

Putnam av, No. 1182; fencing vacant lots; work ordered.

Degraw st, bet Nostrand av and New York av; change of grade; work ordered.

#### BOARD OF ALDERMEN—MANHATTAN AND THE BRONX.

Broome st, bet Clark and Hudson; repaving with asphalt; work ordered.

183d st, from 11th av to Kingsbridge rd; laying water mains, referred to Board of Public Improvements.

Gun Hill rd, from Decatur to Bronx River;

Crotona Park North, bet Arthur av and Crotona Park;

Audubon av, bet 166th and 168th st; and

Edgecombe av, bet 155th st and Amsterdam av; laying water mains; work ordered.

Lafontaine av, from 179th st to Quarry road;

139th, 140th sts, bet St Ann's and Trinity avs; laying water mains; referred to Committee on Water Supply.

Clay and Teller avs, from 169th to 170th sts; and

170th st, from Teller and Findlay avs to Clay av and 171st st; changes of grade; referred to Committee on Streets and Highways.

90th to 91st st, Avenue A to East River; fencing vacant lots; referred to Committee on Public Health.

#### BOARD OF ALDERMEN—BROOKLYN.

De Kalb av, Nos. 1469-1473 and 844-850;

4th av, Nos 969, 971;

Metropolitan av, Nos 573, 575;

Atlantic av, n e cor Buffalo av;

Linden st, Nos 361-365; and

Pacific st, bet Nos 1009-1025 and 998-1014; fencing vacant lots; referred to Committee on Public Health.

3d av and 18th st, bet the College Point's stand-pipe and 5th av;

4th av, bet Whitestone stand-pipe and 18th st;

Whitestone av, bet Bayside av and Higgins lane;

Avenue U, from New Utrecht pumping station to 25th av and in 25th and 4th avs;

52d st, bet 8th and 9th avs;

88th st, bet 5th and Fort Hamilton avs;

21st av, bet 84th and 86th sts;

3d av, bet 60th and 61st sts;

81st st, bet 2d and 3d avs;

Bay 22d st, bet Cropsey av and 86th st;

Park pl, bet Albany and Troy avs;

18th av, bet 63d and 67th sts;

93d st, bet 3d and 4th avs;

23d av, bet Bath av and 86th st;

88th st, bet Fort Hamilton rd and 7th av;

40th st, bet 6th and 7th avs;

18th av, bet 50th and 57th sts;

51st st, bet 7th and 8th avs;

53d st, bet 5th and 6th avs;

3d av, bet 73d and 74th sts;

44th st, bet 2d and 3d avs;

7th av, bet 86th and 92d sts;

3d av, bet 60th and 65th sts, and 65th st, bet 1st and 3d avs;

37th st, bet 4th and 5th avs;

Bay 28th and 29th sts, bet Bath av and 86th st;

23d av, bet 82d st and Stillwell av;

79th st, bet 22d and 23d avs;

80th st, bet 22d and 23d avs, to Stillwell av;

81st st; bet 22d and 24th avs;

85th st, bet 11th and 12th avs;

12th av, bet 83d and 86th sts;

Prospect av, bet 9th and 10th avs;

Avenue L and East 8th st;

Douglass and Degraw sts, bet Nostrand and New York avs;

73d st, bet 2d and 3d avs;

Avenue U, bet Ocean and Coney Island avs;

Newton st, bet Manhattan and Graham avs;

51st st, bet 3d and 4th avs;

Newton st, bet Graham av and Engert st;

Degraw st, bet Buffalo and Ralph avs;

65th st, bet 7th and 8th avs;

President st, bet Brooklyn and Kingston avs;

60th st, bet 8th and 10th avs;

60th st, bet 3d and 4th avs;

18th av, bet 64th and 67th sts;

71st st, bet 17th and 18th avs;

Hampton pl, bet Park av and Sterling pl;

67th st, bet 17th and 18th avs;

66th st, bet New Utrecht av and 14th st;  
 15th av, bet Bath and Cropsey avs;  
 Throop av, bet Halsey and McDonough sts;  
 3d av, bet 82d and 83d sts;  
 In 83d st, bet 2d and 3d avs; laying water mains; referred to  
 Committee on Water Supply.  
 St. Mark's av, No. 993;  
 Sterling pl, n s, bet Underhill av and Washington av; and,  
 Adelpia st, No. 232; fencing vacant lots; referred to the Pres-  
 ident of the Borough of Brooklyn to be submitted to the Local  
 Board of Improvements.

## Notice to Property Owners.

### ASSESSMENTS COMPLETED.

Assessments for the following have been completed and de-  
 posited in the office of the Board of Assessors for examination.  
 Verified objections must be presented to the Secretary at No. 320  
 Broadway, on or before December 16.

#### Sewers:

145th st, bet Harlem River and 8th av, with branch in 7th av,  
 e s, bet 141st and 145th st, and alterations in 8th av, bet 143d  
 and 145th sts, and connections in Lenox av, 143d, 144th and 145th  
 sts.

173d st, from 3d to Fulton av.

Sheridan av, from 161st st to 158th st.

Bathgate av, from 187th to 188th st.

Briggs av, bet 198th and 200th sts.

Pond pl, from sewer in 198th st to 197th st.

#### Receiving basins:

Melrose av, n e cor 163d st.

Hoffman st, n e and n w cors of Kingsbridge rd.

#### Regulating, Grading, etc.:

168th st, bet. Boston rd. and Franklin av.

Vanderbilt av., east, from ward line to 177th st.

Featherbed lane, from Jerome av. to Aqueduct av.

Hall pl, from 165th st. to Intervale av.

179th st, from N Y & H R R to Valentine av.

Areas of assessment for 145th st: Both sides of Lenox av, from  
 129th st to 145th st; w s of Lenox av, commencing 100 s of 127th  
 st to 129th st; e s of 7th av, from 132d to 133d st; e s of 7th av,  
 extending 100 n of 134th st; both sides of, following 7th av, from  
 137th to 145th st; of 8th av, from 133d to 145th st; of St. Nicho-  
 las av, from 133d to 162d st; w s of St Nicholas av, from 131st  
 to 133d st; both sides of Edgecombe av, from 136th to 162d st;  
 both sides of, following Bradhurst av, from 142d to 145th st; of  
 Hamilton terrace, from 141st to 144th st; e s of St. Nicholas ter-  
 race, from 135th st to Convent av; w s of St Nicholas terrace,  
 from 137th st to Convent av; both sides of Convent av, from  
 139th st to junction with St Nicholas av; e s of Amsterdam av,  
 from 138th st to 152d st; both sides of Jumel terrace, from 160th  
 st to 162d st; both sides of, following 127th st, extending about  
 275 w of Lenox av; of 128th st, extending 365 w of Lenox av; of  
 129th, 130th, 131st, 132d, 133d, 134th, 135th, 136th, 137th,  
 138th, 139th, 140th, 141st, 142d, 143d, 144th and 145th sts, from  
 Lenox av to 7th av; of 142d st, extending 310 e of Lenox av; n s  
 of 133d st, from St Nicholas av, extending 315 e of 8th av; both  
 sides of 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st,  
 142d, 143d, 144th and 145th sts, from St. Nicholas to 7th avs; n s  
 of 139th st and both sides of, following 140th, 141st, 142d, 143d,  
 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st and 152d sts,  
 from Amsterdam to St. Nicholas av; of 141st, 145th and 150th  
 sts, from St. Nicholas to Edgecombe av; of 153d st, extending  
 250 of St. Nicholas av; of 154th st, extending 165 w of St. Nicho-  
 las av; of 155th st, from Amsterdam av to St Nicholas av; s s  
 of 156th st, from Amsterdam av to St Nicholas av, and s s of  
 162d st, from St Nicholas av to Edgecombe road, and both sides  
 of 151st, 152d, 153d, 154th, 155th sts, from St Nicholas av to St  
 Nicholas terrace.

For 173d st: Both sides of, following 173d st, from 3d av to  
 Fulton av, and of Fulton av, from 172d to 174th sts.

For 161st st: Both sides of, following Sheridan av, from 158th st  
 to 165th st, and of 159th st, from Mott av to Sheridan av.

For Bathgate av: Both sides of Bathgate av, from 187th to  
 188th st.

For Briggs av: Both sides of Briggs av, from 198th st to 200th  
 st, and of 199th st, from Briggs av to Valentine av.

For Pond pl: Both sides, from 197th to 198th st.

For Melrose av: E s of Melrose av, from 163d st to Brook av,  
 and n s of 163d st, extending 309 e of Melrose av.

For Hoffman st: Both sides of Hoffman st, extending 330 e of  
 Kingsbridge rd and e s of Kingsbridge rd, from Arthur av to  
 Lorillard pl.

For 168th st: Featherbed lane, 179th st, Vanderbilt av, East,  
 and Hall pl, both sides of streets named within limits stated, and  
 half block on intersecting streets.

### ACQUIRING TITLE FOR STREET OPENINGS.

163d st, from Concourse to Morris av.

163d st, from Ogden to Bremer av. Bills of cost will be pre-  
 sented to the Supreme Court for taxation. November 23 and 25,  
 respectively.

### ACQUIRING TITLE FOR FIRE DEPARTMENT.

77th st, n s, 125 feet w of Amsterdam av, 50x102.2. Applica-  
 tion will be made to the Supreme Court November 25 for the ap-  
 pointment of Commissioners of Estimate.

### HEARINGS FOR THE COMING WEEK.

At No. 2 Tryon Row, when not otherwise stated.

Monday, November 21:

Riverside Park, No. 2 Wall st, at 11 a. m.

St. Nicholas Park, No. 29 Broadway, 2 p. m.

Tuesday, November 22:

11th Ward Park, 2 p. m.

East River Bridge, No. 120 Broadway, 11 a. m.

Wednesday, November 23:

3d av Bridge, 2 p. m.

Division st Park, 11 a. m.

Friday, November 25:

St. Nicholas Park, No. 29 Broadway, 11 a. m.

Riverside Park, No. 2 Wall st, 2 p. m.

15th and 16th sts, bet Livingston pl and 1st av, high-school  
 site, 2 p. m.

At Nos. 90 and 92 West Broadway—Street Openings.

Monday, November 21:

Depot st, 10 a. m.

Aqueduct av, 10 a. m.

Burnside av, 11 a. m.

162d st, Concourse to Sheridan, and Sheridan to Morris avs,  
 11 a. m.

178th st, Preston to Ryer av, 11.30 a. m.

Grand Boulevard Approaches, 2.30 p. m.

Martha av, 4 p. m.

3d av Widening, 4.15 p. m.

Court House Site, 3 p. m.

Public Place at Courtlandt av, 3 p. m.

Vanderbilt av West, 1 p. m.

Rogers pl, 3 p. m.

Sherman av, 4 p. m.

Daly av, 10 a. m.

Tuesday, November 22:

Fordham road, Harlem River to Jerome av, 2 p. m.

Grant av, 2 p. m.

Cromwell av, 150th st to Jerome av, 10 a. m.

167th st, Anderson av to Marcher av, 11 a. m.

178th st, Southern Boulevard to Boston road, 11 a. m.

Briggs av, 2 p. m.

164th st, Jerome to Sheridan av, 3 p. m.

Clifford pl, 3 p. m.

Public pl, at 149th st, 3 p. m.

Park, at 76th st, 11 a. m.

Wednesday, November 23:

170th st, Aqueduct to Jerome av, 10 a. m.

Public pl at Elton av, 10 a. m.

Rose st, 11 a. m.

Station pl, 11 a. m.

Walton av, 167th st to Tremont av, 11 a. m.

Lowmede st, 12 m.

Broadway, 12 m.

Boston road, 1.30 p. m.

261st st, 2 p. m.

Clay av, Webster av to 176th st, 2 p. m.

Ogden av, 3 p. m.

Johnson av, 2 p. m.

Spuyten Duyvil road, 3 p. m.

182d st, Arthur av to Boston road, 4 p. m.

Ryer av, Burnside av to 187th st, 4 p. m.

Townsend av, 4 p. m.

Mott av, 4 p. m.

Friday, November 25:

175th st, Concourse to Jerome av, 10.30 a. m.

Walton av, 138th to 150th st, 4 p. m.

165th st, 3d to Washington av, 3 p. m.

Manida st, 11 a. m.

### TRADE NOTES.

#### WINDOW CLEANING.

The Great International Window Cleaning Co. is one of the  
 most useful and busy concerns in town. Their list of customers  
 include such builders as Norcross Bros., D. C. Weeks & Son, T.  
 J. Duffy, J. C. Hoe's Sons, John H. Whitemack, Mason & Co.,  
 List & Lennon, J. A. Zimmermann and P. Herman's Son, for  
 whom they cleaned, besides many others, such structures as the  
 Sloane Maternity Hospital, Barnard College, Skin and Cancer  
 Hospital, 32-35 5th Avenue and the southeast corner of Canal  
 street and West Broadway. The company's list of commercial  
 customers is a long one, embracing leading establishments like  
 the Waldorf-Astoria Hotel, St. Luke's Hospital, Grand Central  
 Station, N. Y. Telephone Co. and Postal Telegraph Co., where  
 they keep, nearly every day, a staff of men employed. Mr. C. H.  
 Zimmermann is the manager of the Great International Window  
 Cleaning Co., which he has brought to the front by honest and  
 regular work. Their offices are at No. 196 Second avenue. Tele-  
 phone 1415-18th street.

## LEADERS IN THEIR LINE.

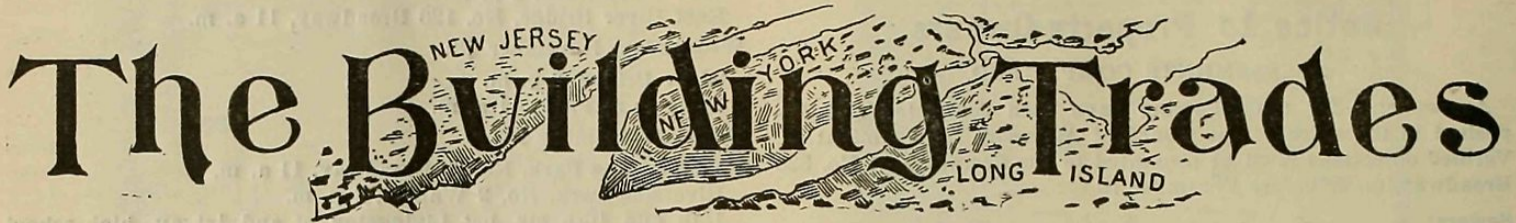
It certainly speaks well nowadays for any firm, long established and reliable though it be, to secure and execute almost simultaneously contracts for such important work as Machwirth & Smith, of No. 149 East 26th street, now have in hand. The list includes contracts for roofing, cornices, copper work and skylights for five such important structures as the Museum of Art addition, for Contractors Cullen & Dwyer; Botanical Museum at Bronx Park, for the John H. Parker Co., contractors; Hall of the Board of Education, Park avenue and 59th street, and south-east wing of the Museum of Natural History, Manhattan Square,

both for Contractors T. Cockerill & Son, and Public School at Beaumont and Cambreling avenues, for Contractor J. J. Loonie. It goes without saying, that Machwirth & Smith's facilities are of the very best. Their telephone call is 1731 18th.

## CYPRESS TRIM.

The growing demand for cypress for house trim was noted in our article last week entitled "Builders' Woods." Murray & Hill, 617 to 621 West 130th street, who manufacture doors, sashes, blinds and house trim, were among the first dealers to recommend "Cypress" to builders, and many of their customers have been gratified with the results following its use.

# The Building Trades



## MATERIAL MARKET.

**BRICK.**—Arrivals of North Rivers this week amounted to 56 barges and all were sold. The stock in quality continues to be very much mixed. Values for everything but specials were said to be a trifle easier than last week, but when sales are made of straight stock it is found that old prices prevail. Concessions are being made on inferior stock. Pales are in very good demand and short supply; \$4.00 is being offered and accepted. New Jerseys continue quiet and are selling at prices in excess of ordinary North River grades.

**LATH.**—About 2,000,000 laths were sold last week at \$1.75. The demand is excellent. There are none here and few on the way.

**LIME.**—The demand for State lime continues good from the fact that dealers are laying in their winter stock. Prices are firm at 70 cents for common and 90 cents for Jointa. There is a good quantity on the way. The demand for Rockland continues good at 65 and 75 cents. About 8 cargoes arrived this week; these are all sold and are discharging rapidly. There is a moderate supply on the way. Prices will continue firm as the shipping season draws to a close.

**CEMENT.**—Rosendale is firm at 65 and 75 cents. There is a very good demand and there is a fair amount coming to market. The scarcity of Portland has had the effect of strengthening the market for Rosendale. The demand for Portland continues very active and stock is sold in advance of arrival and there is no free stock in the market.

**NAILS.**—Trade has improved during the past week in both cut and wire nails and prices are steady. Cut nails are selling for \$1.25 for base on dock, New York, and \$1.35 for base, small lots, New York stores. Wire nails are \$1.35 f. o. b. Pittsburg for base and \$1.55 and \$1.60, small lots, New York stores.

**LEAD.**—The drop in prices has not stimulated business perceptibly, although the good weather this fall has allowed the continuance of out-door work exceptionally late this year, so that the demand keeps active and will probably continue so as long as the weather is favorable.

**PAINTS.**—Business is good for the time of year and prices have not changed from last quotations.

**GLASS.**—The demand is quite fair and the assortment of grades and sizes is well filled. Prices are unchanged at 80 for plate; 80 and 20 for French window and 80 and 10 for American window.

**OIL.**—The trade in oil last week was not so brisk as the week previous. Oil has been going up steadily for the past three months and at the latter end of October was selling at 38 and 37 for the raw product. Dealers and consumers, fearing a further rise, laid in heavy supplies, and are, consequently, not buying very extensively at present. Prices are firm at 37c. for 5 bbl. lots, and 38c. for smaller quantities. Boiled oil is at 40c. and 39c. Calcutta oil is selling at 54c. The seed market has not advanced over last week and there is little or no inquiry for future oil.

**NAVAL STORES.**—The local market in spirits of turpentine, in sympathy with the Southern market, has advanced to 37½c. for machines, at which figure one or two round lots were carried through, but trade was mostly confined to jobbing business. Later advices from Savannah sent prices up to 38c., but only a jobbing trade was done on this basis. Better buying in the local market and a firm Southern market is anticipated. The market closed firm at 37½c. for Southern, and 38c. for machines. Tar was steady with little inquiry except in small lots at retail. Prices are: \$1.80 and \$1.85 for regulars; oil barrels, \$3.70 and \$3.75. Pitch ruled slow and featureless at \$1.60 and \$1.65.

**LUMBER.**—The market is in a stronger condition this week, the improvement being more in the nature of a better feeling than in an actual advance in prices, although better prices are being received for certain kinds of stock. The demand has improved, owing to the fact that buyers are beginning to stock up for future trade in fear of a still further advance. There is some advance in white pine of upper and lower grades. Yellow pine is in good demand with prices about the same as last week. North Carolina pine is advancing. The large quantities brought into the country before the enactment of the tariff on Canadian pine have become about exhausted, and Southern stock is now in ex-

cellent demand at good figures. The spruce market is about stationary, with perhaps a tendency to advance, as the shipping season comes to a close.

**HARDWOODS.**—The demand for hardwoods has shown some improvement over last week. Cypress is still in great demand. The scarcity of stock is due to the insufficient quantity of water in the Southern rivers, notably in Mississippi and Louisiana, to float the logs. Poplar is in good demand at about \$31.00. The demand for mahogany is fair, but the supply, owing to the lack of Cuban mahogany, is light. Quartered oak is active, with a slight advance in prices. Firsts and seconds, 1-inch, are selling at about \$53.00. Plain oak shows an advance of about 10% over last summer, and prices for firsts and seconds, 1-inch, are about \$39.00 and \$40.00. Elm is in good demand and is scarce. Prices have advanced about 15% since last spring, owing to the duty of \$2.00 per 1,000 ft. imposed on Canadian elm, and the excellent condition of the trade in the West, in and around Grand Rapids, Michigan, where large quantities of elm are used in furniture. Ash is in good demand for similar reasons.

## Building News.

## APARTMENTS, FLATS AND TENEMENTS.

Riverside Drive, 76 feet south of 95th street, 7-story brick, stone and terra cotta apartment house, 50x88; cost, \$140,000; Peter Talbot, No. 828 St. Nicholas avenue, owner; John Woolley, No. 111 5th avenue, architect.

141st street, south side, 400 feet west of Alexander avenue, 5-story brick flat, 25x85.8; cost, \$25,000; John D. Hassinger, owner; W. C. Dickerson, 149th street and 3d avenue, architect (plans only).

159th street, north side, 98 feet west of Cortlandt avenue, two 4-story brick and stone flats, 35x70; Philip J. Dirksen, at site, owner; Julius Spindler, No. 2629 3d avenue, architect.

Jackson avenue, northeast corner of Cedar place, 4-story brick and stone flat, 25x82; cost, \$18,000; Mrs. Jennie E. Miller, owner; Edward Wenz, No. 1491 3d avenue, architect (plans only).

Madison avenue, southeast corner of 94th street, two 6-story brick and stone 2-family apartment houses, 50x90 and 50x85; cost, \$150,000; James H. Havens, No. 825 11th avenue, owner and builder; Neville & Bagge, No. 217 West 125th street, architects (plans only).

Topping street, northeast corner of 173d street, five 3-story frame flats, corner 21x60 and 18.6x60; cost, \$5,500; Thomas Morgan, No. 1428 Vyse avenue, owner; Charles S. Clark, No. 719 East 177th street, architect (plans only).

Wendover avenue, north side, west of Bathgate avenue, four 4-story brick flats with limestone trimmings, 25x65; cost, \$12,000 each; S. Levin, owner and builder; Samuel Sass, No. 23 Park row, architect.

3d avenue, southeast corner of Rose street, two 5-story brick apartment houses, on plot 49.4x87x49x87; Frederick W. Waue, No. 2308 8th avenue, owner.

Home street, 143 feet east of Forest avenue, three 3-story frame flats, 20x60; cost, \$5,500 each; Charles Hohl, No. 1162 Forest avenue, owner and builder; Edward Wenz, No. 1491 3d avenue, architect (plans only).

Union avenue, west side, 28 feet north of 160th street, six 3-story frame flats, 20x60; cost, \$5,500 each; Charles Hohl, No. 1162 Forest avenue, owner and builder; Edward Wenz, No. 1491 3d avenue, architect (plans only).

114th street, north side, 150 feet east of Amsterdam avenue, 6-story brick and stone flat, 50x111; cost, \$8,000; Joseph Spata, No. 43 Spring street, owner; Neville & Bagge, No. 217 West 125th street, architects.

Eagle avenue, southwest corner of Westchester, six 6-story 3 and 4-family apartment houses, 32x100; Albert Rothermel, No. 663 East 144th street, owner, architect and builder.

144th street, northwest corner of Brook avenue, two 5-story 2 and 3-family flats, 25x90; Ellen Jones, No. 711 East 144th street, owner; Albert Rothermel, No. 663 East 144th street, architect.

5th street, Nos. 533 to 539, four 6-story brick apartment houses (sketches); cost, \$70,000; Nathan Langer, No. 276 Madison street, architect.

Washington avenue, west side, 78 feet south of 175th street, 3-story frame flat, 22x66; cost, \$6,000; Paul Dannhauser, No. 2781 3d avenue, owner; Louis Falk, 146th street and 3d avenue, architect.

Hester street, Nos. 5 and 7, two 6-story and basement, brick and stone store and tenements, 50x88.6; total cost, \$46,000; Fay & Stacom, No. 233 Grand street, owners and builders; Charles Rentz, No. 153 4th avenue, architect.

#### DWELLINGS.

Bristow street, near Boston avenue, four 2-story frame dwellings, 20x50; cost, \$3,500 each; Robert F. Seiffert and Conrad Kramer, 158th street and Melrose avenue, owners and builders.

74th street, south side, 40 feet west of Park avenue, three 5-story brick and stone American basement dwellings, 20x60; J. V. Weber, No. 150 East 25th street, owner; Buchanan & Deisler, No. 11 East 59th street, architects.

Pelham, 2½-story frame colonial dwelling, 42x29; cost, \$5,000; W. D. Hadsell, owner; Fletcher & Thain, No. 42 East 23d street, architects.

#### MISCELLANEOUS.

West 23d street, near foot. The New York and Hoboken Ferry Co. contemplates starting another ferry line, with slip and ferry house near the foot of West 23d street, but Roswell Eldridge, Hoboken, N. J., Superintendent, states that they have no plans formulated as yet.

#### ALTERATIONS.

80th street, No. 13 East, new front and interior alterations to dwelling; cost, \$25,000; Simon Haas, owner; Brun & Hauser, No. 1123 Broadway, architects.

#### ESTIMATES RECEIVABLE.

By the Department of Education, No. 585 Broadway, until November 21, at 4 p. m., for heating and ventilating apparatus and electric lighting plant for Public School 169; heating and ventilating apparatus for Public School 164; excavating, grading, concreting, etc., at Public School 94, Brooklyn; and improving the sanitary condition of Public Schools 4, 17 and 18, Richmond.

By the Department of Public Charities, foot of East 26th street, until November 28, at 12 m., for sewer pipes at Randall's Island; and for erecting an idiot pavilion, a nurses' home, two new wings to the Kings County Hospital, and for alterations to the hospital.

By the Department of Sewers, No. 265 Broadway, until November 30, at 12 m., for constructing a temporary drain in Bronx Park.

#### BROOKLYN.

East 19th street and Avenue C, 2-story frame dwelling, 34x36; cost, \$5,500; Benj. Ackerson, No. 85 East Broadway, owner; Benjamin Driesler, No. 1432 Flatbush avenue, architect (plans only).

South 40th street, north side, between 12th and 13th avenues, sixty-one 2-story frame 2-family dwellings, 20x49 and 20x50; cost, \$172,000; George Crosby, No. 1140 40th street, owner and builder; H. L. Spicer, No. 326 56th street, architect.

Hancock street, between Throop and Summer avenues, thirteen 3-story stone dwellings, 20x45; cost, \$6,500 each; Wilfred Burr, No. 555 Jefferson avenue, owner and builder; Axel Hedman, Arbuckle Building, architect.

Stockton street, Nos. 140-144, rear extension, 26x36, to 3-story brick factory; cost, \$5,000; Rubison Brothers, No. 144 Stockton street, owners; M. J. Schmalheiser, No. 22 Stuyvesant avenue, architect.

Myrtle avenue, near Louis avenue, two 4-story and basement buff brick, blue stone and terra cotta flats, 68x25; cost, \$11,000 each; Th. Berlenbach, No. 838 Flushing avenue, owner and builder; Herman E. Funk, No. 1561 Broadway, architect. Owner ready for estimates.

Charles place, east side, 80 feet north of Willoughby avenue, 3-story frame flat, 20x49; cost, \$6,000; C. Hayes, No. 638 Willoughby avenue, owner; W. B. Wills, No. 17 Troutman street, architect.

Hamburger avenue, northeast corner of Eldert street, four 3-story brick flats, 25x60; total cost, \$24,000; F. Schlegel, No. 205 Schaeffer street, owner and builder; W. B. Wills, No. 17 Troutman street, architect.

Ocean avenue, near Church avenue, 2-story frame dwelling, 39x51; cost, \$6,500; James Constable, No. 192 Fulton street, owner; J. G. Glover, No. 186 Remsen street, architect.

Norman avenue, south side, 75 feet west of Leonard street, 3-story frame flat, 25x70; cost, \$6,000; Elizabeth E. Byrnes, owner; Ph. Tillion, No. 741 Manhattan avenue, architect.

#### METROPOLITAN DISTRICT.

Bay Shore, L. I.—Two 2½-story frame dwellings, 36x52 and 47x34; cost, \$5,000 each; G. B. Horton, Brooklyn, owner; Warrington G. Lawrence, No. 111 5th avenue, N. Y. City, architect; Benj. L. Raynor, Islip, L. I., general contractors.

Flushing, L. I.—One 2-story frame summer dwelling; cost \$10,000; Ralph W. Newton, No. 35 Broad street, N. Y. City, owner; Chapman, Frazer & Blinn, No. 89 State street, Boston, Mass., architects (plans only).

Freeport, L. I.—One 2½-story frame dwelling; cost \$5,000; D. B. Raynor, owner; Halliday & Son, Richmond Hill, L. I., architect.—One 2-story frame dwelling, cost, \$3,000; A. Thompson, owner.

Glen Cove, L. I.—One 2½-story frame club-house, 65x36; the

Nassau County Golf Club, owner; Woodruff Leeming, No. 111 5th avenue, N. Y. City, architect.

Massapequa, L. I.—One 2-story frame dwelling, 33x34; cost, \$4,000; Louis Prahar, owner; W. C. Halliday & Son, Richmond Hill, L. I., architects.

New Rochelle, N. Y.—Pelham road, alteration and addition to 2½-story frame dwelling; Martin J. Keogh, No. 5 Beekman street, N. Y. City, owner; Stockton B. Colt, No. 287 4th avenue, N. Y. City, architect.

Pelham Heights, N. Y.—Loring avenue, 2½-story frame colonial dwelling, 42x30; W. D. Hadsell, No. 310 6th avenue, N. Y. City, owner; A. G. C. Fletcher, No. 42 East 23d street, N. Y. City, architect.

Port Richmond, S. I.—Richmond terrace, 3-story brick drying-room, 40x120; cost, \$7,000; National Lead Co., owner; James Whitford, architect.

South Hampton, L. I.—Charles Steele, No. 40 Wall street, N. Y. City, has recently acquired a plot of about 9 acres here which he will probably improve by the erection of a dwelling. Has not decided when he will build and no architect has been selected.

Stapleton, S. I.—Bay street, 3-story brick flat and store, 22x45; cost, \$4,500; John Cohen, owner; Paul Kuhne, architect.

#### NEW JERSEY.

Belmar.—One 2-story frame summer dwelling, 28x35; cost, \$3,000; Edgar M. Quinby, No. 66 Broad street, N. Y. City, owner; Frank T. Lent, No. 926 Tremont Building, Boston, Mass, architect.

Belleville.—Three 2½-story frame dwellings, 31x32; cost, \$4,000 each; Gustav Meyers, owner; A. Peter, No. 215 Ferry street, Newark, N. J., architect.

Clifton.—One 2½-story frame dwelling; cost, \$4,000; Augustus Stolz, Paterson, N. J., owner.

Elizabeth.—Clinton place, two 2-story frame dwellings, 26x37; cost, \$2,800 each; Mrs. E. B. Hazard, owner; private plans.—Westfield avenue, 2½-story frame dwelling; cost, \$5,000; Michael Byrnes, owner; J. A. Oakley & Son, architects.

Hoboken.—8th and Clinton streets, 3-story brick, stone and iron wholesale bakery, 100x100; cost, \$30,000; John Schmalz & Sons, owners; August M. Basske, St. Louis, Mo., architect.

Jersey City.—Ocean avenue, near Bay View avenue, two 3-story frame flats, 22x45; cost, \$5,000 each; Benj. Gorlin, owner and builder; John A. Resch, architect.—Tonnele and West Newark avenue, 3-story frame flat, 28x56; cost, \$6,500; R. P. Smith, architect.

Montclair.—Park street, two 2½-story frame dwellings; Theo. R. Carter, owner; Benson & Brockway and A. T. Taylor, No. 55 Broadway, N. Y. City, architects.

Newark.—19th street, near South Orange avenue, six 2½-story frame dwellings, 18x38; cost, \$2,200 each; James E. Adams, No. 57 Linden avenue, Bloomfield, N. J., owner; A. W. Stokes, architect.—Hunterdon street, No. 298, 3-story and basement frame dwelling, cost, \$3,000; Joseph Mundweiler, owner; Wm. Moll, Irvington, N. J., architect.—Jellif avenue, five 3-story frame flats; total cost, \$20,000; William Zimmerman, owner; L. A. Virtue, architect.—18th street, No. 773 East, 2-story brick dwelling; cost, \$4,500; Alice E. Johnson, owner; Henry Baechlin, architect.—18th street and 19th avenue, 3-story frame flat, 22x48; cost, \$4,000; Frederick Harber, owner; A. Peter, architect.—Green and Columbia streets, 6-story brick factory, 100x100; Enos Richardson & Co., No. 23 Maiden lane, N. Y. City, owners; Constable Brothers, No. 22 East 16th street, N. Y. City, architects.

New Orange.—Six 2½-story frame dwellings; cost, \$2,500 to \$3,000; Interstate Construction Co., No. 31 Broadway, N. Y. City, owner; private plans.

North Plainfield.—W. & G. Audsley, No. 11 Broadway, N. Y. City, will prepare plans for a small chapel to be erected here.

Passaic.—First street, 3-story brick apartment house; cost, \$6,500; Michael Jarmolovicz, owner; Hyman Rosensohn, architect.

Paterson.—Mattison avenue and Broadway, 3-story frame flat, 46x64; cost, \$5,000; E. Van Valer, owner; Charles E. Sleight, architect.—Washington street, near River street, 4-story brick store and apartments, 46x35; cost, \$10,000; Mr. Goldstein, owner; Charles E. Sleight, architect.

South Orange.—One 2½-story frame summer residence, 56x40; Mrs. F. M. Eaton, owner; Warrington G. Lawrence, No. 111 5th avenue, N. Y. City, architect.

Spring Lake.—Monmouth County, 2-story frame casino building, 59x103; Casino Company, of Spring Lake, owners; Horace Trumbauer, Land Title Building, Philadelphia, Pa., architect.—Sewerage extension; work includes the furnishing and laying of 4,600 feet of sewer pipe; Borough of Spring Lake, N. J., owners; Lehlbach Brothers, No. 770 Broad street, Newark, N. J., architects.

Vailsburg.—Hazelwood avenue, 2½-story frame dwelling; cost, \$3,500; Manuel Bopell, Newark, N. J., owner; E. A. McMurray, No. 22 Clinton street, Newark, N. J., architect.

#### OTHER STATES.

Bar Harbor, Maine.—Edenfield, alteration to 2½-story frame summer dwelling; Mrs. Miles B. Carpenter, owner; Andrews, Jacques & Rantoul, No. 8 Beacon street, Boston, Mass., architects.

Greenwich, Conn.—Two frame dwellings; cost, \$2,500 each; C. T. Wills, No. 156 5th avenue, N. Y. City, owner; J. B. Baker, No. 156 5th avenue, N. Y. City, architect.

Islesboro, Maine.—Fred L. Savage will prepare plans for a cottage to be erected here for Dr. W. H. Draper, No. 19 East 47th street, N. Y. City.

Newport, R. I.—Ocean avenue, alteration and addition to billiard hall, dining room, kitchen, servants' quarters, to cost \$10,000; Anson P. Pond, No. 283 West 71st street, N. Y. City, owner; J. D. Johnson, architect.—Ruggles and Carroll avenues, 2½-story frame summer dwelling, 145x80; cost, \$20,000; William H. Scott, No. 111 Broadway, N. Y. City, owner; architect same as last.—One 2-story frame private stable for above; cost, \$2,000; owner and architect, same as last.

Niantic, Conn.—F. O. Ernesty, No. 497 5th avenue, N. Y. City, will erect a summer dwelling here, but states that nothing will be done for about four weeks. Architect not selected.

Ridgefield, Conn.—Adams & Warren, No. 20 West 34th street, N. Y. City, will prepare plans for a summer dwelling to be erected here for Mr. Mitchell, editor of "Life," No. 19 West 31st street, N. Y. City.

Round Island, Jefferson Co., N. Y.—Alteration and extension to frame and brick hotel "Frontenac." Old building will be entirely remodelled and with additions will contain 200 rooms; 65x85; the Round Island Co. (Hubert Van Wagenen, treasurer, No. 159 Duane street, N. Y. City), owner; J. W. Davison, Clayton, N. Y., architect.

Westerly, R. I.—Watch Hill, 2½-story frame summer dwelling; cost, \$7,000; Thomas Thatcher, No. 10 Wall street, N. Y. City, owner; private plans.

Boston, Mass.—Massachusetts and Huntington avenues, brick and stone music hall; Boston Music Hall Corporation, owner; McKim, Mead & White, No. 160 5th avenue, N. Y. City, architects.

New London, Conn.—One 2½-story frame dwelling, 35x40; cost, \$4,000; Alfred F. Wise, owner; Woodruff Leeming, No. 111 5th avenue, architect.

For plans filed see pages 763 and 779.

#### OF INTEREST TO THE BUILDING TRADES

Edward Lee Young, architect, has removed from No. 142 East 33d street, to No. 127 East 23d street.

Joseph P. Powers has been appointed Superintendent of Buildings for the Boroughs of Queens and Richmond.

Messrs. Brazier & Simonson, architects, No. 127 East 23d street, have dissolved partnership. E. B. Simonson can now be found at 795 East 134th street.

William H. Hand, a prominent carpenter and builder, and member of the Building Trades' Club, died on Tuesday, November 15th, of heart disease at the age of 62.

The following have been appointed inspectors in the Department of Buildings, Borough of Manhattan: John J. McArdle, John E. Peek, William G. Moir, Peter C. Macevoy, Joseph J. Ryan, Orlando C. Flynn and Anthony Grogan.

Another of the famous B. T. C. stags will be given by the Building Trades' Club on next Wednesday evening. The House Committee have arranged an elaborate programme, and many new features will be introduced.

The application of the New York and New Jersey Bridge Company to the Sinking Fund Commission for permission to run an elevated freight railroad along the Hudson River, from 59th street to South Ferry, was heard this week, but the Commission declined to act upon it.

The annual dinner of the Tile, Grate and Mantel Association was held last Thursday evening, at the Building Trades' Club. Over fifty members attended the affair, which proved to be a great success. Among those present were the following: D. W. O'Neil, of the Bradley Courier Co., D. Traitel, A. S. Nichols, Mr. Bogart, of J. L. Mott & Co., and W. H. Jackson.

The Congregation of the Holy Cross, the Catholic order whose headquarters are at Notre Dame, Indiana, and which has bought the Rosemont estate, comprising five acres adjoining the Catholic University, two miles from Washington, D. C., will eventually erect a group of buildings on the property for the accommodation of seminarians. Work on the first building will begin presently, the plans having been prepared by a member of the order.

John L. Thomas, manager of the Mills hotels, has written "The Sun" as follows: "In accordance with the purpose expressed by Mr. D. O. Mills at the opening of Mills Hotel No. 1, and as an answer to very many inquiries received from persons who feel an interest in the subject, or who contemplate similar enterprises, I am authorized to state that, after providing for depreciation and replacements, the first year's business leaves a sum equal to 3 per cent. upon the investment."

The Board of Estimate and Apportionment has authorized the issue of bonds to an amount of \$4,250,000 for street openings and improvements. At the Comptroller's office it was said that the authorization was obtained in advance of present needs, and that only a quarter of the bonds would now be issued. The Comptroller is now offering to bidders \$1,725,000 bonds for the benefit of public works in the Boroughs of Manhattan and the Bronx, as follows: \$200,000 for school-houses and sites, \$250,000 for street improvements, \$100,000 for the extension of the Metropolitan Museum of Art, \$200,000 for a botanical museum and herbarium, \$475,000 for the Willis Avenue bridge over the Harlem River, and \$500,000 for assessment bonds.

Thomas J. Brennan, who until about two years ago carried on

the brownstone yard at the foot of 57th street and the North River, now owned by Cosgrove Bros., died on Monday last in Roosevelt Hospital. He fell from a cable car two years ago, and did not attend to his injury for a year. He had besides organic troubles, and went to the hospital last week. It was decided to perform an operation, but he died before the operation could be performed. He was a relative of Deputy Charities Commissioner T. S. Brennan. Mr. Brennan was for a time a prominent figure in the stone trade and sought energetically to cure the disorganization that afflicted the trade. He was one of the organizers of the Exchange on East 60th street, by which it was thought that the trade could be brought together and unity of action created thereby, but which had a brief life. He was also among the pioneers in apartment building on the Boulevard, having built the three apartment houses on the southeast corner of 106th street and that thoroughfare back in 1895-6. His success, however, was not equal to his enterprise, a not unusual fate of the pioneer. Thomas J. Brennan was of a most genial temperament and was liked wherever he went. His death arouses as much regret among those who knew him as his illness and business reverses previously did sympathy.

Comparison of the budget for 1899 with the estimate submitted by the Board of Education shows that, so far as general repairs to school buildings are concerned, Manhattan and Bronx fared better before the Board of Estimate and Apportionment than the other boroughs. The appropriation asked for under this head, namely, \$480,068, was conceded to Manhattan and Bronx, while the appropriation requested for Brooklyn was cut down from \$259,573 to \$218,577; that of Queens, from \$83,423 to \$51,720; and that of Richmond, from \$82,691 to \$52,053. The aggregate appropriation is said to be sufficient to preclude the necessity of dismissing any of the present efficient force of inspectors and draughtsmen in the building department of the Board of Education. The entire appropriation requested for rents and the erection of temporary school premises was also granted, namely, \$157,781, distributed as follows: Manhattan and Bronx, \$104,227; Brooklyn, \$21,910; Queens, \$17,758; Richmond, \$4,000; Board of Education, \$9,886. The appropriation requested for new schools, including sites and additions to old schools, which was refused in the budget, aggregated \$9,473,640, distributed as follows: Manhattan and Bronx, \$5,883,640; Brooklyn, \$2,873,000; Queens, \$567,000; and Richmond, \$150,000. As regards Manhattan and Bronx, no money was requested for sites, but merely for the improvement of sites and premises already in possession of the Board of Education.

#### Questions and Answers.

Correspondents are respectfully requested to confine their inquiries to matters directly relating to real estate, building or architecture. Each question must be accompanied by the name and address of the inquirer, though not for publication; anonymous communications cannot be answered.

##### LIFE INSURANCE.

To the Editor of THE RECORD AND GUIDE:

My laundress has a policy in a life insurance company which she has paid on now for seventeen years. The policy is for \$500, and is to be paid at her death. She is now seventy years of age, very poor, has no heirs, and wants to dispose of it. The company tells her she can surrender the policy, pay no more premiums, and, at her death, her assigns will receive from \$250 to \$300. Can it be sold, and to whom can she apply? I should like very much to assist her, and will you not kindly assist me?

Answer.—You do not disclose the terms of the policy. Some policies companies will give a surrender price for, but outside of the company that issued the policy I do not know of any person that will buy it.—Law Editor.

##### BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

A owns a house in Brooklyn; mortgage, \$8,400. He intends to trade with B, putting the house in at \$10,900. B gives \$500 in cash, and \$2,000 in stock. In a trade am I not entitled to a commission on \$2,500 from B of one per cent., and from A commission of \$109, or one per cent.?

Answer.—You do not state which of the two is your customer. You are not entitled to a commission from both parties unless each knows that you are acting for the other, and agrees that you are to get a commission from both. You are entitled to a commission from your customer of \$109.—Law Editor.

##### EXCHANGE NOT CONSUMMATED.

To the Editor of THE RECORD AND GUIDE:

A agrees to exchange lots for a house owned by B. A signs contract, to take effect on a certain day. On that day A discovers house is in bad condition, and accordingly consults with B, who agrees verbally to have the house put in good condition by a certain day. On that day B fails to have the house in good condition as agreed, and accordingly A refuses to accept title as the tenants are moving out, and in other ways rents are not forthcoming. Also there are no chimney caps or cesspool in back of basement, as required by law. B in the interim has a lis pendens placed on A's lots. What I desire to know is what redress has A, and in case B should sell the flat, what would become of



the lis pendens on A's lots? Can it be removed? Will the selling of house by B make the lis pendens on A's house void?

Answer.—The doctrine of caveat emptor (let the buyer beware) applies in this case, in the absence of fraud or misrepresentation. A can be compelled to fulfil his contract notwithstanding the bad condition of the house, etc. If a notice of pendency of action has been filed this implies that B has commenced an action to enforce the specific performance of the contract, although this is not explicitly stated in the query. If B should sell the flat this fact would be a defence to B's action, and on motion the notice of the pendency of the action would be canceled by the court.

MORTGAGE.

To the Editor of THE RECORD AND GUIDE:

I loaned \$15,000 to my son, for which he gave me a mortgage on real estate, which he owns. The mortgage is dated February 1, 1895, and executed March 1, 1895, but same is not recorded in the Register's office. Would like to assign same to my wife without putting mortgage or assignment on record. Will both transactions be legal by not putting same on record in the Register's office?

Answer.—Yes.—Law Editor.

# The Real Estate Market

## Real Estate Market

Excepting the Columbia College trade, the business of the private sales' market, while not large absolutely, though large by comparison with the weekly average during the summer, has been pretty evenly distributed over the week, as well as fairly divided between speculative and investment transactions, so that the improved vigor of the market which has found sporadic expression of late, may, perhaps, now be regarded as a permanent condition. Among the speculative purchases, expensive sites intended for improvement with high-class apartments continue to maintain their prominence, including, as they do, a parcel on Central Park West and another on Riverside Drive. Indeed, according to present appearances, these avenues will soon cease to be an eyesore to the Henry George men. The investment purchases comprise a marked number of flats, with and without stores, and also include two purely business buildings, one of which, at any rate, belongs to the six-figure class. The event of the week, of course, was the trade, involving the old Columbia College site, on the one hand, and the Berkeley School, on the other. It is evident that the reported valuations placed upon the properties, namely, \$400,000 on the school, and \$900,000 on the college, are excessive. Eight years ago the school plot of four lots cost \$100,000. At the values which rule in the neighborhood at present, the lots can impossibly be worth over \$60,000 each, and hardly over \$50,000, so that the most liberal estimate possible being put upon the building, the attempt is futile to figure out \$400,000 for the property. For the Columbia College site \$750,000 would probably be a conservative estimate. In connection with the plans for the disposition of the various parts of the property, as reported by the press, and which, among other things, contemplate the conversion of the School of Mines into bachelor apartments, and the restriction and sale of parts of the street fronts for improvement with private dwellings, it is interesting to know that, according to good authority, Dr. John S. White was influenced in his judgment of the future of the college site by the prospect of electricity being substituted for steam as a motive power on the cars that run through the tunnel, following the precedent of the Baltimore & Ohio Co.'s belt line at Baltimore. The number of transactions given below is 46, with considerations given in 18 instances, and amounting to \$1,931,500.

The following are the comparative tables of Manhattan and the Bronx of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1898 and 1897 given:

CONVEYANCES.

|   | 1898.               | 1897.               |
|---|---------------------|---------------------|
|   | Nov. 11 to 17, inc. | Nov. 12 to 18, inc. |
| Total No. for Manhattan and Bronx..                                     | 323                 | 278                 |
| Amount involved .....   | \$2,307,507         | \$2,401,420         |
| Number nominal .....  | 150                 | 143                 |
| Number 23d and 24th Wards, omitting new annexed district (Act 1895).... | 104                 | 49                  |
| Amount involved .....   | \$275,826           | \$139,070           |
| Number nominal .....  | 50                  | 27                  |
| Number 23d and 24th Wards, including new annexed district.....          | 134                 | 70                  |
| Amount involved .....   | \$324,430           | \$161,955           |
| Number nominal .....  | 60                  | 33                  |
| Total number of Conveyances, Jan. 1 to date .....                       | 13,083              | 13,045              |
| Total amount of Conveyances, Jan. 1 to date .....                       | \$88,383,408        | \$98,851,070        |

MORTGAGES.

|   |               |               |
|---|---------------|---------------|
| Total No. for Manhattan and Bronx..                           | 350           | 319           |
| Amount involved .....   | \$4,537,647   | \$5,376,148   |
| Number over 5 per cent.....                                   | 154           | 137           |
| Amount involved .....   | \$1,234,403   | \$1,158,074   |
| Number at 5 per cent.....                                     | 131           | 133           |
| Amount involved .....   | \$1,672,544   | \$3,113,177   |
| Number at less than 5 per cent.....                           | 65            | 49            |
| Amount involved .....   | \$1,630,700   | \$1,104,897   |
| Number of above to Banks, Trust and Insurance Companies ..... | 55            | 50            |
| Amount involved .....   | \$1,406,600   | \$2,626,350   |
| Total No. Mortgages, Jan. 1 to date...                        | 15,147        | 14,126        |
| Total amount Mortgages, Jan. 1 to date                        | \$206,302,052 | \$187,145,558 |

PROJECTED BUILDINGS.

|   |              |              |
|---|--------------|--------------|
| Number of New Buildings.....              | 70           | 68           |
| Estimated cost .....                      | \$1,702,050  | \$2,098,200  |
| Total No. New Bldgs., Jan. 1 to date....  | 2,994        | 3,236        |
| Total Amt. New Bldgs., Jan. 1 to date.... | \$65,348,066 | \$74,993,885 |
| Total Amt. Alterations, Jan. 1 to date.   | \$6,245,078  | \$6,574,934  |

The unusually large number of valuable properties offered voluntarily and in partition this week gave evidence of returning confidence in the auction market as a means of dispo-

ing advantageously of real estate. The week, however, was on the whole rather unsatisfactory. The temper which the market disclosed was eminently conservative. The professional element, cautious of bids, was strongly predominant in the attendance. On the other hand, the properties offered were well protected, and the sales achieved were at good prices. In many instances the bidding was started by the parties in interest at figures which precluded competition, although in some events the bidding was sufficiently brisk to satisfy the severest critic of the market. In a voluntary sale by Peter F. Meyer, on Tuesday, nine lots on 179th street and Belmont avenue were bid in, while a plot on Washington avenue, near 178th street, was sold. No. 126 East 17th street and No. 220 West 105th street, offered by Bryan L. Kennelly, were bid in. The only other voluntary non-offering, a plot on Kelly and 167th streets, was sold by William Kennelly. Of the twenty-six parcels offered at trustees', executors' and partition sales, eleven were sold to outsiders, three were adjourned, and five withdrawn. The events of the week which attracted the largest attendance were the executors' sale of the Guion estate, and that for Frederick R. Coudert as trustee and otherwise, by William M. Ryan, on Thursday, in which cases most of the parcels were bid in or withdrawn. A plot on the south side of 173d street, between Washington and Bathgate avenues, brought a very good price because of the activity in that immediate neighborhood. In an executors' sale of two Upper East Side parcels on the preceding day the same auctioneer administered a well-merited rebuke to a syndicate of speculators who attempted to deter other outsiders from bidding. Despite the interference, the parcels, No. 2156 2d avenue and No. 328 East 52d, were sold after active competition. Among the foreclosure sales were that by D. Phoenix Ingraham of Nos. 313 to 323 East 22d street, five factory buildings belonging to John Petit, which illustrates the "mortgaged" condition of that operator's holdings. The property sold for some \$2,500 less than the encumbrances. The results of the week's auction business will be found in detail elsewhere, excepting the following withdrawals and adjournments to dates beyond the coming week: No. 65 East 113th street, John N. Golding, auctioneer, withdrawn; sale of property on Ogden and Nelson avenues, near 167th street, by Richard V. Harnett, adjourned to November 29; No. 666 West End avenue, acre property at Clason's Point, property on Broadway and Putnam avenues, between 234th and 235th streets, Wm. M. Ryan, auctioneer, withdrawn; No. 39 Little West 12th street, and Nos. 426 to 430 West 13th street, Peter F. Meyer, auctioneer, withdrawn.

Richard V. Harnett & Co. make a number of important auction announcements in our business pages. From these it will be found that on Tuesday next, 22d inst., they will dispose of four lots on Claremont avenue and near Grant's tomb, and three lots on Vanderbilt avenue, between 172d and 173d streets. On the following day they will sell No. 609 East 156th street, a frame house and lot near Courtlandt avenue. Details can be found on another page and maps, etc., obtained of the auctioneer at Nos. 71 and 73 Liberty street.

Bryan L. Kennelly again announces in our business pages that he will sell on Wednesday next, 23d inst., by order of the executrix of the estate of Charles B. Cornell, the following properties: No. 450 3d avenue, and Nos. 163 and 165 East 31st street, a valuable corner lot with 5-story brick store and flat facing 3d avenue, and a similar building on 31st street; No. 96 Lexington avenue, near 27th street, a 3-story high-stoop brick dwelling; No. 240 East 21st street, a 3-story and cellar brick private dwelling; a 5-story and basement brick and stone building on the northwest corner of Central Park West and 97th street; and No. 243 3d avenue and No. 202 East 20th street, a corner lot with two 4-story brick buildings. The attorney for the executrix is Henry B. Wesselman, No. 150 Broadway. On the same day Mr. Kennelly will sell Nos. 80 to 86 Carmine street, four 2½-story brick buildings with stores in two of them. As stated last week, these offerings comprise some choice parcels, and will, no doubt, prove more attractive to investors, pure and simple, than most auctions held recently. For maps and particulars apply at the office of the auctioneer, No. 66 Liberty street.

Peter F. Meyer has been commissioned by the Democratic Club to sell at auction, their purchase, made early this year, known as the New York Athletic Club Building, on the southwest corner of 6th avenue and 55th street. It need not be remarked that this is a choice and valuable parcel. It consists of a 5-story brick, stone and iron building, with three lots of land, admirably located for a variety of purposes. The sale is announced as peremptory, and will take place on the 29th inst. The auctioneer will furnish particulars on application at his office, No. 111 Broadway.

Richard V. Harnett & Co., auctioneers, will sell at auction, Tuesday, November 29, 1898, at 12 o'clock, noon, at the New York Real Estate Salesroom, No. 111 Broadway, the premises known as No. 216 West 72d street, N. Y., 4-story and basement brick and stone dwelling and lot, 20x57x extension, x102.2. Foyer hall, exposed plumbing, decorated, perfect order. Maps at auctioneers, Nos. 71 and 73 Liberty street, New York.

William Kennelly calls attention in our advertising pages to the auction sale of Nos. 1334 and 1336 3d avenue, which he will conduct on Tuesday, 29th inst. These consist of two 5-story stores and two-family apartments, said to be well rented and in good order. Prices on 3d avenue have been well maintained, in spite of what has been said, in the past year, and a demand for property there has always been brought out by desirable offerings. Bernard Metzger, attorney, No. 261 Broadway, and the auctioneer, at No. 111 Broadway, will furnish particulars of the ones in question in response to application.

## Gossip of the Week.

### SOUTH OF 59TH STREET.

7th street, Nos. 103-111, five 3-story buildings, 99.3x100; sellers, Rives estate, Christian Nestol and George Sinram; buyers, Bernard Klingenstein and Joseph Fox. No. 109 sold in 1882 for \$11,000 and No. 111 in 1890 for \$19,500. The price now reported for the five is \$80,000.

Orchard street, No. 117, northwest corner of Delancey, 5-story tenement, 22x55; sellers, Brunner & Goldstein; buyer, a Mr. Bloomberg; brokers, Baker & Berman; price, about \$30,000. The southwest corner of Orchard and Delancey streets, 25x87.6, sold last month for \$32,500.

Avenue C, southeast corner of 5th street, 5-story tenement with store, 24.6x83; seller, A. Falk; brokers, H. Sokolski & Son.

Henry street, No. 58, old building, 25x100; seller, George Vasser, price about \$21,000.

Hester street, Nos. 5-7, old buildings, 50x100; seller, John Kafka; buyers, Fay & Stacom; brokers, H. Rinaldo & Bro.

11th street, Nos. 534-536 East, old buildings, 40x94.8; sellers, Epstein & Vollweiler; buyers, Janpole & Werner, who have resold to Gerson Heyman; brokers, J. & S. Levy.

Hudson street, No. 75, through to Staple street, 5-story building, 24.9x91; buyers, George Campbell & Co.; brokers, F. Southack & Co.; price, \$80,000.

7th avenue, northwest corner of 49th street, 5-story building, 25x96; buyer, a Mr. Ward; brokers, Richard M. Montgomery & Co.; price, \$120,000.

Rivington street, Nos. 333-335, old buildings, 50x75; sellers, Mandelbaum & Lewine.

32d street, No. 210 West, old buildings, 25x100; seller, a Miss Buttle; broker, F. E. Mainhart; price, \$20,000.

20th street, No. 43 East, old building, 25x92; seller, Nathan Clark; buyers, Boehm & Coon; broker, F. de R. Wissmann; price, \$45,000.

4th street, Nos. 66, 68, East, through to 3d street, 5-story brick building, 50x192; seller, G. L. Morgenthau; buyer, Samuel E. Jacobs. The seller bought the property last month for \$83,000.

Christopher street, No. 117, old buildings, 25x90.5; seller, estate of Mary Jane Conklin; buyers, Jackson & Stern.

Madison avenue, Park avenue, 49th to 50th street, plot 200x400, with old college buildings; seller, Columbia University, which takes in part payment the Berkeley School on 49th street, 300 feet west of 5th avenue, on plot 100x100; buyer, Dr. John S. White. The actual considerations could not be obtained but the valuations at which the several properties are said to have been put into the deal are \$900,000 for the college property and \$400,000 for the Berkeley school.

Lexington avenue, No. 1653, 5-story flat, 16x50x100; seller, Pierce Barrett; buyer, Geo. B. Brown; brokers, Barnett & Co.

35th street, No. 27 East, stable; seller, Brown estate; brokers, Douglas Robinson & Co. and Charles S. Brown.

### NORTH OF 59TH STREET.

Riverside Drive, 76 feet south of 95th street, vacant plot containing frontage of 50 feet; seller, Robert Westcott; buyer, Peter Talbot, who will improve by the erection of a 7-story apartment house.

Madison avenue, No. 800, northwest corner of 67th street, 4-story dwelling, 100x30; seller, estate of Charlotte H. P. Skidmore; brokers, Douglas Robinson & Co. and Firm of Leonard J. Carpenter; price, about \$150,000.

127th street, Nos. 366-368 West, two 5-story double flats, 25x100; seller, Max Hart, who takes in exchange at \$12,000, plot,

125x150 on Vanderbilt avenue, 375 feet north of 180th street; buyer, a Mr. O'Gorman; brokers, C. Haas & Co.; price, \$25,500.

127th street, No. 118-120 West, two 3-story dwellings, 16.8x99.11 each; seller of No. 118, Lewis Morrison; buyer, H. Scheidberg; seller of No. 120, H. Scheidberg; buyer, a Mrs. Andrews; broker, Joseph Bierhoff.

133d street, No. 536 West, 4-story single flat, 17.6x99.11; seller, James H. Cubberly; buyer, P. Bernat; broker, Joseph Bierhoff.

West End avenue, No. 632, between 90th and 91st streets, dwelling; seller, Francis M. Jencks, who takes in exchange at \$30,000 two lots on the south side of 115th street, 175 feet west of the Boulevard; buyer, John Forsythe; brokers, W. E. Jackson and F. D. Castle; price, \$35,000.

5th avenue, Nos. 1442-1444, two 5-story brick flats with stores, 25x100 each; sellers, Henry Marks and John Effinger; No. 1446, a similar building, sold a few weeks ago for \$30,000.

71st street, No. 275 West, 3-story dwelling, 18x52x92.2; sellers, Kilian Brothers; buyer, Joseph M. Lawlor; brokers, Slawson & Hobbs.

74th street, south side, 40 feet west of Park avenue, 60x100, vacant; sellers, Kempner Brothers; buyer, J. V. Webber; brokers, Lalor & Beringer.

St. Nicholas avenue, northwest corner of 153d street, brick dwelling on plot, 220x100; seller, Fleming estate; broker, David Stewart.

75th street, south side, 100 feet west of Avenue A, 100x100, vacant; seller, estate of Richard Riker; buyer, Louis Lese; broker, Francis T. Underhill.

2d avenue, southeast corner of 92d street, 100x200; seller, estate of Serena Rheinlander; buyer, Francis J. Schnugg.

111th street, north side, 112th street, south side, 250 feet west of 5th avenue, 108x201.10, vacant; seller, Mary G. Pinkney; buyers, Oppenheimer & Metzger; broker, S. Goldsticker.

5th avenue, southwest corner of 112th street, 5-story flat with store, 25x100; seller, Herman Strauss; buyer, William Wetterer; broker, Paul Mayer. The northwest corner of 111th street, a similar building, sold last month for \$53,000.

8th avenue, southwest corner of 113th street, 50x100, vacant, seller, Mary A. Ryan; buyer, Augustus F. Holly, who has resold to a builder for improvement; brokers, Slawson & Hobbs.

76th street, No. 145 West, 4-story dwelling; seller, David Richey; brokers, Slawson & Hobbs; price, \$32,000.

68th street, No. 47 West, 4-story dwelling with extension, 25x60x100; seller, Frederick Aldhous; buyer, Beverly Ward; broker, F. Zittel.

Central Park West, south corner of 71st street, 100.5x125, vacant; sellers, Edward Tracy and James Russell; brokers, L. J. Phillips Co.

Bradhurst avenue, southeast corner of 149th street, 50x99.11, vacant; seller, James Nesmith; buyers, Ernst, Marx, Nathan Co.; brokers, Richard V. Harnett & Co.

122d street, No. 253 West, 5-story single flat, 19x88x100; seller, Gustave Lange; broker, F. E. Mainhart; price, \$30,000.

75th street, No. 39 West, 4-story dwelling, 20x60x100; seller, Samuel F. Styles; buyer, a Mrs. Blouvert; broker, Frederick Zittel.

175th street, No. 510 West, 3-story dwelling, 16.8x99.11; seller, Solomon Weill; broker, Charles Griffith Moses. The seller as plaintiff bought the property in July for \$9,504.

75th street, No. 14 East, 4-story dwelling, 25.1½x102.2; buyer, Charles A. Gould; brokers, Richard V. Harnett & Co.; price, about \$60,000.

Amsterdam avenue, east side, 24.11 south of 142d street, 75x100, vacant; seller, Morris Steinhardt; buyer, Oriston Dickinson; broker, S. Goldsticker.

### THE BRONX.

3d avenue, west side, 200 feet south of 174th street, 50x130, with old building; seller, Mrs. Marcella Williams; broker, Carl E. Randrup; price, about \$11,000.

Katonah avenue, near 240th street, plot of six lots; buyer, H. Scheidberg; brokers, Bierhoff & Haskell.

Vanderbilt avenue, 375 feet north of 180th street (see 127th street, Nos. 366-368 West).

Jackson avenue, Nos. 1049 and 1057, two three-family houses; seller, H. M. Case; buyers, E. Shellman and Mrs. Helene Brombacher respectively; brokers, Charles M. Kaepfel & Co.

Valentine avenue, No. 1057; dwelling; sellers, Dunn & Thomas; buyer, a Miss Karpenstein.

Franklin avenue, Jefferson street and 170th street, 188x142x194, vacant; seller, St. Augustine Church; buyers, Boehm & Boehm; brokers, Charles M. Kaepfel & Co.

3d avenue, east side, 175 feet south of 171st street, 50x100, vacant; buyer, B. Maurer; brokers, Charles M. Kaepfel & Co.

Beach avenue, east side, 100 feet south of 151st street, 100x100, vacant; seller, a Mr. Herzog; buyers, Schneider & Hofmeister; brokers, Leitner & Marks. The buyer will improve.

Union avenue, west side, 125 feet south of 151st street, 100x100, vacant; seller, a Mr. Herzog; buyer, William Wainwright; brokers, Leitner & Marks. The buyer will improve.

### BROOKLYN.

7th street, No. 434, 4-story single flat, on lot 25x100; seller, George F. Crawford; buyer, Wilhelmina Schultz; brokers, A. W. Parker Co.; price, \$14,000.

Arrangements have been made to lease the pier at the foot of Washington avenue in Wallabout Market, Brooklyn, to the Penn-

sylvania Railroad Company, which will pay a yearly rental of \$12,000, and will erect sheds at a cost of \$100,000. The Comptroller states that this arrangement with the Pennsylvania Railroad will make Wallabout Market the most important market in Greater New York, as it will enable the railroad to deliver meat directly to the dealers.

East 23d street, west side, 200 feet north of Avenue C, three lots, and East 22d street, east side, 17 feet north of Avenue C, eight lots; seller, George H. Spring; buyer, L. C. Auwell; price, \$5,000. The buyer will improve.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1898 and 1897:

CONVEYANCES.

|  | 1898.<br>Nov. 11 to 17, inc. | 1897.<br>Nov. 12 to 18, inc. |
|--|------------------------------|------------------------------|
| Total number.....                                | 305                          | 416                          |
| Amount involved.....                             | \$916,854                    | \$744,897                    |
| Number nominal.....                              | 162                          | 235                          |
| Total number of Conveyances, Jan. 1 to date..... | 13,397                       | 13,863                       |
| Total amount of Conveyances, Jan. 1 to date..... | \$27,776,873                 | \$23,554,722                 |

MORTGAGES.

|   | 1898.        | 1897.        |
|---|--------------|--------------|
| Total number.....                           | 299          | 289          |
| Amount involved.....                        | *\$6,369,539 | \$830,376    |
| Number over 5 per cent.....                 | 134          | 120          |
| Amount involved.....                        | *\$5,533,219 | \$324,970    |
| Number at 5 per cent. or less.....          | 165          | 169          |
| Amount involved.....                        | \$836,320    | \$505,406    |
| Total No. Mortgages, Jan. 1 to date.....    | 11,359       | 10,760       |
| Total amount Mortgages, Jan. 1 to date..... | \$78,095,934 | \$41,916,090 |

PROJECTED BUILDINGS.

|   | 1898.        | 1897.        |
|---|--------------|--------------|
| Number of New Buildings.....                | 143          | 84           |
| Estimated cost.....                         | \$447,976    | \$373,845    |
| Total No. New Bldgs., Jan. 1 to date.....   | 3,112        | 3,134        |
| Total Amt. New Bldgs., Jan. 1 to date.....  | \$13,824,679 | \$13,216,876 |
| Total Amt. Alterations, Jan. 1 to date..... | \$1,471,559  | \$1,461,913  |

\*Includes mortgage to Kings Co. Electric Light and Power Co. for \$5,176,000.

OUT OF TOWN.

Samuel Forthingham, with Pease & Elliman, have sold for Mrs. Clarence Andrews to H. H. Pease her place of about seven acres at Lenox, Mass. It adjoins the Barclay place and is opposite that of A. P. Stokes.

C. H. Crisfield has sold 9.8 acres on the west side of South Broadway, 825 feet south of Valentine lane, Yonkers, at \$6,500 per acre. The sale was made to close the estate of John Crisfield. The property will be cut up immediately into building lots.

Edward Bement has sold, through Cornelius G. Kolff, No. 50 Broadway, to Frank J. Nettleton, of Los Angeles, California, a plot of 13 acres at Livingston, Staten Island. The property is located on the east side of Bement avenue, north of Forest avenue, and has a frontage of about 1,400 feet on Bement avenue, and about 400 feet on the north side of Forest avenue. The property commands a fine view of the Orange Mountains, and is located in close proximity to the Brighton Heights branch of the Staten Island Electric Railroad, a distance of 14 minutes from the New York ferry landing at St. George. Mr. Nettleton contemplates improving the property as a first-class residence district, and is already negotiating for the erection of several large colonial houses.

REAL ESTATE NOTES.

Julius Friend was the broker in the sale of No. 174 Wooster street at \$83,000.

F. de R. Wissmann was the broker in the sale of No. 538 Broadway mentioned in our issue of November 5th.

The sale is reported of a prominent Broadway parcel below Houston street, particulars of which cannot be given to-day.

Real estate agents report that many leases are made now-a-days conditional on the houses being certified to be in good sanitary condition by the Building and Sanitary Inspection Co.

The tax budget of the city for 1899, aggregating \$93,520,082, was adopted by the Municipal Council on Monday last. The amount to be raised by taxation will probably be about \$8,000,000, less than the amount of the budget, because the income from the general fund is estimated at the last-named figure.

Janpole & Werner, of No. 206 Broadway, is a new firm of real estate operators who are likely to be heard of often. Last week they bought twelve lots on East 111th and 112th streets, part of the old Polo Grounds, and this week they purchased a plot on East 11th street.

The new high-class apartment hotel and store building on the south corner of Columbus avenue and 80th street, covering half the avenue block, has been christened the "Orleans." Some of the stores are already tenanted, and the apartments will be ready for occupants by January 1st.

The ease with which money is obtained on desirable real estate at low rates is shown by a recent loan of \$400,000 at 4% obtained by the Temple Beth-el on its synagogue at the southeast corner of 5th avenue and 76th street. The plot is 100x150 and was appraised at \$550,000. The ground was bought by the congregation in 1890 for \$250,000 and was improved at a cost of \$500,000.

Elsewhere in this issue we refer to the auction sale of 216 West 72d street, which Messrs. Richard V. Harnett & Co. will sell on November 29th. As bearing upon values, it is interesting to note that the adjoining house was recently reported sold at \$80-

000, and it will be remembered that some time ago Thomas F. Ryan purchased a house opposite at a price reported to be \$95,000.

An Albany dispatch dated 17th inst. says: A certificate incorporating the Fort George Extension Railway Company, of New York City, with a capital of \$10,000, was filed to-day with the Secretary of State. The company proposes to operate an electrical surface road from 172d to 185th street, on 11th avenue. Its directors are: M. G. Starrett, W. F. Plummer, John Lambdon, Andrew Loughlin, D. W. Patterson, and Harry Hartwell, of New York City; John Kerr and Charles E. Corby, of Brooklyn, and H. A. Himely, of Far Rockaway.

At a largely attended meeting of the North Side Board of Trade Monday evening at its rooms, No. 278 Alexander avenue, Col. J. A. Goulden reported that he had interviewed E. J. Maher, President of the Union Railway Company, in regard to extensions of that company's system and that he had been informed that the company intended to make application to lay tracks across the Central or McComb's Dam Bridge, connecting the 161st street line with the Amsterdam avenue line of the Third Avenue Railroad Company; also that the company would shortly extend its Burnside avenue line to Morris Heights.

Referring to the reports that assessments on property in Manhattan and the Bronx are in process of being increased, Tax Commissioner Sheehy is quoted as saying: "Our Board will equalize valuations, which means that no man will have to pay more on his property than his neighbor does. This does not necessarily involve a sweeping increase in the valuations in Manhattan, although the tendency will be in the direction of some increase. Down in lower Broadway and in some of the great business streets there are enormous buildings belonging to great corporations on which an increased valuation may be placed. We shall see that all such buildings are assessed at a fair valuation, and that their owners pay a proper amount."

A delegation of west side property owners asked Mayor Van Wyck on Tuesday to compel Highways Commissioner Keating to revoke the permit he had granted to the Third Avenue Railroad Company allowing it to open Amsterdam avenue for the installation of another underground trolley. Among the speakers were Cyrus Clark, President of the West End Association; Thomas A. Fulton, Chairman of the People's Committee, and Principal Boyer, of the 77th street public school, whose son was killed recently by a Metropolitan Street Railway car in Amsterdam avenue. Isidor Straus also spoke. He told the Mayor the property owners did not want him to interfere with any vested rights, but to protect the lives and property of citizens. The Mayor said he had no power in the matter, and suggested that the property owners go to the courts for remedy. On the same day, at a meeting of the Board of Aldermen, a resolution was introduced asking the Board of Health to prevent the building of another electric road on Amsterdam avenue. The Board adjourned without acting on the matter.

THE MARBLE CUTTERS' STRIKE

The strike which has been on in the Irvins Syndicate Building for the past two months, was started by order of the Board of Delegates, because of some misunderstandings between the elevator constructors and the Electrical Union. The firm of Batterson & Eisele, marble manufacturers, were drawn into the difficulty through no action of their own, but through complications growing out of the sympathetic spreading of the strike. The strike has now been on for eight weeks, during which time difficulties have arisen between the Reliance Labor Club of Cutters and the Whitestone Association of Polishers. The former organization was not affiliated with any central labor body and did not go out when the strike was ordered; whereas, the Association of Polishers were represented in the Board of Delegates and went out when ordered. Since the beginning of the strike it has been the endeavor of the Employers' Association to harmonize the different employees' organizations in the marble trade but without success. To further complicate matters, the skilled cutters and setters have joined the Building Trades Council, so that an employer in the marble trade has a part of his employees under the control of the Board and the rest under the dictation of the Council. Because of this state of things, the Marble Industry Employers' Association have taken a decisive step, which is set forth in the following letter, signed by the Secretary of the Association, William K. Fertig: "The Executive Committee of the Marble Industry Employers' Association, now in session, informs the Board of Delegates that the Marble Industry Employers' Association will have no further dealings with them in regard to the strike in the shop of Messrs. Batterson & Eisele." The Board is not in a very vigorous condition, as there are now only five skilled organizations of the building trades left in it.

Bind your copies of the "Record and Guide." They are invaluable for search and reference. We will either bind your copies in 1/2 sheep for \$1.75 a volume, or in 1/2 morocco for \$2.00 a volume, or supply you with handy binders, which you can use yourself, for \$1.00, postage nineteen cents. "Record and Guide" office, 14 and 16 Vesey st.

MISCELLANEOUS.

CHAS. F. MCKENNA, PH.D
221 Pearl Street, New York City.
CHEMICAL AND PHYSICAL LABORATORIES.
Tests of Materials made Daily on 100,000 lbs.
Standard Machine.
Cement Inspection systematized for large works.
Telephone, 1973 Cortlandt.

AUCTION SALES OF THE WEEK.

The following are the sales that have taken place during the week ending Nov 18, 1898, at the New York Real Estate Salesroom, 111 Broadway, except where otherwise stated.
\*Indicates that the property described has been bid in for the plaintiff's account.
This list does not include properties bid in or withdrawn by the owners.

PETER F. MEYER & CO.

Ridge st, No 111, w s, 100 n Rivington st, 25x100, 6-sty brk tenem't with stores. (Sub to mort \$20,000; partition.) Sophia and Ellen Jacobs, parties in interest .....\$35,000
104th st, No 77, n s, 33.7 w 4th av, 15.8x75, 3-sty stone front dwell'g. (Sub to mort \$5,000; partition.) Henry Jacobs, party in interest .....7,700
Clinton st, No 97, w s, 225.4 s Rivington st, 25.4x100, 5-sty brk tenem't with stores. (Sub to mort \$22,000; partition.) Sophia Jacobs, party in interest .....37,000
\*Stebbins av, w s, 86.9 n 165th st, 25x66.8x26.2 x74.2, except part taken to widen av, 2-sty frame dwell'g. (Amt due \$1,461; sub to taxes, &c, \$103.42.) Mary E Kelaher .....2,600
\*Edgecombe av, No 98, n e cor 139th st, 18x80, 3-sty brk dwell'g. (Amt due \$17,132; sub to taxes, &c, \$405.55.) Cath C Crosby as extrx, &c, of Wm H Crosby .....12,000
Washington av, No 1971, near 178th st, 2-sty frame dwell'g, 50x137.89. (Voluntary sale.) Leo Hutter .....7,050
\*24th st, No 341, n s, 125 w 1st av, 25x98.9, 4-sty brk tenem't with stores. (Amt due \$10,585; sub to taxes, &c, \$834.59.) Israel M Schloss .....9,000
\*94th st, No 29, n s, 259 w Central Park West, 16x100.8, 3-sty brk dwell'g. (Amt due \$18,485; sub to taxes, &c, \$214.) Edward Mitchell as trustee and ano .....18,200
111th st, No 303, n s, 100 w 8th av, 25x100.11, 5-sty brk flat. (Amt due \$21,209; sub to taxes, &c, \$1,125.) Henry Miller .....26,000
\*West End av, No 797, w s, 21 s 99th st, 17.10 x80, lot 24 map 396, sec 7, 1888, 3-sty stone front dwell'g. (Amt due \$3,029; sub to taxes, &c, \$801.35.) John S Wilson .....15,000
\*36th st, No 519, n s, 275 w 10th av, 25x98.9, 4-sty brk tenem't with 2-sty brk building on rear. Lauritz Termansen .....11,733
\*36th st, No 447, n s, 150 e 10th av, 25x98.9, 3-sty frame store and tenem't with 1-sty frame stable on rear. (Amt due \$2,212; sub to mort \$13,000, and taxes, &c, \$1,360.76.) Lauritz Termansen .....9,271
118th st, No 56, s s, 100 e Madison av, 20x100.11, 5-sty brk flat. (Amt due \$1,020; sub to taxes, &c, \$702.32.) Samuel Marcus. 17,455

WILLIAM KENNELLY.

167th st, s e cor Kelly st, plot 19.37x80.82x15x46.45x83.92. (Voluntary sale.) P Skelly.1,500

JAMES L. WELLS.

Arthur av, w s, 348 s Pelham av, 25x118, vacant. (Amt due \$791; sub to taxes, &c, \$160.) Wm N Johnson .....1,050
Boston road, No 2032, s e s, adj land late of John Cornell, runs s e along Cornell's land 70 x s e still along said land 82 x s e still along said land 194 x s e still along said land 36 to Bronx River, x n e along same 20 to land John Merz, x n w along same 176.9 x n w still along said land 53.6 x n w still along said land 139.5 to said road, x s w 35.5 to beginning, 2-sty frame dwell'g with store. (Partition.) Henry Koch .....6,700
Tremont av, n e s, 155 s e from line dividing land formerly of Bronx Leather Manufacturing Co from land formerly of estate of John Cornell and adj land now or late of James Hyland, runs n e 100 to land of Barbara Keller, x s e about 75 to Bronx River, x s w to Tremont av, x n w abt 35 to beginning. (Partition.) Same .....4,000
\*Clinton av, n e cor Bronx River road to Webster av, 85.4x200 to Willard av, x12x213, 2-sty frame dwell'g. (Amt due \$2,894; sub to taxes, &c, \$283.39.) Russell A Purdy .....2,500
\*84th st, No 51, n s, 250 w 4th av, 25x102.2, 3-sty brk building. (Amt due \$25,755; sub to taxes, &c, \$1,475.) Louis Stern .....25,000

D. PHOENIX INGRAHAM & CO.

\*22d st, Nos 313 to 323, n s, 199.4 e 2d av, 150.8 x98.9, six 5-sty brk buildings. (Amt due \$22,343; sub to taxes, &c, \$1,165.80.) Wm C Adams .....93,302

BRYAN L. KENNELLY.

\*144th st, No 719, on map Nos 717 and 719, n s, 575 e Willis av, 34.11x88.6x24x91.7, 4-sty brk flat. (Amt due \$13,346; sub to taxes, &c, \$160.) Josephine N Cowperthwait as trustee, &c .....13,800
Boulevard, w s, 50.5 n 122d st, old line, and abt 40.5 n present line, 25.2x— to Bloomingdale road, x26.9x—, vacant. (Partition; sub to taxes, &c, \$6,638.86.) A S Alker .....10,950
22d st, No 422 West, near 9th av, 3 1/2-sty brk dwell'g, 25x93. (Trustee's sale.) Wm M Russell .....15,000

WILLIAM M. RYAN.

\*11th av, e s, 75 n 178th st, 25x100, vacant. (Amt due \$1,220; sub to mort \$4,000, and taxes, &c, \$72.07.) Joseph C Levi as trustee .....4,668
Perry av, e s, 259 s Gun Hill road, 33x100, 3-

REAL ESTATE.

CHAS. H. EASTON & CO.,
REAL ESTATE,
116 WEST 42D STREET.
Telephone, 795 38th Street.

JOHN F. DOYLE & SONS,
Real Estate Agents, Brokers and Appraisers,
NO. 45 WILLIAM ST., NEW YORK CITY.
Management of Estates a Specialty.
Highest References.
John F. Doyle, John F. Doyle, Jr., Alfred L. Doyle.

NAGEL & WEBEL,
WASHINGTON HEIGHTS.
REAL ESTATE,
AMSTERDAM AVENUE AND 168TH STREET.
Telephone, 174 Highbridge.

M. H RAUBITSCHKE,
189 BROADWAY, Room 1.
Vacant and improved property constantly bought, sold and exchanged.
Established 1882. Telephone, 4323 Cortlandt.

CHAS. S. KOHLER & BRO.,
REAL ESTATE,
906 Columbus Avenue, near 104th Street,
Telephone, 452 Columbus. New York.
Established 1887.

S. GOLDSTICKER,
REAL ESTATE.
BROKER, APPRAISER AND AUCTIONEER.
155 BROADWAY, near Liberty Street.
Tel., 848 Cortlandt.

LARKIN & O'DONNELL,
Real Estate and Loan Brokers,
6 Wall Street. 1474 Madison Avenue.
1762 Amsterdam Avenue.
Personal Supervision Given to Care of Estates.

MONEY FOR MORTGAGE LOANS
4, 4 1/2, 5 and 6 per cent. for New York, Long Island and New Jersey.
Building Loans a Specialty.
W. H. FOSS,
10 Wall Street.
Telephone, 1579 Cortlandt.

LEWIS M. NORWOOD,
REAL ESTATE MORTGAGES EXCLUSIVELY.
135 BROADWAY, Telephone, 165 Cortlandt.

EDWIN B. WILLCOX,
503 Fifth Avenue, cor. 42d Street.
59 Liberty Street.
REAL ESTATE
Bought, Sold, Exchanged, Rented. Loans and Mortgages.

sty frame dwell'g. (Amt due \$2,526; sub to taxes, &c, \$75.) J L Oberly .....3,900
2d av, No 2156, near 111th st, 5-sty brk tenem't, 25x100. (Executor's sale.) Simon Michel .....19,625
52d st, No 328 East, near 2d av, 4-sty brownstone flat, 21.6x100.5. Nathan Cohen .....11,975
Sherman Park, No 8895, on map of Section 2, Sherman Park. Max Goldberg .....105
173d st begins 173d st, s e cor Washington av, ton av, runs e along 173d st Bathgate av | 240 to Bathgate av, x s 100 x w 120 x s 50 x w 120 to Washington av, x n 150 to beginning, 3-sty frame Seminary for Young Ladies. (Trustee's sale.) Jared W Bell .....38,300
South William st, No 15, runs through to No 55 Stone st, 4-sty business building, 16.1x 81.2x21x79.5. (Executor's sale.) Mary L Coster .....33,500
Stone st, No 50, runs through to No 83 Pearl st, 4-sty brk warehouse, 21.11x73.2x24.11x 71.4. (Executor's sale.) Chas Meyers .....24,300

SAMUEL GOLDSTICKER.

\*75th st, No 241, n s, 105 w 2d av, 20x102.2, 4-sty brk store and baths. (Amt due \$1,809; sub to mort \$17,000, and taxes, &c, \$570.) Geo V N Baldwin .....20,600

H. C. MAPES & CO.

\*Cornell av, n s, 105 e Old road, 30x100, and being lot 227 and part 228 on map of lots of W A & H C Mapes, near Westchester Village, 3-sty frame dwell'g, May 27, 1898. (Amt due

MISCELLANEOUS.

THOMAS DIAMOND, Est., 1852.
IRON WORK FOR BUILDINGS.
128 WEST 33D STREET, NEW YORK.
Works: { 128 West 33d Street. Tel., 341-23th
{ 137 West 32d Street.

GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO.
Edward V. Loew, Pres. and Gen. Manager.
OFFICE, 175 BROADWAY.
26 COURT STREET, BROOKLYN.

Loans money on bond and mortgage on good city real estate. First-class bonds and mortgages always on hand for sale to investors. Examines and Guarantees Titles to Real Estate.

127,416 OWNERS' NAMES ... WITH ...
EIGHT VOLUMES OF NEW ATLAS OF MANHATTAN ISLAND, ALL NOW READY.
Complete set, eight volumes, with owners' names, \$200. Single volumes, \$35. Write for further particulars.
I. A. LEFEVRE, 29 Broadway.

H. L. MOXLEY, REAL ESTATE.
Management of Business Property a Specialty.
320 BROADWAY (Central Bank Building).

\$ 4, 4 1/2 & 5% MONEY TO LOAN. \$
OWNERS of Real Estate having mortgages past due or maturing can obtain liberal loans at a low rate of interest and at small expense.
BROKAW & CHAMBERS,
CUSHMAN BUILDING, 174 Broadway, New York
---) Adolph Muehsam et al as trustee of Hancock Lodge, No 49, I O of O F .....1,950
PHILIP A. SMYTH.

\*St Nicholas av, Nos 41 to 49, n w cor 112th st, 118.5x73.11x100.11x136.2, three 5-sty brk flats. (Amt due \$15,195; sub to taxes, &c, \$2,600.) Bradley & Currier Co .....160,000
\*10th st, n s, 105 w 5th av, 25x114, Wakefield. (Amt due \$1,856; sub to taxes, &c, \$20.10.) Jas V Lawrence individ, &c .....2,450
12th st, No 509, n s, 120 e Av A, 25x103.3, 5-sty brk tenem't with stores with 5-sty brk tenem't on rear. (Partition; sub to taxes, &c, \$585.) Nathan Silver .....19,550

THOMPSON & PRYOR.

\*3d st, Nos 54 and 56, s s, 43.1 e West Broadway, 43x75x42.6x75, 6-sty brk store. (Amt due \$15,471; sub to mort \$85,000, and taxes, &c, \$1,044.95.) S G Thomas .....102,900
Total ..... \$806,684
Corresponding week, 1897 ..... \$627,033
Jan 1, 1898, to date ..... \$24,203,973
Corresponding period, 1898 ..... \$32,339,421

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.

November 11, 12, 14, 15, 16, 17.

BOROUGH OF MANHATTAN.

Bank st, Nos 1 to 5 | n w cor Green- Greenwich av, Nos 87 to 101 | wich av, runs 12th st, No 238 | n 156.8 to 12th st, x w 96.10 x s 191 to Bank st, x e 119.6, No 1 3-sty brk tenem't, Nos 3 and 5 5-sty brk building, Nos 87 to 91 1/2, three 3-sty brk tenem'ts, No 93 5-sty brk tenem't, Nos 97 and 99 2 and 3-sty brk stable, No 101 3-sty frame store and tenem't, No 238 1-sty frame buildings.
12th st, s s, 96 w Greenwich av, 21.6x77.6x 21.6x74.6, 1-sty brk building and portion 3-sty brk stables.
Bedford st, Nos 73 to 77 | being Bedford st, Commerce st, Nos 32 to 44 | s w cor Commerce st, 75.4x196.3x78.2x175, Nos 73 and 75 two 3-sty brk dwell'gs, No 75 1/2











Washington av, e s, 25 s 174th st, 25x100, except part taken for widening Washington av. Peter Sexton to Margaret Sexton. Mort \$4,000. Oct 29. nom

Washington av, e s, old line, at s w cor lot 22, equi distant bet 2d and 3d sts, map of Morrisania, runs n e 100 x s e 300.1 x s w 100 x n w 300.1, being part of lots 22 and 23 on said map. Samuel C Thompson to Lorenz F J Weiher, Jr. Morts \$13,000. Nov 1. See 147th st. 26,900

Webster av s e cor 167th st, runs e 149.9 to 167th st | Brook av, x s 449.7 to centre Brook av | line Mill Brook, x s w 60.6 to e Mill Brook | s Webster av, x n 459.11 to be ginning. Louis Stern to Alonzo B Kight. Nov 14. See 88th st, Manhattan. nom

Webster av, e s, 525 s Scribner st, 50x72.10x 50x73.5, except part taken for opening and widening av. Annie wife of Frank W Hilbert to Marie Lasperges. Mort \$1,000. Oct 15. Re-recorded. 500

Wendover av, n s, 25.3 w Bathgate av, 25.3 x81.10x25x85.6. Geo T Charlton to Richard W Abbott. Mort \$725. Nov 11. 1,900

Wendover av, n s, 25.3 w Bathgate av, 50.6 x78.4x50x85.6. Richard W Abbott to Solomon Levin. Morts \$4,225. Nov 14. val consid and 100

Woodruff av, s w cor Crotona av, 100x200, except part taken to widen 176th or Woodruff st. George Stolz to Niels Toelberg. Morts \$8,500. Oct 14. nom

3d av | begins 3d av, e s, 174.11 s from Brook av | a point where said av forms an angle nearly opposite 159th st, runs s 25 x s e 169.6 to Brook av and Port Morris Branch of N Y & Harlem R R, x n e 25 x n w 167. Anna M Pender to Thomas F Somers, Westmeath, Ireland. Nov 1. nom

6th av, e s, lots 69 and 70 map Village Mt Eden, near Upper Morrisania Depot, 100x 100; also lot 176 same map. Duncan McGibbon to Wm B Ewing. B & S. Feb 23. nom

\*Private road which runs from land Hugh Laing to road from Westchester to White-stone ferry, at n e cor land Mrs Anna A Seaman at Throggs Neck, runs n e 184.9 x n e 300 x n e 60 x n e 959 x s e 838.11 to low water Westchester Creek, x s — x s e 665.3 to beginning, contains abt 10 acres salt meadow and 14 1/4 acres upland. Chas F Rime to Anthony and Joseph Wenner. Morts \$13,000. Q C. Nov 9. nom

Same property. Thomas E Shields assignee Chas F Rime for benefit creditors to Anthony and Joseph Wenner. Morts \$8,000. Nov 9. 24,878

Same property. Release dower. Magdalena wife of Chas F Rime to Anthony and Joseph Wenner. Nov 9, 1898. nom

\*Lot 6 map building lots and villa sites at Elmsford Park. John A Darnell to Geo S Darnell. Nov 9. 100

\*Lots 19 to 26 and 26a block 32 map of Pelham Park, Baychester. Hannah Malone to Antonia Urbansky. All liens. Feb 11, 1897. exch

\*Lot 54 map Bronxwood Park, Williams-bridge. Release mort. Walter W Taylor to Allan G Macdonell. Nov 9. 2,200

\*Lots 430, 437, 439 and 426 map Arden prop-erty, Eastchester and Westchester. Wal-ter W Taylor to Allan G Macdonell. All liens. Nov 5. nom

Lot 175 map Village Mt Eden, near Up- per Morrisania Depot. Randall Salisbury to Wm B Ewing. Q C. Nov 14. nom

Lots 178, 179, 180, 181, 182, 183, 184, 185, 205, 206, 207 map Samuel Ryer homes ead, West Farms.

Lebanon st, s s, 100 w Crotona av, runs s 101 x w 22.9 x n 105.11 to Lebanon st, x e 57.10.

Washington av, w s, 112 n 178th st, 56x 150.

Colin C Duncan as assignee of Wm B and George Doutney, firm of Doutney Bros. to Wm B and George Doutney. May 24, 1898. nom

LEASES.

(Under this head all Leases recorded. Assign-ment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year. Whenever the date is omitted, read the current year.)

Forsyth st, No 98. Heyman Friedman to Hen-riette Dorf; 5 years; privilege renewal 5 years. . . . . 4,222

Fulton st, No 25, store and basement. Wil- liam Rhineland et al exrs and trustees Julia Rhineland to Morris Krim. 3 years. . . . . 1,400 to 1,500

Greene st, w s, 100.8 n Waverley pl, 25x75. The Trustees of the Sailors Snug Harbor, City of N Y, to Wm R Morgan admr, &c, of Jos D Morgan; 21 years, from May 1, 1898. . . . . 750

Same property. Assign lease. Wm R Morgan admr of Joseph D Morgan to Wm R Morgan. . . . . nom

Houston st, No 80 West. Assign lease. Adolph Voltter to Joseph Wieselthier. nom

Houston st, No 254 East. Leasehold. As- signment of rent. Anna E Tinneberg to Eva Metzger. Nov 15. . . . . 250

Houston st, No 279 E. Assign lease. S Al-

bert Reitman to Serephina Reitman. nom

Lewis st, No 150, all. Annie Aaron to Moritz Klein; 10 years. . . . . taxes, &c, and 600

MacDougal st, No 118. Jacob Mandelbaum to Antonio Latorraco; 5 5-12 years. . . . . 2,825

Monroe st, No 11. Hyman Schnitzer to Ros- sie Brown and Morris Cohen; 3 7-12 years. . . . . 2,650

Mulberry st, Nos 142 and 144. Mary E Patten to Leopold and Isaac Sonn, firm Leopold Sonn & Bro; 6 years, from May 1, 1899. . . . . 6,000

Vesey st, Nos 84 and 86, n e cor Washington st, store. Fredk W Vanderbeck to Adolph W Kasner; 2 years; privilege renewal, \$2,- 000. . . . . 1,800

Water st, No 447. Julius J Lyons to Michael Garlick; 3 years. . . . . 800

3d st, n s, 275 w Av A, 25x96.2. Wm W Astor to John W Wienke, Jersey City, N J. 11 1/4 years. . . . . 600

5th st, n s, 114.9 w Av C, 19.10x97. Assign lease. Katharina Schlamp widow and Charles Schlamp heir Valentin Schlamp to Jacob F Smith, Jr, Rockland Co, N Y. nom

6th st, Nos 518, s s, 274.7 e Av A, 25x97. Wm W Astor to Alvesius Ungerland; 20 years, from May 1, 1899. . . . . 750

12th st, n e s, 200 n w 7th av, 18.9x103.3. Consent and assign lease. Sibyl C wife of Gustavus A Kraft with consent of Mary A Chisholm to John J O'Sullivan. . . . . nom

15th st, No 48 West. Abraham Boehm and Lewis Coon to Edward F Caldwell; 5 8-12 years, from Sept 1, 1898. . . . . 5,000

Same property. Assign lease. Same to Louis Ottmann. . . . . nom

22d st, No 103 West | Assigns 3 leases. Wm J 22d st, No 109 West | Ehrich, member Ehrich 22d st, No 107 West | Bros, to Samuel W and Julius S Ehrich. . . . . nom

23d st, No 74 West, use of east window and part store, &c. The Hamilton Noyes Co to Geo S Noyes, Port Chester, N Y; 1 year, privilege renewal. . . . . rent 10% of gross receipts

23d st, s s, 225 e 11th av, 150x98.8. Con- sent to assign lease by way of mortgage. Kath E Moore by James N Wells, att'y, to James and William Lyall. Corrects error in last issue. . . . . nom

42d st, No 301 West, 3 upper floors. Louis and Caspar Levy, Flora Marks, Lena Mil- ler and Emma Frey to Eberhard and Wil- liam Volk; 13 5-12 years. . . . . 1,350 to 1,500

45th st, s s, 133.4 e 8th av, 16.8x100.5, also all other land. Assign lease. Augustus B Wood to Clarence B Wood, Morristown, N J. . . . . 500

53d st, No 221 East. Frederick Schulz to Mrs Ida C Sinn; 4 years. . . . . 800

119th st, s s, 225 e 1st av, 25x148.3x37.1x 120.7. Hiram Van Dusen exr William Aus- tin to John T Brady; 10 years. . . . . 300

Amsterdam av, No 152. Emil C G Van Pein to Chas A Bruhns; 10 years, from May 1, 1903. . . . . 2,800 to 2,900

Av A, No 121, first floor, &c. Frederick Was- shausen to August Schleiermacher; 5 years, from May 1, 1899. . . . . 1,020

Bowery, Nos 104 and 106, all. Joseph R and Eliza L Husson to Charles Kramer and Marc Geiger; 5 7-12 years. . . . . repairs, &c, and 4,800

Broadway, No 285. Edwd N, Wm F, Francis S, Francis M Whitehouse and Louisa W Sheldon to Ellsworth Childs; 10 years, 6 1/2 months. . . . . 6,500 to 12,000

Broadway, No 1418, store and dwell'g. Peter Duffy to S Weber Parker; 10 years. . . . . 7,000

Broadway, No 196. Central Trust Co of N Y as substituted trustee under will of John W Southack with Hegeman & Co, a cor- poration. Agreement amending and extend- ing lease for 4 3-4 years, from May 1, 1899. . . . . nom

Columbus av, No 948, store, &c. Henry Sny- der to Charles Schmutz; 2 years. . . . . 900

Columbus av, No 941, front basement or cel- lar. William Heuer to Warner Lueckner; 3 years, 9 months, 10 days, from July 20, 1897. . . . . 120

Park row, No 128, upper part. Washington H Taylor to August Toennies; 5 years. . . . . 1,800

Park row, No 189, store. Josephine N Cow- perthwait widow, individ and guard Freder- ick N and Ruth Cowperthwait to John Cooper; 5 years. . . . . 1,200

Pleasant av, No 340, n e cor 118th st, store, &c. John G Loeser to Patk J Quinn; 4 1/2 years. . . . . 912

West Broadway, No 95, e s, 52.11 s Frankln st, 7.3x20. Edith, Annie E, Amy B Maida and Henry Youngs, of Goshen, N Y, to Jas S Bearn; 10 years, from May 1, 1899; . . . . . taxes, &c, and 300

1st av, No 2323, store and front basement. Chas J Schneider to Robert Hasselbach; 4 7-12 years. . . . . 1,000

3d av, Nos 2155 to 2161 | store and base- 118th st, Nos 204 and 206 E | ment. Eliza- beth Wood to Samuel Bauman; 10 years. . . . . 6,360

3d av, No 1009 | s e cor. Mary Day widow 60th st, No 200 East | to Joseph F McKone; 8 years. . . . . 3,500 to 4,000

Same property. Assign lease. Joseph F McKone to Henry Elias Brewing Co. . . . . nom

Same property. Assign lease. Henry Elias Brewing Co to Mary Day. . . . . nom

6th av, Nos 484 and 486. Thomas Morgan to Emil Rattey; 5 years. . . . . 2,100, 2,200

7th av, Nos 6, 8 and 10 | w s, bet Green- Greenwich av, Nos 74 and 76 | wich av and West 12th st, basement and ground floor and 2d loft. Amelia P Hammond to John J Hammond, Greenburgh, N Y; 10 years, from May 1, 1897. . . . . 2,170

7th av, Nos 1940 and 1942, 1/2 part furniture, &c, and stock in trade in drug store. Fred- erick Kleinschmidt to Frank B Zeh; 5 yrs, from Feb 1, 1897. . . . . 1/2 profits and 300

7th av, No 155, all. Sarah Lewis to William McClenahan; 5 5-12 years. . . . . repairs and 1,500 to 1,600

7th av, No 2174, s w cor 129th st, store. John S Lawrence, receiver, to Edwd C Keys; 5 years, from May 1, 1896. . . . . 900 to 1,000

8th av, No 870, n e cor 52d st, all. Albert J Adams to William Daly; 5 5-12 years. . . . . repairs and 4,000 to 4,500

Same property. Assign lease. David Steven- son Brewing Co to Patrick Cashin. . . . . nom

Same property. Cancellation lease. Albert J Adams to same. . . . . nom

8th av, No 2924, e s, 25 s 155th st, 25x100. Mary Maloney to Martin Heeseemann; 6 years, from May 1, 1902. . . . . 1,500, 1,800

BOROUGH OF THE BRONX.

138th st, No 512 East. Surrender lease. Henry Bohlen to John F Steeves. . . . . 125

St Anns av, No 169, s w cor 136th st, store, &c. Adam Moesch to Frank Becker and August Eschenbach; 3 years. . . . . 960 to 1,200

Westchester av, n e cor 156th st, 63x63x89.9. William Sieling to Reinhold Hauser; 5 5-12 years. . . . . 2,400 to 3,000

Willis av, No 534, store, &c. Mary M Zelt- ner to John Entelmann; 10 1/2 years. . . . . 1,200 to 1,400

3d av, n w cor 136th st, 25x97. Agreement subordinating lease to mortgage. Theodore Schoeppler to Eliz M Anderson. Nov 11. nom

MORTGAGES.

NOTE.—The arrangement of this list is as fol- lows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. When the letters "P. M." occur, preceded by the name of a street, in these lists of mort- gages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. When- ever the rate is not given, read as 6 per cent.

Mortgages against 23d and 24th Ward prop- erty will be found altogether at the foot of this list.

Mortgages under this head marked with \* de- note that the property is located in the new Annexed District (Act of 1895).

BOROUGH OF MANHATTAN.

November 11, 12, 14, 15, 16 and 17.

Augur, Malvina P widow to Thos J Sanson, East Orange, N J. 211th st, s cor 10th av, 100x99.11; Naegle av, centre line, 530 s w from centre line of Ellwood st, 50x250. Nov 9, 1 year. 4,200

Abraham, Isidor to Mary Janssen. 10th av, w s, 50.5 n 54th st, runs w 100 x n 100 to w s 10th av, x s 25 to beginning, error. P M. Nov 15, 3 years, 5%. 2,250

Arthur, George W to Atlas Impt Co. 108th st, n s, 100 e Riverside Drive, runs n 65 x e 75 x n 35.11 x e 100 x s 100.11 to 108th st, x w 175 to beginning. P M. Nov 1, due Nov 7, 1899. 105,000

Armstrong, Alicia widow to Mary E Andrews et al trustees under will of Thomas An- drews. 26th st, No 110, s s, 129.11 w 6th av, 20.1x98.9. Nov 15, due May 2, 1900. 4 1/2%. 1,000

Bailey, Mary E to Santiago P Cahill. 17th st, No 219, n s, 211.6 w 7th av, 17.2x43.5x 17.3x43.9. Sub to mort \$3,600. Nov 17, due Nov 1, 1899. gold, 230

Blum, Marx, Theophilus and Leopold and Leopold Brown with Grand Lodge of the United States of the Independent Order Free Sons of Israel, Ludlow st, No 87, w s 112.6 n Broome st, 27x87.6x26.9x87.7. Agreement as to priority of morts made by Judas Harris and Abraham Feinberg. Nov 1. nom

Bursteln, Harris and Jacob Pomeranz to Abraham Boehm and Lewis Coon. Broome st, Nos 222 and 224, n s, 25.1 e Essex st, 40x75x40.5x75. Nov 16, due May 1, 1899. 14,000

Bauhahn, Heinrich D A to Wm H Macy, Jr. 112th st, n s, 75 w Lexington av, 26x 100.11. Sub to encroachment on e s. Nov 9, 1 year. 7,500

Baumann, Emma S to Francis M Jencks. 97th st, s s, 67 w West End av, 33x25.2. P M. Sub to morts \$8,000. Nov 10, 5 years, 5%. 3,000

Same to Hannah Peyser. Same property. P M. Nov 10, 5 years, 4 1/2%. 8,000

Blumenthal, Alfred to Geo B Christman and Christian Woessner, firm Geo B Christman & Co. 133d st, n s, 375 w Amsterdam av,

25x99.11. Sub to mortg \$— Oct 27, due April 27, 1899. 2,525
Blumenthal, Samuel to Matilda August. 84th st. No 334, s s, 340 w West End av, 18x 102.2. Nov 9, 3 years, 4 1/2%. gold, 14,500
Brown, Mary A to Bradley & Currier Co. 91st st. n s, 222 w Central Park West, 45.11x 100.9x42.5x100.8. Sub to mortg \$73,000. Nov 2, 1 year. Re-recorded. 5,338
Brumer, Abe and Moris Goldstein to Frelling H Smith and Harry W Simpson exrs Obed Wheeler. Orchard st, No 177, w s, 77.4 n Stanton st, 22.8x87.6. Nov 10, 5 years, 5%. gold, 22,000
Same to Bessie Ruth. Orchard st, w s, 77.4 n Stanton st, 22.8x87.6. Sub to last mort. Nov 10, demand. 3,500
Bauer, Peter to THE EAST RIVER SAVINGS INST. 100th st, No 141 n s, 427.4 w Columbus av, 27.4x101.1x21.4x100.11. Nov 14, 5 years, 4 1/2%. 16,000
Beck, Jacob A to Franz Ibert Brewing Co. Great Jones st, No 28 n s, 207.1 e Lafayette pl, 19.11x100.3x19.5x100.3. Nov 11. Collateral. 750
Binger, Gustave to Frederick Dietz et al exrs and trustees Robt E Dietz 76th st, No 23, n s, 60 w Madison av, 20x102.2. P M. Nov 12, due Oct 1, 1900, 4 1/2%. 10,000
Bruner, Maria L formerly Schneider to V Loewers Gambrianus Brewing Co. 17th st, n e s, 125 n w 3d av, 25x92. Leasehold. Nov 12, 1 year. 1,000
Berg, Louis R to Collins Building and Construction Co. 73d st, s e cor 4th av, 19x 102.2. Sub to mortg \$55,030. Nov 12, 6 months, 5%. 7,594
Brech, Andrew to THE BOWERY SAVINGS BANK. 5th st, No 529, n s, 374.11 e Av A, 24.8x97. Nov 14, 1 year, 4%. 12,000
Bergh, Henry to Arthur Benson exr Wm H Merritt. 75th st, No 109, n s, 160 w Columbus av, 20x102.2. P M. Nov 16, 3 years, 4 1/2%. 22,000
Brose, Andrew to Adam Schulz. 81st st, Nos 514 and 516, s s, 223 e Av A, 2 lots, each 25x102.2. 2 mortg, each \$17,000 Nov 16, 3 years, 5%. 34,000
Same to Louis Tim. 81st st, No 518, s s, 273 e Av A, 25x102.2. Nov 16, 3 years, 5%. 17,500
Same to Solomon Tim. 81st st, No 520, s s, 298 e Av A, 25x102.2. Nov 16, 3 years 5%. 17,500
Puek, Charles with THE EQUITABLE LIFE ASSURANCE SOC of the U S both mortgagges. 126th st, No 209 West. Agreement as to priority of mortg made by Jacqueline De L Keller. Nov 14. nom
Cooper, John to Bernheimer & Schmid. Park row, No 189, cor Roosevelt st. Saloon lease. Nov 10, demand. 2,238
Cannon, Mary A wife of John B to Andrew A Ribby. 153d st, s s, 500 w Amsterdam av. 75x99.11. Nov 11, demand. 6,500
Same to Patk H Lynch and Ralph O Ives. Same property. P M. Nov 11, demand. 3,000
Cellilo, Maddalena C to Clifford Brigham as trustee for Henry Sayles. Mulberry st, No 44, e s, 154.11 n Park st, 23x82. Nov 14, due Nov 1, 1903, 5%. 25,000
Same to Henry de F Weekes. Same property. Nov 14, installs. 4,000
Cohen, Cassel to Henry Roemer and Eleonore Kreuder exrs Ernst Kreuder. 7th st, s s, 250 e 2d av, 25x100. P M. Nov 15, due Jan 1, 1904, 4 1/2%. 18,000
De Schneen, Felicitas formerly Felicitas M C Benzler to Christian Striffler. 134th st, No 109 West. Certificate of part payment of mort. Nov 14, 1898. 3,000
Dellamore, Catherine to Wm F Vause. Bradhurst av, No 29, w s, 300 s 145th st, 17x 60.3x16.6x67.9; Bradhurst av, No 51, w s, 100.6 s 145th st, 18.2x87.9x18x90.3. Nov 11, installs, 5%. 2,500
D'Onofrio, Rocco and Emillo to Mary F Moorehouse. 1st av, n w cor 115th st, 20 x73. P M. Nov 11, due Nov 1, 1901, 5%. 12,000
Same to Simon Epstein and Joseph Solomon. Same property. P M. Nov 11, installs. 1,450
Dudensing, Pichard, Jr, to Carl Fischer. 74th st, n s, 175 w Av A, 25x102.2. Nov 1, 4 years, 5%. 14,000
Same to same. 74th st, n s, 150 w Av A, 25 x102.2. Sub to mortg \$10,000. Nov 1, 4 years, 5%. 4,000
Same to Charles Lichtenberg. Same property. Nov 10, due Nov 1, 1901, 4 1/2%. 10,000
Danziger, Adolph and Jacob Sommer to Sarah H Powell. Lewis st, No 76, e s, 100 n Rivington st, 25x100. Nov 15, 1 year. 12,000
Davidson, Alexander and Martha C to Charles F Emery. 112th st, No 137, n s, 120.3 e 7th av, 20.3x100.11. Mort \$20,000. Nov 16, installs. 1,500
Davidson, Salomon to Harris D Colt and A Henry Mosie. 3d av, No 394, n w cor 28th st, 25x63.7. Nov 14, due Dec 1, 1901, 4 1/2%. 31,000
Same to same. Same property. Sub to mort. Nov 14, due Dec 1, 1899. 2,000
de Bussy, Mary J to John Mathews. 114th st, n s, 95 e Manhattan av, 20x100.11. Nov 15, 2 years. 1,000
Dreyfus, Julius to Joseph L Buttenwieser. St Marks pl, No 64, s s, 375 e 2d av, 25x 93.6. Nov 15, demand. 20,000

Same to Laemmlein Buttenwieser. Same property. Nov 15, demand. 10,000
Eggers, Geo W to Geo R Fearing and ano as trustees of Charlotte T Taylor under will of Danl B Fearing. 101st st, n s, 150 w Columbus av, 43.4x100.11. Nov 17, 3 years, 4 1/2%. 40,000
Essig, George to Emma M Kissel. 103d st, n s, 80.2 w Park av, runs n 59.9 x e 0.1 x n 41.2 x w 25 x s 100.11 to st, x e 24.10 to beginning. Nov 15, 1 year. 3,300
Eickhoff, Mary to Dillon B Burnett. Broome st, No 381, s s, 25x123.3x25x121.6. Nov 12, 1 year. 5,000
Falk, Sophia wife of Nathan to Ferdinand Sulzberger. 1st av, No 2283, w s, 107 s 118th st, 19x100. Nov 15, 3 years, 5%. 7,750
Fay, Michael and William Stacom to Louis Tim. Catharine st, No 80, w s, 96.5 s Oak st, 25.5x102.2x25.5x102.3. Nov 7, due Nov 16, 1903, 5%. 31,500
Finck, Louisa A wife of George to J Brandt Matthews. V Louise wife of Peter T Barlow and Florence H Matthews. St Nicholas av, s e cor 126th st, 68.4x109x111.10x100. Nov 17, due Oct 1, 1900. 65,000
Fontham, Chas F to Irene B Braman. 99th st, s s, 150 e Columbus av, 25x100. Nov 10, 3 years, 5%. gold, 21,000
Green, Robert D to L Lindsey Fontaine. 7th av, Nos 253 and 255, e s, 86.11 n 24th st, 42.10x79.2. Nov 1, 1898, 1 year, 5%. 700
Greenberger, Joseph and Pauline mortgagors with Lizzie Loeb. 104th st, s s, 175 w 2d av, 18.9x100.11. Extension of mort. Oct 7. nom
Godward, Geo W to Wm D Bull. Kingsbridge road, n e cor Emerson st, runs e 25 x n 100 x e 75 x n 125 x w 100 x s 225 to beginning. Nov 9, 3 years, 5%. 5,000
Gerken, Louis C to Mary A Powell. East End av, No 67, e s, 76.11 n 82d st, 25.4x 100. P M. Nov 15, 1 year, 5%. 1,800
Graham, John and Sarah to THE EMIGRANT INDUST SAVINGS BANK. 74th st, n s, 235 e 3d av, 25x102.2. Nov 15, 1 year, 4%. 8,500
Grume, Frederick to THE LAWYERS MORTGAGE INS CO. 101st st, s s, 100 e Columbus av, 2 lots, each 25x100.11. 2 mortg, each \$18,000. Nov 15, 5 years, 5%. 36,000
Geis, Anna R to Grace F Dundon. 25th st, No 258, s s, 255 e 8th av, 15x109.6. Nov 9, due Nov 1, 1901, 5%. 10,000
Ghio, Edwd A and Alpina otherwise Harry to Virello Zannoni, Annetta Z Scolari and Josephine Z Annetti. Macdougall st, s e s, 115.8 n e Spring st, 22x76.1x21x75. Aug 17, due Sept 1, 1899, 5%. 4,000
Goldstein, Joseph and Lena to Paul Chopak. 6th st, Nos 739 and 741, n s, 166 w Av D, 44.10x90.10. Mort \$43,000. Nov 15, installs. 8,000
Graham, William Van Wyck to Samuel G Bayne. 108th st, n s, 100 e Riverside Drive, runs n 65 x e 75 x n 35.11 x e 100 x s 100.11 to st, x w 175 to beginning. Nov 14, demand, 5%. 95,000
Same to GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO. Same property. Mort \$195,000. Nov 14, demand. 14,000
Gulden, Charles mortgagor with UNITED STATES TRUST CO. 87th st, No 18 East. Extension of mort. Nov 17. nom
Harris, Judas and Abraham Feinberg to The Grand Lodge of the United States of the Independent Order Free Sons of Israel. Ludlow st, No 87, w s, 112.6 n Broome st, 27x 87.6x26.9x87.7. Nov 1, 5 years, 4 1/2%. 15,000
Hilgers, Jeannette and William to Nathaniel Wise. 98th st, s s, 150 e Columbus av, 25x100. Nov 15, due Feb 16, 1899. 3,937
Hurwitz, Rachel to Samuel J Ruth. Madison st, s s, 135.11 w Pike st, 25x100. Mortg \$30,500. Nov 1, due Jan 1, 1899. 4,000
Same to same. Same property. Nov 1, 1 year. 1,500
Harris, Bertha and Abraham mortgagors with Henrietta Wimpfheimer extrx of estate of Marx Wimpfheimer. Columbia st, e s, 68.3 n Stanton st, runs e 75.4 x n 6.9 x e 24.8 x n 14.11 x w 100 to Columbia st, x s 21.8 to beginning. Extension of mort. Oct 6. nom
Havens, James H to Edward Oppenheimer. 94th st, s e cor Madison av, 95x100.8. P M. Nov 9, 1 year. 27,000
Heimerdinger, Eugene M to Bertha T Hevmann. 51st st, s s, 127 e 1st av, 18x100.5. \*Sept 1, 1 year, 5%. 2,000
Hemmer, Auguste E et al exrs and trustees estate of Fredk A Hemmer with Carl Fischer and Charles Lichtenberg all mortgagges. 74th st, Nos 435 and 437, n s, 150 w Av A, 50x102.2. Agreement as to priority of mortgages made by Richard Dudensing, Jr. Nov 7, 1898. nom
Hilgers, Jeannette wife of and William to Julia E Cameron. 98th st, s s, 100 e Columbus av, 2 lots, each 25x100.11. 2 mortg, each \$22,500. Nov 11, due Nov 1, 1903, 5%. 45,000
Same to Mabel Slade. 98th st, s s, 150 e Columbus av, 25x100.11. Nov 10, 3 years, 5%. 22,500
Same to Julia Goetz. 98th st, s s, 100 e Columbus av, 3 lots, each 25x100.11, 3

mortg, each \$2,500. Each lot sub to mortg \$22,500. Nov 11, 1 year. 7,500
Hanlon, Michael to Rebecca Cohn. 7th st, Nos 272 to 278, s s, 93 w Av D, 90.11x 90.10. Nov 14, 1 year. 10,500
Same to same. Same property. Nov 14, 1 year. 30,000
Same to same. Same property. Nov 14, 1 year. 7,500
Harft, Charles to Florence A Alker. Clinton pl, n s, 323.1 w Broadway, 37.6x93.11. Leasehold. Nov 15, 1 year. 4,000
Hart, Harry C to EAST RIVER SAVINGS INST. Water st, s s, 300.2 w Jackson st, 24.10x70x25x70. Nov 15, 1 year, 4 1/2%. 2,000
Herrlich, Jacob and Christina to Phillb Herrlich. 86th st, s s, 305 w 1st av, 20x102.2. Nov 15, due Jan 1, 1902, 5%. 5,000
Hinck, George to THE BOWERY SAVINGS BANK. 5th st, No 527, n s, 350 e Av A, 24.11x97. Nov 15, 1 year, 4%. 12,000
Hubbard, Fannie L T wife of Le Roy W and Charles C Tyler to Henry L Cammann, Stamford, Conn. Madison av, e s, 43.10 n 124th st, 22.2x85. Sept 4, 1 year, 5%. 2,735
Hunt, Catharine to Everett B Sweezy. 102d st, s s, 295 e 1st av, 50x100.11. Leasehold. Nov 5, 3 years. 1,000
Hatfield, Eben to Fannie B wife of George Natress. 148th st, n s, 390 w Boulevard, 15x99.11. Nov 17, 3 years, 5%. gold, 8,000
Hertzel, Geo W to THE BOWERY SAVINGS BANK. 8th av, s e cor 25th st, 27.4x62. Nov 17, 5 years, 4%. 8,000
Hulshof, John L and Sophia to Katy Botty. 116th st, n s, 120 e 2d av, 20x100.11. Sub mortg \$2,000. Nov 17, due July 1, 1899. 2,000
Same to NEW YORK LIFE INS AND TRUST CO. Same property. Nov 17, 3 years, 5%. 2,000
Israel, David to Harry Fischel. 6th st, Nos 626 and 628, s s, 320 w Av C, 42x97. Nov 15, installs. 8,000
Same to same. 6th st, Nos 640 and 642, s s, 174 w Av C, 41.11x97. Nov 15, installs. 8,000
Itzkovitz, Moritz to Edwd B Amend. Lewis st, Nos 85, 87 and 89, w s, 122.4 s Stanton st, 54.3x100. Nov 1, installs. 1,300
Jencks, Francis M to Hannah Peyser. West End av, s w cor 97th st, 25.2x34. Nov 10, 5 years, 4 1/2%. 12,000
Same to same. 97th st, s s, 34 w West End av, 33x25.2. Nov 10, 5 years, 4 1/2%. 8,000
Jacobs, Pauline to Hannah Silverstone. Clinton st, No 16, e s, 175 s Houston st, 25x 100.2. Nov 14, 4 years. 4,000
Johnson, Hannah to TITLE GUARANTEE AND TRUST CO. 124th st, s s, 140 e Park av, 25x100.11. Nov 15, 3 years, 4 1/2%. 8,500
Jonas, Leopold to Louis A and Charles Salomon. 1st av, No 2048, e s, 25.11 s 106th st, 25x84. Nov 16, due Dec 1, 1901, 4 1/2%. 14,000
Kaufmann, Leopold to THE SEAMEN'S BANK FOR SAVINGS. Broadway, Nos 588 and 590, e s, 227.11 n Prince st, 51.1x199.7 to Crosby st, x43.9x199.4. Nov 15, 5 years, 4 1/2%. 450,000
Same to Jonas Weil and Bernhard Mayer. Same property. Sub to last mort. Nov 15, due Jan 1, 1899, 5%. 300,000
Kaufmann, Leopold mortgagor with Mabel Van Rensselaer. 37th st, No 545 West. Extension of mortg at 5%. Nov 10. nom
Kaufmann, Leopold to Jonas Weil and Bernhard Mayer. 6th st, No 235, n s, 126.11 w 2d av, 23.5x90.10. Nov 17, due Dec 1, 1898. 15,000
Same to Emily B wife of Charles Goeller. Same property. P M. Nov 17, 1 year, 4%. 7,500
Kaufmann, Leopold to NEW YORK SECURITY AND TRUST CO. Rutgers st, Nos 54, 56 and 58, w s. P M. Nov 10, 1 year, 5%. 45,000
Same to Jonas Weil and Bernhard Mayer. Same property. Sub to last mort. Nov 10, demand. 25,000
Kaufmann, Rosa to Frederick Dietz et al exrs and trustees Robt E Dietz. 76th st, No 25, n s, 40 w Madison av, 20x102.2. P M. Nov 12, due Oct 1, 1900, 4 1/2%. 10,000
Kaufmann, Leopold to Jonas Weil and Bernhard Mayer. 3d st, No 60 East, s w s, 22.9x101.5x22.9x101.4. Nov 15, demand. 10,000
Same to Bernard Meuseburger. Same property. P M. Nov 15, 1 year, 5%. 4,500
Kelly, Robert to THE MUTUAL LIFE INS CO of N Y. Madison av, No 1822, w s, 80.11 s 119th st, 20x75. P M. Nov 15, 1 year, 5%. 10,000
Kelly, Robert to John O Baker, of Newark, N J. Madison av, No 1822, w s, 80.11 s 119th st, 20x75. Nov 15, due Feb 15, 1899. 5,000
Kratkie, Eugenia F, of Jersey City, N J, to Henry and Caroline Schwanewede wife. 87th st, n s, 100 w 1st av, 25x100.8. P M. Nov 15, due March 13, 1899, 5%. 4,000
Kemmer, William to THE EMIGRANT INDUST SAVINGS BANK. Madison av, e s, 50.11 n 107th st, 25x100. Nov 11, 1 year, 4%. 13,500





**MORTGAGES—ASSIGNMENTS.**

(The dates following the description of the property given in this list indicate when the original mortgage was recorded. The mortgages without any specified date were recorded during the current year.)

**BOROUGH OF MANHATTAN.**

November 11, 12, 14, 15, 16 and 17.

st (Findlay st), 50x100. P M. Nov 10, demand. 2,000  
 Same to same. Same property. P M. Nov 10, demand. 2,500  
 \*Hessberg, Isaac to Rebecca Crawford as extrx and trustee under will of Robert Crawford. 5th st, n s, proposed, 273.11 e Green lane or av, 25x103. Nov 9, 3 years. 3,000  
 Hecht, Michael and Mathilda to THE GERMAN SAVINGS BANK. 155th st, n s, 275 e Courtlandt av, 25x100. P M. Nov 16, 1 year. 3,500  
 Houghton, Hadwin and Margaret A wife to Walter H Crittenden. Bettners lane or road, centre line, at n s River av, runs n along lane, 300.7 x n w 37.4 to point 1 foot e line land of Hudson River R R Co, x s 420 to n s River av, — x s e 325 to beginning; also s w cor premises above and n line of River av, distant 1 foot e N Y C & H R R Co land, runs n — 420 x w 1 — to said R R Cos land, x across same to and into Hudson River, x s 420 x e — to beginning. Nov 11, 1 year. 500  
 Hills, Albert to Mary E Crow. 140th st, n s, 281.6 e Alexander av, 16.8x100. Nov 12, due Jan 1, 1900, 5%. 500  
 Juster, Rachel wife of and Max to Wm W and Fredk W Buhrman exrs Wm C Buhrman. St Anns av, n w cor 146th st, 25.11 x99.6. Nov 16, due Nov 15, 1903, 5%. 23,000  
 Karpenstein, Elizabeth, Theodora and Amelia to Rowland W Thomas. Valentine av, No 2013, w s, 602 s 180th st, 16.8x96.9x16.8 x97. P M. Nov 9, 2 years, 5%. 700  
 Kroepke, Augusta to Louisa Dean. Bergen av, n w cor Rose st, 50x87. Nov 11, 3 years, 5%. 6,000  
 Kurtzer, William to Rowland W Thomas and Isaac L Dunn. Crotona av, w s, 64 n Jefferson st, 25x100x25x100.4. P M. Nov 14, 2 years. 1,000  
 Levin, Joseph to Isaac and Max S Boehm. Washington av, e s, widened, 117.9 n 163d st, 100x80.9x100x80.5. Sub to mortg \$37,000. Nov 16, 1 year. 2,500  
 Levin, Solomon to Richd W Abbott. Wenderover av, n s, 25.3 w Bathgate av, 50.6x78.4x50x85.6. P M. Nov 14, 3 months. 2,025  
 Locher, Henry H to Harlem Co-operative Building and Loan Assoc. Woodlawn road, s e cor Hull av, 52.4x103.11x50x88.7. Nov 12, installs, 5%. 1,000  
 Luessen, Hermann to Mathias and Sophia Goeren. 136th st, n s, 650 e Willis av, 25x100. P M. Sub to mort. Oct 17, due Nov 15, 1900, 5%. 2,000  
 Luthy, Margareite P to Joseph C Fitzpatrick. Briggs av, s s, 245.4 e Southern Boulevard, 50x110. Nov 14, due May 14, 1900. gold, 3,000  
 McIntosh, Neil W to John H Metzler. Valentine av widened, e s, 100.1 n 179th st, 25x90.11x25x89.11. P M. Nov 15, installs. 1,900  
 Morgan, Thomas to TITLE GUARANTEE AND TRUST CO. Lafayette av, n e cor Warren st, 98x100x126x104, except part taken for opening and widening of Topping st. P M. Nov 15, 1 year. 6,000  
 Marshall, Wm J and Geo W Flagg to Anthony Smyth. Decatur av, e cor Cole st, 100x100, except part taken for widening of Cole st. P M. Nov 16, due Dec 1, 1899, 5%. 8,500  
 Master, David to TITLE GUARANTEE AND TRUST CO. Rogers pl, e s, 175.1 n Westchester av, 75x90. P M. Nov 10, 1 year. 1,500  
 \*McCarthy, Patrick to Edwd M Neill and ano exrs J Josepha Neill. Bronx Park av, w s, abt 100 n 177th st, 25x125x17.7x150. P M. Nov 7, due Nov 8, 1900, 5%. 400  
 Muller, Henry, Sr, to Petty, Soulard & Walker Realty Co. 162d st, n e s, 80.6 s e Brook av, 52x100x51.6x100. Sub to mort \$27,000. Nov 10, demand. 5,000  
 Same to Moses and Sigmund Mendelsohn. 162d st, n e s, 132.6 s e Brook av, 51.11x100x51.6x100. Nov 10, demand. 27,000  
 \*Mapes, John S to Isaac Butler. Cottage Grove av, e s, 96.5 s Guerlain pl, 50x110. Nov 11, 3 years. 1,500  
 McOwen, Anthony to Michael H Hagerty, James H Mullarky and John McCann exrs John McConville. Timpson pl, n w s, 183.3 s w 149th st, 100x100. P M. Nov 2, due Nov 3, 1901, 5%. 2,070  
 Same to same. Timpson pl, s e s, 159.3 s w 149th st, 75x100. P M. Nov 2, due Nov 3, 1901, 5%. 900  
 Nichols, Grant L to F Milton Welch. Locust av, e s, which would be in s line of 135th st, if protracted eastwardly, distant 208 n 134th st, 161.5x150, with land under water, &c. 1-3 part. Sub to mort \$35,000. Nov 14, 1 year. gold, 10,000  
 \*Newman, Joseph to Watson H Bowne. Pelham road, lots 104 to 106 map Benson estate, 75x— to Westchester Creek. 1/2 part. Nov 1, 1 year, 5%. 1,000  
 Noble, Agnes to George Hooks and Elise Cohn. Fox st, No 1652, e s, 404.6 n 165th st, 18.9x100. Sub to mort \$6,500. Nov 14, 1 year. 1,165  
 Ogden, Alice L to Adolph M Bendheim. 135th st, No 865, n s, 250 e St Anns av, 25x100. P M. Nov 16, 2 years. 1,500

Owens, Patk J to Gustavus A and Christina C Orth exrs and trustees Louis H Orth. Trinity av, w s, 150 n 161st st, 2 lots, each 25x100. 2 mortg, each \$5,000. Nov 16, 3 years, 5%. 10,000  
 Owens, Patrick J to HARLEM SAVINGS BANK. Wales av, s e s, 75 s w Pontiac st, 50x104; Intervale av, w s, 111.3 s from 165th st, runs w 84.9 x s w 42.8 x s 10.2 x e 100 to av, x n 50. Nov 11, 1 year, 5%. 3,600  
 Petty, Soulard & Walker Realty Co with Charles Unangst. Elton av, w s, 50 n 160th st, 50x100. Agreement subordinating mortgages. Nov 11. nom  
 Royal, Grace C to HARLEM SAVINGS BANK. Union av, e s, 216 n Wall st, 33x175, except part taken to widen av. Nov 14, 1 year, 5%. 500  
 Ragette, Anton and Henry F A Wolf to David P Condon, Dobbs Ferry, N Y. Courtlandt av, — e s, 49.5 n 150th st, 17x100. Nov 14, 3 years, 5%. 12,000  
 Same to Bertha Wagner. Courtlandt av, e s, 66.5 n 150th st, 26x100. Nov 14, 3 years, 5%. 17,000  
 Same to Louis B and Wm H Rolston exrs Rosewell G Rolston. Courtlandt av, e s, 92.5 n 150th st, 26x100. Nov 14, 3 years, 5%. 17,000  
 Reedy, Elizabeth to Michl H Hagerty et al exrs John McConville. Timpson pl, n w s, 134.3 s w 149th st, runs s w along s e s Timpson pl, 25 x s e 100 x n e 25 x n w 100 to beginning, error. Nov 2, due Nov 3, 1901, 5%. 300  
 Reilly, Jane wife of and Patrick F to Alice McConnell. Kelly st, s e cor 167th st, runs e 19.4 x s e 80.10 x s 15 x w 46.5 x — to Kelly st, x n 83.11 to beginning. Aug 16, due Aug 1, 1902, 5%. 500  
 \*Rusoski, Michael to Teachers' Co-operative Building and Loan Assoc. 11th st, n s, 50 w 4th av, 55x100, Wakefield. Nov 14, installs, 5%. 240  
 Switzer, Katie to Margt E Anson, Hasbrouck Heights, N J. Mohegan av, e s, 145 s Woodruff av or 176th st, 25x70. P M. Sept 30, installs. 230  
 Schmuck, Bertha to Otto Schmuck. Southern Boulevard, n e cor Jennings st, 25x100. Nov 17, 1 year, 5%. 525  
 Somers, Thos F to Anna M Pender. 3d av, e s, 174.11 s from a point where said av forms an angle nearly opposite 159th st, runs s 25 x s e 169.6 to w s Brook av, x n e along same and also along Port Morris Branch R R 25, x n w 167 to beginning. P M. Nov 1, due Nov 7, 1901, 5%. 4,000  
 Sanger, Rebecca to Magdalena Frees. 151st st, s s, 100 w Courtlandt av, 25x118.5. Nov 11, 3 years, 5%. 2,000  
 Shavitz Louis and Samuel Goldfish to Harvey N Hitchcock. Columbia av, n s, 25 w Jefferson av, 25x100. P M. Nov 10, 2 years, 5%. 1,300  
 Smith, Jesse D to West End Co-operative Building and Loan Assoc. Tiebout av, proposed, w s, 273.6 s 184th st, 25x115. Nov 7, installs, 5%. 4,250  
 Schaefer, John to Caroline Quade. Robbins av, w s, 175 s 147th st, 25x161 to Morrisania Branch R R, x25x162. Nov 14, 3 yrs, 5 1/2%. 2,000  
 Schilling, Francis A to Adolph G Hupfel. Alexander av, n e cor 135th st, 20x81.6; 137th st, s s, 102.2 e Alexander av, 54.4x100. Nov 14, demand. 6,000  
 Schullenberg, Zenaide D wife of and Jacob B to Adolph J H Meyer. Boston Post road, w s, adj subdivision 2 lot 149 map Village of Morrisania, runs n w 128 to 3d av, x n e 30 x s e 142 to Boston Post road, x s w 30. Sub to mort \$12,000. Oct 7, 9 months. 16,000  
 Same to same. Same property. P M. Sub to mort \$10,500. Oct 7, 9 months. 1,500  
 Taylor, Ellen J to Joseph Wood. 157th st, n w cor Melrose av, 49x101.9. Sub to mort \$42,000. Nov 10. Secures note for 1,300  
 Same to Thomas Louthier, Jr. 157th st, n w cor Melrose av, 49x101.9. Mortg \$42,000. Sept 29, demand. Secures note. 400  
 Taylor, Ellen J to Theodore A Klinke. 157th st, n s, 24.6 w Melrose av, 24.6x101.9. Mortg \$42,000. Secures note. Oct 8. 1,000  
 Unangst, Charles and Henry Muller, Sr, with Moses and Sigmund Mendelsohn. 162d st, n s, 80 e Brook av, 50.5x100. Agreement as to priority of mortgages. Nov 10. nom  
 \*Van Cook, Wm F to Edwd M Neill and ano exrs J Josepha Neill. Lebanon st, n s, 375 w Bronx Park av, 25x100. P M. Nov 5, due Nov 8, 1901, 5%. 330  
 Waue, Fredk W to Ferdinand Forsch. 3d av, s e cor Rose st, 49.4x100. Nov 11, due July 1, 1899. 20,000  
 Same to same. Same property. Building loan. Nov 11, due July 1, 1899. 23,000  
 White, Evelyn H to Judson S Todd. 169th st, n w cor Franklin av, as widened, runs w 28.7 x n to point 106 n 169th st, x e 45 to w s av, as widened, x s in two courses, 108.10 to beginning. Aug 3, 1 year. 18,500  
 \*Wilhelm, Christian to Seton Homestead Land Co. Ellison av, w s, 325 s Latting st, 50x100. P M. Feb 24, 5 years, 5%. 450  
 Woolley, Phillip to J Romaine Brown. Townsend av, w s, 150 s Oxford pl, 50x100. Nov 10, due —. 100

Briggs, James to Henry S Briggs. 187th st, s s, 214.6 e Kingsbridge road, 25x150. March 22, 1894. nom  
 Bruorton, Mary A wife of William to Title Guarantee and Trust Co. Assigns 2 mortg. Amsterdam av, w s, 317.4 n Kingsbridge road, old line, 20x100; Amsterdam av, w s, 297.4 n Kingsbridge road, old line, 19.11x100. April 9, 1891. 6,071  
 Bell, Clark to Helene S Bell. Part lot 1010 on map of Jumel property. Dec 6, 1894. gift  
 Dreyfus, Julius to Laemmlein and Joseph L Buttenwieser. Rivington st, No 22. nom  
 Duer, John trustee to Mary Smith and ano as trustees of trusts under will of John Campbell, for benefit of Eliza R Allien, formerly Campbell and remaindermen. 88th st, n s, 342 w Columbus av, 17x100.8. Assigns an interest to extent of 7,009  
 Dauth, Kate to John P Scherff exr Jacob Bickes. 9th st, No 428 E. June 14, 1897. 4,000  
 Falkenau, Moritz to Theresa Goldsmith. 7th av, n w cor 111th st, 33.11x100. val consid and 100  
 Ford, Henry W as trustee under will of Augustus H Ward for benefit of Emily L Ford and remaindermen to Continental Trust Co. 117th st, s s, 140 w Park av, 50x100.11. Assigns 2 mortg. 23,000  
 Ford, H Ward to Continental Trust Co. 117th st, s s, 115 w Park av, 25x100.11. nom  
 Ford, Rosette S to H Ward Ford. 150th st, s s, 80 w 8th av, 20x99.11. nom  
 Foster, John H, Tuxedo Park, N Y, to Wm M Kingsland, Mt Pleasant, N Y. 5th av, w s, 50.11 s 115th st, 25x100. 17,089  
 Freeman, Lulu B, Paris, France, to United States Trust Co. 87th st, No 18 East. Nov 5, 1896. 20,000  
 Gottgetreu, Carrie to Alice L Pollak. 109th st, No 20 East. Nov 21, 1896. 2,060  
 Goldsmith, Celestine to Geo B Goldsmith. 3d av, e s, 25.2 s 114th st, 25.3x80. Dec 31, 1891. 7,000  
 Gunther, Franklin L trustee for Franklin M Gunther to Susan Decker. 90th st, No 302 W. 20,000  
 Hand, Augustus N and Pierre M Brown trustees for Edwd J McClusky to Benj S Peck. 39th st, s s, 100 e 1st av, runs e 201.6 to Stone Bulkhead, x s w 100 x w 285.10 to av, x n 49.4 x n 49.4 to beginning. Assigns an interest to extent of 17,500  
 Hopkins, Mary to Henry H Jackson. Madison av, n w cor 88th st, 100.8x138.11. nom  
 Hall, Wm W to William Hall. 87th st, No 355 West. Sept 20, 1897; discharged Nov 14, 1898. 3,000  
 Halpin, Hannah M to Title Guarantee and Trust Co. Amsterdam av, w s, 99.10 s 164th st, 39.11x100. June 4, 1897. 3,884  
 Hall, Geo S to Thos R A and Wm H Hall, firm William Halls Sons. 42d st, s s, 105 w 2d av, runs s 98.9 x e 75 x s 94.1 x n w 139.7 x n 31.2 x e 29 x n 98.9 to st, x e 25 to beginning. Aug 14, 1890. val consid and 900  
 Harris, Samuel to Barnett Friedman. Cherry st, Nos 104 and 104 1/2. Dec 15, 1897. nom  
 Hyatt, Cath J widow to Joseph Skillman. 58th st, n s, 175 w 7th av, 25x84.6. May 1, 1893. Dis Nov 17, 1898. nom  
 Jonas, Max to Isabella Wilson. 111th st, No 216 E. 1,500  
 Kenyon, Rebecca R T to Kate Underhill, New Rochelle, N Y. 63d st, n s, 450 w Amsterdam av, 25x100.5. March 30, 1893. 13,000  
 Lederer, Arthur to Max Straus. Houston st, No 119 West. nom  
 Landsman, Max to Alois Langfelder. 9th st, n s, 263 w Av C, 20x92.3. Sept 6, 1893. 2,000  
 Lockwood, Mary J wife of Galusha to Joseph Skillman. 58th st, n s, 175 w 7th av, 25x84.6. May 1, 1893. Dis Nov 17, 1898. nom  
 Matthews, J Brander, V Louise wife of Peter T Barlow and Florence H Matthews to Sarah H Powell. 4th av, s e cor 19th st, 131 x150. 87,500  
 Middlebrook, Frederic J to Produce Exchange Trust Co. 7th st, Nos 272, 274, 276 and 278. 5,012  
 Moore, Geo F to Alexander Walker. 113th st, s s, 216 e Boulevard, 17x100.11. omitted  
 Same to same. 113th st, s s, 612 w Amsterdam av, 19x100.11. omitted  
 Mulhern Steam Heating Co to Arthur C Searles. 84th st, s s, 275 e Amsterdam av, 100x102.2. nom  
 McKenna, Mary F and Nora A Mulqueen exrs Mary E McKenna to Mary F McKenna. 181st st, s s, 25 e 11th av, 75x100. July 1, 1891. Dis Nov 11, 1898. nom  
 Mandelbaum, Harris and Fisher Lewine to Corn Exchange Bank. 2d st, Nos 181 to 187. nom  
 Middlebrook, Frederic J to John M Bowers





Table of judgments and liens, including entries for McDonald Nut Lock Co, City of New York, Hebrew Benevolent Orphan Asylum Society, etc.

Table of judgments and liens, including entries for Aronowitz, Pauline-J Laird, Andrews, David C-H H Davis, assignee, etc.

Table of judgments and liens, including entries for Same-JWazeter, The Manhattan Rwy Co-E Kiefer by guardian, etc.

MECHANICS' LIENS.

Nov. 12.

Table of mechanics' liens for Nov. 12, including entries for Robbins av, w s, 150 n Westchester R R st, etc.

Nov. 14.

Table of mechanics' liens for Nov. 14, including entries for 98th st, s s, 100 e Columbus av, 75x100.8, etc.

Nov. 15.

Table of mechanics' liens for Nov. 15, including entries for Riverside Drive, s e cor 95th st, 76.2x98.5x75.6x, etc.

Nov. 16.

Table of mechanics' liens for Nov. 16, including entries for St Nicholas av, w s, 25 n 117th st, 88.10x71.4x, etc.

SATISFIED JUDGMENTS.

Nov. 12, 14, 15, 16, 17 and 18.

Table of satisfied judgments for Nov. 12-18, including entries for Alexander, Phoebus H-A E Rhoades, etc.









**ATTACHMENTS.**

The following is a list of the attachments filed in the County Clerk's Office during the week. The first name is that of the debtor; the second that of the creditor, and the third that of the attorney for the creditor.

- Nov. 11.  
Thompson, Susie M; T J Bishop; \$3,000.00; L Lally.  
The Dispatch Co; C E Sherin Special Agency; \$830.72; S Van Wyck.
- Nov. 12.  
Keystone Electric Co; Appell & Reid; \$350.00; Appell & Reid.  
Reynolds, John H; W I Best; \$1,295.00; Greene & Johnson.
- Nov. 14.  
Bradford Press Mfg Co and the Manhattan Bank Note Co; Robert A Ammon; \$5,000.00; S H Wandell.  
Pettit, John; Thos A Maitland, exr &c; \$45,000.00; J E Ackley.  
De Noie, Vera and James H Wallick; A D Hall; \$1,000.00; W H Dodd.
- Nov. 15.  
Weinstein, Joseph; L Sandberg; \$2,029.00; E Rosenthal.
- Nov. 17.  
Union Paper Box Co; Albert Martinez; \$243.90; Douglass & Minton.
- Nov. 17.  
Fidelity and Deposit Co of Maryland; Theo E Tack; \$597.44; W H Van Steenberg.  
Markwald, Freeman D; Geo G Allen; \$2,532.01; H Van Sinderen.

**CHATELS.**

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. "R" means Renewal Mortgage.

- Nov. 11, 12, 14, 15, 16 and 17.
- MISCELLANEOUS.**
- Alford & Eakins. 73 Nassau. American Embossing Co. Press. 450  
Altieri, Antonitta. 503 S 114th. T Wright. Trucks. 645  
Arnold, M. 14 Clinton. Bennett & G. Soda Fixtures. 684  
Alexander & Cazan. 160 W 125th. Doppler & Harris. Mirrors. 166  
Alkoff, Saml. 467 East Houston. J Spector. Milk Fixtures. 58  
Angelino, Vito. 160 E 44th. V Patl. Barber Fixtures. 360  
Ausbro, Ed. Korenblit & Leiber. Butcher Fixtures. 100  
Axmacher, Hugo. 183 Av B. J W G Bertels. Confectionery Fixtures. 300  
Bercowitz, J. 35 W 3d. M Krauer. Press. 200  
Barton, L B. J M Quimby. Coach. 475  
Burkan & Greenburg. 149 Forsyth. Tillie Burkan, Pool, &c. lease  
Bendaham, Carlos. 203 W 23d. J Galiani & Son. Barber Fixtures. 602  
Berman & Ackley. 60 Duane. J Ackley. Machine Tools, &c. 750  
Berger, G. T J Collins. (R) 96  
Berman & Ackley. 10 Reade. T W & C B Sheridan. Machine. 90  
Blackwell, Albert. D P Nichols & Co. Cab. 740  
Biavati, Achille. 957 3d av. F Peragallo. Stand. 500  
Blanchard, I H & Co. C W Anderson. Machine. lease  
Bolter, C J. 849 3d av. D P Nichols & Co. Cab. 1,000  
Booth, H G. 715 E 144th. R Campbell. Ranges. 100  
Beekman, J C. 11 Broadway. Fidelity L A. Office Fixtures. 100  
Blanchard, I H & Co. Mergenthaler L Co. Machine. lease  
Bolten, Ferd. 312 W 52d. A M Rossberg. Livery Fixtures. 900  
Buchert, Carl. 193 E 4th. J Weiss. Barber Fixtures. 165  
Bassano, Antonio. 38th st and 10th av. L Fectesco. Fruit Stand. 50  
Balenzweg, H. F B Kennard. Oven. 315  
Black, A B. 109 W 25th. T Soubiran. Grocery Fixtures. 300  
Cattano, Francisco. A Schwaab. (R) 920  
Cnozz, Jos. G Lordi. Barber Fixtures. 300  
Carolan, Jas. 902 8th av. D P Nichols & Co. Cab. 860  
Carter, J H. 143 W 29th. D P Nichols & Co. Cab. 860  
Christman, Peter. 2958 3d av. Archer Mfg Co. Barber Fixtures. 191  
Cohen, B. 368 Cherry. M Schultz. Machines. 200  
Commareto, G. 302 W 118th. J Souvay. Barber Fixtures. 114  
Calcagno, Victor. T J Collins. (R) 32  
Callander, F A. 217 W 58th. F Falkner. Horse, &c. 200  
Cohn, Aaron. T J Collins. (R) 350  
Carnish, G H. I Griggs. (R) 4,553  
Same. same. (R) 3,350  
Cohn, Geo. 135 and 137 Division. Hoepfner & W. Truck. 225  
Cohen, Louis. 76 Ludlow. Bennett & G. Soda Fixtures. (R) 16  
Consolidated Match Co. Custom House. J Fried. Machines, &c. 500  
Caan, J H. 1991 Lexington av. J W James. Drug Fixtures. 900  
Cassebeer, H P. 582 9th av. Low, Art Tile Co. Soda Fixtures. (R) 375

- Counes, John. 2889 3d av. M Levin. Confectionery Fixtures. 50  
Dankel, P H. 341 E 26th. Roll & Held. Truck. 177  
Deibner Bros. 36 Pine. T W & C B Sheridan. Press. 113  
Degratolle & Cataladno. 1 Rutgers. G Sucher. (R) 200  
Derry, Jos. 529 W 33d. G F Arnold. Machine. 200  
Diner, Jacob. J W Tufts. Soda Fixtures. 800  
Davies, Simon. 131 Rivington. D Gordon. Machines. 40  
de Soto Muller Co. 42 to 50 W 67th. C Tisch Machinery. 1,500  
Eller, Adam. 47 6th av. John Ellis. Bakery Fixtures. 2,500  
Engelsberg, Isaac. 23 Willett. H Oppenheim. Harness, &c. 425  
Eschwei, Chas. 35 William. Chas Eschwei. Jr. Machinery. 700  
Ehlers, E J. McKesson & Robbins. (R) 439  
Feder, Ferd. 209 E 51st. I Ehrlich. Store Fixtures. 400  
Faulhaber, J C. 410 W 52d. Hinks & J. Coach. 950  
Ferme, Pasquale. Archer Mfg Co. (R) 124  
Faber, Chas. 86 Cannon. Bennett & G. Soda Fixtures. 720 or 620  
Fitzgerald, Robt. 68 Columbus av. W Nelson. Machines, &c. 450  
Fidelio Club. Weil & Forshim (Trust). (R) 3,150  
Gerety, Jas. 253 W 48th. D B Dunham. Coach. (R) 87  
Ginsberg, Saml. 7 Munroe. Co-operative Sausage Co. Sausage Fixtures, &c. 170  
Gianastasio, M. A Schwaab. (R) 31  
Guerrero, A. 666 Greenwich. G Salemi. Barber Fixtures. 120  
Garbarini, Stephen. 369 and 370 Washington Market. Metropolitan Fixtures Co. Safe. 20  
Goldbaum, R L. 2352 7th av. M E Sandford. Pool. 138  
Gantz, Fannie. 187 Division. H Zussman. Bologna Fixtures. 250  
Goldin, Max. 176 Monroe. Bennett & G. Soda Fixtures. notes  
Gottdank, Sam. 157 Attorney. Cillia Gottdank. Barber Fixtures. 100  
Graves, Jerry. 510 W 55th. C A Bereuter. Pool. 250  
Green, T H. 364 Jackson av, L I City. D P Nichols & Co. Cab. 568  
Grove, H A. 1085 Washington av. J T Yordon. Confectionery Fixtures. 275  
Greve, Mary. Harlem Market. A Friedrichs. Horses, Trucks, &c. 200  
Harlem Republican Club. H C Robinson et al. (R) 600  
Herzog, Paul. 1682 Av A. A Birkle. Bakery Fixtures. 350  
E H Haas Co. 25 E 14th. H C Isaacs. Press. 427  
Hall, E J. 10 Cedar. F Wesel Mfg Co. Press. 185  
Hansburg, Max. 472 3d av. S Kopold. Drug Fixtures. 700  
Hiesel, J B. Ida Hiesel. (R) 306  
Heitman, Wm. 75th st (stable), near 3d av. N Waterbury. Horse, &c. 300  
Henning, H & E. 424 E 9th. C Koenig. Bakery Fixtures. 300  
Herman, J B. 47th st, bet 2d and 3d avs. Central Stable Co. Horse, Cab, &c. 40  
Housteri, Jos. 249 Delancey. J Schmidt. Wagon. 40  
Hoptatter, E W. 47 and 49 W 13th. H C Isaacs. Press. 200  
Howes, A W. 115 Park row. H C Isaacs. Press. 80  
Huether, W. 116th st and Lexington av. C Lippincott & Co. Soda Fixtures. (R) 530  
Kaelin & Ochner. E Strauss. Horse, &c. 50  
Humann, J M. C Goeller. Wagon. 150  
Jenkins & McCowan. Campbell P P Co. (R) 18,717  
Jost, Adam. Archer Mfg Co. (R) 19  
Jonas, Johanna. 552 Western Boulevard. H Wagner. Pool. 150  
Krusher, David. Hempstead, L I. C Goeller. Wagon. 310  
Kuehtmann, F A. 2634 3d av. F A Fuchtmann. Horses. 200  
Kane, R W & Co. Rider av, 138th and 140th sts. M E C Haight. Derricks, Engines, &c. (R) 2,000  
Kelly, J J. 52 Sutton pl. D P Nichols & Co. Cab. 500  
Ketcham, G B. Stable, 121st st, near Lexington av. Natl Casket Co. Undertaker Wagon. (R) 125  
Keyser, Jacob. 231 8th av. L Goldfish. Cl-gar Fixtures. 1,000  
Kranrieth, Max. Delancey st. J Matthews. Soda Fixtures. (R) 395  
Kunen, Elias. T J Collins. (R) 280  
Kostrick & Kostrinsky. 111 Hester. M Zimmermann. Store Fixtures. 96  
Kuperwaser & Lapin. 13 Pike. F A Jones. Undercut. 157  
Laccorn, P E. R Pipenbrink. (R) 500  
Lazarowitz, S. Foot E 89th. M Fischler. Confectionery Fixtures. 49  
Lenox Printing Co. 2356 8th av. F Wesel Mfg Co. Paper Cutter. 72  
Levitt, Nathan. Bennett & G. Horse, Wagon, &c. 375  
Same. 174 Forsyth. same. Soda Fixtures. 375

- Loog, Sidney, 401 E 94th. F E Clark exr of. Machinery, &c. 2,375  
Lewis, Chas. 481 Courtlandt av. J McLean. Butcher Fixtures. 173  
Later, Eva. 194 Front, Hartford, Conn. Bennett & G. Soda Fixtures. 155  
Lipman, Saml. 85 Monroe. Hyman Lipman. Wagon, &c. 200  
Manheimer, M. 102d st and Manhattan av. J Matthews. Soda Fixtures. 122  
Mazzeo & Mirenda. 42 Oliver. F Nidala. Barber Fixtures. 55  
de Mendoucu, S. 32 E 42d. B Altman. Painting. 4,555  
Monaco & Donadio. Archer Mfg Co. (R) 1,764  
Mugler, A & H. 412 and 414 E 106th. A Adolff. Locksmith Fixtures. 655  
Murray, Chas. 43-47 Broad. L Bode. Press, &c. (R) 700  
Mucha, Frank. 1390 2d av. M E Sauer. Bakery Fixtures. 100  
Mulhare, F J. R Jones. Milk Wagon. 200  
McKenna, Pat. 55th st, bet 9th and 10th avs. Cath McKenna. Express Fixtures. 1,525  
Melchionna, Michl. 6 Old slip. L Iannitelli. Barber Fixtures. 200  
Maisel Israel. 9 1/2 Essex. Meyer Maisel. Machinery. 400  
Maimone, A & N. 62 Elizabeth. M Russo. Wire Fixtures. 600  
Mistretta, Andrew. 1613 2d av. J Souvay. Barber Fixtures. 435  
Medico Legal Club. 78 St Marks pl. M E Sandford. Pool. 185  
Metze, P F. 660 8th av. J R Davidson. Drug Fixtures. 4,000  
Miller, Du Brul & Peters Mfg Co. F C Miller. (R) 28,000  
Montagrino & Salerno. Klingler Sons Co. (R) 230  
Myer, Julius. 241 Stanton. Bennett & G. Soda Fixtures. (R) 275  
Nelson, Carl. 401 3d av. D P Nichols & Co. Cab. 690  
Nicosia & Cardinale. 142 Attorney. F & G Haag. Barber Fixtures. 500  
N L Niver Co. 66 and 68 E 85th. J McNamara. Horse, Truck. 100  
Ohl, Hy. 2450 2d av. C A Bereuter. Pool. (R) 175  
O'Neill, Jas. Montgomery st. Michl O'Neill. Horses, Trucks, &c. (R) 1,500  
Ottio, Adolph. 43 Mercer. Klumfeld & Katz. Mirrors. 147  
O'Malley, Michl. 123d st, near Amsterdam av. John O'Malley. Horses, Wagons, &c. 300  
Pritting, H G. 715 8th av. H J Borges. Drug Fixtures. 3,000  
Perrillo & Ciaffone. Archer Mfg Co. (R) 35  
Pschygoda, I. Archer Mfg Co. (R) 6  
Pariser, M. 16 Rutgers pl. Bennett & G. Soda Fixtures. 200  
Piehl, F & A. Hempstead, L I. C Goeller. Horses, &c, Wagon. 460  
Pischke, Mary. Floral Park, Queens. C Goeller. Wagon. 249  
Rausburg, Karl. 1378 1st av. J Masek. Grocery Fixtures. 150  
Reilly, J J. 158 W 55th. J Leonard. Anvils. 202  
Robbins & Salsbury. 705 6th av. Cowperthwait & Son. Office Fixtures. 119  
Romano, F. 243 E 29th. F Perciavalle. Barber Fixtures. 196  
Roy, J B. 393 West End av. J T Pulling. Books. 600  
Ruggero, Nicolo. 2515 8th av. V Patl. Barber Fixtures. 60  
Raphael & Josephson. 151 East Broadway. H C Isaacs. Press. 56  
Richter, M. 167 Broome. M Cohen. Pool. 40  
Riekert, Chas. 68th st and North River. T Wright. Truck. 150  
Robinson, S A. 139 W 28th. I A Sheppard & Co. Plate Warmers. 165  
Rosenzweig, Isaac. 20 Rutgers pl. B Lichtenstein. Seltzer Bottler Fixtures. 1,000  
Rue, J B. 89 W 103d. D P Nichols & Co. Cab. 860  
Reilly & Jones. 304 W 38th. A B Marx. Pool Table. (R) 35  
Rooney & Otten Printing Co. Mergenthaler L Co. Machine. lease  
Rose, J and M. 635 E 9th. B Bezzi. Grocery Fixtures. 60  
Reed, J A. Liebler & Tyler. Play "Royal Box." (R) 1,000  
Rudolph, Albert. L Fries. (R) 115  
Shatz, Oscher. 155 Orchard. Bennett & G. Soda Fixtures. 284  
Slowey, Thos. J Werlein. (R) 106  
Spector, Jake. 176 Suffolk. M Oster. Horse, &c. 25  
Sperling, Wm. 60 E 104th. Bennett & G. Soda Fixtures. 222  
Schindler, M & H. 83 Sheriff. Israel Schindler. Butcher. 130  
Schnalk, Max. 434 Grand. B Kleinberg. Pool. 105  
Sheehy, Bridget. 161 E 85th. Nuffer & L. Coach. (R) 50  
Sheridan, O F. Brooklyn. D P Nichols & Co. Cab. 725  
Simon, John. 997 1st av. P Westphal. Barber Fixtures. (R) 105  
Slater, Geo. Westchester. J Straub. Tailor Fixtures. 150  
Smith, Geo P. 115 Broadway. H W Le Roy. Office Fixtures. 2,000  
Smith, G W. W A Rahl. Truck. 50

















land Charles Baker, runs n e 329.9 x s e 60.10 x w 339 x n w 49.5.  
 Foreclos. Noah Tebbetts to Rose Frey. 1-7 part. 750  
 Bay Ridge av, s w s, 470 n w 15th av, 40x100. Dorothea Debentheusser to Caroline E Debentheusser. nom  
 Bay Ridge av, s w s, 510 n w 15th av, 20x100. Herman R Debentheusser to Caroline E Debentheusser. nom  
 Bedford av, s e cor Newkirk av, 140x100. Germania Real Estate and Impt Co to Cecilia Schwencke. nom  
 Bedford av, e s, 20 s Penn st, 20x81.4. Foreclos. Frank D Creamer to The Germania Life Ins Co. 5,200  
 Brooklyn av, e s, 257.6 n Ditmas av, 100x100. Geo H Simons to Germania Real Estate and Impt Co. nom  
 Canarsie av, s w cor East 26th st, 40x95.5x40 x94. Isaac Weinstein to John K Powell, Jr. See Jerome av. exch  
 Central av, n e s, 25 s e Cornelia st, 25x84. William A Weiss to William Huber. Mort \$4,500. 9,000  
 Central av, n e s, 50 n w Palmetto st, 25x100, h & l. Frank L Singer to Henry E Bergmann. nom  
 Christopher av, w s, 100 s Riverdale av, 50 x100. Samuel Landsberg to Chas F Jensen. All liens. exch  
 Classon av, w s, 43.9 s Quincy st, 18.9x74, h & l. Wm S Constant to Geo E Osborne. Mt \$7,000. exch  
 Clinton av, w s, 1,573 n old road to Bedford, 50x125, on map property Geo W Pine. Rosie Russ to Eva Rothman. Morts \$9,500. 14,500  
 De Kalb av, n s, 70 e Nostrand av, 30x100, h & l. Geo M Fisher to Sarah M Robertson. Mort \$7,500. exch and 100  
 De Kalb av, n s, 20 e Walworth st, 20x39.1. Van Buren st, n s, 147.4 w Patchen av, 17x100x17.4x100.  
 John T, Mary A and Vincent J Gallagher, Josephine M Masterson, Hannah M Gill and Cath C Masterson children and heirs Owen and Rosanna Gallagher to Edwd J Slevin and Ellen T Blanchfield. Morts \$3,500. 7,750  
 Driggs av, n e cor Eckford st, 25.11x93x25x86, h & l. Henry C Bohack to Charles Tritschler. See Sumner av and Pulaski st. nom  
 Flushing av, n s, 84.10 w Morgan av, 30x79 x30.3x74.1, h & l. Kunnigunda Kauffinger and John Kesselring to George Kesselring. 4,333  
 Flushing av, n s, 81.7 e Bogart st, 25x82.6x25.11x89.3, h & l. George and John Kesselring to Kunnigunda Kauffinger. 4,333  
 Flushing av, s w cor Clermont av, 25x79.9x40.7x75.  
 Clermont av, e s, 764.11 n Myrtle av, 13.11x100.  
 John J Brennan to Mary Brennan his wife. All title. nom  
 Fountain av, w s, 146.3 n Glenmore av, 17.10 x100. Release mort. Title Guarantee and Trust Co to Chas J Kiesel. 1,800  
 Fountain av, w s, 146.3 n Glenmore av, 17.10 x100. Chas J Kiesel to Luiana R J Raynor. nom  
 Franklin av, e s, 550 s Montgomery st, 25x100. John H Dimon, Moses B Robinson and Caroline Keeney to Caspar Stapf. 500  
 Franklin av, e s, 411.11 n Myrtle av, 20.8x100. Geo G and Joseph F Sattler to Julia J Conley, Eliz E Callanan, John J Sattler and Mary G Moore. Q C. 450  
 Franklin av, w s, 60 s Madison st, 20x80, h & l. Susan E Wood to Patk J Murray, N Y. Mort \$3,500. nom  
 Gates av, s s, 200 e Lewis av, 25x100. Ann M Cameron to Richd D Robbins. Mort \$2,000. nom  
 Gates av, s s, 40 w Lewis av, 20x100. Foreclos. Henry Herdling to Bernard Gross and Flora his wife, N Y, tenants by the entirety. Mort \$2,250. 1,300  
 Gates av, n s, 240 w Sumner av, 20x100, h & l. Arnold Sanford to Herman Rieger. Mort \$7,300, taxes, &c. nom  
 Gates av, s s, 93.9 w Stuyvesant av, 18.9x100, h & l. Foreclos. Frank D Creamer to Isaac H Wertheimer. 3,250  
 Gates av, s s, 220 w Franklin av, 16.8x115, h & l. Marion E and Chas D Rust to Edwin H Brown, N Y. Mort \$6,200. nom  
 Gates av, s s, 225 e Bedford av, 53.5x100. Release mort. Bond and Mortgage Guarantee Co to James Burke. 13,500  
 Same property. Release mort. Wm C Bolton to James Burke. 6,000  
 Gates av, n s, 22 e Ralph av, 22x100, h & l. Louise Kiesling to Chas M Kiesling. nom  
 Graham av, e s, 25 n Debevoise st, 25x60x25x70.  
 Debevoise st, n s, 76.10 e Graham av, runs n 25 x n w — x e — x s e to st, x w 17.7. Henry Roth to Rachel Gordon. 7,100  
 Greene av, west cor Evergreen av, 40x79.9, h & l. John H Wohlers to John H Muller. Mort \$7,000. 14,600  
 Greene av, n s, 75 e Franklin av, 20x80. Hannah K Van Vranken, Hempstead, L I, to Ellen J Banker, Tarrytown, N Y. S.833  
 Hamburg av, s w s, 24.6 s e Schaeffer st, 0.6x80. Babette and Christian Pfeiderer to Frank Schlegel. 200

Hamburg av, s w s, 25 s e Schaeffer st, 25x80. Saml H Coombs to same. 2,500  
 Hamburg av, s w s, 24.6 s e Schaeffer st, 0.6 x80. Release mort. Theo F Jackson et al trustees will Loftis Wood to Babette Pfeiderer. nom  
 Same property. Release mort. Welz & Zerweck to Babette and Christian Pfeiderer. nom  
 Howard av, e s, extends from Decatur to Bainbridge st, 200x28. Bernard Levino to Mina Levino. nom  
 Jefferson av, s e s, 195 s w Hamburg av, 19x100, h & l. Adolphus Gload to Joseph P McEnaney. nom  
 Jefferson av, s s, 176 w Hamburg av, 76x100. Release mort. Timothy G Sellow, N Y, to Adolphus Gload. 4,800  
 Jefferson av, s e s, 233 s w Hamburg av, 19x100, h & l. Adolphus Gload to John Gleason. nom  
 Kingston av, s w cor Pacific st, 27x50, h & l. Sub to use of strip 10 ft wide. Chas M Marsh, Morris Plains, N J, to Christine A Thompson, Middletown, N J. Morts \$11,000. nom  
 Lawrence av, s s, 450.2 w 1st st, 49.10x100, h & l. Christina F wife of Anthony Ris to Chas A Selver. 3,000  
 Lexington av, n s, 70 e Nostrand av, 80x100, hs & ls. Mary A wife of Daniel Hoffman, N Y, to Helen M and Julia A Liftchild. Mts \$19,700. nom  
 Liberty av, n e cor Shepherd av, runs n 175 x e 200 to Berriman st, x s 75 x w 100 x s 100 to Liberty av, x w 100. Wilkins U Greene to Frank Greene. Q C. 1,000  
 Liberty av, n e cor Crystal st, 140x100. Crystal st, e s, 100 n Liberty av, 150x140. Erford L Page, Greene, N Y, to Geo W Gregory. Mort \$4,900, taxes, &c. 8,000  
 Louisiana av, e s, 200 n Hegeman av, 20x100. John A Schwarz and Phillip L Jardin to John Steblin. 225  
 Miller av, e s, 60 s Sutter av, 20x95, h & l. Bertha M wife of Geo B Adams, South Orange, N J, to Margaret F wife of A A Phillips, Jr. nom  
 Montauk av, e s, 370 s Blake av, 20x100. Foreclos. Frank D Creamer to Louisa G Gregory. 500  
 Montauk av, e s, 130 s Sutter av, 20x100, h & l. Correa M Walsh, Bellport, L I, to Margt H Gerrard, Morristown, N J. 2-5 part. 204  
 Myrtle av, s s, 46.6 w Jay st, 22.6x80. Foreclos. Frank D Creamer to Mutual Life Ins Co, N Y. 11,100  
 Myrtle av, s s, 69.9 e Ralph st, 25x77.10x26.1x88, h & l. John Meffert to Michael Ward. Mort \$3,250. nom  
 Nostrand av, e s, 660 n Av F, runs n 94.5 to Paerdegat st, x e 100 x s 94.5 x w 100. Patrick Kerrigan to Flatbush Water Works Co. nom  
 Nostrand av, s e cor Midwood st, 100x100. Chas J Marc and ano exrs and trustees will Joseph F Sartor to Mary A Brill. 2,700  
 Ocean av, e s, 375 n Av L, runs e 240 to centre East 21st st, x s 909 x e 260 to centre East 22d st, x s 510.1 to centre right of way, x s w 425.4 x n w 44.10 x s w 65.6 to Ocean av, x n 63 x n e 27.2 x n w 35.6 to Ocean av, x n 1,377.10 to beginning, contains 11 236-1,000 acres.  
 Ocean av, w s, 310.9 s Av J, runs s 2,241.5 x n w 650.9 x s w 100 to Ocean av, x n w 200 x n e 100 x n w 80.9 x n e 107.9 x n 668.7 x w 140.9 x n 775.3 x e 38.3 x s 66.8 x e 672.9 to beginning, contains 26 816-1,000 acres.  
 Cornelia C Goldthwaite formerly Munson widow Rachel M W wife of and Frederick T Proctor and Maria W W wife of and Thomas R Proctor to Cyrus A Dunham. 95,131  
 Ocean av, n w cor Av C, runs w to Brooklyn & Brighton Beach R R, x n to lands formerly Wm Matthews, x e to av, x s to beginning. Agreement and assignment of tax rebates. Delbert H Decker with George Albright et al exrs Eliz B Voorhees. nom  
 Ovington av, n e s, 500.2 s e 14th av, 20x105.4x20x105.10. Effingham H Nichols, N Y, to Minnie Birchman. 300  
 Park av, n s, 353.8 w Broadway, 18x100, h & l. James Martin to Bernard Ganz. 4,000  
 Patchen av, e s, 75 n Van Buren st, 20x76.7 x27x—, h & l. Fenwick B Small to John G Jenkins. nom  
 Patchen av, w s, 60 n Van Buren st, 20x90. Fred G Winter to Albert Beales. Mort \$2,500. nom  
 Ralph av, No 232a, w s, 107 s Bainbridge st, 32.2x130.1x19.8x90, hs & ls. Joseph Trappel, Jr, Yonkers, N Y, to Mary Furlong. Mort \$2,250. 4,000  
 Ridgewood av, n w cor Shepherd av, 20x100, h & l. Catharine Rein to Henry Immen, N Y. 900  
 Ridgewood av, n w cor Norwood av, 21.10x84.9x70.11x66.3. Dorothea Meyer to Louisa Dieckman. Mort \$4,000. nom  
 Ridgewood av, s e cor Linwood st, 69.10x90 x69.4x90. Foreclos. Frank D Creamer to Emilie Huber. All liens. 1,000  
 Rochester av, w s, 109.9 s Ford pl, on map Michael Ford property, Flatbush, 50x96.5; also right of way adjoining Winifred M Watts nee Graham wife of Frank Watts

and being daughter and heir Frank Graham and Ann his wife to Della Brown. 600  
 Rockaway av, w s, 40 s Chauncey st, 60x70.6. Julia B Moores to Mary K Gibbins. All liens. nom  
 Schenck av, w s, 100 s Arlington av, 50x100. Excelsior Savings Bank to Alice E Foote. 4,500  
 Skillman av, n s, 40 e Manhattan av, 18.6x56.6.  
 Wythe av, w s, — n North 6th st, 25x100. Edwd J Slevin, Ellen T Blanchfield, John H Vincent, J Gallagher, Josephine and Cath C Masterson children and heirs Rosanna and Owen Gallagher to Mary A Gallagher and Hannah M Gill. 8,500  
 South Portland av, e s, 137.6 s Lafayette av, 18.9x100. Foreclos. Frank D Creamer to Elizabeth Fry. 4,100  
 St Marks av, s s, 100 w Rockaway av, 50x127.9. Maria A Fridel to Saml H Bedell. 200  
 St Marks av, s s, 120 w Ralph av, 18.9x100, h & l. Frederick Buchar to Thomas Rhodes. Mort \$3,200. 5,000  
 St Nicholas av, e s, 40 s Himrod st, 20x90, h & l. William Maske to Lydia wife of Albert Seigel. nom  
 Stone av, e s, 150 n Blake av, 25x100. Contract for property. Mary and Annie Rosenberg with Joseph L and Sarah Kirsch- enbaum. 4,500  
 Stone av, w s, 50 s Somers st, 25x80. Foreclos. Frank D Creamer to Abraham D Rhodes. 5,000  
 Stone av, e s, 35 n Dean st, 17.9x80. Carl Leuchtman, Jamaica, L I, to Joseph Maggio. 2,575  
 Stone av, e s, 40 n Somers st, 60x80. Edwd L Graef to Martin Welles, Westfield, N J. Morts \$15,000. exch  
 Sumner av, s e cor Pulaski st, 65x90, hs & ls. Charles Tritschler to Henry C Bohack. See Driggs av. Morts \$20,500. nom  
 Throop av, w s, 20 s Stockton st, 20x100. Anna M Joekel to William Hoffman. Mort &c, \$3,500. nom  
 Tompkins av, n w cor Ellery st, 20x100, h & l. Chester D Burrows, Jr, to John W Burrows. All liens. nom  
 Willoughby av, n s, 200 e Lewis av, 16.8x100. Edwd J Slevin, Ellen T Blanchfield, John T, Mary A and Vincent J Gallagher and Hannah M Gill children and heirs of Owen and Rosanna Gallagher to Kath C and Josephine M Masterson, B & S. 5,000  
 Wyckoff av, westerly cor Grove st, 25x86x25 x86.4, h & l. John Welz to George Durst, B & S. All liens. 10,000  
 3d av, w s, 100 s 41st st, 25x100, h & l. Edwd D Bloodgood to Thomas Corrigan. Mort \$4,000. nom  
 3d av, n w cor Warren st, 20x80. John Harrigan to John Harrigan, Jr. Morts \$4,000. nom  
 3d av, No 899, e s, 105.2 n 34th st, 25x75. Chas E Lane, Poughkeepsie, N Y, to Henrietta B Moore. Mort \$7,000. nom  
 Same property. Henrietta B Moore, N Y, to Simon Wilkins. Mort \$7,000. nom  
 5th av, w s, 50 s 13th st, 25x97.10. 13th st, s s, 97.10 w 5th av, 6.7x100. Denis M Hurley to Denis M Hurley, Jr. All title. nom  
 5th av, n w s, 30 s w 50th st, 18x100. Frank Gelston to Wm S Bolton. Mort \$4,500. nom  
 5th av, w cor 50th st, 30x100. Frank Gelston to Otilie J Kettelhodt. nom  
 5th av, w s, 50.2 s 48th st, 25x100. Wm S Bolton to Frank Gelston. Mort \$700. nom  
 5th av, s e cor 76th st, 107.2x152.1x100.4x182.5. William Lane to Augustus J Thorne. See 49th st. Mort \$3,000. exch  
 6th av, w s, 52 s 5th st, 16x78, h & l. G Rowland Munroe, Newark, N J, to J Herbert Ackerson. Mort \$4,250. exch  
 8th av, w s, 100 n 19th st, 27.9 x abt 155x16.10x150. Elizabeth Washburn widow to Caroline A Washburn. nom  
 10th av, south cor 40th st, 100.2x91.4. Release mort. The Borough Park Co to Ernest Raymond. 3,250  
 10th av, s e s, 75 n e 16th st, 25x97.10. Maria O Connor to Sarah Steward. nom  
 11th av, east cor 66th st, 80x100, h & l. Mutual Benefit Loan and Building Co to James Coyle. Mort \$1,800. 984  
 11th av, e cor 66th st, 80x100. Foreclos. Geo C Case to Mutual Benefit Loan and Bldg Co. Mort \$1,800. 700  
 14th av, s e s, 40 s w 66th st, 20x100. Maria D and Michael Urso to Dominick Urso. Mort \$2,000. 3,500  
 14th av, s cor 49th st, 60.2x100. Release mort. Title Guarantee and Trust Co to Wm H Reynolds. 3,500  
 17th av, w s, 275 s Bath av, 75x108.4. Israel Denton to Louisa A Denton his wife. nom  
 22d av, n w cor 60th st, 100.2x47.8x100.4x41.10. Nils A Seaquist to The Swedish Economy Assoc, N Y City. Mort \$1,200. 1,500  
 Gore lot, begins at point in centre line block bet Putnam av and Jefferson av, at intersection by line 100 w Nostrand av, runs w 20 x s 5.6 x e 2.1 x n 3.6. Geo H King, Montclair, N J, to Asa Hull. Q C. 25  
 Interior lot, 136.1 s 16th st and 155.9 e 4th av, runs n 36.1 x e 75 x s 37.8 x w 75. |







Kellum, Benj J to Geo J Fox, Easton, Pa. nom  
Lawder, Rachel to George Lawder. nom  
Long Island Title Guarantee Co to The South  
Brooklyn Savings Inst. 1,000  
Lott, John Z to Peter Lott and ano exrs  
Stephen I Lott. 1,000  
Long Island Title Guarantee Co to Artemas  
B Smith trustee will Thos H Leggett. 7,000  
Lyman, Lydia A to Title Guarantee and  
Trust Co. 1,100  
Mayer, Dora formerly Levy, now wife of  
Mark Mayer to Isaac Levy and Julius  
Dahlman, firm Levy & Dahlman. 2,500  
Muller, Conrad to Matthew M Feely. 600  
McKane, John Y to Kings County Bank. As-  
signs 2 morts. nom  
McGuire, Anna M and Chas J Berker to Ar-  
thur R McGuire. nom  
Morton, Albert and ano exrs John Morton to  
Cath T Halstead. 59,667  
Same to Emma A Morton. 61,667  
Same to John C Morton. 63,400  
Same to Herbert C Smith. 60,667  
Norton, Mary F to Bedford Bank. 3,000  
Nunan, John to Sarah E White, Summit, N J.  
1,500  
Nichols, Effingham H to Adele R and Margt  
E Johnson. 270  
Same to same. 2,075  
Same to Cornelia Johnson. 1,750  
Polley, David to Grahams Polley. 3,500  
Plant, Robert to Siegfried Kraus. 2,500  
Romke, John H to Albro J Newton. 1,900  
Reis, Rose and Flora L Davenport to Stephen  
S Yates. 3,500  
Swimm, Cornelia M to Ellen G Bergen, Hol-  
land, Mich. 1,400  
Smith, Valentine exr Joseph Cannan to Eliza  
B Zabriskie extrx Edwin L Garvin. 2,000  
Strong, Edward R to Henry D Lott. nom  
Stokes, Robt B to Richard D Robbins. 1,350  
Schuster, Margaretha exr Katharina Schuck  
to Margaretha Schuster. 2,800  
Smith, Herbert C to Albert Morton. 60,667  
Somerville, Lowry and Edwin Mandeville,  
firm of Somerville & Mandevill, to Ade-  
laide Hamilton. 1,000  
Title Guarantee and Trust Co to Mary W Kee-  
ler. 1,250  
Title Guarantee and Trust Co to Samuel P  
Hinckley. 900  
Same to same. 400  
Same to John B Golden. 1,500  
Same to Charles Blume. 2,500  
Same to Julia A Merrill. 2,250  
Same to Franklin Trust Co genl guard Seth  
L Pierrepont. 3,250  
Same to same as trustee for F R Taylor. 4,500  
Same to Hugh de Haven. 6,000  
Same to Abbie A Burt. 1,250  
Same to Ten Eyck Litchfield. 3,500  
Same to Henriette M Amelung. 2,000  
Same to Theresa Du Bois. 1,850  
Same to Laura H Amelung. 400  
Same to same. 1,600  
Same to Robt J Johnston. 4,000  
Same to Marie H T Hillmann. 4,000  
Towle, Sarah D to Franklin A Wilcox. 500  
Von Glahn, Henry and John to Henry Wohl-  
ers. 550  
Wilcox, Franklin A, N Y, to Title Guarantee  
and Trust Co. 500  
Williamson, Cath L to Georgene S Voorhees.  
1,900  
Watson, James H and James H Pittinger, firm  
Watson & Pittinger to Annie M Williams.  
1,500  
Winslow, John to Stephen Martin. Assigns 2  
morts. nom  
Worth, Benj W to Erskine H Lott. 500  
Yates, Stephen S to Peoples Trust Co. 2,000  
Same to same. 8,000  
Zuckerman, Sarah to Gilbert S Thatford. 1,200

JUDGMENTS.

In these lists of judgments the names alpha-  
betically arranged and which are first on each  
line, are those of the judgment debtor. The letter  
(D) means judgment for deficiency. (\*) means  
not summoned. (f) signifies that the first name  
is fictitious, real name being unknown. Judg-  
ments entered during the week and satisfied  
before day of publication, do not appear in this  
column, but in the list of Satisfied Judgments.

Nov.  
14 Appleton Edwin J—W C Moquin' et al. \$133.55  
16 Altheimer, Samuel—Clara Montague extrx  
..... 1,288.51  
17 Anderson, Rosanna—Louisa M Pfeffer. 57.17  
17 Ash, Hugo—W H Haynes. 47.07  
11 Burtis, Morse—S B Clark. 271.01  
12 Burwell, Edward P—N Mangini. 123.01  
12 Blomquist, August—W G Thomas. 160.40  
12 Block, Achille—D M Koehler & Son Co. 62.59  
12 Bergoff, Louis P—V Horwitz and ano. 548.58  
14 Beyer, Frank J—Otto Huber Brewery. 963.11  
14 Blume, George and Minna—H Evers. 428.57  
14 Birdseye, Clarence F—F M Eastman. 191.19  
15 Bohle, Henry M—G W Martin et al. 256.91  
17 Bisland, James—Exrs of Maria Jennings.  
..... 1,909.64  
17 Baetmann, Henry—Levy & Britton Bwg  
Co. 40.07

11 Coraro, Frank—M D'Ambrosio. 8.35  
11 Curran, John—A Simis, Jr, Charities Comr  
..... 63.57  
11 Creamer, Chas M—A Bush Bottling Co. 320.47  
12 Corrigan, John H—S H Coombs assignee.  
..... 69.01  
12 Cohen, Louis—V Horwitz and ano. 548.58  
14 Conway, Wm J—R Bath et al. 460.36  
14 Cook, William J—C W Wilson. 855.07  
14 the same—the same. 930.51  
15 Cohen, Nathan—Carter, Rice & Co. 68.55  
15 Coyle, Josephine—Levy & Bacharach. 69.17  
16 Crabb, Geo R—W H Kantana. 366.14  
17 Chandler, Samuel—C C Wolcott. 233.38  
11 Daniels, Caroline D—Emily Woodruff. 209.90  
12 Davidson, John—R B Gwillim. 1,049.87  
14 Duryea, Stephen F—Otto Huber Brewery  
..... 492.19  
15 Dowling, George B—C Arbuckle. 301.66  
17 Denike, Mary A—A Denike. 297.50  
16 Ehlers, John—C Smith. 406.12  
16 Eichelkraut, Matilda—G Munich. 1,289.63  
16 Evarts, Chas M—E W Van Buren. 78.12  
11 Feltman, Henry—First National Bank,  
Brooklyn. 126.63  
12 Fowler, Clarence M—R B Gwillim. 1,049.87  
14 Flynn, John W—American Exchange Nat  
Bank. 697.00  
14 Fatoot, Frank A—W C Bloomingdale. 44.07  
15 Fisk, Geo B—W H Wells. 72.60  
16 Funk, Henry—Brooklyn Glass & Mfg Co.  
..... 127.47  
17 Fox, Charles W—H C Collins et al. 694.64  
11 Grobsmith, David—V Horwitz and ano.  
..... 548.58  
12 Grimskold, Anna M—S A Neilsen. 1,588.23  
12 Gilroy, Thomas F, Jr—W S Badger. 191.00  
17 Grimm, Frederick—F W Hinrichs et al. 12.41  
17 Griffith, William H—H F Adams. 133.62  
11 Holcomb, Thomas G—Sophia J Gremse. 291.17  
12 Hayes, William—H S Lake. (D) 1,704.50  
12 the same—the same. (D) 1,717.75  
15 Hassenstein, Eugene—Martha M G Has-  
senstein. 51.37  
17 Hartmann, Marx—L B McIver. 82.22  
17 Henni, John—Eliz Roberts admrx. 797.57  
17 Juvenel, Lucy A—C W Church. (D) 367.95  
11 Kelly, Patrick J—Danenberg & Coles. 187.67  
16 Kemmet, Francisca—G Wernchberg. 253.48  
11 Lott, Frederick—Danenberg & Coles. 258.48  
12 Lee, Annie B—M Mangin. 123.01  
14 Leavy, David—W Schneckenburger. 44.68  
15 Levy, Herman—Carter, Rice & Co. 68.55  
16 Lapetina, Rocco—Maria Lapetina. 62.25  
17 Levy, Louis—E L Turner. 320.39  
11 McElrath, "Thomas" P—M Kelly. 24.57  
11 Maloney, John—A Sims, Charities Comr. 83.57  
11 Momeyer, Alvy W—H Wilkenloh. 233.48  
11 Maguire, John—E Thompson Co. 170.07  
11 Mansfield, Luther E—A P Hilton. 69.07  
11 McCauley, Thomas—G H Swift trustee. 766.70  
11 McKee, Henry B—F C Goppoldt. 426.70  
12 McGuirk, Alice W—Meta K A Oelker. 79.02  
12 Miller, "Frederick" M—Armour Packing  
Co. 29.93  
15 Masino, Frank—J P Cowley. (D) 1,430.50  
15 McDermott, John J—I A Hughes admr. 115.83  
16 Morton, "John"—J Mannes Schmidt. 64.98  
17 Mandeville, "John"—A R Matheson. 35.87  
17 Meyer, Elise and Francis—L Loesch. 131.94  
17 Munn, Etta A—J H Thompson. 77.89  
17 Morris, Mary—H E Wilke. 103.92  
14 Nutt, John R—American Exchange Nat  
Bank. 697.00  
17 Nobles, Milton and Dolly M—H Green-  
wall. 3,125.90  
12 O'Reilly, James, Annie, John and Isabella  
—Mutual Benefit Loan and Building Co.  
..... 244.43  
17 O'Donnell, James J—Emilie Huber. 758.45  
11 Peach, George—Nassau Brewing Co. 286.61  
12 Pirone, Frederick and Ginila—Matilda E  
Volckening. 109.12  
12 Perelman, John—H A Bunker. 41.12  
12 the same—W B Bunn. 69.12  
14 Page, Antoinetta—Ella M Watson. 1,195.07  
15 Plapinger, Esther—Hannah Meyer and ano.  
..... 110.92  
16 Post, Philip—W Gleishmann. 165.62  
17 Preece, Sarah R—H B Davenport. 295.80  
14 Reiss, Edward C—I B Murphy. 176.76  
14 Reilly, John F and Thomas D—Ira O Mil-  
ler. 1,128.50  
15 Russo, Toney—I P Cowley. (D) 1,430.60  
16 Reynolds, "James" J—J Simmons Co. 50.43  
11 Streeter, Frances—Cath Barry. 296.97  
11 Seaman, Martha L—T Duggan. 918.32  
11 Sparing, Henry—R Dorendorf. 102.22  
12 Streeter, Noyes, Jr—W H Echelmeyer. 102.88  
12 Schloen, Claus—J Berran and ano. 300.21  
12 Shapiro, Wolf—H A Bunker. 41.12  
12 the same—W B Bunn. 69.12

12 Stern, Nathan—Emilie Huber. 1,591.67  
14 Schayer, John—New Haven Steamboat Co  
..... 232.48  
14 Spitz, Samuel—C P Williams et al. 683.84  
15 the same—the same. 606.98  
14 Stover, Annie E—G G Smith. 119.68  
14 Sattler, Charles—E F Kelly. 234.42  
14 Schrader, Frank—H Von Glahn and ano.  
..... 160.1b  
14 Stayton, William H—H H Hendrieks et al.  
..... 670.55  
15 Silverman, Abraham—S Misicoff. 26.71  
15 Schaeffer, Joseph and Sarah—M Werthei-  
mer & Son. 374.67  
15 Schrader, Frank—N Parson. 128.32  
15 Seaman, Morris—E B Schlesinger. 161.21  
16 Smith, John T—Laura W Smith. 65.62  
17 Sheeran, Bernard and Anne—Levy & Brit-  
ton Bwg Co. 239.07  
11 Van Horn & Ellison, a corporation—J C  
Young. 1,631.29  
11 Hartford Life Insurance Co—G B Woods.  
..... 284.20  
12 Jamer Steam Heating Co—Nassau Mfg  
Co. 109.60  
14 New York, City of—J O'Donnell. 69.16  
14 Nassau Elec R R Co—W J Scheuing. 27.36  
14 United Traction Advertising Co—E J Mey-  
ers et al. 1,194.30  
14 Consolidated Pneumatic Tool Co—E Marx  
..... 1,236.88  
15 Brooklyn Iron and Block Co—S Metcalf.  
..... 259.93  
15 Nassau Electric R R Co—G Oberglock.  
..... 665.57  
15 Friedman-Doscher Co—Barrett Mfg Co.  
..... 126.57  
16 Metropolitan Street R R Co—J Cregan. 200.00  
16 Brooklyn Heights R R Co—Melita C Al-  
ling. 1,000.00  
17 Metropolitan Street R R Co—E W Swack-  
hamer. 2,848.29  
17 Nassau Natl Bank—Minnie C Ryan et al.  
..... 67.07  
17 Metropolitan Street R R Co—Emrick Bros  
..... 68.65  
12 Thompson, August—A McDonnell and ano.  
..... 39.03  
14 Tipaldo, Nicola—Ilario Bova. 79.67  
16 Teater, Harvey L, Abbie and Ira J—N  
Waterbury and ano. 57.10  
12 Vetten, Jacob J—A Simis, Jr, Charities  
Comr. 63.57  
16 Vail, Henry C—Isaac Levy. 92.54  
12 Wahler, Charles—Otto E Reimer Co. 105.81  
12 Wilson, John and George—Ringan Provi-  
sion Co. 88.58  
14 Watson, Antoinette—Ella M Watson. 1,195.07  
15 Williams, Henry R—A Lazansky. 115.69  
15 Wigand, Paul P—P M & A B Comstock. 377.34  
15 Wolff, Solomon and Dora—Mary A Ferris  
..... (D) 2,553.55  
16 Walter, Gottfried—G Schue. 33.07  
16 Wortman, Frank and J H—W M Stout et al.  
..... 285.59  
16 Wolfel, Martin—F Solinger. 129.15  
17 Werner, Emma—C Grosskurth. 180.60  
15 Zimmer, Louis—H A Bunker. 198.12

SATISFACTION OF JUDGMENTS.

Nov. 11 to 17—Inclusive.

Adams, Thomas J—W Cowles. 1898. 1,756.16  
Ball, Charles—R T Abbe. 1898. 697.06  
Blake, Hugh S—P Blake. 1896. \$14,863.15  
De La Vergne, Franz—B Kalische. 1896. 276.48  
Kelly, John—N Ryan. 1897. 132.30  
McKane, Robert and William—East River Peef  
Co. 1896. 130.80  
Medler, Margaret—J H Tracy. 1898. 67.00  
Mendenhall, Lorenzo. H Pennie. 1898. 40.41  
Same—Stein Casket Co. 1897. 299.50  
Mulroy, John—Adelaide Graham. 1898. 2,040.19  
Brooklyn Heights R R Co—J Meyerrose. 1898.  
..... 5,912.32  
Consolidated Ice Co—J Taylor. 1898. 100.00  
Long Island Real Estate Exchange and Invest-  
ment Co—A Schmidt. 1898. 56.25  
Same—same. 1897. 2,062.92  
Henry McShane Mfg Co—R C Gillies, Jr. 1898.  
..... 525.82  
Manhattan R R Co—Anna M Fluhr. 1897. 5,418.28  
Urso, Mary—H Kettelhodt. 1898. 2,146.23  
Williams, Percy G—W Cowles. 1898. 1,756.16

MECHANICS' LIENS.

Nov. 12.

4th av, s 20 s 60th st, 135x100. W B Day-  
ton & Son agt Thomas Gillespie. \$426.12

Nov. 11.

Kent av, No 1026, w s, 78 n Lafayette av, 18x  
91.5. John E Williams agt F A Cooper. 95.00  
4th av, e s, 25.3 n 58th st, 75x100. Ernest G  
Jaehne agt Gaspar and Georgio Livotti. 18.50

Nov. 15.

60th st, n s, 320 e 12th av, 50x100.2. Nicolo  
Caristi agt Frank Saer and Michael Macorino.  
..... 47.84

Nov. 16.

85th st, s s, 40 w 24th av, 40x100. Thos J  
Flood agt William Glazier. 80.00  
St Marks av, No 1725, n s, 104 w East New  
York av, 18x131. John McCann agt Samuel  
Rockwell. 100.00







CHATELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

Nov 10, 11, 12, 14, 15, 16 inc.

MISCELLANEOUS.

Ahrens, R. 226 Flushing av. Nat C R Co. Register. 145  
 Abraham, J. 552 Flushing av. A Ackerman. Horses, &c. 130  
 Bahr, G. J. Humboldt, near Devoe. B Weil. Horses, &c. 465  
 Bernards Pharmacy. 326 6th av. L C Herckenrath. Drugs, &c. 1,300  
 Brady, J. M. 968 Atlantic av. H Wagner. Pool Table. 90  
 Ball, D. 2052 Bergen. M W Smith. Wagon. 110  
 Brady, S. M. Riverside Drive and 93d st, N Y. J Vollkommer. Horses. 400  
 Buck, J. G. F. Kuhn. (R) 500  
 Beviano, S. 294 5th av. A Megua. Grocery Fixtures. 120  
 Barmore, C. 72 Trinity pl, N Y. Martha Kemp. (R) 2,600  
 Coppola, A. Archer Mfg Co. (R) 637  
 Considine, J. C. T N Bowles. (R) 132  
 Connolly, J. 343 Union. D B Dunham. Carriage. 875  
 Costa, P. T J Collins. (R) 95  
 Coulson Machine Works. Driggs av, and N 14th st. Prentiss Tool Co. (R) 96  
 Delsnyder, W. H. 3d av and Bergen. Natl C R Co. Register. 145  
 Deindigibus, A. 75 Flatbush av. S Klingler. 54  
 Same. Klinger Sons & Co. 50  
 Duryee, W. E. 270 Reid av. B Levino. Horses, &c. secures rent  
 De Bus, G. 535 Marcy av. Nat C R Co. Register. 270  
 Donohue, P. 1083 Fulton. World C R Co. Register. 30  
 Eccles, R. and N Lancaster. 380 Bedford av. H Wagner. Pool, Table. 300  
 A F Engelhardt Co. Berlin Machine Works. Machinery. 1,000  
 Ehlers, A. 698 De Kalb av. J Döcher. (R) 800  
 Eastman, D. 458 Henry. Wolff Bros. Horses. 600  
 Farrell, J. 427 Butler. D B Dunham. Carriages. 1,350  
 Fitzgerald, C. Myrtle and Grand avs. Nat C R Co. Register. 2  
 Foley, F. W. 396 Warren. Nat C R Co. Register. 90  
 Fongue, H. P. 197 Flatbush av. Mosler Safe Co. Safe. 52  
 Francis, C. Campbell P P Mfg Co. (R) 2,034  
 Fleig, A. B. 124 Moore. V Kessel. (R) 400  
 Gredon, Jules A. 687 Bedford av. World C R Co. Register. 30  
 Garfield, S. 100 Graham av. Mosler Safe Co. Safe. 65  
 Greenberg, L. 80 Belmont av. Metropolitan Store Fixture Co. Safe. 12  
 Green, Thos. M. Armstrong & Co. Coach. 35  
 Greenus, A. 212 9th av. Metropolitan Store Fixture Co. Store Fixtures. 192  
 Grief, B. 178 Graham av. B Robinson. Grocery. 75  
 Harvey & Senken. 120 41st. Ruwe Bros. Blacksmith Fixtures. 300  
 Haskell, H. W. M. Armstrong & Co. Brougham. 870  
 Hazen, Wm H. 610 Atlantic av. Wallabout Bank Bottling Plant. 90  
 Hoffman, R. & W. Sheepshead Bay road and 8th st. J Vollkommer. Horse. 100  
 Hoyt, E. E. 165 Baltic. S W Hoyt. Drugs, &c. 1,400  
 Hartmann, H. A. 582 Hudson st, N Y. Weeks & P. Bakery Fixtures. 2,500  
 Hemstreet, W. Perth Amboy, N J. C Hillebrant. River Boat "Margaret Marston." 1,300  
 Hickey, D. D. Bath Beach. Mosler Safe Co. Safe. 20  
 Hughes, P. J. 279 Palmetto. Archer Mfg Co. Barber Fixtures. 173  
 Hoffman, H. J. 215 Montague. Lawyers Co-operative Publishing Co. Reports. 195  
 Hopkins, J. P. 115 Vanderveer. Wolff Bros. Horses. 285  
 Johnson, E. 88a 4th av. A Swanson. Bakery Fixtures. 600  
 Jenkins & McCowan. Campbell P P Mfg Co. (R) 18,717  
 Knox, Jas F, Sons & Co. 409 Pearl, N Y. H J Weber. (R) 3,500  
 Kopf, A. 38 Metropolitan av. S Littman. Barber Fixtures. 84  
 Kerr, W. R. 582 Wythe av. J Bohling. Drugs, &c. 1,000  
 King, J. 284 Driggs av. Nat C R Co. Register. 90  
 King, J. 375 9th. Hallwood C R Co. Register. 100  
 Kitay, Beckie. Watkins st, near Riverdale av. M Weinstein. Machinery. 600  
 Keller, M. 1233 Bedford av. Herring-H-M Co. Safe. 140  
 Kinsil, A. 134 Evergreen av. A Herkelmann. Butcher Fixtures. 100  
 Larsen, E. 112 Hamilton av. Nat C R Co. Register. 80

Liguori, Flora and G Siniscalchi. West 8th st, near Surf av. V Campiglia. Riding Machine. 100  
 Levinson, Rebecca and L Levy. 470 Lafayette av. G Selner. Bottling Plant. 3,000  
 Lieder, W. J. A. 92 Park row, N Y. C Lehmkühl. (R) 300  
 Little, G. R. Campbell P P Mfg Co. (R) 8,844  
 Lipetri, A. 1191 Myrtle av. N Lipetri. Barber Fixtures. 400  
 Mackoff, M. 25 Cook. C H Reynolds & Sons. Horses. 100  
 Meixner, H. L. 162 5th av. T N Bowles. Barber Fixtures. 241  
 Mittenzweig, C. 412 Central av. P Mittenzweig. Drugs, &c. 885  
 Montallano, A and G. T N Bowles. (R) 270  
 McCauley, P. 40 Willoughby. Brooklyn C R Co. Register. 80  
 McGuigan, P. Sandford st. J Vollkommer. Horse. 117  
 Moll, B. 27 Ten Eyck. M Eisig. Wagon. 100  
 Mahlken, M. 3031 Fulton. Nat C R Co. Register. 170  
 McCarty, A. Nat C R Co. Register. 60  
 Mills, F. E. F A Mills. (R) 3,500  
 Nehrbus, P. 308 Court. F Koehler. Drugs. 5,000  
 Newler, A. 550 Marcy av. J Greenberg. Drugs. 500  
 Nickenig, C. A Busch. (R) 8,000  
 Nicola, M. 159 Wyckoff av. F Lucia. Barber Fixtures. 250  
 O'Neill, H. 524 Wythe av. J Matthews Co. Soda Fixtures. 25  
 Ohlsen, J. F, Jr. N L Terrel & Son. Horse, &c. 50  
 Penner, Jacob. 47 Leonard. Natl C R Co. Register. 145  
 Poolsen, Mads K. H Syvarth. (R) 3,000  
 Pabst, W. R. M. Armstrong Co. Carriage. 900  
 Papendall, R. 20 Pacific. Mosler Safe Co. Safe. 26  
 Pactzig, G. Metropolitan and Collins avs, East Williamsburg, L I. World C R Co. Register. 40  
 Perry, R. L. Germania Bank Building. Lawyers Co-operative Publishing Co. Repor.s. 24  
 Phinney, L. E. 63 Bleeker. I S Remsen. Wagon. 34  
 Powers, J. 97 9th. Wolff Bros. Horse. 300  
 Quinn, Ellen. 404 15th. Boston Buckboard & Quarry Co. Carriage. 525  
 Rabbiner, P. 195 Boerum. Bennett & G. Siphons. 74  
 Radeioff & Hirsh. 172 McKibbin. Bennett & G. (R) 1,387  
 Rosenblum, M. E & Co. Rachel Rosenblum. (Corrects error in last issue.) (R) 100  
 Siegel, Annie. Kent av. B Siegel. Truck, &c. 200  
 Same. Dora Jacobson. (R) 300  
 Siesen, H. L. Engelking. (R) 4,000  
 Schwencke, E. F. East Broadway, near Flatbush av. Kings Co L A. Buggy. 110  
 Sharkeys Monument Works. A D Jewett. (R) 20,000  
 Stratton, V. 1012 De Kalb av. Eardley & W. Printing Press. 145  
 Smith, R. L. Sarah C Smith. Horse &c. 1,500  
 Sprignadello, M. 1043 Fulton. Mosler Safe Co. Safe. 130  
 Saks, L. 73 Atlantic av. A Bergida. Dairy 200  
 Sturdevant, H. Coney Island. W Kent. (R) val consid  
 Thompson, J. C. 528 Greenwich st, N Y. J Vollkommer. Horses, &c. 8,505  
 Timony, T. K. 662 Sterling pl. Kings Co L A. Horses. 200  
 Thompson, W. T. and R McElroy. C N Smith. (R) 975  
 Van Billiard, H. 28 Broome. Estey & S. Organ. 225  
 Vogel, J. F. 151 Bushwick av. Anna Lehritter. Butcher Fixtures. 100  
 Valenty, F. 95 Meeker av. G Sucher. Barber Fixtures. 105  
 Ventura, G. T N Bowles. (R) 106  
 Von Sprechelsen, H. W. 307 Broadway. A D Puffer & Sons. Soda Apparatus. 340  
 Wilking, L. 364 De Kalb av. W H Rogers. Oyster Fixtures. 452  
 Weinig, G. 307 Broadway. J A Collet. Photograph Fixtures. 150  
 Walters, W. 47th st, near 2d av. Maria L Wardlaw. Horses. 300  
 Walz, Geo C. 465 Atlantic av. Christine Walz. Grocery. 150  
 Weingartner, L. 342 Park av. Hallwood C R Co. Register. 120  
 Weis, F. 862 De Kalb av. Mosler Safe Co. Safe. 80  
 Watson & Wescher. 131 Willoughby. Knowlton & Beach. Stayer. 282  
 White, M. 251 Gold. World C R Co. Register. 25  
 Zanine, N & S. T J Collins. (R) 100

SALOON AND RESTAURANT FIXTURES.

Breker, F. 143 Driggs av. India Wharf B Co. \$600  
 Brennan, Joseph. 838 3d av. D Stevenson B Co. 1,500  
 Burzlaff, C. 73 3d. E Rein. Restaurant Fixtures. 1/2 Part. 72  
 Brown, I. H. 618 Myrtle av. E Ochs. (R) 4,000  
 Bennett, G. S. 31 Bond-Bernheimer & S. 1,000  
 Brennan, J. 838 3d av. C Iba. 420  
 Burtchell, P. Bath Beach. Monroe Eckstein B Co. (R) 529

Crown, P. New Lots road to Chester st. E Ochs. (R) 771  
 Da Lessio, G. 148 20th. Nassau B Co. (R) 750  
 Dowdell, J. H. 738 5th av. M Seitz. 1,680  
 Ellerhorst, G. 239 Lee av. Rubsam & H B Co. (R) 935  
 Fick, W. 231 Rockaway av. Beadleston & W. 2,514  
 Fox, J. 199 Lee av. W Ulmer. (R) 2,000  
 Gornier, C. 35 Scholes. Burger B Co. 635  
 Hannenschmidt, H. 349 De Kalb av. Rubsam & H B Co. (R) 3,500  
 Haesloop, C. P. 1560 Fulton. S Liebmanns Sons. (R) 1,500  
 Heines, P. 169 Norman av. P Doe'lger. (R) 3,000  
 Hammerstad, E. 13 Union. R Reid. Tables. 127  
 Harrison, Ann. 8 Utica av. Nassau B Co. (R) 1,200  
 Haungs, W. 177 Franklin. P Doe'lger. 2,650  
 Higgins, G. A. 14 Hamilton av. India Wharf B Co. (R) 5,475  
 Holmes, C. 951 2d av. M Seitz. (R) 743  
 Hogan, M. W. 99 Havemeyer. W Ulmer. (R) 600  
 Heim, H. C. 243 Flatbush av. Obermeyer & L. 2,100  
 Kenney, P. J. 373 Furman. P Doe'lger. (R) 400  
 Kerby, T. A. 1576 Broadway. Congress B Co. (R) 1,825  
 Koch, L. 80 Park Row, N Y. S Liebmanns Sons. 2,925  
 Loefgen, J. N. 454 Graham av. Union B Co. 1,000  
 Logan, J. A. 1371 Fulton. W Ulmer. 3,657  
 Milner, W. 1002 4th av. Congress B Co. (R) 133  
 Mayer, A. 318 Hamburg av. Obermeyer & L. 1,000  
 Murtagh, Margt G. 1301 3d av. Claus L B Co. (R) 750  
 Nozzo, M. 19 Jackson. J Kress B Co. 2,000  
 Occufinto, G. 655 Washington av. H B Scharmann & Sons. 350  
 O'Keeffe, W. D. 7 Park pl, N Y. Bernheimer & S. 2,000  
 Phillips, R. C. 17 Fulton. P Ballantine. 2,500  
 Puckhaber, N. C. 1109 Bedford av. P Ballantine. 4,000  
 Richardson, W. 108 Flushing av. Nassau B Co. (R) 500  
 Ratz, A. 123 Kent av. Burger B Co. (R) 990  
 Ryan, J. 565 Manhattan av. W Ulmer. (R) 2,000  
 Riebling, W. 200 Wyckoff av. H Elias B Co. (R) 800  
 Snee, J. 421 Columbia. Claus L B Co. (R) 825  
 Spony, A. 161 Central av. Obermeyer & L. (R) 800  
 Stuckle, L. 616 De Kalb av. F Munch B. 1,500  
 Sweeney, P. 287 Myrtle av. Bernheimer & S. (R) 165  
 Taylor, S. T. 349 Manhattan av. P Ballantine. 5,000  
 Walsh, P. 11 E 7th. Nassau B Co. (R) 600  
 Young, P. 180 Irving av. F Ibert B Co. 450

HOUSEHOLD FURNITURE.

Aldridge, F. R. 1191 Madison. Schwarz & B. 136  
 Arnold, E. L. 270 Sumpter. W Bowman. 130  
 Altman, J. E. 234 Stanhope. Cowperthwait & Sons. 113  
 Aldorn, C. W. 1055 Madison. I Mason. 155  
 Baumann, Martha. 417 Bushwick av. J A Schwarz. 118  
 Bebensee, Jennie M. Schenck pl, near Av M. I Mason. 124  
 John. 803 Glenmore av. Mutual L A. 200  
 Bell, John. 17 Broadway. Cowperthwait & Sons. 127  
 Bischoff, C. B. 141 Division av. Brooklyn F Co. 293  
 Borden, J. 199 Richards. Cowperthwait Co. 153  
 Burtis, L. H. Richmond Hill, L I. Cowperthwait & Sons. 171  
 Bushell, Julia. Cowperthwait & Sons. 104  
 Baker, H. C. Bklyn L A. 100  
 Bosten, C. 1392 4th av. J Michaels. 238  
 Bugge'n, G. F. 362 5th av. Treacy & T. 121  
 Copeland, C. H. W. 54 Rogers av. J Michaels. 160  
 Carlson, J. H. 464 16th. Brooklyn F Co. 266  
 Casolin, C. 151 Butler. M O'Connor. 229  
 Cleveland, Ada F. 118 1st pl. Mutual L A. 200  
 Clark, E. P. 522 Van Buren. Brooklyn F Co. 220  
 Connor, J. F. 140 Luquer. Michaels Bros. 184  
 Commoss, J. T. 1402 Dean. Kings Co L A. 200  
 Conlon, C. J. 345 Gates av. Nat L A. 200  
 Connell, E. 352 6th av. Garvey Bros. 262  
 Cooper, J. 79 St James pl. Mutual L A. 175  
 Clonen, T. A. 243 Reid av. Brooklyn F Co. 186  
 Cox, W. E. Spencer st. K Dolan. 200  
 Darling, R. E. 1106 Gates av. Bklyn L A. 100  
 De Bruin, M. 225 Adelphi. I Mason. 134  
 Dexter, Mary E. 154 Montague. E F Renshaw. 475  
 Daum, A. E. 270 South 4th. Mullins & Sons. 105  
 Denning, W. J. 176 Garfield pl. Kings Co L A. 100  
 Dinnebell, Henry. 159 South 2d. Margaretha and Frederick Wolthoff. 100  
 Drescher, Ada. 69 Fort Greene pl. Nat L A. 160  
 Dupignac, E. A. 329 Washington. Kings Co L A. 200  
 Erdtman, P. M. 456 9th. Kings Co L A. 110  
 Everard, D. G. 690 Lexington av. L Baumann. 114  
 Ferrar, L. G. 1054 Dean. Cowperthwait Co. 130  
 Findlay, Mary E. and R. L. 394 McDonough. Pacific L A. 100  
 Foot, G. W. School lane, Borough of Queens. Mullins & Sons. 137  
 Fox, J. 233 Walworth. I Mason. 188  
 Figgins, N. 102 St Marks pl. I Mason. 110  
 Goldsmith, M. 131 Clin on pl. I Mason. 109  
 Gallagher, Annie. 40 Willow pl. Cowperthwait & Sons. 176  
 Garrett, Minnie S. 113 Henry. Equitable L A. 200  
 Grimmond, L. M. 33 St Marks av. Mullins & Sons. 148  
 Grimes, E. M. Bklyn L A. 125  
 Gotthelf, B. 18 Stewart. J Michaels. (Corrects error in last issue.) 108  
 Hammell, Carrie. 71 Poplar. R Treacy. 130  
 Harris, Nora. 185 Hamilton av. J Michaels. 135  
 Hazel, Maggie. 28 Duffield. J Michaels. 117  
 Hanson, C. 590 Fulton. Julia Frandsen. 400  
 Hannaford, Thos. 68 Palmetto. Cowperthwait & Sons. 143  
 Harris, Hilda. 38 Elm. Cowperthwait & Sons. 142  
 Hoffman, B. 984 Bergen. Cowperthwait Co. 291



# COOPER & WIGAND, IRON WORK

801 St. James' Building,

Broadway and 26th Street, New York.

JOHN COOPER.  
A. A. WIGAND.

For Buildings.

## STEAM AND HOT WATER HEATING

### VAN COURT CO.,

Formerly Bonner & Van Court Co.

#### No. 442 West 42d Street.

Telephone,  
299 38th Street.

Morris, Jennie M to Mary A Ditmars, Locust st, n s, 225 ft w Central av, 25x100, Newtown. nom

Mueller, Anna and George, to August and Mary E Mueller, lots 10 to 13, block 12, map of Muller's Maple Hill Park, Jamaica, release 200

Muller, August D, to Frank L Muller, Fairmount st, e s, 166 s Cooper av, 42x125, Newtown. nom

Muller, August, to Willis T Jackson, Ernest av, s s, 225 ft e St John st, 89.10x100. Maple Hill Park, Jamaica 400

Mabon, Emily T, to Mary H Smith, Whitney av, n w s, 100 ft n e 7th st, 50x100, Elmhurst 6,600

McLain, Ella A, to Chas H Zinn, Maple av, s e cor Charles st, 100x200, Hollis Park, Jamaica. nom

Noon, Hannah A, to Adam F Noon, parcel at Ocean Side, on w s main highway, adj land James R Smith. nom

Newman, Lillian, to George Durst, Hoffmann boulevard, e s, 100 ft s Hillside av, 60x100, Jamaica. nom

Norris, Selemna and ors to Mary L Burkard, Jerusalem av, s e cor Uniondale av, 284x333x271x346, Uniondale 2,000

Nugent, Jennie E, to Harriet E Rhodebeck, 8th av, s s, 25 ft w 14th st, 25x150; 8th av, s w cor 14th st, 25x150. College Point 4,150

Nugent, Richard A, to Jennie E Nugent, 8th av, s w cor 14th st, 25x150. College Point 500

Patterson, Thomas, to Edward J McLaughlin, Grand av, n s, 105 ft w Mineola boulevard, 50x100, Mineola 150

Payan, James, to Wallace Payan, Ballard av, e s, adj land Julius A Abrams 150

Peace, Harvey W, to Jennie M Morris, Lake st, n s, 100 ft e Sycamore av, 100x150, release, Corona 600

Pitkin, John R, exr of, to Charles and Mary Singer, Flushing av, w s, adj land Anna A Combs and 475 ft n Atlantic av, 125x299x125x275, Woodhaven. 2,500

Post, Edmund, to Martin Coughlin, highway from Hempstead to Glen Cove, w s, 225.5 s Flushing and North Hempstead Turnpike, 60x113.6, North Hempstead. Release. 150

Purvis, Mary, to John Hart, West 4th st, n s, 75 ft e West av, 25x75, L I City 1,000

Pillon, Mary J, to Wm E A Kassner, Balite st, n e s, 100 ft s e Humboldt boulevard, 25x125, Jamaica 200

Quinn, Felix, to Kate Quinn, lots 1,213, 1,204, block map lots Wm Ziegler, Flushing. nom

Rafferty, Oscar G, to James Geto, Myrtle av, n s, 86.6 s Willett st, 25x150, Jamaica. 500

Same, to John H Mills, Myrtle av, n s, 111.6 s Willett st, 50x150. 1,000

Raynor, Edward, and ors, heirs of Daniel Raynor, to Oscar Toombs, Raynor st, s s, adj lot 13 on map of Wm Raynor, -x-, Freeport 100

Rhame, Samuel S, to Alice Phipps, parcel at East Rockaway, at s w cor land Alice Phipps and Annie S Jarrett, 50x75 100

Rhodebeck, Harriet E to Nora A Sheldon, 8th av, s w cor 14th st, 25x150, College Point. nom

Rockwood, Sarah J, and Eli H, and ors, heirs of John A Arnold, to Daniel A Harrison, 12th st, n w cor Tatham place, contains about 5 1/2 acres; 16th st, s s, adj land Benj Tatham, 76.2x150; 12th st, s s, 250 ft w 5th av, 100x100; 12th st, s e cor 4th av, 100x262.6; 4th av, s e cor 16th st, 434.2x76.2, 1-24 part of, Whites'one. 208

Ryan, Ann J, to John C Baylis, Jackson av, e s, adj land Mrs S E Smith, 230x55.11x227x55.11, Seaford \$150

Same, to John D Raynor, Jackson av, e s, adj land J C Baylis, 55.6x227 150

Same, to Joseph Raynor, Waverly av, n s, adj land grantee, 50x220.4 150

Remsen, Isaac B, to Anton and Anna M Klein, Beaver st, e s, 462.7 1/2 n w Catharine st, 24.11x100, Jamaica 200

Reymert, August, referee, to Scandinavian Building and Mutual Loan Association of New York and Brooklyn, Randall av, w s, 125 ft n Washington place, 25x100, Newtown, foreclosure 1,200

Sabarese, Giovanni to Serafina Ferrona, Lots 146, block 4, map of E L Baylies, Louona Park, Corona 175

Salvatore, Anna F and Michael to Michael and Frank Motts, Newns st, n s, 437 ft w Corona av, 25x100, Newtown 650

Schmitt, Ludwig, to Caroline Schmitt, Luyster st, n w s, 100 ft n e Broadway, 25x100, L I City. nom

Schmieg, Stephen, to William and Annie Bruggemann, parcel at Maspeth, bounded e x land Geo B Brinckerhoff n x land James Catling, 368.11x385.8x-x430.6, contains 4 6-10 acres; parcel at Maspeth, begins at n e cor thereof adj land Timothy Healy, 70x37x65x-, Newtown 5,000

Schliefer, Henrietta J, to Geo J Priest, 1st av, n e cor Grove st, 150x275; 1st av, n s, 175 ft w Center st, 100x150; 2d av, s e cor Chestnut st, 125x150; 3d av, n e cor Center st, 150x225, Baldwins 5

Soper, Smith, to Edward Johnson, parcel at Christian Hook neck on w s main creek adj land Joseph Soper, contains 1 acre, Hempstead 300

Snedeker, J Seymour, exr of Mary Austing, to Caroline O'Connor, Jerusalem av, s s, adj land Charles Golder, contains about 2 1/4 acres; parcel at East Meadow, adj land John Suydam and I Simonson, contains 9 acres, Hempstead 625

Louther, Mary J, to Louise Emanuel, Amerman av, e s, 226 ft s Ocean av, 75x100, Arverne 10

Schroder, Joseph, to Valentin Hofmann, lot 199, block 9, map 716 lots of J V S Woolley, Newtown 195

Swanton, Geo R, to Elizabeth W Johnson, lots 139-140, block 4, map land E L Baylies, Louona Park, Corona 500

Townsend, John R, referee, to William and Mathilde Kirchner, Forest av, n e cor Grove

st, 50x101.6x450.0x100, Newtown, foreclosure 3,000

Vanderveer, Augusta L, to Lincoln Corneil, Ocean Point av, w s, 390 ft s Bay av, 175x390, Ocean Point 400

Van Nostrand, J Willets, to Fredk J Cummings, Carlton av, e s, 240 ft n from n s, land L I R R Co, 40x87, Averde-by-the-Sea, release. nom

Weinschenk, George, to August Oehlmann, lot 1,008 block 23 map of 1,115 lots Wm Ziegler, Corona 100

Weeks, Augustus F, to Mary Dunn, 11th st, n w cor 14th av, 50x100, Whitestone 280

West, Zimri, to J Oscar B West, Lawrence st, e s, 25.8 n High st, 77x167.5x80x30x180x170x200x275x25x109.10 to begin; Bank st, s s, 160.7 e Lawrence st, 102x250x94x250.2, Flushing. nom

Woodruff, John B to Henrietta Meyer and John F Doscher, West 3d st, n s, 225 ft e West av, 40x100, L I City 11,000

Woodhaven Junction Land Co, to Asa Holt, Napier av, n w cor Grafton av, 50x100, Woodhaven Junction 900

Wright, Maria T, to Elizabeth J Rapelye, lots 1,927-1,928 on map "Hitchcock's 2d Plan Homes for the People," West Flushing 600

Wadley, Chas A, referee, to Robt R Chapman, lots 22, 23, block 1, map of 1,255 lots of Wm Ziegler, Flushing, foreclosure 100

Wengler, Mary, to Bruen and Margaretha Plum, 6th av, e s, 100 ft n Franklin road, 50x100. 442.63

Wolff, Anna, to Henry Schmidt, Woodward av, e s, 75 ft s Woodbine st, 25x100, Newtown. nom

#### MORTGAGES.

Alken, Mary A, to Franklin B Lord, Lord av, e s, adj land Lockwood Smith, 138x67x158x85, Inwood \$250

Adel, John, to Rudolph Landmann, lot 54, block 149, map of valuable building lots, L I City, to be sold by Wm S Cogswell, referee 200

Brennan, George W, to Joseph D Cornell, parcel at East Rockaway on highway to Lynbrook, adj land Hollet Pearsall, 50x150 1,000

Bencmelis, Manuel J, to Denis D McKoon, Liberty av, s e cor Wells av, 125x119.9x200x201, Jamaica 1,000

Burkhard, Mary and August J to Selemna, Wm S, Elizabeth and Mary A Norris, Jerusalem av, s w cor Uniondale av, 284x333x271x346, Uniondale 1,000

Cadwell, Helen R to Hannah W Trafford, 28th st, s s, 325 ft, e 14th av, 100x100, Whitestone 250

Chimelowski, Frank, to Louis Hanowell, exr of, 11th av, n w cor Bayside road, 109.10x271.3x134.6x421.10x633x193.3x32.7x170x278.3x362x80x152.6x432.3, to begin, Whitestone 4,500

Clifford, Mary J, to Long Island City Building and Loan Association, Hancock st, w s, 90.2 n Washington av, 50x100.1 1/4, Third Ward, L I City 750

Cox, Daniel D, to Henry A Wheeler, Duck Pond road, s e s, 60 ft w lands Elizabeth V Wright, 145x86x190x324.6x390, Glen Cove 3,000

Ditmars, Mary A, to Jennie M Morris, Locust st, n s, 225 ft w Central av, 25x100, Corona 316.36

Drollinger, Gustav D, to Annie S Weinhardt, Water st, s s, 50 ft w Canal st, 25x100, Woodhaven 300

Deininger, Barbara F, to Geo L Fowler, Stewart av, n e cor Jefferson av, 30x92, Richmond Hill 350

Emanuel, Louise, to Mary J Souther, Amerman av, e s, 226 ft s Ocean av, 75x100, Arverne 4,000

Fitzgerald, William, to John H Brinckerhoff, Douglas st, n s, adj land Long Island R R Co, 75x192, Jamaica 300

Fischer, Emma, to Peter A Lenninger, Debevoise av, w s, 199.6 n Hoyt av, 16.10x95, L I City 1,050

Freitag, George, to Johanna Doelger, Zeidler av, w cor Nurge st, 25x100, Newtown 2,800

Grady, James, to Allen H Baxter, Highway av from Manhasset neck to Sands Point, s s, adj land Daniel A Cornwell, contains 6 acres 500

Geto, James T, to Frank Nostrand, Myrtle av, n s, 86.6 s Willett st, 25x150, Jamaica 220

Same, to Frank Nostrand, guardian of Elijah H Nostrand, Myrtle av, w s, 111.6 s Willett st, 50x150, Jamaica 400

Goeller, Magdalena to Wm A Manz, Foster's Meadow road, s s, adj land of Frank Frehlers, contains 36 acres, Rosedale 6,000

Hanbell, Jacob F, to Henry Doht, Broadway, s w cor Main st, 86.4x50x85.10x50, Flushing

Harris, Wm H, to Southold Savings Bank, West st, w s, 55 ft s Swale road, 45x100, Jamaica 1,500

Herrmann, Richard, to Adelaide Hamilton, Highland boulevard, n s, 400 ft w Miller av, 100x65x25x70, Ridgewood Heights 1,000

Holt, Asa, to Albert Berry, lots 190, 191, map of Woodhaven Land Co, Jamaica 2,500

Kassner, Wm E A, to Elizabeth K. Lyle, Baltic st, n e s, 100 ft s e Humboldt boulevard, 25x125, Jamaica 1,250

Keeler, Wm H, to Far Rockaway Bank, Nelson av, e s, 125 ft n State st, 50x175, Far Rockaway 400

Kirchner, William, to John N and Ottilla

Greiner, Forest av, n e cor Grove st, 50.0 1/4x101.6x50x100, Newtown 3,000

Killmer, Nelson B, to Chosen Friends Home Loan and Savings League, Wyckoff av, n e cor Cherry st, 50x100, Jamaica 2,200

Kittle, Frank R, to Helen J Halsey, turnpike from Roslyn to Cold Spring, n s, adj land John Ludlam, contains about 103 3/4 acres; turnpike from Roslyn to Cold Spring, s s, adj land, contains about 4 1/4 acres; parcel at Pine Hollow, bounded w x land of Jackson Vernon, n and e x land Jarvis Waldron, n s, and s w x highway-, contains about 4 1/2 acres, Oyster Bay 5,000

Koch, Josephine, to John H Dischon, Grand st, s s, 25 ft e 15th av, 25x100, Willert, August, to George Reithlingshofer, Steinway av, w s, 25 ft n Vandeventer av, 25x95.1, L I City 300

Leverich, Augustus A, to Geo S Espenschied, road from Farmingdale to Woodbury, e s, adj lands Henry Duryea, contains about 100 acres; road from Farmingdale to Woodbury, e s, adj land Garret Ludlum, contains about 80 acres; road from Farmingdale to Woodbury, e s, adj land Free School, 77x375.5x127x275x30x100, to begin, Mannetto Hill, Oyster Bay 300

Leonhardt, Mathias, to Long Island Building and Loan Association, 5th av, e s, 430 ft n Central av, 25x100, L I City 2,000

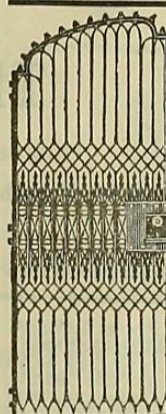
Meyer, Henrietta and John F, to John B Woodruff, West 3d st, n s, 225 ft e West av, 40x100, L I City 10,000

Miller, Frank L, to East Brooklyn Co-operative Building Association, Fairmount st, e s, 166 ft s Cooper av, 42x125, Newtown 1,250

Morris, Jennie M to S Georgiana Crabb, Lake st, n s, 125 ft e Sycamore av, 5 lots each 25x100, Corona, 5 morts each \$1,200 \$6,000

Same, to Chas A Willets and ano, trustees of Hallet C Hicks, Lake st, n s, 100 ft e Sycamore av, 25x100, Corona 1,200

Mullee, Garret J, to Edward E Mandeville, 11th st, n w cor 4th av, 25x95.1, College Point 1,000



SECURE Your Houses Against Burglars and Sneak Thieves.

FRONT AND REAR WINDOW GUARDS.

Also STOOPE GATES made in any style and put up at reasonable rates. All kinds of RAILING WORK made, put up or repaired.

JACOB MAY, 850 DeKalb Ave., Brooklyn. TREE GUARDS In all Patterns.

Estimates and orders by mail attended to at once. Telephone, 539 Bedford

JOHN W. MORAN, Blue Stone Dealer, HAMILTON AV., COR HICKS ST., BROOKLYN.

C. M. DARLING, Architectural Photographer 122 WEST 36th ST., Second door west of Broadway, NEW YORK

## MURESCO!

It is a permanently hard wall finish. Over plaster it produces soft, even tints, giving the effect of kalsomine, without the flashing, with none of its disadvantages. It does not rub off against the clothing; will not crack nor peel. It will kill suction, and give a smooth, soft, even coat over an old plastered wall that has been patched. It comes in fifteen artistic colors and white.

You may have a color card and full information about Muresco for the asking.

Benjamin Moore & Co., 256-262 Water St., Brooklyn New York.

X

# "PERFECT" WARM-AIR FURNACES AND COOKING RANGES

Richardson, Boynton Co.,

MANUFACTURERS,

234 WATER ST., NEW YORK

ARE THE ACKNOWLEDGED STANDARD FOR MERIT, AND SO CONSIDERED BY ALL LEADING ARCHITECTS.

Established 1849.

## Dodge Reports

FURNISH

### ADVANCE, AUTHENTIC, and SPECIFIC DATA

on all Building and Engineering Enterprises, contemplated or in progress, throughout the territory tributary to the New York, New England and Philadelphia markets. The requirements of each client are carefully studied, so that he may receive no irrelevant matter.

### DODGE REPORTS

Enable concerns to concentrate their efforts on *live* projects and thus save time and money.

Their special value in Greater New York has been proven by their continued use by a large number of representative firms.

Write for representative to call.

## THE F. W. DODGE CO.

Boston, New York, Philadelphia,  
146 Franklin St. 310 Sixth Ave. 642 Bourse Building.

Morris, Jennie M, to Harvey W Peace, Lake st, n s, 100 ft e Sycamore av, 100x150, Corona 1,200  
Nebenzahl, A Louis, to Queens Co. Bank, Catharine st, w s, 257 ft n Cornaga av, 50x171, Rockaway 4,000  
Nill, Margaretha and Conrad, to Samuel Schendel, lot 129-130, map of L I Real Estate Exch and Investment Co, Ridgewood Heights 4,000  
Orioux, Paul to Arthur Van Dewater, Frye st, w s, 161.10% n Astoria and Flushing turnpike, 50x125x182.8% x 61.4x144.5x65, to begin, Newtown 400  
Pfarrer, Christian W, to Harburger & Stack, lots 1 to 3, block 8, map of Holliswood, Jamaica 500  
Pope, Wm H, to John R Everitt, lots 166, 167, map No 2, Hillside Park, Jamaica, 1,800  
Priest, Geo J, to Else, Haase, 1st av, n e cor Grove st, 150x275, Baldwins 2,500  
Priestley, Thomas A, to Harry A Falling, Rockaway boulevard, s w cor Jennings place -x-, Rockaway Beach 300  
Rapelye, Elizabeth J, to Albert Bunker, Main st, s s-e Irving place, 50x100, Corona 2,000  
Renart, George N, to Matthias P Renart, 4th av, n s, 50 ft w 12th st, 50x100, College Point 500

Sasse, Edith L, to Charles Solms, lots 157, 158, and w 1/2 159, Bk 5, map of William Ziegler, Morris Park 3,850  
Schellberg, John, to Central Permanent Building and Loan Association, Raddle st, n w s, 150.5% n e Bebee av, 95.10x25x94.4x25, L I City 2,000  
Scheuing Gottlieb F, to Wm L Flanigan, Central av, e s, 75 ft n Plateau st, 25x100, Corona 1,600  
Sharrott, Sarah, and John Binder, to Annie A Brandreth, Kane av, w s, 439 ft n Rockaway boulevard, 50x90, Rockaway Beach 1,250  
Shire, Henry W, to Chas M Pratt and others, Vine st, w s, 130 ft s Broadway, 40x114, Jamaica 2,380  
Spohrer, Joseph, to Valentine Hoffman, lots 179, 180, block 8, map 716 lots J V S Woolley, Newtown Heights. 675  
Sarnorski, Josef, to Flushing Co-operative Savings and Loan Association, Bay View av, e s, 200 ft s 3d st, 50x100, Bayview, Flushing 900  
Stern, Nathan, to Title Guarantee and Trust Co, Magnolia av, s e cor Jamaica turnpike, 119 5x100x90 8x104, Jamaica 1,250  
Westbury Hook and Ladder Co No 1, to Thos Griffin, Highway from Friends' Meeting House to Westbury station, e s, adj land

Joseph Elliott and 98.7 n Maple av, 28.4x48.10 x121.1x49.4  
Wentz, Elizabeth and others, to George Solms, lots 153, 156, and s 1/2 lot 154, bk 5, map of 2,023 lots; Wm Ziegler, Morris Park 2,300  
Winfield Athletic Club, to Elizabeth Link, Henry st, n s, 100 e Fisk av, 50x100, Newtown 1,700

#### ASSIGNMENTS.

Albrecht, August and Marie, to Ida Pieper 700  
Carman, Frederick E, to Queens Co-operative Savings and Loan Association, begins 100 ft n Cumberland st, and 400 ft w Merrick road, 50x-x100x-, Jamaica 2,000  
Dow, Frederic G, to Margaret L Varick nom 700  
Same to same 700  
Engert, Charles, to O S Schwencke and others 2,000  
Farling, Harry A to Catharine Finan. 250  
Hayes, Catharine A, to Isaac H Hunter 1,460  
Hendrickson, Nathaniel C, to Starr Brinckerhopp nom  
Hoffman, Valentine to Edgar Y Hubbs. 600  
Jarvis, Edgar H, to Richard Downing 800  
Loeffler, Mary to Louis Bossert, lots 143 and 144, map No 1,099, lot 467, map No 52, map L I Real Estate Exchange and Investment Co, Newtown 1,400

**Pittsburgh Plate-Glass Company**  
PITTSBURGH, PA.

TELEPHONE, 1184 SPRING.  
Warehouses, 49, 51 & 53 Lafayette Place, New York  
W. W. HEROY, General Eastern Manager.

**JOBBER'S IN ALL KINDS OF GLASS**

ARCHITECTS, BUILDERS and OWNERS are invited to send for Estimates. We are the largest makers of Plate Glass in the world, and the quality of our production is known to be best and purchasers will find it much to their advantage to communicate with us.

# DYCKERHOFF Portland Cement

Please send word to

**E. THIELE, 78 William St., N. Y.**

SOLE AGENT.

If you cannot secure prompt supply.

## Akron Cement,

Factory at Akron,  
New York State.

Room 310,  
1123 Broadway, New York.  
Telephone, 1417 18th St.

Landsbery, Samuel, to Ernest Marx, Nathan  
Co nom  
Manley, Lucius N, to Matthew Mahler 300  
Phelps, Julie A to Chas M Pratt and ors,  
trustees of Sarah L Richards 10,000  
Poole, Richard W, to Katharina Gerhardy 700  
Schwan, John, to Andrew Kammerer 1,500  
Schiavello, Antonio to Elizabeth Schiavello. nom  
nom  
Schrengauer, Emma W and ano, to Allina Kick  
500  
Title Guarantee and Trust Co, to Richard M  
Hoe and ano, trustees 8,000  
Title Guarantee and Trust Co, to Caroline W  
Burtis 2,500  
Van Riper, Isaac, to Riverhead Savings Bank  
nom

JUDGMENTS.

Armstrong, Mary J—Chas Smith and ano 70.51  
Bamber, Richard—Wm R Creed and ano 89.11  
Babcock, Hamlin and Albert Bogert—Robert L.  
Harrison, trustee 788.13  
Bogert, Albert—Julien E Gibbs, trustee of \$348.57  
Bjurlund, Gustave—L Scandinavian Mutual and  
Building Loan Association 710.27  
Brower, Geo H—Wm W Merston. 45.25  
Burwell, Edward P—Nicola Mangin \$123.01  
Buck, Frederick—Anthony Darmstadt \$33.22  
Chelborg, C; Sackett and Chauncey Coombs—  
Wm W Merston 45.25  
Cornelius, Geo W—Geo T Dodge 113.47  
Cornelius, John—Schwarschild & Sulzberger Co  
86.80  
Dollard, Henry T—Edward A Hegeman 401.02  
"Doe, John"—New York Lumber Trade Jour-  
nal 98.40  
Feltman, Henry—First National Bank of Bklyn  
126.63  
Findlay, John J—Geo T Dodge 113.47  
Garrison, Howard—Kissena Lake Ice Co 203.03  
Garrison, Howard—James Ferguson 129.71  
Geisler, Clara E—Theodore Presser 34.81  
Haugard, Henry E and John T—First National  
Bank of Brooklyn 647.91  
Hayes, Thomas F—Equitable Co-operative  
Building and Loan Association 1,551.18  
Hinchev, James—J W Bernheimer and ano.  
128.72  
Hart, Max—Benj J Lyman 48.12  
Karle, Leopold—Frank Wilfert and ano 104.09  
Long Island City—Edward Carll, 14 judgments  
each \$73.50; William Herburger, 4 judgments  
each \$73.50; Edward Carll, \$73.50; same, \$73.  
50; same, \$73.50; same 73.50  
Lee, Anna B—Nicola Mangin 123.01  
McGuire, Thomas—D S Jones & Co 19.69  
Meeher, Bernard—John Timmes 170.95  
Mackinnon, Robt G—Roscoe Lumber Co 183.33  
Morrison, James B—Catharine Finan 79.39  
Murphy, Michael J—Fredk Opperman, exrs of  
789.36  
New York, City of—Michael Stern 79.34  
Same—Henry Bottino, \$226.23; Harry A Par-  
ling, \$273.78; Harry L Smith 41.19  
New York and Queens Co. Railway Co—Thomas  
J Phillips 142.96  
New York, City of—A Koellesch and George  
Oestil, \$89.62; same—Clarence N Platt, \$850.-  
21; Agnes A Gedman, \$541.59; John S Higbie,  
\$52.31; George Flick, \$112.84; W S Reeves  
Dermody, \$51.60; Michae l Williams, \$26.36;  
Isaiah Smith, \$56.33; Ambrose Ross, \$37.93;  
Martin Paaren, \$62.31; John J Shea, \$198.85;  
Morgan J O'Brien, \$155.05; Morgan J O'Brien,  
\$178.88; James Welsh, \$33.72; Christopher  
Welden, \$43.18; Peter Bagley, \$63.86; John  
Grimes, \$49.49; John Lawless, \$140.97; Rob-  
ert Hewitt, \$64.71; Lawrence Harran, \$83.74;  
John Hopkins, \$47.39; Joseph Hudson, \$72.63;  
Patrick E Leahy, \$147.49; Patk McGovern,  
\$72.65; Patrick Nimmo, \$88.66; Denis Mc-  
Carthy, \$87.35; Edward McCarren, \$33.72;  
Charles McNamara, \$212.82; Louis Lever,  
\$125.20; Wm F Hewitt, I \$705.36; Patrick J  
Downey, \$101.16; Martin Rehm, ..... 277.79  
New York, City of—George Hetner, \$184.65;  
Joseph McCloskey, \$61.85; John Kelly, \$47.39;  
John McGinness, \$19; Joseph Stern 87.65  
O'Connor, John J—Pratt & Lambert 393.17  
Page, Antoinette—Ella M Watson 1,195.07  
Pirone, Frederick and Guilia—M E Volckening.  
109.12  
Place, Fletcher—Robt B Bland 200.11  
Post, Jacob—Smith Williams 249.96

Parry, Mary—Chas E Pretz 68.85  
Place, Fletcher—Robt B Bland 200.11  
Queens Co Boiler Works—Kate Daly 519.94  
Raynor, Cella—Nelson Terry 621.04  
Reidel, John—T P Elderd 58.90  
Riech, Christian—Mary Messinger 588.47  
Roach, Annie—Chas E Pretz 68.85  
Reeves, Ward S—W R Creed and ano 89.11  
Ramme, Henry—Arthur H Williams 61.25  
Schaefer, Victoria—Matthias Brunner. 503.10  
Shaw, Daniel A—Wm W Merston 45.25  
Simon, Isidor and Nathan—Saml H Miskend.  
685.37  
Smith, Willet G—Smith Williams 249.96  
Salomon, Gustav—Wendt Bros 398.52  
Sea Cliff, Village of—Wm M Merston 45.25  
McSorley, Jonna—Hamilton Bank of N Y City  
737.09  
Siglinger, Charles and Christine—Louise Aug-  
ustin 157.25  
Smith, Anna M—Nelson Terry 621.04  
Trowbridge, Robt B—Wm Creed and ano 89.11  
Tunis, Cockey & Co—New York Lumber Trade  
Journal 98.40  
Tunis, Oliver L—Same 98.40  
Voss, Charles—John V Jewell 155.16  
Wynn, William A—Far Rockaway Bank 386.03  
Watson, Antoinette—Ella M Watson 1,195.07  
Watts, Martin W—D N Bulson 9.20  
Wehle, Peter—John Timmes 170.95  
Wilson, Matilda—Stephen G Condit 101.63  
Wynn, William A—Far Rockaway Bank 386.09

MECHANICS' LIENS.

November 11.  
Newtown road, near Oakley st, L I City, M  
Fleck agt Thos and Michael Normoyle, and  
Assured Building and Loan Association 130  
Concord st, n s, 50 ft e of Grove st, Clarence-  
ville, Meyer Noehomson agst Charles and  
Mary Voss and Gottfried Eckholz 65.80  
November 14.  
Maple st, n s, 100 ft w Union place, 25x100, Ja-  
maica, Rudolph Reimer & Son agst W C  
Monahan 131.34  
Norris av, e s, 100 ft n Cumberland st, Ja-  
maica, Richard Banks agst Oscar W Velsor  
56.00

### Material Men's Mercantile Association,



Reports and Ratings on  
**BUILDERS & CONTRACTORS.**  
Daily Information as to  
Liens affecting Subscriber's  
Customers.  
A Bureau of Quick and Re-  
liable Information for  
**MATERIAL MEN.**

Write for Circular.

154 Nassau St., Tribune Building, N.Y

### HENRY MILES & SON,

Practical Layers and Dealers in

### Tiles, Hardwood Mantels

OPEN FIREPLACES.

### BRASS AND IRON GOODS,

AND ALL DECORATIVE WORK.

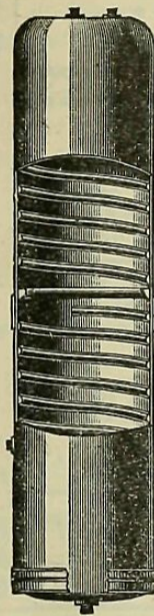
Office and Show Rooms,  
East New York and Hopkinson Aves., Brooklyn.  
Telephone, 256 East New York.

### JOHN LAURA & CO., PLASTIC SLATE ROOFING,

Tile Roofs, Gravel Roofs Repaired,  
Water Tight Vaults, Cellars and Stable Floors.  
Sidewalks and Floors Cemented.

ALL WORK GUARANTEED.

Mohawk Building, 160 Fifth Ave., N. Y.



No Seams. No Rivets.  
No Leaks.

### BROWN BROTHERS' SEAMLESS Copper House Range BOILER

In the kitchen, you are abso-  
lutely free from all annoyances  
incident to the ordinary gal-  
vanized iron range boiler.  
Made of two pieces, united  
under hydraulic pressure, the  
Brown Boiler cannot leak.  
The spiral rib guarantees  
against collapse. The tin lin-  
ing insures

### Clean Hot Water

Boiler Booklet for the asking

**Randolph & Clowes,**  
Box 18,  
WATERBURY, CONN.



TRADE MARK.

### Preservative Coatings.

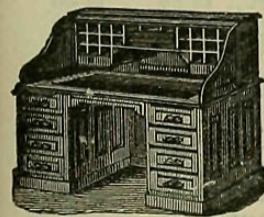
For Exteriors. For Interiors.

SPAR COATING. IXL No. 1.  
SPAR UNDER COAT. IXL No. 1½.  
ELASTIC OUTSIDE. IXL No. 2.  
FLOOR FINISH.

MANUFACTURED ONLY BY

### EDWARD SMITH & CO.

Varnish Makers and Color Grinders,  
Booklet for the asking. 45 Broadway, N. Y.



### ROLL-TOP DESKS

Office Furniture  
of every description.

### T. G. SELLEW,

111 Fulton St., N. Y.

O. W. COE,  
THEO. GOLDSMITH.

**JOSIAH S. LINDSAY,**  
**Plumber,** 150 East  
35th Street  
Only first-class work solicited.

### A. KLABER, Importer of and Worker in MARBLE, ONYX and GRANITE STEAM WORKS,

338 to 344 EAST 57th STREET,  
At 2d Ave. Elevated R.R. Station. New York.

Telephone, 945 Harlem.

### WILLIAM G. COCHRANE, Electrical Engineer and Contractor.

Installation and Maintenance of Electric  
Light and Power Plants.  
45 West 125th St., New York.  
Late with General Electric Co., Schenectady, N.Y.

### WILLIAM J. FRYER,

Telephone, 73 Cortlandt.

### 105 HAVEMEYER BLDG., Consulting Architect and Engineer

Offers his services to owners, architects, builders,  
lawyers and others in any capacity where a knowl-  
edge of building construction, and of the laws re-  
lating to buildings may be desired.

CHARGES HIGH: SERVICES GOOD



### W. R. OSTRANDER & CO.,

Manufacturers of  
ORAL, ELECTRIC AND PNEUMATIC ANNUNCIATORS,  
SPEAKING-TUBES, WHISTLES, ETC.  
ELECTRIC BELLS. DOOR OPENERS.  
22 DEY STREET, - - NEW YORK.

### TO OUR READERS.

We will bind copies of "The Record and Guide" in half  
morocco, 6 months, per vol., \$2; half sheep, \$1.75.

RECORD AND GUIDE,  
Binding Department.

