

RECORD AND GUIDE

ESTABLISHED MARCH 21st, 1868

VOL. LXII.—No. 1607.

NEW YORK, DECEMBER 31, 1898.

PRICE 15 CENTS.

Geo. R. Read. W. J. Van Pelt.
GEO. R. READ,
REAL ESTATE,
AUCTIONEER, AGENT, BROKER, APPRAISER
10 WALL ST., and 9 PINE ST.,
1 MADISON AVE.

H. H. CAMMANN & CO.,
REAL ESTATE,
51 LIBERTY STREET, NEW YORK.
Telephone, 1328 Cortlandt.

FIRM OF LEONARD J. CARPENTER,
REAL ESTATE,
No. 41 LIBERTY STREET,
Branch, 1181 3d Ave. Entire Charge of Property.
D. Y. Swainson. A. H. Carpenter. C. L. Carpenter.

JACOB APPELL,
REAL ESTATE BROKER,
AND HOUSE AGENT.
271 WEST TWENTY-THIRD STREET.
Telephone Call, 643 18th Street.

E. A. CRUIKSHANK & CO.,
ESTABLISHED 1794.
MANAGERS OF ESTATES,
141 BROADWAY, NEW YORK.

ALFRED SETON, JR.
REAL ESTATE,
BROKER, APPRAISER.
Telephone, 37 Nassau Street,
1230 Cortlandt. New York.

HORACE S. ELY & CO.,
REAL ESTATE AGENTS,
No. 64 CEDAR STREET.
Branch Office, No. 27 West 30th Street.
HORACE S. ELY. ALFRED E. MARLING.

F. DE R. WISSMANN,
REAL ESTATE,
AGENT, BROKER, APPRAISER,
Telephone, 55 Liberty St., Cor. Nassau St.,
1634 Cortlandt. New York.

John H. Shipway. Chas. M. Shipway.
Robert H. Reid. Peter J. Conlon.
JOHN H. SHIPWAY & BRO.,
ARCHITECTURAL MARBLE WORKERS
AND IMPORTERS.
Office, Mills and Wharf,
Locust Ave., 136th St. and East River, New York.

WM. CRUIKSHANK'S SONS,
REAL ESTATE,
51 LIBERTY STREET, NEW YORK.
General management of Real Estate
Wm. M. Cruikshank. Edward A. Cruikshank.

JOHN B. STREETON
Agent for renting and care REAL ESTATE,
of property. No. 155 BROADWAY,
Telephone Call, 848 Cortlandt. NEW YORK.

JAMES KYLE & SONS,
REAL ESTATE,
INSURANCE.
610 Third Avenue, near 40th Street, NEW YORK.
Telephone, 296 38th St.

JACKSON, W. H. & CO.,
UNION SQUARE (NORTH)
MANTELS AND OPEN FIREPLACES.
TILES, MARBLES AND MOSAICS.
Established over 70 years.

S. F. JAYNE & CO.,
MANAGERS OF ESTATES,
APPRAISERS AND BROKERS,
254 WEST 23D STREET, and
55 LIBERTY STREET, N. Y.
S. F. Jayne. A. M. Cudner

WM. J. ROOME,
REAL ESTATE
AGENT, BROKER, APPRAISER.
No. 11 WEST 34th ST.,
Opposite the Waldorf-Astoria Hotel.

HALL J. HOW & CO.,
BROKERS, AGENTS, AUCTIONEERS,
APPRAISERS.
171 BROADWAY, Tel., 1496 Cortlandt.
Branch, 234 West 116th St., Tel., 692 Harlem.

A. W. McLaughlin. Howard Walton.
A. W. McLAUGHLIN & CO.
MORTGAGE LOANS EXCLUSIVELY,
146 BROADWAY (Cor. Liberty St.), NEW YORK.

Wm. F. Redmond. Louis Mesier.
ADRIAN H. MULLER & SON
AUCTIONEERS,
REAL ESTATE, STOCKS AND BONDS,
No. 24 PINE ST., NEW YORK.

L. J. Phillips. D. L. Phillips. L. Phillips.
L. J. PHILLIPS & CO.,
REAL ESTATE BROKERS,
AUCTIONEERS AND APPRAISERS,
158 BROADWAY.
Up-town Office, 261 Columbus Ave., cor 72d St.
Telephone connections.

J. ROMAINE BROWN & CO.
BROKERS—APPRAISERS,
MANAGERS OF ESTATES,
59 WEST 33D ST., cor. Broadway,
J. ROMAINE BROWN. A. P. W. K'NAN.

WARE, GIBBS & CARD,
WEST SIDE REAL ESTATE,
Brokers and Appraisers.
Entire Charge of Property a Specialty.
451 COLUMBUS AV., near 81st St., NEW YORK.
Wm. E. Ware. Albert E. Gibbs. Jas. Van Dyck Card.

Arthur R. Parsons. Mortimer M. Singer.
PARSONS & SINGER,
REAL ESTATE BROKERS,
National Bank of Commerce Building,
31 Nassau Street, Telephone 40 Cortlandt.

DAVIS, REID & ALEXANDER,
CIRCULAR CERAMIC MOSAIC FLOORS,
OPEN FIREPLACES, MANTELS AND TILES.
18 EAST 15TH STREET, NEW YORK.

JESSE C. BENNETT & CO.
REAL ESTATE AND
MORTGAGE BROKERS,
338 COLUMBUS AVE., COR. 76TH ST.
1740 Amsterdam Ave., cor. 146th St.

FRANCIS T. UNDERHILL,
REAL ESTATE,
9 PINE ST. (ground floor), NEW YORK.
Tel., 4786 Cortlandt.

RANALD H. MACDONALD
REAL ESTATE,
62 West 33d Street Telephone, 15 38th Street.
Entire Charge Taken of Estates.
Tenement and Flat Property a Specialty.

RICHARD V. HARNETT & CO.,
AUCTIONEERS,
REAL ESTATE BROKERS,
71 & 73 LIBERTY STREET.
(Williamsburgh City Fire Insurance Co. Building.)
RICHARD V. HARNETT. HENRY W. DONALD.

THOMAS & ECKERSON
Real Estate and Insurance Brokers.
Entire Charge taken of Estates.
Wallack's Theatre Building, 35 West 30th St.
Wm. M. Thomas, Jno. C. R. Eckerson,
Commissioner for the States. Notary Public.

PORTER & CO.,
REAL ESTATE,
159 West 125th Street,
Amsterdam Avenue & 164th Street, } New York.

J. EDGAR LEAYCRAFT,
REAL ESTATE,
1517 BROADWAY, NEAR 45TH ST.,
Renting and Collecting a Specialty.

CYRILLE CARREAU,
MANAGER OF ESTATES,
APPRAISER AND BROKER,
Grand St. and Bowery. Under Oriental Bank.

JOHN P. KIRWAN,
REAL ESTATE
AND MORTGAGE LOANS.
1505 BROADWAY, s. w. cor. 44th Street.
60 CEDAR STREET, Telephone Connections.

H. W. McVickar. W. E. G. Gaillard. E. D. McGreal.
McVICKAR & COMPANY,
Successors to S. V. R. Cruger & McVickar,
24 NASSAU ST. REAL ESTATE,
1368 BROADWAY. 246 E. Houston St.
108th St. and Central Park, West.

GORDON, ROBERTS & CO.
Advisers and Brokers in Insurance.
56-58 PINE STREET, NEW YORK.
Telephone.

P. C. ECKHARDT,
REAL ESTATE.
693 Ninth Ave., bet. 47th and 48th Sts.
Renting and Collecting a Specialty.
Established 1858. Telephone, 1050 38th St.

SEE
DAVID STEWART,
AMSTERDAM AVE. AND 155TH ST.
203 BROADWAY, Telephone Connection.
For all Property on
WASHINGTON HEIGHTS.

A. L. MORDECAI & SON,
REAL ESTATE AND MORTGAGES.
56 and 58 Liberty Street,
Telephone, 3128 Cortlandt. New York.
Allen L. Mordecai. Benjamin Mordecai.

SWARTWOUT & CO.,
REAL ESTATE,
157 EAST 125th STREET. NEW YORK.

P. S. TREACY, 101 BOULEVARD.
MANAGER OF ESTATES,
A Specialty of West Side Investment Property.

J. N. KALLEY & SON,
DOWN TOWN PROPERTY,
150 Broadway, N.Y.—189 Montague St., Brooklyn.

DANIEL T. MCGUIRE,
REAL ESTATE, 171 BROADWAY,
Tel., 571 Columbus. 542 COLUMBUS AV.

WILCOX & SHELTON,
MANAGERS OF PROPERTY,
245 WEST 125th ST. Telephone, 87 Harlem.

B. M. STRAUSS & CO., B. M. Strauss.
REAL ESTATE, Sol. Stern.
529 Broadway. Prescott Bldg.

COLWELL LEAD CO.,
PLUMBERS' SUPPLIES,
63 CENTRE ST., NEW YORK.

ROBERT C. FISHER & CO.,
MARBLE, GRANITE, ETC.
97 TO 103 EAST HOUSTON STREET.

Absolutely CALL FOR Strongest,
Hydraulic, "BROOKLYN BRIDGE BRAND" Darkest,
Uniform. ROSENDALE HYDRAULIC CEMENT. The Best.

SAYLOR'S AND KEYSTONE PORTLAND CEMENTS.

THE STANDARD AMERICAN BRANDS.

JOHNSON & WILSON, 45 BROADWAY, NEW YORK CITY.

PETER F. MEYER, AUCTIONEER

WILL SELL AT AUCTION, **Tuesday, January 10th, 1899,** AT 12 O'CLOCK NOON,

At the New York Real Estate Salesroom, 111 Broadway, New York City.

Executor's and Trustee's Sale

OF THE

BATHGATE ESTATE,

LATE PROPERTY OF

CHARLES B. BECK, Deceased, By Order of the **FARMERS' LOAN & TRUST CO.,** Executor and Trustee.

144 Choice and Valuable Lots

On Third, Washington, Wendover, Webster, Franklin, Bathgate, Brook, Fulton, and Arthur Aves., 136th, 144th, 171st, and 177th Sts., and St. Paul's Place.

23d and 24th Wards, New York City.

50 per cent. may remain on mortgage for one or three years at 5 per cent. interest. Titles guaranteed by the Title Guarantee and Trust Co., free of charge, to each purchaser. For book-maps, etc., apply to TURNER, MCCLURE & ROLSTON, Esqs., Attorneys for Executor and Trustee, 22 William St., and at the Auctioneer's office, 111 Broadway.

Sprague Electric Elevators

Have been installed in many of the finest and largest office buildings, hotels, clubs and private residences in New York City and elsewhere. They represent the best combination of mechanical and electrical engineering, and possess many features of economy, safety and ease of operation not common to other systems.

We will be glad to supply all information and details to those interested. Correspondence promptly and carefully answered.

Manufacturers of
Brass and Iron Armored Conduit,
Lundell Exhaust Fans,
Power Motors and Generators.

SPRAGUE ELECTRIC COMPANY,
Department E,
20 Broad Street, New York.

H. J. BARRON, Steam and Hot Water Heating,

26 CHURCH STREET,

Telephone, 538 Cortlandt.

HARLEM, 145 WEST 117 STREET.

STEAM HEATING.

For Flats, Apartment Houses, etc.

Hot Water Supply.

Hot Water Heating Apparatus for Private Houses.

Repairs for All Makes of Steam Heaters.

Jobbing Promptly Attended to.

VENTILATING APPARATUS.

WAKING UP Real Estate is again showing signs of animation. Whether you want to **Buy, Sell, Lease or Rent,** it will be to your interest to consult us.

Have you tenement property that needs putting in shape?

Would you like it filled with good paying desirable tenants?

We are fully equipped and command every facility for promptly and economically making all needed repairs and renovating properties. We give personal attention to business and have been phenomenally successful. References, bond and security furnished. Descriptive blanks (for information) furnished property owners. **Why not drop us a postal to-day?**

NEW YORK REALTY EXCHANGE. G. TUOTI & CO., Members Real Estate Exchange. **ROOM 41, WORLD BUILDING, NEW YORK CITY.** Established 1889. Telephone, 2028 Cortlandt.

City of Bayonne Realty.

Anyone with the ready cash can pick up bar gains in the City of Bayonne. Best water in the State of New Jersey. This opportunity will not last forever. **CRAFT & COMPANY,** Ave. C & West 8th St. (West 8th St. Station), City of Bayonne, N. J.

KATZ & CO.,

Real Estate Brokers and Agents.

60 Liberty Street, Tel. 119 Cortlandt.

102 East Broadway, Tel. 1859 Franklin.

JAMES J. ETCHINGHAM,

REAL ESTATE AND MORTGAGE LOANS.

Rents Collected. Estates Managed.

142 Boulevard, Corner 66th St., Opposite Hotel Marie Antoinette. Tel. 493, Columbus.

WILLIAM KENNELLY, AUCT'R,

WILL SELL AT AUCTION, **Tuesday, January 10th, 1899,** AT 12 O'CLOCK, NOON.

At the New York Real Estate Salesroom, 111 Broadway, New York City,

Supreme Court Partition Sale.

Under Direction of WILBUR LARREMORE, Esq., Referee, to close Estate of WILLIAM H. KING, Deceased.

Choice New York City Tenements:

323, 325, 327 and 329 E. 12th St.,

4-story brick tenements, Nos. 323 to 327, size, 23.6 x 103.3 each; No. 329, size, 24 x 103.3.

51 Valuable 12th Ward Lots.

S. E. cor. of Fifth Ave. and 88th St.,
size of plot, 50.8¹/₂ x 102.2³/₄. 2 Lots.

S. W. cor. Park Ave. and 98th St.,
size of plot, 100.11 x 230. 10 Lots.

S. E. cor. 8th Ave. and 112th St.,
size of lot, 24.7 x 100.

Eighth Avenue,
75.8¹/₄ ft. south of 112th St., size of lot 25.0³/₄ x 100.

N. E. cor. Manhattan Ave. and 111th St.,
size of plot, 100.11 x 145. 6 Lots.

West 112th Street,

150 ft. w. of 8th Ave., size of plot, 50 x 100.11. 2 Lots.

N. W. cor. 8th Ave. and 112th St ,
size of plot, 67 x 100, irregular.

N. E. cor. 8th Ave. and 112th St.,
size of plot, 100.11 x 375. 15 Lots.

West 113th Street,

150 ft. west of 7th Ave., size of plot, 75 x 100.11. 3 Lots.

7th Ave., 114th St., and St. Nicholas Ave.,
size of plot, 100.11 on 7th Ave., 176.6 on 114th St., and 118.5 on St. Nicholas Ave. 8 Lots.

70 per cent. of the purchase money may remain on Bond and Mortgage for one year at 4¹/₂ per cent. Titles guaranteed by the Lawyers' Title Insurance Company free of cost to the purchaser. Messrs. GLOVER, SWEEZY & GLOVER, Plaintiff's Attorneys, 62 William St., New York City. Messrs. OLIN & RIVES, 32 Nassau St; Louis F. Dodd, 52 B'dway, Defts. Attys. Books, Maps, and further particulars from the Attorneys or the Auctioneer, 111 Broadway.

Wm. P. Rae, Pres. Marcie Dunn, Treas. Chas. R. McElwain, Secy.
WILLIAM P. RAE COMPANY
INCORPORATED.

SPECIAL AGENCY,
SEA GATE,
NORTON POINT LAND
CO.,
N. Y. Office, 120 Liberty St



SPECIAL AGENCY,
MAPLETON,
NEW UTRECHT IMP. CO.,
and
ESTATES MANAGED.

MEMBERS REAL ESTATE EXCHANGE.

BROOKLYN AND SUBURBAN REAL ESTATE.

203 Montague Street.
Telephone, Brooklyn 826.

394 Gates Ave., Cor. Nostrand.
Telephone, Bedford 524.

NEW REAL ESTATE ATLAS of the BROOKLYN BOROUGH of the City of New York COMPLETE IN THREE VOLUMES.

(Originally intended for two volumes — second volume divided into 2d and 3d.)
Scale uniform and larger than any preceeding atlas.

FIRST VOLUME, City proper, First 28 Wards, \$40.00
SECOND VOLUME, Flatbush and New Utrecht, 29th and 30th Wards, 21.50
THIRD VOLUME, Gravesend and Flatlands, 31st and 32d Wards, 21.50

Entirely New and Complete.—Up-to-Date.—Shows Dimensions.

BROOKLYN MAP PUBLISHERS, 97 Liberty Street, Brooklyn Borough.

TELEPHONE 705--38TH STREET.

LOYD FRESCO CLEANING & DECORATING CO.

13 WEST 42d STREET
NEW YORK.

Contracts made for painting of every description.

UNNECESSARY TO PAPER NEW
SMOKY WALL PAPERS RESTORED TO THEIR ORIGINAL BRIGHTNESS.

UNNECESSARY TO RE-DECORATE
SMOKY CEILINGS CLEANED & REFRESHED TO THEIR ORIGINAL BRIGHTNESS.

WANTED.—Charge of an apartment house by well-known agent. Will accept use of an apartment for commission. Address, "ESTABLISHED AND EXPERIENCED," "Record and Guide" Office.

ALFRED V. AMY, REAL ESTATE.
MONEY TO LOAN AT 4 AND 4¹/₂%.
7 Pine Street, New York.
Insurance. Notary Public.

REAL ESTATE.

WE ARE NECESSARY TO BUILDERS

to assure them by test and certification that plumbing is properly constructed and tight, to

BUYERS and LESSEES

to certify to the construction and sanitary condition of the house before taking title or possession.

Building & Sanitary Inspection Co.,

874 BROADWAY.

Telephone, 559 18th.

NEW ATLAS

of 29th, 30th, 31st and 32d Wards. Borough of Brooklyn, City of New York. Formerly Flatbush, New Utrecht, Gravesend and Flatlands. COMPLETE IN ONE VOLUME.

Giving all detail information in reference to property in that section.

Price, \$18 and \$25, according to finish.

E. ROBINSON & CO., Publishers, 35 Nassau Street, New York.

[IUTIOUW]

J. B. & J. M. CORNELL,

IRON WORK

FOR BUILDINGS

26TH ST. AND 11TH AVE. N.Y.

A SPECIALTY OF JOBBING & REPAIRS

REAL ESTATE.

**NEW YORK SECURITY
AND TRUST CO.**

46 WALL ST., NEW YORK.

Capital, - - - - \$1,000,000.00

Surplus, - - - - 1,500,000.00

CHARLES S. FAIRCHILD, President.
WM. L. STRONG, 1st Vice-President.
ABRAM M. HYATT, 2d Vice-President.
OSBORN W. BRIGHT, Secretary.
ZELAH VAN LOAN, Assistant Secretary.

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

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

JOHN ARMSTRONG,

Real Estate Agent and Broker

1984 THIRD AVE.,

Cor. 109th St., New York
Telephone. 528-79th.**BARNES & WEINSTEIN,**
59 LIBERTY STREET, NEW YORK
BROKERSFor Investments of all Kinds.
REAL ESTATE and MORTGAGES A SPECIALTY

Isaac K. Cohn. Arthur S. Levy

ISAAC K. COHN & CO.,
Real Estate Agents and Brokers.
1479 BROADWAY,
Telephone, 2943 38th. NEW YORK**JOSEPH CORBIT & CO.,**REAL ESTATE AGENTS AND BROKERS,
212 NINTH AVE., cor. 23d St.,
NEW YORK.

Estates taken in charge. Renting a specialty.

JOHN DAVIS. Established 1870.
REAL ESTATE,
No. 7 Pine Street.
APPRAISER.
MONEY TO LOAN AT 4 AND 4½ PER CENT.
Telephone Connections.**H. R. DREW & CO.,**
REAL ESTATE.
1 WEST 27th STREET,
N. W. Cor 5th Avenue. NEW YORK**NOTICE**
TO OWNERS OF TENEMENTS.
We will take your houses on lease and pay 10 per cent net on the investment with sufficient security, especially in the Italian quarters.
CHAS. R. FARUOLO & CO.,
(Formerly Farnolo & Denigris),
ITALIAN REAL ESTATE BROKERS AND INSURANCE.
No. 203 Grand St., near Mott St., N. Y.
Telephone Call 2243 Spring**FILLMORE HILLYER.**
Real Estate and Mortgage Loans.
Estates Managed.
51 Liberty Street, Room 41, New York.**6%**
And over **GUARANTEED** to house owners. We take all chances of vacancies and losses, pay repairs, tax, &c.
D. KEMPNER & SON,
(Established 1869.)
626 EIGHTH AVENUE.**PAUL MAYER,**
REAL ESTATE,
251 WEST 135TH STREET.
MORTGAGE LOANS. Telephone 297 Harlem
23d and 24th Ward Property a Specialty.H. V. Mead. L. P. Van Riper. W. H. Smith.
H. V. MEAD & CO.,
Established 1859. REAL ESTATE BROKERS
AND HOUSE AGENTS.
422 EIGHTH AVENUE,
Bet. 31st and 32d Sts., NEW YORK.
Estates Taken in Charge a Specialty.

REAL ESTATE.

HIRAM MERRITT,
REAL ESTATEOffice, 53 THIRD AVENUE, N. Y.
Description of any property which you may have for SALE or to RENT solicited.
ENTIRE CHARGE TAKEN OF PROPERTY.

Telephone, 501 Columbus.

J. F. PERRINC,
Real Estate, Loans and Insurance
RENTING AND COLLECTING.448 Boulevard,
Near 106th Street. New York.**PETTY, SOULARD & WALKER**
REALTY COMPANY
REAL ESTATE.
DEALERS IN VACANT LOTS.
Lots for sale to builders with loans.

156 and 158 BROADWAY, and 69 LIBERTY ST

WALTER ROCHE,
REAL ESTATE
252 West 44th Street,
Cor. Eighth Avenue, NEW YORK.**WILLIAM M. RYAN.**
REAL ESTATE
AUCTIONEER AND BROKER.
111 BROADWAY. NEW YORK.**STRONG & IRELAND**
REAL ESTATE
Auctioneers, Brokers and Appraisers.
ESTATES MANAGED.
60, 62 and 64 Liberty Street,
Branch, 511 Columbus Ave.
I Montaguery strong I de O Ireland.**FREDERICK A. BOOTH**
REAL ESTATE AND INSURANCE.
Estates Managed and Rents Collected.
22 East 16th Street.**M. BARCEBUHR & SON,**
REAL ESTATE BROKER.
1450 Fifth Avenue, New York
Near 118th Street. Loans Negotiated.**CHARLES A. BERRIAN,**
Auctioneer—Broker—Appraiser.
Bronx Borough Real Estate.
141 Broadway, Washington Life Building, N. Y.**BETTY & CO.,** Tel. 1165-79th
Real Estate Brokers and Appraisers,
1216 THIRD AVE., near 70TH STREET.D. Dodge Brandt. Charles W. Kirby.
BRANDT & KIRBY,
Boulevard, s. w. cor 104th St., NEW YORK.
Telephone 1074 Columbus.Chas. Buermann, Wm. Buermann, Aug. Buermann.
CHARLES BUERMANN & CO.
Real Estate Brokers and Auctioneers.
509 Grand Street, 97 Cedar Street.**P. T. CANAVAN,**
Real Estate and Mortgage Loans.
120 9th Ave., near 18th St. Tel., 1382 18th St.
Broker and Appraiser. Rents Collected.**E. L. V. CHERON & CO.,**
REAL ESTATE.
54 West 18th Street, New York.
Telephone, 2610-18th St.
E. L. V. Cheron. L. H. Cheron.**W. C. DILGER,** Tel. 3436-38th.
Real Estate and Insurance.
RENTING AND COLLECTING A SPECIALTY.
Mortgage Loans. 198 East 58th Street.**HENRY H. ELLIOTT,** Telephone.
REAL ESTATE AND MORTGAGE LOANS
Estates Managed and Rents Collected.
141 BROADWAY, Washington Life Building.**J. W. FARRINGTON,**
HOUSE AGENT AND INSURANCE
Management of Estates a Specialty.
131 Columbus near 66th St L Station, New York**SYDNEY FISHER,** Est. 1845.
Successor to John Bisco.
REAL ESTATE AND INSURANCE.
Estates Managed. Rents Collected.
54, 56 & 58 Lexington Av "Appellate Bldg"**CHARLES CALEWSKI,**
REAL ESTATE,
329 Church Street, near Canal.**P. A. GEOGHEGAN & CO.,**
REAL ESTATE,
Auctioneers and Insurance Brokers.
RENTING AND COLLECTING A SPECIALTY.
423 NINTH AVE. near 84th St. Tel. 296 93th.**JOHN R. HAMILTON,**
REAL ESTATE AND LOANS
206 Broadway, Room 32, Evening Post Bldg.

REAL ESTATE.

HONEYMAN & FLECK,
Real Estate and Insurance Brokers.
Renting and Collecting.
308 West 26th St., near 8th Ave., New York.**HUGO F. HOEFLER,**
BUILDER AND REAL ESTATE
164 St Nicholas Ave., N. E. Cor. 118th St.
Telephone. 430 Harlem.**W. J. HUSTON & CO.,**
REAL ESTATE AND INSURANCE,
LOANS NEGOTIATED.
343 West 145th Street New York.
W. J. Huston. Franklin J. Owen. John A. Hus'on**B. H. IRVING,** Real Estate
E. U. EDEL, and Insurance.
315 Madison Ave., Cor. 42d St., New York.**WM. P. JONES & SON,**
BROKERS—APPRAISERS,
Managers of Estates,
455 Ninth Ave., near 39th St., Tel., 1764-38th**C. F. W. JOHANNING,**
REAL ESTATE,
2096 Eighth Avenue, near 114th Street.
ESTATES MANAGED..
Telephone. 808 Harlem**M. JUST,** Telephone Call, 484 Columbus
REAL ESTATE.
Insurance. Notary Public.
No. 333 Columbus Avenue. New York**JOHN D. KARST, Jr.** Telephone, 649 Harlem.
REAL ESTATE AND INSURANCE.
Renting and Collecting a Specialty.
2051 8th Ave., N. W. cor. 111th St., N. Y.**WM. KENNELLY,** W. M. LAWRENCE.
Auctioneer, Real Estate and Loan Broker,
Room F. Basement, 111 Broadway.
Established July, 1847. NEW YORK.**HENRY G. KOCH,**
REAL ESTATE AND INSURANCE.
Rents collected 428 Ninth av. n. e. cor 84th st.**WILLIAM R. LOWE & CO.,**
REAL ESTATE BROKERS AND APPRAISERS
Money to Loan on Bond and Mortgage.
Telephone Call, S. W. Cor. 115th St.
8 Harlem. and Seventh Ave**F. E. MAINHART,**
REAL ESTATE,
INSURANCE & LOAN BROKER.
Tel. 312 Harlem. 241 West 125th St**HENRY MARKS,** REAL ESTATE.
2216 Eighth Ave., bet. 119th & 120th Sts.
Tel. 934 Harlem. ESTATES MANAGED.**150 W. 34TH.**
MAXWELL
REAL ESTATE COMPY.**JOHN W. McCARREN,**
REAL ESTATE
115 BROADWAY, Room 75, N. Y.**STEPHEN McCORMICK,**
REAL ESTATE.
MADISON AVE., cor. 129th St. Tel., 341 Harlem.**THOS. F. McLAUCHLIN,**
REAL ESTATE AND INSURANCE.
1252 THIRD AVENUE, near 72d Street.**CHARLES GRIFFITH MOSES**
REAL ESTATE,
1960 Amsterdam Avenue, Corner 157th Street,
Telephone connection**J. P. & E. J. MURRAY,**
REAL ESTATE.—FIRE INSURANCE.
2034 3d Avenue, Cor 112th Street**R. PEHELMANN & SON,**
REAL ESTATE,
493 Columbus Avenue, cor. 84th Street.**S. H. PRETZFELDER,**
LOANS AND MORTGAGES,
60 Liberty Street, New York.**HUGH REILLY.** REAL ESTATE.
Office, 511 WEST 14th St. Tel., 918 18th St.
Stable, Business and Factory Property for Sale
or Lease. Stables, Stalls, Truck Room always to let.**SCHRAG & RICHTBERG**
REAL ESTATE AND INSURANCE.
Loans negotiated. 124 W. 23d St., N. Y.
Telephone 1702-12th St**WILLIAM SEELIGSBERG,**
REAL ESTATE LOANS and APPRAISER.
German-American Building.
Cor. Nassau and Liberty Streets, New York.

REAL ESTATE.

STABLER & SMITH,
REAL ESTATE AGENTS AND BROKERS,
679 Columbus (9th) Ave., near 93d Street.
Property carefully managed.

TIM & CO., No. 58 WEST 34th ST
REAL ESTATE BROKERS,
Money to Loan on Bond and Mortgage.
Insurance and Law Offices

ERNEST TRIBELHORN,
Real Estate, Mortgages Negotiated.
1844 Seventh Ave., near 112th St., N. Y.
Estates Managed. Tel., 429 Harlem

JOHN P. WINDOLPH,
REAL ESTATE AND INSURANCE,
92 LIBERTY ST. Telephone, 418 Cortlandt.

ZIMMERMANN BROS., Tel., 3336 Cortlandt
REAL ESTATE AND INSURANCE,
206 Broadway. 309 West 117th St.
Estates Managed and Collection of Rents
our Specialty.

NORTH NEW YORK BROKERS.

J. CLARENCE DAVIES & CO.
Property above the Harlem a Specialty.
Appraisements. 149th St. & Third Ave. Tel. 62 Melrose.
Branch Office, J. Clarence Davies.
158 Broadway. H. L. Phillips.

LEITNER & MARKS,
BRONX BOROUGH PROPERTY A SPECIALTY.
GOOD THINGS FOR SPECULATORS.
S. E. Cor. Wendover and 3d Avenues. Tel., 139 Tremont.
Branch, 156th St. and Westchester Ave. Tel., 155 Melrose.

NORTH NEW YORK BROKERS.

WM. LIPKIN.
SALE, EXCHANGE AND RENTAL
OF PROPERTY MY SPECIALTIES.
748 East 138th St., near Brook Ave.
35 Manhattan Ave. Tel., 839 Col.

JOHN C. WITTE,
23d Ward Property a Specialty.
N. E. cor So. Boulevard and Home St.

A. Stern. I. Jackson.
JACKSON & STERN,
REAL ESTATE OPERATORS,
31 Nassau Street, cor. Cedar Street,
Bank of Commerce Building

A. M. Janpole. Louis Werner.
JANPOLE & WERNER,
REAL ESTATE OPERATORS,
206 Broadway, New York.
Telephone. 3836 Cor'tlandt.

ARCHITECTS.

JOHN HAUSER
ARCHITECT.
Tel. 340 B-79th St. 1441 Third Ave

REAL ESTATE OPERATORS.

William Prager. Pincus Lowenfeld.
LOWENFELD & PRAGER,
REAL ESTATE OPERATORS,
Telephone, 5174 Cortlandt,
115 Broadway. Room 138.

H. Mandelbaum. F. Lewine.
MANDELBAUM & LEWINE
REAL ESTATE OPERATORS,
111 Broadway (Rooms 35 and 36), New York.
Telephone. 1379 Cortlandt.

MISCELLANEOUS.

MARBLE MOSAIC TILES
ROMAN AND VENETIAN STYLES.
PELLARIN & CO.,
31 OLINTON PLACE. NEW YORK.

WM. H. OLIVER,
(Late Hobbs & Oliver.)
PLAIN AND DECORATIVE PAINTING.
Paper Hangings and Interior Decorations,
104 AND 106 UNIVERSITY PLACE, NEW YORK.
Telephone 883. 18th. Established 1846.

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.

DUMB WAITERS.

THOMAS MORGAN,
DUMB-WAITER AND ELEVATOR
MANUFACTURER.

Self-Sustaining Safety Dumb-Waiters a Specialty.
Repairing Promptly Attended To.
OFFICE: 493 EAST 139TH ST., NEAR 8D AV.
Factory: 1428 VYSE AV. and FREEMAN ST.
Telephone: 45 Melrose.
Sole Agent for Champion Fire-Proof Doors.

**LARSEN'S IMPROVED
REFRIGERATOR**

The Best on the Market.
Made of Hardwood—all sizes.
ANTON LARSEN,

Manufacturer of
Dumb Waiters, Elevators, etc.
Office and Factory, 134th St. and Brook Ave., N.Y.

REFRIGERATORS

WM. WILLIAMS & CO.

MANUFACTURERS,

S. W. Cor. 181st and Western Boulevard.
DUMB WAITERS

**MURTAUGH'S
STANDARD DUMB WAITERS**

292 and 294 East 42d Street, New York.
Carriage, Sidewalk and SAFETY INVALID
Elevators a specialty.

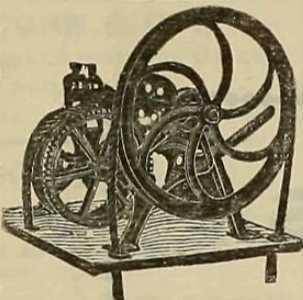
Repairing or altering at the shortest notice.
Established 1855.
Telephone, 1128-88th St. JAMES MURTAUGH.

G. M. EMERICK,

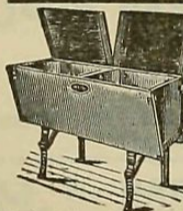
Sole Manufacturer and Patentee of the

**DOTTIE
Dumb
Waiter
AND
Elevator.**

116 Palmetto St.,
Brooklyn.
5 years' guarantee



MISCELLANEOUS.



**New York Slate Works
(Inc.)**

138th St. and 3d Ave., N. Y.
Telephone, 53 Harlem.

Owners and Mfrs. of the
"EMPIRE" SLATE
WASH TUBS.

SLATE WORK
Of Every Description

Patent Applied for.)

HENRY MILES & SON,

Practical Layers and Dealers in

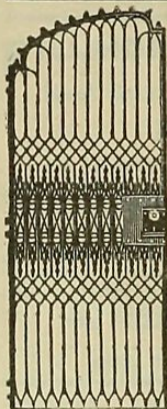
Tiles, Hardwood Mantels

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.



**SECURE Your Houses
Against Burglars
and Sneak Thieves.**

**FRONT AND REAR
WINDOW GUARDS.**

Also STOOP 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 at-
tended to at once.

Telephone, 539 Bedford

**Material Men's Mercantile Association,
LIMITED.**



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.

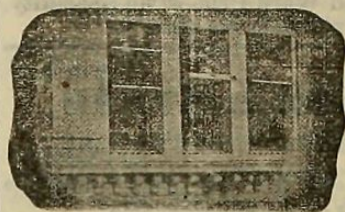
154 Nassau St., Tribune Building, N. Y.

**HILGER'S
ARTIFICIAL STONE**

AND

ASPHALT WORKS.

Office, 254 West 103d Street, New York.



GRAVEL AND METAL ROOFING

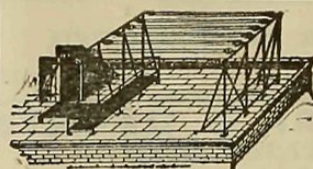
TILE AND BRICK ROOFING,
WATER-TIGHT CELLARS,

COMINS & EVANS

TELEPHONE, 366 BROOKLYN.

45 WAVERLY AVE., BROOKLYN.

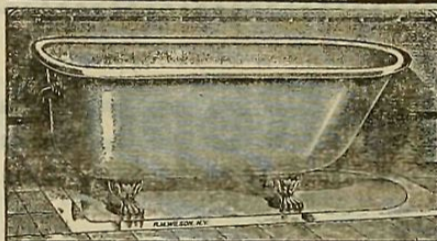
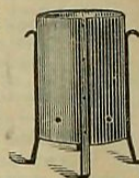
NEW YORK OFFICE: 102 FULTON ST., ROOMS 413 AND 414



M. FLECK, CABLE DRYING FRAMES
Makes the Best FOR ROOFS.

And All Kinds of
BUILDERS' AND PLASTERERS' FURNACES.

Estimates on Application.
Factory, 449 Pleasant Ave., cor. 123d St.
New York.



**Porcelain Enameled
Cast Iron BATH TUBS**

The enamel is of a pure white color and very
superior quality and so thoroughly fired into the
iron as to become a part thereof.
These tubs are modern in style, perfect in fin-
ish and reasonable in cost.

R. M. WILSON, 92 Walker St., New York.
Factory, Rome, N. Y.

**JOHN A. MURRAY, PLUMBERS,
STEAM AND GAS
SUPPLIES.**

114 West 34th Street,
New York.

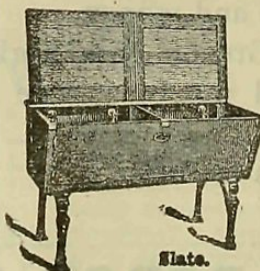
SAYRE & FISHER CO.,

MANUFACTURERS OF **FINE FACE BRICK**

(White), (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both
Plain and Moulded, also ENAMELED BRICK, all colors.
Hard Building Brick. Hollow and Fire Brick. JAS. R. SAYRE, Jr., & CO., Agents.
Works: Sayreville, on Raritan River, near South Amboy, N.J. Office, 207 Broadway, S.W. cor. Fulton St., New York

**MURRAY & HILL,
Sash, Doors, Blinds and House Trim**

617, 619 & 621 WEST 130th STREET, NEW YORK.



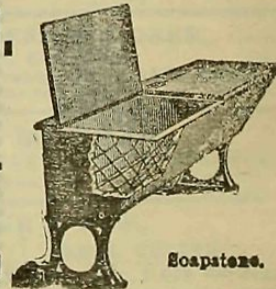
UNION GRANITE CO.

Manufacturers of
GRANITE, SLATE AND SOAPSTONE

**Laundry Tubs,
Kitchen Sinks, Etc.**

Sole Agents for
TRENTON MONUMENT POTTERY CO.,
Porcelain Baths, Wash Tubs, Sinks, etc.

Telephone
11a Union, N. J. Weehawken, P. O



**BOMMER
SPRING HINGES
ARE THE BEST**

"PRACTICALLY-UNBREAKABLE"
SAYS THE WORLD'S FAIR AWARD.

MADE OF WROUGHT STEEL, BRONZE & BRASS ALL FINISHES

For sale by Dealers in Builders Hardware.

LEWINSON & JUST,

SPECIALTIES:

Iron Work for Buildings,
Foundations,
Expert Reports,
Examination of Structures.

CONSULTING ENGINEERS AND CONTRACTORS.

Telephone,
1150-38th.

128 WEST 42d ST., NEW YORK.

HECLA IRON WORKS (Formerly POULSON & EGGER.)

Office, Showrooms and Works: North 11th and Berry Sts., Brooklyn, N. Y.

IRON STAIRS, ELEVATOR ENCLOSURES AND CARS, RAILINGS, ETC.
BOWER-BARFF AND ELECTRO-PLATE FINISHES.

Architectural and Ornamental Iron and Bronze Work

MANHATTAN IRON WORKS

A. BUSSE, Proprietor.

STRUCTURAL, ORNAMENTAL AND STAIR WORK.

212 & 214 East 99th Street.

Telephone Call, 672 79th Street.

WILLIAM H. VAN TASSEL

550 to 560 WEST 33d STREET.

Established, 1856.

Telephone, 352-38th.

IRON WORKS AND FOUNDRY

RICHEY, BROWNE & DONALD,

BORDEN AND REVIEW AVES., LONG ISLAND CITY, Telephone, 315 Greenpoint.

Iron Stairs, Elevator Enclosures and Cars,

Electro-plate Finish. Wrought Iron, Brass and Bronze Work

THE PRINCE & KINKEL IRON WORKS

TELEPHONE, 1324-38th. 553, 555 and 557 WEST 33d STREET.

CONSTRUCTION AND ORNAMENTAL DEPARTMENTS.

STEEL BEAMS.—ALL SIZES CARRIED IN STOCK.

JOHN JORDIS,

430 & 432 East 110th Street.

Stairs and Elevator
Enclosures a Specialty.

Architectural and
Ornamental
Iron Work
for Buildings.

Posthauer & Dichting, ARCHITECTURAL IRON WORKS.

FORMERLY V. MOESLEIN.

Iron Beams. Shutters. Gratings. Columns. Doors. Anchors. Patent Vault Lights. Railings. Fire Escapes. Screen Work. Elevator Enclosures.

No. 492 EAST 48th STREET,
NEW YORK.

Ornamental Wrought and Cast
Iron Stairs a Specialty.

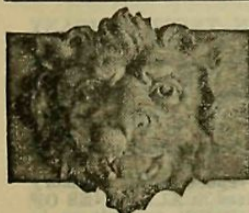
LEVERING & CARRIGUES, Architectural Iron Work.

552 and 554 West 23d St., New York.

POST & McCORD,

Main Office and Works,
Paidge Ave., Dupont and Setauket
Sts., Brooklyn.

Steel and Iron Construction.
Buildings, Roofs and Bridges,



White Brick and Terra Cotta Co.

PRESBYTERIAN BUILDING
156 FIFTH AVENUE

ARCHITECTURAL TERRA COTTA IN ALL COLORS

A LARGE STOCK OF PURE WHITE BRICK CONSTANTLY ON HAND

THOS. BRADY.

Telephone, 118 79th Street.

WM. HAUPTMANN

MUTUAL IRON WORKS.

A LARGE STOCK OF STEEL AND IRON BEAMS ALWAYS ON HAND.

Manufacturers of Beams, Columns, Girders, Gratings, Fire-Escapes, Bridle Irons, Shutters, etc. 406, 408, 410 & 412 E. 104th St., Near 1st Ave., New York.

MISCELLANEOUS.

JNO: WILLIAMS, J. MITCHELL, JAS. WILLIAMS.

Wrought Iron Dept. B. STILLMAN,
Associate.

JNO. WILLIAMS,

ARCHITECTURAL,
ORNAMENTAL,
ECCLESIASTICAL,

Bronze, Brass and Wrought iron.

Foundry and Works,

544 to 556 West 27th St., N. Y.

Telephone, 212-18th Street.

HARLEM IRON WORKS.

Iron Work of All Kinds for Buildings.
Fire-Escapes, Railings, Awnings, etc.
OSCAR G. BORKSTROM, 403 E. 108th St., N.Y

CEO. BECKER,

Artistic and Ornamental Metal Work
550 West 33d Street, New York.

JOHN HOLL,

Architectural and Ornamental Iron Work,
402 East 104th Street, New York.

PETER THEIS' SONS,

Architectural Marble Works,

Carvers in Marble, Onyx and Stone,

636-644 FIRST AVENUE, Corner 37th Street,
NEW YORK.

C. LEHMANN,

Artificial Stone

For Sidewalks, Yards and Cellars, etc.

219 WEST 119th STREET, NEW YORK.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

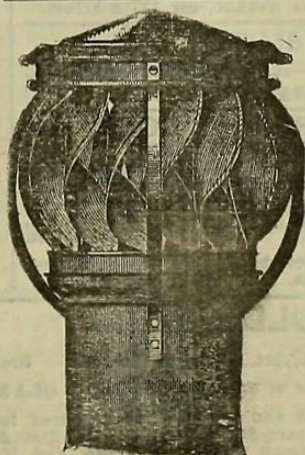
BRICK.	Cargo afloat.
Hudson River, special....	5 75
" " 1st grade com. "	5 50
" " Common.....	5 37 ¹ / ₂
" " Pale.....	4 00
New Jersey, common.....	5 75
" " Light hard....	4 00
" " Pale.....	4 00

Fronts.		Per M	\$	@	12 00
Croton Points—Brown....	Dark and red....	19 00	20 00	37 42	42 00
Wilmington.....		20 00	22 00	18 00	20 00
Baltimore.....		18 00	20 00	Yard prices, 50c. per M higher, or, with delivery added, \$2 per M for hard and \$3 per M for North River front brick. For delivery add \$5 on Philadelphia, Trenton and Baltimore.	

FIRE BRICK		(Usual allowance must be made for store rates.)
Welsh, ex vessel.....	\$22 00	@23 00
English.....	25 00	26 00
English, choice brands.....	28 00	30 00
Scotch.....	33 00	35 00
Silica, Lee-Moor.....	35 00	37 00
Silica, Dinas.....	36 00	45 00
American, No. 1.....	26 00	30 00
American, No. 2.....	18 00	25 00
Fragn. En., English size, per M..	80 00	100 00
Domestic, Enmld., Eng. size.....	75 00	85 00
Domestic Enmld. Am. size.....	65 00	75 00
Bands—1 to 6x3 16 to No. 12	1 85	2 10
Norway Bars.....	3 25	3 75
Norway Shapes.....	3 75	4 00

MERCHANT STEEL FROM STORE. Per lb
Open-Hearth and Bessemer Machinery.
Toe Calk, Tire and Sleigh Shoes, base price in small lots.....1 90@2 00
Best Cast Steel, base price in small lots 7c.
Best Cast Steel, Machinery, base price in small lots..... 5c.

(Continued on page 7.)



THE EMPIRE VENTILATOR

Patented March 5, 1895

SURE CURE

FOR Smoky and faulty Chimneys. Without a rival for Sanitary purposes.

Hermann Doerge
556 11th Ave., near 42d St., N. Y.

PEASE & ELLIMAN,
Formerly Riker & Son.
REAL ESTATE
552 Fifth Avenue, near 44th Street.
Tel. 2578 38th St. 31 Nassau st., bet. 12 & 1 o'clock.
Lawrence B. Elliman. Walter A. Pease, Jr.

JOHN N. GOLDING,
AUCTIONEER AND BROKER,
REAL ESTATE,
No. 9 PINE ST. and 570 FIFTH AVE.,
Telephone Connection. NEW YORK.

EUGENE LIVINGSTON CLARKSON. HERMAN LE ROY EDGAR.
CLARKSON & EDGAR,
REAL ESTATE AND MORTGAGES.
(Bank of Commerce Building).
31 NASSAU STREET, NEW YORK.
Money to loan on bond and mortgage at reasonable rates on New York City property.
Telephone Connection.

STEPHEN H. TYNG, JR.,
REAL ESTATE,
MANAGEMENT OF BUSINESS PROPERTY EXCLUSIVELY.
Hartford Building, 41 Union Square, West.
Down-Town Office, 25 Pine Street.
Telephone Connections.

LOUIS LEONCE COUDERT.
REAL ESTATE,
LOANS AND INSURANCE,
87 to 106 Cedar Street, New York.

GEORGE G. HALLOCK, JR.'S SONS,
401 Grand Street, New York.
Telephone, 947 Spring.
ESTATES MANAGED.
Collections of Rents a Specialty.

Member Real Estate Exchange Auction Room.
O. G. BENNET, 150 Broadway,
REAL ESTATE, New York,
Appraiser, Broker, Agent, Mortgages.

OGDEN & CLARKSON,
REAL ESTATE.—ESTATES MANAGED.
7 Pine Street, 127 Fifth Avenue.
Henry Ogden. D. A. Clarkson. C. L. Clarkson.

EDMUND S. MILLS,
REAL ESTATE,
479 Fifth Ave., northeast corner 41st St., N. Y.
Telephone, 104 38th Street.

HOPKINS & VAN SLYKE,
REAL ESTATE AND INSURANCE
65 Fifth Av., near 14th St. Tel. 2433—18th St.
J. Jordan Hopkins. E. Sheldon Van Slyke

ALBERT W. J. PETRIE, Tel., 4384 Cort'd.
REAL ESTATE AND INSURANCE,
Estates Managed. | 253 Broadway, N. Y.
Mortgages Solicited.

FRED'K ZITTEL, REAL ESTATE.
266 Columbus Ave., near 72d St.
Tel., 44 Columbus. East Side Office, 1026 3d Ave.

J. HAMILTON HUNT,
WEST SIDE REAL ESTATE.
207 West 81st Street Cor. of Amsterdam Ave.
Member Real Estate Exchange and Board of Brokers.

HENRY D. MILLS,
WEST SIDE REAL ESTATE.
211 Grand Boulevard, Sherm an Square,
Telephone, 271 Columbus.

THOMAS & SON,
Washington Heights Property a Specialty.
AMSTERDAM AVE. AND 146th ST.

C. G. A. BROSIEN, TEL. 527 HARLEM
REAL ESTATE, LOANS AND INSURANCE
Renting and Collecting.
No. 144 St. Nicholas Avenue, cor 117th Street.

THOMAS C. SMITH,
BROKER—APPRAISER—AGENT.
111 BROADWAY, ROOM 26.

STANDARD REALTY COMPANY,
60 LIBERTY STREET.
Agent and Broker. Estates Managed
CHARLES M. POPE, Prest. A. M. POPE, Sec. and Treas.

ROBT. M. FULTON, 503 5th Av.,
Cor. 42d St.
N. Y. City and Westchester Co. Real Estate,
and Mortgage Loans. Tel., 569—38th St.

DAVID SHULDINER,
961 6th Ave., bet. 53d and 54th Sts. Branches, 947 6th Ave. and 134 West 54th St.
Dealer and Importer of POLISHED PLATE GLASS, FRENCH AND AMERICAN WINDOW GLASS
Contractor to furnish and set all Glass required for the following buildings: New York Life Bldg.,
Broadway and Leonard St. and Leonard and Elm Sts.—Washington Life Bldg., Broadway and
Liberty St.—Cushman Bldg., Broadway and Maiden Lane—Gill Bldg., 9, 11 and 13 Maiden
Lane, Anderson Bldg., 12, 14, and 16 John St.—Mercantile Bldg., 554 to 556 Broadway.

FITZSIMONS & SMITH,
REAL ESTATE BROKERS,
1477 BROADWAY, between 42d and 43d Sts.
Entire Charge taken of Property.
Loans on Real Estate.
Thos. P. Fitzsimons. Delancey T. Smith.

BORGSTEDE & KLENKE,
REAL ESTATE & INSURANCE BROKERS
and MANAGERS OF ESTATES.
3273 Third Avenue, Branch Office,
near 164th St. 207-209 East 54th Street
MEMBERS REAL ESTATE EXCHANGE.
Telephones, 19 Melrose and 2254 38th Street.

GEORGE J. KENNY & BRO.
Successors to James Kenny & Son,
REAL ESTATE AGENTS,
80 EAST HOUSTON STREET,
One door west of Bowery. Tele., 328 Spring.
Entire management of property a specialty.

James F. Lester. William C. Lester.
ANDREW LESTER'S SONS,
REAL ESTATE BROKERS,
MANAGERS OF ESTATES.
Van Dyck Studio Eighth Avenue,
Building. 56th Street.
Telephone, 1467-38th St.

RONALD TAYLOR,
GRANOLITHIC AND ASPHALT
PAVEMENTS FOR SIDEWALKS, AREAS,
YARDS AND FLOORS.
Office, 156 5th Av., cor. 20th St., N. Y.
Telephone, 4—18th St. Send for estimates.

RULAND & WHITING,
REAL ESTATE,
5 BEEKMAN ST., NEW YORK.
make a specialty of appraising, selling, renting
and caring for
DOWN-TOWN PROPERTY.

LALOR & BERINGER,
REAL ESTATE,
CABLE BUILDING, Broadway and Houston St.

CYRUS FIELD JUDSON,
REAL ESTATE AND INSURANCE.
31 Nassau Street and 503 5th Avenue.

J. ARTHUR FISCHER,
REAL ESTATE AND MORTGAGES,
667 SIXTH AVE., near 39th St. Tel., 2072 38th

JACOB LEULY, REAL ESTATE,
LOANS, INSURANCE.
43 PINE STREET, N. Y.

WILLIAM E. HAWS & SON,
Real Estate Brokers and Appraisers.
Fidelity and Casualty Bldg., 97-103 Cedar St.
WALTER D. HAWS. NEW YORK.

S. B. ROGERS, REAL ESTATE
Specialties—Down-Town Realty and Exchanges.
26 Cortlandt St., (Havemeyer Building).

HENRY H. DREYER & CO.,
REAL ESTATE AND MORTGAGES.
141 and 145 Broadway, cor. Liberty Street.
Washington Life Bldg. Tel., 8012 Cortlandt.

DE SELDING BROS.,
REAL ESTATE AND MORTGAGE LOANS,
Agents for New Singer Building.
149 Broadway, N. W. cor. Liberty St., N. Y.

T. HENRY DEWEY,
Attorney and Counselor at Law,
48 Wall Street.
Real Estate Bonds and Mortgages.

A. E. THOMSON,
REAL ESTATE AND LOANS.
29 EAST 125TH STREET.

E. S. CONKLING,
REAL ESTATE AGENT AND BROKER
1544 Broadway,
Telephone, 2514 38th St. New York

LINTON B MATTHEWS & CO.
REAL ESTATE AND INSURANCE.
59 West 125th Street, N. Y. Tel., 956 Harlem.
Estates Managed. Rents Collected. Mortgages.

HIRAM RINALDO & BRO., Tel. 996
Spring.
Real Estate and Mortgage Brokers.
East Side Property. Rents Collected. Appraisers.
233 GRAND STREET, N. Y.

Telephone, 1834—38th St.
Glazing Done by First-Class Mechanics.

MONEY TO LOAN AT LOW RATES
LARGE AND SMALL AMOUNTS.
TITLE GUARANTEE AND TRUST CO.
146 Broadway, 175 Remsen St.,
NEW YORK. BROOKLYN.

WASHINGTON HEIGHTS
REAL ESTATE EXCHANGE.
FRANK KOCH
1707 AMSTERDAM AVENUE.
bet. 144th and 145th Sts.
Telephone, 162 Highbridge.

MORNINGSIDE HEIGHTS
WEST SIDE.
REAL ESTATE.
CHARLES E. SCHUYLER & CO.,
Telephone, (Incorporated.)
16 Columbus. 967 Boulevard, near 107th St.

JOHN J. COADY,
REALTY APPRAISER.
BUILDING EXPERT.
Adviser. | Economist. | Estimator.
Adjuster. | Testimony. | Management.
96 Broadway or 6 Wall St.—Hours, 12 to 3.
Branch, 12 West 60th St.

JOHN F. O'ROURKE, Tel. No. 221 Broad.
Successor to STEPHENS & O'ROURKE.
ENGINEER AND CONTRACTOR.
Machinery and Special Plant for the rapid and economical
construction of pneumatic and other founda-
tions, ready to go to work on one day's notice. Architects
furnished with designs and estimates for any kind
of deep or difficult foundations. 44 BROADWAY, N.Y.

CHAS. GRIMMER & SON, Telephone
POLISHING, | PAINTING,
ENAMELING, | DECORATIONS.
230 E. 97th St. Branch, St. James Bldg., 1133 Broadway.

B. W. WILLIAMS JR.
REAL ESTATE.
115 BROADWAY, BOREAL BUILDING,
NEW YORK.

ALLEN W. SMITH, Telephone
REAL ESTATE. 2252 18th St.
252 West 14th Street, one door east of 8th Avenue.
Member Real Estate Board of Brokers.

**North American
Trust Company**

NEW YORK: 100 BROADWAY. **LONDON:** 95 GRESHAM ST
Capital paid up, - \$1,000,000
Surplus, - - - - \$200,000

W. L. TRENHOLM, President.

Transacts a general trust business.
Allows liberal rates of interest on deposits and
trust funds.
Issues Letters of Credit and Traveler's Circular
Notes payable in dollars or in the money of
any foreign country.

Acts as Trustee under mortgages for railway
and other companies, and as Agent for the Re-
gistration of the stock, and for the transfer of
the shares of incorporated companies.

Undertakes the examination of properties of-
fered as security for bond issues, and the obtain-
ing of expert information concerning the actual
facts and prospects of reorganization proposals.

Qualified and empowered to act as executor, ad-
ministrator, trustee, guardian, and assignee, and
as receiver and custodian of funds under orders
of Court.

The NORTH AMERICAN TRUST COMPANY
has established an office at SANTIAGO and
HAVANA, and is prepared to buy and sell drafts
on and to make payments in CUBA and to trans-
act a general banking business. THE COMPANY
is also prepared to receive the deposits of the
SOLDIERS and SAILORS now in CUBA, and,
under their directions, to make remittances to
their families in the United States.

And to investigate and report in an advisory
capacity about new enterprises in ALL LINES OF
TRADE and MANUFACTURING, as well as in
CITY PROPERTIES, WINTER HOMES, ELECTRIC
PLANTS, RAILROADS, INDUSTRIALS, IN
SUGAR and TOBACCO PLANTATIONS, IN
CUBA, PUERTO RICO and the PHILIPPINES,
and to hold in trust PROPERTIES, CONTRACTS,
MORTGAGES and BONDS, either pending the
closing of negotiations or for more extended or
more definite periods.

Special attention is called to the relations of
THE COMPANY already established at MANILA
with the CHARTERED BANK OF INDIA, AUS-
TRALIA, and CHINA, sufficient for the present
needs of our MANUFACTURERS, MERCHANTS,
TRAVELERS, SOLDIERS and SAILORS.

NEW ESTATE RECORD AND BUILDERS GUIDE.

ESTABLISHED MARCH 21st 1862.

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. T. LINDSEY, Business Manager.

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

Vol. LXII.

DECEMBER 31, 1898.

1,607

NOTWITHSTANDING the advances this year has already made in prices of securities, it closes with the usual anticipation that the January disbursements will favorably affect the stock market. Ordinarily it takes a week or two for the disbursements for dividends and interest to reach that market, but the times are so exceptional that the rule may be broken this time. The last days of the year saw a moderate rise in the rates for money, but this is so thoroughly explained by the need of preparation for the January payments and in making up and settling balances at the close of the year, that it need raise no fear that the rise will be maintained now. Money here and reserves abroad are not only too plentiful for that, but the commercial demands upon funds have not yet made themselves sufficiently felt. With the enlargement of general business, which the coming spring is sure to bring, money will be in greater demand for commercial purposes and the period of extremely low rates, which has now lasted so long, will be at an end. This in many respects will be better than present conditions; because, though railroad earnings are large and there are many other indications of improvement in business, the speculative markets attract too much attention and possibly hinder that industry and activity upon which substantial progress depends. For this reason it will be a healthy sign when money is in greater demand for trade and manufactures and in less supply for speculation. Such a sign is needed as the final proof that the prosperity everyone looks forward to is actually coming.

THERE are some indications of an easing of money in Europe also with the opening of the New Year, when interest requirements have been met and the great financial corporations are no longer under the necessity of keeping large amounts of cash on hand to figure in their balance sheets. The condition of the Imperial Bank of Germany by last mail advices showed some improvement. Compared with the same time last year, discounts showed reductions; the metal stock had increased by \$4,600,000; the note circulation was within the tax limit for the first time since the end of September. The circulation of the bank had never before remained so long above the tax limit. Finally, the notes were covered to the extent of 72.86 per cent., against 69.85 per cent. a week before, and 82.27 at the corresponding date of 1897. The proposition to give the new Indo-China railway loan the guarantee of the French government has been defeated and the loan, will, therefore, have only the colonial guarantee. It is understood that bids for the construction of the line from Lao-Kay to Yunnan Sen will be invited without delay in order that the French may reach Yunnan province before the English reach it from Burmah. The disorders in the Hungarian Parliament and the Prague Iron Industry Co. scandal, are the clouds on the Vienna Bourse. Discussion of the latter has brought out the fact that the company, besides an ordinary reserve of 1,160,000 florins, had in the course of some years accumulated other reserves amounting to 9,000,000 florins. The directors proposed to distribute 4,000,000 florins, or about 100%, to the stockholders, after having paid large annual dividends. These facts have raised the question of the advisability of removing the protective duties from iron in Austria and will doubtless be followed by legislation to that effect. Trade reports of Argentina develop the fact that the Italian trade with that Republic is making the largest strides. This is attributed to the movement of Italian emigration to the country. In the first three-quarters of the year four countries increased their trade with Argentina: Italy, Britain, Belgium and Germany. Italy led in increase of imports and Britain in increase of exports. The United States is singularly absent from this return. Indian business is recovering from the depression it felt consequent on the famine, war and plague. Railroad earnings in India are increasing satisfactorily, and at the same time economy in working, learned in time of distress,

has not been forgotten, so that dividends are on the whole also improving. The Labor Department of the British Board of Trade reports that the general state of employment during November was good, with marked improvement in the tin-plate and ship-building industries.

OUR "FURTHEST NORTH."

THE "Sun" is protesting against what it calls the popular "craze for longitudinal transit." It asserts that New Yorkers are beset with the delusion that the only natural and proper direction for their city to grow is northward, as if there were no other place than Harlem to live in. The immediate cause of these remarks was the refusal of the Board of Aldermen to appropriate the necessary sum of money for preliminary surveys for the proposed additional bridges over the East River. Quite properly the "Sun" is striving by its remarks to contemplate the entire metropolis, but evidently it mistakes the situation.

We would like our contemporary to explain in what does the craze for longitudinal transit consist. What evidence is there that people have shown the predilection of delusion for Harlem and our Furthest North? Do New Yorkers exhibit a boreal tendency? Is Brooklyn, then, a myth, and its eastward moving multitudes at evening the nightmare of a forsaken Harlem lot-owner? Is Loneliville purely a creation of the funny man, and must we admire no longer the courage of the tens of thousands who brave the daily discomforts of New Jersey ferries and the terrors of fogs and ice. Craze for the North, indeed! Rather, is there not a remarkable popular impartiality as to the points of the compass?

And so far as private enterprise goes does transportation specially favor the northern direction? Hardly! It has been said that a man to-day may more easily pass into Brooklyn than into any other place of perdition. Even with the recent development of the surface roads in New York, Brooklyn, we judge, is still ahead of Manhattan in transportation facilities. When New York had nothing but horse cars, our sister borough was completely reticulated with trolley lines. One hears little complaint of the difficulty of getting to any part of Brooklyn, even out into the sandy suburban lots on the outskirts. Equally easy are the avenues of ostracization provided by the railroads for the New Jersey suburbanite who is commercially, if not socially centered in New York. One can reach Elizabeth, for instance, in about one-half the time necessary to travel to Fifty-ninth street. No, whatever "craze" there is for longitudinal transit was not born of the popular delusion that the city ought naturally to expand northward. New York City, Manhattan Borough, to-day spent its money freely in bridging the East River, that is in aiding oriental, or, shall we say, latitudinal transit.

We have no objection to more Brooklyn Bridges. Build them by all means. But let us not deny that the North has its claims. And, as a matter of fact, are not its claims entitled to consideration and satisfaction, before more millions are spent to induce the New Yorker to pass out into Long Island? The "Sun" is entirely mistaken. There is not any craze for northern transit. If there had been anything really deserving that name, the underground road would have been built long ago, despite the selfish opposition of certain corporations. The demand, such as it is, for an underground road, is a matter of business. It is the cry of New York property-owners. There are millions of dollars worth of real estate uptown remaining in a most unsatisfactory condition for the lack of proper transit facilities. People would buy or rent this property and the city would derive larger taxes from it if only it could be reached comfortably and quickly. And apparently, it cannot be so reached unless the municipality aids in some way the construction of an underground road.

A CORRESPONDENT writes to us, chiding us for having disturbed the peace and good will of Christmas time by even hinting last week that there were some citizens so devoid of patriotic sentiments as to wish that the four hundred and fifty millions that will probably be appropriated for the Army and Navy and Pensions next year might be spent by this country instead in promoting Commerce and the Arts of Peace. Consider! exclaims our disturbed friend, the hideous maze of peaceful calculations these figures invite us to enter. It is like asking the Patriot into an immensely intricate labyrinth, from which, once entered, there is no escape. Think of spending four hundred and fifty millions a year on libraries or on technical schools, or on works of art, or on roadways, or on docks, or on ameliorating the condition of the poor, or on hospitals—and at the same time forgoing for the sake of these trivialities the glory of a big navy and the pomp of a large army! We regret we suggested this thought so out of harmony with the Christian spirit of the times. Our correspondent, however, might have comforted himself with the assurance that, in the present mood of our people, there is

not the slightest chance that we shall sell our birthright to be as war-like and swaggering as any other military cursed nation for all the messes of potage that Peace has to offer. Probably all the Impossibles who oppose the martial enthusiasm of the country, have already been heard from, in the newspapers. They are a mere handful of insuferably decent people. The only admirable thing about them is their heroic adherence to an utterly hopeless cause. The entire nation is against them. These absurd people continue talking as though this nation had not come to like war very much as the gentleman came to like yuletide, because "one feels so happy when one has a yule-tide on." If we look around the world we see that no nation is really happy that is not either preparing for war on the largest scale possible, or actually engaged in the fun of war. All great nations keep their spirits up to concert pitch by either bragging of what a terrible licking they could give any one of their neighbors, or by picking out the smallest fellow that stands in their way and actually licking him. That makes "Glory" and creates "Heroes" and provokes mirth. It also adds to the stock of ill-feeling that separates nation from nation, and man from man, and provides a modern instance of the seriousness of our belief in the teachings of Christ and in the peace and good-will which poets write about and which draws our tears when read in musical quatrains. Our correspondent may rest easy. The American people do not intend to let Europe have a monopoly of concription, high taxation, vast camps and huge navies, or of the spectre of poverty stalking even in the cornfields in times of peace which gives way only on the advent of its grimmer sisters, Rapine and Bloodshed. Heavens! when we can pay for modern civilization why shouldn't we have it? What's four hundred and fifty millions?

SOMETIME ago we pointed out that the interest rates on realty loans in this city must decline, not only because that was their natural tendency, but also because the amounts of money seeking use were so very large. Since then one of the great loaning companies has made loans at $4\frac{1}{2}\%$, whereas, its rate before had never been less than 5%, and two announcements made this week give greater emphasis than ever to the assertion that realty in this city must benefit by the great accumulation of capital going on in this country. One of these announcements relates to the placing of large amounts of money on the 23d Ward realty at $4\frac{1}{2}\%$ and the other to the coming auction sale of a Broadway parcel, the terms of which include a loan at $3\frac{1}{2}\%$, the first time that such a condition has been announced in connection with an auction sale.

THE underground rapid transit railroad becomes more and more a live question now that it has been invested with more practical ideas regarding the way to obtain the necessary means for its construction. As we pointed out as soon as this fact became apparent there naturally follows also a demand for changes in the plans. The "Engineering News" has led the discussion this week, through an article in which it is claimed that the four-track plan, while good when it was drawn, has been rendered obsolete by the conversion of the surface traveling systems from horse to electric railroads in order that they may give rapid service for short distances. In place of the four-track roads the article suggests that two-track tunnel roads for express trains only should be built beneath some of the principal north and south lines of the present electric conduit system. It is calculated that such a road with four stops only could carry passengers from the City Hall to the Harlem River in eighteen minutes. This suggestion is too much in line with our own expressed views to call forth any objection from us. But the same article suggests that it is necessary for the success of an underground rapid transit road in this city that it be turned over to the Metropolitan Street Railway Company to construct and operate. We do not wish to be, too positive, the latest phases of the rapid transit movement are peculiar enough to act as a warning against dogmatism, but we think that position is altogether the wrong one to take. In our view the tunnel railroad should be in competitive and not in monopolistic hands, and that this cannot be either too promptly or too clearly understood. The control of the underground railroad by the Metropolitan Street Railway Co., especially since their agreement with the Third Avenue Railroad Company, would give this company a position in the affairs of the city that no corporation whatever should be permitted to attain. In the naturally great anxiety that exists for rapid transit north and south, much more is sure to be asked of the city by those who offer to supply it than should be granted, and it is particularly necessary that in this case the city does not make a bargain which it will hereafter have occasion to regret, as it has done in the cases of so many other railroad franchises.

PROPOSED BUILDING CODE.

In the Board of Aldermen on Tuesday a favorable majority report was received from the Committee on Public Buildings, Lighting and Supplies and on Building Department on the propositions that Wm. J. Fryer, Robert McCafferty, Geo. A. Just, and Cornelius O'Reilly, of the Boroughs of Manhattan and The Bronx; Rudolph L. Daus and Bernard Gallagher, of the Borough of Brooklyn, and Daniel Callahan, of the Borough of Queens, as experts in the science and practice of building; Rollin M. Morgan, as a representative of the Corporation Counsel, ex-officio; and the Board of Buildings, consisting of Thos. J. Brady, Commissioner for the Boroughs of Manhattan and The Bronx; John Guilfoyle, Commissioner for the Borough of Brooklyn, and Daniel Campbell, Commissioner for the Boroughs of Queens and Richmond, be appointed and employed as a commission of experts to prepare and report to the Municipal Assembly a code of ordinances to be known as the "Building Code," providing for all matters concerning, affecting or relating to the construction, alteration or removal of buildings or structures erected or to be erected in the City of New York, as constituted by the Greater New York Charter; and that the Board of Estimate and Apportionment be requested to make sufficient provision to pay the necessary expenses of the Commission and to compensate the seven persons named as the experts thereon.

There was considerable discussion upon it, and some opposition on the part of a minority to the adoption of the report. Alderman Goodman, a member of the Committee, submitted a minority report, recommending the reference of the matter back to the Presidents of the Council and Board of Aldermen, with instructions to add to the seven experts already named, an architect, a representative of the Fire Department, an engineer, and a member of the Tenement House Commission; and, further, recommending that the Commission thus enlarged be simply appointed without specific reference at this time to compensation for its services.

A minority report of the Joint Committees on Law, Public Buildings, Lighting and Supplies, and Public Health, which had the original resolution looking to the appointment of a Commission to establish a building code under consideration, and which has never presented a majority report, was submitted. It was signed by Aldermen Folks, Goodman and McInnes, and supported the adoption of the Folks' resolution, already given in these pages, modified, however, by omitting the two lawyers from the commission therein proposed, substituting a representative of the Health Department for the sanitary engineer, and increasing the number of practical builders from two to four. This would constitute a commission composed thus: The three Commissioners of Buildings, the Chief of the Fire Department, one representative of the Corporation Counsel, one representative of the Health Department, two members of the Tenement-house Commission appointed pursuant to the provisions of Chapter 479, Laws of 1894, one architect and one engineer, one representative of the Board of Fire Underwriters of the City of New York, one civil engineer (to be chosen from a list of three names to be submitted by the American Society of Civil Engineers), two architects from the Boroughs of Manhattan and The Bronx, and one architect from the Borough of Richmond, said three architects to be chosen from a list of nine names to be submitted by the New York Chapter of the American Institute of Architects; two architects from the Boroughs of Brooklyn and Queens (to be selected from a list of six names to be submitted by the Brooklyn Chapter of the American Institute of Architects), and four practical builders of at least five years' experience in the construction of modern fireproof buildings. This minority report also provided that the members of the Commission should receive no compensation for their services, and that the Commission should cease to exist upon the adoption by the Municipal Assembly of a Building Code for the City of New York.

Various resolutions to delay or amend disclosed a vote of about 40 in favor of the original report, and 12 against it. It was amended by substituting "Municipal Assembly" for "Board of Estimate and Apportionment," in the paragraph providing for the expenses and remuneration of the Commission, and made a special order for next Tuesday at 2 p. m.

RIVERSIDE PARK EXTENSION AWARDS.

The Commission, appointed to acquire land for the Riverside Park Extension - the water front, has filed a preliminary report with the County Clerk, estimating the damages for seven parcels. The land to be taken by this Commission includes land under water and upland fronting upon Riverside Drive, bounded by the southerly line of 72d street, and northerly by the south side of 129th street, both, if extended; east by the westerly line of the Hudson River railway. The parcels upon which reports are made are marked on the damage map as 3, 4, 7, B, 10, 11, and E, which, with the names of their owners and the awards are:

3 and 4.—(3) Block between 72d and 73d streets and 12th and 13th avenues; (4) north side of 73d street and 64.9 feet on 12th and 13th avenues; owners, Standard Gas Co.; award, \$120,000.

7.—Lot and 4-story building on southwest corner 77th street and 12th avenue, 65.1x30x20x66; owner Euphemia S. Coffin; award, \$12,000.

B.—Block between 80th and 81st streets and 12th and 13th ave-

nues; owners, Ella Smith (one-fifth), Kate Bloxam (four-fifths); total award, \$121,973.

10 and 11.—(10) South side of 83d street and 102.2 on 12th and 13th avenues; (11) block between 84th and 85th streets and 12th and 13th avenues; owners, Ella Smith (one-fifth), Kate Bloxam (four-fifths); total awards, \$72,021.

E.—Block front 201.10 on 12th avenue and 100 feet on 96th and 97th streets; owners, John D and Thos. E. Crimmins; award, \$125,690.

WAR TAX RULINGS.

The Internal Revenue Department has reversed its previous rulings in reference to the taxation imposed upon releases of deeds of trust and mortgages in which these instruments have been held to be subject to taxation as conveyances of land re-vesting title. The new position taken by the Department towards these documents is given in a letter from N. B. Scott, Chief Commissioner, dated the 15th inst., and published in "Treasury Decisions" of the 22d inst., and in which he says:

"This office has given careful consideration to the question of taxation of these instruments, and has decided to modify the rulings heretofore made on these documents.

"The paragraph relating to conveyances subjects to taxation any deed, instrument or writing whereby any lands, tenements or other realty sold shall be granted, assigned or transferred or otherwise conveyed to or vested in the purchaser. . . . and the rate of taxation imposed on these instruments is 50 cents where the consideration for the conveyance or the value of the land conveyed exceeds \$100 and does not exceed \$500; and for each additional \$500, or fractional part thereof in excess of \$500, 50 cents. Under the construction placed upon this paragraph, all instruments that vested title were held to be subject to this taxation, although releases are not specifically mentioned in the law at all.

"It was also held under this construction that in all States where the common law prevailed the instruments used in the release of mortgages and deeds of trust operating as mortgages, were instruments that vested or re-vested title, and, therefore, were subject to taxation as conveyances. This was likewise so in States operating under the code system, if the instruments of release, in law, actually vested or re-vested title.

"Believing this to be a too technical and strict construction of the paragraph in question, this office has finally concluded that it was not the intention of Congress to impose a taxation as conveyances on releases of mortgages and deeds of trust considered as mortgages, especially as such ruling would, where the person borrowed money on real estate, subject the transaction to a triple taxation: First, on the mortgage; second, on the promissory notes secured thereby; third, on the release of the mortgage when the debt was paid, there being not only the third imposition of tax on the release, but also taxing it as a conveyance, which tax is double that of the tax imposed upon the mortgage which it releases.

"You are therefore advised that releases of mortgages and deeds of trust considered as mortgages, are now held to be exempt from taxation by this office, no matter in what form they are executed, whether with the solemnity of a deed, a certificate of satisfaction, or simply as an entry of satisfaction on the margin of the record book in which the released mortgage or deed of trust is recorded.

"Where the release requires a notarial certificate, the certificate is subject to a tax of 10 cents, as the release is exempt from taxation as aforesaid."

Previous rulings of the Department relating to and directly affecting real estate will be found in the issues of the Record and Guide of Sept. 3 and Dec. 10 last.

PRIVATE BILLS BEFORE THE LEGISLATURE.

In the New York "Times" of Dec. 23, there is an open letter from Simon Sterne, Esq., to Governor Roosevelt, which is of real practical value, a genuine contribution to statecraft. Part of this letter is devoted to minority representation in municipal elections, and another part reads that private bills before the State Legislature should be treated as petitions, and be publicly scrutinized, and in putting his finger upon this latter point, Mr. Sterne has touched the keynote of corruption in party politics and in the legislature at the present day. If only a proper law could be passed under which every proposed bill or law should be referred to a committee or bureau of the legislature, before such bill could be printed and introduced into the legislature, in the manner that all private bills are prepared and passed upon in England, every person interested in the subject of the bill would have his opportunity to show whether the proposed law would be for the public benefit or only for the private profit of a few individuals. As it is now, members of the legislature vote on about 1,000 bills a year, and do not know what they are voting about. In fact, they vote on 2,000 or 3,000 bills, and reject as many as they pass, and do not know what they are voting about. This last year, 1897, over 1,500 bills were passed; in 1896, over 2,000. There is no telling now how many were rejected. The worst feature of our present system, or rather want of system, is that this confusion, this over-legislation gives an opportunity of passing as a general law some bill intended to

affect private interests, and to meet individual cases, although all such bills are contrary to the amendment of the constitution which went into effect in 1875.

However, it is almost useless to direct the attention of citizens and business men to this condition of affairs. There is not enough public spirit in the citizens of this State to have drafted and adopted a law which should subject all private and local legislation to proper criticism, and to public notice to all those concerned.

So the opportunity of private gain and of obtaining unfair advantage, will remain until very few citizens of this Commonwealth will be free from the effects of tyranny in some form. It is a pity, however, that Mr. Sterne's practical suggestions cannot be adopted.

GEORGE W. VAN SICLEN.

December 23, 1898.

Notice to Property Owners.

ACQUIRING TITLE FOR STREET OPENINGS.

170th st, from Boston road to Prospect av, and from Bristow st to Charlotte st.

Sherman av, from 164th to 165th st. Estimate and assessment completed and report filed with the Bureau of Street Openings for inspection. Verified objections must be presented on or before Jan. 13 for 170th st, and Jan. 18 for Sherman av. Hearings will begin Jan. 16 and 19, respectively. Reports will be submitted to the Supreme Court for confirmation Feb. 6 for the former and Feb. 14 for the latter.

Area of assessment for 170th st: Beginning at point formed by intersection of n s Jennings st with w s Bristow st, 100 w therefrom; running n to m l of block bet Jennings st and 170th st; thence w to s e s of Boston road; thence n e to the n w s of Boston road, and e side of Crotona av; thence n to n s of 170th st, 100 n therefrom; thence e to s w s of Prospect av, 100 s w therefrom; thence n w to s s of Crotona Park South; thence e to n e s of Prospect av, 100 n e therefrom; thence s e to n w s of Boston road, 100 n w therefrom; thence n e to m l of the block bet Prospect av and Wendover av; thence s e to s e s of Boston road; thence n e to w prolongation of m l of the block bet Boston road and 170th st; thence e to e s of Charlotte st, 100 e therefrom; thence s to n w s of Seabury pl, (170th st), 100 n w therefrom; thence n e to s s of Boston road; thence e to the s e s of Seabury pl (170th st), 100 s e therefrom; thence s w to e s of Charlotte st, 100 e therefrom; thence s to Minford pl; thence s w to the point or place of beginning.

For Sherman av: Beginning at a point formed by the intersection of w prolongation of n s of 162d st with m l of block bet Sherman av and Sheridan av; running n to m l of block bet 163d and 164th sts, lying e of Sherman av; thence w to w s of Sherman av, 100 w therefrom; thence n to m l of block bet 165th and 166th sts; thence e to m l of block bet Sherman av and Sheridan av; thence n to n s of 166th st, 100 n therefrom; thence e to m l of block bet Sherman av and Grant av; thence s to m l of block bet 165th and 166th sts; thence e to e s of Grant av, 100 e therefrom; thence to m l block bet 163d and 164th sts; thence w to m l of block bet Grant av and Sherman av; thence to n s of 162d st; thence w to the point or place of beginning.

Eastburn av, from Belmont st to Concourse. Estimate and assessment completed, and report filed with the Bureau of Street Openings for inspection. Verified objections must be presented on or before Jan. 19. Hearings will begin Jan. 20. Report will be submitted to the Supreme Court for confirmation Feb. 14. Area of assessment: Beginning at a point formed by intersection of the e s of Morris av with Grand Boulevard and Concourse, 100 feet n w from n w s thereof; thence n e to w s of Weeks av or st; thence s to n s of Claremont Park, 100 s therefrom; thence w to the e s of Morris av; thence to the point or place of beginning.

ASSESSMENTS DUE AND PAYABLE.

The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before Feb. 14 will be exempt from interest; after that date interest at the rate of 7 per cent. per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles and Assessments:

Sewers:

135th and 137th sts, bet Convent and St. Nicholas Terrace, also in St Nicholas Terrace, bet 135th and 137th sts.
Sheridan av, bet 158th and 161st sts.
Bathgate av, bet 187th and 188th sts.
Briggs av, bet 198th and 200th sts.
Pond pl, bet 197th and 198th sts.

Basins:

Hoffman st, n e and n w cors of Kingsbridge road.
Melrose av, n e cor 163d st.

Paving:

Dyckman, bet Kingsbridge road and N Y C & H R R R.

Regulating, grading, etc.:

Hall pl, from 165th to Intervale av. For area of assessment for all but 135th and 137th sts, and Dyckman st, see Record and Guide Nov. 19, for 135th and 137th sts, lots Nos. 7, 78, 84, 90, 91, 92, 93, 94, 105 of block 1,957 section 7; for Dyckman st, both

sides of streets named within limits stated and half block on intersecting streets.

ASSESSMENTS COMPLETED.

Assessments for the following have been completed and deposited 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 Jan. 31.

Regulating, grading, etc.:

- 163d st, from Brook to Courtlandt av.
- 188th st, from Amsterdam to Audubon av.

Sewer:

116th st, bet Riverside av and Boulevard, and in Claremont av, bet 116th and 119th sts.

Paving:

- Lewis st, from Houston to 8th st.
- 185th st, from Wadsworth to Amsterdam av.

Dredging:

Perry st, North River, in front of bulkhead extending 100 s of s s. Area of assessment for all but Perry st, both sides of streets named within limits stated and half block on intersecting streets; for Perry st, block 657, lot No. 13.

HEARINGS FOR THE COMING WEEK. At the City Hall.

6th av, from 59th to Carmine st, Carmine to Varick and Varick to Canal st; petition for repaving with asphalt; by Local Boards of 10th, 13th and 15th Districts, Jan. 9, at 12 m.

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

Tuesday, January 3:

- Townsend av, 4 p. m.
- Cromwell av, 150th st to Jerome av, 10 a. m.
- 76th st, public place, 11 a. m.
- 167th st, Sheridan av to Hudson R R, 2 p. m.
- 171st st, Sheridan av to H R R, 10 a. m.
- 160th st, Cauldwell to Prospect av, 11 a. m.
- 167th st, Anderson to Marcher av, 11 a. m.
- 178th st, Creston to Ryer, 11:30 a. m.
- 192d st and Exterior st, 2 p. m.
- Valentine av, Burnside av to Kingsbridge road, 2 p. m.
- 164th st, Jerome to Sheridan av, 3 p. m.
- Fordham road, 189th st to Kingsbridge road, 4 p. m.
- Mount Hope place, 3 p. m.
- 210th st, 3 p. m.
- 149th st, public place, 4 p. m.
- Beaumont av, 4 p. m.
- 23d Ward Park, 12:30 p. m.
- Riverside Park extension, 4 p. m.

Wednesday, January 4:

- Spuyten Duyvil road, 3 p. m.
- Washington, av, 11:30 a. m.
- Johnson av, 2 p. m.
- 170th st, Jerome to Concourse and Concourse to Morris, 10 a. m.
- 170th st, Aqueduct to Jerome av, 10 a. m.
- Station place, 11 a. m.
- Walton av, 167th st to Tremont av, 11 a. m.
- Weeks st, 12 m.
- 261st st, 3 p. m.
- Clay av, Webster av to 176th st, 2 p. m.
- Broadway, 12 m.
- Morris av, E R R to Concourse, 2 p. m.
- Sheridan av, 4 p. m.
- 182d st, Arthur av to Boston road, 4 p. m.

Thursday, January 5:

- Hunts Point road, 10 a. m.
- 135th st, 3 p. m.
- Morris av, Tremont av to Park View pl, 10 a. m.
- Tremont av, 12 m.
- 183d st, Jerome to Webster av, 2 p. m.
- 179th st, 3d av to Bronx st, 2 p. m.
- Willis av bridge, 2 p. m.
- Kelly st, 3 p. m.
- Walton av, 138th to 150th st, 3:30 p. m.

Friday, January 6:

- 252d st, 3 p. m.
- Aqueduct av, 3 p. m.
- At No. 2 Tryon Row, when not otherwise stated.

Tuesday, January 3:

- East River Bridge, 11 a. m.

Wednesday, January 4:

- 3d Avenue Bridge, 2 p. m.
- Division st Park, 11 a. m.

Thursday, January 5:

- Hall of Records, 10:30 a. m.
- 11th Ward Park, 2 p. m.
- 66th st, West, armory site, 11 a. m.

Friday, January 6:

- St. Nicholas Park, No. 29 Broadway, 11 a. m.
- Riverside Park, No. 2 Wall st, 2 p. m.
- 66th st, armory site, 11 a. m.
- 15th and 16th sts, school site, 2 p. m.

THE MUNICIPAL ASSEMBLY.

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

COUNCIL—MANHATTAN AND THE BRONX.

Mitchel pl, from e s 1st av to Beekman pl; street opening; referred to Committee on Streets and Highways.

New Aqueduct, bet 10th av and Harlem River; engines, boilers, etc.; work ordered.

BOARD OF ALDERMEN—MANHATTAN AND THE BRONX.

97th st; boiler house, two new boilers, and taking out four old ones; work ordered.

234th st, bet Webster av and 233d st;
235th st, bet Webster and Keppler avs;
236th st, bet Webster and Keppler avs;
237th st, bet Verio and Keppler avs;
238th st, bet Verio and Keppler avs;
239th st, bet Verio and Katonah avs; and
Katonah av, bet 233d and 239th sts; laying water mains; referred to Committee on Water Supply.

Dutch st; petition by property-owners, to repave with asphalt; referred to Board of Public Improvements.

COUNCIL—BROOKLYN.

Sackett st, Nos 648-658; fencing vacant lots; work ordered.

BOARD OF ALDERMEN—BROOKLYN.

Hamilton av; bridge over Gowanus Canal; two masonry abutments; referred to Committee on Bridges and Tunnels.

THE BOARD OF BROKERS' DIARY:

Among the useful labors which the Real Estate Board of Brokers performs for the fraternity is the issuing annually of a diary and manual specially compiled for real estate men. We have spoken more than once of the serviceableness of this volume. It contains a great deal of the information which a broker needs to have at hand on his desk, and in the issue for 1899, which is just out, the diary is brought up to date at all points and in all matters.

FASHION IN HOUSE ARCHITECTURE.

The growing influence of fashion in the construction of dwelling houses is strikingly apparent in the architectural contrast between the East and the West Sides, above 59th street. The East Side was practically built up by 1885. The West Side, as we know it to-day, has come into existence since that year. The architecture of the East Side is characterized by stereotyped uniformity—row upon row of brownstone houses of monotonously similar design. On the West Side the striving after architectural individuality has been so keen as to prevent only too frequently a harmonious ensemble of the block front. Indeed, no more convincing proof than this contrast between the East and West Sides could be adduced in support of the assertion made by historians of the art that, until but a few years ago, architecture was regarded in New York City very much in the light of an adjunct to the builder's craft.

The elevation of architecture to the position which it now holds was a natural consequence of the growth of wealth in the community, a growth which has been so rapid since the close of the Civil War as to excite universal admiration. The nouveaux riches, themselves devoid of educated taste, were content to accept what the equally tasteless speculative builder saw fit to offer. Hence the high stoop brownstone house, with its machine-made hardwood trim—the type of bourgeois respectability. But the descendants of the new rich, having enjoyed the advantages of education and travel, are making larger demands on the trained taste of the architect as well as on the skill of the builder. The popularity of the French, Colonial and other styles is a suggestive circumstance. Enamel and gold effects, marble, wrought iron, bronze and steel lend themselves far more readily to richness in decoration and furniture than the old monochrome of mahogany and rosewood. Equally significant of improved ideas as to what constitutes comfortable living is the marked preference for the American basement house. One prominent uptown architect has under alteration at the present time no less than twelve high stoop houses in the fashionable district, between 5th and Madison avenues, from 34th to 79th street—alterations varying in outlay from \$9,000 to \$50,000.

Another feature of modern houses, whether constructed ab novo or altered, is the presence of an automatic electric elevator. Mr. Charles P. H. Gilbert, than whom few architects possess a larger practice in designing private dwellings, always, when the residence is to cost upwards of \$25,000, advises his clients to put in an automatic elevator, the cost of which is only about \$2,000. Even where the client does not accept his advice, he provides for an elevator shaft, so that the lift can be put in at small cost whenever the owner shall come to recognize the error of his way, the space occupied by the shaft being meantime utilized for closets.

The servant question receives some attempt at solution in a multiplicity of labor-saving devices, particularly in the kitchen and in ampler servants' quarters, including bath, on the top floor. Not infrequently space is found for a servants' sitting room on the basement floor. No modern house is considered complete without a water filter, which costs from \$300 to \$400. The increased

elaborateness of details subservient to the purpose of ornamentation and utility provides ample opportunity for the force of fashion to make itself felt in house architecture. The more numerous the details, the greater the variety of choice in treatment. And that will always be the "correct" treatment which happens to be the newest—sometimes simply because it is the newest though sometimes also because it incorporates advanced ideas of utility and decoration. But the more rapid the fluctuations of fashion, the more powerful will fashion be as a factor in the depreciation of the commercial values of old houses.

Nevertheless, it is some consolation to know that, owing to the closer identification of the architect's interests with honest construction no less than to the stricter supervision of the Department of Buildings, such loose speculative building as was common twenty-five years ago is no longer possible. How loose the building was is suggested by the fact that in an expensive house on Murray Hill altered not long ago, a supposedly solid 16-inch wall was discovered to be a mere shell filled with rubbish, while the ventilators in the dwelling-rooms were found to communicate with false pockets.

The Real Estate Market

Real Estate Market.

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 Dec. 23 to 29, inc.	1897 Dec. 23 to 29, inc.
Total No. for Manhattan and Bronx..	225	232
Amount involved	\$2,826,625	\$1,608,539
Number nominal	110	138
Number 23d and 24th Wards, omitting new annexed district (Act 1895)....	53	58
Amount involved	\$549,596	\$45,466
Number nominal	25	45
Number 23d and 24th Wards, including new annexed district.....	67	73
Amount involved	\$802,187	\$59,316
Number nominal	31	50
Total number of Conveyances, Jan. 1 to date	14,627	14,724
Total amount of Conveyances, Jan. 1 to date	\$103,742,216	\$109,989,154

MORTGAGES.

	1898	1897
Total No. for Manhattan and Bronx..	216	284
Amount involved	\$5,126,927	\$4,270,837
Number over 5 per cent.....	91	138
Amount involved	\$1,718,538	\$1,223,832
Number at 5 per cent.....	82	99
Amount involved.....	\$1,496,639	\$1,895,255
Number at less than 5 per cent	43	47
Amount involved	\$1,911,750	\$1,151,750
Number of above to Banks, Trust and Insurance Companies	43	53
Amount involved	\$2,221,850	\$1,701,300
Total No. Mortgages, Jan. 1 to date...	16,915	15,913
Total amount Mortgages, Jan. 1 to date	\$233,706,811	\$210,806,651

PROJECTED BUILDINGS.

	1898	1897
Number of New Buildings.....	22	46
Estimated cost	\$490,720	\$1,285,780
Total No. New Bldgs., Jan. 1 to date.	3,313	3,511
Total Amt. New Bldgs., Jan. 1 to date.	\$72,661,956	\$82,401,440
Total Amt. Alterations, Jan. 1 to date.	\$6,646,257	\$7,299,404

"Copyright by Real Estate Record Association."

The business of the private sales' market has been very satisfactory for an inter-holiday week. Among the notable sales of vacant property were three corner plots in 5th avenue, opposite Central Park, and another on Riverside Drive and 84th street. It is a significant fact that two of the sites in upper 5th avenue were purchased by wealthy out-of-town people, the one a Bostonian and the other a Philadelphian, who propose to take up their residence in New York. The third was bought by Charles A. Gould. The movement in mercantile property noted last week continues to gather force, although this impression is produced by rumor rather than fact. It is reported that Macy & Co. have bought the northeast corner of 6th avenue and 14th street, that the Roberts mansion, on the southeast corner of 5th avenue and 18th street, has been sold, and that Martin & Bro. have bought Nos. 557 and 559 Broadway. Rumor is also occupied with other Broadway and 5th avenue parcels. Whether founded or unfounded, the persistency of gossip relating to speculative properties in these two avenues indicates that the public considers the market favorable for realizing the speculative values of the properties in question. Many of these are owned by estates, the members of which are dependent on their holdings for an income. Unable themselves to improve, because unable to sustain an interruption of their revenue, such owners have, since the competition of new buildings became serious, been waiting for a favorable turn in the market to sell. We shall therefore undoubtedly see an increasing number of sales in the avenues in question as the season advances. That the time is propitious for resuming the work of reconstructing Broadway and 5th avenue is inferred from the general improvement noted in the renting market for stores and lofts, on the one hand, and offices, on the other.

Traditionally the season for office renting does not open before the first of February. However, it is characteristic of the keener competition which has come to dominate the real estate agency business that the opening of the renting season for each of the main classes of property actually falls several months ahead of the traditional date. Instead of four months, renting seasons' last nearer six months, and consequently overlap each other. In the renting of offices, enough has already been accomplished to give some idea of the relation of supply and demand. And this relation is much

more satisfactory this year than last. The new buildings opened in the spring are, all things considered, fairly well rented, and their agents expect to fill them by the first of May. At the same time, with the exception of the Park Row Syndicate Building, which it is generally understood will be largely taken by the city government, there are no mammoth structures in course of erection. The Chesebrough Building might perhaps be considered an exception. But this edifice will hardly come into undue competition with other modern buildings. Its tenantry will undoubtedly be recruited chiefly from the shipping and commission merchants occupying antiquated houses in the immediate neighborhood. The number of offices about to be thrown upon the renting market, as compared with last year, is very decidedly smaller. Of the buildings opened this spring, the Washington Life and the Singer Buildings are practically full; the Empire and the Exchange Court are about half tenanted; the Hudson has had a fair measure of success; the Cushman is occupied with the exception of three floors, and the Gill Building is two-thirds full. It is interesting to note the class of tenants that gravitate into the modern buildings and the rentals that rule. In the financial district the average rentals vary from \$1.25 to \$3 per square foot per annum above the first floor, the rates ascending from the lower figure as one approaches the corner of Broadway and Wall street. Corporation lawyers predominate in the modern Broadway buildings, between Exchange place and Fulton street. Each of the great fire and life and bank buildings, of course, offer special advantages to allied businesses, and consequently control a stable and profitable income. For example, the Mutual Life Building comprises among its tenants the U. S. Mortgage and Trust Co., the Guarantee and Indemnity Co., and the National Union Bank; the Equitable Life Building has the Mercantile Trust Co., the Bank of North America, the Western National Bank, and the banking houses of Kountze Bros. and Winslow Lanier & Co. The office buildings in the wholesale section of Broadway are all practically full. They command an average of \$1.50 per square foot above the store floor, and are occupied by agents of out-of-town houses, mercantile lawyers, who also inhabit the intermediary section down to Fulton street, mining corporations and other industrial concerns. There is only one new office building, pure and simple, going up in the wholesale section of Broadway, namely, that on the corner of Duane street. Offices in the Madison Square district are in good demand, and bring an average rental of \$1.25 per square foot above the store floor. They are especially popular with architects, who have joined in the uptown movement, builders, contractors and material men. It is a noteworthy circumstance that many successful Western builders have moved into the district in the past few years—a circumstance which goes to prove that the building industry is less influenced by excessive expansion and contraction in New York than in the mushroom cities of the West. As an instance of what may be accomplished in downtown edifices that have become depopulated by the uptown movement the case of the Crockery Exchange Building, on West Broadway, extending from Park place to Barclay street, may be cited. Originally occupied by lithographers, the building, after the migration of this class of tenants to 19th street and 4th avenue, was altered to suit the requirements of the crockery and glassware trade, with the result that it is rapidly becoming the centre of that industry, which was formerly scattered through West Broadway, Park place, Murray, Fulton, Dey and Warren streets. The indications dwelt upon in the foregoing amply justify expectation of a profitable office-renting season, an expectation shared by leading real estate agents. W.G. Van Pelt, of Geo. R. Read & Co., says that during the past month his office has transacted the largest December renting business in the financial district within his recollection. At Horace S. Ely & Co.'s it was reported that "inquiries for offices have sprung up earlier than usual, brokers find themselves cramped for space." Similar answers were received in the offices of E. A. Cruikshank & Co., Daniel Birdsall & Co., and the De Selding Brothers. It was everywhere agreed that the new year would witness a very considerable expansion movement on the part of office tenants as well as the establishment of many new firms by employees who would find the time propitious for independent venture.

The total number of transactions given below is 54, with considerations given in 8, and amounting to \$567,500; corresponding figures for last week were 42, 12, and \$1,254,000 respectively.

Business was unusually quiet in the Real Estate Salesroom this week. There were no voluntary sales, and only twenty-three parcels were offered in legal proceedings. Of these five were adjourned, and two withdrawn. In the foreclosure actions, with three exceptions, the plaintiffs were forced to protect their interests by purchase. No. 29 Beekman street, Philip A. Smyth auctioneer, which was offered in partition of the Conner Estate, was withdrawn at \$62,000. This property, the last remaining parcel of the estate, has been put up twice before, namely in 1895 and 1897. On the former occasion it was withdrawn by the referee, John H. Rogan, at \$67,000; on the second, at \$64,000. The power of the referee to withdraw property in the face of a bona fide bid has been questioned. But that the interests of heirs may be well served by the exercise of discretionary power on the part of the referee, was shown last year in the case of another property belonging to the Conner Estate. On June 15, some twenty-six acres in the 24th Ward were withdrawn by Mr. Rogan on a bid of \$1,400 an acre. On October 19, of the same year, the property brought \$2,425 per acre, making a difference of about \$27,400 to the heirs. The Beekman street property, a 5-story brick building in the paper and type-foundry district, is a substantial structure, which can readily be modernized, and, in view of the general improvement in business, will, no doubt, shortly command a price satisfactory to the estate, although the district has not wholly escaped the transitional effects incident to the uptown movement. In the foreclosure sale of the Knickerbocker Realty Co.'s 8-story store and loft building, at Nos. 35 and 37 East 20th street, by Thompson & Pryor, two secondary mortgages aggregating \$4,000 and some forty liens amounting to about \$35,000, were wiped out, the property going to the plaintiff, Jacob D. Butler, at \$198,650. The auction business of the past three months has been far from satisfactory. In October and November some first-class properties were put up at voluntary sale. But the results were so meagre as to discourage further attempts to try the market before the holidays, and December produced practically none but foreclosure events. Inquiry among the leading auctioneers, however, discloses a general feeling that the spring season will be better than any in the preceding three or four years. The professional operators who have been absorbing foreclosure bargains are beginning to dispose of their holdings at private treaty, while the course of events in the private sales' market and on the Stock Exchange indicates a near approach of the time when the investor may be looked for in the Salesroom. This feeling finds practical expression in the announcement for January of several big executors', trustees' and partition sales, notably that of "The Albany," on Broadway, by Geo. R. Read; 144 lots of the Bathgate Estate, by Peter F. Meyer, and 51 Twelfth Ward lots, besides other properties in Manhattan, by William Kennelly. It may also be noted that rumor is busy with estates in the Bronx, that have become ripe for subdivision in consequence of the development of surface transportation and the recent public improvements.

The following properties were withdrawn or adjourned to dates beyond the coming week: 15th street, southeast corner 3d avenue, Wakefield, Peter F. Meyer, withdrawn; No. 87 South street, D. Phoenix Ingraham, adjourned to Jan. 11; Nos. 403 to 407 East 23d street, Peter F. Meyer, adjourned to Jan. 19; No. 39 Avenue A, same auctioneer, adjourned to Jan. 26; No. 2086 11th avenue, Philip A. Smyth, adjourned to Jan. 9.

Peter F. Meyer calls attention in our business pages to another offer of Bathgate Estate lots in the 23d and 24th Wards, which will be made from his auction stand on Tuesday, January 10th. This offering embraces 144 lots on 3d, Washington, Wendover, Webster, Franklin, Bathgate, Brook, Fulton and Arthur avenues, 136th, 144th, 171st and 177th streets and St. Paul's place. The last sale by this estate resulted very satisfactorily to buyers, as we have had occasion to mention several times since when calling attention to the profits made on re-sales. The lots now to be offered contain some of the choicest owned by the estate, and there is very little doubt that they will be eagerly bought. The auctioneer, at No. 111 Broadway, and Turner, McClure & Rolston, attorneys for the executor and trustee of the estate, at No. 22 William street, will supply maps and full information on request.

Wm. Kennelly makes the important announcement that he will dispose at auction of a number of East 12th street tenements and 51 12th Ward lots on January 10th. The sale is in partition to close the estate of William H. King. The tenement parcels are Nos. 323-9 E. 12th street, and the lots are distributed in plots of from 2 to 15 about the ward named. Exact locations, dimensions, etc., will be found in the announcement of the sale on another page, and the auctioneer, at No. 111 Broadway, will furnish maps and full particulars on application. This sale is one of the most important among those arranged so far for the New Year, and it will afford to builders especially a good opportunity for obtaining sites for new operations in a section that is fast closing up.

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.

Gossip of the Week.

SOUTH OF 59TH STREET.

6th avenue, northeast corner of 14th street, old buildings, 102,6 x75. It is reported that R. H. Macy & Co. have purchased this property.

Broadway, Nos. 557, 559, 6-story building, 50x200. It is reported that the Union Trust Co., trustee for the Detmold Estate, has sold this property to Martin & Brother for about \$325,000. The property adjoins that purchased last week by Charles Broadway Rous, for \$160,000.

14th street, Nos. 316-318 East, two 4-story dwellings, 45x100; seller, Leroy Estate; brokers, Douglas Robinson & Co.; price, about \$35,000.

22d street, No. 14 West, 27x100; sold by Douglas Robinson & Co.

Beekman place, No. 21, northeast corner of 50th street, 3-story dwelling, 21x100; seller, F. A. Mulgrew; brokers, W. E. Jackson and E. H. Peck; price, \$25,000.

Delancey street, northwest corner of Columbia street, old building, 25x80; seller, a Mr. Crager; buyer, Louis Lese; broker, F. de R. Weissman.

Thompson street, No. 133, 3-story and basement tenement, 22x100; seller, Emily Wykoff; buyer, Anthony Reicert; brokers, Michael E. Pepe & Brothers.

5th street, No. 167 East. See 118th street, north side, 210 feet west of 5th avenue.

Cannon street, No. 86, old buildings; seller, Irving I. Kempner.

6th avenue, Nos. 235-245, 4-story buildings, 103x100, leasehold; seller, Henry Morgenthau; buyers, Joseph Fox and General Lewis Seasongood.

34th street, No. 167 West, 4-story dwelling, 21x74.2; seller, Jas. R. Taylor.

20th street, No. 353 West, 3-story dwelling, 23x74; seller, Mrs. M. C. Peterson; broker, Frederick A. Booth.

2d street, Nos. 229-231, old buildings, 50x83; sellers, Lockwood Estate; buyers, Mandelbaum & Lewine; brokers, J. Romaine Brown & Co.; price, \$30,000.

East Broadway, southwest corner of Rutgers street, 4-story building, 41x64; seller, a Mr. Schelltey; buyers, Mandelbaum & Lewine.

Avenue D, northwest corner of 9th street, old buildings; sellers, Mandelbaum & Lewine; buyer, J. J. Livingston.

50th street, No. 6 West, dwelling, 25x100.5, Columbia College leasehold; seller, Mrs. A. A. Linsly; brokers, W. B. Taylor & Sons.

Madison avenue, No. 519, 4-story dwelling, 20x85; seller, A. Stoner; brokers, Whitehouse & Porter.

3d street, south side, between 1st and 2d avenues, old buildings, 80x96; buyers, Lowenfeld & Prager, who have resold to J. Klingenstein.

Rutgers street, northeast corner of Henry street, old buildings, 25x104.6; seller, St. Theresa R. C. Church; buyers, Mandelbaum & Lewine.

Mulberry street, Nos. 284, 286, old buildings, 40x91; sellers, John and William Casey; buyers, Lowenfeld & Prager.

Clinton street, southeast corner of Monroe, old buildings, 40.9x71.9; sellers, Lowenfeld & Prager; buyer, Harry Fischel.

East Broadway, No. 26, through to Division street, old building, 25x141.6; sellers, Lowenfeld & Prager; buyers, L. & S. Michelson.

34th street, No. 408 West, 3-story dwelling; seller, Union Trust Co.; buyer, J. F. Munsell; brokers, E. A. Cruikshank & Co.

15th street, Nos. 31, 33 West, two 3-story dwellings, 75x103.3; M. Waller and S. Brooks are reported to have sold this property to Gutwillig Bros. The buyers refuse to either deny or confirm the purchase.

NORTH OF 59TH STREET.

7th avenue, Nos. 1827, 1829, two 5-story new double apartment houses, "Rossmore," and "Kenmore," 75.8x100; sellers, Ernst-Marx-Nathan Co., who take in exchange the southeast corner of Reid avenue and Macon street, Brooklyn, four 4-story flats with stores on the avenue known as Nos. 280-286, and one 4-story flat, 40x100, on the street, No. 530; buyer, Chas. E. Crowell; broker, Philip Jeselson.

Riverside Drive, north corner of 84th street, irregular plot, being about 112 feet on the Drive, 121 feet on the northerly line x 100x80 to the Drive; seller, Patrick Callaghan; price, about \$110,000. The seller bought two lots, 50x100, on the street in 1873; for \$35,020.

61st street, No. 340 East, 6-story flat, 28x100. Douglas Robinson & Co. have negotiated a trade for No. 56 Thomas street, a 6-story business building, leased to the H. B. Clafin Co.

118th street, north side, 210 feet west of 5th avenue, 100x100, vacant; seller, Charles Rosenthal; buyer, Max Hart, who has resold to Sebastian & Sanders, taking in exchange for this plot and No. 226 East 110th street, the 4-story flat, No. 167 East 5th street.

100th street, No. 226 East. See 118th street, north side, 210 feet west of 5th avenue.

75th street, No. 12 East, 4-story dwelling, 25.2x102.2; seller, George Marcus. No. 14, adjoining, a similar dwelling was bought by Charles A. Gould for \$57,000.

West End avenue, No. 900, near 104th street, 4-story dwelling,

24.11x73; seller, David Chrystie; brokers, W. E. Jackson and E. H. Peck; price, \$50,000.

119th street, north side, 100 feet west of Madison avenue, 100x100, vacant; seller, Charles Reily; brokers, M. Bargebuhr & Son.

5th avenue, north corner of 87th street, 50.8x140 and 25x100.8½ adjoining on the street, vacant; seller, Lucius Gleason Estate. The buyer is reported to be Charles A. Gould. The price is reported to be \$135,000. The north corner of 88th street, 25.8½x102.6, sold in 1889 for \$21,750.

98th street, No. 152-154 West, two 5-story single flats, 20x100 each; seller, John C. Darth; buyer, Miss Julia Ewing; brokers, Frank L. Fisher Co.; price, \$65,000.

68th street, No. 20 West, 5-story American basement dwelling, 18x60x100.5; seller, Ernestine Jagerbuber; brokers, Slawson & Hobbs, and Greene & Taylor.

187th street, Nos. 531-537 West, four 3-story and basement dwellings, 19x55x100 each; seller, Bryan L. Kennelly; brokers, Jesse C. Bennett & Co.

149th street, south side, 125 feet west of 8th avenue, 50x100, vacant; seller, Bryan L. Kennelly; brokers, Jesse C. Barnett & Co.

Audubon avenue, southwest corner of 188th street, 100x100, vacant; seller, Bryan L. Kennelly; brokers, Jesse C. Bennett & Co.

71st street, No. 232 West, 3-story and basement dwelling, 20x55x102.2; seller, Anna Suss; brokers, Jesse C. Bennett & Co.

65th street, No. 27 East, northeast corner of Madison avenue, dwelling, 27.6x63; seller, Mrs. Thos. H. Wood; buyer, Charles R. Henderson; brokers, Post & Reese.

5th avenue, No. 1452, near 118th street, 5-story flat with store, 25x86x100; seller, Louis Lese; buyer, J. Blum; broker, Henry Marks.

Lenox avenue, west side, 114th to 115th street, 200x100, vacant; seller, Morris K. Jessup; buyers, Gutwillig Bros.; brokers, L. J. Phillips & Co. This property is given in trade for the northwest corner of Columbus avenue and 77th street, the sale of which was reported in our last issue.

5th avenue, northeast corner of 97th street, 100x200, vacant; seller, Edmund Coffin; buyer, Isaac N. Clothier, of Philadelphia; price, about \$140,000; brokers, John N. Golding and S. Goldsticker.

158th street, north side; 159th street, south side; 100 feet east of Western Boulevard, 25x200, vacant; seller, Mrs. Ellen McLaughlin; brokers, Leitner & Marks.

5th avenue, southeast corner of 73d street, 32x130, vacant; seller, John W. Harper; buyer, Robert D. Evans; broker, John N. Golding. The seller bought the property in 1873 for \$125,000.

76th street, No. 154 West, 4-story dwelling, 21x60x102.2; seller, G. A. French; brokers, Slawson & Hobbs.

113th street, south side, 100 feet west of Lenox avenue, four 5-story flats—three 26.8x100 and one 20x100; seller, Emily L. Felt, who takes in exchange a plot of four lots at the northeast corner of St. Nicholas avenue and 113th street, which she will improve; buyers, Adler & Hermann; brokers, A. L. Mordecai & Son and William R. Low & Co.

61st street, No. 347 East, tenement, 23x100.5; sellers, Lowenfeld & Prager; buyer, Benhold Gumb.

1st avenue, No. 1369, 4-story double flat with stores, 25x75; seller, Mrs. Augusta Houser; buyer, Christian Hammel; brokers, H. Rinaldo & Bro.; price, \$18,500.

89th street, north side; 90th street, south side, between 1st and 2d avenues, 150x200, vacant; seller, Mrs. E. M. Stevens; brokers, E. A. Cruikshank & Co.

Park avenue, southwest corner of 74th street, 40x102.2, vacant; sellers, Kempner Bros.; buyer, Leopold Newborg; brokers, Lalor & Berringer.

St. Nicholas place, 425 feet north of 150th street, through to Edgecombe avenue, 75x200, vacant; sellers, Ernst-Marx-Nathan Co.; buyer, Jacob D. Butler.

Manhattan avenue, west side, 117th to 118th street, three 5-story flats—two fronting on the avenue, 50x50 each, and one fronting on 118th street, 25x100; seller, Max Radt; buyer, Kip Estate; brokers, Ware, Gibbs & Card.

THE BRONX.

Brook avenue, No. 342, 4-story double flat, 25x100; seller, M. Nathan; brokers, Leitner & Marks.

Courtlandt avenue, No. 578, 5-story flat on plot 17x150; sellers, Ragette & Wolf, who take in exchange the southwest corner of 12th avenue and 2d street, Wakefield, 114x205; buyers, Adam & Sophia Zimmer.

LEASES.

De Selding Bros. have rented the Broadway and Liberty street fronts on the fifth floor of the Singer Building to the new legal firm of Black, Olcott, Gruber & Bonyng.

Douglas Robinson & Co. have made the following leases in the business district: Second loft, Nos. 560-562 Broadway, to the Acme Leather Goods Co.; third and fourth lofts of same building, to Hoffman, Rothschild & Co.; second loft, of Nos. 552-554 Broadway, to Harrell Leather Goods Co.; No. 206 Water street, to G. F. Coshland & Co.

Butler Davenport, with Collins & Collins, has leased, for Robert Lee Morrell and others, for ten years, No. 572 5th avenue, to Charles A. Dean, the confectioner, who has been on Broadway,

near Union Square, since 1839. They have leased the second floor of this building to Samuel Brown, ladies' tailor, for a like period. Mr. Davenport has also leased, for ten years, the fifth floor and studio in the same building, to E. B. Core, photographer.

BROOKLYN.

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

CONVEYANCES.

	1898 Dec. 23 to 29, inc.	1897 Dec. 23 to 29, inc.
Total number..	190	296
Amount involved	\$402,011	\$458,092
Number nominal	118	161
Total number of Conveyances, Jan. 1 to date	14,993	15,649
Total amount of Conveyances, Jan. 1 to date	\$31,124,711	\$26,307,488

MORTGAGES.

Total number..	133	202
Amount involved	\$418,534	\$680,597
Number over 5 per cent.	56	78
Amount involved	\$124,214	\$216,172
Number at 5 per cent. or less.	77	124
Amount involved	\$294,320	\$464,425
Total No. Mortgages, Jan. 1 to date.	12,745	12,224
Total amount Mortgages, Jan. 1 to date	\$82,912,389	\$46,902,672

PROJECTED BUILDINGS.

Number of New Buildings.....	46	86
Estimated cost	\$184,050	\$469,250
Total Amt. New Bldgs., Jan. 1 to date.	3,556	3,552
Total Amt. New Bldgs., Jan. 1 to date.	\$1,616,574	\$1,558,550
Total Amt. Alterations, Jan. 1 to date.	\$15,497,089	\$15,110,981

"Copyright by Real Estate Record Association."

REAL ESTATE NOTES.

Peter Fuchs, a well known retired builder and latterly a real estate operator, died suddenly on Thursday at his home, No. 77 E. 7th street.

Abram M. Hyatt, second vice-president of the New York Security and Trust Co., who was injured in front of the 5th Avenue Hotel while out wheeling Monday, is improving.

The buyers of the plot, 200x200, on 8th avenue, between 140th and 141st street, were Strauss & Rothschild, and not Rothschild & Strauss, as was erroneously stated last week.

The Board of Estimate has appropriated \$3,500 to pay the cost of preparing the foundations for a statue of Washington and Lafayette at 114th street and Morningside avenue.

Taxes remaining unpaid on Jan. 1 will have to pay a penalty of interest at the rate of 7 per cent. per annum from Oct. 3 last until date of payment.

The Board of Public Improvements has passed a resolution instructing Corporation Counsel Whalen to begin proceedings to lay out a street along the line of the Mott Haven Canal. This action was taken upon the recommendation of Mr. Whalen, who, in a recent opinion given to the Mayor, said that the whole subject of the canal could be thus disposed of in a speedy manner. The laying out of this street will necessitate the filling up of the canal. The resolution has now to go to the Municipal Assembly.

CONCERNING REAL ESTATE AGENTS AND BROKERS.

Robert M. Fulton, of No. 503 Fifth avenue, corner of 42d street, is now making a feature of negotiating mortgage loans on New York and Westchester Co. realty. His facilities are good for the dispatch of business. Mr. Fulton's telephone call is 569 38th street.

Chas. Galewski, one of the youngest members of the realty profession, has opened an office at No. 329 Church street, near Canal street, where he will give special attention to selling, leasing and exchanging property.

E. L. V. Cheron & Co. have centrally located offices at No. 54 W. 18th street, close to 6th avenue. They make a specialty of collecting rents. Mr. Louis H. Cheron, the junior member of the firm, was for several years with John H. Dye, and is well known as a successful worker. Their telephone is 2610 18th street.

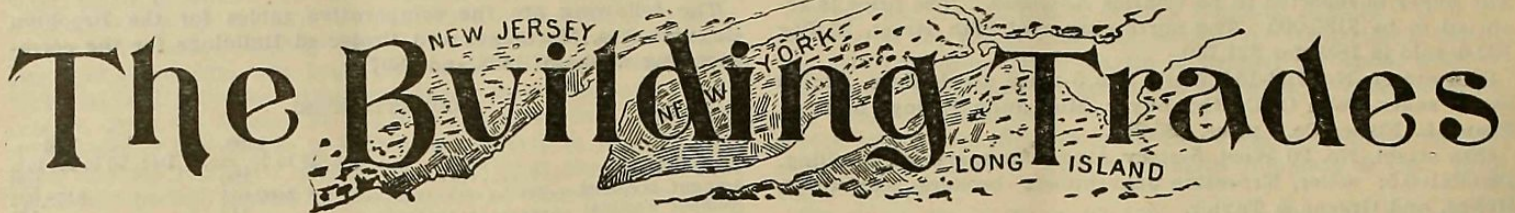
THE LAWS AFFECTING BUILDING.

There has not been any book on the market containing all the laws and regulations relating to building in New York City; yet the need of such a volume is plain enough, because a building, from its foundation to its final demolition, is subject not only to the building law, but to special regulations of the building department concerning passenger elevators, fire-escapes, light and ventilation, and plumbing. There is also a law limiting the height of dwelling houses and another requiring temporary flooring. There are the tenement-house and lodging-house laws, laws relating to the extinction and prevention of fires, and the storing of explosives and combustible materials in buildings. Moreover, there are very important Fire Department regulations which must be observed in the installation of electrical apparatus, and there are, of course, all the regulations of the Depart-

ment of Public Works, concerning Cróton water rates and the use of water, the opening and refilling of trenches and restoring street pavements; in addition to ordinances pertaining to the inspection of steam boilers. The architect, builder, building material man and real estate owner must be familiar with these

laws and regulations; if he is not, he suffers. They are now all gathered together (with a directory of architects) for the first time in *one volume*, illustrated, indexed and supplied with marginal notes. The price, bound in cloth, is \$2.50. "Record and Guide," publishers, 14 and 16 Vesey street.

The Building Trades



MATERIAL MARKET.

The features of the market this week are the advances in certain commodities, due in some instances to increased demand, but for the most part to a stiffening in the prices of raw materials. Trade throughout the market has assumed the quiet condition usual at this time of year. It is estimated that in the recent storms the loss of vessels carrying spruce timber and lath was so extensive that the carrying capacity for the coming year will be reduced 20,000 M feet board measure.

BRICK.—A few belated tows from Newburgh Bay arrived this week, but these are about finished up. Haverstraws, however, have been arriving this week at the rate of about 8 or 10 cargoes a day. Prices are the same as last quotations. Ice is forming and is very threatening, and Haverstraw shippers are making every endeavor to forward their stocks as rapidly as possible. The first zero weather will probably close navigation to Haverstraw, but shippers from that point hope to market at least 20,000,000 brick before that occurs. New Jerseys are in good demand at about \$5.75.

LATH.—About 5,000,000 arrived this week, and were sold at prices from \$1.95 to \$2.00. There are very few, about 3,000,000 on the way, and none are being started. Wholesalers are asking \$2.25 to arrive. Freights have advanced 40 cents per M on account of loss of vessels in the recent storms.

LIME.—Holiday week shows a slight slackening in the market for Rockland. Four barges arrived this week and were sold without advance at 75 and 85 cents. There is a moderate amount on the way, and very little here. If the weather permits building operations to progress there should be a very good demand in the early part of next year. The demand for State continues seasonably good, with prices unchanged at 75 cents for common, and 90 cents for Jointa. The outlook for next season is good.

CEMENT.—Prices in Rosendale have advanced to 90 and 95 cents, due to a rise in rail freights. The demand is fair, yards are fairly well stocked as a rule, but some are short. There is a prospect of a heavy demand next season as there has been a great deal of work contracted for and more in view. The demand for domestic Portland has eased up perceptibly in the last month, but prices are steady. The demand for imported Portland has been steadily decreasing during the past few weeks in proportion to the falling off of work usual at this season of the year, but trade is seasonably good at present, and shipments of standard brands are taken on arrival.

GLASS.—The market for glass is usually dull the last two weeks of the year, so that trade at present is quiet with discounts unchanged at 80 for plate, 80-10 for French window, and 80-20 for American window.

PAINTS.—Trade is seasonably dull with prices unchanged.

LEAD.—Although the inquiry is seasonably quiet, prices are firm on account of the stiffening of prices in pig lead. National Lead Co.'s prices at usual terms, f. o. b., New York, for white lead (dry or in oil), red lead, and litharge in kegs are as follows: In lots of less than 500 lbs., 6 cents net; 500 lbs. and over, 5½ cents. Dry white lead in bbls., ½-cent per lb. less than price in kegs. Red lead and litharge in bbls. and half-bbls., ¼-cent less than price in kegs.

OIL.—The market has advanced 4 cents over last week's quotations. This is due to the high price of seed, which is at present at \$1.16 for cash, Chicago. The advance is being well maintained, and the market is in a strong natural condition. This has caused considerable buying for spring consumption and a further advance of 2 cents is liable to occur at any time. Prices are 41 cents for 5-bbl. lots and over, and 42 cents for smaller quantities. Boiled oil is 43 and 44 cents, and Culcutta, 54 cents.

NAILS.—The local demand has improved during the past week. Prices are about as last quoted, but show a hardening tendency. Negotiations are going on between the American Steel and Wire Co. and the Wire Nail Association with a view of consolidating and the outlook is favorable for a combination of all the prominent wire nail manufacturers, the object of which is to reduce the cost of manufacture more than to advance prices.

NAVAL STORES.—The market for spirits of turpentine held quiet in actual business, manufacturers being busy settling up accounts, etc., and not desiring to buy except for immediate needs. Holders, however, show no sign of weakening, and offerings were small at 45 cents for machines, some even asking as

high as 45½ cents, but, as far as known, no sales were made at the higher price. Values closed firm at 44½ and 45 cents for Southern, and 45 and 45½ cents for machines. Tar was dull with little inquiry, sellers asking \$3.40 for oil barrels; regulars, \$1.65@1.70. Pitch, dull and featureless at \$1.60@1.65.

LUMBER AND HARDWOODS.—The usual dull season is here and naturally trade in general is quiet. The indications are that with the resumption of business at the beginning of the year, trade will be exceptionally good, there being no downward tendency in any specialty and the general tone of the market favors a stiffening of values. Dry stocks of hardwood in first hands are scarce throughout the country, a condition usual at this time of the year. The spring stocks of hardwoods arrive at the mills in the early months of the year, and there is necessarily a shortage in the winter. It will take 60 days to manufacture, air-dry and ship stocks after arrival at the mills, so that there will be a firmer tone up to the time that the new product begins to materialize about May and June. There are no large stocks anywhere in the country. Yellow pine is in good demand, and prices have a tendency to stiffen. There is a movement on foot to establish uniform prices for the product in the Metropolitan District. White pine maintains its position, but as the manufacturers depend on snow for bringing the logs to the mills, the season has not gone far enough to enable it to be seen what are the prospects for the coming year. Lake Superior stocks have steadily advanced since the enactment of the Dingley bill, and the feeling is that prices will advance further. There is a large volume of business being done in North Carolina pine all the time. Spruce is fairly well absorbed at the advanced prices already noted in this column, there being no opposition to the advance. The mills are full and the probabilities are that they will be taxed to their capacity during the early months of the coming year. Quartered and plain oak, ash and poplar, are all maintaining prices with a tendency to advance. Elm is sought after and contracts are being made for futures.

Building News.

APARTMENTS, FLATS AND TENEMENTS.

Jackson street, southwest corner of Monroe, three 6-story tenements, with stores, 25.2x84, 25x79 and 25x66.2; total cost, \$60,000; Goldstein & Brumer, Hoboken, owners and builders; Horenburger & Straub, No. 122 Bowery, architects.

Stanton street, southeast corner of Goerck, two 6-story tenements, with stores, 30x77.4 and 29.6x70x30x70; total cost, \$50,000; B. Hamburger, No. 75 Barclay street, owner and builder; Horenburger & Straub, No. 122 Bowery, architects.

Suffolk street, northeast corner of Broome, 6-story tenement, with stores, 25x70; cost, \$25,000; Horenburger & Straub, No. 122 Bowery, architects.

17th street, No. 319 East, 5-story and basement apartment house, with three apartments per floor, 26x88; cost, \$30,000; Harry Fishel, No. 215 East Broadway, owner and builder; Horenburger & Straub, No. 122 Bowery, architects.

Cherry street, northeast corner of Catherine, three 6-story tenements, with stores, 30x62.6 and 36.6x61; total cost, \$70,000; Louis J. Levy, No. 205 East Broadway, owner and builder; Horenburger & Straub, No. 122 Bowery, architects.

63d street, south side, 250 feet east of West End avenue, six 5-story tenements, two with stores, 25x85; Walter S. Evans, owner and builder; Samuel Sass, No. 22 Park Row, architect.

St. Nicholas avenue, and 113th street, northeast corner, 118.5x82, 7-story brick and stone apartment house; Emily L. Felt, No. 246 West 106th street, owner; Neville & Bagge, No. 217 West 125th street, architects.

West End avenue and 105th street, northwest corner, 75x100.11, 5-story brick and stone apartment house; Hamilton M. Weed, owner; Janes & Leo, No. 967 Boulevard, architects.

119th street, No. 38 West, 5-story brick and stone flat, 32x87; Pat'k Lalor, No. 121 E. 116th street, owner; Neville & Bagge, No. 217 West 125th street, architects.

118th street, north side, 210 feet west of 5th avenue, four 5-story brick and stone flats, 100x100; Sebastan & Sanders, owners; Schneider & Herter, No. 48 Bible House, architects.

Amsterdam av, No. 832, 25 feet south of 101st street, 5-story brick and stone stores and flats, 25x100; Cummings & Ferguson, No. 41 Manhattan avenue, owners and builders; Geo. F. Pelham, No. 503 5th avenue, architect (plans only).

For plans filed see pages 1009 and 1020.

Elton avenue, west side, north of 160th street, two 4-story brick flats, 25x25; cost, \$15,000 each; Edward W. Heanly, No. 513 Boulevard, owner; W. C. Dickerson, 149th street and 3d avenue, architect (plans only).

Elizabeth street, Nos. 10-12. C. B. Meyers, No. 3 Union Square, architect, is preparing plans for a 6-story brick and stone stores and flats, to be erected on this plot by Gordon, Levy & Co., No. 159 Canal street.

MISCELLANEOUS.

Lexington avenue, southeast corner of 92d street. Jacob H. Schiff, No. 27 Pine street, has donated the plot, 78x100, to the Young Men's Hebrew Association, No. 861 Lexington avenue, Percival S. Menken, President, as a site for a new association building, which the donor will erect; no architect has been selected.

7th street, south side, 80 feet west of Lexington avenue, 3-story brick and stone stable, 40x100, on lot 45x100; Jacob H. Schiff, owner; De Lemos & Cordes, No. 130 Fulton street, architects; cost, \$2,000.

DWELLINGS.

Unionport, 14th street and Avenue C, 2-story frame dwelling, 21x54; cost, \$3,800; Thomas Cowan, on premises, owner; Joseph Cocker, No. 673 East 144th street, architect and builder.

142d street, south side, between Convent and Amsterdam avenues, block of brick and stone American basement dwellings; cost, \$20,000 each; D. Stevens, owner; Geo. W. Spitzer, No. 156 5th avenue, architect.

ALTERATIONS.

56th street, No. 48 West, alteration to 4-story brick and stone dwelling, to consist of remodelling the interior, and possibly a new front; Gustavus Sidenberg, No. 49 Mercer street, owner; Herts & Tallant, No. 258 5th avenue, architects.

87th street and 3d avenue, northwest corner, new, enlarged entrance, interior alterations and 5-story steel construction fire-proof extension containing elevators, etc., on the rear; Greenwood Bros., on premises, owners; Wm. B. Tuthill, No. 287 4th avenue, architect.

Broadway, No. 470, fire repairs; cost, about \$12,000; Pacific Bank, on premises, owner. It was stated by a representative of the bank that, although no definite arrangements therefor had yet been made, the repairs would be completed in thirty days.

BROOKLYN.

Franklin avenue, near Washington avenue, 1 and 2-story brick ice factory, 79x138.4; cost, \$12,000; Neiderstein & Seaman, Malborne and Flatbush avenues, owners; F. Wunder, No. 99 Broadway, architect.

6th street, 140 feet east of 12th avenue, 2-story frame dwelling, 23x37; cost, \$3,800; M. Johnson, owner; Thomas Bennett, No. 198 53d street, architect.

Vanderbilt avenue, near St. Mark's avenue, 4-story brick and stone flat, 20x55; cost, \$10,000; F. J. Berlenbach, No. 838 Flushing avenue, owner; Aug. Norberg, No. 140 Nassau street, N. Y. City, architect.

METROPOLITAN DISTRICT.

Flatbush, L. I.—One 2½-story frame dwelling, 32x40; cost, \$5,000; W. C. Tegethoff, No. 26 Broadway, N. Y. City, owner; C. Meyers, No. 361 Broadway, N. Y. City, architect.

North Castle, N. Y.—One 2½-story brick and frame hotel, 28x100; cost, \$10,000; Henry Goltze, No. 1706 East End avenue, N. Y. City; Edward Venz, No. 1191 3d avenue, N. Y. City, architect.

Shooter's Island, near Erastina, S. I.—Manhattan Dry-Dock & Construction Co., Machen-Brooks Co., No. 97 Liberty street, N. Y. City, recent purchasers of this island, will locate a large ship-building plant here.

Yonkers, N. Y.—Palisade avenue, west side, 426 feet south of Greenville avenue, 2½-story frame dwelling, 31x52; cost, \$4,500; Arthur Waldron, owner; H. B. Jeffery, Syracuse, N. Y., architect (plans only).—Pier street, between Riverdale avenue and Hawthorne street, five 2½-story frame dwellings, 41x48; cost, \$3,500 each; Geo. H. Pierson Estate, owner; Geo. Starin Cowles, architect.—Palisade avenue, west side, 113 south Roberts avenue, 2½-story frame dwelling, 29.6x46; cost, \$4,500; Yonkers Heights Land Co., see J. H. Gorton, owner; H. B. Jeffery, Syracuse, N. Y., architect (plans only).—Yonkers avenue, northeast corner of Matilda street, 2½-story frame dwelling, 27.10x51; cost, \$5,000; Anna H. Morrison, No. 405 West 22d street, owner; George A. Schellenger, No. 128 Broadway, architect.

Yonkers.—Ravine avenue, east side, near Point street, three 2½-story frame dwellings, 20x38; cost, \$3,000 each; E. K. Smith, owner and architect.—McLean avenue, 70 south of Radford street, 2½-story frame dwelling, 20x40; cost, \$3,500; J. L. Pool, owner; F. W. Mocher, architect.

NEW JERSEY.

Allenhurst.—One 2½-story frame dwelling, cost, \$5,000; C. W. Brown, owner; Child & DeGoll, No. 62 New street, N. Y. City, architect.

Asbury Park.—4th avenue and Berch street, 4-story frame hotel; Mrs. E. E. Miller, owner; private plans.

Avon-by-the-Sea.—Norwood and 1st streets, 2½-story frame dwelling; cost, \$4,600; Julius Franklin, owner; Walter H. Pierson and Frank V. Bodine, No. 11 Broadway, N. Y. City, architects.—One 2½-story frame dwelling; cost, \$3,500; George Virtue, Newark, N. J., owner; E. C. Benner, Park place and Madison avenue, Bradley Beach, N. J., architect.

Hoboken.—One 1-story frame silk factory, 70x46.6; cost, \$3,200; Meyerburg Silk Co., owner; Pollard & Steinam, No. 19 Union Square, N. Y. City, architects.

Jersey City.—Repairs to brick and stone school; cost, \$8,000; Board of Education, owner; George H. Budlong, No. 3 Union Square, N. Y. City, architect.—Garrison avenue, 2-story frame two-family dwelling, 22x37; cost, \$3,000; Anna M. Meyding, owner; R. P. Smith, architect.—One 3-story frame two-family dwelling, 25x66; cost, \$4,000; Mrs. Brackner, owner; George Palliser, No. 32 Park place, N. Y. City, architect.—Stevens avenue, 2½-story frame two-family dwelling, 22x52; cost, \$3,500; Henry Brugal, owner; E. P. Lampster, architect.

Lakehurst.—One 2½-story frame dwelling, 32x32; cost, \$5,000; R. H. Warren, owner; C. Meyers, No. 361 Broadway, N. Y. City, architect (plans only).

Lodi.—One 2½-story frame dwelling, 30x40; cost, \$4,000; Geo. Mercer, owner; Wm. M. Meeker, "News" Building, Passaic, N. J., architect.

Long Branch.—Broadway, 2-story frame stable; Dr. James Chasey, owner; Leon Cubberly, architect.

Montclair.—One 2½-story frame dwelling, 32x38; cost, \$5,000; S. M. Southward, owner; C. Meyers, No. 361 Broadway, N. Y. City, architect.

Monmouth Beach.—Two 2½-story frame dwellings, 36x62; cost, \$10,000; Wm. M. Whitney, Albany, N. Y.; A. W. Fuller, Albany, N. Y., architect.—One 2-story frame stable, 104x63; cost, \$12,000; Arthur B. Proal, No. 40 Broadway, N. Y. City, owner; Romeyn & Stever, No. 48 Exchange place, N. Y. City, architects.

Newark.—Plans are being prepared in competition for alterations and additions to be made to Methodist Episcopal Church at Roseville, N. J.; the work calls for a new building to seat about 1,100, and alterations to the Sunday-schoolroom to seat 300.—11th street, No. 181 South, two 2½-story frame dwellings, 22x31; cost, \$4,000; C. & P. Broderson and Thos. D. Miller, owners; Thos. D. Miller, architect.—11th street, No. 445 South, 2½-story frame dwelling, 22x44; cost, \$3,500; Herman Schneider, owner and architect.—Hunter street, three 2-story frame dwellings, 49x28; cost, \$4,500; James Cadmus, owner; S. Wonderly, architect.—Milford avenue, near Bigelow street, 2½-story frame dwelling, 43x22; cost, \$3,000; Willett S. Scull, owner and architect.

Ocean Grove.—Webb and Pilgrim streets, 2½-story frame dwelling; cost, \$3,500; William Hamilton, owner; W. E. Taylor, architect.

Somerville.—Alteration and addition, to 2½-story frame dwelling; J. B. Duke, No. 507 West 22d street, N. Y. City, owner; Kendall, Taylor & Stevens, No. 87 Milk street, Boston, Mass., architect.

Woodcliffe, Bergen Co., N. J.—Bull's Ferry road, frame two-family dwelling; cost, \$3,000; Henry Matthews, owner; Geo. B. McIntyre, West Hoboken, N. J., architect.

OTHER STATES.

Chester, Conn.—One 2-story frame dwelling, 23x28; cost, \$2,500; Mrs. Day, owner; Fletcher & Thain, No. 42 East 23d street, N. Y. City, architects.

Kensico, N. Y.—Plans are being prepared for a 2-story frame school house to be erected at Valhalla, at an estimated cost of about \$4,000; by the Board of Education. Building Committee is as follows: Frederick Betts, civil engineer; Mrs. Moses Capron, Clark Shelley and Morris Fisher.

Stonington, Conn.—Erskine M. Phelps, of Chicago, Ill., and Samuel D. Babcock, Mutual Life Building, No. 32 Liberty street, N. Y. City, have donated a two-story brick building, 21x40, for the Stonington Free Library. Preliminary plans are being prepared by Clinton & Russell, No. 32 Nassau street, N. Y. City.

Thousand Islands, St. Lawrence River, N. Y.—Alteration to 2½-story frame dwelling; work consists of raising roof, building an addition and interior alterations; cost, \$5,000; Frank T. Cornell, No. 281 4th avenue, N. Y. City, architect.

Tuxedo Park, N. Y.—One 2½-story frame dwelling; cost, \$10,000; Theodore Frelinghuysen, No. 345 Broadway, N. Y. City, owner; Howard & Cauldwell, No. 10 East 23d street, N. Y. City, architects.

OF INTEREST TO THE BUILDING TRADES.

A meeting of the Electrical Contractors will take place on Thursday next at the Building Trades' Club, at 3 p. m.

Mr. Cordes, of De Lemos & Cordes, is again at his office, having just returned from a two-months' trip through Europe.

Michael Berstein, architect, No. 145 Centre street, will remove to No. 245 Broadway, Room 25, sixth floor, on the 1st of January.

The Master Painters' and Decorators' Association will meet in the rooms of the Building Trades' Club on Tuesday next at 8 p. m.

Walter H. Pierson and Frank V. Bodine, architects of Asbury Park, N. J., have opened an office in Room 1418 at No. 11 Broadway, N. Y. City.

Percy Griffin, of No. 48 Exchange place, is the architect for the alterations and additions to the Reform Club Building at 27th street and 5th avenue, mentioned last week.

The following have been temporarily appointed inspectors of buildings, in the Department of Buildings Borough of Manhattan: Jas. W. Boyle, Jas. A. Kiernan and James Gough.

John Beverly Robinson was nominated at the last meeting of the Board of Education, as Deputy Superintendent of School Buildings in Manhattan, and Samuel R. Brick, in Richmond. These nominations were referred to the Committee on Buildings.

The Tin and Metal Roofers' Association meet on Thursday, at 8 p. m., in the rooms of the Building Trades' Club. The secretary requests that as many members as possible attend the meeting.

Affairs have been quiet in the plumbing trade during holiday week. There is considerable new work in apartments and tenements above 59th street, which, together with the jobbing and overhauling usual in the early part of the year, will keep plumbers busy until the regular season begins.

The Building Department is rigorously enforcing the law requiring master plumbers to register annually. There are several cases in which certified plumbers have neglected to comply with this regulation, and have been reminded of their obligation by the attorney of the Building Department.

The protest of Withers & Dickson, architects of the new Tomb's Building, to which reference was made in these columns last week, was received by the Board of Estimate and Apportionment on Wednesday, and the Board decided to ask Mr. Buck, Engineer for the East River Bridge, to make a report on the matter in dispute.

Edward F. Randolph, of the firm of Randolph & Clowes, proprietors of the well-known brass and copper rolling and tube mills at Waterbury, Conn., died on Sunday, 18th inst., from pneumonia, at his residence No. 12 East 58th street, this city, in the 69th year of his age. The business of Randolph & Clowes will continue under the same management as heretofore.

The annual banquet of the Lumber Trade Association will take place at the Hotel Savoy on Jan. 27. The committee in charge, Messrs. J. D. Crary, A. P. Bigelow and Norris H. Norden, promise an excellent dinner and a good time generally, the program having been arranged with great care. All lumbermen, whether members of the Association or not, are cordially invited to participate. Tickets are \$6 each, and may be had from the committee and members of the Association.

TRADE NOTES.

ANOTHER BIG UNDERTAKING.

The Candee & Krekeler Co., one of the largest concerns in the contracting line, have the contract for taking down that much-talked of building—"The Rothschild," corner of Jay and Fulton streets, Brooklyn—in the short space of 24 days, and with their experience and excellent facilities, it is no wonder the undertaking can be accomplished. The material is being carted to their three yards—one at Vesta avenue and Fulton street; another at 1215-19 Grand street, Newtown Creek, and to the main office and yard at Hamilton avenue and 15th street, Brooklyn. At the main yard everything in the building line, either new or second-hand, can be found and their prices are extremely low. The material they are taking from the Rothschild Building is almost entirely new, and some of it is of excellent quality. The Candee & Krekeler Co. are doing an extensive business in both new and second-hand stock and are now the general agents for Long Island and vicinity for the "National" Pyrogranite Fire Brick Co., and keep a full line of their goods on hand. It is well worth the while of any buyer desiring to figure on new buildings to call and see them and secure an estimate, as recently they began quarrying bluestone at their quarries at West Hurley and vicinity, and are ready for contracts, large and small, in the bluestone line anywhere in New York or Long Island.

SECOND-HAND BUILDING MATERIALS.

The firm of Geo. W. Jump & Company, dealers in second-hand building materials, whose New York yards are located at Nos. 154-160 West 26th street, have recently purchased the business and plant of the late Bernard Henrichs located at Nos. 48-54 Greenpoint avenue and Nos. 27-33 Milton street, Brooklyn. With these increased facilities this enterprising firm will be in a position to more thoroughly advance their rapidly increasing business. They have constantly on hand a large and varied stock of second-hand building material of every description, and builders desirous of purchasing goods of this kind will meet with prompt consideration at their hands. Their telephone calls are 2296 18th Manhattan, and 140 Greenpoint.

ARE YOU INTERESTED IN REAL ESTATE.

If so, you ought to have a copy of the real estate man's Webster—Van Sicken's "Guide to Buyers and Sellers of Real Estate." It answers every question you can ask. Send for it. In cloth, \$1.00; in paper, 75 cents. Record and Guide Office, 14-16 Vesey street.

Questions and Answers.

DEED SHOULD BE GIVEN.

To the Editor of THE RECORD AND GUIDE:

Please give me a solution of the following and oblige. Also C's course to pursue. A transfers house to B last fall. B holds possession for 3 months after, and records the deed given to him by A. Three months after B transfers house back to A, giving deed back to A that A had given him, but not taking a record in B's name. A does not record deed for second transfer; he is also ignorant of B having recorded deed. Now A sells house to C, he giving mortgage to A for \$2,000 second mortgage. There already being a \$3,000 first mortgage on property. C records deed and mortgage and pays interest on both first and second mortgages. Now C, after 10 months, finds that B has house still recorded in his name. B has been asked by C's representative for a quit-claim deed, but refuses it, saying go to A. Now what is C's course to pursue?

Answer.—How could B transfer the house back to A, without giving A a deed signed by him (B)? The return to A of the deed signed by him did not transfer the house back to A. A might have supposed that was the legal effect, but it was not. If B had not recorded his deed the record title would be in A, and when A gave C a deed then the recorded title would be in C. But now C's remedy, if B refuses him a deed, is to sue B to obtain a deed from the latter, or else to have the deed from A to B cancelled.—Law Editor.

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

A broker has brought together two parties in a deal whereby a specified time was set to sign the contract and pay a certain sum. The two met on the hour appointed and found, instead of signing a contract, a referee's bid for all parties concerned. The buyer refused to take the property because the agreement was not lived up to. The buyer now stands ready to take the property with a clear title. Is the broker entitled to a commission?

Answer.—I do not know what you mean by "a referee's bid for all parties concerned." But certainly if the buyer refused to take the property, the understanding being that a contract in writing was to be signed, the broker is not entitled to a commission.—Law Editor.

LANDLORD AND TENANT.

To the Editor of THE RECORD AND GUIDE:

Can a landlord obtain a judgment for arrears of rent, while the premises are left in a dilapidated condition, so that snow and rain come through with nearly every storm—the rent of said part is small in proportion to the whole?

Answer.—If the condition of the premises is such that there is what is called in law an eviction the tenant may move out and will not be liable thereafter for the rent, but so long as he remains in possession of the premises, he must pay his rent.—Law Editor.

To the Editor of THE RECORD AND GUIDE:

Can a party occupying a house for a number of years, say, from 1888 to 1896, with a lease terminating in October, and they make a request to have a new lease made out to expire in May, 1897, and then still live on and occupy the house up to Dec. 1, 1898, and then give up the house and request me to be as easy as possible about the rent until the expiration of the lease? Will you please inform when that lease should rightfully expire? Should it be right if it was made out for seven months from October to May, to release itself every seven months again, when the party knowing I leased only by the year, and the leases expired either in May or October?

Answer.—The tenant can be held for the rent until May, 1899.—Law Editor.

To the Editor of THE RECORD AND GUIDE:

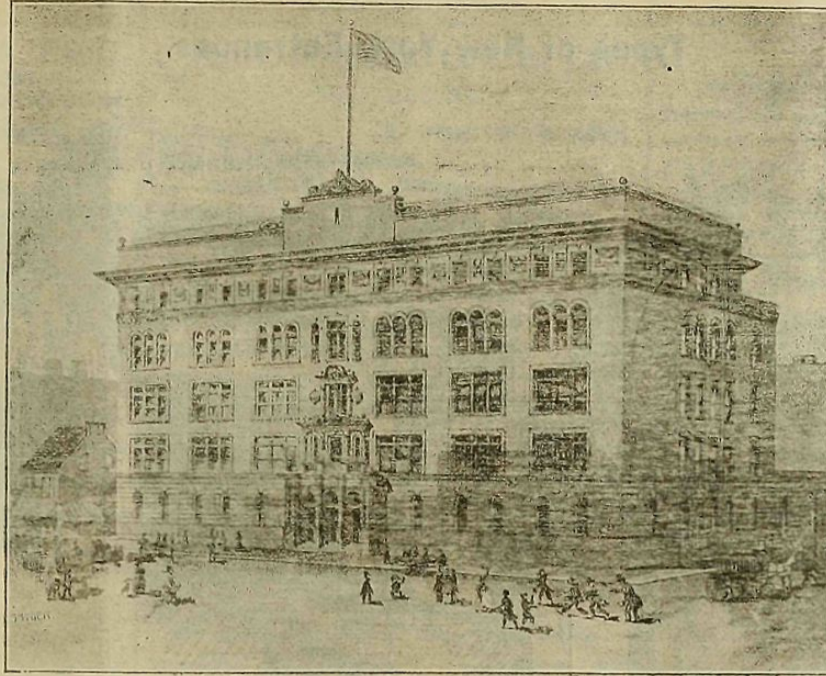
A has given B, his agent, a house to let for him; B lets the house, and takes a deposit from C; can C get possession of the house if his reference does not suit A—A said to B that he should take a deposit subject to his approval?

Answer.—C cannot compel A to give him possession of the house by reason of the fact that B let the house and took a deposit.—Law Editor.

STREET OPENING.

To the Editor of THE RECORD AND GUIDE:

As the owner of an unimproved lot in the 24th Ward, I have been requested by several attorneys to allow them to represent me in street opening proceedings affecting my property. As my holding is small and capital limited, I hesitate. Kindly inform me if it is necessary or advisable to be represented by counsel in such matters. (2) Are minutes kept of the objections to Commissioners' estimates of assessments for benefits and awards for damages; if so, are these minutes open to public inspection?



Hester and Orchard streets. PUBLIC SCHOOL.

It you will kindly answer these questions or refer me to some publication in which these and similar questions are answered, you will greatly oblige.

Answer.—(1) It is not necessary. It might be advisable if you can get the attorney to appear for you for a sum you could afford to pay. (2) Yes.—Law Editor.

COMMISSION FOR RENTING.

To the Editor of THE RECORD AND GUIDE:

V, an authorized agent of owners, calls on B in regard to renting him a suite of offices in commercial building; B states he is not prepared, but a few weeks later calls to see the offices with another party, C, and inspects same, getting terms, etc. B calls a second time, with C, who represents himself as a real estate agent, and demands in the event of B leasing offices, the usual agent's commission; V claims the commission, based on his being the first to approach B regarding the matter of leasing said offices, introducing the subject and being authorized agent of owners. Who has the right to commission, V or C?

Answer.—V.—Law Editor.

COMMISSIONER OF DEEDS.

To the Editor of THE RECORD AND GUIDE:

What are the powers and jurisdiction of a Commissioner of Deeds, under the new charter? I recently swore a party to an affidavit, which he informs me was rejected by the persons to whom he handed it, they saying that I could "only take affidavits for New York city," as I "was not registered in the County Clerk's office, but the City Clerk's," I was under the impression that I had the power to perform all acts that a Notary can, except protesting notes and marine protests, and that with the City Clerk's certificate to my authority my acknowledgments, etc., would be accepted throughout the State. Should I be registered at the County Clerk's office as well as that of the City Clerk?

Answer.—You should file your certificate, obtained from the City Clerk, with the County Clerk.—Law Editor.

RECREANT LAWYER.

To the Editor of THE RECORD AND GUIDE:

A buys a piece of property in Brooklyn, N. Y., in September, 1898, all cash. B, his bomb lawyer, neglects to record the deed, gets all his fees from A and others, stole money from lawyers, friends of his, and four weeks ago he made his escape, and no one knows where to find him. Now I would like to know from you if it is safe for the former owner to give A another deed, and if she refuses it, what redress A has to recover said property?

Answer.—The former owner can safely give A a deed. If she refuses, A can, by suit, compel the giving of a deed.—Law Editor.

BUILDING CONTRACT.

To the Editor of THE RECORD AND GUIDE:

A makes contract with B to build a certain house, B giving bond. A makes payment during progress. B stops and is unable to proceed. C and D lien building. (1) Can liens be collected from A, or (2) Can bondsmen finish building, setting liens aside? Contract price for building, \$37,000. Amount of bond, \$10,000. Payments made \$9,000. Estimated cost to complete, including liens, \$30,000.

Answer.—The liens cannot be collected from A, unless he owes money to B on the contract. The liens can be set aside by the methods prescribed by the lien law and with the consent of A the bondsmen may complete the building.—Law Editor.

RECEIPT—LEASE.

To the Editor of THE RECORD AND GUIDE:

(1) May I ask again, do the receipts enclosed require stamps? (2) Answer to first inquiry headed "Receipt-Leases." It is no lease but simply a monthly rent receipt.

Answer.—(1) Neither of the receipts require to be stamped. (2) The term "Receipt-Leases" was used to indicate what is the fact that a mere receipt is not taxed by the War Revenue Law; it is only when its terms make it by implication something else that is taxed, a lease for instance.—Editor Record and Guide.

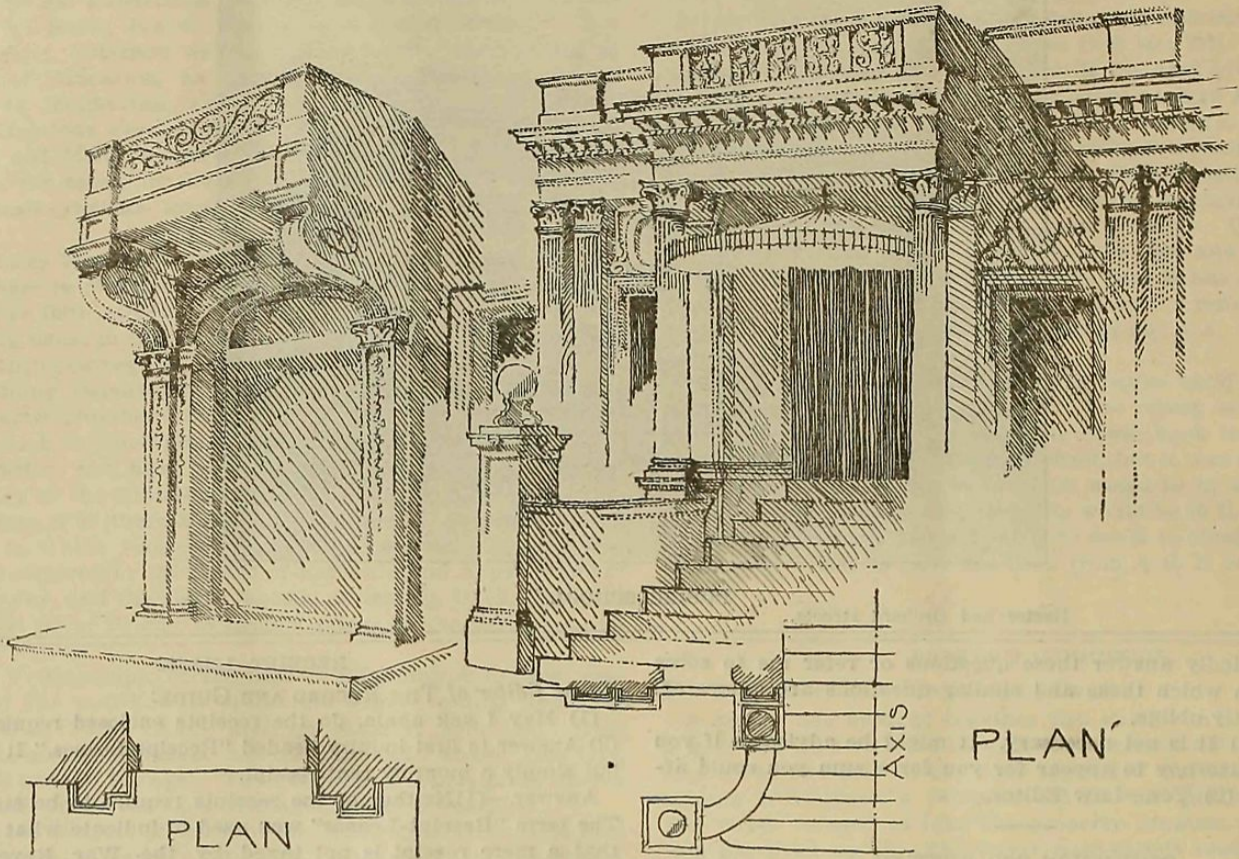
TAXES.

To the Editor of THE RECORD AND GUIDE:

List of Brooklyn properties in arrears for taxes, etc., advertised to be sold in "City" Hall (Brooklyn) December 28th, contains many arrearages back even to 1886: 1. How is this? 2. What is the limit of time allowed? 3. Clear information as to tax sales; what rights are conveyed thereby, and how redeemed, will be appreciated? 4. When will taxes (for Brooklyn) be payable in 1899? 5. When must protests be filed on assessed valuations, and where?

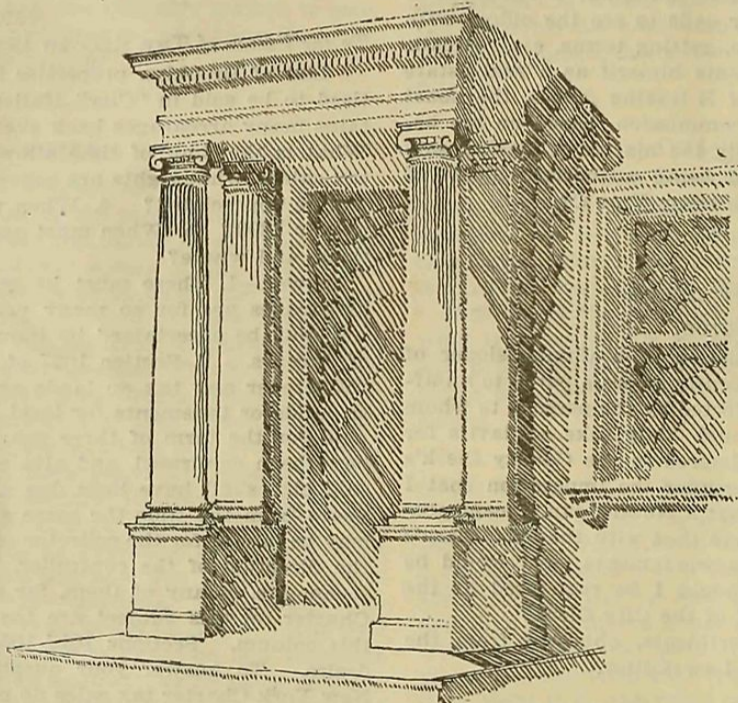
Answer.—1. There must be peculiar circumstances where the arrearages are for so many years. What those circumstances are may be ascertained by inquiry at the office of the Register of Arrears. 2. Section 1027 of the Greater New York Charter: "Wherever any tax on lands or tenements, or any assessments on lands or tenements for local improvements, shall remain unpaid for the term of three years from the time the same shall have been confirmed, and also whenever any rents for water in said city shall have been due and unpaid for the term of four years from the time the same shall have been due, it shall and may be lawful for the collector of assessments and arrears, under the direction of the controller, to advertise the said lands and tenements, or any of them, for sale." 3. The provisions of the Charter on this subject are too voluminous to be published in this column. Sections 1017-1054 give you the information you desire. To answer your question briefly: Under the Greater New York Charter tax sales do not give absolute title. The lands are sold at public auction for the lowest term of years at which any person shall offer to take the same, in consideration of advancing the tax, interest and costs and charges of the sale. The purchaser at the sale gets a lease, on default to redeem, for the term of years which he bid. A mortgagee may redeem from the sale within two years from the date of the same. An owner has six months to redeem after the service upon him of a notice of the sale. The property is redeemed by paying to the collector of arrears and assessments the purchase money which the bidder paid with the addition of 42 per cent. thereon. The sales in Brooklyn, for arrears of taxes prior to 1898, take place under the law as it was prior to the going into effect of the Greater New York Charter. Under these sales an absolute title to the land may be acquired. 4. As soon as the receiver of taxes shall give public notice in certain papers that the taxes are due and payable. On payments made before the 1st day of November, a rebate at the rate of 6 per cent. per annum from the date of payment to the 1st day of December, is allowed. Between the 1st day of November and the 1st day of December, the face of the tax bill must be paid. On and after the 1st day of December, 1 per cent. is added to the face of the bill, and on and after January 1st, interest is charged at the rate of 7 per cent. per annum from the day on which the assessment rolls and warrants shall have been delivered to the receiver of taxes to the time of payment. 5. At the office of the Board of Assessors in the Borough Hall, between the second Monday of January and the first day of May.—Law Editor.

Types of New York Entrances.

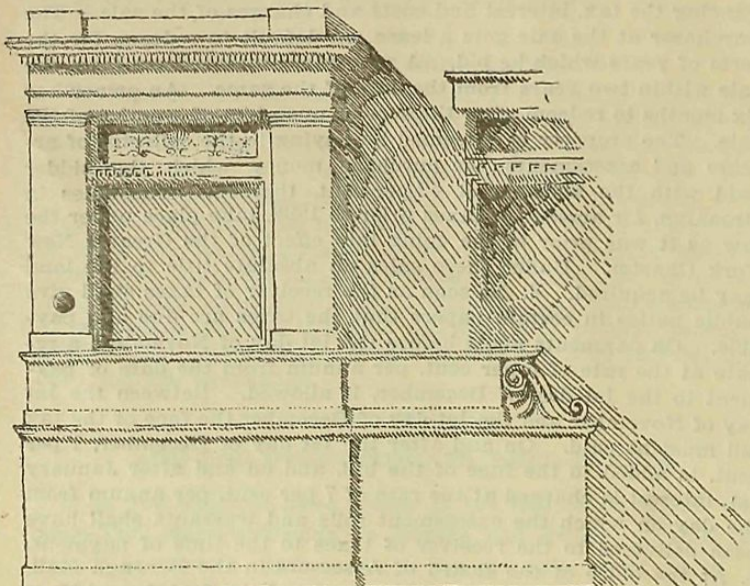


A MODERN FRENCH ENTRANCE.

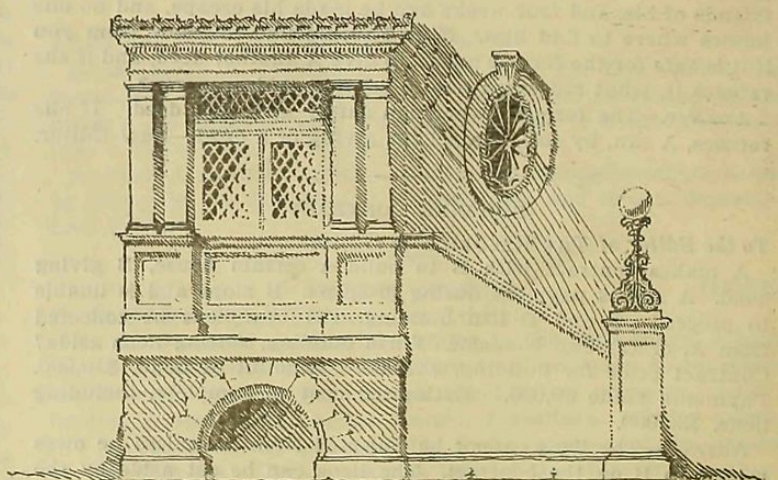
DESIGN EMBRACING THE WINDOWS ON BOTH SIDES OF DOORWAY.



ENTRANCE TO AMERICAN BASEMENT HOUSE.



ENTRANCE APPROACHED FROM THE SIDE.



ENTRANCE APPROACHED FROM THE SIDE.

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.

S. MORRIS PRYOR, REAL ESTATE BROKER, AUCTIONEER AND APPRAISER, 130 Broadway, New York. Money to Loan, 4-4 1/2-5%.

AUCTION SALES OF THE WEEK.

The following are the sales that have taken place during the week ending Dec. 30, 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. 3d av, No. 1667, e s, 50.8 n 93d st, 25x90, 5-sty brk tenem't with stores. (Amt due \$21,553; sub to taxes, &c, \$788.80.) Newman Cowan. \$22,300 *Greenwich st, No 108, w s, 52.8 s Carlisle st, runs w 85.4 x s 0.3 x w 7.8 x s 25.7 x e 7.10 x s 0.3 x e 85.1 to Greenwich st, x n 26.3 to beginning, 7-sty brk store. (Amt due \$52,686; sub to taxes, &c, \$1,200.) Mary A Chisolm \$40,000 141st st, No 630, n s, 456.6 e Alexander av, 25x100, 3-sty frame dwell'g. Sheriff's sale on execution of all title which Sarah E Bailey had on April 19, 1898, or since. Wm G Eynon \$453

PHILIP A. SMYTH. *Eagle av, w s, 297.2 n Westchester av, 25.6x 117.7x25.6x115.4, 3-sty frame dwell'g. (Amt due \$1,935; sub to mort \$2,500, and taxes, &c, \$295.22.) Henry and Sophie Zehder. \$4,638 *West Farms road, n w cor Forrest st, 50x100, Westchester, 3-sty frame dwell'g. (Amt due \$6,522; sub to taxes, &c, \$125.) John Vincent and ano \$6,000 *24th st, No 262, s s, 125 e 8th av, 16.8x98.9, 3-sty brk dwell'g. (Amt due \$11,563; sub to taxes, &c, \$125.) Benja A Hegeman. \$11,000 *83d st, Nos 219 and 221, n s, 150 w Amsterdam av, 50x102.2, two 5-sty brk flats. (Amt due \$13,647; sub to mort \$20,000, and taxes, &c, \$281.40.) Elias Kempner. \$21,000 148th st, n s, 375 w Morris av, 25x106.6, 2-sty frame dwell'g. Moses Levy. (Amt due \$2,888; sub to taxes, &c, \$127.06) \$38,000

BRYAN L. KENNELLY & CO. 124th st, No 252, s s, 191.2 e 8th av, 16.8x100.11, 4-sty brk dwell'g. (Amt due \$10,813; sub to taxes, &c, \$179.15.) David A Taylor. \$11,000 124th st, No 254, s s, 174.6 e 8th av, 16.8x 100.11, 4-sty brk dwell'g. (Amt due \$10,813; sub to taxes, &c, \$177.15.) David A Taylor \$11,000

WILLIAM M. RYAN. *Zulett av, s s, 125 e Mapes av, 25x100, vacant. *Zulett av, s s, 225 e Mapes av, 25x100, vacant. *Zulett av, s s, 275 e Mapes av, 25x100, 3-sty frame dwell'g. *Zulett av, s s, 325 e Mapes av, 25x100, vacant. *Zulett av, s s, 425 e Mapes av, 25x100, vacant. *Zulett av, s s, 475 e Mapes av, 25x100, 3-sty frame dwell'g. (Amt due \$3,635; sub to mort \$16,500, and taxes, &c, \$270.) John F Steeves. \$17,620 *Bowery, No 391, s e s, 48.6 s w 6th st, 24x80, 2-sty brk store and tenem't. (Amt due \$6,992; sub to mort \$20,000, and taxes, &c, \$800.) Sanford Simons \$27,447 *West st, No 401, e s, 67 s Charles st, 22.9x93.9 x21.5x87.10, 3-sty brk tenem't with stores. Elizabeth Benham. (Amt due \$16,220; sub to taxes, &c, \$807.75) \$17,200

JAMES L. WELLS. *North Oak Drive, s s, lot 44 on amended map of Bronxwood Park, Williamsbridge, -x83.8x 75x118, vacant. (Amt due \$1,425; sub to taxes, &c, \$30.) Alfred A Keller \$1,000

D. PHOENIX INGRAHAM. *148th st, No 309, n s, 75 e Bradhurst av, 25x 99.11, 5-sty brk flat. (Amt due \$15,980; sub to taxes, &c, \$267.40.) Austin Kimball as guardian, &c \$14,750

THOMPSON & PRYOR. *20th st, Nos 35 and 37, n s, 275 w 4th av, 49.7 x92, 8-sty stone front store. (Amt due \$62,783; sub to mort \$117,500, and taxes, &c, \$2,151.60.) Jacob D Butler \$198,650

Total \$444,658 Corresponding week, 1897 \$180,758 Jan. 1, 1898, to date, \$28,236,362 Corresponding period, 1897 \$36,162,725

CONVEYANCES.

BOROUGH OF MANHATTAN.

December 23, 24, 27, 28, 29.

Bleecker st, No 192, s s, 50 n w Macdougall st, runs s w 98 x n w 25 x n e 25 x s e 25, 1-3 part; also 1-8 part in all lands of which Geo G Sickles died seized, except 7 Hubert st and 418 Cherry st. Eda Sickles to Daniel E Sickles. May 28, 1897. nom Bleecker st, No 301, e s, 39 n Barrow st, 26x25, 4-sty brk tenem't with store. Anna wife of and Berny Silverblatt to Emma F Stillman extrs Thomas Stillman. Mort \$11,000. Dec 1. 9,862

REAL ESTATE.

CHAS. H. EASTON & CO., REAL ESTATE, 116 WEST 42D STREET. Telephone, 706 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.

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. 185 BROADWAY, Telephone, 165 Cortlandt.

REAL ESTATE 503 5th Ave., Cor. 42d St., EDWIN B. WILLCOX. 59 Liberty St., cor. Liberty Pl. INSURANCE 1890-88 1786-Cort.

Cannon st, Nos 106 to 110 | n e cor Stan- Stanton st, Nos 286 to 292 | ton st, 75x 100, 4-sty brk stores. Rebecca Cohn to Leopold Newborg. Morts \$93,000. 1/2 part. B & S. C a G. Dec 28. nom

Chambers st, No 201 | n e s, abt 65 e West Reade st, No 193 | st, and adj lands Thomas Hertell, runs n e along said lands 64.4 to Reade st, x w 22.2 to land John W Inness, x s w 55.5 to Chambers st, x e 23.8, 4-sty brk store. Henry W Gordon to Mary A Gordon. Morts \$20,000. Dec 21. nom

Clinton st, Nos 8-14, e s, 100 s Houston st, 75x100.2, 2-sty brk synagogue and 3-sty brk flat with store. Joseph Rosenberg and Jacob Feinberg to Abraham Stern and Isidore Jackson. Morts \$39,600. See Stanton st. Dec 22. nom

Crosby st, No 163, e s, 101.6 s Bleecker st, 32.8x55.7x19.11x54.1, 5-sty brk store. Chas S Murphy to Charles Dougherty. Mts \$35,000 and taxes. Dec 28, 1897. nom

Delancey st, No 236, n s, abt 50 e Willett st, 25x100, 5-sty stone front tenem't with stores. Michl S Bamberg, Columbia, S C, only heir of Sadie Bamberg to Abram Kling. Q C. Feb 26, 1895. nom

East st, s e cor Rivington st, bulkhead extending along e East st 200 and all rights of wharfage, &c. Consolidated Ice Co to New York Knickerbocker Real Estate Co. nom

MISCELLANEOUS.

THOMAS DIMOND, Est., 1852. IRON WORK FOR BUILDINGS. 128 WEST 33D STREET, NEW YORK. Works: { 128 West 33d Street. Tel., 341-28th { 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

East st Bulkhead on e s, extends from s s Rivington st 200, with wharfage rights, &c. 3d av, s e cor 9th st, 23x70. Release mort. Knickerbocker Trust Co trustee to Consolidated Ice Co. Dec 20. nom

Eldridge st, No 146, e s, 75 s Delancey st, 25x87.6, 5-sty brk tenem't with stores. Joseph S Marcus to Marie L Worch. Mts \$19,000. Dec 27. 26,100 Front st, No 248, n s, 145.9 e Peck slip, runs n 61.11 x e 19 x s 11.8 x e 0.10 x s 50.6 to Front st, x w 19.3, 5-sty brk store. Richard J Chard to Seth M Milliken and Henry A Willis, joint tenants. Dec 23. 21,000

Front st, No 146, w s, 36.1 n Depeyster st, 17.7x71.7x16.9x69.10, 5-sty brk loft building. Zophar Mills, Jr, and Eliza Mills widow to Nathalie E Baylies, faunton, Mass. Mort \$10,000. Dec 24. 15,000 Grand st, No 277, s s, 60 e Forsyth st, 20x 70, portion 5-sty brk store. Also all title open court in rear above 20x 5.1.

Chas S Fairchild et al exrs Mary A Edson to State Bank. C a G. Dec 23. 25,000 Grand st, No 471 | s s, 28.1 w Scam- East Broadway, No 260 | mel st, 23.8x99.3 Division st | to East Broadway, x21.10x93.3, 2-sty brk tenem't with stores on Grand and Division sts, and 3-sty brk tenem't on East Broadway. Cornelius B Cammeyer individ and Alexina R Garbe and James Farmer and Cornelius B Cammeyer exrs Harmon A Cammeyer to John F Ahearn. Morts \$14,000. Dec 10. 21,000 Grand st, No 243, s s, 75 e Bowery, 26.3x 50, 4-sty brk store and tenem't. Wm H. Emma and Henrietta Matthews to Oliver J Wells. Morts \$29,000. B & S. Dec 31, 1897. 100

Grove st, No 60, s s, new line, 175 e Bleecker st, 25x98.2x25x99.4, 5-sty brk tenem't. Elias Kempner to Patrick Reilly. Morts \$22,000. Dec 29. See 56th st. 35,000 Houston st, No 104, n s, 18 e Thompson st, 19.2x62, 5-sty stone front store and tenem't. Albert Dexheimer to Chas F Reichert. Dec 16. Mort \$17,500. nom Houston st, Nos 11 and 13, s s, 103 w Broadway, 46.10x77, 5-sty iron front store. David J King, Jr, et al exrs and trustees Edward J King and Rosalie King widow to Chas A Gould, Rye, N Y. Dec 28. 125,000

Jumel pl, e s, 288.7 s Edgecombe road, 50x 90, vacant. Olin J Stephens to Eliz S Stephens his wife. Dec 24. gift Mulberry st, No 173, w s, 130.3 s Broome st, 24.11x71.7x24.4x68.6, 5-sty brk tenem't with store. Centre Market pl, No 8, e s, 138.2 s Broome st, 24.4x70.8x24.4x69.9, 5-sty brk tenem't. Auke Dooper to Thomas Farese and Joseph Staffe. Dec 27. 46,000 Norfolk st, Nos 60 and 60 1/2, e s, 50.1 n Broome st, 28x50.1x28.2x50.1, 1-5 part, two 4-sty brk tenem'ts with stores. Norfolk st, No 72, all title. Minnie Edelkind or Edelman heir Joseph

- Cohen to Mary Cohen widow. Morts \$12,000 and all liens. B & S. C a G. Nov 29. nom
- Perry st, No 79, n s, 103.4 e Bleecker st, 23x95.5, 5-sty brk flat. Ernst E W Schneider and Henry Herter to Carl J Schneider. Mort \$29,500. Nov 8. nom
- Rivington st, No 104, n e s, 44.3 s e 7udlow st, 22x80x21.10x80, 3-sty brk tenement. Contract. Adolph F Ohm with Urry Goodman. Dec 23. 17,800
- Sheriff st, No 51, w s, 120 n Delanacey st, 20.2x90, and all right to alley in rear, 3-sty frame (brk front) tenem't with 2-sty brk tenem't on rear. Valentine G Hall to Nathan Stimmel. Morts \$8,500. Dec 24. nom
- Same property. Nathan Stimmel to Solomon Feiner. Morts \$8,500. Dec 28. nom
- Stanton st, Nos 49 and 51, s s, 66.8 e Forsyth st, 44.5x75; No 49, 4-sty brk tenement with store; No 51, 3-sty brk tenem't with store with 3-sty brk tenem't on rear. Isidore Jackson to Jacob Feinberg and Joseph Rosenberg. Morts \$26,500. Dec 22. nom
- See Clinton st. val consid and 100
- Stone st, No 55 | 21 x 79.5 x 16.1
- South William st, No 15 | x81.2, 4-sty brk office building. Geo G Guion exr Eliz J Guion to Mary L Coster. Dec 17. 33,500
- Thompson st, No 60, e s, 125 n Broome st, 25.3x94x25x94, 1-sty store. William Post individ, exr and trustee William Post to Edwd R Poerschke. Dec 29. nom
- Washington st, No 440, s w cor Desbrosses st, 21.10x82.10x21.10x82.3, 2-sty brk tenement with 1-sty frame building covering lot. Julian B and John I Hart to Henry and Hyman Sonn. Morts \$15,000. Dec 27. val consid and 100
- Water st, No 113, s e s, 40.4 s w Wall st, 22 x90. Charlotte F Case, Jamaica, L I, to John Gerken. Assignment of all title under will of Zina Case. Dec 20. 15,500
- Same property. Gustav A Recknagel individ and as exr Laura A Recknagel to John Gerken. Dec 8. 8,000
- Waverley pl, No 25, n w cor Greene st, 33.6 x100.8, 9-sty brk building. Wm K Everdell to Louis Ottmann trustee William Ottmann. Dec 27. 248,500
- West st, Nos 326 and 327 | Declaration
- 50th st, Nos 231 and 233 West | of trust as to all but 14-75 parts. John Pettigrew to Mary R Watson, Julia S Hutchins, Robert Pettigrew, Hannah L Place and Harry C Quimby. June 27. 59,900
- 6th st, No 603, n s, 93 e Av B, 25x70.10, 6-sty brk tenem't with store. John Roth and Michael Wielandt to Morris Rosengardt. Mort \$20,000. Dec 27. 27,000
- 7th st, No 119, n s, 222 w Av A, 21x97.6, 3-sty brk tenem't. Dina wife of Carl Klein to Wolf Brand. Dec 29. 18,000
- 10th st | begins 10th st, n s, 37.10 s e Broadway | Broadway, runs e 97.4 x n 50 x w 95.8 x s 0.6 x w 38.6 to Broadway, x s 39 to 10th st, x s e 37.10, 4-sty brk bakery. Henry Corn to Wm H Burgess. Morts \$165,000. Dec 29. See Lexington av. nom
- 11th st, No 611, n s, 168 e Av B, 25x103.3, 4-sty brk tenem't with stores, with 2-sty frame building on rear. Louis and Amelia Katz and Samuel and Tillie Strauss to Irving I and Martin H Kempner. Mort \$8,000. Dec 13. nom
- 17th st, No 222, s s, 94 w Rutherford pl, 19x 80, 4-sty stone front dwell'g. Foreclos. Chas D Burrill to Walter S Logan. Dec 22. 46,800
- 19th st, No 39, n s, 200 w 4th av, 25x92, 4-sty brk store and flat. Henry G MacKaye exr and trustee Lewis T Warner to Jacob D Butler. Dec 20. 52,000
- Same property. Jacob D Butler to John F Scannell. Morts \$40,000. Dec 29. 64,500
- 20th st, Nos 35 and 37, n s, 275 w 4th av, 49.7x92, 8-sty stone front store. Foreclos. Norman T M Melliss to Richard B Sheridan, Morris Park, L I. All liens. Dec 29. 66,000
- 20th st, No 355, n s, 130 e 9th av, 22x74, 3-sty stone front dwell'g. Stephen W Doubleday exr Ella M Smith to Eliz A Cushman. Dec 21. 16,100
- 20th st, No 412, s s, 189.3 w 9th av, 21.5x 104, 4-sty brk dwell'g. Stephen W Doubleday exr and trustee John H H Cushman to Gertrude R Cushman. Dec 21. 15,750
- 24th st, No 262, s s, 125 e 8th av, 16.8x98.9, 3-sty brk dwell'g. Foreclos. Armitage Mathews to Benj A Hegeman, Plainfield, N J. Dec 29. 11,000
- 29th st, No 332, s s, 300 w 1st av, 25x98.9, 4-sty brk store and tenem't. Ezekiel Fixman to James D Putnam. Partition. Dec 22. Mort \$6,500. 11,000
- 29th st, s s, 99.6 e 7th av, 50x98.9. Contract to pay or secure \$2,120. Hall Association Grand United Order of Oddfellows with Prince & Kinkel Iron Works. Aug 10, 1898. nom
- 30th st, No 355, n s, 154 e 9th av, 26x98.9, 3-sty brk tenem't with 2-sty brk building on rear. Margaret Buchanan to Alexandra S Buchanan. B & S. May 23. 3,000
- 39th st, No 215, n s, 173.9 e 3d av, 16.3x 98.9, 3-sty stone front dwell'g. Thos M Brennan to Honora K Brennan. Dec 8. gift
- 42d st, No 5, n s, 173 e 5th av, 30x100.5, 4-sty stone front store and flat. Isaac B Sniffin exr Catharine Sniffin and Harriet L, John A, Isaac B and Chas A Sniffin to Daniel B Freedman. Morts \$100,000. Dec 28. nom
- 44th st, No 27, n s, 40.10 w Madison av, 17.10x85.5, 4-sty brk dwell'g used as school. Catharine Demberg. Hoosick Falls, N Y, to Frank C Smith. All title. Nov 26. 2,623
- Same property. Wm F Newell, Schuyler Lake, N Y, to same. All title. Dec 13. 5,000
- Same property. Henry L and Edna O Brooks, Boston, Mass, to same. All title. Nov 25. 3,000
- Same property. Geo W Brooks, Boston, Mass, to same. All title. Nov 16. 1,000
- Same property. Henry L Brooks and Wm F Newell exrs Harriet D L Brooks to same. All title. Dec 20. 16,378
- Same property. Henry L Brooks, Boston, Mass, trustee Harriet D L Brooks to same. All title. Nov 26. 6,000
- 46th st, No 102, s s, 80 w 6th av, 20x100, 4-sty stone front dwell'g. Thos F Donnelly to Chas F Wilken. Dec 27. 5,000
- 49th st, No 72, s s, 60 e 6th av, 20.7x100.5x 20.1x100.5, 4-sty stone front dwell'g. Mary J Give to Esther Bowman. Dec 12. Mort \$31,500. nom
- 50th st, No 315, n s, 153.4 e 2d av, 16.8x 100.5, 4-sty stone front dwell'g. Eliz J Goldner to Marie Behring. Morts \$8,000. Re-recorded. June 30, 1898. nom
- Same property. Marie Behring to Gustav Zimmermann. Morts \$8,000. Dec 23. 8,900
- 52d st, Nos 410 and 412, s s, 125 w 9th av, 50x100.5, 4-sty brk stable. Henry W Gordon to Mary A Gordon. Morts \$20,000. Dec 21. nom
- 56th st, No 127, n s, 115 w Lexington av, 20x100.5, 4-sty stone front dwell'g. Foreclos. Thos F Donnelly to Michael Steiner. Dec 27. 15,500
- 56th st, Nos 324 and 326, s s, 294.2 e 2d av, 44.10x100.5x42.9x100.5, two 4-sty brk tenem'ts with stores. Patrick Reilly to Elias Kempner. Dec 29. See Grove st. 18,000
- 60th st, No 127, n s, 325 w Columbus av, 25x100.5, 5-sty stone front flat. Foreclos. Lucius A Waldo to Mary B Hughes and Annie J Bouillon. Morts \$16,000. Dec 28. 22,000
- 60th st, Nos 331 to 335, n e s, 175 n w 1st av, 100x100.5, 1-sty frame buildings and vacant. Laura Wurts, New Haven, Conn. Cornelia, Alice and John C Jay, Laura J Edwards, Pierre, Mary R, Laura P and John Jay heirs of Laura Jay to Israel O Blake. Nov 28. 25,000
- 65th st, No 120, s s, 180 w Lexington av, 20x100.5, 4-sty stone front dwell'g. John A Cormack to Mary L Cormack. Mort \$19,000. Jan 18, 1897. 11,000
- 67th st, No 9, n s, 200 e 5th av, 25x100.5, 4-sty brk dwell'g. Gertrude B Miller to John M Mitchell. Dec 29. 80,000
- 68th st | n s, 148 e Av A, 394 to w s Exterior st, terior st, x-x403.11x100.5, vacant. Augustus N Morris trustee of and Eleanor C Morris formerly Jones to The Central Brewing Co. Dec 21. 85,000
- 70th st, n s, 238 e 1st av, 75x100.4, vacant. Charles Koch to Charles Koch, Jr. Jan 28. nom
- 71st st, No 213, n s, 205.11 e 3d av, 20.11x 102.2, 4-sty stone front tenem't. Carrie Weill formerly Bock to Jacob Regensberg. Morts \$10,000. Dec 28. nom
- 72d st, No 338, s s, 333.4 e 2d av, 16.8x 102.2, 3-sty stone front dwell'g. Augusta A Zitz to Annie Rinaldo. Mort \$8,000. Dec 27. See Lexington av. 10,750
- 74th st, No 105, on map No 107, n s, 75 e Park av, 25x102.2, 2-sty brk store. Wm W Hall to Herman O Armour. Dec 17. nom
- 75th st, s s, 75 e Park av, 25x— | Agreement restricting buildings. Jacob M Newman and Wm W Hall with Herman O Armour. Dec 14. nom
- 75th st, s s, 80 w Lexington av, 39.6x102.2, vacant; right of way over strip—
- 75th st, s s, 119.6 w Lexington av, 5x 102.2. Wm R Grace to Jacob H Schiff. Dec 28. 25,000
- 76th st, Nos 113 to 119, n s, 165 e 4th av, 60x102.2, two 5-sty brk flats. Bernhard Rosenstock to David Hochner, Morris Zucker and Marcus Krauskopf. Mts \$51,000. Dec 28. See 96th st. nom
- 76th st, No 28, s s, 20 w Madison av, 20x 102.2, 4-sty stone front dwell'g. Wm K Porter to Albert Plaut. Morts \$36,000. B & S. C a G. Dec 28. 43,000
- 76th st, No 16, s s, 140.2 w Madison av, 19x 102.2, 4-sty stone front dwell'g. Same to Martin H Goodkind. Morts \$35,000. Dec 28. val consid and 100
- 79th st, s s, 115 e 5th av, 35x102.2. Henry H Cook with James E Nichols. Agreement as to easement and buildings. Dec 17. nom
- 80th st, No 154, s s, 51.3 e Lexington av, 19.3x102.2, 4-sty brk flat with 2-sty brk building on rear, covering lot. John Volz to Pincus Lowenfeld and William Prager. Morts \$18,000. Dec 22. See 85th st. nom
- 81st st, No 515, n s, 223 e Av A, 25x102.2, 5-sty brk tenem't.
- 81st st, No 511, n s, 173 e Av A, 25x102.2, 5-sty brk tenem't.
- Sally S Lillenthal to Abraham W Lillenthal. Mort \$25,000. April 1, 1896. nom
- 83d st, No 340, s s, 75 w 1st av, 25x100.5, 5-sty stone front tenem't. Charles Hornung, Jr, to Anna M Hornung. Morts \$10,000. Dec 20. nom
- Same property. Karl Hornung to Charles Hornung, Jr. Morts \$10,000. Dec 20. Corrects error as to house No in our last issue. nom
- 84th st, No 205, n s, 119 w Amsterdam av, 27x102.2, 5-sty brk flat. Louise V Weber to John S Peckham. Morts \$1,850. Dec 19. nom
- 84th st, s s, 100 w West End av, 100x102.2. Charles Gahren with Thos J McGuire. Agreement as to erection of buildings and loan thereon. Oct 24. nom
- 85th st, n s, 150 w Amsterdam av, 25x102.2, vacant. D Willis James to Patrick Prendergast. Sub to encroachments. Dec 1. other consid and 100
- 85th st, No 226, s s, at former centre line of old lane and road leading to Hell Gate, also distant 329.6 e 3d av, 25x102.2, 6-sty brk tenem't with stores. Pincus Lowenfeld and William Prager to John Volz. Morts \$22,000. Dec 28. See 80th st. val consid and nom
- 85th st, No 160, s s, 175 e Amsterdam av, 25x102.2, 3-sty stone front dwell'g. Beverley Ward to Albert J Shaw. Morts \$19,000. Aug 16, 1898. no.1
- 86th st, n s, 200 w West End av, 25x100.8, vacant. Elizabeth, Ellen R and Chas W Jones to Edward and Henry Hirsh. Dec 21. 10,500
- Same property. George and Caroline A Livingston and Lillian L Wiswall to same. B & S. ½ part. Dec 21. nom
- Same property. Elizabeth, Ellen R and Annie R Jones exrs John Jones to same. B & S. All title. Dec 21. nom
- 86th st, n s, 250 w West End av, 54x100.8, vacant.
- 86th st, n s, 199.2 w West End av, 0.10x 100.8. Wm E D Stokes and Rita H de A de Acosta to same. C a G. Dec 21. val consid and 100
- 86th st, n s, 225 w West End av, 25x100.8, vacant. Helen J Erickson to same. Mort \$16,000. Dec 21. other consid and 100
- 86th st, n s, 300 w West End av, 4x100.8, Francis M Jencks to Wm E D Stokes. Mar 19, 1896. nom
- 87th st, No 15, n s, 233 w Central Park West, 17x100.8, 5-sty brk dwell'g. Alfred De Buys to Johanna De Buys. Morts \$12,000. Dec 23. nom
- 89th st, Nos 228 and 230, s s, 250 w 2d av, 50x100.8, two 5-sty brk tenem'ts. Henry B Pye to Kate Johnsen. Morts \$28,000. Dec 28. nom
- 89th st, No 77, n s, 37 e Columbus av, 21x 75, 5-sty brk flat. Lillian Smith to Elise Beer. Mort \$21,500. Dec 23. nom
- 90th st, s s, 153.4 e 5th av, 25.6x100.8, vacant. Mary K wife of Timothy Hopkins to Chas A Gould, Rye, N Y. Dec 22. 20,000
- 91st st, n s, 222 w Central Park West, 45.11 x100.9x42.6x100.8, 6-sty brk flat. Mary A Brown to Sarah H Norris. Dec 23. Mort \$73,000. 1,000
- 91st st, n s, 267.11 w Central Park West, runs n 100.8 x e 3.4 x s 100.9. Same to same. B & S. Dec 23. 200
- 91st st, No 107, n s, 105 e Park av, 15x 100.8, 3-sty stone front dwell'g. Mary Heyman to Hulda Greenwald. Dec 23. nom
- 92d st, n s, 175 w Central Park West, 84.2 x-x80x100.8, vacant. Joseph Hamerslag and David E Oppenheimer to Paul B Pugh & Co. Morts \$40,000. Dec 28. nom
- 94th st, s s, 250 w West End av, 25x71.8x 25x72.4, vacant. Timothy Donovan to Thos P Hornsey. Dec 23. 100
- 96th st, Nos 167 to 171, n s, 150 w 3d av, 75x100.11, three 5-sty brk flats. David Hochner, Morris Zucker and Marcus Krauskopf to Bernhard Rosenstock. Mts \$58,750. Dec 28. See 76th st. nom
- 103d st, No 90, s s, 139.6 e Columbus av, 20x100.11, 5-sty stone front flat. Abraham Boehm and Lewis Coon to James Gillroy. Mort \$18,000. Dec 14. exch
- 103d st, No 90, s s, 139.6 e Columbus av, 20 x100.11, 5-sty stone front flat. The Produce Exchange Building and Loan Assoc to James Gillroy. Release judgment. Dec 23. nom
- 104th st, Nos 338 and 340, s s, 125 w 1st av, 125x100.9, 1-sty frame shed, &c, stone yard. Wm S Lowe to Abraham C Quackebush. Mort \$25,000. Dec 22. nom
- 106th st, s s, 225 w 4th av, 50x100.11.
- 106th st, s s, 217.6 w 4th av, 37.6x100.11. Agreement releasing premises from restriction. Moses H Stansbury as trustee for New York City Land Assoc to Henry Van Schaleck. July 1. nom
- 108th st, No 212, s s, 200 w Amsterdam av, 25.4x100.11, 5-sty brk flat. Ernest E W

Schneider and Henry Herter to Carl J Schneider. Morts \$25,000 and all liens. Nov 9. nom

108th st, No 234, s s, 150 w 2d av, 25x 100.11, 4-sty brk tenem't. Hannah Joseph to Gussie Stowasser. 1/2 morts \$8,000. 1/2 part. April 17, 1893. nom

Same property. Carl Stowasser to Hannah Joseph. 1/2 morts \$8,000. 1/2 part. April 17, 1893. nom

111th st, No 12, s s, 119 e 5th av, 18x100.11, 5-sty stone front dwell'g. Foreclos. Sylvester L H Ward to George Herold. Dec 28. 15,000

113th st, No 64, s s, 266 e Lenox av, 17x 100.11, 3-sty stone front dwell'g. Charles Skinner to Louis Levy. Morts \$10,000. Dec 29. 11,500

113th st, No 86, s s, 35 e Lenox av, 20x 100.11, 5-sty brk flat. Hartmann and Henry Schmidt to Marx Solomon. Morts \$19,000. Dec 29. 100

113th st, No 84, s s, 55 e Lenox av, 20x 100.11, 5-sty brk flat. Same to same. Morts \$19,000. Dec 29. 100

115th st, n s, 100 w 5th av, 25x100.11, vacant. nom

5th av, n w cor 115th st, 100.11x100, 4-sty stone front flat and vacant. Mary J Coe widow to Globe Realty Co. Morts \$46,000. Dec 15. nom

115th st, No 322, s s, 275 e 2d av, 25x 100.11, 4-sty brk tenem't with store. Frank and Vincenzo Garofalo to Louisa Garofalo. All liens. Confirmation deed. Dec 20. 15,000

115th st, n s, 98 w 5th av, runs n 42.10 x w 2 x n 58.1 x w 25 x s 100.11 to 115th st, x e 27, vacant. Globe Realty Co to Thos R Calder. Mort \$70,000. Dec 23. val consid and 100

118th st, No 123, n s, 240 e 4th av, 16.8x 100.11, 2-sty frame dwell'g. John Buggy to Mary Buggy his wife. Dec 22. gift

118th st, No 69, n s, 232.6 e Lenox av, 27.4 x100.11x27.6x100.11, 5-sty brk flat. Alphonse Hogenauer and Albert E Wesslau to Ellen Kirby. Morts \$20,000. Dec 29. See Park View av, Bronx. nom

118th st, No 81, n s, 105 e Lenox av, 20x 100.11, 3-sty stone front dwell'g. Harriet E Milne to Emily B Angell. Morts \$15,000 and taxes. Dec 29. nom

119th st, s s, 325 e 7th av, 20x100.11, 3-sty stone front dwell'g. James C Crawford to Florence wife of Abraham Beller. Morts \$17,000. Dec 22. nom

122d st, No 207, n s, 116 w 7th av, 18x 100.11, 3-sty brk dwell'g. Florence Beller to James C Crawford. Morts \$15,000. Dec 23. nom

122d st, s s, 100 e Amsterdam av, 25x90.10, vacant. Harry D Benner to W Bayard Cutting. B & S. C a G. Dec 22. 10,000

122d st, s s, 150 e Amsterdam av, 25x90.10, vacant. Same to Seth Low. Dec 22. 10,000

122d st, s s, 175 e Amsterdam av, 25x90.10, vacant. Same to Wm C Schermerhorn. B & S. C a G. Dec 22. 10,000

123d st, No 233, n s, 383.4 e 8th av, 16.8x 100.11, 3-sty stone front dwell'g. Fannie M and Chas F Porter exrs and trustees of David F Porter and Mary L and Chas F Porter heirs and devisees David F Porter to Fannie M Porter. Morts \$10,000. B & S. Oct 12. val consid and 1,000

123d st, No 373, n s, 18.1 e Columbus av, 16.3x66.11, 3-sty stone front dwell'g. John Johnston to Emanuel Van Dernoot. Dec 22. nom

Same property. Emanuel Van Dernoot to John and Cath F Johnston, joint tenants. Dec 22. nom

124th st, No 411, n s, 150 e 1st av, 25x 100.11, 5-sty brk tenem't. Edwd S Letts, Hoboken, N J, to William Woodhouse. Morts \$9,500. Dec 6. nom

128th st, No 17, n s, 222.6 w 5th av, 22x 85, 3-sty frame dwell'g. Geo V Morton to Caroline M Boyce. Morts \$7,000. Dec 20. val consid and 100

136th st, No 305, n s, 101.8 w 8th av, 16.8 x99.11, 3-sty brk dwell'g. Harriet L Bostwick to Emil Bachmann. Morts \$7,500. Dec 23. 13,250

148th st, No 610, s s, 170 w Boulevard, 15x 99.11, 3-sty brk dwell'g. Eva Steinmetz to Cornelia B Smith. Dec 7. Morts \$8,500. 12,000

149th st, s e cor Convent av, 100x99.11, vacant. nom

47th st, No 341, n s, 500 w 8th av, 25x 100.4, 4-sty brk gymnasium. Michael H Hyland, Verona, N Y, to George and Agnes Farnsworth, Teresa L Gibson and Thomas Sullivan. Sept 23. Corrects error as to house No and building on 47th st piece. nom

162d st, No 439, n s, 300 e Amsterdam av, 18.6x112.6, 3-sty stone front dwell'g. Henry D Jones to Kate B Abbatt. Mort \$10,000. Dec 13. nom

179th st, No 612, s s, 117 w 11th av, 17x 100, 3-sty brk dwell'g. Manhattan Real Estate and Building Assoc to Maximilian Morse. Morts \$8,500. Dec 29. nom

Av A, No 1624, e s, 68.2 s 86th st, 17x73.6, 3-sty stone front dwell'g. Hugo Daniel to Cecil and Mathilda Frankel, tenants by the entirety. Mort \$6,000. Dec 24. 8,500

Av D, No 67, w s, 78 n 5th st, 19.5x82.5x 18.3x82.5, 3-sty brk tenem't. Samuel Greenfeld to Fanny D Cohen. Morts \$8,500. Dec 29. 13,000

Amsterdam av, n e cor 145th st, 99.11x 100, vacant. Edward and Henry Hirsh to Fredk H Walker. Dec 27. nom

Audubon av, No 380, n w cor 184th st, 18 x60, 2-sty brk dwell'g. Jacob Hess to Charles Lehmann. Mort \$6,000. Dec 12. val consid

Audubon av, No 382, w s, 18 n 184th st, 17.10x60, 2-sty brk dwell'g. Jacob Hess to Richard Cummings. All liens. Dec 22. nom

Audubon av, No 384, w s, 35.10 n 184th st, 18x60, 2-sty brk dwell'g. Jacob Hess to Joseph A Haas. All liens. Dec 1. nom

Audubon av, No 390, w s, 90 s 185th st, 18x 60, 2-sty brk dwell'g. Same to John Batton. All liens. Dec 1. nom

Audubon av, No 396, w s, 36 s 185th st, 18x 50, 2-sty brk dwell'g. Same to Josephine Haas and Elizabeth McQueston. All liens. Dec 1. nom

Boulevard, s w cor 101st st, 100.11x100, vacant. John O Baker, Newark, N J, to Le Grand K Pettit. B & S. Dec 23. nom

Bowery, No 391, s e s, as same has been widened by junction 3d av, and 48.6 s w 6th st, 24x80, 2-sty brk store and tenem't. Foreclos. John T Fenlon to Sanford Simons. Morts \$20,000. Dec 29. 7,000

Broadway, No 538, e s, 101 n Spring st, 25.3 x124.10x23.7x124.10, 5-sty stone front store. Nathalie F Reynal, White Plains, N Y, to William Wetterer. Dec 22. nom

Broadway, No 634, being Broadway, e s, Crosby st, No 166 | 75.4 s Bleeker st, 25.1 x196.3 to Crosby st, x 25 x 196.5, vacant. Louis and Samuel Sachs to Henry Corn. Mort \$120,000. Dec 24. nom

Central Park West | n w cor 92d st, 75.8x 92d st | 125, vacant. Joseph Hamerslag and David E Oppenheimer to Wm H and James Bingham. Dec 23. nom

Central Park West, w s, 50.5 n 98th st, 25.3 x100, vacant. Rachel T Whitehead to William Rankin. Dec 22. nom

Greenwich av, No 55, s w cor Perry st, runs s 21 x w 48.10 x s 7.10 x w 0.7 x n 6.9 x n e 8.1 x e 2.2 x n 9.5 to Perry st, x e 40.11, 4-sty brk tenem't. Partition. Edwd E McCall to Jacob Kottek. Dec 8. 10,000

Same property. Ferdinand C Weyrich and Frank H Dennis exrs Elizabeth Weyrich to same. Nov 29. 10,000

Same property. Release dower. Annie Weyrich to Wm F Weyrich. Nov 9, 1898. nom

Same property. Release dower. Julia Weyrich to Jacob Weyrich. Nov 7. nom

Same property. Release dower. Mary A Weyrich to Harry Weyrich. Nov 10. nom

Greenwich av, s w cor Perry st, runs s 21 x w 48.10 x n 7.10 x w 0.7 x n 6.9 x e 8.1 x e 2.2 x n 9.5 to st, x e 40.11. Jacob Kottek to Amalie Stern. Morts \$9,000. Dec 8. nom

Same property. Ricka Ketch widow to Jacob Kottek. Q C. C a G. Nov 30. nom

Lexington av, No 1087, e s, 68.2 n 76th st, 17x70, 3-sty stone front dwell'g. Annie Rinaldo to Augusta A Zitz. Mort \$11,000. Dec 27. See 72d st. nom

Lexington av, No 134, w s, 49.4 s 29th st, 16.3x81, 4-sty stone front dwell'g. Mary M Heath to Joseph E Ergens. Correction deed. Q C. Nov 2. nom

Lexington av, No 1655, e s, 41.8 n 104th st, 16.8x70, 5-sty stone front flat. Pierce Barrett, Armenia, N Y, to Geo B Brown. Morts \$8,000. Nov 30. 11,000

Lexington av, No 1653, e s, 25 n 104th st, 16.8x70, 5-sty stone front flat. Same to same. Morts \$8,000. Nov 30. 11,000

Lexington av, No 635, s e cor 54th st, 20.5 x80, 5-sty stone front flat with store. Wm H Burgess, Oyster Bay, N Y, to Henry Corn. Dec 29. See 10th st. nom

Madison av, No 1010, s w cor 78th st, 15.8x 74, 4-sty stone front dwell'g. Stuyvesant Fish, Philipstown, N Y, to Marian G Fish. Dec 24. gift

Riverside Drive, s e cor 89th st, 101.6x 148.6x100.8x101.3.

Riverside Drive, n e cor 88th st, 103.7x 100x100.8x—.

Agreement as to restriction of buildings. Wm W Hall and Benjamin Altman owners with Thos R A and Wm H Hall mortgages. Dec 6. nom

St Nicholas av, No 714, e s, 187.10 n 145th st, 21x100, 4-sty stone front dwell'g. All title to damages for closing Old Breakneck Hill or Kingsbridge road. Foreclos. Isaac B Brennan to James Wood. Dec 19. 20,000

St Nicholas pl, s e cor 150th st, 74.11x100, 3-sty brk dwell'g and vacant. Foreclos. Norman T M Melliss to John A Stewart, Chas H Marshall and John C Brown trustees Liverpool and London and Globe Ins Co. Dec 28. 53,775

West End av, e s, extends from 68th to 69th st, 200.10x100, 3-sty frame store and tenement on corner 69th st, balance vacant. Edward Oppenheimer and Isaac Metzger to John T Farley. Morts \$60,000. Dec 22. val consid and 100

2d av, Nos 2392 and 2394, e s, 120.11 n 122d st, 40x80, two 4-sty stone front

stores and tenem'ts. William Rosenzweig to Rebecca Cohn and Leopold Newborg. Morts \$18,000. Dec 27. other val consid and nom

2d av, No 2242, e s, 20.10 n 115th st, 20x 80, 4-sty stone front store and tenem't. Mary Briel to Sarah M Williams. Morts \$8,500. Dec 22. nom

5th av, No 124 | begins 18th st, s s, 175 w 18th st | 5th av, runs s 92 x e 175 x n 32 x w 115 x n 60 to 18th st, x w 60, 5-sty stone front store and building on av, 1-sty brk bicycle school on 18th st. Louis and Samuel Sachs to Henry Corn. Sub to any encroachment. Mort \$160,000. Dec 24. nom

5th av, No 89, e s, 78.11 s 17th st, 26.3x100, 5-sty stone front dwell'g. Foreclos. John E Ward to Margaretta Pierrepont. Dec 27. 92,250

5th av, w s, 28.4 s 28th st, 31.4x100. 28th st, n s, 150 e 5th av, 25x98.9. Release and quit claim. Arthur H F Pa-get to such persons to whom real estate may be conveyed by referee. May 4, 1897. nom

5th av, No 415, e s, 93.5 s 38th st, runs e 100 x s 5.4 x e 25 x s 24.8 x w 125 to 5th av, x n 30, 4-sty stone front dwell'g. Webbs Academy and Home for Shipbuilders to Henrietta A wife of Wm H Webb. All title. Q C. Dec 17. nom

5th av, n e cor 90th st, 100x100, 2 and 1-sty brk riding academy.

90th st, n s, 100 e 5th av, 50x100, portion of same.

91st st, s s, 125 e 5th av, 75x100, 3-sty brk stable. Wm H Flitner to Andrew Carnegie. Dec 28. 250,000

5th av | s e cor 91st st, 100.8x125, vacant. 91st st | Chas W Tillinghast and ano exrs Edward Tracy to Andrew Carnegie. Dec 27. 170,000

MISCELLANEOUS.

All title, being 1-6 part in estate Lewis J Cohen. Ernest Cohen to Gershom Delgado and Isaac M Carvalho as trustees. Sept 6. nom

Designation of new trustee and acceptance. Thomas Rogers and William Cauldwell trustees will Jason Rogers to William Shilliber, Jr. April 13, 1897. nom

BOROUGH OF THE BRONX.

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

Bungay st | begins Old Bungay Creek, Old Bungay Creek | centre line, at roadbed of N Y, New Haven & Hartford R R Co, runs along centre line to n e s of Bungay st, x along same — to e s of Bungay Creek, x along same to said roadbed, x — to beginning; also all title to land forming bed of said creek bet said roadbed on the North and East River or Long Island Sound on the south, except part taken for opening Bungay st. Charlotte B and Francis B Arnold, Chas H and Grace Arnold, Edna A Fraser-Campbell, Constance A Rapallo and Fannie A Graydon to The N Y, New Haven & Hartford R R Co. June 23. Q C. 250

Home st or s, 178 e Stebbins av, 16.4x80.9

Lyon st | x17.6x87.2. Foreclos. Geo W Ellis to Roman Arnold. Dec 23. 3,000

Mott st, n s, 200 w Courtlandt av, 25x106.6. Frederick A Brusius to Abraham and David Bennett. Mort \$3,000. Dec 24. See 137th st. 7,800

*Prospect st, s e cor Main st, 50x100, Pelham. Foreclos. Chas P Hallock to Fredk H Seacord. Nov 17. 2,250

*12th st, n s, south 1/2 lot 337 map Unionport, Westchester. Ellen Jarvis to James Jarvis. Dec 27. 1,000

134th st, n s, 125 e Lincoln av, 50x100. Foreclos. John C Coleman to John W Dunican. Nov 18. 10,200

135th st | s e cor Railroad av East, Mott Haven Canal | now Park av, —x— to U S bulkhead line Harlem River, x— to Mott Haven Canal basin, x w irreg to beginning. August Belmont, Hempstead, L I, and Walther Lutggen, Linden, N J, to Harlem Transfer Co. Feb 1, 1898. nom

Same property. Buena Vista Realty Co to same. Feb 1, 1898. 394,000

137th st, No 629, n s, 156.7 w Willis av, 25x 100. Abraham and David Bennett to Fredk A and Anna Brusius, tenants by entirety. Mort \$13,000. Dec 24. See Mott st. 18,800

138th st, n s, 206.6 e Alexander av, 25x100. Herman G Unger to Marie L Worch. Mts \$16,000. Dec 28. nom

141st st, s s, 406.6 e Alexander av, 25x100. Marie S Wiethau, of Poughkeepsie, to John D Hassinger. Dec 29. other val consid and 100

155th st, n w cor Melrose av, 25x100. Martin J Earley to Sophia Schneider. Release mort. Dec 19. 1,331

Same property. Same to same. Release mort. Dec 19. 1,331

Same property. Thomas McManus to same. Release mort. Dec 19. 1,000
 Same property. Mary C Brady to same. Mort \$20,000 and assessments. Dec 8. nom
 159th st, n s, 367 e Courtlandt av, 25x100. Margaret Hanel child of Wiegand Siering to Louisa, Bertha, Theresa and William Siering children Wiegand Siering. Q C. Dec 3. nom
 169th st, s w s, part lot 113 map Village Morrisania, 15x100, except part taken to widen Boston av. James B Condon to John F Condon. Re-recorded. Oct 6, 1890. nom
 169th st, n e s, 154 s e Stebbins av, 37.6x107. Release mort. Ida M Murphy to Alfred Ericson. Dec 21. nom
 169th st, n e s, 154 s e Stebbins av, 37.6x107.10x37.6x107. Elizabeth wife of and Alfred Ericson to Gabriel Case. Dec 23. nom
 179th st, s s, 152 e Valentine av, 25x100x8x99.10. Henry B Lyon to Addison W Traphagen, of Hunter, N Y. Re-recorded. Aug 31. 1,000
 Arthur av, w s, 100 s Kingsbridge road, 25x100. John V Anderson to Adelaine Anderson. Dec 19. gift
 Av C, s w cor Cliff st, 50x100, Village Grove Hill. Chas E Bill to Thomas I Meighan. April 4, 1868. 550
 Arthur av, w s, 348 e Pelham av, 25x118. Foreclos. Robt H Bergman to Carmela Bigotti. Dec 15. 1,050
 Bathgate av, widened, n e cor 174th st, 49.8x95.7x49.11x95.7. Michael J McDermott and Patrick Curley to Morris Neufeld and Isidor Cohen. Nov 7. 12,000
 Boston av, No 970, s e s, 53.8 s w 164th st, 26.10x105.9x25x96. Thomas F Roys to Joseph Hassell. Mort \$15,750. Dec 27. nom
 *Boston road, w s, at Schieffelin lane, where said roads are crossed by Black Dog Brook, runs n e 390 x n e 162 x n e 166 x n e 307 x n e 287 x n e 183 x n e 275 x n e 150 x n e 206 x n e 155 to turn in lane, x s e 339 x s e 151 x s e 132 to lands James Hyde, x s w 262 x s e 379 x s e 27.10 to w s Boston road, x s w 103 x s w 142 x s w 98 x s w 98 x s w 200 x s w 165 x s w 152 x s w 443 x s w 454 x s w 243 x s w 38.4, contains 36 239-1,000 acres.
 Boston road | e s, at fence dividing lands
 Reeds Mill lane | J L Palmer and lands described, runs along Boston road n e 208 x n e 215 crossing Black Dog Brook, x n e 228 x n e 500 x n e 395 x n e 248 x s e 8 x n e 159 x s e 531 x s e 365 x s e 300 to stone fence on w s Reeds Mill lane, crossing last named brook, x along w s Reeds Mill lane s w 173 x s w 133 x s w 83 x s w 76 x s w 81 x s w 110 x s w 61 x s w 166 to s w bank last named brook to s w end bridge over same, x n w 122 x s w 46.4 x s w 221 x s w 365 x s w 600 x s e 574 x s e 145 x s w 130.10 x s 428 x s e 796 to w s lane, x s w 909 x n w 1,000 x n e 213.1 x n w 1,174 x n w 396 x s w 254 x s w 198 x s w 69 x n w 141 x n w 421 x n w 199 x n w 185 x n w 717 to beginning, contains 105 505-1,000 acres.
 Samuel Faile and William H Penfold trustees George Faile to Henry J Crawford. March 28. 212,616
 Same property. Wm H Penfold trustee Geo Faile to same. July 18. nom
 Same property. Cecelia D Faile individ and extr Samuel Faile to same. All title. July 13. nom
 Same property. Anna D Brown, Thos H, Chas V, Samuel Faile, Mary E Pomroy, Harriet F and John A Crane, Caroline F wife of and James H Anderson, Emma S Faile, Adele L wife of and John A Browning, Geo E, Wm A Faile and Thos H Faile exr Edward G Faile and Emma S and Chas V Faile exrs and trustees Edward Faile, Thos H and Chas V Faile exrs and trustees Thos H Faile and Edmund, Josephine and Wm H Penfold to same. May 25, 1896. nom
 Boston road, s s, 248.11 e Woodruff st, 50x152.2x62.6x108.1. Chas W Crompton to Leopold Holzman trustee for Max, Joe, Pauline and Gabriel Tausek. Dec 17. 5,500
 Cambrelling av, n e cor Jacob st, 100x100, except part taken for streets. James Knowles to James Shanley. Dec 20. 3,000
 Cauldwell av or Av B, w s, 150 s 161st st, 100x100. Adolph G Hupfel to Martin Geiszler. Aug 10. 10,000
 Crotona av (Franklin av), new line, e s, 100 s John st, now 181st st, old line, 25x102. Chas C Clinton to Joseph Tesoro. Dec 8. Mort \$325. nom
 Crotona av, w s, 114 n Jefferson st, 50x100. United States Trust Co of N Y as exr Josephine L Horton to Rowland W Thomas and Isaac L Dunn. Release mort. Dec 29. 2,300
 Crotona av, w s, 164 n Jefferson st, runs w 100 x n 31.4 x n w 29.4 x n 4.6 x e 123.9 to av, x s 50 to beginning. Same to same. Release mort. Dec 29. 2,250
 Forest av, Nos 759 and 761, w s, 150 n 156th st, 33.4x87.6. Gustavus, Edward and Benjamin Robitzek as exrs David Robitzek to Richard Robitzek. Q C. Dec 28. nom

Forest av, No 761, w s, 166.8 n 156th st, 16.8x87.6.
 165th st, No 944, s s, 189.10 w Tinton av, 20x90.
 Gustavus, Emil, Edward, Benjamin and William Robitzek to Richard Robitzek. 5-6 parts. B & S and C a G. Dec 28. nom
 Heath av, e s, 323.8 n Boston av, 33.4x97x33.4x97.5. Thomas Webb to Geo W Bergen. Dec 7. nom
 Marion av, w s, 100 s Travers st, 25x124.9x25x125. Robert Ingram to James H Young. Dec 19. nom
 Marion av, w s, lots 122, 124 and 126 map part farm Benj Berrian, Fordham, 150x178x150x163. Frederick W Loew to William Hodgson. Q C. Oct 26. nom
 Same property. Fredk W Loew and Geo B Vanderpoel exrs and trustees Jacob Vanderpoel with consent of Julia V Loew, Waldron B and Geo B Vanderpoel to William Hodgson. Oct 26. 7,800
 Ogden av | e s, widened, 275 s 167th st, 50
 Nelson av | x210.1 to Nelson av, x50.2x213.10. Wilson M Powell and Daniel D N De Groat exrs Esther B Sickels to Ernest Sass. Dec 29. 3,860
 Park View terrace, e s, 210.4 s Kirkside av, 28.1x107.11x25.8x100.11.
 Park View terrace, e s, 154.3 s Kirkside av, 56.2x10.11x51.4x86.11.
 Martin J Kirby to Alphonse Hogenauer and Albert E Wesslau. Dec 28. See 118th st, Manhattan. nom
 Perry av, n e cor Eclipse st, 118.7x50x110.7x50.8. Gottlieb Koenig, Louis Friedrich and Gottlieb Friedrich heirs Gottfried L Koenig to John K Small. 1-3 part. Nov 16. nom
 Same property. Caroline Brandes and Chas Stecher heirs Gottfried L Koenig to same. 1-10 part. Nov 21. 257
 Same property. Charles Friedrich, Louis Sieber heirs Gottfried L Koenig to same. 2-21 parts. Dec 8. 122
 Same property. Louise M Koenig widow Louise Eschmann, Fredericka Raub, Pauline Helmecke, Kate Huck, William Sieber, John A Sieber and John G Treuer exr Pauline Treuer to same. 13-35 parts. Dec 8. 793
 Perry av, e s, 259 s Gun Hill road, 33x100. Foreclos. Geo R Carrington to Florence D Kellogg. Dec 13. Re-recorded. 3,900
 Prospect av, No 639, w s, 124.11 n Beck (151st) st, 25x100. Charles Van Riper to Lena M Stark. Morts \$4,000. Dec 21. val consid and 100
 *Railroad av, adj lands Thomas, gore, runs n 145.4 to lands Jacob V Hutschler, x s w 60 to lands Andrew Arnow, x s 147.6 to av, x n e 60, Westchester. Robt F Farrell to Matthew W Schood. All title. Q C. Dec 28. 125
 Ryer av, e s, 25 n 180th st, 50x104.11x50x105.4. Release mort. The Mutual Life Ins Co, of N Y, to Emil J Winterroth. Dec 28. 1,100
 Same property. Emil J Winterroth to Chas H and Edwd A Thornton. Dec 6. nom
 Southern Boulevard, e s, 143.8 n Jennings st, 18.8x100. Release mort. Augustus B Carrington to Charlotte C Rice. Dec 22. nom
 Same property. Release mort. Mary J Steeves to same. Dec 17. nom
 Same property. Release mort. Bradley L Eaton to same. Dec 23. nom
 Same property. Release mort. John F Steeves to same. Dec 23. nom
 *St Lawrence av, e s, 150 n Mansion st, 25x100. Hudson P Rose to Richard Madden. Morts \$2,300. Dec 15. nom
 Stebbins av, e s, 100.11 s Freeman st, 25x110. Joseph Johnson to Henry F Horan. Dec 5. 1,200
 Tiebout av, w s, 183.4 n 180th st, 28.8x95. Chas H and Edwd A Thornton to Emil J Winterroth. Morts \$2,350. Dec 6. nom
 Union av, w s, 65 s 151st st, 20x100. Release mort. Paul M Herzog to William Wainwright. Dec 27. nom
 Same property. William Wainwright to Friedrich J Haas. Mort \$3,500. Dec 27. val consid and 100
 Valentine av, w s, 618.8 s 180th st, 16.8x96.9x16.8x96.6. W E Buzby to New York Building Loan Banking Co. Mort \$3,500. Dec 15. 4,500
 Washington av, w s, 300 s Talmadge st, 100x150, except part taken for widening av. James Gillyroy to Abraham Boehm and Lewis Coon. Mort \$5,000. Dec 15. exch
 Washington av, e s, old line, 160.7 s Fletcher or 182d st, old line, 89.5x70x72.11x84.3, all land lying to east of and not embraced in boundaries. Julius J Lyons to Patk B McEntyre. Q C and assignment of awards. Dec 28. nom
 Willis av, widened, n e cor Southern Boulevard, 100x115. Herman Goossen to Henry A Gumbleton and Adolph C Hottenroth. Dec 27. nom
 Willis av, widened, n e cor Southern Boulevard, 100x115. Cora Morris to Herman Goossen. Dec 15. 36,414
 *3d av, s e cor 4th st, 105x114, Wakefield. Wm B Romans, Baltimore, Md, to Mary M Bickford. Sub to tax sales and leases. Dec 15. nom
 3d av | s e s, 21 s w from point where
 Willis av | boundary line of lots 9 and 10 on

map of East Ward of Village of Melrose in Manor of Morrisania crosses said av, runs s e 49 to w s Willis av, x n 24.8 x n w 39 to e s 3d av, x s w 22.8 to beginning, and being parts of lots 9 and 10 on said map. Maria Knabe wife of and Hermann to William F and Clement H Smith. Nov 30. val consid and 1,000
 3d av, Nos 3709 and 3711, w s, 85.6 n 170th st, runs w 94 feet. Agreement as to boundary. George Koenig with Peter J Kinzig. Dec 5. nom
 *12th av, s w cor 2d st, 114x205, Wakefield. Adam Zimmer to Emma S and Edwd R Zimmer. Dec 24. nom
 *16th av, n s, 105 e 2d st, 50x114, Wakefield. Cecelia Z Chateaufneuf to Victor C Smith. Dec 21. 1,300
 *16th av, n s, 180 e 2d av, 25x114, Wakefield. Same to James White. Dec 19. 650
 Lot 67 valuable building lots at Morrisania, fronting on Harlem Railroad, of Abm Bassford map. Terence A Koen and ano exrs Elizabeth Koen to James Gillyroy. Q C. Dec 21. nom
 *Lots 6, 7, and 8 block 24 map of Pelham Park, 24th Ward. David Greenberg to Byron A Beal. Mort \$600. Dec 23. 150
 Lots 6, 7, 8, 9 and 10 map Hudson Park, Yonkers, contains 4 acres. Albert W and Margt E Putnam exrs Albert E Putnam to Frederic E and Hugh N Camp, Jr, exr Hugh N Camp to James Douglas. Mort \$6,000. Dec 22. 20,000
 Lots 74, 75, 76, 109, 110 and 111 map property at Kingsbridge Heights of Wm O Giles, 24th Ward. Wm O Giles to Lewis C Giles. All liens. Dec 23. nom
 Easterly 1/2 of so-called temporary right of way, 25 feet wide, leading from Canal av northerly to 138th st, which lies opposite lands of grantee, begins at point 99 s from s 138th st, as now laid out, 75 feet wide, said point being in easterly side of said right of way, runs s 75 x w 12.6 to centre line of said right of way, x n 75 x e 12.6 to beginning. Sub to all liens, &c. Lawrence A Snaden recr of the Montauk Iron & Steel Co to Saml J Knapp. Q C. Nov 14, 1895. nom
 Same property. Saml J Knapp to Olin J Stephens. Q C. March 12, 1896. nom
 *Bronx Bay or Long Island Sound, high water mark, at division bet lots 2 and 3 map property Clasons Point, Westchester, made by Hamilton Ewen, runs n e 544 x n e 544 to land Joseph Husson, x n w 263.2 x s w 478 x s w 478 x s e — to beginning, being lot 3 same map.
 Bronx Bay or Long Island Sound, high water mark, at division bet lots 3 and 4 same map, runs n e 478 x n e 478 to lands Joseph Husson, x n w 73.1 x n e 206.6 x n w 248.6 x 4.6 x n w 228 x s w 176.6 x s w 195.6 x s w 826.3 to high water mark, x s e — to beginning, being lot 4 same map.
 Lot 7 same map being plot begins at division line bet lots 4 and 7, runs n 6.11 x e 235.4 x s w 10.9 x w 228 to beginning. Also all title to lot 10 same map, being plot begins at s e cor lot 3, runs s w 1,203 to bulkhead line, x n w 322.6 x n e 1,095 x n e — x s e — to beginning.
 Also all title to lot 11 same map, being plot begins at s w cor lot 4, runs s w 982 to bulkhead line, x s e 322.6 x n e 1,095 x n e — x n w — to beginning.
 Wooster and Maria A Beach to Sacred Heart Academy. Dec 21. 34,500

LEASES.

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

BOROUGH OF MANHATTAN.

Bloomfield st, No 11, store and basement. John Glass to John E and Joseph Conron, firm Conron Bros; 10 years, from May 1, 1896. 3,000
 Greenwich st, No 471, n e cor Waits st. Assign lease. Michael J Burke to S Liebmann's Sons Brewing Co. nom
 Same property. J Searle Barclay agent to Michl J Burke; 5 1-6 yrs. 1,200, 2,000
 Madison st, No 335, cor Scammell st. Wm M Walton, Elizabeth, N J, to Daniel Hickey; 3 years 600
 Moore st, Nos 30, 32 and 34. Extension of lease for 1 year, with option of purchase. Eliz A Mead with Peter and Chas W Lang. Dec 21 nom
 Stanton st, No 30. Louise Knecht to Herman Heller; 3 years, from Jan 1, 1899. 1,500
 Water st, Nos 536 to 540
 Cherry st, Nos 291 to 295
 Albert Busch to The Albert Busch Co; 3 years, from Jan 1, 1899 4,000
 West st, Nos 182, 183, 184, 185 s e cor. Chambers st, Nos 200 and 202 | Francis H Ruhe and Gabriel Fensterer to C E August Zimmermann; 8 5-12 years. 12,000
 3d av, No 272 East, s w s. Assign lease. Sophia Stephan individ and admrx Philip Stephan to Chas L Hoffman trustee for Michael Stephan, Elrsh Raumuig, Eliza Stieboldt, Lena Espenscheid, Philip W Stephan and Nathan Whitman. nom

Oliver st, n e cor Oak st, 50x100. Louis Fuchs and Henry Liphant agt Lewis Mariask...25.00

3d av, w s, 100 n 173d st, 50x100. John W Rapp agt Linton B Matthews...300.00

135th st, No 176, s s, 225 e 7th av, 25x100. George Schweppenhauer agt Elizabeth Thomas and A E Hemmell...26.58

136th st, Nos 844 to 850, s s, 125 e St Anns av, 100x100. Simon Josephohn agt Francis A Clark...85.00

BUILDING LOAN CONTRACTS.

Dec. 24.

105th st, n w cor West End av, 75x100.11. Joseph Hamerslag and David E Oppenheimer with Hamilton M Weed; to erect a 7-sty and basement brk apartment house; 12 payments...\$70,000

ORDERS.

Dec. 27.

Washington st, s w cor Beach st, -x-. John P C Walsh on John Walker to John Hill. 300.00

SATISFIED ORDERS.

Dec. 27.

136th st, s s, 350 w Willow av, 25x100. Ludwig & Co paid Henry G Silleck on order of Fabian Aulbach. (Order filed Nov 7, 1898.)...\$732.21

SATISFIED MECHANICS' LIENS.

Dec. 20.

258th st, s e cor Park av. Jas M Fraser agt Hulda Wittner. (Dec 2, 1898). (Corrects error in last issue)...\$6,350

Dec. 24.

Washington sq, n e cor McDougal st. Wm N Wight agt Mary A Chisholm and Margaret W Mammersley. (Lien filed Dec 1, 1898)...\$200.00

Same property. N Y Expanded Metal Co agt same. (Nov 30, 1898)...790.56

Dec. 27.

Washington sq, n e cor McDougal st. Manhattan Cement Co agt Mary A Chisholm et al. (Dec 5, 1898)...378.00

Dec. 28.

3d av, e s, 25 n 171st st, 100x100. Jeremiah Healy agt Charles Brogan and Patrick and James Sheehan. (Nov 7, 1898)...16.88

Dec. 29.

186th st, s s, 100 w Amsterdam av, 175x160. Gannon & Givvins agt Daniel J Murphy. (Nov 4, 1898)...2,000.00

Dec. 30.

265th st, No 234 W. William Bradley agt Adele Galliker. (Nov 1, 1898)...168.57

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for architect, m'n for mason, c'r for carpenter and b'r for builder.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH ST.

1021-Waverly pl, No 176, woodshed covered with tin, 20x13; cost, \$20; Jno W Whelan, Elizabeth, N J; lessee, Chas Picault, 176 Waverly pl.

1028-79th st, n s, 198 w Av B, 1-sty brk storage, 38x22; cost, \$1,500; N Y Episcopal Prot School, 24 Nassau; ar't, G F Pelham, 503 5th av; b'r, L Zimmerman, 1804 Madison av; lessee, Lewis S Newman, 304 W 38th st.

59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 8TH AVENUE. 1022-Central Park West, 25 n 98th st, two 7-sty brk flats, 48x85; cost, \$75,000 each; Jno K McAfee, 335 W 84th st; ar't, G. F Pelham, 503 5th av.

1024-113th st, s s, 100 w Boulevard, one 6-sty brk flat, 90.11x50; cost, \$55,000; ow'rs and arts, Louis and John Brandt, 116th st and 8th av.

1027-120th st, n s, 100 w 7th av, 5-sty and basement brk flat, 25x82; cost, \$24,000; Wm G Webber, 52 W 100th st; ar't, G F Pelham, 503 5th av.

BOROUGH OF THE BRONX.

Branch office of Building Department, 2775 3d avenue, junction Courtlandt avenue, where plans for buildings to be erected in 23d and 24th Wards may be filed.

1042a-Washington av, w s, 200 s 165th st, two 1-sty frame sheds, 20x118 and 30x30; total cost, \$400; ow'r and ar't, Chas Zimmerman, on premises.

1043a-Wales av, w s, 312.7 s Westchester av, two 4-sty brk flats, 25x62 and 25x54; cost, \$14,000 each; Michael J Whelan, 52 Fountain av, Brooklyn; ar't, W C Dickerson, 149th st and 3d av.

1044a-Forest av, e s, 121.70 n 165th st, 3-sty frame flat, 20x63; cost, \$6,500; Gustave B Falz, 935 Home st; ar't, Chas W Miller, 971 E 169th st.

1045a-14th st, s s, 305 w Av C, 2-sty frame dwell g, 21x51; cost, \$3,800; Thos Cowan, Westchester, N Y City; ar't, Jos C Cocker, 673 E 144th st.

1046a-Jackson av, e s, 137 n 156th st, 3-sty frame flat, 18x56; cost, \$5,000; Alex Schultz, 643 E 151st st; ar't, F J Miller & Co, 974 Boston av.

ALTERATIONS.

BOROUGH OF MANHATTAN.

1618-Orchard st, No 26, partitions changed, new stairs, new show windows; cost, \$750; A T Brown, 18 Exchange pl; ar't, Max Muller, 12 Centre st.

1619-2d av, No 2336, extension 20x33, 1-sty, new stairway, new partition; cost, \$1,000; Anna Kivdergen, 2176 3d av; ar't, W O Tait, 1238 3d av.

1620-35th st, No 224 West, extension 6x10 1-sty, partitions rearranged, new door cut; cost, \$300; Brick Presbyterian Church, W B Isham, Pres of Trustees, 37th st and 5th av; ar'ts, Cady, Berg & See, 31 East 17th st.

1621-30th st, No 15 West, extension 25x 32 and 15.8, 2 stories, windows cut down for doors; cost, \$2,400; Isaac Walker, 15 W 30th st; ar't and b'r, Francis X O'Connor, 201 W 45th st.

1622-Canal st, No 273, fireproof elevator shaft, galvanized iron skylight; cost, \$3,800; The Hyatt estate, 1 Nassau st; ar't, Chas I Berg, 10 W 23d st.

1623-Pearl st, No 233, put in building a hand-hoist with guide posts and platform; cost, \$150; F H Lovell & Co, 118 John st; ar'ts, Howard & Hadden, 106 Beekman st.

1624-32d st, Nos 48 and 50 East, extension, 64.10x8.9 and 9.4; cost, \$1,600; Mesick, Moore & Gurney, 305 Broadway; ar't, Robert Glenn, 295 3d av.

1625-84th st, s s, 27 from East River, posts shored up and brk piers built, swimming pool to be built; cost, \$800; Meffert & Burns, 1368 Lexington av; ar't, Frank A Lang, 429 E 82d st.

1626-Pearl st, No 163, new stair wells, new stairs, new doors, new store front; cost, \$2,000; Schermerhorn estate, 51 Liberty st; ar't, H D Hooker, 341 Adelphi st, Brooklyn.

1627-86th st, Nos 230 to 240 East, six 4-sty tenem'ts, new light shafts, new bath-rooms; cost, \$1,000 each, total \$6,000; Geo F Johnson, Leggetts av and 156th st; ar't, W C Dickerson, 3d av and 149th st.

1628-6th av, No 336, extension 20x30, new stairs, new partitions, new store front; cost, \$2,000; Mary J McCoy et al, 793 Lexington av; ar't, Thos S Godwin, 458 11th st, Brooklyn; b'rs, Simkins Bros, 83 Pine st.

1629-New Chambers st, Nos 24 to 34, new cast iron column; cost, \$75; Estate Jacob New 87 and 89 Greene st; ar'ts, Marshall & Berger, 121 Bible House.

1630-Broadway, No 476, erect a 3x4-inch stud, lath and plaster partition, new show

Table listing names and addresses (e.g., Marshall, Carrie E., 404 W 124th..S Baumann. 133)

Table under 'BILLS OF SALE' listing names and addresses (e.g., Abramovitz, H., 82 Willett..H Heisiger. Cider Fixtures. 50)

Table listing names and addresses (e.g., Cantino, G., 2094 Madison av..G Paola (or P Geraci). Barber Fixtures. 474)

Westchester County Conveyances.

Dec. 21 to 27—Inclusive.

Table under 'EASTCHESTER' listing names and addresses (e.g., Hayes, Harriet W et al to New Rochelle Water Co. Road from Coopers Corners to Parsons Corners, n s, 8 1/2 acres. \$5,149)

Table under 'MT. VERNON' and 'NEW ROCHELLE' listing names and addresses (e.g., Booth, Horace G to Francis K Mason. 4th av, s w cor 6th st, 100x72. 1,500)

Table under 'YONKERS' listing names and addresses (e.g., Alexander, John E to Kath R Cox. Belmont Terrace, n s, 388 e Palisade av, 52.6x100. 1)

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: The first name in the Conveyances is the Grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table listing names and addresses under Essex County conveyances (e.g., Abal, Anna to Michael J Hoffman. Murray st, s s, 125 e Brunswick st. \$1)

Table listing names and addresses (e.g., Baldwin, Charles E to Edwin Smith. Montgomery st, s s, adj lds John Brown, Bloomfield. 1)

Table listing names and addresses (e.g., Squier, Mary E to Olivia Gamble. Northfield av, middle of, 136 4-100 n Hillside av; Northfield av, cor Hillside av, Livingston. 1)

FIDELITY TRUST COMPANY, NEWARK, N. J.

Capital and Surplus, \$600,000.

Guarantees titles to Real Estate in any part of New Jersey.

Information, searches and Abstracts of title furnished.

Special attention paid to titles in Essex and Monmouth Counties, New Jersey.

Charges fixed and moderate.

Money loaned to complete purchases.

New York Office,

Stewart Building, No. 280 Broadway.

Telephone, 1341 Franklin.

Williams, Wm H, sr, to Albert L Drake. Willow st, w s, 550 s Cross st, Glen Ridge. 1

MORTGAGES.

Adams, Albert F and ano to Roseville B and L Assoc. Mulberry pl, n s, 66 fr R R av. 2,200

Cain, Matthew to Chas A Feick. Walnut st, n s cor S Manning. 1,600

Drake, Albert L and ano to Wm Pierson. Willow st, w s, 550 fr Cross st, Glen Ridge. 1,000

Hopkins, James H and ano to Charles A Feick. S 13th st, w s, 175 fr 9th av. 1,500

Kane, Mary to Lucilla S Dod. S 13th st, w s, 475 fr 9th av. 2,600

McClean, Mary to Newark B & L Assoc. Hudson st, s w cor Condit st. 1,000

McLagan, Peter T and ano to Elena K Clark. Ridge st, e s, 561 fr Montclair av. 1,000

Roche, Michael P and ano to Homestead Bldg & U Co. Bloomfield av, w s, 150 fr Clifton av. 1,550

Taylor, Anna M to Telegraphers' Mut Ben Assoc. J D Halsey, n e cor Washington st, E Orange. 1,000

Yadkowsky, Jacob and ano to Ferdinand Mutter. Road to J Lindsley, e s, cor Lindsley, Vailsburgh. 2,100

Zimmerman, William and ano to Fanny H Wood. Jelliff av, w s, 354 fr Clinton av. 3,000

CHATTEL MORTGAGES.

MISCELLANEOUS.

Cohen, Jacob to Budish et al. Machinery, &c. 9,000

Groeschel, Ernst to Krueger B Co. 608

Smith, Harry to P Ballantine & Sons. 150

HOUSEHOLD FURNITURE.

Bailey, Edgar F and ano to E G Kehr. 66

HUDSON COUNTY.

(In each Conveyance, Mortgage and Chattel Mortgage where the city or town is not mentioned, read it Jersey City.

Dec. 22 to 28—Inclusive.

CONVEYANCES.

Axford, W B et al to G B Harper. \$2,100

MORTGAGES.

The figures in parentheses indicate the number of years for which mortgage is given.

Tyrrell, Margaret M to Malcom Ramsay. Park pl, s s, 159 e Vanderbilt av, 19x131. Dec 24, 3 years, 5%. 8,000

Same to same. Park pl, s s, 349 e Vanderbilt av, 19x131. Dec 24, 3 years, 5%. 8,000

29 Birch, Thomas—N Rosenfield et al. 118.11
29 Butt, Henry—Sarah Oppenheimer et al. 164.89

MORTGAGES—ASSIGNMENTS.

December 23, 24, 27, 28, 29.

Barnett, Margt F to Eliz M Rapalje. 4,532
Beveridge, Louis W to Albro J Newton. 1,200
Baker, Francis T trustee of E W Thiring to Geo A Boyce trustee of John F Dailey. 6,000

Same to Penelope T Tuttle. 3,500
Same to Sadie F Holland. 3,500
Same to Dorothy S Anderson. 810

27 Kurtz, John—R C Burne. 8,000
29 Knight, Mark B—M M Canda Co. 613.70
29 Klingman, Frederick—H C Fischer. 37.84

JUDGMENTS.

In these lists of judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor.

Dec.
24 Alger, George by John Muir committee—J Ellis. \$348.62
24 Allen, Delia—G F Plunkitt. 111.81

23 McCormick, John—W S Bennett and ano. 102.54
23 Meyer, Adolph—J H Tangemann. 501.88
23 McGonigle, Daniel S—Wood & Selick. 138.11

Table of judgments and satisfaction of judgments, listing names, addresses, and amounts. Includes entries for Schloen, Schulken, Stang, Smith, Schoen, New York City, Nassau Electric R R Co, Vieillard & Oswald Co, Cycle Checking Lock Co, Henry Vogt & Bros Mfg Co, New York City, Lincoln, Kranken, Joseph H Bauland Co, Nassau Elect R R Co, Viellard & Oswald Co, Consolidated Ice Co, Nassau Elec R R Co, Thill, Nicholas E, Turner, Anson W, Tynan, Frank J, Teahan, John J, Unwin, Harry, Van Nortwick, Wichern, Herman, Weiss, Joseph W, Waldron, William N, Werner, Theodore, and Watters, Wilford S.

SATISFACTION OF JUDGMENTS.

December 23, 24, 27, 28, 29.

Table of satisfaction of judgments, listing names, addresses, and amounts. Includes entries for Askey, Robert L, Belden, James J, Butler, James, Doenecke, Christian, Eastern Distilling Co, Same, Millholland, James E, Muhlker, Arthur G, Muller, Robert B, Proctor, Alfred W, Puckhaber, Herman C, Stamm, John H, Same, Brooklyn Heights R R Co, Same, Same, Brooklyn Heights R R Co, Same, Same, Wohllebur, Fredk J, Firemens Mutual Benevolent Assoc No 2, Brooklyn.

MECHANICS' LIENS.

Table of mechanics' liens, listing addresses, descriptions of work, and amounts. Includes entries for East 32d st, Pacific st, Granada pl, Willoughby st, Moore st, 5th av, 8th st, St Marks av, 18x127.10, 79th st, Greenpoint av.

BUILDING LOAN CONTRACTS.

Dec. 27.

Table of building loan contracts, listing addresses and amounts. Includes entry for Classon av, e s, 66 s Willoughby av.

ORDERS.

Dec. 24.

Table of orders, listing addresses and amounts. Includes entries for Osborne st, Manhattan av, Manhattan av, Manhattan av.

SATISFACTION OF MECH. LIENS.

Dec. 19.

Table of satisfaction of mechanics' liens, listing addresses and amounts. Includes entries for Covert st, 77th st, East 12th st, Ocean av, Hart st, Hancock st.

NEW BUILDINGS.

The first name is that of the owner; ar't stands for architect; b'r for builder. All roofing material is tin unless otherwise specified.

Table of new buildings, listing addresses, descriptions, and costs. Includes entries for 2255-Wyona st, 2256-Herkimer st, 2257-New Jersey av, 2258-Central av, 2259-Ocean av, 2260-Ocean av, 2261-Ocean av, 2262-East 19th st, 2263-Av L, 2264-Ocean av, 2265-Ocean av, 2266-12th av, 2267-Conway st, 2268-North 12th st, 2269-12th av, 2270-44th st, 2271-Neptune av, 2272-Av S, 2273-Sterling pl, 2274-Bleecker st, 2275-Fulton st.

Table of alterations, listing addresses, descriptions, and costs. Includes entries for cost, \$2,000; J T Story, Bedford av and Hoop-er st; 2276-East New York av, n s, 419 w Brook-lyn av; 2277-Prospect pl, n w cor Kingston av; 2278-Hall st, w s, 307 n Flushing av; 2279-Chauncey st, s s, 250 e Howard av; 2280-Nostrand av, w s, 30 s Jefferson av; 2281-Nostrand av, w s, 50 s Jefferson av.

ALTERATIONS.

Table of alterations, listing addresses, descriptions, and costs. Includes entries for 2040-Nostrand av, No 363, interior altera-tions; 2044-Degraw st, Nos 67 and 69, interior altera-tions; 2045-Sheepshead Bay road, n w cor Man-hattan railroad; 2046-Lawrence st, No 155, alter walls; 2048-Graham av, s e cor Cook st, brk exten-sion; 2049-Flatbush av, w s, 113 s Nevins st; 2050-Surf av, n s, 100 e East 8th st; 2051-Broadway, s w cor Macon st; 2052-Berry st, s w cor North 1st st; 2053-Park av, s s, 225 e Throop av; 2054-Johnson av, No 1824, alter walls of brk factory; 2055-Guernsey st, w s, 25 n Nassau av; 2056-Fayette st, No 20, repair damage by fire; 2057-Lorimer st, s w cor Richardson st; 2058-Bergen st, n s, 360 e Troy av; 2059-Provost st, w s, 50 s Freeman st; 2060-Bleecker st, n s, 180 e Hamburg av; 2061-8th av, No 91, repair damage by fire; 2062-Patchen av, No 13, add frame story; 2063-1st st, n s, 100 w Bond st; 2064-Varet st, n s, 135 e Bushwick av; 2065-Hancock st, n s, 100 e Howard av; 2066-15th st, n s, 300 w 5th av.

MISCELLANEOUS.

GENERAL ASSIGNMENTS.

Dec. 29.

Table of general assignments, listing names and addresses. Includes entry for Baechtold, Christian, residing at 186 Cornelia st.

DYCKERHOFF Portland Cement

Please send word to
E. THIELE, 78 William St., N. Y.
 SOLE AGENT.
 If you cannot secure prompt supply.

Anderson, Charles to George Schleicher. Lot 1190 map of Sea Cliff Grove. 120
 Baylies, Edmund L to John and Annie Pertsch. Lots 844, 845 block 22 map of E L Baylies, Corona. 375
 Bedell, John R to Samuel H Smith. Highway from Milburn av to Bedell's Landing, n s, adj land Chas C Smith, 120x181, Baldwin's. 200
 Bennett, Maria S to Ernest L Battee. Union av, e s, 628 n Fulton st, 37.6x127.6x37.6x127.5, Jamaica. 2,300
 Boyle, Frank to Andrew Madison. Lot 35 block 10 map land Brown Norris and Hardenbrook, Jamaica. nom
 Blaney, Geo A to Fredk C Dexter and Walter L Johnson. Parcels at Farmingdale, Oyster Bay and Huntington, contain 367 acres, 1-18 part of conveyed. nom
 Burke, Catharine to John and Mary Dwyer. Lots 32-33 map of Mary A Hall, Oyster Bay. 310
 Burt, Warren S to J Albert Johntra. Farrington st, s w cor State st, 91x100, Flushing. 2,500
 Buzby, Winslow E to New York Building Loan Banking Co. Debevoise av, w s, 180.0 1/2 e Lockwood av and 39.1.3 3/4 n Webster av, 90.0 1/4 x 25 x 115.1 1/4 x 20.5 1/2, 4th Ward, L I City. 3,750
 Baylies, Edmund L to Vincenzo Ferro, lot 581, block 12, map of grantor, Louona Park, Corona. 200
 Benedetto, Gluseppi to Filomena di Benedetto, Longview st, n e cor Corona av, 126x50, Corona. nom
 Boas, Niels C to James Cullingford, lot 304, block 12, map of 2,023 lots of Wm. Ziegler, Morris Park. 300
 Boas, Wilhelmine M to James Cullingford, lot 305, block 12, map of 2,023 lots of Wm. Ziegler, Morris Park. 300
 Braun, Elizabeth to Valentine Baisel, Vienna av, s s, adj land Jacob Basel, 25x100; Hillside st, n w cor Vienna av, 50.4x119.7 1/2 x 125.4
 Carman, Frederick E to Hollis Real Estate Co. Dugan av, n e cor Henry st, 137x25, Jamaica. 300
 Clay, Geo E to Mary M Moore, lots 6 and 16, assessment map, Third Ward, L I City. 700
 Dexter, Frederick C et al to Margaret M Johnson. Parcels at Farmingdale, Oyster Bay and Huntington, contain 367 acres, 1-18 part conveyed. 25,000
 Eccleston, William, to Louise A Finck, road from Henry Sopers to the Oaks, e s, adj land James Story, contains 38 acres, Oceanside, Hempstead. 25,000
 Fisher, Ellen, Peter Water, Jr, et al, to Margaret and Jane Nelson. Coon's lane, e s, 50 a land John M Sammis, 50x150, Oyster Bay. nom
 Gauz, Christian to Willis Benner. Van Alst av, n e cor Woolsey av, 50x103.9, 5th Ward, L I City. nom
 Gobert, Jules to Ida M Gobert. Lots 653, 654 map of John E Tousey and E H Spooner, Flushing. nom
 Grasser, James E et al to Samuel Kenny. College av, w s, 100 s 6th av, 50x100, College Point. nom
 Greene, Aaron C and ors to Geo A Blaney, parcels at Farmingdale and Huntington, contains 367 acres. nom
 Hayes, Francis to Joseph Trappell, jr, Steinway av, e s, 237 ft n Jamaica av, 14x90, Fourth Ward, L I City. 3,500
 Hoper, Louis, to James S Quick, Briggs av, w s, 154.3 n Broadway, 40x93, Morris Park. 1,400
 Haskell, Ada M, Lorenzo O and Cassius A S to Anna M Irwin. Parsons av, w s, 126 s Lincoln st, 60x150, Flushing. 764.56
 Higg, Annie W, Jennie H Allen, Mary H Higgs, Susan C Daniels, John E Higgs and Laura V R Higgs to Hugh Quinn. Ely av, n w cor 11th st, 33.8x80, L I City. 2,250
 Hollis Real Estate Co to Frederick E Carman. Villard av, w s, 100 n Prospect av, 100x200, Hollis Heights. nom
 Irish, Laura F and ors to Robert H Irish, Henry st, s w cor Totten st, 40.4x169x40.4x163.8, Hempstead. nom

Akron Cement,

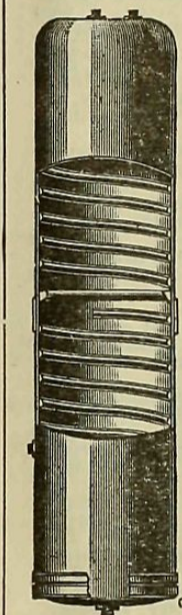
Room 310,
1123 Broadway, New York.
 Telephone, 1417 18th St.

Factory at Akron,
 New York State.

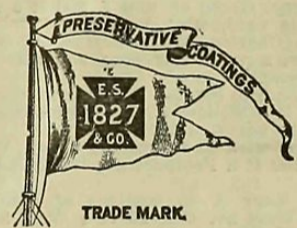
Haskell, Cassius L to Anna M Irwin. Same Property. 835.44
 Haskeil, Edward F to Matthew and Catharine Burke. Lot 33, Hazel av, w s, map of Mary A Hall, Oyster Bay. 160
 Hasemann, Henry to Cornelius R Bergen. North Hempstead and Flushing turnpike to Herricks, center line, adj land Isaac E Brinkerhoff, contains 67 acres, North Hempstead. 2,200
 Jennings, David H and ors to Elias A Leek, Hollywood av, w s, 307.3 n e Mott av, 163x50 x165x50.1, Far Rockaway. nom
 Kirk, Mary E F to John N Kirk, lot 1,128, block 27, map of 2,023 lots, Morris Park, of Wm Ziegler. nom
 Kenney, Eva to Thomas King. Lots 751, 752 map No 3 Royal Land Co, Irma Park, Valley Stream. 75
 Koch, Henry F and Charles L Sicardi to Howard Cullingford. Lots 23 to 25 block 17 map Greater New York and Long Island Improvement Co, North Hempstead. 196
 Levie, Kittie E and James to Deutsch Evangelical Lutheran Immanuel's Gemeinde of Richmond Hill. Grove av, e s, 475 n Lexington av, 84.7x50x80.2x50, Clarenceville. 500
 Lockwood, Sarah C and ors, to Elias A Leek, Hollywood av, w s, 307.3 n e Mott av, 163x50x165x50.1, Far Rockaway. nom
 McNamara, Michael P to Jacob S Christensen, Hollywood av, w s, 407.6 n Mott av, 167x50 x—x50.1. 450
 Meyler, Augusta H to Calvin W Withey, Hillside av, w s, 405 ft s Central av, 50x100, Richmond Hill. omitted
 Murray, James H and ors to John E Murray, 10th st, s s, 267.4 e 4th av, 25x100, White-stone. nom
 Mulhearn, Charlotte A to Alfred E Van Wagner. White st, e s, 151 s Daniel Mott road, 81x45, Far Rockaway. 2,000
 Same to same. Catherine st, w s, 79.8 s Daniel Mott's road, 45x90—, Far Rockaway. nom
 Nothacker, Eugene C to Louisa P Nothacker, lot 6, block 174, map land C G Francklyn, Fifth Ward, L I City. nom
 O'Brien, John H to Thomas Richards. Rose st, s s, 180 e Ocean av, 150x175, Freeport. nom
 Payne, Edward T, referee, to Elbert Luyster. Clement st, s s, 90.6 e Locust st, 106.6x293x56x215, Glen Cove. Foreclosure. 400
 Perriere, Mary A to Chas F Williits, Pearsall av, s s, adj land T Sullivan, 50.1x—, Glen Cove. 100
 Phipps, Charles L, treasurer of Queens Co, to Wilbur R Lewis and Robert Burgess, lots 832, 833, block 39, map of Greater New York and Long Island Improvement Co., tax lease, North Hempstead. 3.97
 Same to same, lot 709, block 35, same map, tax lease. 2.94
 Same to same, lots 707, 708, block 35, same map, tax lease. 3.63
 Same to same, lots 795, 796, block 38, same map, tax lease. 3.97
 Same to same, lots 905, 906, block 42, same map, tax lease. 3.97
 Robinson, John T to Cornelius Burke, lot 28, map land Aaron Furman, Newtown. 300
 Royce, Charles A to Fred C Dexter, Walter L Johnson, parcels at Farmingdale, Oyster Bay and Huntington, contains 367 acres, 1-18 part of conveyed. 1,000
 Royce, Chas A to same. Same property. 17,000
 Sellew, Timothy G to Mary L Richards, North st, s w cor Cypress Hill's road, 50x100, Newtown. nom
 Same to Annie E Jones, Junction av, n e cor Groves st, 60x100, Corona. nom
 Scott, Maria O to Gerardo Buonocristiano, Central av, w s, 40 ft s Central av, 40x100, Corona. 350
 Straus, Peter to Alfred E Van Wagner. Catharine st, w s, 79.8 s Mott's lane, 45x90, Far Rockaway. 10,200

Schoelzig, Sabina, to Joseph Brunntraeger, Hamilton st, n w s, 97.9 n e 14th st, 21.3x100 x25x25x75x42 1 1/4x—, Third Ward, L I City. 350
 Simonson, F De Hass to Philip Koppenhofer,

Fresco and Plain Painting,
 Relief-Decorating, Paper-Hanging,
 Hardwood Finishing, etc.,
 In most reliable manner at moderate prices.
A. EICHLER,
 127 West 124th Street New York.



THE LUXURY OF BATHING
 is marred by hot water discolored from the galvanized iron kitchen boiler, which rusts inside and affords a lodging place for dirt. The smooth tin lining of the
BROWN BROTHERS' SEAMLESS COPPER HOUSE-RANGE BOILER
 never rusts; you can always get
Clean Hot Water
No Seams. No Rivets. No Leaks.
 Spiral rib guarantees against collapse.
 Boiler Booklet for the asking.
Randolph & Clowes,
 Box 18, WATERBURY, CONN.



Preservative Coatings.
For Exteriors. For Interiors.
 SPAR COATING. IXL No. 1.
 SPAR UNDER COAT. IXL No. 1 1/2.
 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,
 238 to 244 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 knowledge of building construction, and of the laws relating 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.

"PERFECT" WARM-AIR FURNACES AND COOKING RANGES

Richardson, Boynton Co.,

MANUFACTURERS,

234 WATER ST., NEW YORK

Established 1849.

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

Thomson av, n s, 100 ft w Fisk av, 50x100, Winfield, 1,000
Skinner, Frank C to Edgar A Thomas, Minnesota av, s e cor Wyoming av, 75x100, Jamaica, nom

Townsend, John R, referee, to Gottlieb Schwieker, 7th st, s, s, 100 ft e 7th av, 100x200, Whitestone, foreclosure, \$1,645.00
Titus, Charles J to H J Cullingford, lot 85, map of Garden City Improvement Co, North Hempstead, nom

MORTGAGES.

Bannon, Jacob to Chas M Pratt and ors, lots 28, 29, block 2; 68 to 70, block 4, map No. 1 of Hollis; lots 45, 46, block 23, map of Holliswood, Jamaica, 1,600
Baum, Andrew to John B Doscher, Smith st, n w s, 400 ft n e Rathjen av, 25x81.07x29.5x96.7, Newtown, 1,200

Brandenstein, Margaretha to Henry Stubing, Green st, n w s, 240 ft s w Cypress Hills road, 19.11x100, Newtown, 2,200
Same to same, Green st, n w s, 220 ft s w Cypress Hills road, 20x100, 2,200
Bauersfeld, Charles to Catharine A Olsesen, Jessica av, s w cor Arverne boulevard, 70x100, Arverne, 5,350

Dittmar, Julius E to Anna M Bennett, 7th st, n s, 100 ft e Snedeker av, 25x100, Jamaica, 1,000
Finck, Louisa A to Riverhead Savings Bank, road from Henry Sopers to the Oaks, e s,

adj land James Story, contains 38 acres, Hempstead, 7,500
Same to William Eccleston, same property, Ocean Side, Hempstead, 1,500
Gunther, Robert to New York Mortgage Co, lot 2, block 113B, map of land John E Tousey, Flushing, 1,400

Irish, Robert H to Margaret E Griffin, Henry st, s w cor Totten st, 40.4x169x40.4x163.8, Hempstead, 200
Jones, Annie E to Timothy G Sellev, Junction av, n e cor Grove st, 100x160, Corona, 3,750
Keenan, Peter to Platt W Lowerre, 1st st, n s, 50 ft w land Maria Woods, 37.6x150.

Lange, William to Kate J Haywood, Linden st, n s, 325 ft w Union place, 35.4x100, Brooklyn Hills, Jamaica, 559
Lattin, Emily and George to John A Wood, Hollywood av, w s, 307.3 n e Mott av, 163x90x165x50.1, Far Rockaway, 1,400
Ludlam, Joseph S to Peter Y Frye, Mill Neck, e s, adj land Joseph Ludlam, contains 9 acres, Oyster Bay, 600

Munson, Lucina and Robert, to Geo S Roe, 18th st, n s, 100 ft e 8th av, 175x50x25x12.6x150x37.6 to begin, Whitestone, 1,500
Murphy, Simon and Patrick to J Maynard Kissam, Jericho turnpike, s s, 205 ft e Mineola boulevard, 75x100, Mineola, 1,200
Norton, Samuel J L to Margaret J Norton, Franklin av, n s, 100 ft e Meadow av, 75x—, Far Rockaway, 1,000

ASSIGNMENTS.

Bacon, Sherman J, exr of to Harriet A Bacon, 275.00
Baylis, Willard N to Amy J Weeks, 1,806.00
Chapman, John to John Carroll, 600

Connors, William to Beadleston & Woerz, 2,000
Cummins, Ada D to Elmira E Christian, 9,592.51
Dantzsch, Emma to Henry Roth, 1,200
De Bevoise, Frederick J to Louis A Sussdorff, 800

JUDGMENTS.

Arnou, Reid B—Wm H and L C Payne, 210.45
Albert, John J—Aspell & Co, 152.96
Althause, Saml B, jr—Hendrickson & Soper, 58.38
Best, George, & Son—A A Griffing Iron Co, 157.50

Long Island City—Edward McDonald, 45.52
Lockwood, Edward—Elbert Luyster, 347.84
Maasch, Emma—Northern Building, Savings and Loan Assn, 1,108.57
Mullen, John and Mary—Clara Pfeiffer, 34.85
New York, City of—Geo A W Brown and ano, 269.28

MECHANICS' LIENS.

December 22.
Riker av, n s, 25 ft w 2d st, Woodside, John A Halpin agst Samuel J Buele and Leora H Coleman and Alex Gladstone, \$145
December 24.
Lot 4, block 84, map of Spooner & Tousey, Flushing, Kraemer Bros. agst F Matedero and John Fitzpatrick, 257.00

TELEPHONE, 1184 SPRING.
Warehouses, 49, 51 & 53 Lafayette Place, New York.
W. W. HEROY, General Eastern Manager.
JOBBER'S IN ALL KINDS OF GLASS.

Pittsburgh
Plate-Glass
Company
PITTSBURGH, PA.

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.

SKYLIGHTS, VAULT LIGHTS, CORNICES AND ROOFING.

TICE & JACOBS,

SCIENTIFIC CONSTRUCTORS OF Concrete Vault Lights and Illuminating Lights of Every Description.

Refraction Prisms—the latest scientific method for the diffusion of Light. Manufacturers of JACOB'S PATENTS. 510 PEARL STREET, NEW YORK. Telephone, 21 Franklin.

Brooklyn Vault Light Co.

(Formerly TOWLE VAULT LIGHT CO.) Manufacturers of Vault Lights, Skylights, And Patent Light Work of Every Description. Factory, 481 Driggs Ave. Tel., 1240 Wmsburg. (cor. N. 10th St.), Brooklyn.

ORNAMENTAL SHEET METAL WORKS.

Cornices, Skylights, Roofing. E. DOCTOR, Proprietor, 410 EAST 66th STREET, Bet. 1st Ave. and Ave. A. Telephone, 1117 79th Street.

EMBLEM CORNICE AND SKYLIGHT WORKS

LANROWITZ & STORCH. Estimates for TIN and SLATE ROOFING and SKYLIGHTS. Tel. 2201 Spring. 181 Varick Street, New York

Manhattan Cornice & Skylight Works.

ALEXANDER & WEISS, Props. Tin and Slate Roofing. 435 E. Houston St., N.Y. Bay Windows and Window Caps. Tel., 982 Spring.

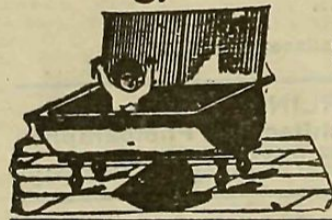
NATIONAL CORNICE AND SKYLIGHT WORKS, Slate and Metal Roofing, 50 Clinton St., BORNSTEIN BROS., Props. Near Stanton St., N.Y

Estate of J. G. HETZEL, Manufacturer of SLATERS' AND TINNERS' CEMENT

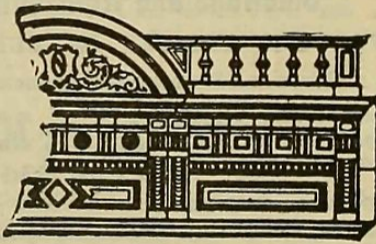
Used for Repairing all kinds of leaky roofs, and pointing skylights and flashing in brick walls.

Established 1860. 67 MAINE STREET, NEWARK, N. J.

FRED. BRANDT, Roofing, Cornices, Skylights



BRANDT'S PATENT Stationary Zinc Wash-Tubs Warranted for ten years. Price, \$10.50 per Set. Also a Bath-Tub and Wash-Tub combined.



169 East 85th St., New York

ESTABLISHED 1868 SKYLIGHTS HAYES & LATHING & CO. 71-8th AVE. NEW YORK. FIRE-PROOF CONSTRUCTION

BUILDING MATERIAL PRICES.

Table with columns: Sizes, DOUBLE (1st, 2d, 3d, 4th), and prices for various building materials.

FRENCH LIST.

Table with columns: Sizes, SINGLE (1st, 2d, 3d, 4th), and prices for various building materials.

M. F. Westergren, Prop. Tel. 48 Malross.

The Architectural Sheet Metal Works

SKYLIGHTS

Cornice and Roofing. CORRUGATED IRON WORK. FIREPROOF DOORS AND SHUTTERS. 433, 435 and 437 East 144th Street, N.Y.



SOLE PROPRIETOR AND MANUFACTURER OF

THE BICKELHOPT SKYLIGHTS

G. BICKELHOPT 243 & 245 West 47th Street, Telephone, No. 675 38th St. NEW YORK.

MACHWIRTH & SMITH, TIN, SLATE AND METAL ROOFING GALVANIZED.

Iron Cornices, Leaders, Gutters and Skylights. 149 EAST 26th STREET, NEW YORK.

THE BROOKLYN SKYLIGHT & CORNICE WORKS



Estimates furnished for Sheet Metal and Wrought Iron Glazed Structures.

JOHN SETON, 78 and 80 Washington Av., Brooklyn.

REMOVAL To 396 Broome St. Near Centre. Tel., 909 Spring.

EMPIRE CORNICE WORKS. Lanrowitz & Fine. Skylights, Roofing.

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

STANDARD ARCHITECTURAL SHEET METAL CO. CORNICES, SKYLIGHTS, ROOFING. 41 E. 104th St., New York.

L. MORITZ, Prop. Tel., 164 79th St.

ARCHITECTURAL METAL WORKS

Skylights, Cornices and Roofing. Corrugated Iron Work. 1192 & 1194 SECOND AVENUE. Bet. 62d and 63d Sts., N. Y.



Chris. Greenthaler, MANUFACTURER OF Galvanized Iron Cornices and Skylights Tin, Iron and Slate Roofing. Estimates Cheerfully Given. 860 DeKalb Ave., Bet. Throop and Sumner Aves., Brooklyn, N.Y.

Eagle Cornice and Skylight Works. BOIS & COLEMAN, 302 West 40th Street, New York. Roofing in all its branches.

MANHATTAN Cornices, Skylights Roofing Works. Estimates Furnished. Repairing in all Branches. M. S. A. WILSON, 210-212 Canal St., N.Y.

HENRY SCHNABEL, Cornices, Skylights and Awnings. TIN AND SLATE ROOFING. 299 Hamburg Av., Bklyn. Tel. 238 B'wick.

S. CORLITZ, METAL CORNICES and SKYLIGHTS TIN AND METAL ROOFING. CHEAPEST ESTIMATES IN THE CITY. 64 Reid Avenue, Brooklyn, N. Y.

LUMBER. Appended quotations are based almost wholly upon prices obtained for goods from first hands. Yard rates necessarily range much higher owing to the expenses attending sorting out and grading cargo and even car lots, besides which must be added the cost of handling and carrying until consumers are ready to invest. Terms of sale also prove important factors, and altogether it is impossible to give a line of retail quotations thoroughly reliable in character.

Table listing prices for various types of lumber, including spruce, hemlock, and white pine, with columns for quantity and price.

Table listing prices for various types of iron, including pig iron, bar iron, and refined iron, with columns for quantity and price.

Table listing prices for various types of hair and coal, with columns for quantity and price.

(Continued on page 14.)

TERRA COTTA, FIRE-PROOFING, FRONT BRICK, FIRE BRICK.

TRADE RARITAN MARK.

RARITAN HOLLOW AND POROUS BRICK CO.
Henry M. Keasbey, Vice-Prest. Office, 874 Broadway. Rowland P. Keasbey, Sec. and Treas.

FRONT BRICK. HEARTH TILE. FIRE PROOFING.

MANUFACTURED BY

HENRY MAURER & SON,
Manufacturer of
Fire-Proof Building Materials

OF EVERY DESCRIPTION.
Hollow Brick made of Clay for Flat Arches, Partitions, Furnaces, etc.
Porous Terra Cotta, Fire Brick, etc., etc.
Office and Depot, 420 East 23d Street,
Works, Maurer, N. J. **New York**

CENTRAL FIRE-PROOFING CO.,
Hollow Tile and Porous Terra Cotta
FIRE-PROOFING
874 Broadway (Cor. 18th St.),
Henry M. Keasbey, Prest. **NEW YORK.**

MEEKER, CARTER & BOORAEM,
14 East 23d Street, New York.
Sole Agents for the
Staten Island Terra-Cotta Lumber Co.
Ornamental Front Bricks, Terra Cotta,
Fire-proofing Materials, Fire Brick, etc.
The Farley English Glazed Bricks.

THE DOEHRING
Fireproof Construction Co.
Partitions, Shafts, etc., 2, 3 and 4 inch.
OFFICE:
Townsend Building, No. 1123 Broadway
NEW YORK.

T.J. MOONEY & CO. Tel. 1231 18th St.
2,000,000 2d BRICK
For sale cheap.
EXCAVATORS and Dealers in
BROKEN STONE AND SAND.
Carting and Trucking in all its branches.
Yards, 414-416 E. 19th St. Office, 500 E. 19th St.

MELA FIREPROOF PARTITION CO.,
Manufacturers and Builders of
Elevator and Dumb-Waiter Shafts.
Floor Partitions, Roof Structures, etc.
Hartford Building, 41 Union Square.
Telephone, 2278-18th St.

BAILEY'S PATENT
Fire-Proof Material.
Manufactured by
THOS. BAILEY,
Office and Factory,
AMSTERDAM AVE., (10th Ave.) COR. 151st ST.

WM. JUNGHERTCHEN, Telephone Call, 1030 18th Street.
2,000,000 2d BRICK
For sale cheap.
EXCAVATOR and Dealer in
BROKEN STONE AND SAND.
Carting and Trucking in all its branches.
Office, 505-507 E. 19th St. Yards, 519, 521, 523 E. 19th St., N.Y.

C. SCHRATWIESER,
MANUFACTURER OF
SCHRATWIESER'S
PATENT SHEET METAL LATH,
And Metallic and Plastic Fire-Proof Partitions.
110, 112 & 114 Navy Street, Brooklyn.
Telephone, 2053 Brooklyn.

The New Jersey Terra-Cotta Co.,
K. MATHIASSEN, President.
ARCHITECTURAL TERRA-COTTA.
108 Fulton Street, New York.

BRINKMAN
FIRE PROOFING CO.,
Constructors of
Fire Proof Partitions and Arches,
Elevator Shafts, etc.
Townsend Building, 1123 Broadway, N.Y.

WILLIAM DRAKE,
METAL CORNICE AND SKYLIGHTS
Slate and Metal Roofing.
264 WEST 46th ST., between 7th and 8th Aves.
Trabing promptly attended to

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.

Pittsburgh Terra-Cotta Lumber Co.,
Manufacturers of
Porous and Dense
TERRA-COTTA Fire-Proofing.
Works: Washington, N. J., Pittsburgh, Pa
East Palestine, Ohio.
Eastern Office,
Townsend Building, 1125 Broadway, New York

Waterproof
COMPO-BOARD.
4 ft. wide, 1/2 in thick, 8 to 18 ft long.
E. G. Soltmann COMPO-BOARD Department,
161 1/2 W 16th Street New York



SILVER GRAY BRICKS

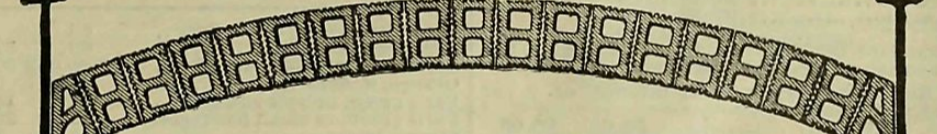
Something New!

Artistic and beautiful. Perfect solid color and velvet finish. Not affected by weather. Harmonize with all other colors. Write for samples and prices.

POWHATAN CLAY MFG. CO.
RICHMOND, VA.
NEW YORK OFFICE: { Townsend Bldg.,
1123 Broadway.

Isaac E. Hoagland. **HOAGLAND & ROBINSON,** Henry P. Robinson
MASONS' BUILDING MATERIALS
Brick, Lime, Lath, Cement, Hair, Flue Lining, Wall Copings, etc.
Main Office and Yard, Foot of 48th and 49th Streets, North River, New York.
Telephone Call, 1481 38th Street.

SUPERIOR ENAMELED BRICKS. INTERLOCKING TILE.
SNOW WHITE, CREAM BUFF, OR FANCY COLORED. FRONT BRICK, All Colors
Manufactured by **THE AMERICAN ENAMELED BRICK AND TILE CO.,**
Office, 14 East 23d St., New York. Factory, South River, N. J.
J. FRANCIS BOORAEM, Sec. and Treas. BERNARD JACQUART, Supt.
Standard English and American Sizes and Special Shapes. Edges are square and true. Will make a perfect wall. **DECORATED BRICKS.**

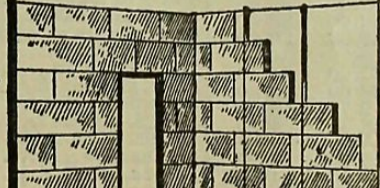


Fire-Proof Building Materials.

HARD AND POROUS TERRA COTTA, HOLLOW BLOCKS FOR ARCHES, PARTITIONS, ROOFS, CEILINGS AND FURRING, SUPERIOR HARD AND STRONG FRONT AND COMMON BRICK.
NEW YORK AND NEW JERSEY FIREPROOFING CO. Presbyterian Building 156 Fifth Ave.

ORRIN D. PERSON, Offices, 160 Fifth Avenue.
Yard, 137th St. and Madison Ave.
Front Brick, Fire Brick, Paving Brick, Enameled Brick,
Sewer Pipe, Fire-Proofing and Building Materials.
The Celebrated **Akron Vitrified Roofing Tile** in a variety of patterns.
Also, Tile for Flat Roofs, now being used on all the large fire proof buildings.
Write or Telephone when you want estimate. **Roofing Cement. Mortar Colors, etc.**

THE A.S. FIRE PROOF
No 433, 435 & 437
EAST 144th ST.



M.W. PARTITIONS
NEW YORK CITY.

THE OHIO MINING AND MANUFACTURING COMPANY,
44 PINE STREET, NEW YORK.
WILLIAM E. DAVIES, President. A. GORDON NORRIS, Secretary and Treasurer.
Makers and Shippers of the Superior **Shawnee Front Brick** in all Colors and Shapes.
Telephone, 1898 Cortlandt.

J. P. DUFFY & CO., 4th Avenue, 138th Street,
136th, 137th, 138th and 139th Streets,
Vitrified Sewer Pipe,
Fire Clay Flue Linings.
Wall Coping, Partition Blocks Fire Brick,
Fire Clay, Floor Arches, Oven Tile, etc.
Telephone, 281 Melrose.



POTENHAUER & NESBIT,
Telephone, 687 18th Street. **Front and Enameled Bricks,**
St. James Building, 1133 Broadway, Corner 26th Street, New York.

BUILDING MATERIAL PRICES.

Table of building material prices including Sheet Iron from Store (Black), Lath, Labor, Lime, Yellow Pine, and Plaster Paris.

MISCELLANEOUS.

MANHATTAN BRASS CO. 338 EAST 28TH ST. TELEPHONE No. 125 18TH. MANUFACTURERS TO THE TRADE OF BRASS AND BRONZE WORK FOR EVERY ARCHITECTURAL OR ORNAMENTAL PURPOSE.

JACKSON ARCHITECTURAL IRON WORKS Foundries and Shops, East 28th and 29th Streets; Office, 315 East 28th St. ALL KINDS OF IRON, BRONZE AND BRASS WORK FOR BUILDINGS IMPROVED STABLE FITTINGS AND FIXTURES.

BRADLEY & CURRIER CO. Mantels, Grates, Tiles, FINE INTERIOR CABINET WORK. DOORS, WINDOWS, BLINDS, Etc 119 & 121 West 23d St., New York.

Table of miscellaneous prices including Vermilion, Brownstone, Spelter, Tin Plates, Bessemer Steel, and Stone.

LOANS ON REAL ESTATE. BRYAN L. KENNELLY & CO., BUILDING LOANS A SPECIALTY. 66 Liberty Street, Near Broadway.

LEO OPPENHEIMER, MANUFACTURER OF FIRE-PROOF CLOTHES-DRYING FRAMES AND PATENTEE OF THE SCREWLESS SUSPENSION WASH-ROOF. 521 East 11th St. (Bet. Avenues A and B.) New York.

ATLAS

PORTLAND CEMENT

143 Liberty St. New York.

BUILDERS AND CONTRACTORS.

M. GIBBONS & SONS,
Building * Contractors.

Construct and supply all materials for Dwellings, Stores, Public Buildings, Factories, etc.

18 and 320 Columbia Street, Brooklyn

RALPH HENRY
Carpenter, Builder and General Contractor.

Manufacturer of Cabinet Work and all Wood Work Pertaining to Building Construction.

104 BIBLE HOUSE, NEW YORK.
Factory, 60 to 68 Eagle Street, Brooklyn, N. Y.

AMUND JOHNSEN,
Contractor and Builder,

114 West 34th Street,
NEW YORK.

THOMAS J. REILLY,
Successor to THOMAS J. BRADY,

BUILDER,

70 FIFTH AVENUE, NEW YORK

LEOPOLD R. TREU,
BUILDER

Contractor } **Iron Work**
 } **For Buildings**
Office, 114 West 34th St., New York

P. J. BRENNAN,
MASON AND BUILDER,
Telephone, 260 18th St.
Office, 63 WEST 22d STREET.

FRANK E. CABUS,
Builder and General Contractor,
No. 2 West 14th Street, New York.

ROBERT G. KENNY,
Mason, Builder and General Contractor.
8 Union Square, New York.
Personal office hours, 1 to 2.

GEORGE W. LITHGOW
GENERAL REPAIRS TO BUILDINGS
41 King Street, New York.

JAMES McGOVERN,
BUILDER AND CONTRACTOR,
70 East 85th St., New York.
Branch, 57 Ann St. Residence, 673 Union Ave.
Boiler Setting and Jobbing attended to.

T. O'NEILL,
GENERAL CONTRACTOR AND BUILDER,
250 East 122d Street.

JAMES O'TOOLE,
Contractor and Builder,
1064 Elsmere Place.

JOEL RINALDO COMPANY,
Capital, \$100,000 00. Tel., 2905 38th St.
203 East 33d Street, New York.
We advance rents to landlords at low rates.

A. SILVERSON,
Carpenter, Builder, and General Contractor
Estimates Furnished 235 Henry St.

PASQUALE STRAPPONE,
Stone Mason and Builder.
EXCAVATING. 230 E. 111th St.

WM. WALLACE,
Carpenter and Builder,
202 West 18th St. Tel. 2390 18th St. N. Y.

THOMAS G. WALLACE,
Builder and General Contractor.
Altering and Remodeling of Buildings a Specialty
130 Lexington Ave. Telephone, 2640 38th St.

MISCELLANEOUS.

CASTLE'S CEMENTINE SIDEWALKS

Areas, Stoops and Copings of all kinds, Cellar and table Floors, Railroad Platforms, etc.
Concrete Arches for Floors and Vaults constructed to carry any desired weight.
BEDFORD AND FLATBUSH AVENUES, BROOKLYN, N. Y.
Box 40, M. & T. Exchange. Telephone. 111 Flatbush.

SPECIFIED FOR
**ASTORIA,
WALDORF
AND
MANHATTAN
HOTELS.**

THE MORSTATT INSIDE BLIND.

MORSTATT & SON, Patentees and Sole Manufacturers,
227-229 West 29th Street, New York.

HOUSE-CLEANING BUREAUS.

Manhattan House-Cleaning Bureau.
Established 1880. James E. Garner, Prop'r.
143 WEST 26TH ST. Tel. 494 B. 18th St. All
manner of House Cleaning promptly executed.
Estimates cheerfully furnished.

The Great International Window-Cleaning Co.
No. 196 2d Avenue.
Window Cleaning and Polishing. House Clean-
ing. Mail orders attended to.

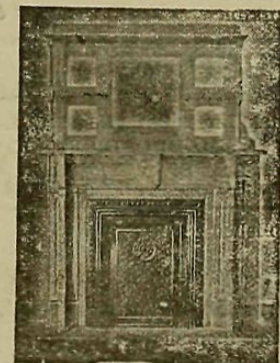
MISCELLANEOUS.

CARUCCI BROS.,
Plain and Ornamental Plasterers.
333 AND 335 EAST 114th STREET.
Estimates Furnished. Tel. 617 Harlem

J. H. DREW & BRO.,
House Movers and Shorers
Office and Yard, 431, 433 and 435 West 17th St.,
Between 9th and 10th Aves., New York.
Telephone Call, 837 18th St.

W. K. CLYNES,
House Mover.
St. Paul Building, 250 to 260 Varick St.,
220 B'dway, New York. Jersey City.
Mover of brick buildings on widening of Elm St.

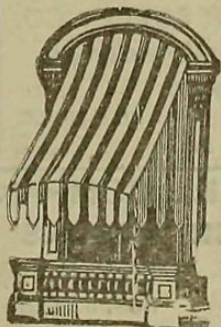
FRED. DAMM,
House Mover and Contractor,
Cor. Willis Ave. and 143d St.



Steel Mantels.

Improved designs, beautifully finished in imitation of various woods and marbles.
Cheaper than wood or slate.
Also Cabinet Tops, etc.
Steel Mantel Co.,
19 Vandewater St. New York

Awnings for \$2.50 Up



Buy from the Manufacturer and get First-class Awnings made and fitted by experienced workmen.
Established 20 years.
F. SKELTON,
608 Sixth Ave.,
East side, near 35th St.,
Formerly 1325 Broadway
Manufacturer of Awnings, Frames and Tents, French Curtains and Spring Roller Blinds, and all kinds of Canvas Covers. Decorating with Flags and Bunting, Wedding Canopies, Dance Graces, Dining Chairs, Tables, Parlor Screens, to let for Receptions and Weddings. Trade supplied. Telephone Call 890-38th.

LUMBER.

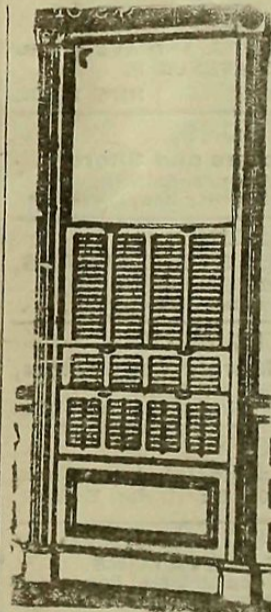
BELL BROTHERS,
Lumber and Timber,
53d Street and East River,
Telephone Call, 174 38th St. New York

Geo. H. Toop, Pres.
Thos. J. Cromble, Sec'y, Treas. and General Mgr.
THE EAST RIVER MILL AND LUMBER CO.
Foot 92d and 93d Sts., E. R. (Tel. 180-79th St.)
DEALERS IN

LUMBER & TIMBER
KILN-DRIED NORTH CAROLINA PINE FLOORING.

CRANE & CLARK,
LUMBER AND TIMBER,
Foot of 30th Street, - North River.
California Red Wood Shingles a Specialty.

G. L. SCHUYLER & CO.,
ESTABLISHED 1835,
Lumber and Timber of Every Description,
First Ave. to East River, 97th to 98th St.



EXCELSIOR
Improved Patent
Sliding Blind
U. S. Pat. 479,324
Manufactured by
Louis Bossert & Son,
Dealer in Sashes, Doors, Stairs, Store Fronts, Timber Flooring, Shingles.
Manufactured of Blinds, Mouldings, Brackets, Newels, Laths, Joists, Roofing Skylights, &c.
OFFICE:
6-8 Union Avenue'
BROOKLYN.
MILLS:
18-30 Johnson Av.
Planing Mill and Timber Yard:
Newtown Creek and Grand Street.

BURLINGTON VENETIAN BLIND CO.'S INSIDE SLIDING AND VENETIAN BLINDS

HAVE STOOD THE TEST OF MANY YEARS AND ARE STILL ACKNOWLEDGED TO BE THE LEADERS—BECAUSE THE
BEST MADE
SURE TO GET THEM. Office, 61 WORLD BUILDING. Factory, BURLINGTON, VT.

