

# RECORD AND GUIDE

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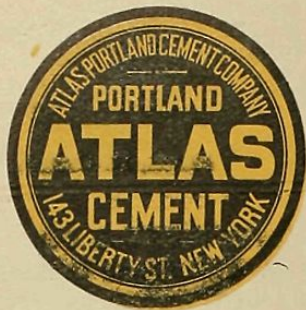
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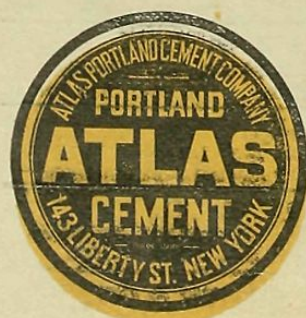


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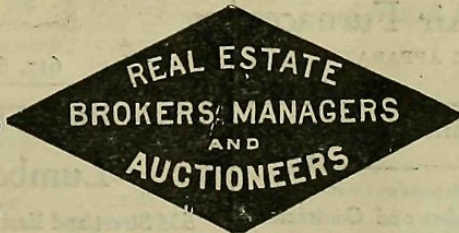
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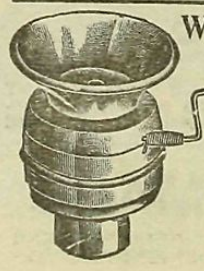
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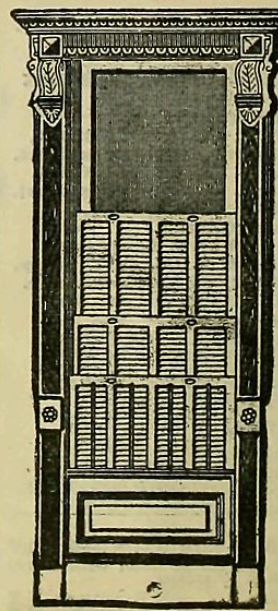
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FRONTS.			
Croton Points—Brown.....	Per M	\$—	@ 12 00
do Dark and red.....	do	—	12 00
Wilmington.....		19 00	20 00
Baltimore.....		37 42	42 00
Philadelphia, alongside pier.....		20 00	22 00
Trenton, do.....		18 00	20 00
Bluffs, No. 1.....		22 00	30 00
Greys.....		26 00	30 00

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Domestic, Enameled, Eng. size.....	80 00		85 00
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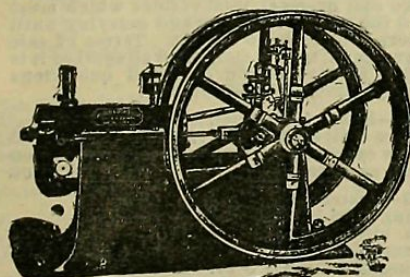
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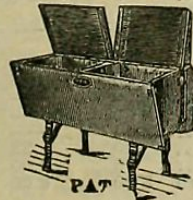
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DECEMBER 30, 1899.

No. 1659

WHILE gold continues to go out of the country a sustained advance in prices cannot be expected. The upward movement seen this week, quite substantial as far as it went, left many securities practically unaffected, and may be accepted as the reaction that was due from the depression of last week. A great deal of money is about to be disbursed in interest and dividends, and this, though ultimately likely to benefit the situation, will cause a tightening of funds during the process of transfer and may make the early days of the year ones of lower prices on the Stock Exchange. The good that results from these payments takes some time to mature; generally it is ten days before it appears in the market, and then it first affects bonds and stocks in the investment class. Meantime we are almost sure to ship more gold to London. The settlement requirements being satisfied, moderate ease in money may be looked for until the commercial and industrial demands develop themselves, which will be early in the spring. What these demands will be it is impossible to say, though the signs present at the moment indicate that it will be large—larger than last year at the same time. The reports from trade centers show only the shrinkage of business natural at this time of the year, leaving it fair to presume that there will be another expansion when the season becomes more propitious. A great deal depends upon the matter dealt with in the succeeding paragraph; but, that notwithstanding, so far as business generally is concerned, it is satisfactory to record that, in prospect as well as in retrospect, the year closes much more cheerfully than last year did.

IT is taken for granted that the British commanders have learnt a valuable lesson and are still equal to devising means to overcome the Boers, consequently the year ends fairly well in European markets, all things considered. There is still an anxious week ahead, during which money is undergoing transition from the accounts of corporations to those of the holders of their stocks and bonds; but in spite of this, and so far as the money and security markets are concerned, the outlook is not bad. The obvious lessening of commercial and manufacturing activity throughout the old world will have an easing effect on the investment and speculative markets by the releasing of money to their uses. The dark spot is South Africa. The Boers, while there has been so much hurraing on the other side, have shown such reticence all along, only developing their resources as they were needed, that one must wonder what they have still in reserve to offset the tremendous weight of men and material that will be thrown against them. If we allowed ourselves to be influenced by the German military criticisms of the war, which attract most attention, the task of the British would appear to be a hopeless one; but it must be remembered that German condemnation of British tactics is praise of the German profession of military science, the latter being credited with supplying the Boers with their plan. Without attempting to minimize the difficulties the war offers to the British, it may be pointed out that the Boers have not carried everything their own way. Their first plan of overrunning Natal to the sea was checked by the opposition of the small army that fought at Glencoe and Dundee and is now holding Ladysmith. In another direction, in spite of their numerical superiority, the Boers have been unable to take either Mafeking or Kimberley. To-day the situation is that while the British are unable to move to the relief of these places the Boers cannot take them. With a raging bull in front they dare not turn to destroy the dog behind. It is a situation in which a calamity is possible at any moment to either side, with the ultimate prospects still favoring the British, principally because of their superior ability to put men into the field to replace their losses.

The Boer army is drawn from a small population, and their losses in men are proportionately more serious than those of their foe. It is these considerations, probably, that buoy business up under the British reverses; otherwise, considering its dependence upon their ultimate success, the improved conditions of the markets this week could not be explained.

## Quiet Week in Real Estate.

A FAIR SPRING MARKET EXPECTED.

BECAUSE of the holidays, the week certainly was not expected to produce important developments in the brokerage business. However, the week's news is meager, not only by comparison with the recent past, but also with the corresponding week last year. The decline of activity was expressed principally by a very distinct falling off in sales of private houses. The leading transactions were of a speculative nature. A plot of five lots, four of which contain dwellings, at the southeast corner of Madison avenue and 61st street, was sold for improvement this spring with a 15-story apartment house. The Simpson tract, in Bronx, west of Southern Boulevard and south of Westchester avenue, containing about 350 lots, the sale of which was reported yesterday, forms part of a larger speculative transaction which has been the subject of negotiation for some months. The consummation of the Orphan Asylum deal, though the final signatures were obtained on Tuesday, was assured so long ago that the significance of the transaction has been fully discussed and discounted. The only bit of news affecting the property is that Robert Olyphant, who recently sold his residence, is negotiating for a 32-foot site in the 52d street frontage. It is also learned that the Barney syndicate has obtained quotations on the stables on the northerly side of 52d street, so that these eye-sores will probably give way to buildings more in harmony with the improvements contemplated on the asylum plot.

There is, it is true, little in the week's brokerage news on which to build favorable expectations of immediate activity in the real estate market. On the other hand, brokers argue that the money disturbance of a week ago was exclusively a stock speculators' panic; that the tightness in money did not extend to general business, and that, with the usual January settlements, the money market, so far as local conditions are concerned, will presently be restored to a normal condition unless the unexpected happens in South Africa to draw gold abroad in excessive quantity. In other words, if the Boer war were eliminated the splendid industrial prosperity which the United States as a whole, and New York in particular, are enjoying would undoubtedly point to a real estate market even more active than that of last spring, which, in turn, was the best experienced in years. Certainly industry is still on the upward turn, and in this circumstance New York real estate, besides benefiting by the expansion of local business, makes important gains through immigration. To illustrate, not long since it was announced that T. Y. Crowell & Co. had leased quarters in West Broadway with a view to removing its big publishing plant from Boston. This week it is learned that a combination of out-of-town lithographers, with a prospective capital of \$1,000,000, and which is in process of formation, will locate here and is considering the purchasing or leasing of one of three buildings, each containing over 100,000 square feet of floor space, which have been submitted to its promoters. The mercantile renting market, indeed, is in excellent condition, not the least interesting manifestation of which is the gradual transformation of 14th street from a retail to a wholesale center for the ladies' cloak, suit and waist trade. The most recent newcomers are Francis Doherty & Co., who removed from No. 690 Broadway to No. 46 East 14th street. The section between 14th and 23d streets, 4th and 6th avenues, enjoys the advantage of direct communication with the railroad ferries and of proximity to the hotels, which account for the extraordinary current migration into it of wholesale business houses from the lower part of the island. Other accessions to the section are the Boylan Manufacturing Co., military uniforms, which goes from No. 34 Howard to Nos. 43 and 45 East 19th street; Smead & Lawton, with rug factories in Persia, who take sales quarters at No. 890 Broadway, corner of 19th street, and E. & H. Anthony, photographic supplies, who go from Broadway, near Prince, to 5th avenue and 18th street.

THE Building Code is one of those "loaded" things which it is always unwise for the inexperienced to meddle with. It is of course easy enough to condemn the Code in general terms or use bad language about it without one's possessing very much knowledge or risking any great amount of reputation, but the danger begins just as soon as one attempts the specific and puts his notions down in black and white. Our good friend Mr. Moss

has just furnished us with the latest example of the truth of these remarks. So long as his position was merely that of critic he was apparently unassailable, but now that he has undertaken to make recommendations he becomes an object of instruction, demonstrating anew how valueless and even dangerous an intelligent "outsider's" opinions are upon a matter so technical as the Building Code.

**M**R. MOSS' report, so far as it affects the Building Department, is heavily laden with inaccuracies and with those peculiar misstatements which the layman inevitably makes when he touches matters that lie outside his own experience. For instance, Mr. Moss recommends the abolition of the Board of Examiners, and suggests "the leaving of appeals from individual commissioners to the Board of Commissioners as is now contemplated in the Charter." Here we have an error of fact, for the Charter does not contemplate any such thing as Mr. Moss says it contemplates. It clearly and distinctly provides that appeals from a Commissioner's decision in the Boroughs of Brooklyn, Queens and Richmond shall be to the Board of Buildings, which Board consists of the three Commissioners; whereas it provides that in the case of the Boroughs of Manhattan and The Bronx appeals must be made to the Board of Examiners.

**B**UT let us suppose that Mr. Moss is accurate as to his facts and ask: What is his suggestion worth practically? He would have it that if, let us say a builder in Manhattan were discontented with the decision of the Commissioner in his Borough he shall appeal to a Board composed of this same Commissioner and the Commissioners of the neighboring Boroughs! Who would give a cent for this sort of appeal? Everybody would be sure that no one Commissioner in that Board would be at all likely to vote contrary to the decision or wishes of his colleague, from whose district the appeal case came. It must be perfectly clear to everyone that if Commissioner A took a contrary or independent stand upon some case from Commissioner B's borough and upset Commissioner B's decision, Commissioner B would see to it that Commissioner A's cases henceforth went against him as much as possible. "Appeal" under these circumstances would obviously be a farce. It is useless to appeal to Caesar against Caesar.

**A**N Appeal Board, consisting of men from outside of the Building Department and free from political influence, is a necessity. Such Boards are provided for in the latest building laws of the great cities. London has a Tribunal of Appeal made up of one member appointed by the Royal Institute of British Architects, one appointed by the Institute of Civil Engineers, one appointed by the Institution of Surveyors, etc. Boston has a Board of Appeal made up of one member appointed by the Mayor, one architect appointed by the Boston Chapter of the American Institute of Architects and one member appointed by the Master Builders' Association. St. Louis has a Board of Appeal made up of one member of the Board of Fire Underwriters, one architect, and one master builder, all appointed by the Mayor. Philadelphia has a Board of Appeal composed of the entire corps of building inspectors, and a further appeal from this Board to the Director of the Department of Public Safety, and the latter must then appoint three disinterested experts who must be master builders, engineers or architects. Expense attaches to appeals in all the various cities except in New York. Under the new Code, and in accordance with the letter and spirit of the Charter, the Commissioner of Buildings in the boroughs of Manhattan and The Bronx no longer requires the concurrence of the Board of Examiners in varying the provisions relating to construction. It is only when a party aggrieved objects to the decision of the Commissioner that an appeal is to be made to the Board of Examiners. Instead of from twenty to seventy cases to be acted upon as formerly at each meeting of the Board, probably the number hereafter will be one, two or three, or a very small number at any rate.

**T**HERE will be no startling increases in the real estate valuations to be reported in the second week of the opening year. Manhattan and the Bronx having (vicariously) suffered sufficiently for the poverty of the other boroughs in the last assessment, a return to normal increases is possible. The total increase, we are given to understand, for these two boroughs will be between \$50,000,000 and \$60,000,000; that for Brooklyn about \$20,000,000; while changes in the other two boroughs will produce a total increase for the city in the neighborhood of \$80,000,000. These are very rough estimates, but they approximate the truth and convey the gratifying assurance that Manhattan and Bronx realty, as a whole, need fear no sensational increases of tax valuations in the coming year.

## That Universal Labor Question.

Only the other day the danger existed of a serious conflict at the opening of the year, between employer and employed in the Chicago building trades, but the dispute has happily been steered into a conference committee, where it is hoped a satisfactory solution will be found for it. New York, St. Louis and other large cities are awaiting this solution with a great deal of interest. In this city there have been numerous disputes this year on questions of hours, wages and privileges, resulting in the main favorably to the employed. It is estimated that since last spring, in New York alone, 20,000 members of labor organizations have obtained the Saturday half-holiday without a reduction of wages. The people thus affected were the carpenters, stair builders, cabinet workers, tile layers, etc. Owing to the demand for labor this change has not been felt, nor will it be while the demand for building is as brisk as it is to-day. Later on the \$40,000 or \$50,000 a week that it involves will undoubtedly be felt. As a matter of fact more than union rates have sometimes been paid to mechanics this year. One builder tells us of having paid 60c. an hour to all the bricklayers he could get during the late summer. Only in the case of the tile layers' helpers apparently did a dispute enable the employers to arrange for a joint committee to arbitrate differences. In the cases of the stair builders, carpenters and framers and tile layers the agreements by which their troubles with their employers were settled refer only to the hours and the arrangements of the rates of pay to save the men from pecuniary loss, through the lessened hours of work.

While these things have happened or are happening at home the "Bulletin of the Bureau of Labor Statistics" comes to hand to inform us that the conflict between employer and employed is world-wide, by recording struggles in other countries. One of the most notable of these took place in the building trades of Denmark, where the fight was really national, involving as it did about 50,000 workmen in a population no larger than that of Massachusetts. This struggle was so important, and involved claims so similar to those that agitate master and man on this side of the Atlantic, that a brief description of it cannot fail to prove interesting, and may prove instructive. The facts are, that, early in April, about 300 organized carpenters in Jutland demanded an increase of from 1½c. to 2c. an hour on their actual wages of 8c. an hour. Attempts at conciliation and compromise occupied the next 30 days, but a lockout, involving 30,000 men, was declared on May 24th, and extended until it affected 50,000 out of a total trades' union membership of 80,000. The contest was a most fierce one. The employers sought the co-operation of all employers of organized labor, with the object of reducing the ability of sympathizing organizations to pecuniarily aid the striking ones. Arrangements were made with manufacturers of cement, mortar and other building materials to make no sales so as to prevent the workmen from carrying on their industry under their own management. The working people on their side used all possible means of putting pressure upon the employers. Their withdrawals of deposits from the banks, their transfer of trade from certain mercantile establishments and influence exerted in many other directions, compelled prominent business men in the country to endeavor to effect a settlement of the dispute. Apparently the first cause of the trouble was soon put aside, and the battle was waged by the employers on the ground that the unions sought to dictate the rules under which their establishments should be run; and by the men because, as they declared, the employers wanted to disrupt their unions. These battle cries will have a distinctly familiar sound in the ears of building and labor interests in this city, and they show how similar in essentials is this labor dispute the world over.

The lockout continued until September. As conditional to the termination of the lockout the employers laid down eight propositions. They were: (1) The responsibility of the Central Union of Workmen for the enforcement among the local unions of agreements between the central organizations of employers and workmen; (2) the recognition of the employers' right to organize the workmen in their factories according to their own judgment; (3) that foremen and heads of gangs must not be members of workmen's unions; (4) that the date of notices as to agreements respecting the scale of wages and other matters shall be fixed for January 1st in each year, with three months' notice to be given in advance; (5) the settlement of all existing points of dispute in the joinery trade; (6) that neither employer nor employed shall boycott anyone for the part taken in the dispute; (7) the resumption of work by the workmen in the same localities where they were formerly employed; (8) that all workmen's unions shall take part in the final negotiations, whether affiliated to the Central Union or not. These propositions, with some modifications, controlled the final settlement. Instead of being forbidden to be members, foremen were given "full liberty in the matter of not being members of workmen's associations;" the fourth proposition was omitted. The rights of employers in their own shops were limited by some conditions, and as this is probably the most important point involved, the clause of the agreement dealing with it is given in full. It is: "The right of the employers to direct and distribute the work, and according to their own judgment, to employ at any time as many work-people as they shall deem necessary, shall be respected, and, if necessary, be supported by the workmen's central organizations. But in the case of workmen, one or more, who have been entrusted with a speci-

fixed job at a fixed rate of payment (piecework), and who are doing their work conscientiously, employers are not entitled to change the conditions under which the work is being done, to the disadvantage of the workmen, without compensating the latter for whatever pecuniary loss they thereby sustain. If there is a dispute as to this, it shall be settled by experts, eventually by arbitration; also complaints from employers or workmen as to breaches of the principal rule or disrespect of it shall be dealt with in this way."

An additional, or supplementary, agreement, was made, recognizing the expediency of resorting to judicial authority in certain emergencies of dispute. This, because it shows the trend of labor aspirations particularly, is given in full, minus the preamble as to parties, and a final clause of other bearing: "When practical working questions are to be settled, neither of the central organizations shall adopt resolutions which are not in conformity with the stipulations of the above agreement. If either of the central organizations is of opinion that this rule has been broken, it can place the question before the Court of Appeals at Copenhagen until such time as there shall be established by law a permanent arbitration court (invested with the same authority as the ordinary courts of the country for deciding, upon evidence, causes brought before it), with power to determine finally matters of dispute between the employers and workmen, represented by their respective central organizations. This arbitration court shall consist of seven members, of whom each of the parties will elect three, who are not members of the committee of the organization in question; the chairman shall be elected by these six, and must be one of the jurists of the country. As soon as this arbitration court has been established, it will take the place of the Court of Appeals in all matters concerning the above agreement."

**GENERAL SOCIETY OF MECHANICS AND TRADESMEN.**

The 114th annual meeting of the General Society of Mechanics and Tradesmen of the City of New York will occur on Wednesday evening, January 3d, 1900, at 8 o'clock. This meeting will be made the occasion of the formal opening and dedication of the Mechanics' Institute, No. 20 West 44th st. A public reception from 9 until 11 will follow the regular meeting, when there will be open to view the School and Library Departments in full operation. Stephen M. Wright, so well known for his long, valuable, and it may be remarked, voluntary, services to the Building Trades' Club and other organizations, has devoted himself now to this Society, of which he is the new president. Mr. Wright's purpose is so to develop the educational features of the Society that they shall be of the utmost practical value to the scholars and to the community, through the building and other technical interests.

**WHO PAYS THE TAXES?**

The Tax Department report for the quarter ending September 30th, which has not yet been published, contains some interesting figures showing the contributions of the several boroughs of the city to the tax levy. From these figures the following table has been made up. It appears that Manhattan alone pays nearly, and the Manhattan and the Bronx together, more than three-quarters of the whole taxation of Greater New York, and yet the improvements needed in these two boroughs have been held up for two years as a result of consolidation and of the organized opposition of the other boroughs, whose burdens Manhattan is bearing. This raises, or ought to raise, an important question of taxation and representation before any commission or other body appointed to revise the charter and suggest amendments to secure its better working. The table gives the amounts of the taxes of each class separately and together paid by the several boroughs.

Boroughs.	Real estate.	Personal.	Total.	% all.
Manhattan.....	\$50,969,444	\$11,845,297	\$62,814,741	72.2%
The Bronx.....	3,068,141	168,466	3,236,607	3.9%
Brooklyn.....	14,395,317	1,064,117	15,459,434	18.3%
Queens.....	3,396,830	203,964	3,600,794	4.3%
Richmond.....	975,820	92,391	1,068,211	1.3%
Grand total.....	\$72,805,552	\$13,374,235	\$86,179,787	100.0%

**BRONX IMPROVEMENTS.**

The Board of Public Improvements this week passed a resolution authorizing the Commissioner of the Department of Highways to complete the Grand Concourse and Boulevard in the Bronx, at a cost of \$1,094,000. The resolution will be transmitted to the Municipal Assembly next week.

Regarding the sales of land for assessments that have taken place recently, the Comptroller is quoted as saying, intending his remarks to have particular bearing on the value of improvements in the Bronx: "The total amount due the city was about \$5,000,000. The sales have been going on for some time, and by January 1 the whole matter will have been straightened up. Of all the pieces of property sold, only eighteen have passed out of the hands of the original owners. Fully 70 per cent. of the assessments have been paid. One woman, Mrs. Mary G. Pinckney, has paid in over \$200,000. There will be no trouble over the collection of assessments for the Concourse."

**Real Estate Market.**

The total number of brokerage transactions reported below is 27, with considerations given in 6, amounting to \$620,500. The figures for the corresponding week last year were, 54, 8, and \$567,500; for last week, 79, 14, and \$1,511,500.

Wm. Kennelly calls attention, in our business pages, to an important auction sale that he will conduct on January 10th, by order of executors, to close the estate of George B. Whitfield, deceased. The bill is made up of important Manhattan and Bronx parcels, and should have the attention of realty buyers. Locations are given in the announcement previously referred to, and maps, with full particulars can be obtained of the auctioneer, at No. 111 Broadway.

The following are the comparative tables of Manhattan and the Bronx of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1899 and 1898:

**CONVEYANCES.**

1899.		1898.	
Dec. 22 to 28, inc.		Dec. 22 to 28, inc.	
Total No. for Manhattan	198	Total No. for Bronx....	80
Amount involved.....	\$2,585,212	Amount involved.....	\$145,384
Number nominal.....	120	Number nominal.....	49

1899.		1898.	
Dec. 22 to 28, inc.		Dec. 23 to 29, inc.	
Total No. for Manhattan and Bronx....	278		225
Amount involved.....	\$2,730,599		\$2,826,625
Number nominal.....	169		110
Total No. Conveyances, Jan. 1 to date.	15,501		14,627
Total Amt. Conveyances, Jan. 1 to date	\$133,372,921		\$103,742,216

**MORTGAGES.**

1899.		1898.	
Dec. 22 to 28, inc.		Dec. 23 to 29, inc.	
Total number for.....	177	247	216
Amount involved.....	\$4,444,805	\$4,738,193	\$5,126,927
Number over 5%.....	54	89	91
Amount involved.....	\$854,905	\$86,223	\$941,128
Number at 5 per cent....	47	28	75
Amount involved.....	\$1,409,000	\$179,165	\$1,588,165
Number at less than 5% .	76	7	83
Amount involved.....	\$2,180,900	\$28,000	\$2,208,900
No. above to Banks, Trust and Insurance Co.'s....	46	3	49
Amount involved.....	\$1,810,000	\$25,000	\$1,835,000
Total No. Mortgages, Jan. 1 to date...		18,296	16,915
Total Amt. Mortgages, Jan. 1 to date...		\$405,372,614	\$233,706,811

**PROJECTED BUILDINGS.**

1899.		1898.	
Dec. 22 to 28, inc.		Dec. 23 to 29, inc.	
Total No. New Buildings:			
Manhattan.....	133		
Bronx.....	93		
Grand total.....	226		22
Total amount for			
Manhattan.....	*\$11,107,050		
Bronx.....	\$547,450		
Grand total.....	\$11,654,500		\$490,720
Total amount of alteration			
Manhattan.....	\$113,765		
Bronx.....	\$40,371		
Grand total.....	\$154,136		
Total No. New Buildings, Manhattan and Bronx, Jan. 1 to date.....			3,313
Total Amt. New Buildings, Manhattan and Bronx, Jan. 1 to date.....			\$72,661,956
Total Amt. Alterations, Jan. 1 to date..			\$6,646,257

\*Total of plans published in this issue, which includes those of 22d inst. and part of which was included in last week's figures.

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Twenty-five cents each will be paid for the following back numbers of the Record and Guide: Nos. 1455, 1457, 1467 and 1470.

**Gossip of the Week.**

**SOUTH OF 59TH STREET.**

35th st, Nos. 516 to 522, and Nos. 526 and 528 West, 2, 3, 4, and 6-sty brick factory buildings; seller, the Union Trust Co.; brokers, E. A. Cruikshank & Co.

North Moore st, No. 8, running through to No. 228 West Broadway, 6-sty brick business building, containing elevator service, on L-shaped parcel, fronting 25 feet on each street, and having a depth of 60 feet on the southerly, and 57 on the westerly line; buyer, John J. Smith; price, \$110,000.

38th st, No. 139 East, 3-sty dwelling, 19x98.9; seller, estate of William Stacom; buyer, Cornelius Gallagher; brokers, Collins & Collins.

39th st, No. 223 East, 3-sty dwelling, 19x98.9; seller, Kate Cullen; buyers, Lowenfeld & Prager; brokers, Richard V. Harnett & Co.

Cherry st, No. 104, 6-sty tenement; sellers, Gordon, Levy & Co. Ludlow st, No. 170, 5-sty tenement; sellers, Steffen estate; buyers, Gordon, Levy & Co.

Monroe st, No. 62, 5-sty tenement; seller, Steffen estate; buyers, Gordon, Levy & Co.

Thompson st, No. 131, old building, 22x100; seller, Frederick Grosz estate; buyers, Mandelbaum & Lewine; brokers, Michael E. Peppe & Bro., who were also the brokers in the sale of No. 133, adjoining, sold two weeks ago.

19th st, No. 139 West, dwelling, 20x92; seller, Jefferson M. Levy; buyer, C. W. B. Fisher; broker, Samuel Goldsticker.

38th st, No. 139 East, 3-sty brownstone dwelling, 19x60x98.9; seller, estate of William Stacom; buyer, Cornelius Gallagher, who owns No. 137, adjoining; brokers, Collins & Collins.

Broome st, No. 24, 5-sty tenement with store; seller, Wm. L. Cole; buyer, Benedict A. Klein; price, \$17,000.

39th st, No. 237 East, lot 19.7x98.9, with dwelling; seller, estate of Peter Wilkinson; buyers, Lowenfeld & Prager.

7th st, northwest corner of Lewis st, old buildings, 80x70; buyers, L. Solomon and A. J. Cohn, who will build two 6-sty tenements for investment.

#### NORTH OF 59TH STREET.

Madison av, No. 671, southeast corner of 61st st, 4-sty high-stoop brownstone dwelling, 25x60x89; seller, John F. Dillon; No. 669, similar dwelling, 22x60x89; seller, Hannah J. Hull; No. 667, similar dwelling, 16x60x89; seller, D. E. Connell; No. 665, similar dwelling, 16x60x89; seller, Justice Ephraim A. Jacobs; lot 20x79, on the south side of 61st st, 89 feet east of Madison av; seller, John F. Dillon. These parcels, comprising a site 79x109, have been sold through B. C. & F. T. Barry to Frederick Haberman, vice-president of the National Enameling and Stamping Co., who pays cash for his purchase, the several holdings in which have been owned by the sellers since the early seventies. The dwellings are all under lease, except No. 665, the residence of Justice Jacobs. These leases have been bought up, and the new owner will start to erect in May a 15-sty apartment hotel on the plot. Mr. Haberman has also bought from George W. Jacoby, No. 663 Madison av, 21x100. This gives him a plot 100x169.

122d st, No. 116 West, 3-sty and basement dwelling; seller, Leopold Kahn Co., who take in exchange three lots on the east side of Lincoln av, 25 feet south of 138th st; buyer, Edward Callan; broker, D. H. Scully.

67th st, No. 2 East. The plot, 30x100.5, with fire ruins of 4-sty dwelling is reported sold by S. Osgood Pell & Co. for the Andrews estate, at between \$100,000 and \$125,000.

67th st, No. 202 West, 5-sty tenement, 25x65x100; seller, Frederick Plumb; brokers, H. C. Senior & Co. and John H. Porges.

Broadway, No. 2534, 5-sty double flat, 24.8x85x100; seller, R. L. Julian; buyer, Edward Mitchell; price, \$32,500.

1st av, east side, 75.8 south of 93d st, lot 25x100; seller, Myer Hellman; brokers, Hall J. How & Co.

81st st, Nos. 209 and 211 East, plot 50.10x102.2, with old buildings; seller, Hawarth estate; buyers, Lowenfeld & Prager.

Madison av, northwest corner of 119th st, new 5-sty flat, on lot 25.10x100; seller, J. Fleischman; buyer, L. George; broker, Henry Rawah; price, \$56,000.

78th st, No. 162 East, 3-sty brownstone dwelling, on lot 18.9x100; sellers, Kempner Bros.

75th st, No. 143 West, 4-sty brownstone dwelling, 20x60x102.2; seller, Alexander Cash; brokers, Jesse C. Bennett & Co. The house is leased for \$2,400 per year.

Columbus av, No. 150, 5-sty flat, 25x85x100; buyer, W. R. Martin.

112th st, No. 55 West, 5-sty flat, on lot 25x100; sellers, Ast & Exner; broker, C. F. W. Johanning; price, about \$30,000.

#### THE BRONX.

Southern Boulevard, southwest corner of Westchester av, undeveloped tract, roughly defined as running south along the Boulevard 1,200 feet to a point opposite Hunt's Point road; thence west 1,400 feet; thence north to the south side of Westchester av, 700 feet; and along that avenue to the point of beginning, 2,000 feet. Sellers, the Simpson estate; broker, William M. Ryan; price, about \$375,000. The tract is intersected from north to south by Intervale av, Kelly, Tiffany, Baretto and Fox sts, and from east to west by Dongan st, and contains about 350 lots. It has been in the Simpson family, of pawnbrokerage fame, since 1844, when it was bought by William and John Simpson, who built upon it two 3-sty stone country houses, one of which is still occupied by a member of the family. With the exception of these old residences, and a few scattered frame houses, the tract is practically without improvements.

147th st, south side, 215 feet east of Brook av, 100x100, vacant; seller, a Mr. Bonner; brokers, W. F. & C. H. Smith.

#### LEASES.

The Marshall O. Roberts estate has leased the old dwelling, remodeled for business, No. 41 West 28th st, for 10 years, to the New York Clipper Co., which for some 50 years has been located in Centre st, opposite the Tombs prison.

G. Tuoti & Co. have leased for Bernard Ratkowsky, the 6-sty and store tenement, No. 22 James st, corner of James st and New Bowery, for five years and four months, for \$24,000.

Neubeck & Busher have leased for Benjamin Stern to Michael J. Gilhuly, the store on the northeast corner of Willis av and 148th st, for 5 years, at from \$1,380 to \$1,500 per year.

#### OUT OF TOWN.

Collins & Collins have sold to Warner M. van Norden, assistant cashier of the National Bank of North America, the homestead of John C. Haviland, comprising 103 acres, bounded by Purchase st, Westchester av, West Purchase st, and Locust av, Rye, Westchester Co. The property overlooks Long Island Sound. It will receive extensive improvements, including some new buildings.

Alex. F. Martin has sold to the General Wire Covering Co. the manufacturing property at Mont Vale, N. J., comprising about 12 acres, with factory and other buildings, formerly occupied by the

Briarwood Pipe Co. This corrects error of location in last week's issue.

#### REAL ESTATE NOTES.

Frederick M. Hilton has become a member of the firm of William A. White & Sons, the firm name remaining unchanged.

Ward Belknap was the broker in the sale of the two 5-sty flats, at the southeast corner of 102d st and Park av, to Michael A. Hoffman.

A death certificate was filed in the Register's Office this week—a very uncommon occurrence—to facilitate searching title against No. 484 West End av.

The engagement is announced of Sadie, daughter of Bernhard Galewski, real estate operator, to Ben. Kassel. They will be at home on Sunday, the 31st inst.

Thomas McKeone, who recently completed and sold at a profit a mercantile building on East 17th st, has entered the ranks of the realty workers, and opened an office at No. 223 West 42d st.

No. 15 John st, a vacant lot, 25.8x120.10, was transferred on Wednesday to the Witthous estate, who owns Nos. 200 and 202 Broadway, and No. 144 Fulton st. The sale of the John st parcel to the estate was reported in our issue of November 25.

Manhattan Elevated-Health Board conference on elevated railroad route seems to have focussed on a State street line with open steel construction and electric motive power. But there are still expedients sufficient to prolong the conference for some years yet.

The proposition for the building of a new storage reservoir in Westchester County, of the capacity of 9,000,000,000 gallons, made by Commissioner Dalton, of the Department of Water Supply, some time ago, was adopted by the Board of Public Improvements this week.

Betty & Co., of No. 1218 3d av, near 70th st, are one of the long-established firms in that section. They do a general real estate business, including the sale of property, collection of rents, and negotiation of mortgage loans. Their list of property for sale in the vicinity of their office is most complete, and embraces many desirable parcels. Their telephone call is 420 79th.

The Board of Public Improvements has received communications from Brig.-Gen. Thomas Wilson, United States Army; J. C. Pumpelly, Col. Ralph E. Prime, President of the American Flag Association, and others, asking that the city take steps to purchase the Jumel Mansion, on Washington Heights, to make of it a museum of historical relics. They were filed without reading.

After having once voted \$100,000 for preliminary work, the Board of Aldermen, on Wednesday, by a vote of 32 to 16, refused to pass the ordinance providing for the construction of the proposed Blackwell's Island bridge. The Committee on Bridges and Tunnels had reported the measure favorably. The bridge is the victim of the disease that affects local boards so often, known as conflicting interests.

The American Realty Co. has taken title from Michael J. O'Shaughnessy, Jr., its president, to 31, 33 and 35 West 32d st, 75x98.9, and 30 to 36 West 33d st, 70x98.9, for a total consideration of \$446,500. Mr. O'Shaughnessy also transferred to the company the plot on Riverside Drive, 175 feet south of 122d st, running through to Claremont av, 25x200, and the property on the north side of 117th st, 250 feet east of Amsterdam av, 18x100.11. Albert J. Conklin, Jr., conveyed to the company a parcel 25.8x100, on the north side of 88th st, just east of Park av, and 805 6th av was transferred to it by George Wolf. All of these holdings, together with property at Southampton, L. I., were mortgaged by the American Realty Co. to the Farmers' Loan and Trust Co., in the sum of \$500,000, to secure an issue of bonds for that amount due in thirty years.

#### Brooklyn.

The process of acquiring property for the Williamsburg approach to the new East River Bridge is going on, and it may be of service to state the property required. This information has been given before, but the work on this improvement, legal as well as physical, has been so delayed that the reminder may be useful. The property which the commission will acquire is as follows: In South 4th st, from 184 to 240, inclusive; on one side of South 5th st, part of the lots from 93 to 187, and all of the lots from 189 to 249, and part of 203 Broadway, and all from 205 to 263 inclusive; in Wythe av, from 375 to 385, and from 408 to 420; in Berry st, from 360 to 364, and from 357 to 361, and also a part of 363; part of 380, 394 and 397 Bedford av, and also all of 382 to 392 inclusive, as well as 369, 371, 379 and 381 Bedford av; in Driggs av, from 812 to 832 inclusive, also 811, 813, 815 and 831 and part of 809; in Roebbling st, from 268 to 298 inclusive, and from 265 to 289; in Havemeyer st, five houses from 204 to 224.

Governor Roosevelt's approval of the sale of land under water to the Astoria Light, Heat and Power Company, probably disposes of that matter, although the Corporation Counsel is quoted as saying: "The city has been consistent and persistent in its protest against the giving away of valuable land that will be required for its own use in the near future. I hope to be able to

maintain our contention that it is not in the power of the State Land Board to practically give it away, as they had heretofore done, against the protest of our City Government."

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1899 and 1898 given:

CONVEYANCES.		1899.	1898.
		Dec. 22 to 28, inc.	Dec. 23 to 29, inc.
Total number	.....	212	190
Amount involved	.....	\$431,959	\$402,011
Number nominal	.....	136	118
<b>Total number of Conveyances,</b>			
<b>Jan. 1 to date</b> .....		<b>15,599</b>	<b>14,993</b>
<b>Total amount of Conveyances,</b>			
<b>Jan. 1 to date</b> .....		<b>\$37,581,022</b>	<b>\$31,124,711</b>
MORTGAGES.		1899.	1898.
Total number	.....	191	133
Amount involved	.....	\$1,329,076	\$418,534
Number over 5 per cent.	.....	87	56
Amount involved	.....	\$631,505	\$124,214
Number at 5 per cent. or less	.....	104	77
Amount involved	.....	\$697,571	\$294,320
<b>Total number of Mortgages,</b>			
<b>Jan. 1 to date</b> .....		<b>13,034</b>	<b>12,745</b>
<b>Total amount of Mortgages,</b>			
<b>Jan. 1 to date</b> .....		<b>\$138,213,184</b>	<b>\$82,912,389</b>
PROJECTED BUILDINGS.		1899.	1898.
Number of New Buildings	.....	314	46
Estimated cost	.....	\$1,841,550	\$184,050
<b>Total number of New Build-</b>			
<b>ings, Jan. 1 to date</b> .....		<b>4,485</b>	<b>3,556</b>
<b>Total amount of New Build-</b>			
<b>ings, Jan. 1 to date</b> .....		<b>\$24,097,843</b>	<b>\$15,497,080</b>
<b>Total amount of Alterations,</b>			
<b>Jan. 1 to date</b> .....		<b>\$2,943,020</b>	<b>\$1,616,574</b>

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The Board of Aldermen have authorized bond issues of \$100,000 for the purchase of a street-cleaning plant, and \$125,000 for the construction of a filter plant for this borough.

Garfield pl, south side, 90 feet east of 6th av, vacant plot; seller, Mary S. Buckley; brokers, Burrill Bros.; price, \$2,000.

39th st, north side, between 6th and 7th avs, vacant plot; seller, William E. Card; brokers, Burrill Bros.; price, \$7,500.

**BUILDING MATERIAL MARKET.**

The open weather has allowed large barge deliveries in brick during the past week. It has also allowed a large amount of work to be continued. About forty barges are still under cover for deliveries, as demand requires.

The cement market is firm, with small deliveries.

Lath has been entirely sold up, and lumber is holding its own.

Linseed Oil has been quiet, but the prices have been firm owing to the high and firm price of seeds.

There has been little demand for paint during the past few days. Prices have remained as before.

The iron market is in its natural December way—very quiet—but with prices firm, and the feeling that an advance of \$3.00 will take effect by April 1st.

The price of solder has fallen off somewhat, although the market is exceptionally lively for this time of the year.

The American Pegamoid Co., of 339 Broadway, report a large increase in their business during the past year, especially in their book leathers and their upholstering leather. The Pullman and Wagner Car companies are using this leather to a large extent in their buffet and smoking-cars, where it has given satisfaction. As a binding leather—it will appear in a few days as the cover of the city directory of San Francisco, and in many other places.

The clothes dryer manufactured by the Chicago Clothes Dryer Co., of 1123 Broadway, New York, has met with deserved success. The day of "blue Monday" has passed, and now we have an apparatus which, while requiring small space, effects not only a saving of time, but of coal, etc. The "Dryer" is connected with the stove, and the heat which would eventually pass through the chimney, is transmitted first through the dryer and then to the outside; so that the same heat which warms the water and irons, also dries the clothes. These driers are found in many cities, and among those here in New York are the residences of W. F. King, R. S. Barnes, W. H. Vail, Spencer Trask, the Brooklyn Sanitarium, the Metropolitan Apartment Building, Lewen & Roach, and many others.

Probably no series of inventions before the public attract so much attention as the storage batteries. The use of the battery, in conjunction with a generator as a regulator for the use of elevators, has now come to be almost a necessity. In addition to this, it also enables the engineer to close down his plant and supply the entire demand for both light and power during the light load hours from the battery, thus effecting a large saving both in fuel and labor. Again, when the lights are dependent on the same dynamo as the elevator, the sudden starting of the power will cause the lights to dip and flicker, and this can also be avoided by the use of a storage battery. The following are a few of the plants and residences which have been equipped by the Electric Storage Battery Company, of No. 100 Broadway: The Edison Electric Illuminating Co., of New York and Brooklyn; Union Traction Company, of Philadelphia; Criminal Court, Commercial Cable, Astoria Hotel, United States Custom House and Trinity Court buildings.

Would it not be advisable for those who depend on the "bucket of water" system for fire protection, to see that the water is not frozen in the buckets? The necessity for this precaution was found to exist on a number of piers in this city yesterday. If one wants protection—why not use something that does not freeze? The Little Giant Fire Extinguisher, of 22 Liberty st, does not freeze.

**Building News.**

**MERCANTILE.**

Washington place, Nos. 23 to 29, northwest corner of Greene st, 10-sty brick and stone fireproof store and loft building, 100.9x100; Ole H. Olsen, No. 117 Edgecombe av, owner and builder; John Woolley, No. 111 5th av, architect. The owner has obtained a building loan of \$225,000.

Grand st, No. 107, southeast corner of Mercer st, 6-sty brick and stone loft building, 22x95; James R. Roosevelt estate, owner; A. M. Napier, No. 25 West 26th st, architect. Estimates are being taken for a general contract, and Richard Deeves & Son, No. 309 Broadway, are figuring.

**APARTMENTS, FLATS AND TENEMENTS.**

Boston av, southeast corner of Prospect av, two 4-sty brick flats and stores, 25x75; total cost, \$40,000; Matthew F. Riley, 1062 East 169th st, owner; Moore & Lansiedel, 148th st and 3d av, architects.

Franklin av, 200 feet west of Crotona Park South, 4-sty brick flat, 27x90; cost, \$20,000; Harry White, 1046 East 169th st, owner; Hunter & Murgatroyd, 1046 East 169th st, architects.

Madison av, southeast corner of 61st st, 15-sty brick and stone, skeleton construction, apartment house, 100x109; Fred. Haberman, No. 78 Beekman st, owner; Horgan & Slattery, No. 1 Madison av, will probably be the architects.

6th av, southeast corner of 40th st, 10 or 12-sty studio, store and apartment building, 59.6x100; Mrs. Elizabeth Milbank, owner; C. A. Rich, No. 35 Nassau st, architect.

**DWELLINGS.**

Crotona Park South, 150 feet east of Franklin av, 3-sty brick dwelling, 26x41; cost, \$6,000; Mr. Murgatroyd, care architects, owner; Hunter & Murgatroyd, 1046 East 169th st, architects.

**ALTERATIONS.**

Park av, southeast corner of 81st st, alteration of 5-sty flat. Work consists of remodeling the interior. John Hauser, No. 1441 3d av, architect.

**ESTIMATES RECEIVABLE.**

106th st, south side, 195 feet east of Amsterdam av, 7-sty brick and stone flat; Amanda McMann, No. 151 West 105th st, owner; R. S. Townsend, No. 29 East 19th st, architect, is now ready for bids.

Orchard st, No. 184, 6-sty brick tenement, 25x75; Peter L. Ronalds, owner; Youngs & Cornell, No. 281 4th av, architects, are now taking estimates.

1st av, southeast corner of 74th st, two 6-sty brick tenements, 25x95; John W. Love, No. 43 East 61st st, owner; George M. Walgrove, No. 42 East 23d st, will take estimates next week.

**CONTRACTS AWARDED.**

117th st, Nos. 269 and 271 West, 7-sty brick storage warehouse, 50x100; John J. Timmins, No. 265 West 117th st, owner; Henri Fouchaux, 102d st and 11th av, architects; Charles Scheidecker, No. 556 West 170th st, has been awarded the general contract and wants bids from sub-contractors.

Spring st, Nos. 96 to 104, southeast corner of Mercer st, 8-sty store and loft building, 61.3x100.2; Mercer Building Co., No. 160 5th av, owner; Clinton & Russell, No. 32 Nassau st, architects; George A. Fuller Co., No. 160 5th av, general contractors. The Mercer Building Co. is controlled by the general contractors.

5th av, northeast corner of 16th st, 12-sty fireproof store and loft building, 49.10x140; Leo Wise, No. 338 East 59th st, owner; Louis Korn, Nos. 37 and 39 Maiden Lane, architect. The masonry contract has been awarded to T. J. Reilly, No. 142 5th av; the iron work to John J. Radley, 19th st and East River, and the carpentry to Grissler & Son, No. 632 East 17th st.

Sedgwick av, east side, 100 feet north of 189th st, 4 and 5 sty orphan asylum buildings; Roman Catholic Orphan Asylum, No. 461 Madison av, owners; Isaac A. Hopper & Son, No. 219 West 125th st, general contractors, have awarded the contract for mason's material to John P. Kane Co., No. 287 4th av.

West st, Nos. 250 to 255, 11-sty brick steel construction warehouse, 179x229; cost, \$1,200,000; F. C. Linde Co., Beach and Varick st, owners. George H. Thomson & Co., No. 51 East 44th st, are the general contractors and will take estimates in about two weeks.

**BROOKLYN.**

Stanhope st, south side, 150 feet west of Woodward av, 2-sty frame residence and stable, 20x40 and 30x50; cost, \$4,000; Eliz. Fleig, Moore st, owner; H. Vollweiler, 483 Hart st, architect, (plans only).

Bowery, near Steeplechase, interior alterations and new front to music hall; cost, \$4,000; Arno Muller, owner; William Debus, 483 Hart st, architect.

(For Plans Filed, see pages 1028 and 1041.)

Quincy st, north side, 225 west of Stuyvesant av, seven 3-sty brick and stone flats, 25x80; cost, \$8,000 each; Wm. G. Schmidt, 186 Vernon av, owner; H. Vollweller, 483 Hart st, architect (plans only).

Hudson and Park avs; Eagle Iron Works, 350 De Kalb av, owner, who have not decided yet whether to erect new building or make alterations to the one now on the site.

#### METROPOLITAN DISTRICT.

Oyster Bay, L. I.—Alteration and extension to dwelling; Theodore H. Benedict, 181 Duane st, N. Y. City, owner; Carrere & Hastings, 38 East 41st st, architects.

Freeport, L. I.—One 2½-sty frame and brick dwelling, 40x55; O. W. Humphrey, owner; S. Gifford Slocum, 156 5th av, N. Y. City, architect.

Clifton, S. I.—Vanderbilt av, eight 2½-sty and 3-sty frame and stucco dwellings; cost, \$40,000; George W. Vanderbilt, represented by Talbot Root, of 27 Pine st, owner; Carrere & Hastings, 28 East 41st st, N. Y. City, architects.

Huntington, L. I.—The Huntington Bay Yacht Club contemplates the erection of a new yacht club-house, but the money has not yet been raised and no plans have been prepared. The following committee has the matter in charge: James M. Brush, George Taylor, John Smithers, 52 Exchange pl, N. Y. City; Wilton Wood and August Heckscher, 71 Broadway, N. Y. City.

Kings Park, L. I.—Brick building for employees, to cost \$60,000; Long Island State Hospital, Clinton and Montague sts, Brooklyn, N. Y., owner; G. L. Heins, Albany, N. Y., architect.

New Rochelle, N. Y.—Main st, 4-sty brick theatre and auditorium, 45x100; cost, \$40,000; building will contain bowling alleys, dance hall, lodge rooms and stores; Chas. A. Lupprian, architect. —Sunset View Park, 2½-sty frame dwelling, 35x20; cost, \$4,500; Peter Cunneen, owner; architect, same as last.

#### COUNTRY WORK OF NEW YORK ARCHITECTS.

Somerville, N. J.—One 2½-sty frame dwelling, 40x40; cost, \$8,000; Redden W. Parramore, 401 West 124th st, owner; Walter Pierson, 11 Broadway, architect.

Barnardsville, N. J.—One 2-sty frame and stucco dwelling, 100x40; Wm. S. Post, 33 East 17th st, owner and architect.—One 2½-sty brick and frame cottage, 58x40; A. Wright Post, 16 Exchange pl, owner; Wm. S. Post, 33 East 17th st, architect.

Fort Lee, N. J.—One 2½-sty frame dwelling, 25x45; Wm. A. Stefel, owner; Sydney L. Modee, 1123 Broadway, architect.

Greenwich, Conn.—One 2-sty and basement dwelling, 50x40; cost, \$12,000; H. C. Pelton, 1133 Broadway, owner and architect.

Washington, D. C.—Pennsylvania av, corner of 15th st, 1-sty stone fireproof bank building; Riggs Bank, owner; York & Sawyer, No. 156 5th av, N. Y. City, architects.

#### NEW JERSEY.

Jersey City.—Central av, No. 300, alteration and addition to 2½-sty frame store and dwelling, 25x45; cost, \$7,500; Hermann Kneisel, owner; G. Lautenschlager, architect.—Bidwell av, two 2-sty brick dwellings, 22x48; cost, \$5,000 each; Hogarth & Connelly, owners; Chas. W. Randall, architect (plans only).

Newark.—Alyea st, brick and stone building for cold storage of beer; Jos. Hensler Brewing Co., owner; Frederick Wunder, 99 Broadway, Brooklyn, N. Y., architect.—Bruen st, No. 45, 2-sty brick blacksmith shop and dwelling, 30x85; cost, \$2,500; Chas. Miner, owner; Arthur Connelly, architect.—Holland st, two 3-sty brick dwellings and stores, 50x63; cost, \$10,000 each; Wm. K. Schoenig, architect.—Littleton av, No. 103, 2-sty frame dwelling, 22x49; cost, \$4,500; H. F. Kroeger, owner; Alfred Walters, architect.—North 9th st, between 5th and 6th avs, 2½-sty frame dwelling; cost, \$4,000; Miss Florence Seymour, owner; F. R. Hasselman, Orange, N. J., architect.

#### OF INTEREST TO THE BUILDING TRADES.

The Sinking Fund Commission has decided to build a new breakwater under the jurisdiction of the Dock Department, at the south side of Pier A.

The Comptroller has been authorized by the Sinking Fund Commission to sell the gore of land at the junction of Elm and Great Jones sts, on which an engine-house has stood, at an upset price of \$8,600.

The first plan filed under the new building code was that submitted by Louis Harris for three three-story frame tenements. E. O. Clark filed the last plan under the old law, which is for a frame barn on Summit av, near 161st st.

A petition is being circulated by the young men of the University Settlement for the establishment of a small park, with public lavatories, in a half-block or a block of land somewhere in the vicinity of the Settlement, at Eldridge and Rivington sts.

Meetings will be held at the Building Trades Club next week as follows: Tuesday, at 8 p. m., Master Carpenters' Association and Master Painters' Association; Thursday, at 2 p. m., Electrical Contractors' Association, and at 3 p. m., Employing Sheet Metal Workers' Association.

The Tucker Electrical Construction Co. has removed from Nos. 14-20 Whitehall st, to new and larger offices in the Curtis Building, No. 35 South William st, and No. 33 Stone st. This is the oldest electrical engineering company doing business in the city

to-day, it having been started in 1887, and, it is unnecessary to say, stands well with the building trades for efficiency and promptness in the execution of work.

Regarding the Woman's Hotel project, referred to last week, Charles D. Kellogg, Secretary of the preliminary committee, has informed the press that the impression has gone abroad that the total amount necessary to be pledged before the Woman's Hotel Company can be incorporated and begin operations has been subscribed. The committee wishes to say that pledges for \$75,000 more are still required; and this amount must be secured before the close of the year, or the undertaking will end.

The charges of violation of the labor laws that resulted in the arrest of Charles T. Wills, general contractor; William J. Nichols, of Herter Bros., and Jacob Dieter, and their arraignment before Justice Deuel in Jefferson Market Court about a month ago, have been dismissed. The arrests were caused by Factory Inspector Williams. The charges were brought in connection with the building of the new Appellate Court House. Mr. Wills was the general contractor, and sublet part of the work to William J. Nichols, who sublet some of it to Jacob Dieter. The complaint was that the law providing for the eight-hour work day and the prevailing rate of wages was being violated.

The Jamestown Mantel Co., whose offices and warerooms are at Nos. 141 and 143 West 125th st, and large plant at Falconer, N. Y., have on exhibition a fine display of high-grade wood mantels. The company is prepared to give estimates on interior work for buildings, also bank, office, and bar fixtures. Among their contracts recently completed may be mentioned those for Wm. Broadbelt, 124th st, south side, east of Lenox av, three apartment houses; 95th st, south side, between 5th av and Madison av, six dwellings, for Leith & Glenn; 92d st, south side, west of Broadway, two apartment houses; 7th av, west side, north of 112th st, two apartment houses; also for Geo. W. Johnson, of Brooklyn, houses at New York av and Pacific st, Rutland road and Kings County Medical Building.

## Questions and Answers.

### EASEMENT.

To the Editor of THE RECORD AND GUIDE:

A owns a rear house on a certain street. A has a right of way of a 6-foot alley. Same is used as an entrance to said rear house. The party who owns the front does not own the rear. (1) The question is, who is compelled to keep said passageway in repair? (2) Suppose the owner of front house does not allow you to repair the passageway, what is my remedy? (3) In case of an accident, who is liable? (4) How can said be compelled to remove an obstruction in said alley?

Answer.—(1) The person who owns the right of way should keep the passageway in repair. (2) If he undertakes to prevent you, call for police protection and go ahead with your repairs. (3) The owner of the rear house and right of way. (4) He cannot. Remove it yourself.—Law Editor.

### MATERIALS SOLD ON CREDIT.

To the Editor of THE RECORD AND GUIDE:

A delivers some building material to B at a new building in course of erection, who receipts for it and carries it into the building, but has not fastened it to the building yet; when A, thinking he did wrong in trusting B, wants to get his material back. Has he a legal right to enter the building and remove it without any further action?

Answer.—If there were no false representations, and the goods were sold on credit, A's only remedy is to sue for their value when the credit has expired. If there were false representations, or if the materials were sold for cash, and the money was not paid on the delivery of the same, A's remedy is in a suit of replevin. If he undertakes to enter the building and remove his goods without process of law, he may get into trouble.—Law Editor.

### BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

A is owner of a piece of property he desires to exchange, and he calls at my office. I offer him some lots, and he says he is willing to make the exchange, provided the owner of the lots will pay a certain amount in cash which he considers the difference between the two equities. I immediately call upon the owner of the lots and make him the offer, which he accepts, but now A refuses to sign contract or close the deal. I have not a written agreement from A, but have a witness who was present at the time the offer was made. Have I not a good case in law against A for commission?

Answer.—Yes.—Law Editor.

### A QUESTION OF PRIORITY.

To the Editor of THE RECORD AND GUIDE:

Would an unrecorded deed hold good against a judgment obtained after said deed was delivered?

Answer.—If the unrecorded deed was executed and delivered, and the purchaser in good faith paid his money, the apparent lien of the judgment can be vacated.—Law Editor.



MISCELLANEOUS.

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REAL ESTATE

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W. F. & C. H. SMITH, Real Estate Experts, Advisers and Dealers, 23d and 24th Ward Property a Specialty. Smith Building, 3d and Willis Aves. and 148th St. Telephone, 127 Melrose.

NOTICE TO PROPERTY OWNERS. 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. 23d for Stebbins av and Jackson av and Jan. 30th for all others. Sewers.

Stebbins av, bet 167th st and Jennings st; Gerard av, from 144th st to Spuyten Duyvil & Port Morris R R; and 167th st, from Nelson av to summit east of Bremer av.

Regulating and Grading.

Jackson av, from Westchester av to Boston road. Areas of Assessment: For Stebbins av—Both sides of Stebbins av, from 167th st to Jennings st; of Home st, from Prospect av to Stebbins av; of Chisholm st, from Freeman st to Stebbins av; s s of Freeman st, from Chisholm st to Lyman pl; and e s of Lyman pl, from Freeman st to Stebbins av. For Gerard av—Both sides Gerard av, from 144th st to Spuyten Duyvil & Port Morris R R; of 144th st, from Gerard av to Mott av; of 146th st, from Gerard av to Walton av; of 149th st, from Gerard av to Walton av; of 150th and 151st sts, from Gerard av to Walton av; of Walton av, from 285 ft s 144th st to 146th st. For Nelson av—Both sides of Nelson av, from 165th st to 168th st; of Woodycrest av, from 312 ft s 167th st to 467 ft n 167th st; of 167th st, from Nelson av to 108 ft e of Woodycrest av. For Jackson av—Both sides of Jackson av, within limits stated, and half block on intersecting avs.

ACQUIRING TITLE FOR STREET OPENING.

131st st, from St Anns av to Willow av. Bills of cost will be presented to the Supreme Court for taxation Jan 14th, at 10.30 a. m.

HEARINGS FOR THE COMING WEEK.

At 21 Park Row.

Edgecombe av, from point 1,033.33 n to point 779.50 s of 150th st; change of grade. By Board of Public Improvements, Jan 10th, at 2 o'clock.

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 Council on Tuesday last, and the Aldermen on Dec. 22d, 27th and 28th:

COUNCIL—MANHATTAN AND THE BRONX.

177th st, from Jerome av to Grand Boulevard and the Concourse; Pearl st, from Centre st to 200 w of old Elm st; Leonard st, from Centre st to 190 ft w New Elm st; Old Elm st, from centre of Worth to centre of Duane st; and Audubon av, from 175th st to Ft George av; regulating and grading. Work ordered. Stebbins av, from Boston road to Westchester av; 177th st, from So Boulevard to Westchester av; 83d st, bet Madison and Park avs; and 141st st, bet 6th and 7th avs; paving. Work ordered.

ALDERMEN—MANHATTAN AND THE BRONX

134th st, bet Amsterdam av and the Boulevard; 167th st, from Jerome av to Tremont av;

REAL ESTATE

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136th st, bet Amsterdam av and the Boulevard; 12th av, from 52d st to 58th st; Lafayette av, from Longwood av to Bronx River; 182d st, from Aqueduct av to Jerome av; Boone st, from Freeman st to Woodruff st; Kingsbridge road, bet Webster av and Harlem River; 57th st, from point w of 11th av to 12th av; 12th av, from 47th st to 52d st; St Pauls pl, from Fulton av to Webster av; Jacobus pl, at intersection of Van Corlear pl with Terrace View av South; and 180th st, bet 3d av and Bronx River; regulating and grading. Work ordered. 177th st, from Jerome av to the Concourse; Audubon av, from 175th st to Port George av; Pearl st, from Centre st to 200 w of old Elm st; Leonard st, from Centre st to 190 ft w New Elm st; Old Elm st, from centre of Worth st to centre of Duane st; 202d st, from Anthony av to Briggs av; Summit av, from 161st st to 166th st; Lafayette av, from Longwood av to Bronx River; 176th st, from Jerome av to Tremont av; 183d st, from Arthur av to So Boulevard; and Miniford pl, from Jennings st to Boston road; regulating and grading. Referred to the Committee on Streets and Highways. Stebbins av, from 168th to 169th st; Brook av, from 168th to 169th st; 189th st, bet Webster av and Fordham road; West Farms road, from Boston road to and across West Farms Bridge to Morris Park; Beach av, from 149th to 152d st; Crotona Park North, bet 175th st and Crotona Park; Arthur av, bet 175th st and Crotona Park North; Marcher av, bet Brewer av and 169th st; 163d st, bet 3d and Cauldwell avs; Forest av, bet 167th and 168th sts; and Hunts Point road, across East River to Rikers Island; water mains. Work ordered. 117th st, foot of East; 83d st, bet Madison av and Park av; Stebbins av, from Boston road to Westchester av; 167th st, from So Boulevard to Westchester av; and 141st st, bet 6th and 7th avs; paving. Referred to the Committee on Streets and Highways. 12th av, within the lines of 50th st; 139th st, from Hamilton pl to Boulevard; 12th av, from 50th to 58th st; and 83d st, bet Madison av and Park av; paving. Work ordered. 178th st, from Prospect av to So Boulevard; street extension. Referred to the Committee on Streets and Highways. 133d st, from Cypress av to So Boulevard; 165th st, from 3d av to Boston road; and

MISCELLANEOUS

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158th st, from St Nicholas av to Edgecombe road; street extension. Work ordered. Creston av, from 184th st to 189th st; change of grade. Referred to the Committee on Streets and Highways.

ALDERMEN—BROOKLYN.

Regent pl, bet Flatbush and Ocean avs; and Centre st, bet Hamilton av and Clinton st; regulating and grading. Work ordered. De Sales pl, from Bushwick av to Evergreen av; paving. Work ordered. 52d st, bet 18th and 20th avs; New York av, bet Park pl and St Johns pl; and President st, bet New York av and Brooklyn av; water mains. Work ordered. Schenck av, bet Atlantic av and Livonia av; and Essex st, bet Arlington av and Atlantic av; grading. Work ordered. Ft Hamilton av, from 80th to 86th st; change of grade. Referred to the Committee on Streets and Highways. Ocean av, from Av F to Av H; East 21st st, from Foster av to Av H; East 22d st, from Foster av to Av H; East 23d st, from Foster av to Av G; East 24th st, from Foster av to Av G; Bedford av, from Foster av to Av G; Fort Hamilton av, bet 37th and 40th sts; 12th av, bet 37th and 40th sts; 13th av, bet 37th and 40th sts; 14th av, bet 37th and 40th sts; and 15th av, bet 37th and 40th sts; change of grade. Work ordered. Silliman pl, from 2d to 3d av; 31st st, from Church av to Martense av; and 32d st, from Church av to Martense av; street extension. Referred to the Committee on Streets and Highways. 19th st, from high-water mark to bulkhead line of 8th Ward; street extension. Work ordered.

AUCTION SALES OF THE WEEK.

The following is a complete list of the properties sold, withdrawn, or adjourned during the week ending Dec. 22, 1899, at the New York Real Estate Salesroom, 111 Broadway. Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales. \*Indicates that the property described was bid in for the plaintiff's account.

The total number at the end of the list comprises the consideration in actual sales only.

PETER F. MEYER & CO.

Brown av, w s, 225 n Sagamore st, 50x150. Withdrawn.



























Beudet, Homer J—N Y Life Ins Co (2). \$23,000 and \$23,000, 2,320 and 2,286, 314 and 408.  
 Dopfer, Anke—Chas Strong. \$8,000, 2,598, 429.  
 Feehan, John J—Trustee of F W Harper. \$22,500, 2,249, 125.  
 Fountain, Lemuel—John J Jones. \$55,000, 1,731, 232.  
 Feitner, Thos L—Comyn Moran. \$1,300, 2,209, 354.  
 Gray, Andrew—Fredk Geller. \$15,000, 10, 17, 104.  
 Hunter, Elizabeth and Margaret—German Sav Bank. \$13,000, 1,669, 333.  
 Poznanski, Eliza—Margarite M Larnac. \$—, 2,275, 352.  
 Paul, John—Priscilla S Purser as extrx. \$3,000, 2,575, 136.  
 Ruff, Chas and Aug—The Bowery Savings Bank. \$20,000, 2,295, 406.  
 Rohrs, Fred—Maria and Eliza Underhill. \$—, 2,484, 147.  
 Roberts, Elizabeth—Emigrant Ind Sav Bank. \$7,500, 2,310, 417.  
 Stevens, S S—Walter L Cutting as extr. \$8,200, 1,093, 214.  
 Townsend, Jane—Title Guarantee and Trust Co. \$1,500, 2,602, 242.  
 U S Illuminating Co—Mercantile Trust Co. \$4,000, 1,971, 234.  
 Van Cleve, Garret—Mutual Life Ins Co. \$—, 2,605, 81.  
 Wynkoop, Augustus M—A I K Knight. \$2,500, 1,977, 144.  
 Same—same. \$7,500, 1,963, 302.  
 Winthrop, T B—H R Winthrop. \$20,000, 1,420, 448.

**PROJECTED BUILDINGS.**

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.  
 When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

**BOROUGH OF MANHATTAN.**

**SOUTH OF 14TH STREET.**

2143—Exchange pl, Nos 42 to 58|20-sty brk office building, 236x106.8, Broad st, Nos 25 to 33 | 1024; cost, \$4,000,000; P J Merrick, 111 Broadway; ar't, Robt Maynicke, 725 Broadway.  
 2144—West st, Nos 250 to 255, 11-sty brk warehouse, 179.4x229.6; cost, \$1,200,000; The Linde Co, 31 Nassau st; ar't, G W Thomson, 57 E 44th st.  
 2145—Broadway, Nos 524 and 526, 12-sty and basement brk office and loft building, 51x200; cost, \$350,000; Fredk Ayer, Boston; ar't, A J Manning, 100 5th av.  
 2146—Chatham sq, Nos 7 and 8, 7-sty brk lodging house, 50.8x122.116; cost, \$150,000; P Herter, 1032 Lexington av; ar'ts, P Herter & Son, 1032 Lexington av.  
 2147—Manhattan st, Nos 35 and 37, three 5-sty brk tenem'ts, 25x49.2; total cost, \$48,000; Samuel Klein, 315 East Houston st; ar't, N Langer, 9 Catherine st.  
 2148—Rivington st, No 330, 6-sty brk stable, 19.11x76.6; cost, \$14,000; Samuel Klein, 315 East Houston st; ar't, N Langer, 9 Catherine st.  
 2152—7th av, w s, Greenwich av to 12th st, 6-sty brk warehouse and stores, 224x142; cost, \$130,000; Rhineland estate, 155 W 14th st; ar'ts, Clinton & Russell, 32 Nassau st.  
 2153—Av D, n e cor 6th st, 6-sty brk flat and stores, 22.9x94.99; cost, \$30,000; H & A Cohen, 168 Park row; ar'ts, Horenburger & Straub, 122 Bowery.  
 2154—Hamilton st, s s, 158.6 e Catherine st, 6-sty brk flat and store, 34.8x88.11; cost, \$30,000; W Ward Davies, 60 Sands st, Brooklyn; ar't, Fred T Camp, 15 Park row.  
 2157—Broadway, Nos 477 and 479|5-sty and basement brk lofts and Mercer st, Nos 50 and 52 | stores, 52.7x200.5; cost, \$40,000; W C Rhineland estate, 155 W 14th st; ar'ts, F A Minuth and Chas Rentz, 289 4th av.  
 2159—Elm st, e s, 41.1 s Spring st, 3-sty brk lofts and stores, 20.8x28.9; cost, \$5,000; estate H J Potosky, 421 5th av; ar'ts, Buchman & Fox, 11 E 59th st.  
 2160—Chris opher st, No 22, 3-sty brk dwell'g and stable, 19x61.8, 67.8; cost, \$6,000; Eliza Fishbourne, 454 Hudson st; ar'ts, Higgs & Gavigan, 1123 Broadway.  
 2163—Mulberry st, No 77, 6-sty brk tenem't, 25x87.4; cost, \$22,000; G Marino, on premises; ar't, L F Heinecke, 62 Bowery.  
 2165—Spring st, Nos 96 to 104, 8-sty brk lofts and stores, 61.3x100.2; cost, \$150,000; The Mercer Building Co, 160 5th av; ar'ts, Clinton & Russell, 32 Nassau st.  
 2180—8th st, No 331 E, 6-sty and basement brk and stone flat and stores, 24.9x80.7; cost, \$25,000; Lowenfeld & Prager, 124 E 64th st; ar't, G F Pelham, 503 5th av.  
 2181—Bedford st, No 4, 6-sty brk flat and store, 31.9x88.9, 69.3; cost, \$8,000; Lowenfeld & Prager, 124 E 64th st; ar't, G F Pelham, 503 5th av.  
 2182—12th st, Nos 525 to 529 E, three 6-sty and basement brk flats and stores, 24x90.1; cost, \$28,000 each; M H & I I Kempner, 35 Nassau st; ar't, G F Pelham, 503 5th av.  
 2212—Monroe st, s e cor Clinton st, two 6-sty and basement brk flats and stores, 30.4x88; total cost, \$70,000; H Fischel, 215 East Broadway; ar't, M Bernstein, 245 Broadway.  
 2215—Broome st, n e cor Pitt st, five 6-sty brk flats, 25x79.8; total cost, \$125,000; Horowitz & Parnas, 29 Canal st; ar't, M Bernstein, 245 Broadway.  
 2216—Allen st, s w cor Canal st, 6-sty and basement brk flat and store, 50x45; cost, \$25,000; Fredk J Selig, 13 Allen st; ar't, M Bernstein, 245 Broadway.  
 2218—Stanton st, n w cor Cannon st, two 6-sty and basement brk flats, 20.9x45; total cost, \$85,000; R Cohen, 193 Mercer st; ar't, M Bernstein, 245 Broadway.  
 2219—7th st, n w cor Lewis st, two 6-sty brk flats and stores, 40 and 39.8x63 and 69; total cost, \$85,000; Cohn & Solomon, 193 Mercer st; ar't, M Bernstein, 245 Broadway.  
 2220—Madison st, No 258, 6-sty brk flat and stores, 26.6x63.9; cost, \$20,000; Jackson & Stern, 31 Nassau st; ar't, M Bernstein, 245 B'way.  
 2222—Broome st, Nos 72 and 74, 6-sty and basement brk flats and stores, 47x60; cost, \$30,000; Baker & Berman, 141 Division st; ar't, M Bernstein, 245 Broadway.  
 2223—1st st, No 54 East, 6-sty and basement brk flat and stores, 20.9x25.3; cost, \$20,000; Max Lippman, 70 Elm st; ar't, M Bernstein, 245 Broadway.  
 2224—9th st, Nos 745 and 747 E, two 6-sty and basement brk flats, 25x77.3; total cost, \$50,000; Baker & Berman, 141 Division st; ar't, M Bernstein, 245 Broadway.  
 2225—Monroe st, No 83, 6-sty and basement baths and shops, 22.8x67.3; cost, \$20,000; Chas Sergansky, 1652 Madison av; ar't, M Bernstein, 245 Broadway.  
 2226—Monroe st, No 258, 6-sty and basement brk flat and stores, 25x87.3; cost, \$25,000; N Schlessel, 132 Greene st; ar't, M Bernstein, 245 Broadway.  
 2227—Av C, Nos 21 and 23, 6-sty brk flat and stores, 45.9x68.3; cost, \$40,000; Nuberg Bros, 245 Broadway; ar't, M Bernstein, 245 Broadway.  
 2228—Cannon st, s w cor Houston st, 6-sty brk flat, 55x55; cost, \$55,000; A Goodman, 223 E 50th st; ar't, M Bernstein, 245 Broadway.  
 2229—8th st, No 368 E, 6-sty brk flat and store, 24x—; cost, \$25,000; Cohen & Friend, 240 Clinton st; ar't, M Bernstein, 245 Broadway.  
 2231—5th st, Nos 749 and 751, 6-sty and basement brk fl's and

stores, 45.4x79.1; cost, \$30,000; Baker & Berman, 141 Division st; ar't, M Bernstein, 245 Broadway.  
 2232—Thompson st, No 215, 6-sty and basement brk flats, 25x87; cost, \$25,000; Lippman & Friedman, 70 Elm st; ar't, M Bernstein, 245 Broadway.  
 2233—4th st, No 59 E, 6-sty and basement brk flat and stores, 25x80; cost, \$25,000; Samuel Cohen, 245 Broadway; ar't, M Bernstein, 245 Broadway.  
 2234—3d st, Nos 227 and 229 E, 6-sty and basement brk flat and store, 46x82.3; cost, \$30,000; Solomon & Harnben, 141 Norfolk st; ar't, M Bernstein, 245 Broadway.  
 2235—Cherry st, Nos 32 to 38, four 6-sty brk flats and stores, 25x87.3; total cost, \$100,000; Rosenberg & Golden, 11 Doyer st; ar't, M Bernstein, 245 Broadway.  
 2236—Rivington st, n e cor Norfolk st, 6-sty and basement brk flats and stores, 34x75; cost, \$25,000; Solomon & Harnben, 141 Norfolk st; ar't, M Bernstein, 245 Broadway.  
 2238—Rivington st, n e cor Goerck st, 6-sty brk flat and store, 40x78.3; cost, \$50,000; Levison & Lippman, 338 E 53d st; ar't, M Bernstein, 245 Broadway.  
 2240—11th st, No 611 East, 6-sty brk flat and stores, 25x84.10; cost, \$30,000; Adelson & Slone, 95 Liberty st; ar't, M Bernstein, 245 B'way.  
 2242—7th st, No 204 E, 6-sty and basement brk flat and store, 25x75.10; cost, \$25,000; J & W Bachrach, 60 Liberty st; ar't, M Bernstein, 245 Broadway.  
 2243—Cherry st, Nos 110 and 112, two 6-sty brk flats and stores, 25x87.3; total cost, \$50,000; Rosenberg & Golden, 110 Cherry st; ar't, M Bernstein, 245 Broadway.  
 2244—Chrystie st, Nos 165 to 175, four 6-sty and basement brk flats and stores, 25x75; total cost, \$80,000; H C Miner, 165 Bowery; ar't, M Bernstein, 245 Broadway.  
 2245—Pitt st, n e cor Delancey st, 6-sty brk flat and stores, 50x42; cost, \$25,000; F J Selig, 13 Allen st; ar't, M Bernstein, 245 Broadway.  
 2246—Roosevelt st, Nos 93 to 97, three 6-sty and basement brk flats and stores, 25x87.3; total cost, \$75,000; Rosenberg & Golden, 110 Cherry st; ar't, M Bernstein, 245 Broadway.  
 2247—Essex st, No 40, 6-sty brk flat and stores, 25x87.3; cost, \$25,000; A Danziger, on premises; ar't, M Bernstein, 245 Broadway.  
 2248—Thompson st, Nos 131 and 133, 6-sty brk flat, 44x90; cost, \$25,000; Charles Bales, Astoria, L I; ar't, M Bernstein, 245 Broadway.  
 2260—Monroe st, No 72, 7-sty brk factory, shop and stable, 20.2x92.8; cost, \$18,000; Max Gold, 210 Henry st; ar'ts, Horenburger & Straub, 122 Bowery.

**BETWEEN 14TH AND 59TH STREETS.**

2141—32d st, Nos 426 to 436 W, five 5-sty brk flats and stores, 25x83.2; total cost, \$100,000; J D Karst, Jr, 2051 8th av; ar't, Louis Korn, 37 Maiden lane.  
 2164—47th st, Nos 303 to 307 E, 4-sty brk brewery, 76x50; cost, \$50,000; H Clausen & Son Brew Co, 309 E 47th st; ar'ts, C F Hettinger & Co, 309 E 47th st.  
 2177—23d st, No 305 E, 6-sty and basement brk flat and stores, 25x85.10; cost, \$25,000; John Davis, 7 Pine st; ar't, G F Pelham, 503 5th av.  
 2179—39th st, Nos 223 and 225 E, 6-sty and basement brk and stone flat, 38x88.9; cost, \$40,000; Lowenfeld & Prager, 124 E 64th st; ar't, G F Pelham, 503 5th av.  
 2203—55th st, n s, 100 w 7th av, 7-sty brk flat, 75x90; cost, \$150,000; Trow & Taylor, 287 4th av; ar't, G A Schellenger, 130 Fulton st.  
 2221—37th st, No 327 West, 6-sty brk flat and stores, 25x87.3; cost, \$25,000; Max S Meyer, 308 E 72d st; ar't, M Bernstein, 245 Broadway.  
 2239—17th st, Nos 138 to 142 E, two 6-sty and basement brk flats and stores, 27x80; total cost, \$50,000; Adelson & Slone, 95 Liberty st; ar't, M Bernstein, 245 Broadway.  
 2258—26th st, No 28 W, 7-sty brk bachelor apartment house, 25x81.4; cost, \$80,000; Hew Miller, 100 Broadway; ar'ts, Neville & Bagge, 217 W 125th st.

**BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.**

1926—74th st, s s, 298 e Av A, 6-sty and basement brk flat, 25x88.8; cost, \$22,000; A A Schorsch, 240 E 79th st; ar't, G F Pelham, 503 5th av. (Corrects error as to location in issue of Dec 16.)  
 2145—Madison av, n e cor 89th st, 7-sty brk and stone flat, 85x95.8; cost, \$200,000; Oppenheimer & Hirsh, 206 Broadway; ar'ts, Neville & Bagge, 217 W 125th st.  
 2175—112th st, n s, 100 w 1st av, four 6-sty and basement brk and stone flats and stores, 25x87.9; total cost, \$100,000; Weil & Ernst, 35 Nassau st; ar't, G F Pelham, 503 5th av.  
 2176—113d st, s s, 100 w 1st av, four 6-sty and basement brk flats, 25x87.9; total cost, \$96,000; Ernst & Weil, 35 Nassau st; ar't, G F Pelham, 503 5th av.  
 2205—Park av, w s, 50 s 96th st, 1-sty brk stores, 25x76.100; cost, \$6,000; F J Schnugg, 1 E 94th st; ar't, Louis Entzer, 78 E 96th st.  
 2213—1st av, e s, 75 s 110th st, three 6-sty brk flats, 25x79.8; total cost, \$75,000; Epstein, Solomon & Solomon, 1422 5th av; ar't, M Bernstein, 245 Broadway.  
 2214—100th st, n s, 50 e Madison av, five 5-sty and basement brk flats, 30x88.3; total cost, \$100,000; Saml Cohen, 45 Cook st, Astoria, L I; ar't, M Bernstein, 245 Broadway.  
 2217—1st av, s e cor 108th st, four 6-sty brk flats, 25x79.8; total cost, \$100,000; Epstein, Solomon & Solomon; ar't, M Bernstein, 245 Broadway.  
 2230—88th st, Nos 56 and 58 East, two 6-sty brk flats and stores, 25x87.3; total cost, \$50,000; Mary Ehrmann, 5 W 118th st; ar't, M Bernstein, 245 Broadway.  
 2237—111th st, Nos 219 to 225 E, three 6-sty and basement brk flats and stores, 25x87.3; total cost, \$75,000; A Levy, 142 E 112th st; ar't, M Bernstein, 245 Broadway.  
 2241—107th st, n s, 125 e 2d av, five 5-sty and basement brk flats and stores, 25x63; total cost, \$100,000; A J Dworsky, 239 E 60th st; ar't, M Bernstein, 245 Broadway.

**59TH & 125TH STS., WEST OF CENTRAL PARK WEST AND 8TH AVE.**

2151—Broadway, s e cor 102d st, 7-sty brk flat and stores, 75x95; cost, \$160,000; Herman Fuerst, Jersey City, N J; ar't, F F Camp, 21 Park row.  
 2155—Manhattan av, e s, 55 n 111th st, 7-sty brk and stone flat, 40x90; cost, \$45,000; Le Grand K Pettit, 556 Halsey st, Brooklyn; ar'ts, Cutler & Benedict, 489 5th av.  
 2156—Manhattan av, n e cor 111th st, 7-sty brk and stone flat, 55x95; cost, \$70,000; ow'r and ar't, same as last.  
 2261—Broadway, e s, whole front from 120th to 121st st, 5-sty brk and stone school, 201.10x100.6; cost, \$350,000; Trustees of Teachers College, West 120th st; ar'ts, Josselyn, Howells & Stokes, 100 William st.

**110TH TO 125TH STREET, BETWEEN 5TH AND 8TH AVENUES.**

2174—117th st, n s|100 w 5th av, four 5-sty brk and stone flats, 25x118th st, s s| 87; cost, \$22,500 each; Clementine M Silverman, 1210 5th av; ar'ts, Neville & Bagge, 217 W 125th st.







Table listing names and addresses, such as Reynolds, Edwin L., Rodgers, Susan, etc.

Table listing names and addresses, such as Same-N Y and N J Telephone Co., Runyen, Charles, etc.

SATISFIED JUDGMENTS.

Dec. 23 to 29-Inclusive.

Table listing satisfied judgments, such as Ayres, Isaac H., Ayres, Howard, etc.

Table listing satisfied judgments, such as Same-John Mallin, Same-Jacob Bednowitz, etc.

\*Vacated by order of Court. \*Suspended on appeal. \*Released. \*Reversal. \*Satisfied by execution. \*Annulled and void.

MECHANICS' LIENS.

Dec. 23.

Table listing mechanics' liens, such as Brook av, w s, 1627 s 171st st, 100x39.3, etc.

Dec. 27.

Table listing mechanics' liens, such as Washington av, n e cor 171st st, 100x25, etc.







Westchester County Conveyances.

Dec. 20 to 26—Inclusive.

MAMARONECK.

Gilder, Jeannette L to Gwendolen Gilder. Willow av, s e cor Beach av, 95x102. \$1,730.44

MOUNT VERNON.

Home B & L Asosc to Edward D Jennings. Park av, e s, 287 s Oakley av, 70x105. 3,000

Schleicher, John C to Mt V Chemical Co. 14th av, s w cor 3d st, 57x— 1

NEW ROCHELLE.

Cutts, Ellen W to John P Nestler. Centre av, e s, 70x150. 1

YONKERS.

Blatzheim, Margt to Marie L Mayo et al. Pali-sade av, e s, 300 n Glenwood av, 100x218. 1

Lefferts, Annie C V V et al to John F Entz. Old Mile Square rd, n s, 29 acres. 1

BROOKLYN RECORDS.

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AUCTION SALES OF THE WEEK.

The following are the sales that have taken place in the city auction rooms during the week ending Dec. 28, 1899.

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

T. A. KERRIGAN.

\*Bergen st, s s, 95 e Albany av, 105x68x—x100, vacant. (Amt due \$11,593, and taxes, &c.)

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Jan. 3.

Kent av, Nos 514 to 520, w s, 103.6 n from s s Rush st extended, 81.3x303.8, brk and frame bldgs.

Lincoln pl, No 211, n s, 334 w 8th av, 33x132.1, brk bldg.

Jan. 4.

Broadway, No 1522, s w s, 54.4 n w Hancock st, 25x77.5 to Hancock st, x34.3x53, brk bldg.

India st, No 126, s s, 100 w Union av, 25x100, brk dwell'g.

Lewis av, No 367, e s, 30 n Macon st, 30x90, frame dwell'g.

Kosciusko st, No 68, s s, 267.8 w Nostrand av, 18x100, brk dwell'g.

Av M, n w cor East 96th st, 80x100. East 96th st, e s, 160 n Av M, 60x187.10x60.1x 190.1.

Av L, n e cor 96th st, 100x100. Wesleyan University, of Middletown, Conn, agt Wm S Cooper et al.

Columbia pl, Nos 49 and 51, e s, 60.6 n State st, runs e 63.3 x n 8.9 x e 12.8 x n 81.3 x w 75 to pl, x s 40, two brk bldgs.

Columbia pl, Nos 46 and 48, w s, 61.6 n State st, runs n 40 x w 70 x s 31.6 x e 12 x s 8.6 x w 58, vacant.

LIS PENDENS.

Dec. 22.

Atlantic av, s s, 25 e Howard av, 25x100. Kate Tappan agt Carrie Bendheim; att'y, R L Scott.

Dec. 23.

Stewart av, n w s, 100 n Clark st, 48x100. Albert G McDonald trustee Thomas McDonald agt Charles McNally et al.

Dec. 26.

Washington av, w s, 224.2 n Atlantic av, 18.1x 130.9. Eliz H Bowers agt Margt J Richardson et al.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 189 and 191 Montague street, except as otherwise stated.

Jan. 2.

55th st, No 431, n s, 240 e 4th av, 20x100.2, brk and stone dwell'g.



Union st, s s, 500.6 w 5th av, 16.6x95, h & l. Jane T Kane to Rachel V Annin. Mortis \$2,500. exch







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O'Connor, Julia wife of Peter to Agnes R wife of Wm R Doherty. 52d st, n s, 160 e 7th av, 40x100.2. Dec 22, 2 years, 6%. 300  
Osterheld, Dora mortgagor with Charles Welsh trustee for Ethel H Treddle. Certificate that there is now due on mortgage. Dec 12. 4,000  
Pearce, Wm R to Walter L Johnson as committee Wm A Tyler. Nosstrand av, e s, 97.9 n Degraw st, 3 lots, each 20x98.4. 3 morts, each \$4,000. Dec 21, 3 years, 5%. 12,000  
Petit, John J and Alfred B Potterton to John H Ditmas. Ditmas av, s w cor East 22d st. P. M. Nov 1, 3 years, 6%. 8,500  
Pickering, McLaurin J to Title Guarantee and Trust Co. Bay Parkway, north cor 84th st, runs n w 180 x n e 100 x s e 80 x n e 100 to 83d st, x s e 160 to Parkway, x s w 200. Dec 22, 1 year, 6%. 5,000  
Picard, John and Katie to John Deinhardt. Suydam st. P. M. Dec 21, installs, 5%. 2,000  
Phipard, Wm G to William Mumford. Halsey st, No 249, n s, 152.6 e Tompkins av, 17.6x100. Dec 21, 1 year, 5%. 1,000  
Potts, George to Charles McLoughlin. Bedford av, n w cor Park pl, 137x100; Bedford av, s w cor Park pl, 182x100; Bedford av, n e cor Park pl, 108.7x93.10x88.1x113.3. Sub to mort \$51,000. Dec 20, demand, 6%. 18,200  
Petri, Magdalena mortgagor with Abraham and Aaron Kodziesen. Extends mort. Nov 1. nom  
Pell, Albert W to Joseph Applegate. South 3d st, See Cons. All title. Dec 1, 1 year, 6%. 2,333  
Same to same. See Cons. Dec 1, 1 year, 6%. 2,333  
Polevoy, Nina D and Vladimir to Josephine Hollingsworth. Russell pl, w s, 134.6 s Herkimer st, 16.3x97.6. Dec 21, 3 years, 5%. 2,500  
Quinn, Francis G to Simon J Harding. East 28th st. P. M. Dec 21, due June 20, 1901, 5%. 1,250  
Riebeschl, Henry F to Jacob Ruppert. Putnam av, No 105. Lease. Dec 22, demand. 1,000  
Rosecrans, Thomas to Title Guarantee and Trust Co. President st, n s, 192.3 e 5th av, 16.8x95. Dec 22, 3 years, 5%. 3,000  
Reynolds, Chas G to Eliz M Rapalje. Sterling pl, n s, 100 w Brooklyn av, 19.2x127.9. Dec 22, 3 years, 5%. 4,750  
Same to Ida E wife of Morgan J Davis. Sterling pl, u s, 157.6 w Brooklyn av, 19.2x127.9. Dec 22, 3 years, 5%. 4,750  
Same to Jennie A wife of Edwin F Tilley. Sterling pl, n s, 138.4 w Brooklyn av, 19.2x127.9. Dec 22, 3 years, 5%. 4,750  
Same to same. Sterling pl, n s, 176.8 w Brooklyn av, 19.2x127.9. Dec 22, 3 years, 5%. 4,750  
Reynolds, Chas G to Eliz H Bowers. Sterling pl, n s, 119.2 w Brooklyn av, 19.2x127.9. Dec 22, 3 years, 5%. 4,800  
Rubin, Esther to C Olivia Sabine. Thatford av. P. M. Nov 14, installs, 5%. 260  
Randolph, Johanna to Thos C Penner. 5th av, e s, 60 n 10th st, 20x70. Dec 23, 3 years, 6%. 3,300  
Raferty, Geo A to Thos H Brush. Adelphi st. P. M. Dec 8, due Jan 1, 1901, 5%. 2,000  
Reid, Louisa B to Trustees Reformed Protestant Dutch Church, Flatbush. Av C, n e cor Ocean av, runs e 227.10 to East 21st st, x n 88.11 x w 46.7 x s w 58.9 x s 58 x w 110 to Ocean av, x s 95.4. Dec 26, due Jan 1, 1901, 5%. 7,000  
Ryan, Ida E widow to Mary W Baldwin. Jefferson av. P. M. Dec 26, 3 years, 4 1/2%. 2,500  
Schwartzman, Jacob to Sophie V Minasian. Pitkin av. P. M. Dec 25, installs, 6%. 500  
Schmitz, Theodore and Anna to Sadie S Williston. 58th st, n s, 300 w 2d av, 84x100.2. Dec 27, due Nov 1, 1902, 5%. 5,000  
Seifried, Fred to Popular Banking Savings and Loan Assoc. 60th st, n s, 340 e 13th av, 20x100.2. Dec 23, installs, 3,200  
Same to same. 60th st, n s, 360 e 13th av, 2 lots, each 20x102.2. 2 morts, each \$3,050. Dec 23, installs, 6,100  
Small, Charles to John A Bliss. Prospect pl. P. M. Dec 26, installs, 6%. 1,850  
Spaldhoff, Anna M I wife of John to Percie S Pearsall. Montauk av, w s, 240 n Vienna av, 80x100. Dec 27, installs, 6%. 125  
Stephens, Emily to Sarah J Vanderveer. Herkimer st, s s, 24.5 w Dewey pl, 24.7x79.10. Dec 23, due Nov 1, 1901, 6%. 800  
Stokes, John J to James Pritchard. Sandford st, e s, 171.10 s Myrtle av, 40x100. Dec 13, 3 years, 5%. 4,000  
Sloan, Hugh F to Louisa Ransom extr James H Ransom. Av L, n s, 40 w East 35th st, 40x100. Dec 27, due Nov 1, 1902, 5%. 2,400  
Same to same. Av L, n w cor East 35th st, 40x100. Dec 27, due Nov 1, 1902, 5%. 2,600  
Sullivan, Michael J to James E Pearson. Prospect pl, n s, 192 w Schenectady av, 45.3x127.9. Dec 1, 1 year, 6%. 4,800  
Sasso, Giovanni, & Co, firm G Sasso & Sons to Henry and John Von Glahn. Clinton av. See Cons. Dec 20, 1 year, 5%. 2,000  
Scarano, Alesco to David Stevenson Bwg Co. Schweikerts walk, w s, 210 s Bowery, 37x50. Leasehold. Dec 27, demand, 6%. 1,000  
Schiffers, Albert to C Olivia Sabine. Sheridan av, e s, 100 s McKinley av, 25x100. Dec 22, 3 years, 6%. 500  
Schneider, Adam to Valentin Dilzer. Maujer st, n s, 201.1 e Waterbury st, 23.10x100. Dec 21, 2 years, 5%. 500  
Silberman, Julius to Delia T Way, N. Y. Rockaway av, e s, 225 s Sutter av, 75x120. Dec 23, due Dec 1, 1904, 6%. 2,500  
Strauss, David to Christian Schultheis. 3d av, w s, 22 s 73d st, 28x110. Dec 28, 3 years, 5%. 5,500  
Suydam, Martin J to James A Townsend. St Marks av, n w cor Bedford av. P. M. Dec 28, 6 months, 5%. 1,000  
Scott, Wm H to Robt W Hall exr John Hall. Fulton st, n e cor Macon st, runs e 64.4 x n — x n — to Macon st, x w 9.11 x s w along st on a curve, 87.6 x s 35 to beginning; also premises in N Y County. Dec 19, 1 year, 6%. 25,000  
Starace, Michele and Antonio to Alice Neill. Sackett st. P. M. Dec 20, installs, 6%. 1,000  
Stearns, James M to Title Guarantee and Trust Co. Bergen st, No 1596. P. M. Dec 22, 3 years, 5%. 1,500  
Severnsen, Nelson P, Jacob D Schucker, Thos J Cole, John Mortons Sons & Co, Curtis Brothers, Michael Mayer and George C Case all lienors with Harriet J, Jacob P, Peter J, Alleitta P and Adrian J Vanderveer and Ellz V B Titus mortgagees. Agreement subordinating mechanics liens to mortgage by Harry L Ziegler. Dec 27. nom  
Same with Title Guarantee and Trust Co. Consent to execution, delivery and recording and releases of said mechanics liens. Dec 27. nom  
Tanner, Michael to Title Guarantee and Trust Co. Wyckoff st, s s, 100 w 3d av, 20x100. Dec 22, 3 years, 5%. 2,500  
Tanner, Michael to Henry Grasman. Wyckoff st, s s, 100 w 3d av, 20x100. Dec 22, due June 21, 1901, 5%. 500  
Tate, Samuel to Bond and Mortgage Guarantee Co. 60th st, s s, 100

w 4th av, 80x100. Dec 21, demand. 15,000  
Townsend, Eugene, Philadelphia, Pa, to Realty Trust. 39th st, s s, extends from 12th to 13th avs. P. M. Sept 12, demand, 6%. P. M. Building loan. 81,915  
Voegel, August H to C Mortimer Palmer. South 9th st, n s, 31 w Havemeyer st, 19x104x19.1x102.6. Dec 27, 1 year, 5%. 1,000  
Von der Luhe, Susan E and Augustus mortgagors with John L Miller, N. Y. Extension mort. Oct 31. nom  
Von Glahn, Wm C to John Lind. Adams st, e s, 100 n Sands st, 25x100. Dec 23, due Jan 1, 1902, 6%. 1,000  
Wakeman, Geo W to John Beet. 58th st. P. M. Dec 21 installs, 6%. 750  
Same to same. 58th st. P. M. Dec 21, installs, 6%. 750  
Same to same. 58th st. P. M. Dec 21, installs, 6%. 750  
Wall, Hubert H to R Annie Armstrong. Lenox road, s s, 2,433.4 e Flatbush av, 100x178.9x100x179.10. Dec 20, 3 years, 5%. 3,000  
Weisgerber, Philipp and Catherine to Leopold Weil. Cedar st, n s, 525 e Evergreen av, 25x97.6; Hart st, s s, 300 e Evergreen av, runs s 97.6 x e 35 x n w 30.8 x n 57.8 to Myrtle av, x n w 21.2 x w 6.9. Dec 22, 1 year, 6%. 2,500  
Wiedersum, Evangeline to Sadie J Pino. Herkimer st, s w cor Louis pl, 24x98. June 15, due —, 5%. 125  
Windt, Christian A to Richardson & Boynton Co. 60th st, n s, 200 e 13th av, 40x100.2. Dec 5, installs, 6%. 358  
Wilson, Stasia L wife of Edwin B to Luke Fleet, Mineola, L. I. Atlantic av, n s, 97.6 e Hopkinson av, runs n 83.7 x e 0.6 x n 4.2 x e 16.8 x s 87.9 to Atlantic av, x w 17.2. Dec 15, 3 years, 6%. 1,500  
Same to same. Atlantic av, n s, 80.5 e Hopkinson av, 17.1x83.7. Dec 15, 3 years, 6%. 1,500  
Whitney, Alice D to John C Corning. 45th st. P. M. Dec 26, installs, 6%. 1,025  
Woods, Robert L and Luke Fleet both mortgagees. Agreement to subordinate more made by Stasia L Wilson. Dec 21. nom  
Ward, Ellen to Augustus F Gardner. Richardson st, n s, 163.4 e Manhattan av, runs e 69.5 x n w 69.9 x w 36 x s 50.2. Dec 22, 1 year, 5%. 450  
Yarnall, Viola E, formerly Lynn, to Frederick Rathkamp. Hancock st, s e s, 357 n e Broadway, 18x100. Dec 27, 3 years, 5%. 3,000  
Zeigler, Harry L, New York, to Harriet J, Jacob P, Peter J, Alleitta P and Adrian J Vanderveer and Elizabeth V B Titus. Ac C, s s, 40 w East 25th st, 40x100. Dec 28, due Jan 25, 1902, 5%. 750  
Same to same. Av C, s s, 80 w East 25th st, 40x100. Dec 28, due Dec 25, 1902, 5%. 750  
Same to Gulian L Dashwood, New York. Av C, s s, 120 e Bedford av, 40x100. Sept 15, 3 years, 5%. 5,000  
Zane, Frank S to Chas A Murphey. Bergen st, s s, 100 e Underhill av, runs s 90 x e 78.11 x e 24.2 x n 78.2 x w 100; Franklin av, n e cor St Johns pl, runs e 285 x n 152 x w 110 x s 23.2 x n w 98.8 x w 84.9 to av, x s 169. Sub to mort \$ —. Dec 23, demand, 6%. 10,000

## MORTGAGES—ASSIGNMENTS.

December 22, 23, 26, 27 and 28.

T B Ackerson Construction Co to Wm P Sandford. 1,350  
Bugbee, David to Clara I Bugbee. 2,500  
Bryer, Benjamin exr James M Bryer to Benjamin and Chas F Bryer. nom  
Same to James W Boyer. nom  
Brush, Thos H to Mary W Smith. nom  
Beet, John to William Beet. nom  
Broun, Isabella to Harriet B Smith. 2,600  
Barnett, Martha to Peter J Eisemann. nom  
Blake, James A to Alice M Blake. 1,520  
Bliss, John A to Patk H McGratty. 2,300  
Evangelical Lutheran Ministerium of State of New York and adjacent States and countries to Louisa Schrage. 2,000  
Fox, Caroline C to Thomas Marchaub. Collateral security. 1,300  
Glover, Geo B exr Eva C Glover to Jennie T Benton. 1,027  
Hiltman, Augusta C to Wm H Baker. 200  
Hurlburt, Anna R to Fannie Peterson general guardian. 1,500  
Jessop, James in trust for Reginald C Stevenson under will Mary Ann Jessop to Title Guarantee and Trust Co. consid omitted  
Same to same. consid omitted  
Johnson, Walter L to Edmund W Voorhees. nom  
Lamb, James W and Albert J to Janet H wife Wm H Sleeper. 1,500  
J E Linde Paper Co, corporation, to Robert Meissner. 1,300  
Loffler, Sophia guard George Loffler to George E Loffler. Assigns 3 morts. nom  
Maher, Daniel and August Todebush to Peter M Oldner. 2,200  
Martin, Bessie L to John J Johnston. 1,000  
Maynard, Theodore to Mary M Welch. 500  
Man, William trustee to Geo P Wetmore. 455  
Same to same. 12,500  
Same to Georgette W Brown. 15,000  
Minor, Chas L exr Annie P Minor Virginia C Minor. val consid  
Osborn, Chas S et al exrs and trustees Mary C Osborn deceased to Mary C Osborn. 8,000  
Polley, Davis to Grahams Polley. 500  
Perry, R Hinton to Ione H Perry. 2,000  
Ross, James to Lora L Stelle. 1,200  
Reimer, Otto E to Wm C B Day. 1,500  
Scharmann, Julius to August C Scharmann. 700  
Soudern, Emma E to Millie H Rindskopf. nom  
Sherman, Mary L to Jacob W Lewit. 3,000  
Smith, Sarah A to Jessie S wife of Henry D Warner. nom  
Thill, Nicholas and ano exrs Susan Thill to Nicholas Thill trustee will Susan Thill. nom  
Title Guarantee and Trust Co to Wm S Blair. 7,500  
Same to Poughkeepsie Savings Bank. 30,000  
Same to Harrison B Moore. 10,250  
Same to Fredk H Herkstroter. 3,250  
Same to same. 2,750  
Same to Franklin Trust Co. 8,000  
Same to same. 1,500  
Same to same. 6,000  
Same to Phebe H Post. 4,500  
Same to Charles and Wm H Wiley trustees. 1,400  
Same to Abner W Pollard. 25,000  
Same to Edgar W Abbott and ano trustees trust will Elliot McCormick. 4,250  
Same to Anna T Turner. 1,400  
Same to Saml D Hunter. Assigns 2 morts, each \$2,750. 5,500









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Cullen, P. 282 and 421 Columbia...H & H Sonn. 310  
Doris, J. 256 Flushing av..Bernheimer & S. (R) 2,500  
Delaney, D. 43 Nostrand av..W Ulmer. (R) 500  
Ehrich, L. 26 Willoughby..J Weiss. Restaurant. 800  
Gillmann, H. 1056 Myrtle av..J G Grauer. (R) 600  
Hoffmann, Christine. 432 Metropolitan av... Claus L B Co. 777  
King, W J. 95 Troy av..Rosa J King. 800  
Krueger, C G. 1155 Fulton..P Ballantine. (R) 6,000  
Kelly, T E J. 144 Park av..India Wharf B Co. (R) 828  
Levine, S. 54 Tompkins av....S Liebmann's Sons. (R) 250  
Le Beau, T M. 462 Crescent..Welz & Z. 1,425  
Lund, M J. 707 3d av..R Reid. 431  
McFee, A. 372 18th..Obermeyer & L. (R) 2,519  
McQuade, T. 506 Driggs av..same. (R) 700  
McCusker, E. Sands and Gold..Obermeyer & L. 4,000  
Metzen, P. 556 Driggs av..H B Scharmann. 500  
Maltz, A. 14 Emerson pl..Leibinger B Co. 500  
Murphy, F J. 47 5th av..Bernheimer & S. 3,000  
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Riebeschl, H F. 105 Putnam av..J Ruppert. 1,000

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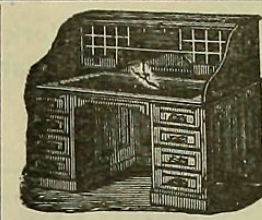
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Triemer, A. 12 Montrose av..W Ulmer. (R) 600  
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Belch, J. 38 Vanderbilt av..Michaels Bros. 122  
Burke, J F. 177 42d..L Baumann. 146  
Brewster, E V..Brooklyn L A. 200  
Burchard, Amelia and Catharine. 296 St James pl..People's L A. 150  
Clark, H J. 857 Hancock..Mullins & Sons. 102  
Church, Mary. 371 State..Kings Co L A. 100  
Cross, W D. 386 Jay..Mullins & Sons. 217  
Caccavaio, R..Brooklyn L A. 200  
Cumiskey, Sarah. 339 1st..J McEnery. 110  
Cooney, G W. 800 President..J McEnery. 356  
Davitt, Bessie. 1744 Fulton..Mullins & Sons. 101  
Dooley, Della. 61 High..Kings Co L A. 110  
Damsky, C. 116 Liberty av..M Kaplan. Piano. 150  
Daniels, Mae. 138 Berkeley pl..L Baumann. 190  
Doyle, P. 499 Baltic..Michaels Bros. 238  
Dunn, T. 24 3d..Mullins & Sons. 183  
Fox, Ellen. 355 16th..Michaels Bros. 168  
Foley, M. 146 Columbia..R Treacy. 172  
Goldstein, Dora. 137 Division av..Natl L A. 100  
Hanford, W. 111 2d pl..F A Ward. 300  
Hopcroft, A J. 519 Putnam av..Weber W Co. Piano. 275  
Holzman, J. 29 Vernon av..Jordan, M & Co. 161  
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Legg, Carrie. 110 Skillman..A Schulz. 165  
Lewis, C. 25 Wyona..S Baumann. 151  
Malmquist, Ella. 501 Washington av..Mullins & Sons. 139  
Matthews, Virginia R..Brooklyn L A. 100  
Matthews, Florence M..same. 100  
McGowan, H D..Brooklyn L A. 100  
Mohan, Annie B. 273 Adelphi..People's L A. 150  
McAuliffe, J. 218 Jay..Lord & Taylor. 138  
McCloskey, Mary K...Kings Co L A. 200  
McGee, F. 171 Myrtle av..A Pearson's Sons. 126  
McKell, M. 123 Calyer..Weber W Co. Piano. 185  
Merritt, Kate. 329 Hancock..G E Lovett. 128  
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Neibler, J F. Conklin av and Railroad Crossing..Columbia L A. 138  
Noble, G W. 209 Reid av..Michaels Bros. 168  
Peckham, Clara. 37 Pacific..Mullins & Sons. 121  
Reich, Tinie. 485 Bushwick av..People's L A. 100  
Reed, J. 360 Union..Mutual L A. 100  
Stanley, T F. 174 Livingston..Natl L A. 100  
Shaver, Amy R. 136 Rutledge...Fulton Finance Assoc. 200  
Saxton, Lizzie A A. 698 Hancock..I Mason. 112  
Sauter, L. 29 Fillmore pl..A Schulz. 194  
Schmidt, H W. 225 Halsey..Weber & W. Piano. 210  
Smith, Ann E. 499 Willoughby av..Mutual L A. 100  
Scrymser, W L. 296 Park pl..Mutual L A. 200  
Scrymser, Emma L. 296 Park pl..same. 200  
Smith, Helen M. 148 6th av..People's L A. 100  
Sheehan, J D. 891 4th av..Michaels Bros. 275  
Summers, C. 239 Nassau..Mullins & Sons. 135  
Thompson, E A. East 127th..Michaels Bros. 149  
Thompson, Irene C. 204 Columbia Heights..Jordan, M & Co. 1,298  
Thwaites, A A. 270 Gates av..Cowperthwait Co. 273  
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The Temple of Karnak.—I have just received a detailed account of the fall of the columns of the great hall of Karnak, about which a telegram has been published in the "Times." The catastrophe occurred at 9 a. m., on October 9, and is supposed to have been due to a slight shock of earthquake. Eleven columns in all have fallen in the fourth and fifth rows north of the axis of the temple, and between this and the wall of Seti I. They are thus in a line with the leaning column which was restored last winter by M. Legrain. They all fell in a straight line from east to west, the result being that the westernmost is still partly propped up against the pylon of the temple. The ruin is terrible, and if the hypostyle is to be saved it must be done at once before further mischief takes place. The columns can be set up again, but the architraves above them are utterly broken and destroyed. M. Legrain, who has been engaged for the last three years in repairing and strengthening the ruins of Karnak, started for Upper Egypt immediately on hearing of the disaster. He found that the columns he had already repaired were uninjured by the fall of their companions; even the famous "leaning column," which he spent last winter in re-erecting, though terribly battered by the huge stones which fell against it, successfully resisted the shock. It is very unfortunate that the funds at M. Legrain's disposal have not been sufficient to allow him to do more than strengthen and restore the columns, whose condition seemed the most critical; those that have fallen did not appear to be in immediate danger, and consequently work upon them was deferred to another year. What has happened has shown that the whole building is in such a critical state that any delay is dangerous, and it is therefore to be hoped that the Egyptian Government may see its way towards increasing its grant for the restoration of the temple, and so enable the work of restoration to be fully carried out before a fresh disaster occurs.—A. H. Sayce, in "London Times," October 17.

In modern work the designs on wall papers and on textiles, the beautiful tapestry of Morris, and the painted glass designed by Burne-Jones are among the finest interiors of our churches, chapels and buildings of ancient and modern times. We are rapidly improving, but it is not only in the home that one sighs for improvement; in street decorations one sees unbounded possibilities, both in architectural design and coloring. Then again there are the forbidding cold and colorless interiors of our churches, chapels and public buildings—the true arenas for artistic decorative treatment—and capabilities far more important than the best canvas pictures ever painted. Now, mural painting and mosaic in such buildings are slowly, but happily, becoming a necessity; they nobly repay the cost, for, first of all, our places of worship surely need it most. Our narrow insular prejudices have too long banished art from their dreary interiors, but happily all that is changing, and patterned beauty, instinct with meaning, is gradually driving back prejudice and ugliness. Many houses in the land possess beautifully-arranged interiors. But the houses of the poorest can be beautiful, and the elevation of taste is the elevation of life. Matthew Arnold wrote, "In art there's truth; take refuge there." Those of us who cannot afford costly art at home, can and ought to say, "Let our places of assembly be made as beautiful as collective cost and art applied can make them." There is no better investment for public money. Then we must have art galleries and museums in each and every centre of tions of contemporary art work to elevate population, as well as periodical exhibi-



and encourage workers and the public in their leisure moments. The mind in its search for happiness must ever seek to triumph over matter, and so reveal the beauties which lie hidden there.

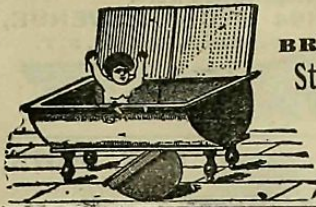
In the still air the music lies unheard;  
In the rough marble beauty lies unseen;  
To wake the music and the beauty needs  
The master's touch, the sculptor's chisel keen.

The Range of Competitive Bids.—Nearly one thousand bids have been received by the Navy Department for the machinery of the Brooklyn dry-dock, which was destroyed by fire last spring. The lowest bid was \$165,000. For the six cranes the bids range from \$35,000 to \$60,000.—Scientific American.

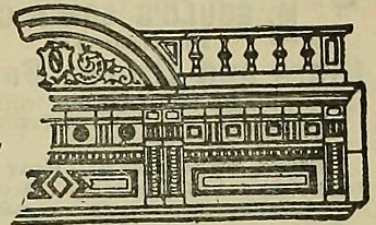
A Hard-Wood Fire.—“There is a church on the corner, Polish and Catholic, a combination that strikes one as queer here on the East Side, where Polish has come to be synonymous with Jewish,” says Jacob A. Riis, in the “Atlantic.” “I have cause to remember that corner. In that house a man killed his wife and was hanged for it. Just across the street, on the stoop of that brownstone tenement, the tragedy was re-enacted the next year, only the murderer saved his country trouble and expense by taking himself off also. That other stoop in the same row witnessed a suicide. Why do I tell these things? Because they are true. The policeman here will bear me out. They belong to the ordinary setting of life in a crowd such as this. It is never so little worth living, and therefore held so cheap along with the fierce, unceasing battle that goes on to save it. You will go no farther unless I leave it out? Very well; I shall leave out the murder after we have passed the block yonder. The tragedy of that is of a kind that comes too close to the everyday life of tenement house people to be omitted. The house caught fire in the night, and five were burned to death—father, mother, and three children. The others got out; why not they? They stayed, it seems, to make sure all were there; they were not willing to leave one behind to save themselves. And then it was too late; the stairs were burning. There was no fire-escape. That was where the murder came in; but it was not all chargeable to the landlord, nor even the greater part. More than thirty years ago, in 1867, the State made it law that the stairs in every tenement four stories high should be fire proof, and forbade the storing of any inflammable material in such houses. I don't know when the law was repealed, or if it ever was. I only know that in 1892 the fire department, out of pity for the tenants and regard for the safety of its own men, forced through an amendment to the building law, requiring the stairs of the common type of five-story tenements to be built of fireproof material, and that to-day they are of wood, just as they always were. Only last week I looked up the Superintendent of Buildings and asked what it meant. I showed him the law, which said that the stairs should be built of ‘slow-burning construction or fireproof material and he put his finger upon the sentence following, ‘as the Superintendent of Buildings shall decide.’ The law gave him discretion, and that is how he used it. ‘Hard wood burns slowly,’ said he.”

Cement for Use in Salt Water.—Hydraulic engineers often experience considerable difficulty in obtaining a cement capable of resisting the action of salt water. Dr. Michaelis, an Austrian authority on cements, has announced that his investigations have led him to the opinion that a mixture of Portland cement, puzzolana (volcanic tufa), and granulated blast-furnace slag is better than Portland cement alone where structures are to be exposed to salt water. The puzzolana beds in the Province of Syra, Greece, might profitably be developed in this direction.—Fire and Water.

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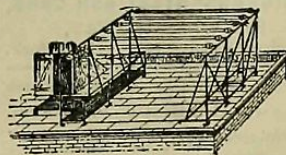


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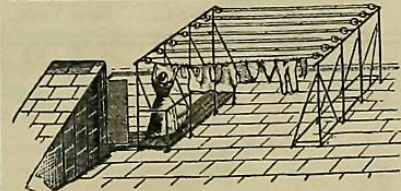
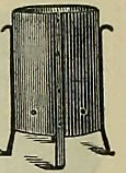


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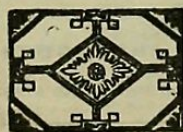
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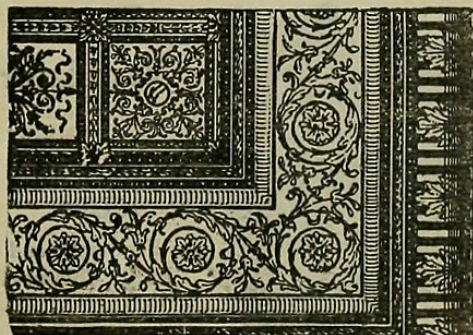


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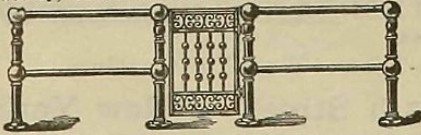
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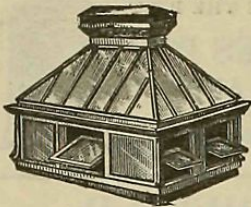
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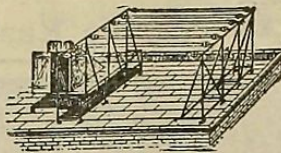
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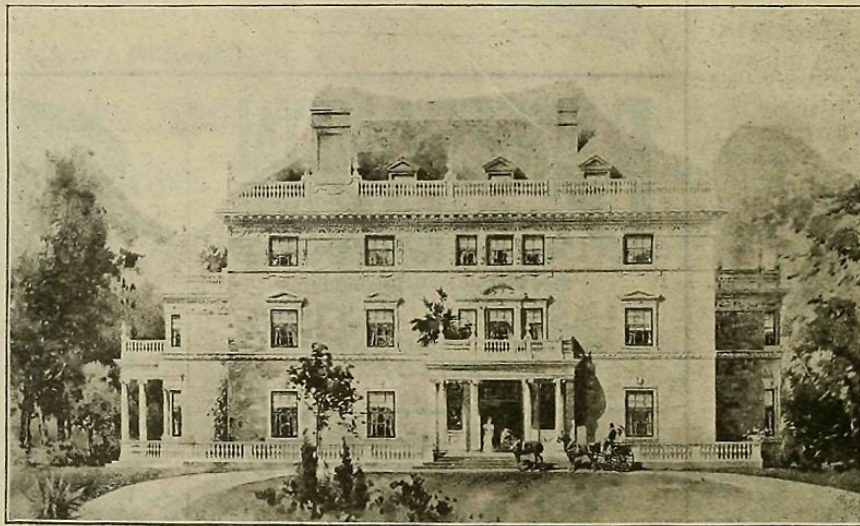
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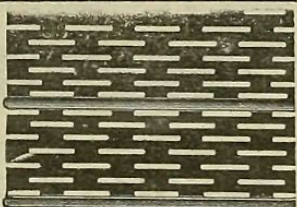


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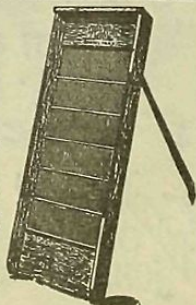


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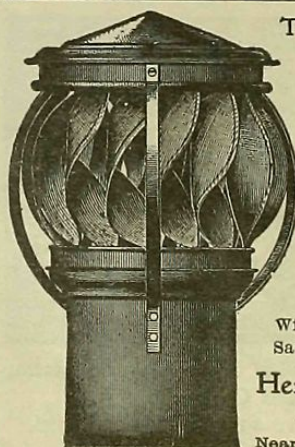
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